



Avitar Associates of New England, Inc.

Municipal Services Company

NOTTINGHAM, NH

2020 CYCLICAL REVALUATION

April 1, 2020

Avitar Associates of New England, Inc.
150 Suncook Valley Highway • Chichester, NH 03258 • (603) 798-4419
www.avitarassociates.com

Index
Manual V3.15

Introduction.....	1
Intended Use/User.....	2
 <i>Section 1.</i>	 Certification/Contract & Scope of Work3
A.	Certification5
B.	Scope of Work Contract11
C.	Personnel & Qualifications.....25
D.	Data Collection29
 <i>Section 2.</i>	 Prior DRA General Statistics61
 <i>Section 3.</i>	 Valuation Premise65
A.	Three Approaches to Value/Highest & Best Use67
B.	Zoning72
C.	Town Parcel Breakdown78
D.	Time Trending79
E.	Neighborhood Classification81
F.	Basic Mass Appraisal Process84
G.	Assumptions, Theories & Limiting Factors85
 <i>Section 4.</i>	 CAMA System87
A.	Introduction to the Avitar CAMA System.....89
 <i>Section 5.</i>	 Understanding Your Property Record Card & Abbreviations, Samples & Definitions99
 <i>Section 6.</i>	 Sales Data.....121
A.	Date Range of Sales & Effective Date of New Value.....123
B.	Qualified & Unqualified Sales Report125
 <i>Section 7.</i>	 Spreadsheets Analysis.....137
 <i>Section 8.</i>	 Field Review & Informal Hearing Process153
A.	Field Review.....155
B.	Informal Hearing Process.....158
 <i>Section 9.</i>	 Calibration Technique, Final Statistical Analysis & Value Tables159
A.	Calibration Technique.....161
B.	Final Statistical Analysis & Sales165
C.	Final Valuation Tables387
 <i>Section 10.</i>	 Waterfront & View & Building Grade Information405
A.	Waterfront Report.....407
B.	View Report509
C.	Building Grade Report517
 <i>Section 11.</i>	 Public Utility Valuation.....533

INTRODUCTION

The purpose of this report is to document the guidelines, standards and procedures used in the recent town wide revaluation. The building cost data and the specific building and land information of each property, which is the foundation for this report and the valuation, were gathered and/or verified by the assessing staff of Avitar Associates of N.E., Inc., all qualified to do so and approved by the New Hampshire Department of Revenue, Property Appraisal Division. *See Section I.C. Personnel & Qualifications.* Sources may include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection form (DCF) to facilitate the listing and pricing of buildings which will insure uniformity and accuracy in the collection of data and use of the CAMA system, this information, once entered, is used to generate the "Property Record Card". *See Section I.D. Data Collection.*

It should be kept in mind that nothing can replace common sense and experience. While this report is a guide to information about the revaluation and the resulting assessments, one needs to keep in mind that an assessment is an opinion of value based on information contained herein and the knowledge and experience of the assessor. This is simply a guideline.

An appraisal is an estimate of value at a point in time. Value is a moving target based on the actions of the market (buyers and sellers) and what they are willing to pay and accept for any individual property. As such, the assessment as of April 1st, (the assessment date for the State of New Hampshire), is not a fact, but rather an opinion of value based on all the local sales data and the social and economic forces observed in the community and represents a "reasonable" assessment that, while likely never matching another assessors opinion of value, should be reasonably close, assuming each opinion of value is factual and accurately established, generally meaning +/- about 10%.

There is no area of appraising where this judgement of value becomes more evident than in the valuation of land and its amenities, such as view, waterfront and neighborhood/location.

Land values are local. They cannot be compared to values of similar properties in other localities with any known accuracy. This suggests that the most valuable tool in arriving at a judgement of land value is going to be the local market. For any land valuation method to work, it must be based on the local market sales, as the social and economic values and condition of each community is different.

Adjustments for topography, shape and cost to develop vary greatly, as each property is unique. However, a review or comparison of these properties will show a relationship exists between the adjustment and severity of topography, shape and site development costs, based on the opinion of the revaluation supervisor and local sales data.

The contributory value of views, while based on sales data, also varies widely as do the views. The relationship with the added value based on sales having views, compared to other property in town with views is shown by the View Sample Pictures (*Section 10.*). This section assists in the application of adjustment for views, as well as shows consistency in the process. However, sales data never accounts for every variation of view or value adding feature or deduction, for that matter, that the job supervisor may come across in any given town. As such, experience and knowledge of the local sales must be used to assess these unique properties and make adjustments for the severity of the feature affecting value in his or her opinion and then consistently apply that condition.

Intended Use of Report

The intended use of the report is to be a tool for local assessing officials to understand how the assessments were developed. To help them feel comfortable that the values are well founded and equitable, as well as help in the future assessment of new homes and maintenance of property values.

It is not intended to make the reader an assessor, but rather help the reader understand the process. It is intended to document the facts, assumptions and data used for their review and use in understanding and explaining the revaluation process.

The use of this report is to present the foundation of the recent revaluation and the process and procedures used to develop the assessed values for all property in town.

Intended Users of Report

Intended users include, local assessing officials and real estate appraisers and other assessors.

It may also be used by the public on a more general level to understand the process, facts and methods used to estimate values.

What This Report is Not Intended to Do

It is not intended to answer all possible questions, but rather to document the revaluation in general terms and enable the local assessor to answer more detailed questions which may not be readily apparent to the average property owner.

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

- A. CERTIFICATION**
- B. CONTRACT & SCOPE OF
WORK**
- C. PERSONNEL &
QUALIFICATIONS**
- D. DATA COLLECTION**

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

The attached Cyclical Update Report is hereby provided to the Town of Nottingham for an effective date of new values of 4/1/2020.

Avitar appraised all taxable property (fee simple) within the municipality according to NH Revised Statute 75:1 (unless departure from highest & best use is noted on the assessment record card or pursuant to state law) and appraised all tax exempt and non-taxable property within the jurisdiction of this municipality in the same manner as taxable property. Avitar verified all sales used as a benchmark for this town wide valuation process. When developing the value of a leased fee estate or a leasehold estate, we analyze the effect on value, if any, of (1) the terms and conditions of the lease, and (2) the effect on value, if any, of the assemblage of the various parcels, divided interest or component parts of a property. The resulting assessments are my opinion as of the effective date of this agreement, of each property's most probable market value based on all of the local sales data analyzed and my experience with and opinion of that data, as well as similar circumstances experienced elsewhere.

I hereby certify that to the best of my knowledge and belief, the following:

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I have made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1.B. Contract & Scope of Work*) that are the subject of this report and I or members of my staff have inspected each building's interior when allowed.
- I certify that the total taxable value of the town is \$806,725,443.

Signature: _____

Date: _____

9-21-20

RESUME' OF SUPERVISOR OR SIGNOR

**Evan Roberge
Avitar Associates**

Experience:

- 2018 to Present Assessor Supervisor, Avitar Associates of N.E., Chichester, NH.**
- Responsible for day to day assessing responsibilities in current contract towns, collection of data, data processing, sales analysis, model calibration and review and development and assisting in valuation updates, defense of values, USPAP report compilation.
 - As the contracted DRA Certified Property Assessor for the town of Allenstown and Pittsfield I review and enter deeds and property transfers for ownership changes and part of the sales analysis for establishing municipal property assessments. Reviewing financial statements for income producing properties and exemptions. Throughout the year many reports have to be completed, whether at the request of the town, during the sales analysis or equalization process. Supervise subordinate property assessors, property assessor assistants and building measurer and listers. Occasionally go to a Board of Selectmen meetings to answer any questions they may have, describe the update process etc. During the cyclical revaluation I analyze sales and verify sale properties to produce a sales survey. It's also my job to defend property values established for real property during the abatement and potential subsequent appeal process.
- 2016 - 2018 Assessor, Avitar Associates of N.E., Chichester, NH.**
- 2012 - 2016 Assessor Assistant, Avitar Associates of N.E., Inc., Chichester, NH.**
- Collection of data, data processing, sales analysis and review and assisted in valuation updates.
- 2009 - 2012 Measurer & Lister, Avitar Associates of N.E., Inc., Chichester, NH.**
- Position as a data collection/data entry employee. Over two years of related experience. Familiar with a variety of software including Microsoft Word, Excel and Avitar Associates CAMA software.
- 2004-2008 Window Washer (Residential & Commercial), Bell Window Cleaning**
- Education:** High School Graduate, Concord High School
College Graduate, New Hampshire Technical Institute – Associates Degree in Business Administration
IAAO Course 102 – Income Approach to Value (2016)
Introduction to Real Estate – Barry's School of RE, NHTI
Basic Real Estate Appraisal Principals (2012)
NH State Statutes Course (Part I) (Spring 2013)
NH State Statutes Course (Part II) (Fall 2012)
USPAP Course (May 2014)
IAAO Course 300 (2015)

Professional Designations or Affiliations:

State of NH Dept of Revenue, Certified Building Measurer & Lister
State of NH Dept of Revenue, Certified Assessor Assistant

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

Evan Roberge

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2022

Given this day of December 26, 2018


Thomas P. Hughes, Assistant Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

SUBJECT: Cyclical (properties previously measured and listed under separate contract – See 5 Yr Assessors Agreement Signed 11/30/15) Revaluation of all taxable, tax exempt and non-taxable property for tax assessment purposes, in accordance with the standards set forth in the laws of the State of New Hampshire and Administrative Rules adopted by the Department of Revenue Administration (DRA) and the Assessing Standards Board (ASB), in effect at the time of execution.

Nottingham, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called the Municipality; and Avitar Associates of NE, Inc., a business organization existing under the laws of the State of New Hampshire and having a principal place of business at 150 Suncook Valley Highway, Chichester, NH 03258 hereinafter called the Company, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Name of Municipality:	Town of Nottingham
1.2 Address of Municipality:	P.O. Box 114
	Nottingham, NH 03290
1.3 Contact Email:	csterndale@nottingham-nh.gov
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone & Fax Numbers:	(603) 679-5022 Fax 679-1013
1.6 Name of Company:	Avitar Associates of N.E., Inc.
1.7 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.8 Telephone & Fax Numbers:	(603) 798-4419 Fax (603) 798-4263
1.9 Name and Title of Company Signer:	Loren J. Martin, President of Assessing Operations
	or Gary J. Roberge, CEO
1.10 Contact Email:	loren@avitarassociates.com or gary@avitarassociates.com



2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

- 2.1.1 To appraise all taxable property within the municipality in a good and workmanlike manner according to New Hampshire Revised Statutes 75:1.
- 2.1.2 To appraise all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of the Municipality in the same manner as taxable property.
- 2.1.3 The Company shall measure, list and verify all sales used as benchmarks for the update process, unless otherwise noted in the addendum section of this contract.

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Municipal Assessing Officials on or before 10/1/2020 with assessments as of 4/1/2020.

2.2.2 A penalty of \$35.00 per day shall be paid by the Company for each day required for completion beyond the above stated completion date for delays caused by the Company.

2.2.3 The re-assessment shall be considered complete and in its final form only when informal reviews have been complete, value changes made as required and the figures are submitted to and accepted by the Municipal Assessing Officials. The Company shall provide the municipality with a full set of property record cards, the USPAP compliant mass appraisal report which includes the data collection manual and the CAMA Manual, if applicable.

2.3 Personnel.

2.3.1 The Company shall employ experienced and competent assessors who have been certified by the N.H. Department of Revenue Administration in accordance with ASB 300 rules and RSA 21-J:14-f for the level of work they will be performing. A list of personnel is attached to this contract detailing their level of certification.

2.3.2 The Company shall not compensate, in any way, a Municipal officer or employee or any member of the family of such officer or employee in the performance of any work under this contract.

2.3.3 Upon execution of the contract and before the update/revaluation begins, the Company shall forward to the N.H. Department of Revenue Administration a list of the approved employees assigned to the update project.

2.3.4 The Company will ensure the DRA Certified Assessor Supervisor will be on the job site 50% of the time.

2.3.5 The Company will ensure that there will be no assigning of any part of the contract to anyone other than the Company without express written permission by the Town.

2.4 Public Relations.

The Company and the Municipality, during the progress of the work, shall use their best efforts and that of their employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases will be cleared with the Municipal Assessing Officials. The Company, upon request of the Municipality, will make available speakers to acquaint property owners with the nature and purpose of the update at a public forum scheduled by the Municipality, but not more than 4 times during the course of the project.

2.5 Confidentiality.

2.5.1 The Company agrees to not disclose to anyone except the Municipal Assessing Official and the Commissioner of the N.H. Department of Revenue Administration or their respective designee, any preliminary values or new values discovered, for any purpose, or to permit anyone to use or peruse any of the data on file in connection with the update, until the values have been submitted to the Municipal Assessing Officials and are made public.

2.5.2 The Company agrees to furnish the New Hampshire Department of Revenue Administration staff member assigned to monitor the update reasonable requests for information made in writing.

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of **\$80,004** dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of **\$6,667** per month as the work progresses.

2.6.2 Monthly progress reports will be submitted by the Company detailing the work that has been completed to date.

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

3.1.1 The Company may use Marshall & Swift Cost Manual as a basis to develop the costs of residential, commercial and industrial construction in the area and then modify those costs by local sales, material costs and prevailing wage rates in the building trades. These shall include architects and engineer's fees, and contractor's overhead and profits. Oftentimes, the existing CAMA model and established cost tables are the starting point. Before using any indicated costs, the Company shall make tests using costs against actual sales of buildings whose actual current costs are known, in order to ensure accuracy.

3.1.2 Residential Property Appraisal Schedules. The Company shall use unit cost as the basis of appraisal of residential properties. Schedules shall consist of unit base prices upon definite specifications for houses of various types and quality of construction and reflect the building customs and practices in the community. The schedules shall include adjustment for story height, square foot size and extra features, such as barns, garages, pools, fireplaces, etc. and are found in the USPAP compliant mass appraisal report Section "Final Valuation Cost Tables".

3.2 Collection of Property Data – The following only applies to sale properties, as all other properties were visited as part of the cyclical measure and list under separate contract – See 5 Year Assessor Agreement signed 11/30/15

3.2.1 All vacant land parcels and any attributes that may affect the market value shall be listed accurately. Such attributes may include, but not be limited to: number of acres; road frontage; neighborhoods; water frontage; water access; views; topography; easements; deeded restrictions and other factors that might affect the market value.

3.2.2 Every principal building(s), shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. Such elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other

features, attributes, or factors that might affect market value. (All improvements on the property will be measured but not necessarily listed, ie. sheds, decks, barns, etc.)

3.2.3 The Company shall make an attempt to inspect the property and if the attempt is unsuccessful, the Company may:

- (a) Leave a notification card at the property advising the taxpayer that they will receive a letter in the future to call and schedule an interior inspection and;
- (b) Send a letter to the property owner requesting that the property owner call the Contractor's designee, within a stated time frame as agreed upon by the Municipal Assessing Officials and the Company, to arrange for an interior inspection;

3.2.4 If the Company is not able to arrange for an interior inspection or entrance to a building or parcel of land cannot be obtained as detailed in Section 3.2.5 below, the Company shall:

- (a) Estimate the value of the improvements using the best evidence available; and
- (b) Annotate the property record card accordingly.

3.2.5 The Company shall complete interior inspection of all properties except:

- (a) Vacant or unoccupied structures;
- (b) Where multiple attempts for inspection have been made without success and the owner or occupant has not responded to the Companies notifications;
- (c) Where postings prevent access;
- (d) Unsafe structures;
- (e) When the owner has refused access to the Company;
- (f) When inhabitants appear impaired, dangerous or threatening; and,
- (g) Any other reason for which the Municipal Assessing Officials agree that the property is inaccessible.

3.2.6 Commercial and Industrial property, whether rented or not, may have its earnings or estimated earnings capitalized as another means of developing the properties market value.

3.2.7 The Company shall provide to Municipality a complete copy of the: field data collection card(s).

3.3 Market Analysis:

3.3.1 A DRA Certified Property Assessor Assistant under the guidance of a DRA Certified Property Assessor or Supervisor may validate sales data. A DRA Certified Property Assessor Supervisor shall prepare the full market analysis.

3.3.2 In order to ensure that appraisals will reflect full and true value, the Municipality shall provide to the Company a copy of all property transfers for a

period not to exceed two (2) years immediately preceding the effective date of the update.

- 3.3.3 A market analysis shall be conducted using accepted appraisal methods in order to determine land, building and total property values. Such accepted methodology shall include the consideration of all sales given by the municipality to the Company and their inclusion in the sales section of the USPAP compliant mass appraisal report with appropriate notations for those sales not used in the correlation of values.
- 3.3.4 All qualified property sales shall be included in the USPAP compliant mass appraisal report by photocopy or printout of the property assessment record card and a photograph of the principal buildings shall be attached thereto. A list of all unqualified sales will also be provided.
- 3.3.5 The sales price and terms of the sale shall be verified by the Company and a notation as to qualified or unqualified transaction with unqualified sales noted as to reason made on the property assessment record card along with the sale price, date of the sale, and date of inspection.
- 3.3.6 Land values shall be determined from land only sales whenever possible, however, in the absence of an adequate number of land sales, the appraiser may use the land residual technique to assist him in the determination of land values. The analysis shall show the sale price, adjustments made and final value as of the effective date of the update.
- 3.3.7 The indicated land values shall be shown as, but not limited to, front foot, square foot, front acre or rear acre units or other appropriate units of comparison.
- 3.3.8 The preliminary market analysis showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison or a summary thereof will be provided to the Municipal Assessing Officials prior to the notification to taxpayers of preliminary values. All preliminary analysis, field cards, reports, etc. are work products and are the property of the Company and not provided to taxpayers. Final market analysis will be printed and provided to the Municipal Assessing Officials as part of the USPAP compliant mass appraisal report.

3.4 Value Notification & Informal Reviews.

- 3.4.1 The Company shall provide the Municipal Assessing Officials with a list of newly established values for review and a sample notice that specifies the dates to call for scheduling an informal hearing.
- 3.4.2 The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 30 days for their ease in review and comparing assessments and an indication of where else this information is available, ie, the Library, Town Hall, etc. for review. The notice shall also contain the date, time and

location of the informal review process including instructions on obtaining an informal review.

3.4.3 The informal review process shall include a 5 day window for property owners to call and schedule an appointment which will occur at a later date. The informal review process may be monitored by the Municipal Assessing Officials or their designee. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review during the timeframe allowed for setting up appointments.

3.4.4 The Company shall notify all property owners addressed during the informal reviews of the disposition of their review stating whether or not a change in value has resulted and the amount thereof and will contain information regarding the abatement/appeal process.

3.5 Manual of Appraisal:

3.5.1 Final Appraisal Report. This report shall comply with the most recent edition of Uniform Standards of Appraisal Practice (USPAP). The report shall contain the following sections:

1. A Letter of Transmittal.
2. A Certification Statement.
3. A section including the contracted Scope of Work.
4. A section detailing sales, income, and cost approaches to value including all valuation premises.
5. A section including all tables pertinent to the valuation process along with all CAMA codes and adjustments used for the valuation of residential, commercial, industrial, manufactured housing and exempt properties.
6. A section including statistical analysis and testing.
7. A neighborhood/sales map.
8. A section detailing all CAMA system codes/tables.
9. A section detailing the data collection process.

The Company shall instruct the Municipal Assessing Officials or their designee in the use of the manual so that they will have an understanding of the appraisal process being utilized. Upon completion of the revaluation/update, the Company shall deliver one electronic copy and one hard copy of the report to the Municipal Assessing Officials and one copy to the DRA.

3.6 Property Record Cards:

3.6.1 The Company shall prepare property record cards 8-1/2 x 11 inches for each separate parcel of property in the municipality. Sales information is detailed on the front of the card to the right of owner information and includes grantor, date of sale, and consideration amount, qualification code and indicator of whether improved (I) or vacant (V).

3.6.2 The cards shall be arranged based on the Town's CAMA system design, as to show the owner's name, street number, or other designation of the property and the mailing address of the owner, together with the necessary information for determining land value, the number of acres of the parcel, the land

classification, any adjustments made to the land values and the value of the improvements to the land.

- 3.6.3 The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be provided in map, lot and subplot sequence and will detail the base valuation year and the print date of the property record card.
- 3.6.4 Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the USPAP compliant mass appraisal report.
- 3.6.5 The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card, along with 3rd and 4th characters that describe the reason for the visit and what was done, ie, M=measured, L=measured & listed. A detailed explanation of these codes is outlined in the USPAP compliant mass appraisal report.

4. **APPEAL - PROCEDURE NOTIFICATION.**

If any property owner believes their assessment is unfair and wishes to appeal for abatement, they **SHALL FIRST APPEAL TO THE LOCAL ASSESSING OFFICIALS** in writing, by March 1, in accordance with RSA 76:16. Forms for this purpose may be obtained from the local Assessing Officials. The **MUNICIPALITY** has until July 1 following notice of tax to grant or deny the abatement. If the property owner is dissatisfied with the decision of the local assessing authority, or the taxpayer does not receive a decision, the taxpayer may exercise **ONE** of the following options:

OPTION NUMBER 1

The taxpayer may **APPEAL TO THE BOARD OF TAX AND LAND APPEALS, 107 PLEASANT STREET, CONCORD, NEW HAMPSHIRE 03301**, in writing, after receiving the **MUNICIPALITY'S** decision or after July 1 and no later than September 1 after the date of the notice of tax, with a payment of an application fee as set by the Board (RSA76:16a)

OPTION NUMBER 2

The taxpayer may **APPEAL BY PETITION TO THE SUPERIOR COURT IN THE COUNTY IN WHICH THE PROPERTY IS LOCATED** on or before September 1 following the date of notice of tax. (RSA 76:17)

NOTE: An appeal to the State Board of Tax and Land Appeals shall be deemed a waiver of any right to petition the Superior Court (RSA 71-B:11)

5. **HOW THE COMPANY VALUES PROPERTY**

- 5.1 Replacement cost shall be computed using the tables described in section 3.1. These values shall then be depreciated according to age, condition, utility and desirability and the appropriate amount of physical, functional and economic depreciation shall be shown on each property record card, or shown as a composite adjustment based on condition, utility and desirability.

- 5.2 If the residential property contains 4 or more separate apartments or residential areas and if the rental charges are at market level, the earnings may be examined to establish a basis of rent capitalization to be used as a comparison to other property indications of value.
- 5.3 Before the final values are estimated, a DRA Certified Property Assessor Supervisor shall compare the preliminary values with the sales utilized in the sales survey to ensure all values reflect the market as of April 1 of the year of the revaluation.
- 5.4 When computations of the data obtained from the inspection have been completed a final review shall be made by a DRA Certified Property Assessor Supervisor parcel by parcel, block by block, to identify and correct any mechanical errors, unusual features or anything influencing the final value and to ensure all properties are valued at their highest and best use.

6. CONDUCT VALUATION OF PUBLIC UTILITY PROPERTY

- 6.1 Utility distribution property will be valued pursuant to the law established as a result of HB700. Utility transmission property will be valued by Avitar considering the three approaches to value like any other property in town, where applicable. We will first consider the cost approach (RCNLD), then the income approach, if applicable and if data exists. Then the market sales approach, based on small self contained utilities, will be used when arms length sales exist that are not governed by state or federal agencies or any combination we feel appropriate unless directed otherwise by the town in writing, unless otherwise governed by law.

7. ABATEMENT & TAX APPEALS

The Company agrees to furnish the services of a qualified representative to support the values established for the revaluation tax year upon local abatements without cost. A written recommendation will be provided. Appeals to the N.H. Board of Tax and Land Appeals or Superior Court, in all cases where the appeals have been entered within the time prescribed by law will be at the per diem rate of \$85/hour. "Any legal fees incurred are the sole responsibility of the town." In the case of an appeal upon Public Utility property that has been appraised by the Company, the rate is \$150/hour, the services of an expert may be required and the charge shall be \$2,500 per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to support the established value even if the Municipal Assessing Officials have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Municipal Assessing Officials increase any value established by the Company, they forfeit their right to Company representation.

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

8.1 The Municipality shall notify the Company, in writing, what property is exempt from taxation or for any reason dangerous or unsafe, so special arrangements can be made.

8.2 Office Space and Equipment.

The Municipality shall provide suitable office space with desks, tables, telephone access and chairs for the use of the agents and employees of the Company in performing their necessary work, if requested.

8.3 Records and Maps.

The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, the physical location of all property, including two sets of up-to-date tax maps, zoning maps, charts, plans and sales information which may be requested by the Company in performing its work under this contract. If updated tax maps are not provided (consistent with the April 1st assessing records), then an additional fee may be charged. Maps must show lot size and road frontages. If lot size and road frontage is not on the maps, it must be provided by the town with the maps. Building permits, along with plans for any subdivisions, lot line adjustments, mergers, etc. shall be provided.

8.4 Sales Information.

The Municipality shall keep the Company informed of all sales of property taking place during the progress of the update of which it has knowledge, shall make corrections on municipal maps as of April 1 of the update year where lots have been subdivided, merged or apportioned, and notify the company of all ownership, name and address changes.

9. INDEMNIFICATION AND INSURANCE

9.1 The Company agrees to indemnify the Municipality against claims for bodily injury, death and property damage which arises through the company's actions in the course of the Company's performance of the agreement.

9.2 The Company shall not be responsible for consequential or compensatory damages arising from the late performance or non-performance of the agreement caused by circumstances which are beyond the Company's reasonable control.

9.3 The Company shall maintain Public Liability Insurance, Automobile Liability Insurance and Workmen's Compensation Insurance.

9.3.1 The Public Liability Insurance shall be in the form of commercial general liability with the inclusion of contractual liability coverage and shall provide limits of \$1,000,000 each occurrence for bodily injury liability, and \$1,000,000 each occurrence for property damage liability.

9.3.2 The Automobile Liability Insurance shall be in the form of comprehensive automobile liability and shall provide limits of \$1,000,000 each occurrence for bodily injury liability. A copy of the insurance certificate shall be forwarded to the Department of Revenue Administration before starting any work.

9.4 The Company shall maintain certificates of insurance on record with the Department of Revenue before starting the revaluation confirming the required insurance coverage and providing that the State shall receive ten (10) days written notice of the cancellation or material change in the required insurance coverage.

10. PERFORMANCE BOND

The Company, before starting any update/revaluation work shall deliver to the Municipality an executed bond or irrevocable letter of credit in the principal sum of the amount to be paid by the Municipality to the Company, if required, as security for the faithful and satisfactory performance of this contract and shall not expire before final values are submitted to and implemented by the assessing officials. A copy of the bond or irrevocable letter of credit shall be forwarded to the Department of Revenue Administration before starting any work. Any cost for bond or letter of credit, if requested, is in addition to the cost of the contract as specified in Section 2.6 and detailed in the "Agreement Execution" section found on page 11.

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of 2,644 tracts as defined by RSA 75:9, and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on \$40 per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is \$2,500 per utility property.

12. ADDENDUMS AND APPENDIXES

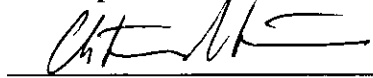
- If changes in the law (that occur after signing of the contract) affect the deliverables as noted in this contract, additional fees may be assessed to cover the cost to comply and produce newly required deliverables. This will be communicated in writing to the municipality as soon as it becomes known.
- No measuring & listing except sale properties.

Agreement Execution

Contract Total \$80,004

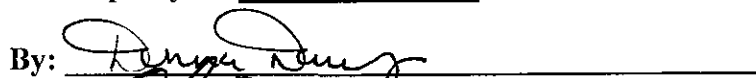
Total Number of Parcels 2,644

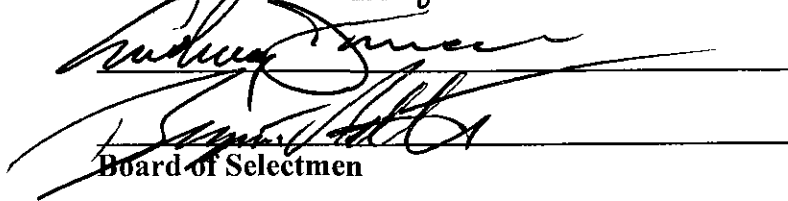
In the presence of:



Witness

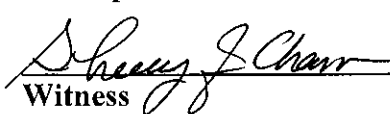
Municipality of: Nottingham, N.H.

By: 


Board of Selectmen

Date: 28 OCT 2019

In the presence of:



Witness

Company: Avitar Associates of N.E., Inc.

By: 

Loren J. Martin, President of Assessing Operations
or Gary J. Roberge, CEO

Date: 10/31/19

****Bond Required by Town Please Check One & Sign Below: Yes ☐ No ☒***

Additional Cost of \$3,200

New Total, If Bond Required \$83,204

Witness

By: _____

Nottingham Board of Selectmen

Date: _____

AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

<u>ID</u>	<u>EMPLOYEE</u>	<u>AVITAR POSITION</u>	<u>NH DRA CERTIFICATION</u>
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	President, Sr Assessor	Certified Property Assessor Supervisor
DW	David Woodward	Assessor/Supervisor	Certified Property Assessor Supervisor
MS	Mark Stetson	Assessor/Supervisor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
ER	Evan Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
JB	Jonathan Babon	Assessor	Certified Property Assessor
KC	Kerry Connor	Assessor	Certified Property Assessor
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
JD	Jaron Downes	Assessor Assistant	Certified Property Assessor Assistant
KC	Keith Colburn	Building Data Collector	Certified Building Measurer & Lister
RW	Robert Weeks	Building Data Collector	Certified Building Measurer & Lister

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

<u>ID</u>	<u>EMPLOYEE</u>	<u>AVITAR POSITION</u>	<u>NH DRA CERTIFICATION</u>
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	Director, Sr Assessor	Certified Property Assessor Supervisor
ER	Evan Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
JB	Jonathan Babon	Assessor	Certified Property Assessor

DRA certification can be verified online at the State of NH DRA website at www.nh.gov/revenue as the Department of Revenue approve and certify all assessing personnel in the state.

SECTION 1

D. DATA COLLECTION

I. Introduction to Data

The task of the Measurer and Lister or Data Collector, as we refer to them, is to collect data pertaining to:

- Square footage
- Exterior and interior characteristics
- Overall quality and condition of all building and land

Data Collectors are extremely important and are an integral part of the revaluation process. The data collected by the Measurer and Lister is used to establish the fair market value of properties for ad valorem taxation. Therefore, it is critical that such data be collected accurately and consistently to the best of their ability. The degree of accuracy obtained will directly reflect the overall quality of the individual appraisal, as well as the entire town wide revaluation.

In many instances, it is only the Data Collector whom the homeowner meets. Their ability to be courteous and professional lends credibility to the entire job. Conversely, a nonprofessional and discourteous attitude will create a very negative atmosphere throughout the town and promote distrust, as such, it is not tolerated.

Our staff is well trained, most with numerous years of experience. They are trained to measure and list all physical information, as well as note abnormalities in building or land condition for the Appraisal Supervisor's use on final review. Not all items noted or measured will directly impact value, but are noted for consistency and accuracy. A picture of the building, waterfront or view may be taken at this time to be attached to the assessment record card.

All personnel carry Company ID badges and their vehicles are marked with signs "Municipal Assessor". The Town Hall staff and/or the Police Department are notified of all staff working in the town and maintain the identity of and vehicle registrations for each employee.

DATA COLLECTION FIELD DOCUMENT										MODEL/STYLE		EXT WALLS COUNT		STORY HEIGHT	
MAP:	LOT:	SUBLOT:	CARD #	OF	OWNER	FLAT	MINIMUM	1.00	1.50	1.75	2.00				
						GABLESHIP	NOVELTY	2.50	2.75	3.00	3.50				
						GAMBEREL	PREFR WD PNL	3.75	4.00	SPUT LVL					
PROP LOC #		STREET				IRREGULAR	PREFR MTL								
DATE	INITIAL	NOTES	LISTING HISTORY			MANSARD	STN ON MASN					BEDROOMS	#		
						SALT BOX	VINYL SIDING					BATHROOMS			
						SHED	WD SHINGLE					BTH FIXTURES			
DATE	GRANTOR	SALE PRICE	NOTES			WOOD TRUSS	INTERIOR WALLS					EXTRA KIT			
							AVG FOR USE					FIREPLAC E(S)			
						ROOF COVER	DRY WALL					AC %			
						ASBESTOS	MINIMUM					GENERATOR			
						ASPHALT	PLASTERED					QUALITY EST			
						CLAY/TILE	PL WND PANEL					B4-AVG-40			
						CORR COMP	WALL BOARD					B3-AVG-30			
						HI QUAL COMP	WOOD LOG					B2-AVG-20			
						MET AL/TIN	FLOORING					B1-AVG-10			
						PREFAB MTL'S	CARPET					A0-AVG			
						ROLLED/COMP	CONCRETE					A1-AVG+10			
						RUBBER MEM	HARD TILE					A2-AVG+20			
						SLATE	HARDWOOD					A3-AVG+30			
						STANDING SEAM	LINOMINVL					A4-EXC			
						TAR/RAVEL	MIN PLWYD					A5-EXC+10			
						WD SHINGLE	PARQUET					A6-EXC+20			
							LAMINATE					A7-EXC+40			
							PINESOFTWD					A8-EXC+60			
						EXT WALLS	HEAT FUEL					A9-LUXURIOUS			
						ABOVE AVG	ELECTRIC					AA-SPECIAL USE			
						ALUM SIDING	GAS					CMWL WALLFRMHEIGHT			
						ASBEST SHINGL	OIL					MASONRY			
						ASPHALT	SOLAR					REIN-CONCRETE			
						AVERAGE	WOOD/COAL					SPECIAL			
						BELOW AVG						STEEL			
						BOARD/BATTEN	HEAT TYPE					WOOD			
						BRK ON MASNRY	CONVECTION					YEAR BUILT			
						BRK VENEER	FA DUCTED					AGE CONDITION EST			
						CB STUOCO	FA NO DUCTED					A E F G P VP VG			
						CEDAR/REDWD	HEAT PUMP					BLDG DEPRECIATION			
						CEMENT CLPBR	HOT WATER					PHYSICAL			
						CLAPBOARD	NONE					FUNCTION			
						CONC OR BLK									

II. Data Collection Form = DCF

The DCF document is a form onto which all information about the parcel is written. Each designated lot on a tax map should have a corresponding DCF. If a DCF is lacking for a lot, one is created.

Map - Lot - Sublot: Owner - Location - City - State

This information is important and serves to identify the lot, location and corresponding owner. This information is supplied by the town, generally in the form of computerized labels which are transferred to the DCF. When in the field, it is very important to determine if the information written on the label is accurate. If there are any discrepancies, it is noted on the DCF. Mapping and ownership problems must be identified and it is the town's responsibility to resolve these discrepancies. If information is missing, accurate information is obtained so that the label is complete.

In addition to map and owner information, a special code or account number may occasionally be found on the label and is used by the town. Original DCF's should not be destroyed. If a new one is needed, it is stapled behind the original. This will eliminate the possibility of errors being made when copying the label information onto the new DCF.

Date - Book - Page - Grantor - Q/U - Code - Sale Price

This section is used to describe recent sale information when available. When it exists, it is verified and noted on the DCF with a code of "VBO" meaning Verified by Owner. If no sales exist, we question the homeowner as to how long they have owned the property, if less than three years, sales information is obtained from the owner.

During our introduction to the property owner, we include the following or something similar:

Approximately when was the home built and how long have you owned it?

If they are new owners (within the past three years), we request and write down the date of the purchase, from whom the home was purchased, and whether or not other items were included in the sale such as boats, furniture, beach rights, if near water, etc. and if changes were made to the property after the sale which are noted appropriately.

ARMS LENGTH SALE = Willing seller and willing buyer, both of whom are knowledgeable concerning all the uses of the property and having no previous relation and neither are under any undo duress.

It is indicated on the DCF if any information relative to the sale or other circumstances causing the selling price to be abnormally high or low is known.

It should be noted that some property owners may be reluctant to offer information regarding their purchase, as such; it is not always noted on the DCF.

History

This section is for the date, the assessor's initials, the reason they were there and the action taken. Listed below are codes of various actions. Characters one & two are the initials of assessor/lister, three is why they were there and four is the action taken.

ie: "04/04/2007 JDVL" indicates that Jane Doe visited the property on April 4, 2007 for the update and measured and listed the property.

Third Character/Why

A = Abatement/Appeal

C = Callback

H = Hearing

P = New Construction/Pickup

S = Subdivision

T = Town/Taxpayer Request

U = Update

V = Verification Process

Fourth Character/Action

E = Estimate

L = Measure & Listed or just listed after a previous measure/or used on vacant property to prevent a future unnecessary list letter.

M = Measure Only

R = Reviewed

X = Refusal with notes

Used with 3rd Character H only

C = Change used w/Hearing Only

N = No Change used w/Hearing Only

INSP - System Applies to Properties Selected for Data Verification in either the Random Select Process or Block Formation Process.

DNSA – Did not show for appointment.

ACTIONS

E = ESTIMATED - Interior characteristics are estimated when entry is not possible, either now or in the future. Some common reasons for estimating interiors are:

- Attempted to obtain a list at two different times and no one has been present.
- Homeowner has refused to allow interior inspection or to give the information about the interior that was requested or information given was questionable.
- Abandoned buildings.
- Posted properties.

L = LISTED - A person (not necessarily a homeowner) was asked questions about the property, and a walk through of the entire dwelling was made. If the owner refuses to help, by not allowing an interior tour or requesting us to leave the property, all such information is clearly noted on the DCF.

M = MEASURED only.

R = REVIEWED - Generally there for an abatement, appeal, or comparable research and review of property information, refers to exterior review only.

X = REFUSED - Homeowner or person talked to at the property has refused to:

- Allow the building to be measured.
- Allow a walk-through of the home.
- Or, requested to leave the property.

It should be noted that these codes apply only to property visits performed as part of this update.

LISTING THE PROPERTY

Commercial & Industrial (C/I) Properties

If the Mass Income Approach to value is employed, each C/I property must be visited to determine the appropriate category the property fits in, (ie., retail, offices, apartment, etc.). Because this process is subjective, the Supervisor is the control and determines how each property compares to the average in that category of properties. Each property must further be defined within the category to determine its building and location modifiers (average, good, poor, etc). Properties are rated relative to their category of property. For example, a good location for a retail business may not be a good location for an apartment or vice versa and the Supervisor must compare each C/I property to the average for that category of property and determine if the property reviewed is better or worse than the average.

LISTING THE PROPERTY

Building Site & Land Topography Description

Undeveloped/Wooded	A tract of land that is not improved with water, septic (or sewer) or electric.
Undeveloped/Cleared	Same as undeveloped wooded, but an area that could be a house site is cleared of trees or is a field.
Natural	Often found on seasonal/camp style properties and at times, on some year round homes. Typically, have little to no landscape features.
Fair	Normally lacks lawn area and due to limited site conditions like topography, may have undesirable site, normally below average lacking landscape.
Average	Typical landscaping features consisting of lawn area and some typical ornamental features such as, trees or shrubbery or minor garden/flower beds.
Good	Typically consists of nice lawn area, desirable ornamental features such as trees, shrubbery or garden/flower beds or minor amounts of stonewalls or walkways.
V. Good	Typically nice landscaped lawn and ornamental shrubbery professionally designed or a non-professional well designed layout, with some or all of the above.
Excellent	More expansive or manicured lawn areas and ornamental shrubs and trees or contain stonewalls or stone walkways or pond areas in a generally well laid out professional looking design.
Best	Extensive manicured lawn areas which include a combination of extensive trees/shrubs, well laid out gardens/flower beds and stonewalls and/or stone walls and/or pond areas in a well designed professional looking landscape.

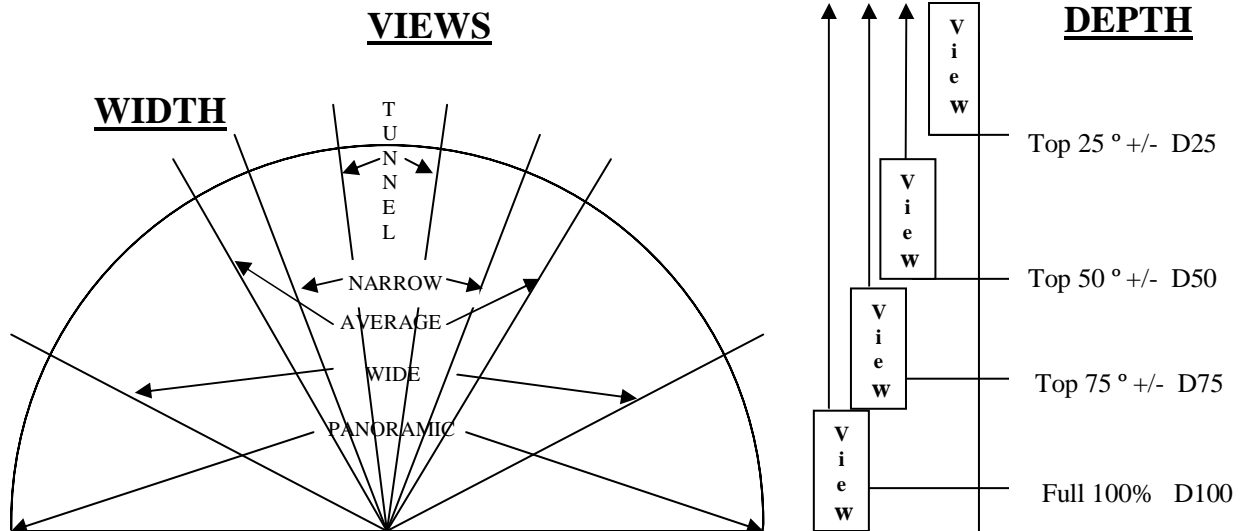
Topography

Level	Flat, no hills, little to no ups or downs.
Mild	Mostly level topography with minor slopes and/or very gentle rolling topography.
Rolling	Typically rolling terrain with ups and downs or terraced areas or minor grade changes.
Moderate	Can have level areas, but predominately sloping topography which can be typically overcome by development, but costs are typically higher. Slopes can be readily walked and most people typically could control themselves if they fell on the slope.
Steep	Typically highly sloping terrain, but not as severe as severe slopes. Development costs are typically higher, but developable with added costs. Generally difficult to walk, but can be safely walked with care.

Severe Typically extreme sloping topography that would normally be viewed as unbuildable due to extremely high site costs for well, septic, driveways and home site creation. Typical person would not be able to walk or climb easily.

Driveway Gravel/Dirt; Nat/Grass; Paved; Undeveloped.

Road Gravel/Dirt; Paved; Undeveloped.



SUBJECT *

LAK Lakes
 MTS Mountains
 HLS Hills
 PST Pastoral
 STR Streams/Rivers
 LMT Lakes & Mountains

DISTANCE

CLS (or NER) Close or Near – trees are visible & distinguishable
 DST Distant – you know there are trees but they are not distinguishable
 EXT Extreme – no visual ability to distinguish tree cover

*Descriptions can vary by town and are defined in the cost tables

View note samples: Noted as Subject/Width/Depth/Distance
 MTS/TUN/D75/DST
 (Tunnel View of Mountains 75% Deep, Far Away)

The factors applied are all listed and defined in Section 9.

LISTING THE PROPERTY

Building Style & Normal Story Height

<u>BUILDING STYLES*</u>	<u>PREDOMINATE STORY HEIGHT</u>
Ranch	One Story
Mobile Home	One Story
Cape	1-1/2, 1-3/4 Story
Saltbox	1-3/4 Story
Gambrel	1-3/4, 2 Story
Colonial	2 Story
Raised Ranch	One Story w/Raised Basement
Tri-Level	Split-Level
A-Frame	One, 1-1/2
Camp	One Story
Conventional	1-3/4 - 2-3/4

*Building styles are for descriptive purposes only and do not affect the value.

Story Height Explanation (See Story Height Examples)

The story heights are based on the amount of floor space which has headroom for the average person, we use six (6) feet for this calculation. What this means is if the upper floor of a particular house has only 100 usable square feet as defined above, and the first floor area is 400 square feet, then the house will be classified as one (1) story with a finished or unfinished attic.

The critical thing to notice when listing the house is the amount of headroom available in the upper stories and the approximate floor space covered. Use of this method to classify story height will facilitate consistent story height classification. The story height of the main section of the building is used to establish the story height description of the structure.

One Story (Typically - Ranch or Camp style buildings): The living area in this type of residence is confined to the ground floor. The headroom in the attic is usually too low for use as a living area and is used for storage only; however attics are possible, providing about 25% of the first floor space.

One & Half Story (Typically - Cape & Conventional style buildings): The living area in the upper level of this type of residence is around 50% of the ground floor. This is made possible by a combination of high peaked roof, extended wall heights and/or dormers. Only the upper level area with a ceiling height of 6 feet or more is considered living area. Measurements are taken by holding the tape at the 6 foot height mark and then measuring across the building. The living area of this residence is the ground floor area times 1.50. Some homes may be classified with a half story but have less than 50% useable space and classified as ATU or ATF in the sketch.

One & Three Quarter Stories (Typically - Cape, Conventional & Gambrel style buildings): The living area in the upper level of this type of residence is made from 65% to 90% of the ground floor. This is made possible by a combination of high peaked roof, extended wall heights and/or dormers. Only the upper level area with a ceiling height of 6 feet or more is considered living area. The living area of this residence is the ground floor times 1.75. See description on 1-1/2 stories for details on how to measure.

Two Stories (Typically - Colonial, Conventional & Gambrel style buildings): The living area in the upper level of this type of residence is 90% to 100% of the ground floor. The living area is the ground floor times 2.0.

Split Levels (Typically - Raised Ranches or Tri-Level style buildings): This type of residence has two (2) or (3) living area levels. One area is about four (4) feet below grade and the second is about (4) feet above grade and the third is above or right on top of one of these. The lower level in this type of residence was originally designed and built to serve as a living area and not a basement. Both levels have full ceiling heights. Another variation is an added third living area at or above ground level.

Coding: A three (3) character acronym coding system is used to classify areas and story heights of buildings. The following is the coding system and descriptions which is used in identifying areas of the sketch:

- ATF*** ATTIC FINISHED - Access is through permanent stairs, normally no more than 25% of the total floor area and has 6 foot ceiling height.
- ATU** ATTIC UNFINISHED - No interior finish. (Same as above)
- BMF*** BASEMENT FINISHED - Below grade and meets at least three of these four criteria: finished floors, finished walls, finished ceilings and heat.
- BMG** BASEMENT GARAGE - Generally sectioned off from the rest of the basement.
- BMU** BASEMENT UNFINISHED - Known as cellar and is below grade.
- COF** COMMERCIAL OFFICE - Refers to office area in commercial buildings not built for offices, such as factories and warehouses.
- CRL** CRAWL - Basement having 5' or less headroom.
- CPT** CARPORT - A roofed structure generally with 1 or 2 walls and attached to the main structure.
- CTH** Cathedral ceiling area, this is where the ceiling height is greater than 12 feet.
- DEK** DECK - An open deck or entrance landing with no roof.
- ENT** ENTRANCE - Entrance Landing with no roof, 3x3 and larger, normally unable to place a chair and sit.
- EPF** ENCLOSED PORCH - Typically unheated & uninsulated area. May have small heater, finished walls, floors and ceilings, but is of seasonal use.
- EPU** COVERED BASEMENT ENTRY - All four sides are tight to weather, entrance to BMU, other than metal door (bulkheads).
- FFF*** FIRST FLOOR FINISH - Living space with full ceiling height and finished interior.
- FFU** FIRST FLOOR UNFINISHED - Similar to FFF, but unfinished interior.
- GAR** GARAGE - A structure large enough to hold and store automobiles at grade level.
- HSF*** HALF STORY FINISHED - Usually an upper level story with approximately 40% to 60% of floor area available and used for living space. (6 foot ceiling height).
- HSU** HALF STORY UNFINISHED - Same as HSF, but interior is unfinished.
- LDK** Loading Dock area. Raised platform of cement.
- OFF** OFFICE AREA - Finished area within home used primarily for business.
- OPF** OPEN PORCH - Roof structure with floor, but at least one (1) side is exposed to the weather. Screened porches are considered OPF's.
- PAT** Patio area of stone, cement, brick, etc.
- PRS** Piling driven into the ground or other material used to support a building off the ground. Normally found with camps or seasonal construction.
- RBF*** RAISED BASEMENT FINISHED - Used on raised ranch (split level) and Tri-Level homes or any building where 3 of the 4 walls or all 4 walls are 3' to 4' above ground, creating greater utility than a normal basement, or 1.5 or more walls with large windows providing good natural lighting in the basement, and walkout access.
- RBU** RAISED BASEMENT UNFINISHED - Same as RBF, but unfinished.
- STO** STORAGE - Unfinished area used for storage. Not easily converted to living space.
- SFA** SEMI-FINISHED AREA - Enclosed areas finished similar to living space, but not living space, such as indoor pool enclosures.
- SLB** SLAB - Foundation description where no basement or crawl space exist. Poured cement slab.
- TQF*** 3/4 STORY FINISHED - A finished area with approximately 75% of floor area usable as living space.
- TQU** 3/4 STORY UNFINISHED - Same as TQF, except unfinished.

UFF* UPPER FLOOR FINISHED - Upper floor living space with full ceiling height and finished interior.
UFU UPPER FLOOR UNFINISHED - Same as UFF, except there is no finished interior.
VLT VAULTED CEILING - Ceilings which are slanted or extended above the normal 8 feet, but less than 12 feet.

***Finished area is denoted by 3 or 4 finishes in a space – heat, floors, walls and ceilings.**

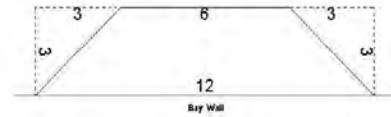
Notes:

- 1.) Attics - Attics are only classified if they are accessed by a permanent stairway. Attics which are accessed by pull down stairs or ladder are not assessed, but should be noted in the notes.
- 2.) Basements - Below grade areas with at least 5' or more headroom are considered basements. Areas with less than 5' of headroom are considered crawl space. A note should be made when access to the basement is from the outside of the home only. Usable basement areas should be measured, drawn and coded on the sketch. If basement areas are estimated, a note should be made of this estimate in the remarks section.
- 3.) Office Areas - Office areas should be measured and drawn on the sketch for all commercial buildings, not designed specifically for offices, ie. garages, warehouses, factories, etc.
- 4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.
- 5.) Vaulted Ceilings - Areas where the ceiling is pitched upward, not flat by about 2 to 5 feet, but less than one-story which is the typical height of a cathedral ceiling.

Bay or Bow Window

A bay or bow window is a projection on the side(s) of a house which may or may not be considered a livable area. If the bay window(s) include usable floor space, it must be measured, drawn on the sketch at its actual location and properly labeled. Bay windows are most often angled and are drawn to scale on the sketch as they exist, plus a few extra measures as described below to allow for accurate area calculations.

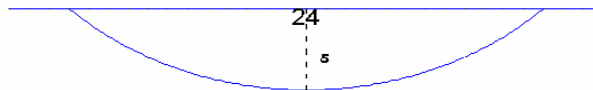
Only needed if different from other side



How to measure and sketch a bay window:

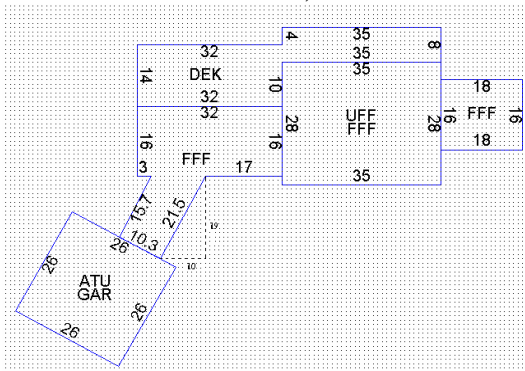
- 1.) Classify the bay window according to its appropriate story height.
- 2.) Check for basement area under the bay window upon listing.
- 3.) Bay windows are only picked up when they include floor space.

In the case of a **Bow window**, the same floor area requirements exist as with the bay window. However, measuring is a bit different. We need to know the depth of the window (5') and the length (24') to be able to sketch and calculate the area. In this case, the length from the point where the bow begins to where it ends is 24 feet. The altitude of the arc created by the bow, or the depth of the window, is 5 feet.



Angles

Angles are a common type of measure that we come across in the field and it is crucial when measuring an angle to have enough written measurements on the sketch. The square footage on an angle cannot be computed if the appropriate measurements are not placed on the drawing. Create a right triangle on the ground where the hypotenuse is the building wall that is at an angle from the main structure, and then draw that triangle in your sketch giving all the measurements.



The two dashed lines form a 90° angle or right triangle with the building wall being the hypotenuse. Record all the dimensions accurately. With this information, the ATU/GAR addition and the FFF area can be drawn and calculated accurately.

STRUCTURAL ELEMENTS

Structural elements describe exterior and interior characteristics of the house. The following is a description list of each structural element:

EXTERIOR WALLS

Two (2) entries possible, the 2 most predominate

MINIMUM:	Plywood. Subwall sheathing with tar paper cover as a permanent siding.
BELOW AVERAGE:	Siding not otherwise described and reflecting less than average quality; ie: masonite, rough sawn lumber w/bark.
NOVELTY:	Denotes wood siding, generally found on camps, with or without sheathing underneath.
AVERAGE:	Siding not otherwise described and reflecting average quality (for comparison purposes other average quality sidings include novelty, board & batten & clapboard). All forms of softwood.
BOARD & BATTEN:	Vertical boards with narrow wooden strips called battens covering the joists.
ASBESTOS SHINGLE:	Typically the shingles are hard and brittle with noticeable grain or textured surface, non-flammable material that comes in 1x2 sections used in homes circa 1940 - 1960's.
LOGS:	Logs that are not simulated log.
ABOVE AVERAGE:	Siding not otherwise described and reflecting better than average quality.
CLAPBOARD:	Wood siding having one edge thicker than the other and laid so that the thick edge overlaps the thin edge of the previous board, not cedar or redwood, usually has knots.
CEDAR OR REDWOOD:	Most commonly found as vertical siding, or at various angles on contemporary style housing, also exist as very high grade clapboard or shingles can have knots on low side of cedar/redwood.
PREFAB WOOD PANEL:	A type of plywood siding of which there are unlimited varieties on the market. (T-111) Typically, a 4x8 sheets.
DECORATIVE BLOCK:	Cement block that is either fluted or has a rough finish which appears like it has been broken in half.

WOOD SHINGLE:	Shingles not of cedar or redwood, good quality shingles, but not above average.
CONCRETE/CINDER:	Concrete or cinderblock siding.
STUCCO:	Stucco veneer on concrete, cinder block or wood.
ASPHALT:	Asphalt composition shingle, usually on modest housing.
BRICK ON VENEER:	Brick veneer on wood or metal frame construction with wood sheathing.
BRICK ON MASONRY:	A load bearing structural wall. Not brick buildings.
STONE ON MASONRY:	Refers to various stone or stone veneers usually on a load bearing masonry wall.
VINYL SIDING:	Clapboards made of vinyl with various grades or qualities. Typical siding used in today's construction due to low cost when compared to cedar clapboard.
ALUMINUM SIDING:	Same as vinyl, but with aluminum material, clapboard style siding made from aluminum.
PRE-FINISHED METAL:	Enameled or anodized metal commonly found on campers/mobile homes, commercial and industrial buildings.
GLASS/THERMOPANE:	Vacuum packed glass sandwich, usually tinted and commonly found on large commercial and office buildings.
SOLID BRICK/STONE:	Solid masonry walls; precast concrete panels.
CEMENT CLAPBOARD:	Cement fiber siding. Asbestos-free fiber and cement combined and pressed together in the shape of a clapboard. Holds paint very well.
MASONITE:	Composite pressboard/fiberboard, if not maintained will show areas of rot.

ROOF STRUCTURES

FLAT ROOF:	Flat, no pitch to any direction.
SHED ROOF:	Single direction sloping.
GABLE:	A ridged roof with two pitches slopping away from each other.

HIP:	A roof that rises by inclined planes from all four sides of the house to one common ridge or point.
SALTBOX:	Essentially the same as a gable roof, but one of the two slopes is much longer than the other.
MANSARD:	Similar to hip roof, but having a flat area on the top or changes the pitch of incline part way.
GAMBREL:	A roof with two distant slopes on each side forming four roof planes.
IRREGULAR:	Otherwise not described and having many different angles, shapes and slopes, i.e. bow style roof.

ROOF COVER

METAL/TIN:	Tin or metal covering, often times corrugated like ribbon candy, typically 4x8 sheets, light gauge.
ROLLED COMPOSITION:	Typically a felt saturated with asphalt and granule stones on the surface. It comes in a roll. Good for low pitch roofs.
ASPHALT:	Standard type of shingle used today. It can be single or three tab. Including Architectural style shingles.
TAR/GRAVEL:	A flat or very low pitched roof coated with tar material and then covered by a uniform crushed gravel material. This is normally seen on commercial/industrial buildings.
RUBBER MEMBRANE:	A thin sheet of rubber seamed together. Typically found on flat roofs. It is typical for commercial/industrial buildings.
ASBESTOS:	Shingles of rigid fireproof asbestos. This is typically laid in a diamond pattern. It is very brittle and used in homes circa 1940-1960's.
CLAY/TILE:	Terra Cotta roofs that are not typically found in New England.
WOOD SHINGLES:	Wood shingle or shake. Wood shakes have random thicknesses as they are hand split.
SLATE SHINGLES:	Rectangular pieces of slate, each overlapping the other.
CORRUGATED COMPOSITION:	It is typically, in 4'x8' sheets. This includes Anjuline panels.

- PREFAB METAL:** Modified corrugated metal panels that are one piece which run from ridge to soffit. These are either nailed or screwed.
- HIGH QUALITY/COMPOSITION:** This is a newer roof that is typically found on higher priced homes. The material can be made with almost any material. Pressed or formed to look like slate or shake. Life expectancy is 50 years.
- STANDING SEAM:** Heavy gauge metal roofing that “stands up” at seams about 2", every 6-8 inches in an upside down cone fashion with a 50 year life.

INTERIOR WALLS

Two (2) entries possible, choose the 2 most predominate

- MASONRY/MINIMUM:** Cinder block or concrete form/or studs, no finish.
- WALL BOARD:** Composition 4' x 8' sheets, such as Celotex, typically found in manufactured homes, low quality, typically 1/8".
- PLASTER:** All plaster backed by wood lattice attached to the studs.
- **WOOD/LOG:** Tongue & groove construction, logs, wainscoting.
- DRYWALL:** A rigid sandwich of plaster and paper.
- PLYWOOD PANEL:** 4' x 8' plywood panel sheathing comes in many grades and styles.
- AVERAGE FOR USE:** Is generally used for commercial/industrial buildings to describe the interior finish as being normal for that style building and use.

***Custom Wood is now being called Wood/Log. Custom Wood was meant and used to mean solid wood interior, and the term custom was improperly used. As such, it is being corrected, the term custom wood and wood/log are synonymous, interchangeable and carry the same value. The overall quality grade of the house accounts for various wood and design qualities.*

HEATING FUEL

- WOOD/COAL:** Chosen only if there is no conventional heating system. Wood stoves only. (Such as in camps, cottages).
- OIL:** May be identified on the exterior by the presence of oil filler pipes, kerosene or K1 are also fuel oil.
- GAS:** LP or propane gas - these can be identified by LP gas which has a meter on the side of the house or propane gas will have a large tank on or in the ground.

ELECTRIC: Baseboards or geothermal.

SOLAR: Solar panels can be viewed on the roof area.

HEATING TYPE

NONE: No heat.

CONVECTION: Heat transfer through dispersion. (Wood stove/monitor or Rennai type heat).

FORCED AIR NOT DUCTED: Has blower to blow heat through one vent, no duct work in the house.

FORCED AIR DUCTED: Series of ducts throughout the house, for hot air to be blown through.

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

RADIANT ELECTRIC: Electric baseboard, typical electric heat, oil heat supplied through floors, panels in the walls or ceilings.

RADIANT WATER: Hot water heat in the floors by tubing under flooring with hot water through them.

HEAT PUMP: Electric unit which provides forced air heat, usually combined with central air conditioning.

GEO THERMAL HEAT: Listed as electric under heat fuel and heat pump under heat type.

INTERIOR FLOORING

Two (2) may be chosen, the two most predominant are listed.

MINIMUM PLYWOOD: Plywood subfloor or underlayment.

CONCRETE: Concrete slab usually commercial or industrial.

HARD TILES: Quarry, ceramic tiles or polished and/or stamped concrete.

LINOLEUM: Refers to all forms of linoleum type products of various designs and shapes. Typically sold in rolls or sheets.

PINE OR SOFTWOODS: Pine or softwood boards covering floor area.

HARDWOOD: Generally oak, cherry, maple, birch, bamboo or ash woods.

LAMINATE/VINYL:	A laminate wood look floor that is very durable. Often goes by brand name Pergo. This also includes higher grade vinyl floors, ie, tongue & groove planks.
PARQUET FLOORING:	Refers to a surface made of small pieces of hardwood, solids and veneers in various patterns and designs.
CARPET:	Wall to wall carpet of good grade, usually found over the subfloor material, but occasionally covering other floor covers as a replacement.
AVERAGE FOR USE:	Is generally used for commercial/industrial buildings to describe the floor as being normal for this type of structure and use.
VCT:	Vinyl composition floor tile is a commercial grade vinyl tile found typically in schools or commercial buildings.

NUMBER OF BEDROOMS

Bedrooms should be counted considering the resale value, rather than the homeowner's personal use of the rooms. For example, if you go upstairs and find three (3) rooms and a bathroom and the owner says there are only two (2) bedrooms, the other room is used as a library, sewing room, office, etc., then for our purposes, that third room is a third bedroom. One must be careful because libraries, offices and sewing rooms can be legitimate depending on the location in the house and access. Presence of a closet space generally is reason to classify as a bedroom(s). However, it should be noted that a closet is not the only measure to determine, ie: many homes had no closets in the bedroom, yet they are still classified as bedrooms.

BATHS OR BEDROOMS

Count the physical number of rooms and total fixtures. For bathrooms, enter the number of rooms and under fixtures, enter the total number of fixtures found in the bathroom(s). A fixture is a bath, sink, shower, urinal, bidet, Jacuzzi tub, etc.

***Commercial Baths**

- 0 = None
- .5= Minimum
- 1 = Below average for use
- 2 = Average for use
- 3 = Above average for use
- 4 = Extensive for use

*This is used on commercial properties that lack bedrooms, ie an apartment building would list total bedrooms and total baths but a school would be noted using commercial bath description.

GENERATORS

Number of units found and denoted in the building section. Notes on size and model should be made.

EXTRA KITCHEN

Number of kitchens that exist beyond the first/main kitchen in the home. This is normally seen in in-law apartments or additional living areas. Note the number of full kitchens found in the building. Be cautious of in-law type setups that do not have a full kitchen but maybe some kitchen components.

AIR CONDITION SYSTEMS

Room air conditioners are not considered, unless permanently built in.

NO: None exist, or only room units are present.

YES: Normally a large compressor found outside with complete duct work throughout house or parts of the house, sometimes combined with a heat pump.

If a permanent wall unit is found, it will be noted as central air and an estimated percentage of the cooled area will be noted, ie 25%, 50%, 75% or 100%.

NUMBER OF STORIES

The number of stories should be identified and noted on the DCF upon measuring. The number of stories will be further adjusted for accuracy, if needed, upon listing or review. If the building has multiple story heights, the area with the most square footage should determine the overall story height classification. However, each section of the house should be correctly labeled as it exists on the sketch.

QUALITY ADJUSTMENT

Quality adjustment refers to the overall quality of construction, marketability and desirability of the property.

Defined as:	B5 = Average -50%	A3 = Average +30%
	B4 = Average -40%	A4 = Excellent
	B3 = Average -30%	A5 = Excellent +10%
	B2 = Average -20%	A6 = Excellent +20%
	B1 = Average -10%	A7 = Excellent +40%
	A0 = Average	A8 = Excellent +60%
	A1 = Average +10%	A9 = Luxurious
	A2 = Average +20%	AA = Special Use

CONDITION

Condition relates to the primary structures condition relative to the year built listed as:

Excellent | Very Good | Good | Average | Fair | Poor | Very Poor

This is also where depreciation is accounted for. Depreciation is defined as a decrease or loss in value because of wear, age, location or other causes.

Defined as:

Functional - Based on problems with design, layout and/or use of building, i.e. bathroom between 2 adjacent bedrooms with no hallway access to bathroom. Bedroom through bedroom access, very low ceiling, chimney through middle of the room.

Economic - Based on factors influencing value that are external to the building and beyond the owner's control, i.e. house is situated close to a nightclub, airport, dump, sand & gravel pit or any unsightly property.

Physical - Poor physical condition above and beyond the normal wear and tear, i.e. severe water damage, fire damage, rotted window sills, bouncing, cupping or crowning floorboards, sagging ceiling or floor.

The percentage applied to depreciation is calculated based on the severity of the issues as noted by the data collector. The Supervisor makes this determination based on the notes of the data collector. The reason for the depreciation, i.e. next to gravel pit, should be listed in the notes section with the appropriate adjustment in the depreciation section. Typically, physical depreciation relates to the cost to cure the problem.

XFOB

Extra features and outbuildings - in general, XFOB's refer to structures that are not attached to the principal building. XFOB's must be:

- a. Identified.
- b. Measured - (length & width).
- c. Units or quantity (how many) identified (when length & width not used).
- d. Condition - noted as a percentage.

IGP - IN GROUND POOL - There are many different sizes of IGP's and all will need to be measured accurately. Pools may be of irregular shapes such as kidney bean. A kidney bean shape IGP should be measured on its longest length and its average width.

AGP - ABOVE GROUND POOL - AGP's are measured and assessed starting at 18' diameter. AGP's less than 18' in diameter (or less than 250 square feet) are not assessed, but should be measured and noted on the card. Softpools are not measured, but should be noted.

Common AGP diameters and AREA calculators for round pools.

<u>Diameter</u>	<u>Area (Units)</u>	<u>Length</u>	<u>Width</u>
18'	254	18'	14'
20'	314	20'	15'
22'	380	22'	17'
24'	452	24'	18'
27'	572	27'	21'
28'	615	28'	22'

AGP's that are rectangular are measured on their longest length & widest width.

SHEDS - All sheds are measured. An average new shed should have a condition of 100%. If of very good quality, increase or decrease if in poor condition.

DECK - Deck refers to platforms that are not attached to the primary building. Some decks will be attached to the above ground pools.

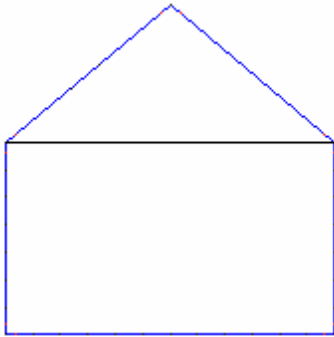
SOLAR PANELS - Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

All XFOB's are measured with the exception of the following:

1. Childs playhouse
2. Tree houses
3. Ice or Bob houses
4. Bulkheads - metal doors covering the entrance to the basement
5. Dog houses
6. Fire escape platforms
7. Handicap ramps
8. Metal storage boxes (or trailer bodies) on residential property.

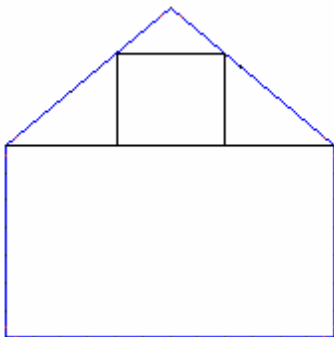
All XFOB's not picked up should still be noted. ie, DNPU treehouse

STORY HEIGHT EXAMPLES



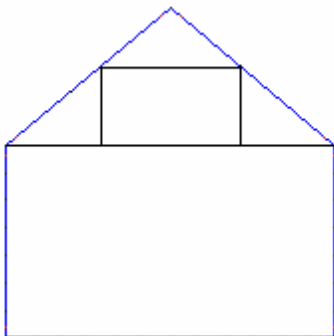
1 STORY FRAME

Ranch - Bungalow or comparable structures.
No second floor or attic space.

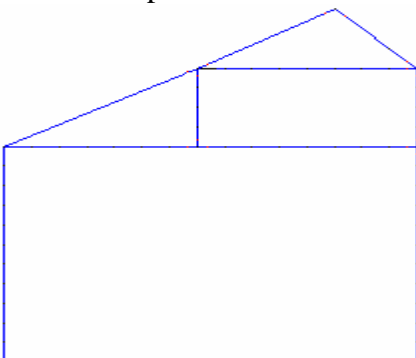


1 STORY FRAME & ATTIC

Mixture of Ranch & Cape Cod Style. Camps, Cottages & Mixtures. Low headroom. Only about 25% of the first floor space has 6' headroom on the upper floor. Noted in story height as 1-1/2 story.



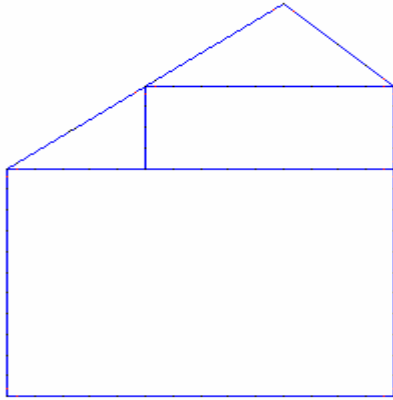
Example A



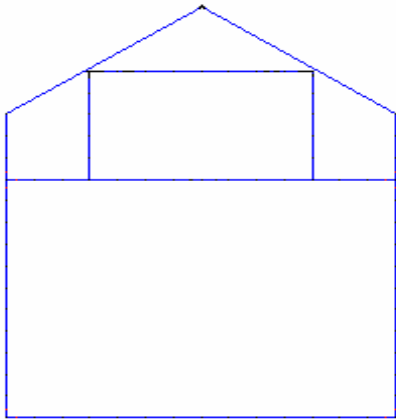
Example B

1-1/2 STORY FRAME

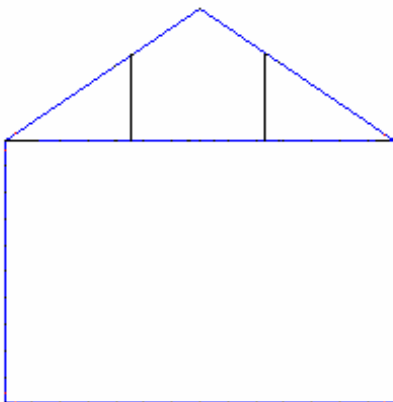
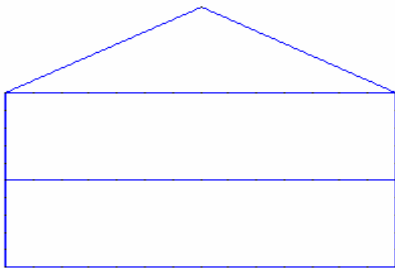
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered upper floor area. *See Example A & B Left*



Example A



Example B



1-3/4 STORY FRAME

Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.

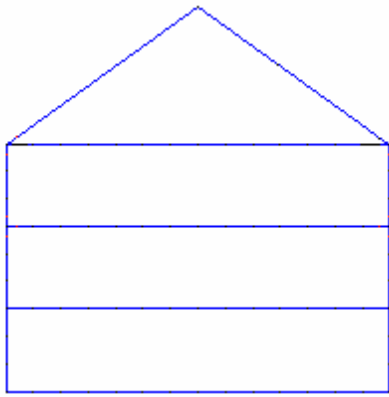
See Example A & B Left

2 STORY FRAME

Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.

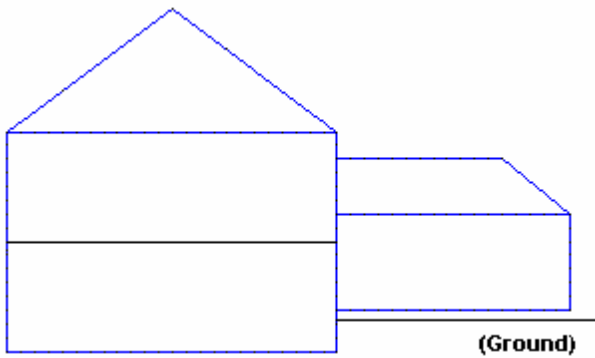
2 STORY FRAME & ATTIC

Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area. Noted as 2.5 stories in story height.

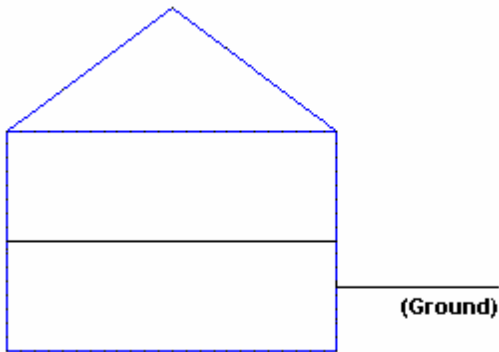


3 STORY FRAME

All floors perpendicular walls, equal useable living space on all three floors.



Tri-level = 2 story type structures with entrance midway between the two, with an addition at a different level, usually between the other two. One level 4' below grade, one on grade and one 4' above grade.

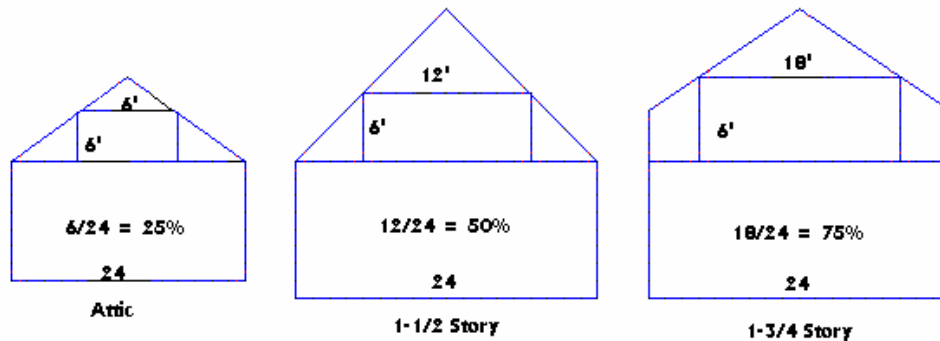


SPLIT ENTRY - one story Ranch Style Home
 ½ of lower floor foundation exposed.

There are two (2) methods to determine story height other than visually:

- 1.) This method is the most accurate way to determine story height. When entry into the home is obtained, the data collector will measure across the ceiling at approximately 6' in height (in the upper story(ies)). This measurement will determine the upper story liveable area and from this a story height may be obtained.

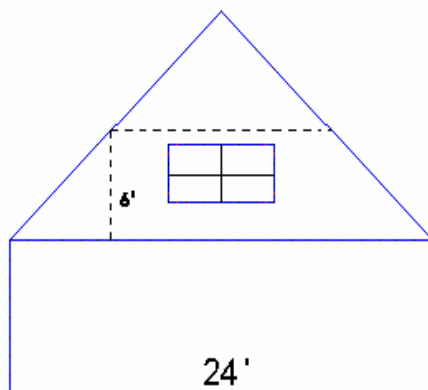
Example: Method 1



- 2.) This method may be utilized when entry into the home has not occurred. This method will give you a rough idea of the story height.

Run an imaginary line thru the upper part of window(s) to where it would meet the roof line. Run a second imaginary line down from this point. The distance from the side of the house to this second imaginary line is measured. Double this measurement to account for this distance on the other side. This represents non-livable area.

Example: Method 2



Computation:

$6 \times 2 = 12$ (12' total non livable space)

$24 - 12 = 12$ (12' total living space)

$12/24 = 50\% = \text{Half Story}$

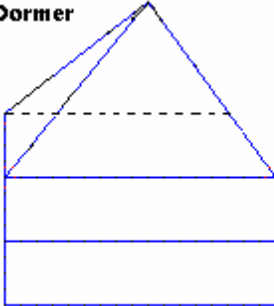
*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

Dormers

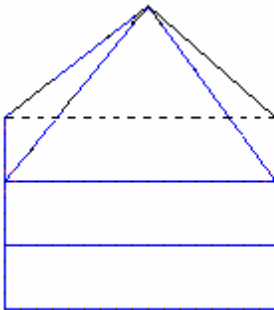
Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

EXAMPLES:

Dormer



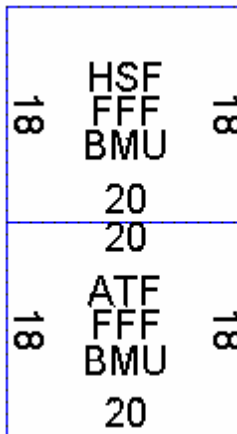
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

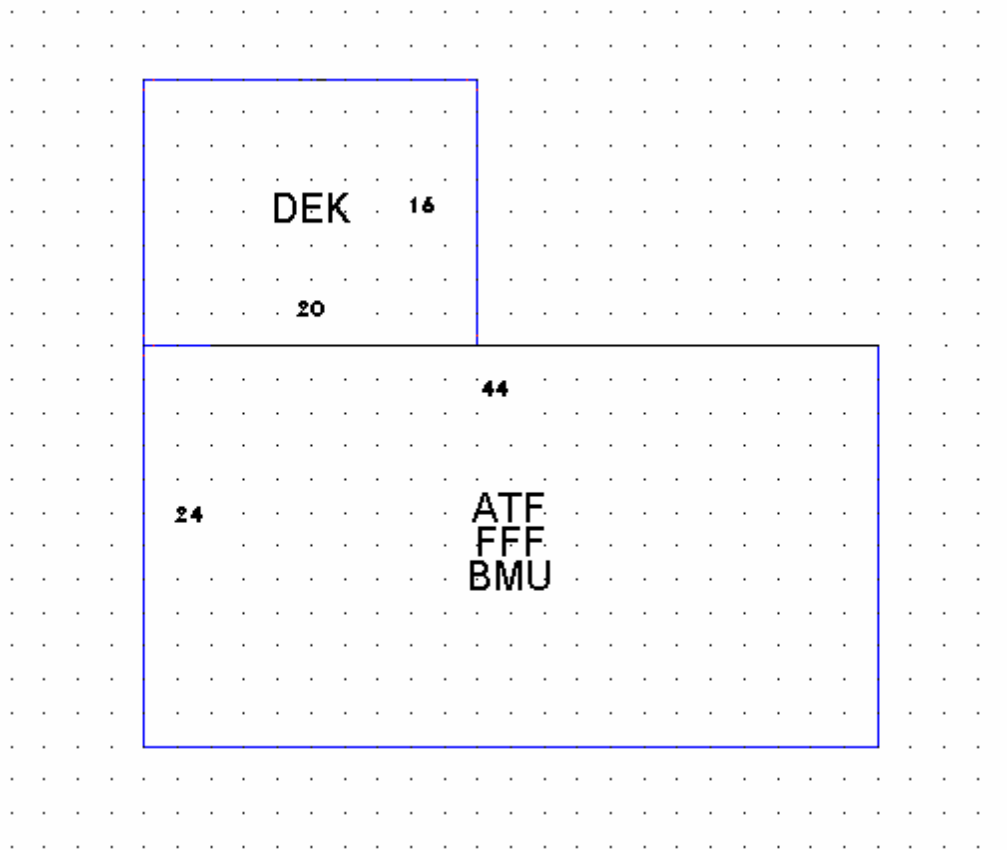


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

In some cases, the dormer may be only half way down the side of the house. In this case, show the location of the dormer on the sketch with proper story height labeling.

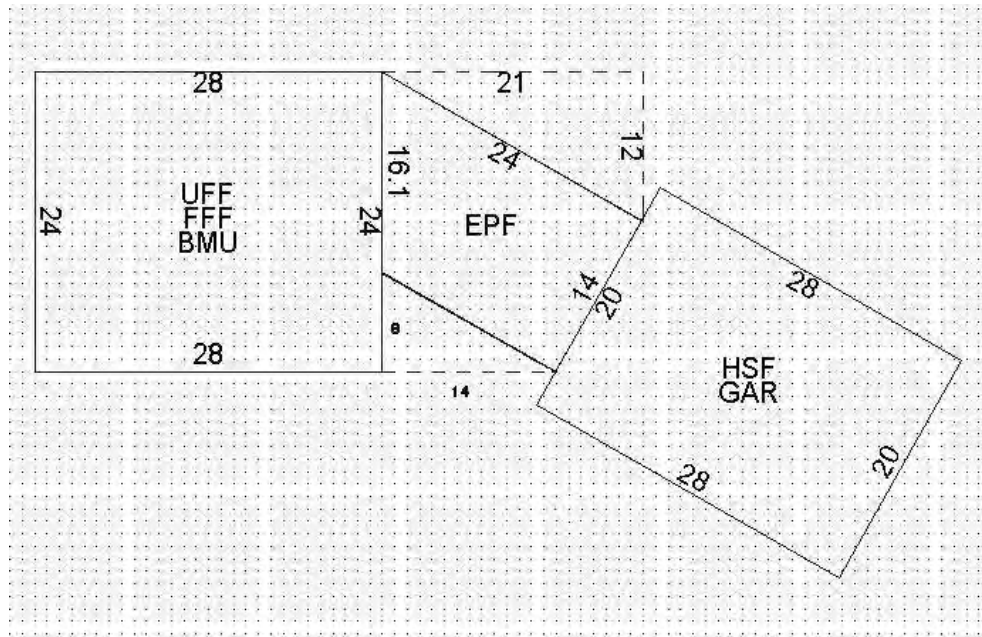
Represents dormer addition





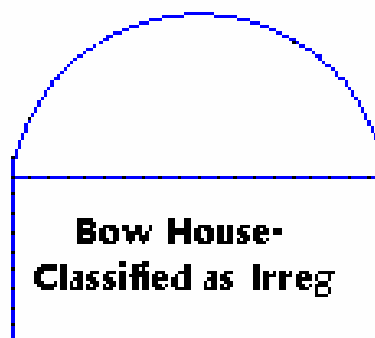
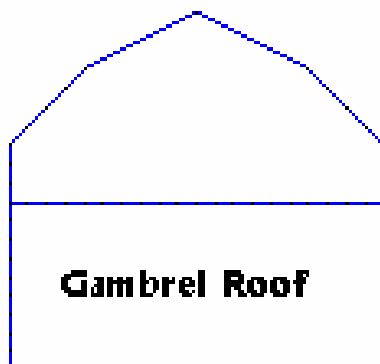
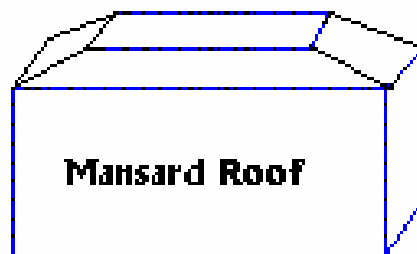
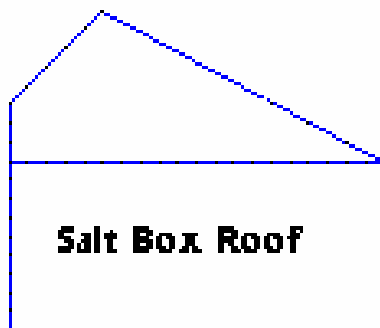
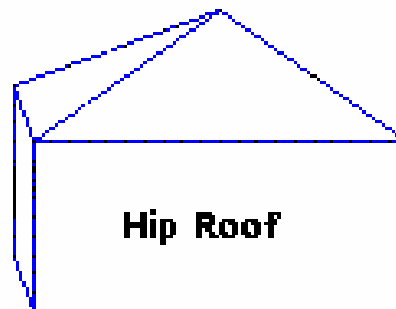
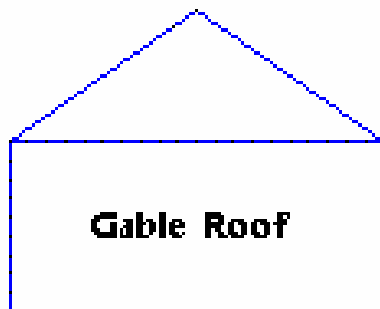
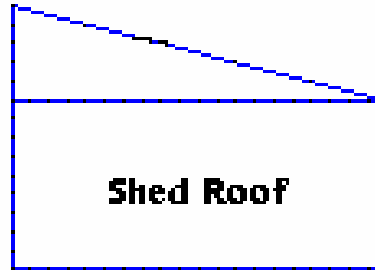
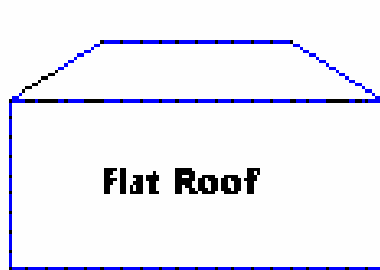
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

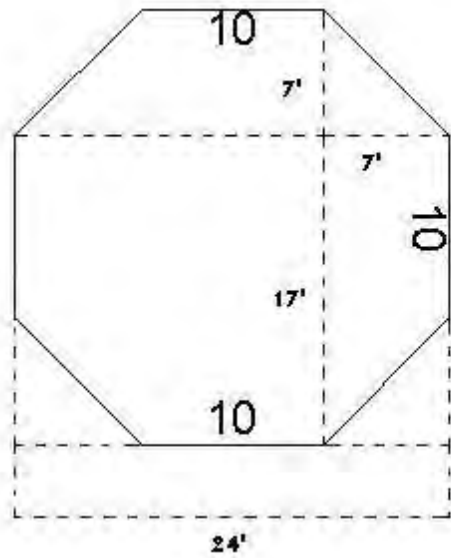
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



Whenever angles are involved, it is important to provide enough information to accurately compute the area of each section. By breaking up a section into squares, rectangles and right triangles, it makes the area calculation easier and more accurate. Too much information is better than too little. With too much information, we can simply ignore the excess and still calculate the area. With too little information, someone must revisit the property.

ROOF TYPES





(Only one set is needed when the other angles are the same).

When measuring an octagon, getting interior measurements are critical. However, one can compute the necessary measurements by taking a few extra exterior measurements, as indicated. Then when entry is obtained, the interior measurements can be made to verify the area.

SECTION 2

PRIOR DRA GENERAL STATISTICS

Prior Sales Analysis Information

The following data is provided to show the sales ratio and coefficient of dispersion for the town as a whole, as well as the land only strata and the land with buildings strata, as computed by the Department of Revenue Administration, Property Appraisal Division from the most recent report. This shows the condition of the local assessment equity or the lack thereof and the reason a valuation anew is being done. This equalization study by the NH DRA is used to equalize municipal total valuations across the state, as well as determine the local level of overall assessments as compared to local sales activity. It is a thorough analysis and study of the local sales and assessment data performed with assistance from the municipality. As such, it is a good indicator of the condition and quality of the local assessments of the prior year.

Acceptable standards/guidelines, as published by the NH Assessing Standards Board

<i>Assessment to sales ratio:</i>	<i>90% to 110%</i>
<i>Coefficient of Dispersion (COD):</i>	<i>Not Greater Than 20</i>
<i>Price Related Differential (PRD):</i>	<i>.97 to 1.03</i>
<i>Difference between Strata:</i>	<i>5%</i>
<i>Strata:</i>	<i>Land only</i>
	<i>Residential Land & Buildings</i>
	<i>Commercials</i>
<i>Confidence Level:</i>	<i>90%</i>

DRA PRIOR YEAR RATIO RESULTS

The following prior year ratio statistics, developed by the NH DRA, are being provided at the request of the NH DRA. This information is not part of the contract or scope of services. It is historic, not current data and has no bearing or use in this revaluation. The writer accepts no responsibility for the accurate meaning or use of this data.

Ratio Study Year 2019

Overall Median Assessment to Sales Ratio:	<u>83</u>
Coefficient of Dispersion:	<u>11.5</u>
Price Related Differential:	<u>1.03</u>

	<u>Ratio</u>	<u>COD</u>
Residential Land Only Sales:	<u>N/A</u>	<u>N/A</u>
Residential Improved Sales:	<u>80.1</u>	<u>11</u>
Commercial Land & Building Sales:	<u>N/A</u>	<u>N/A</u>

SECTION 3

VALUATION PREMISE

- A. THREE APPROACHES TO VALUE
HIGHEST & BEST USE**
- B. ZONING**
- C. TOWN PARCEL BREAKDOWN**
- D. TIME TRENDING**
- E. NEIGHBORHOOD CLASSIFICATION**
- F. BASIC MASS APPRAISAL PROCESS**
- G. ASSUMPTIONS, THEORIES &
LIMITING FACTORS**

A. Three Approaches to Value

Income: The “value” of real estate represents the worth of all rights to future benefits which arise as a result of ownership. An investor purchases property for the benefits (income) that the property is expected to produce. Expectation of receipt of these benefits provides the inducement for the investor to commit his own funds as “equity capital” to ownership of a piece of real estate. The value of the property depends on its earning power. The Income Approach to Value is a method of estimating the present value of anticipated income benefits. This process of discounting income expectancies to a present worth estimate is called “capitalization.” This present worth estimate, the result of the capitalization process, is the amount that a prudent, typically informed purchaser would be willing to pay at a fixed time for the right to receive the income stream produced by a particular property.

In mass appraisal, the income approach is generally of limited use as it requires the property owners to provide income and expense information that, for the most part, they are unwilling to provide and do not have to provide by law. When it is provided, it is almost always with the stipulation that the information be kept confidential. For the above reasons, the income approach is mostly used as a general check against the sales cost approach used in mass appraisal work based on published averages for various property types. Although held confidentially, when income data is provided, it will be considered and noted on the property record card. The Income Approach to value was not utilized for the above-stated reasons.

Sales: The Sales Approach to Value is a method for predicting the *market value* of a property on the basis of the selling prices of comparable properties. Market value in the context of this approach means the most probable selling price under certain terms of sale or a sale for cash or the equivalent to the seller with normal market exposure.

Cost: The Cost Approach is that approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market.

In the “Cost Approach,” the property to be appraised is treated as a physical entity, separable for valuation purposes into site and improvements.

Although the three-approach system has become widely used, the Sales Approach is clearly the central, if not the only relevant approach in estimating the value of some types of properties. The rationale of the Sales Approach is that a purchaser will usually not pay more for a property than he would be required to pay for a comparable alternative property (*principle of substitution*). Furthermore, a seller will not take less than he can obtain elsewhere in the market. The *method* of the Sales Approach is an empirical investigation in which the prediction of the most probable selling price is based on actual qualified market sales of comparable properties.

A qualified sale is one which reflects the true market value of the property sold. Various definitions have been offered for the term “market value,” but all are predicated, as a rule, upon the following basic assumptions:

1. That the amount estimated is the highest price in terms of money for which the property is deemed most likely to sell in a competitive market.
2. That a reasonable time is allowed for exposure in the open market.
3. That payment is to be made in cash or on terms reasonably equivalent to cash or on typical financing terms available at the time of appraisal.
4. That both buyer and seller are typically motivated and that the price is not affected by undue stimulus.
5. That both parties act prudently and knowledgeably and have due knowledge of the various uses to which the property may be put.

The following is a recent definition of “market value” approved by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers:

The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

As a practical matter, a market value appraisal/assessment is the value the property would most probably or reasonably sell for as of a given date, if sufficient time had been allowed to find a buyer and if the transaction was typical of existing market conditions.

*The above definitions were extracted from
The Encyclopedia of Real Estate Appraising 3rd Edition.*

However, it must be noted that the lack of direct local comparable sales data does not mean a feature that adds or detracts from value should be ignored. As assessors, an opinion of value must still be developed and we cannot ignore positive or negative features. NH law requires that all factors affecting value be considered. The knowledge and years of experience of the job supervisor is critical, not only when sales data exists, but more so when lacking credible local sales data, common sense and consistency must prevail.

MARKET MODIFIED COST APPROACH TO VALUE

This approach to valuing a large universe of properties, such as an entire municipality, is the most common approach used in mass appraisal, particularly for residential property types. It is a mixture of the cost and market approaches to value. It recognizes the principal facts or information of the property and uses a consistent cost formula to develop equitable values for all property in the Municipality. Then those cost values are compared to actual sales in the community. The results are used to modify the cost tables to enable the formula to more closely follow the actual real estate market data.

If either an individualized income approach or the mass income approach to value was employed for the valuation the record card will indicate “market income approach to value”. All other records that lack an indication on the property record card of an income approach rely upon the market modified cost approach to value. When the mass income approach to value is used, all 3 approaches are still considered and reconciled by the supervisor to determine which approach is used. The income report in Section 9.D. provide both the income value used and the cost approach value developed. When sufficient market data exists, the mass income model will generally be employed.

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

As defined by the International Association of Assessing Officers (IAAO), mass appraisal is, “the process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.” Mass appraisal utilizes many of the same concepts as single appraisal property appraising, such as supply and demand, highest and best use, and the principles of substitution and anticipation. In addition, in light of the necessity of estimate values for multiple properties, mass appraisal also emphasizes data management, statistical valuation models, and statistical quality control.

The Avitar CAMA (Computer Assisted Mass Appraisal) system being used is defined as a Market Modified Cost Approach to Value. What this means is that the cost approach method of estimating value is recognized as the most appropriate method to value multiple parcels. Using local costs from builders and nationally recognized cost manuals like the Marshall & Swift Cost Guide or starting with the existing tables found in the CAMA model base costs for the improvements and material types are created. Local sales are used to develop land values. Then using all the local market sales data, the cost tables are modified to reflect the local market trends. This process is called model calibration. While cost manuals, local contractors and sales data are used to develop preliminary costs for the CAMA's cost tables, it is during the calibration process where all the qualified sales data is used and tested considering several parameters, such as location, size, quality, use and story height. Through multiple reiterations of the statistics, the Job Supervisor fine tunes the model to accurately produce assessments that reasonably match or closely approximate the sales data.

This process is not perfect, as market sales data is subject to the perceptions and emotions of buyers and sellers at any given point in time. While you and I may want to buy a particular house, we will both most likely be willing to pay different amounts and the seller may or may not accept either offer. If the seller accepts a lower value before the higher offer is made, that sale then represents an indication of market value. Was it low because the higher offer wasn't made in time? For example, in a 2002 transaction, a property was offered and well advertised through a real estate agent. An offer was made and rejected. A day later, prior to a counter offer from the first offer, a new offer came in at the asking price and was accepted. Was that the market price? Well consider this:

Prior to the closing of the property, 30 days later, the buyer was offered \$20,000 to simply sign over his purchase and sales agreement to a third party. An additional 10% profit! He refused and lives in the property today, thinking he bought low.

Knowing all this, what is your opinion of the real market value?

The point here is that sales generally indicate value. While they in fact did occur, it is only one indicator of value and not every sale necessarily always reflects the true market value. In the real world, buying and selling of property is almost always subject to some sort of pressure or duress. The seller is selling for a reason, emotional or economic and the buyer is moving to the area for similar reasons, such as being close to family or a new job. In either case, in our experience there is always some form of pressure and it is this mild form of pressure that can cause similar properties in the same neighborhood on the same day to sell for different prices. **Simply stated - the market is imperfect.**

A market modified cost approach to value tends to level out these differences and as such, some values will be below their selling price, while others will be right on or somewhat above, but all should be a reasonable opinion of the most probable market value as of the date of the revaluation.

THE SALES DATA

At the beginning of the process, copies of all qualified arms length sales which occurred in town over the past two years are compiled. These sales are then sorted into two categories: Vacant and Improved.

The vacant land sales are then analyzed to help us identify neighborhoods, excess land values, lot values, waterfront or view influence and other values/factors necessary to properly, fairly and accurately assess land.

In the case where land sales are few or non-existing, the land residual method is used. While somewhat more technical, it is an equally accurate method whereby all relatively newly built home sales are reviewed, the building values are estimated by the use of cost manuals and local contractors, when available. The building value is then deducted from the sale price, leaving the residual value of the developed land.

We then develop cost tables for improvements to the land. Once all the physical data for each property is collected and the sales data verified, we then compute new total values for each property and test against actual sales data, hence, the Market Modified Cost Approach to value CAMA system.

Please note that not every technique described herein is used in every project. The most appropriate methods are used for each project based on the data available.

HIGHEST & BEST USE

For this revaluation/update, unless otherwise noted on the assessment record card, the highest & best use of each property is assumed to be its current use.

Individual property highest and best use analysis is not appropriate for mass appraisal.

“Highest & best use,” has been defined as: that reasonable, legal and probable use that will support the highest present value.... as of the effective date of the appraisal.

It has been further defined as that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which result in the highest land value. In those cases where the existing use is not the highest & best use, it shall be noted on the individual assessment record card.

There are several instances where property is not assessed at its full market value/highest & best use and most of these fall under the jurisdictional exceptions from USPAP compliance.

The following statutory provisions allow for assessments other than at market value/highest and best use:

79-A:5	Open space/current use land
79-B:3	Conservation Restrictions
79-C:7	Discretionary Easements
75:11	Residences on commercial or industrially zoned land
72:B	Earth & excavations
79:D	Discretionary Preservation Easements
79:E	Community Revitalization Tax Relief Incentive
79-F	Land under qualifying farm structures
79-G	Land & buildings that qualify as historic buildings
79-H	Qualified chartered public schools
75:1-a	Low Income Housing Tax Credit properties
79:74	Renewable generation facility properties subject to voluntary payment in lieu of taxes

Please refer to the specific RSA for more detailed information. There are also other instances such as transitional use or when properties are not 100% complete where the assessment may be something other than market value or assessed at its highest & best use. These situations are normally noted on the specific assessment record card.

B. Zoning

Local zoning, if enacted, is a very important part of the valuation process as it defines what can or can not be done with land in defined areas of the municipality. It further sets the standards for the required lot size and road frontage needed for each zone.

Local zoning as provided by the municipality as in effect for the assessment date of April 1st, the year of this valuation process is described below.

Proposed changes, if known, will also be discussed and given any due consideration.

ARTICLE I PRAMBLE

A. Authority

This chapter is adopted pursuant to the authority granted by NH RSA 674:16, as amended, which provides for the local legislative body to adopt or amend a Zoning Ordinance under the Ordinance Enactment Procedure of NH RSA 675:2-5.

B. Purpose

The provisions of this Ordinance are intended to regulate the use of land for the purpose of protecting the public health, safety, convenience and welfare of the residents of Nottingham. This Ordinance is consistent with the goals of the Nottingham Master Plan 2004, as amended, specifically:

TO PRESERVE the rural character and natural resources of the Town.

TO INSURE that land use is consistent with the capability of the land to support such use with regard to ecological, aesthetic, and economic considerations.

TO ASSURE that basic needs of health, safety, education, housing and recreation will be met and maintained at satisfactory levels.

TO PROVIDE for orderly growth of the Town, consistent with the financial ability to provide increased services and facilities necessitated thereby.

TO ASSURE that land use does not have a deleterious effect on other property, either ecologically, aesthetically or economically.

TO SECURE safety from fire, panic, and other dangers by providing adequate areas between buildings and various rights-of-way.

ARTICLE II ZONING DISTRICTS AND DISTRICT REGULATIONS

A. Zoning Map

The Zoning Map of the Town of Nottingham shall show the location of the various zones set forth in this Article. The Zoning Map, as amended, is hereby incorporated as part of this Ordinance and is on file in the Nottingham Town Hall.

B. Zoning Districts

The Town of Nottingham shall be divided into the following districts:

RESIDENTIAL - AGRICULTURAL DISTRICT

TOWN CENTER DISTRICT

COMMERCIAL - INDUSTRIAL DISTRICT

The use of land, buildings, and structures shall conform to the provisions of the district in which it is located except as otherwise specifically provided in this Ordinance.

C. Residential - Agricultural District (amended March 10, 2020)

This zoning district shall encompass most of the Town of Nottingham as shown on the Zoning Map, as amended. It shall be a zone of low density residential and agricultural uses consistent with the Vision of the Master Plan to retain Nottingham's rural landscape.

1. Permitted Uses

- a) Single family residences and associated accessory dwelling units
- b) Duplex or two-family residences
- c) Multi-Family not to exceed six (6) units per building
- d) Seasonal dwellings
- e) Accessory use outbuildings
- f) Farming and related agricultural uses
- g) Home occupations
- h) Manufactured homes (excluding recreational vehicles) when placed on a permanent foundation

2. Requirements

- a) No lot shall be less than two (2) acres in area;
- b) Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.
- c) Each single parcel of land is required to contain a driveway (curb cut) within the required minimum frontage. The required driveway may be either a single or common/shared driveway serving no more than two residences;
 - (1) Shared driveways will be kept to the common boundary.
 - (2) Shared driveways will be put in each owner's deed of record.
- d) Each lot must contain a 200'x 200' square fit for building or a thirty thousand (30,000') square foot contiguous area lot envelope in which a house and septic system shall be placed to meet all existing setbacks ordinances, consisting of upland soils. However, a pre-existing non-conforming lot shall be exempt from these provisions, provided it was legal under the provisions in effect immediately prior to

the passage of this Ordinance or substantial amendments thereto, where approval can be granted without substantial detriment to the public interest and without substantially detracting from or nullifying the provisions and purpose of this Ordinance.

3. Setbacks

- a) Setbacks between property lines or the water's edge and primary use buildings, septic systems, or accessory buildings shall be as follows:

Setback Requirements	Pre-existing non-conforming lots*	All other lots
Between all property lines and any dwelling	20'	50'
Between lot frontage property line and accessory buildings	20'	50'
Between side and rear property lines and accessory buildings and septic systems	20'	20'

*Applicable only to pre-existing non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94)

- b) Sepecial exceptions to these setback provisions may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or non-habitable
- (1) whether the goal set forth in N.H. RSA 674:17 I. will be infringed by granting such special exception;
 - (2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
 - (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.
4. The Planning Board may require additional acreage for tracts of land which contain areas which are classified as unfit for building under definition article.
5. Dwelling Units on Single Tracts - When more than one (1) dwelling unit is to be constructed on a single tract or on abutting tracts of land under the same ownership, each shall be on a plot which satisfies all requirements of this Ordinance, Subdivision Regulations and Site Plan Review and shall require a formal subdivision process or site plan review.
6. Building Height - Maximum building height shall be 34 feet measured from grade.
7. Accessory Dwelling Units
- a) Purpose
- For the purpose of providing expanded housing opportunities and flexibility in household arrangements to accommodate family members or nonrelated people of a permitted, owner occupied, single family dwelling, while maintaining aesthetics and residential use compatible with homes in the neighborhood.
- b) Requirements/ Limitations
- (1) ADU's shall be secondary and accessory to a principal single-family dwelling unit.
 - (2) An ADU shall not be considered to be an additional dwelling unit for the purpose of determining minimum lot size.
 - (3) Only one ADU shall be allowed per principle single family dwelling unit and/or lot.
 - (4) An ADU is permitted on any residential property in which the owner of record of the property personally resides.

- (5) The gross living area of an ADU shall not exceed 750 square feet.
 - (6) If a property containing an approved ADU is conveyed and the new owner wishes to maintain the ADU, the new owner shall apply for a certificate of occupancy for the dwelling unit to ensure that one of the two dwelling units is owner occupied.
 - (7) The replacement or proposed septic system must be designed and certified by a licensed septic designer as adequate to support the accessory dwelling unit in accordance with New Hampshire RSA 485A:38.
 - (8) An ADU use shall be recorded by addendum to the property deed at the county Registry of Deeds indicating all of the terms of the approval granted.
 - (9) ADU's may not be a manufactured home.
 - (10) ADU's shall have an interior door provided between the principal dwelling unit and the ADU.
 - (11) No ADU or structure shall be converted to a condominium or any other form of ownership distinct from the ownership of the single-family dwelling.
 - (12) A building permit for an ADU must be approved and issued prior to the construction of such unit.
- c) Standard for Review
- (1) The property and proposed use must conform to the dimensional requirements of a single-family residential lot.
 - (2) The ADU must be developed in a manner which does not alter the character or appearance of the principal dwelling unit as a single-family residence.
 - (3) Adequate off-street parking shall be provided to serve the combined needs of the principle single family dwelling unit and the ADU.
 - (4) Adequate provisions must exist or be made for ingress, egress and turning of vehicles within the site.
 - (5) Any necessary additional entrances shall be located to the side or rear of the building whenever possible.
 - (6) Attached ADU shall be designed to allow for reincorporation into the principle dwelling unit.

D. Town Center District

This zone shall extend back five hundred (500') feet from the nearest edge of the right of way, on both sides of the following portions of Route 152 and Route 156: town center from Map 38, Lot 1, inclusive, and Map 37, Lot 2, inclusive, to Map 42, Lot 23B, inclusive, and Map 43, Lot 17, inclusive; also from Map 43, Lot 50, inclusive, and Map 43, Lot 23, inclusive, to Map 43, Lot 41A, inclusive, Map 43, and Lot 42. (Rte. 156 from, the junction of Rtes. 152 & 156 to the Congregational Church both sides). Commercial use in this area should have the characteristics of the "Center of Town" and blend well with the residential character of a rural New England Town.

1. Permitted Uses

- a) Residential - Single-family and multi-family not to exceed four (4) units
- b) Retail/wholesale establishment
- c) Service facility, including eating and lodging
- d) Theater/cultural center
- e) Houses of worship
- f) Professional office space
- g) Government buildings

- h) Mortuaries
 - i) Educational facilities
 - j) Other uses by special exception from the Board of Adjustment, utilizing the following special exception criteria:
 - (1) whether the goals set forth in N.H. RSA 674:17 I. will be infringed by granting such special exception;
 - (2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
 - (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.
2. Requirements
- a) Setbacks - 50' setbacks from all property lines. Existing buildings exempt from setback requirements (Article II, Section C. 2.).
 - b) Lot Sizes - as defined by Article II, Section C. 1.
 - c) Signs - Deleted (voted 03/14/2006).
 - d) Site Plan Review required.
 - e) Maximum lot coverage - 40%.
 - f) Maximum building height - 34 feet.
- Structure heights above 34 feet may be allowed by special exception from the Zoning Board of Adjustment utilizing the following special exception criteria:
- (1) whether the goals set forth in N.H. RSA 674:17 I. will be infringed by granting such special exception;
 - (2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
 - (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.
- g) Frontage - Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

E. Commercial/Industrial Zone (Route 4)

This zone extends back one thousand (1000') feet from the nearest edge of each side of Route 4 in Nottingham, but only includes lots with frontage on Route 4.

1. Permitted Uses

- a) Retail/wholesale establishment
- b) Service facility, including eating and lodging
- c) Theater/cultural center
- d) Houses of worship
- e) Professional office space
- f) Government buildings

C. Town Parcel Breakdown

Nottingham Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	179	\$ 12,485,200
RESIDENTIAL LAND ONLY WITH CURRENT USE:	210	\$ 2,962,029
RESIDENTIAL LAND & BUILDING (not including current use):	1829	\$ 654,562,900
Median: \$ 346,300		
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	179	\$ 64,645,376
MANUFACTURED HOUSING ON OWN LAND:	64	\$ 13,776,115
MANUFACTURED HOUSING ON LAND OF ANOTHER:	13	\$ 213,500
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	71	\$ 28,256,793
COMMERCIAL/INDUST. LAND ONLY (not including current use):	7	\$ 1,206,100
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	17	\$ 7,368,900
COMMERCIAL/INDUST. WITH CURRENT USE:	5	\$ 3,928,630
UTILITY:	3	\$ 17,319,900
TOTAL TAXABLE:	2577	\$ 806,725,443
TOTAL EXEMPT/NONTAXABLE:	74	\$ 27,545,700
TOTAL NUMBER OF PARCELS:	2651	
(TOTAL NUMBER OF CARDS):	2698	
PROPERTIES WITH VIEWS (included above):	25	
PROPERTIES WITH WATER FRONTAGE (included above):	666	
DRA CERTIFICATION YEAR:	2020	

D. Time Trending

This is the process by which sales data is equalized to account for time. The “market” is dynamic and ever changing. It is either stable, appreciating or depreciating over time. It is this effect of time that must be analyzed to enable the reliable use of sales 1 or 2 years prior to, or even after the assessment date.

The analysis of property which has sold twice in a relatively short period of time with no changes/improvements between the two sale dates is ideal for this calculation.

Additionally, a review of surrounding municipal trends via New Hampshire DRA’s annual ratio study reports for 3 consecutive years, as well as local Realtor information can be used to reconcile an opinion of the current market trend or lack thereof. It should also be noted that, in a depreciating market, a negative trend factor may be discovered and used, which would adjust sale prices for the passage of time.

The following is a summary of the analysis of the sales used broken down by year, a review of the Department of Revenues sales ratio studies for 2017, 2018, and 2019, and an analysis of four paired sales or properties that sold twice.

Sales Analysis Results

<u>Year</u>	<u>Median Ratio</u>
2018	0.8793
2019	0.8280

To determine the trend factor for 2019 using the sales analysis, we took the difference between the 2018 and 2019 ratios (0.0513), divided that number by the 2018 ratio of 87.93% which resulted in a positive trend factor of 5.83% or + 0.486% per month.

DRA Equalization Ratio Study

<u>Year</u>	<u>Median Ratio</u>
2018	88.7%
2019	83.0%

To determine the trend factor for 2019 using the DRA figures, we took the difference between the 2018 and 2019 ratios (0.057), divided that number by the 2018 ratio of 88.7% which resulted in a positive trend factor of 6.43% or +0.536% per month.

We also analyzed the 2020 qualified sales through 4/1/20; however as this analysis reflected only a portion of 2020, the ratio for the entire year does not exist.

Summary

While the developed trend factors were helpful to see the change in market, the sales in town gave a robust data set and enough data in the current equalization period existed that trending sales was not necessary in the preliminary analysis with the exception of vacant land sales used from 10/01/18 as more data was needed. We reconciled at a 5.83% annual trend for the vacant land sales to 10/01/19.

E. Neighborhood Classification

Market Value Influences

The most often repeated quote about real estate relates the three most important factors, “location, location, and location.” While humorous, it underlines a significant truth about the nature of property value: it is often factors outside of the property boundaries that establish value.

Most real estate consumers understand the importance of location. A house that is located steps from the ocean likely has more value than a similar one miles away from the waters edge. A retail building close to schools or commuting routes likely has more value than one located far away from these amenities. The stately home located in an area of other similar property likely has more value than a similar one located next to the municipal landfill.

At its very heart, the property tax is a tax on value. Revaluations use mass appraisal that must recognize all factors that influence the value of property, both in a negative and positive direction. Each of these factors may be different in different locations. For this reason, the mass appraisal is indexed to local conditions and uses locally obtained and adjusted information to determine values.

The nature of value influences can affect an entire municipality or region. Entire municipalities may be “close to skiing.” Whole counties may be “fantastic commuting locations.” Significant areas of our state are quiet country locations. For these reasons, a revaluation may not identify each and every separate factor that influences the value of property. Many of these common elements are assumed to exist for all similar properties in a municipality.

There are value influences that affect entire neighborhoods. These may be as obvious as a location on or near a body of water, ski area, or golf course. They also may be as subtle as a location near a certain park or school, or in a particularly desirable area of the municipality. Whether subtle or obvious, the mass appraisal must account for all of these value influences.

There are also value influences that affect individual properties. These can include such things as water frontage, water access, panoramic views, highway views, proximity to industrial or commercial uses, and heavy traffic counts. These property specific influences may be difficult to isolate, but are critical in the development of accurate values.

The mass appraisal must recognize all value influences: regional; local; neighborhood; and, property. By understanding these factors, accurate market value estimates can be made. Ignoring any of these factors could lead to inaccurate values, and establish a disproportionate system of taxation. Fairness requires that all factors be considered in valuation.

In every community, certain sections, developments and/or locations affect value both positively and negatively in the market. This affect is gaged by the development of neighborhoods. Each neighborhood reflects a 10% value difference positive or negative from the average or most common neighborhood in the community. The most common neighborhood of the community is classified as “E” and each alphabet letter before and after “E” reflects a 10% change in the base or average value. This is market driven, but can generally be equated to the desirability of the road, topography, vegetation and housing quality and maintenance. Attempting to measure this location difference in increments of less than 10% is unrealistic. Once all the neighborhoods are defined, vacant land sales and improved sales are used to test their existence. Views may not only affect individual properties, they may also impact the entire neighborhood desirability.

As a rule, neighborhoods are first defined by the assessing supervisor based on his/her knowledge and experience considering the above stated factors and then tested and modified by local sales data, as follows:

First, all the roads in town are driven and the neighborhoods are graded in relation to each other based upon topography, building quality and maintenance, utilities, overall land design and appeal. Using sales data to test our decisions, we also check with local Realtors to confirm our grading of the most desirable and least desirable neighborhoods. Then, we review all the vacant land sales to find the ones that reflect, (as closely as possible) the zoned minimum lot size. In other words, if the zoning in town requires 1-acre and 200 feet of road frontage, we are looking for sales of similar size lots to develop the base undeveloped site value for that zone.

After identifying the base site values for each zone, we then develop a value for excess road frontage and excess acreage above the zone minimum. For example, a 10 acre lot in a 1 acre zone has 9 acres of excess land. The influence that excess road frontage has on value is considered based on market data. Historically, that influence is only measurable when both road frontage and excess land exist to meet zoning for possible further subdivision.

Neighborhoods are classified by alphabetical letters, as follows:

<u>NC</u>			
A	-40%	F	+10%
B	-30%	G	+20%
C	-20%	H	+30%
D	-10%	I	+40%
		J	+50%
		K	+60%
		L	+70%
		M	+80%

E = Average or most common.

Q, R, S, T neighborhood designations are reserved for special/unique situations and may or may not follow the 10% steps. *See Section 9, Valuation Cost Tables & Adjustments.* The “X” designation however, is reserved for rear land, excess acreage designation. When “X” is found on land line 1, it means that the particular lot has no road frontage or known access and is in practical terms landlocked.

Neighborhoods generally designate differences in location across the town based on type of road (dirt, paved, wide, narrow, etc.), condition of land (flat, rolling, steep, wet, etc.) and quality of buildings (high quality, low quality, all similar or mixture, etc.), as well as features like side walks, underground utilities and landscaping of the entire area.

Generally, the value difference from neighborhood to neighborhood is 10% of the average. Each neighborhood is labeled alphabetically with “E” being the average and letters below “E” (D, C, B, A) being less than average and letters after “E” (F - T) being above average.

An “A” neighborhood generally denotes an approved subdivision road not yet developed or maybe just timber cleared. It is typically paper streets.

A “B” neighborhood generally denotes a road cut and stumped and very rough, but passable by 4x4 vehicles.

A “C” neighborhood generally denotes a graded road, either narrow or of poor quality, but passable by most vehicles.

A “D” neighborhood generally denotes below average neighborhood, may or may not be town maintained with poorer quality land and/or lower quality homes and/or a mixture of quality and style homes. Oftentimes, they are more narrow than your average Class V road.

An “E” neighborhood generally denotes the average neighborhood in town, typically a Class V town maintained roads with most utilities above ground and sites that generally consist of average landscaping.

An “F” neighborhood generally denotes neighborhoods above average with similar quality buildings, roads and typically, utilities are underground and sites are more consistently landscaped. Above average neighborhoods are generally more desirable and the factors noted increase marketability. Always remember...location, location, location!

F. Basic Mass Appraisal Process

While the supervisor is analyzing and developing neighborhoods and local values, building data collectors, approved by New Hampshire Department of Revenue Administration (NH DRA) are going parcel by parcel, door to door measuring all buildings and attempting to complete an interior inspection of each principal building to collect the needed physical data, age and condition of the building.

With the land values developed, we now review improved sales, sales that have been developed and improved with buildings or other features, such as well and septic. By deducting the base land value previously established, adjusted by the neighborhood and topography, as well as any other features, such as sheds and barns, a building residual value is estimated. After adjusting for grade and condition, we divide by the effective area of each building to arrive at an indicated square foot cost. This may then be compared to a cost manual, like Marshall & Swift and/or local contractor information to determine if this established square foot cost is reasonable.

*The effective area of a building is computed by considering all areas of all floors and additions of the building and then adjusting each area by its relative cost. If living space is estimated to be \$98.00/SF, the basement area of the house is not worth \$98.00/SF, but rather some predictable fraction. As such, each section of the building has an **actual area** and an **effective area** which is the actual area times a cost adjustment factor. Each assessment property record card shows the actual area, cost factor and effective area of each section/floor of the building. The cost factor adjustments are consistent through the town.*

This is where, using all the previous cost data developed, we begin to extract the value of views and waterfront in the community. Both vary greatly due to personal likes and dislikes of the market, but both have general features that the market clearly values. For waterfront, private access to the water is the most valuable, but even that may be adjusted for size, topography, usefulness of the waterfront, as well as depth in some areas.

The challenge here is to develop a base value for the average or most common waterfront site and then grade each site in relation to the average based on available sales data. If lacking specific sales data, the search may be expanded to include other bodies of water in other towns. Views are a bit more difficult, as they vary widely as does the value that the market places on them. However, the process is much the same. Using sales, we extract a range of value the market places on different views by first accounting for the basic land value and improvements. What value remains is attributed to the view. Views are classified by type, subject matter, close-up versus distant and width of the view. The adjustments for the influence of view are then systematically applied to all other properties in town with views. Also, a view picture catalog is prepared to show the various views.

Once the cost tables are developed, they are used to calculate all values across the municipality. Then the job supervisor and assistant do a parcel by parcel field review to compare what is on each assessment card to what they see in the field and make adjustments to ensure quality and consistency.

G. Assumptions, Theories & Limiting Factors

Assumptions

1. It is assumed that all land can be developed unless obvious wetlands or town documentation stating otherwise. As such, lots smaller than the zone minimum will be considered developable, assuming they are grandfathered.
2. Current use classification is provided by the town and assumed accurate.
3. The use of the property is assumed its highest and best use, unless stated differently on the property record card. Highest and best use analysis was not done for each property.
4. When interior inspections can not be timely made or are refused, the interior data will be estimated based on similar homes, as accurately as possible, assuming good quality finish. If measurements are refused, the building measurement and interior will be estimated from the road.
5. The land acreage and shape are taken from the Town's maps and assumed accurate and name and address data is provided by the town and assumed accurate.

Theories

Local sales data must be the foundation for a good town wide revaluation and guide the Appraiser Supervisor in their conclusions and adjustments to value. However, lacking sales data does not mean a specific feature or property should go unnoticed or not considered and the supervisor must use common sense and their knowledge gained from education and years of experience when making adjustments, both derived directly from the market and those not, but developed over time and with interaction with buyers and sellers and real estate agents.

Cost, while not always directly related to the market, is a very good indicator of market value based on the understanding of the "principle of substitution". This principle states that a person will pay no more and a buyer will accept no less for a property than the cost of a suitable substitution. A suitable substitution can be defined as the cost to build new considering age depreciation and the cost of time. However, actual costs can exceed market value when personal likes come into play or the property is over built for the area. Nothing in assessing, particularly the assessment is straight line or a fact beyond doubt. Assessments are an opinion of the most probable value a property is worth at a stated point in time given normal market exposure, it is not a fact!

Limiting Factors

The scope of services outlined in the contract spells out the services rendered, which in itself identifies limiting factors. In mass appraisal work, limiting factors or conditions generally include the number of sales available and the accuracy of the data used. Data accuracy is limited by the fact that interior inspections are not available to all properties and, in some cases when data is supplied by third parties.

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

The point system for mass appraising is an industry standard developed many years ago and represents the best cost valuation system modified by the local market available and used (in some form or another) by most, if not all, Computer Assisted Mass Appraisal (CAMA) appraisal systems available on the market.

Avitar's CAMA system uses the point system. However, ever since 1986 we have made many very important refinements to increase accuracy, equity, reliability and consistency. We have also provided a menu driven system for ease of use.

Very simply, the system works by dividing up the building into components which consistently represent a certain predictable percent of the total value. These construction components are then assigned point values which represent its contribution to the total value and accounts for the cost and market appeal of the item.

POINTS

Points are based on the associated cost to the total building in relation to other options for similar features. The exterior wall factors also include the structural frame. These point values are based on the percentage that the actual cost historically represents to the total cost and provides a consistent, predictable and equitable approach to mass appraisal building values.

Each building is first measured and sketched showing the actual footprint of the building and various story heights. Then the following attributes are listed:

Roof Style & Cover	Example – Gable or Hip/Asphalt
Exterior Wall	Example – Clapboard/Vinyl (Up to Two Different Exteriors can be listed, using the two most predominant)
Interior Wall	Example – Plaster/Wood (Up to Two Different Interiors can be listed, using the two most predominant)
Floor Cover	Example – Pine/Softwood & Carpet (Up to Two Different Floor Covers can be listed, using the two most predominant)
# of Bedrooms	
# of Bathrooms	
# of Bath Fixtures	
Extra Kitchen	
Central Air	
Generator	
Fireplaces	If no point value associated in the cost tables, then fireplaces are still valued in the extra features.
Heat	Example – Oil/FA Ducted (This is an oil fired furnace with forced air ducted system)
Quality	Example – A4 Exc (Here A=average, A1 is one grade better and A4 is 4 graders better)

Com. Wall	Example – Commercial Wall Frame Construction Use for commercial buildings to account for various structures.
Size Adjustment	Size adjustment is the factor that accounts for the economy of scale theory which means the more of anything you purchase at one time, the lower the unit cost. As such, a larger home will have a factor less than 1.00, while a smaller home will have a factor greater than 1.00 to account for per square foot cost variation.
Base Rate	This is the gross base square foot cost that this building, as well as all other similar buildings will start at.
Bldg. Rate	Building Rate – After consideration of all building materials and quality of construction, a building rate is developed which can be greater and lower and 1.00 based on material, quality and includes the size adjustment.
Com. Wall Factor	In the case of a commercial property, an added factor may be needed to account for various commercial structural frames.
Adjusted Base Rate	<p>Base rate times building rate times commercial wall factor equal the unique adjusted base for this structure. Therefore, two identical homes with slightly different square feet will have slightly different adjusted base rates as the economy of scale will come into play. Also, two identical size and style homes with various exterior wall materials may also vary in adjusted base rates slightly to account for the various market appeal/desirability and value of each material.</p> <p>The Adjusted Base Rate is then multiplied by the total effective area of the house to develop a replacement cost new for that structure.</p>
Bedroom & Bathroom Data	<p>While the number of bedrooms is a valuable commodity for most homes, the accompanying number of bathrooms or fixtures plays a pivotal role. A house with 5 bedrooms and only 1 bathroom is functionally obsolete as the plumbing cannot equally handle the bedrooms, as such a similar house with 5 bedrooms and 2 bathrooms would command a higher market value, all other things equal. As such, a weighting system was developed by Avitar to weight the number of bedrooms to bathrooms to develop an adjusting factor to account for this obsolescence when it existed. Therefore, it is not solely the bedroom or bathroom count that effects value, but the combination of both.</p>

Sample Calculation

Note: The examples provided may not necessarily use the point table developed for your town. The actual point table for your town can be found in Section 9.

Example Listing Data

EXTERIOR WALLS

Prefab Wood Panels = 32 points

Brick on Veneer = 37 points

When two types exist, the average rounded integer is used = 35

ROOF STRUCTURE & COVER

Gable or Hip = 3 points

Asphalt or Comp. = 3 points

Point values are added together = 6

INTERIOR WALLS

Drywall = 27 points

Plaster = 27 points

When two interior types exist, the average rounded integer is used = 27

HEATING FUEL & TYPE

Oil Fuel = 1 point

Hot Water = 6 points

Heating points are calculated by multiplying fuel by type 1 x 6 = 6

FLOOR COVER

Carpet = 10 points

Hard Tile = 12 points

When two types exist, the average rounded integer is used = 11

TOTAL STRUCTURAL POINTS COMPUTED	=	85
---	----------	-----------

BED & BATH LIST DATA

Bedroom = 3

Bathrooms = 1.5

The bedroom to bathroom functional quality is measured by utilizing the matrix below. The points are found at the intersection of the appropriate column and row values.

#Bedrooms->	0 - 1	2	3	4	5+
#Baths					
00.0	0	1	2	3	4
0.5	10	9	8	7	6
1.0	14	13	10	9	7
1.5	15	14	12	10	7
2.0	15	15	13	10	8
2.5	15	15	15	12	11
3.0	16	16	15	14	12
3.5	16	15	15	15	14
4.0	16	16	16	15	14
UP	17	16	16	16	15

This table represents the value of the plumbing in the building and its ability to effectively service the residence based on the number of bedrooms. 4 bedrooms & 4 baths is better than 4 bedrooms & 2 baths.

Indicated bedroom/bathroom ratio point value = 12 (Add to previously computed structural points of 85)

TOTAL STRUCTURAL POINTS INDEX = 97

QUALITY ADJUSTMENT FACTORS

Quality adjustment factors and descriptions are listed below. Usage of these factors enables the appraiser to make adjustments up or down for each building to account for differences of construction quality and the overall marketability of the building.

The quality factor from the table below, times the total structural point index = QUALITY ADJUSTMENT FACTOR, which is expressed as a percentage value.

97 x 1.10 = **1.067 QUALITY ADJUSTMENT FACTOR**

<u>DESCRIPTION</u>	<u>% ADJUSTMENT</u>	
Minimum	70%	
Below Average	80%	
Average	100%	IT IS IMPORTANT TO NOTE that the quality index is a percent value and the decimal point is necessary in calculations. <u>Quality index for your community can be found in Section 9.</u>
Average + 10	110%	
Average + 20	120%	
Average + 30	130%	
Excellent	140%	
Excellent + 10	150%	
Excellent + 20	160%	
Excellent + 40	180%	
Excellent + 60	200%	

EFFECTIVE AREA CALCULATIONS

The calculation of effective area is applied in order to adjust for the differences in square foot construction costs in the various subareas of the building as compared to the principal living area. The SUB-AREA ID table shows the effective area which is the actual area adjusted by the cost factors for each subarea. Cost factors for all subareas for this community can be found in the Final Valuation Cost Tables of this manual. (*Section 9C.*)

EXAMPLE: BUILDING AREA CALCULATIONS

SUB AREA IDS		ACTUAL AREAS	COST FACTOR ADJUSTMENT	EFFECTIVE AREA
FFF	(First Floor Finished)	= 864	1.00	864
UFF	(Upper Floor Finished)	= 864	1.00	864
GAR	(Attached Garage)	= 600	.45	270
EPF	(Enclosed Porch Finished)	= 192	.70	134
DEK	(Deck or Entrance)	= 192	.10	19
BMU	(Basement Unfinished)	= 864	.15	130
TOTAL AREAS GROSS		= 3,576	EFFECTIVE =	2,281

The cost factor adjusts the square foot cost of construction for living area to other areas of the structure.

EXAMPLE:

If the base rate is \$85 for a residential house, the cost of a deck is not \$85/square foot, it is more accurately expressed as only 10% or \$8.50/square foot. As such, this 192 square foot deck can be valued as follows: 192 square feet x 10% = 19.2 sf x \$85 base rate = \$1,632 or \$85 x 10% = \$8.50 x 192 square feet = \$1,632.

SIZE ADJUSTMENT FACTORS

In order to accurately reflect “economies of scale”, it is necessary to adjust the base rate up or down to reflect deviations from the median building size of the community for which it was originally computed. If the median size of all buildings in the town is 2,000 square feet, then the size adjustment table should be similar and all structures larger or smaller would be adjusted downward or upward (respectively) to account for the economy of scale. Size adjustment tables must be developed for each use: residential, commercial and industrial and will be found in Section 9. Final Valuation Tables of this manual for this particular community.

The size adjustment (SA) for this property is .9776

STORY HEIGHT ADJUSTMENTS

Further refinement of the base rate is required to acknowledge the impact of multi-story construction on the total construction costs. This is accomplished through the use of the story height adjustment factor. It is cost adjusted to account for the fact that up until 3 stories or more, it is generally less expensive during original construction to add square feet via story height than expanding the footprint which involves site work and foundation work. Sample Story Height Factors (SHF), for this example are:

STORY HEIGHT	SAMPLE STORY HEIGHT FACTOR
1.00	1.00
1.50	.98
1.75	.96
2.00	.94
2.50	.93
3.00	.92
3.00+	.90

The overall base rate to use for this example is \$85.00. This rate is established through the analysis of all residential sales in the community with adjustments made by use of all the factors previously discussed. An example of which follows: (Base rates for your community can be found in Section 9. Final Valuation Tables).

Adjusted Base Rate Calculation

$$\text{Base Rate} \times \text{Story Height Factor} \times \text{Quality Factor Index} \times \text{Size Adjustment Factor} = \\ \$85 \times .94 \times 1.067 \times .9776 = \$83.34$$

FINAL BUILDING VALUE COMPUTATIONS

$$\text{Effective Area} \times \text{Adjusted Base Rate} = \text{Replacement Cost New (RCN)} \\ 2,281 \times \$83.34 = \$190,098$$

$$\text{REPLACEMENT COST NEW ROUNDED TO NEAREST \$100} = \$190,100$$

DEPRECIATION TYPES & USE

NORMAL AGE DEPRECIATION is based on the age of the structure and the condition relative to that age. New homes, while new, are average for their age, while older homes may be in better condition relative to their age.

EXAMPLE - 200 Year Old House

<u>Condition</u>	<u>Normal Age Depreciation is</u>
Very Poor	71%
Poor	57% (See chart on prior page)
Fair	42%
Average	35%
Good	28%
Excellent	14%

EXAMPLE - For the 200 year old home in good condition

Building Value	=	129,900
Depreciation	=	x 28%
Depreciation Value	=	- 36,372

Depreciated Bldg. Value = 93,528

- OR -

Building Value	=	129,900
% Condition Good	=	x 72%

Depreciated Bldg. Value = 93,528

All final values are rounded to the nearest \$100 for land and buildings alike.

Therefore, the indicated building value = \$93,500

PHYSICAL: Refers to the general condition of the building, or how well it has aged or been maintained in comparison to new buildings. Here is where the assessor can allow for an adjustment for items that are not consistent with the overall condition of the majority of the home.

FUNCTIONAL: Refers to the functional design of the building based on the current use, design, layout and new technology available, over and above the normal age depreciation.

ECONOMIC: Refers to depreciation caused by things which are exterior to the building and usually not controllable by the owner. Excessive traffic, active railroad tracks, airport nearby, are just a few examples.

TEMPORARY: Refers to depreciation given for a special reason which shall only exist for a short period of time. This is generally used for new construction to account for varying stages during the construction, as of April 1st in the assessing year.

LAND VALUE COMPUTATIONS

Land can be valued using a per square foot method, per acre method, per front foot method, or a combination of all three methods. Generally, we use acres as our unit of measure for the lot, dollar per acre pricing for the rear acreage and dollar per front foot to take into account additional lot value by way of potential subdivision. Water frontage and/or view contributory value is listed separately. Land charts are created for ease of use.

SAMPLE LAND CHART

# Acres	Value
2.00	31,000
1.45	27,500
1.00	23,000
0.79	16,000
0.45	13,000
0.21	9,000
0.01	1,500

Excess acreage at \$1,500 per acre

Base View Value = \$50,000

Base Waterfront = \$100,000

A table, as shown above, exists for each zone in town that shows the base values for separate indicated lot sizes in town.

This value would then be further adjusted by the neighborhood factor, as indicated by the neighborhood code (NC) table. The NC was established during the revaluation/update process when each road, on every map that existed at that time, had a NC assigned to it based on road, land quality, topography and market desirability.

For this example, we will assume a .45 acre lot with a NC of “G” (which has a value of 1.20, meaning this neighborhood is 20% more desirable or valuable than the average).

$$\$13,000 \times 1.20 = \$15,600$$

The land may further be adjusted by the assessor for unique situations for the quality and development of the site, driveway and topography with individual condition adjustments noted on the card and multiplying straight across. In addition, the assessor can include an overall additional condition for abnormal conditions such as shape, in addition to the site, driveway and topography by placing a factor from 1 to 999 in the condition field on the appraisal card. The appraiser can then positively or negatively adjust the land value.

$$\begin{aligned} & \$15,600 \times 1.10 \text{ Site} \times 1.00 \text{ Driveway} \times 1.00 \text{ Topography} \times \\ & .90 \text{ Condition (Wet)} = \$15,444 \text{ or } \$15,400 \text{ (rounded)} \end{aligned}$$

If there were any excess land over the zone minimum, this land would be priced at the excess acreage price. There would be no NC adjustment, for the NC indicates the street frontage and excess land is the same throughout the town. It would be depreciated for size from the excess acreage chart created for this town, which simply decreases the per acre rate based on quantity. This excess land may be further adjusted based on the assessor's knowledge of the area for topography, ledge, wetlands, etc.

Excess road frontage, in amounts equal to the zone minimum, would be valued only if there is enough excess land to support subdivisions based on the zoning requirements. Excess frontage would not normally be assessed unless subdivision potential exists, however it could be if the market sales data showed a value exists even if subdivision potential did not.

The frontage would be valued by multiplying only the excess frontage above the minimum requirement, in increments of the zone minimum by the front foot rate and then adjusted by the NC and further for usability, topography, wetland, etc.

Example:

Zone = Two Acres, 100 Front Feet

1. Parcel with three acres and 400 front feet would not have any excess frontage assessed because only one excess acre exists and the zone requires two. So, this parcel has no subdivision potential.
2. Parcel with four acres and 400 front feet would be assessed for 100 excess front feet because there are two excess acres to support the zoning requirement, and therefore, a potential for subdivision exist.

If the sales data were to show a value for excess road frontage, even if no subdivision potential existed, it could be valued based on every front foot beyond the zone minimum.

Finally, you would add the building value to the extra features value to the land value to get the total assessment.

SECTION 5

UNDERSTANDING YOUR PROPERTY RECORD CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

Map: 000004

Lot: 000013

Sub: 000000 (1)

Card: 1 of 1 (2)

123 MAIN STREET

ANYTOWN

Printed: (3) 04/1/2020


OWNER INFORMATION

DOE, JOHN
(4)
DOE, JANE
123 MAIN STREET
ANYTOWN, NH 03123

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
(5)					

PICTURE



LISTING HISTORY (6)

05/16/16	DMVX	TAN; BTHS=5FIX, 3FIX, 2FIX=10 FIX; DNVI - DIFFICULT TO DETERMINE STY
01/27/16	INSP	HEIGHTS FROM OUTSIDE; EXCELLENT VIEW; VERY LONG DRIVEY;
02/22/12	DMVM	VERIFIED INFO @ DOOR; CD=PARTIAL ASPHALT; 5/16 H/O SON REFUSED
01/30/12	INSP	INT & EXT;
06/28/05	DIWL	
11/20/02	JDRL	

NOTES (7)

EXTRA FEATURES VALUATION (9)

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-CUST	1		100	8,500.00	100	8,500	
POOL-INGRND-GUNITE	800	40 x 20	80	33.00	100	21,120	
SHED-WOOD	96	8 x 12	227	10.00	100	2,179	UNDER DECK
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	COOP EST
SHED-WOOD	60	6 x 10	327	10.00	40	785	COOP EST
						33,800	

ANYTOWN ASSESSING OFFICE

Year	Building	Features	Land
2017	\$ 419,800	\$ 31,100	\$ 296,800
		Parcel Total:	\$ 747,700
2018	\$ 612,300	\$ 33,800	\$ 263,200
		Parcel Total:	\$ 909,300
2019	\$ 612,300	\$ 33,800	\$ 263,200
		Parcel Total:	\$ 909,300

LAND VALUATION (11)

Zone: RESIDENTIAL 1 & 2

Minimum Acreage: 2.00

Minimum Frontage: 200

Site: GOOD Driveway: DIRT/GRAVEL Road: PAVED

Land Type

Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2,000 ac	148,000	F	110	105	100	95	85 -- MODERATE	90	124,200	0	N	124,200 ACC
1F RES	25,609 ac	x 3,500	X	94			95 -- MILD	70	56,000	0	N	56,000 TOPO	
VIEW		MOUNTAINS AND WATER, WIDE, TOP 75, EXTREME											
										80		83,000	WTR SEAS/OBST
												263,200	263,200

*See 1.D.

27,609 ac

LAST REVALUATION: 2018

Page 101

As you can see, the appraisal card is broken into sections.

- 1) **MAP/LOT/SUB** - Numbers represent the parcel identification numbers (PID) used by the town. The map number represents the ID of the map sheet on which the parcel is displayed. The lot number and sub lot are the unique ID for the parcel on that map sheet.
- 2) **CARD # OF #** - Typically 1 of 1 means the parcel has only one assessment record card for its entire assessment information. In a multi-card situation, where more than one assessment record card is needed to show the assessment information of a parcel with several primary buildings, the first number is the sequential card number and the second number is the total number of cards for that parcel.
- 3) **PRINTED** - The date the card was printed, reflecting the assessment information and value on file at that time.
- 4) **OWNER INFORMATION** - Located in upper left hand corner just below map-lot-sublot numbers and contains the owner name and address information of record at the time of print.
- 5) **SALE HISTORY** - This section is located to the right of owner information box and displays the five most current sales recorded as known for this parcel showing book, page, date, type of sale (Qualified/Unqualified & Vacant/Improved) and seller's name.
- 6) **LISTING HISTORY** - This section usually contains the date that the property was visited, plus the two initials of the person who visited the property. The third character is the reason why they were there, and the fourth is the "action" taken. This may vary as it is user definable, but will always have a date followed by a four space code and then space for a brief note.
- 7) **NOTES** - An area for the appraiser to enter abbreviated notes about the property, as well as reasons for any adjustments made elsewhere on the assessment record card.
- 8) **PICTURE** - Intended to represent some aspect of this tract of land such as view, waterfront or site or outbuildings.
- 9) **EXTRA FEATURES VALUATION** - This area contains the valuation of fireplaces, pools, sheds, detached garages, etc., (a table listing all descriptions and rates can be found in *Section 9C.*), and displays a description (as well as dimensions when appropriate), the unit rate, condition and final value. The grand total is rounded to nearest \$100. Also, included is a brief notes section for each extra feature item listed.
- 10) **PARCEL TOTAL TAXABLE VALUE** - Is located about halfway down the right side of the card and displays prior years and current assessed value summarized as buildings, features and land and then the card total value. In the case of a multi-card parcel, in the current year column an additional value will be displayed for the total parcel value just below the card total value, whereas the prior year values will only show the total assessed value of the entire parcel.
- 11) **LAND VALUATION** - This area provides all the information necessary for land valuation.

Zone - Displays the land pricing table description, which is usually the same as the zones in town.

Minimum Acreage - The minimum lot size as defined by zoning requirements of the town. Occasionally, zones are defined that do not relate to the town zoning. Refer to the land pricing table for clearer definition of the land pricing table.

Minimum Frontage - Same as above, but represents the minimum required road frontage needed for development.

Site - A brief description of the site such as undeveloped, fair, average, good, very good or excellent, which are referring to the condition of the site development and landscaping.

Driveway - A brief description of the driveway such as none, gravel, paved, stone, etc.

Road - A brief description of the road such as paved or gravel.

Land Type - Refers to specific codes used to classify land use. These are all listed and defined in *Section 9C*.

Units - Size of land being assessed on each line.

AC = Acres

FF = Front Feet (Road Frontage) SF = Square Feet

WF = Waterfront Feet

If there are views, they will display here with subject, distance, depth and width as defined in *Section 9.C*.

Base Rate - Dollar value per unit, except on line one where it is the basic value of the building site, if one exists, for the lot size shown under units.

NC - Neighborhood Code. All towns have distinct neighborhoods, some more than others, which influence value based on features of the neighborhood and market desirability. Neighborhoods are represented alphabetically with “E” being average; A, B, C & D being levels below average; and F, G, H, I, etc. being levels above average value and desirability.

ADJ - The factor by which the neighborhood influences the value. In the case of excess acreage, it is a quantity or size adjustment factor

Site - Land line one only and displays the adjustment factor, if any, associated with the description.

Road - A brief description of the road such as paved or gravel.

Dway - Land line one only and displays the adjustment factor, if any, associated with the description.

Topography - Each land line can have a topography description and adjustment associated and displayed with it.

Cond - Condition - area to enter other land adjustments, such as: wet, shape, undeveloped, etc.

Ad Valorem - Market value.

SPI - Soil Potential Index is used to regulate the per acre rate of the current use land based on the range of value provided by the state. Current use condition for grade, location & site quality as defined in DRA Current Use Rules for forest categories. An entry of 100 means the maximum value and 0 means the minimum. The SPI is provided by the landowner for farm land.

R - This is used for the current use recreation discount. If the recreation discount is granted, a “Y” will appear in this column.

Tax Value - Is the taxable value of all land being appraised, including the land assessed under current use.

Notes - Brief information about each land line or the “COND” adjustment.

- 12) See Section 1.D. Listing the Property – Views.

- 1) **PICTURE** - A color or black and white digital picture, if one is attached, usually a picture of the sketched building.
- 2) **OWNER INFORMATION** - Repeats the owner information from the front for ease of use.
- 3) **TAXABLE DISTRICTS** - This area lists any town districts and the percentage of the property in each district.
- 4) **BUILDING DETAILS** - The title bar displays the story height, building style and year built.

Model – Story Height/Building Type

Roof - Style & Material Cover

Ext - Exterior Wall Cover

Int - Interior Wall Material

Floor - Floor Cover Material

Heat - Type & Fuel

Bedrooms - # of Bedrooms

Bath - # of Baths

Fixtures - Total # of Bath Fixtures

Extra Kitchens – In-law or Living Area Kitchen

Fireplaces

A/C - Central Air

Generators

Quality - Building Quality Description

Com Wall - Commercial Wall Structure

Size Adj - Size Adj Factor

Base Rate - Bldg Sq Ft Cost

Bldg Rate - Overall bldg factor, based on prior bldg description

Sq. Foot Cost - Final Adjusted Bld Sq Ft Cost

- 5) **PERMITS** - Area to keep track of issued building permits, manually or automatically from the Avitar Building Permit module, if town building inspector is using that module.
- 6) **BUILDING SKETCH** - It is the area in which the CAMA generated sketch can be found. Labeling of all sections is located within each area. The acronyms in the sketch, which consists of three letters, are shown to the right of the sketch in the Building Sub Area Details section in a more readable, but still in an abbreviated format.
- 7) **BUILDING SUB AREA DETAILS** - This shows the Sub Area ID and description, the actual area for each sub area, the cost factor associated with it as a percentage of the Building Square Foot Cost and the effective area, which is the actual area times the cost factor.

Example: A first floor finished (FFF) might be worth \$86/sq ft, but an attached deck would not be. By using the 10% cost factor, the square foot cost of the deck would be \$8.60. So, if you have a 100 square foot deck at \$8.60/sf, it would be valued at \$860. Put another way, 100 sf times cost adjustment factor of 10% = 10 sf. 10 sf x \$86 base rate = \$860. As you can see, using the adjustment this way is the same, but it enables the computation of the total effective area for use in the overall size adjustment computation and for comparing the effective area of comparable structures.

- 8) **BASE YEAR BUILDING VALUATION** - Is calculated by multiplying the total effective area by the Building Adjusted Base Rate, displayed just above and to the right of the sketch. This represents the undepreciated value of the structure, or rather the cost to replace the structure with a similar structure at the time the assessment was made,

based on the local market data. The base year is the year of the last valuation update and the year from which the age depreciation of the building is computed.

- Normal - Depreciation based on the age and condition of the building.
- Physical - Is added depreciation to account for the loss in value due to wear and tear and the forces of nature.
- Functional - Added depreciation is the loss in value due to the inability of the structure to perform adequately the function for which it is used, based on problems with design, layout and/or use of the buildings.
- Economic - Added depreciation based on factors influencing value that are external to the property and generally not controlled by the owner.
- Temporary - Generally used for a building in a transitional phase such as renovation, remodeling or new construction not completed as of April 1st. It is expected to change yearly as construction is completed.

This approach ensures consistent age depreciation, but also allows the supervisor to make individual added depreciation on final field review, as deemed needed for each property. See *Section 4 - Depreciation - Manual Calculation*

- Total Dpr - Total all depreciation.
- Assessment is the actual assessed value of the building and is calculated by multiplying the Building Market Cost New value by (100% - Total Depreciation %).

$$\begin{array}{rcl} \text{Building Market Cost New} & = & \$227,000 \\ \text{Total Depreciation} = 21\% & \times & .79 \text{ (100\% - 21\% = 79\% or .79)} \\ & & \$179,330 \end{array}$$

Rounded to \$179,300 = Building Assessment

GENERAL COMMONLY USED ABBREVIATIONS	
--	--

A/C	Air Conditioning	LOC	Location
AC	Acres	LUCT	Land Use Change Tax
ACC	Access	ME	Measured & Estimated
AMNTY	Amenity	MH	Manufactured Home
ATT	Attached	MHD	Manufactured Home-Double Wide
AVG	Average	MHS	Manufactured Home-Single Wide
BC	Blind Curve	MKB	Modern Kitchen/Bath
BCH	Beach	M/L	Measured & Listed
BKL	Backland	MPU	Most Probable Use
BR	Bedroom	NBD	Non-Buildable
BSMNT/BMT	Basement	NC	No Change
BTH	Bath	NICU	Not in Current Use
CB	Cinder/Concrete Block	NOH	No One Home
CE	Conservation Easement	NSFA	No Show for Appointment
CK/CHK	Check	NV	No Value
CLR	Clear	OKB	Outdated Kitchen/Bath
COF	Comm Office Area	P&B	Post & Beam
COND	Condition	PDS	Pull Down Stairs/Attic Stairs
CTD	Cost to Develop	PF	Pond Frontage
CTR	Close to Road	PLE	Power Line Easement
CU	Current Use	PR	Poor
CW	Common Wall	PRS	Pier Foundation
DB	Dirt Basement	PU	Pickup
DNPU	Did Not Pick UP	RBL	Road Bisects Lot
DNV	Did Not View	RD	Road
DNVI	Did Not View Interior	REF	Refused
DTW	Distance to Waterfront	RF	River Frontage
DV	Data Verification	ROW	Right of Way (R/W)
DW	Driveway	SHDW	Shared Driveway
ENT	Entrance	SUBD	Subdivision
ESMNT	Easement	TOPO	Topography
EST	Estimate	UC	Under Construction
EXC	Excellent	UNB	Unbuildable
EXT	Exterior	UND	Undeveloped
FF	Front Feet on Road	UNF	Unfinished
FIN	Finished	VBO	Verified by Owner
FLR	Floor	VGD	Very Good
FND	Foundation	VPR	Very Poor
FP	Flood Plain	VU	View
FPL	Fireplace	WA	Water Access
FR	Fair	WB	Wet Basement
FS	Field Stone	WF	Water Frontage
GAR	Garage	WH	Wall Height
GD	Good	WOB	Walkout Basement
HO	Homeowner	W&D	Windows & Door
INCL	Included	XFOB	Extra Features
INFO	Information	XSWF	Excess Water Frontage
INT	Interior	YB	Year Built
LB	Low Basement		
LDK	Loading Dock		
LLA	Lot Line Adjustment		
LTD	Limited		

SAMPLE - LIST LETTER

TOWN OF ANYTOWN
25 MAIN STREET
ANYTOWN, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

April 3, 2020

Dear Property Owner:

The Town of Anytown has contracted Avitar Associates of New England, Inc. to perform a data verification process. Annually, properties are chosen and the data is verified for accuracy. This process helps to maintain an accurate database and will help maintain fair and equitable assessments.

At this time, Avitar is scheduling appointments for interior inspections. The purpose of the interior inspection is to verify the data listed on your property record card for accuracy ie. number of bedrooms and baths and to determine the overall condition. Please call during the times specified below to set up an appointment (at a later date) to view the interior of your property. Also, please note this phone will only be answered during the specified dates and times.

Please call **603-123-4567 STARTING Tuesday, 4/7/20 thru Thursday, 4/9/20 between 8:00 am & 4:30 pm** to arrange an appointment in the near future for an interior inspection of your property. Please have this notice available when you call.

Please keep in mind that the inspection of your property is very important for an accurate and equitable assessment.

Thank you for your cooperation,
Avitar Associates of NE, Inc.
Contract Assessors for the Town

P.S. It is important to note the phone may be busy during the first day of calls, as such, please be patient when calling.

SAMPLE - NOTICE OF PRELIMINARY VALUES

Town of Croydon
PO Box 300
Croydon, NH 03345

*****FQY 'LQJ P 'U
*****3'OCIP 'UVTGGV
CP[VQY P, NH 03345

Map Lot Sub : 000044 000104 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES

Dear Property Owner:

The **Town of Anytown** has contracted with Avitar Associates to perform a town wide update of values. Sales prior to the April 1st assessment date are relied upon to establish new base land and building rates with the goal of bringing all assessments to 100% of fair market value. The new assessed values established for your property during the recent update are listed below.

To view your property record card online, go to www.avitarassociates.com and select **Online Data**.

Log in using the **Subscriber** option with **Username: anytown** and **Password: anytown**.

The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. Access to the website will be for the next 30 days from the date of this notice.

If you feel an error exists and would like to schedule a phone appointment to review your assessment or to contact us with specific questions, please go to www.avitarassociates.com/appointments for details. If you do not have access to the internet, and no one else is available to assist you, contact the Town Hall and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings this year. Rather, we will contact you at the phone number you provide for your scheduled appointment.

We know many of you are also concerned about the impact that this pandemic will have on property values. As assessments are as of April 1, we have been monitoring the market closely and have not seen any impacts up to that point. That does not mean it will not have an impact, only that perhaps due to the historically low interest rates and a shortage of housing stock we have not yet seen evidence to indicate a market change.

The value of solar energy systems are now being included in your assessment. If your Town has adopted a solar exemption and you have applied for it and been approved, the solar exemption will appear on your tax bill but not on your assessment.

Please note that you should not try to estimate your next tax bill by multiplying your new assessment and the old tax rate as it will produce an erroneous tax amount. If the total value of the Town increases, then the tax rate will drop proportionally, barring any significant changes in spending voted in at Town meeting. **The newly established values will not be implemented until the December bill.**

This pandemic has changed our normal appointment and review process. We appreciate your patience and thank you for your cooperation.

Land Value: \$ 42,400

Buildings/Features: \$ 169,100

Total Parcel Value: \$ 211,500

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

Town of Anytown
Office of the Selectmen
25 Main Street
Anytown, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 000001 000001 000001

June 25, 2020

Dear Property Owner:

The value listed below is your final value developed from the recent townwide update after review and changes from the informal hearing process in Anytown, **N.H.**

Changes may have occurred whether or not you scheduled an appointment for an informal hearing.

If you have any further questions or concerns, they should be addressed through the abatement process once you have received your final tax bill in the fall. As provided under RSA 76:16, you have the right to apply in writing to the selectmen or assessors for an abatement of taxes assessed by March 1 following the notice of tax. If after you have filed for abatement and are still aggrieved, you may apply in writing to either the Board of Tax and Land Appeals (RSA 76:16-a) or Superior Court (RSA 76:17), but not both. The appeal shall be filed on or before September 1 after the date of notice of tax and not afterwards.

Please note that you should not multiply your new assessment by the old tax rate, as it will produce an erroneous tax amount.

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

Land Value: \$ 73,300

Improvements: \$ 163,800

Total Parcel Value: \$ 237,100

DEFINITIONS

Abatement: An official reduction or elimination of one's taxes.

Abstraction Method: Method of land valuation in the absence of vacant land sales, whereby improvement values obtained from the cost model are subtracted from sales prices of improved parcels to yield residual land value estimates. Also called land residual technique.

Ad Valorem Tax: A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax.

Age/Life Method (Depreciation): A method of estimating accrued depreciation founded on the premise that, in the aggregate, a neat mathematical function can be used to infer accrued depreciation from the age of a property and its economic life. Another term is "straight-line depreciation" (see depreciation, accrued; and depreciation method, straight-line).

Allocation Method: A method used to value land, in the absence of vacant land sales, by using a typical ratio of land to improvement value. Also called land ratio method.

Amenity: A feature of an improvement that enhances its suitability for its basic use. A fireplace in a single-family residence is an amenity, as is covered parking at an apartment complex. By definition, amenities always increase value. Use of land owned in common like in a condominium complex, is an added value or amenity.

Anticipated Use Method: A method used to appraise underdeveloped land. Expected improvements to the land are specified, and total development costs are estimated and subtracted from the projected selling price to give an estimate of the value of the undeveloped land.

Appeal: A process in which a property owner contests an assessment either informally or formally.

Appraisal Date: The date as of which a property's value is estimated.

Appraisal Methods: The three methods of appraisal, that is, the cost approach, income approach, and sales comparison approach.

Appreciation: Increase in value of a property, in terms of money, from causes other than additions and betterments. For example, a farm may appreciate if a shopping center is built nearby, and property of any sort may appreciate as a result of inflation.

Arm's-Length Sale: A sale in the open market between two unrelated parties, each of whom is reasonably knowledgeable of market conditions and under no undue pressure to buy or sell.

Assemblage: The assembling of adjacent parcels of land into a single unit. Compare "plottage".

Assess: To value property officially for the purpose of taxation.

Assessed Value: (1) A value set on real estate by a government as a basis for levying taxes; (2) The monetary amount for a property as officially entered on the assessment roll for purposes of

computing the tax levy. Assessed values differ from the assessor's estimate of actual (market) value for three major reasons: fractional assessment ratios, partial exemptions, and decisions by assessing officials to override market value.

Assessment: The official act of discovering, listing, and estimating property value and other property assessments.

Assessment Card: A card used by an assessor with land and building information, including acreage, sketch or photograph of a building, a description of its location, a list of the principal factors affecting its reproduction cost and depreciation, and the calculations of cost and depreciation. **Also called a “property record card”.**

Assessment Equity: The degree to which assessments bear a consistent relationship to market value.

Assessment Progressivity or Regressivity: An estimated assessing bias such that high-value properties are appraised higher (or lower) than low-value properties in relation to market values. It is computed by the Price Related Differential; however, it is not statistically definitive, but merely an indication of a possible bias.

Assessment to Sale Price Ratio: The ratio of the assessed value to the sale price (or adjusted sale price) of a property; a simple indication of assessment accuracy.

Bias: A statistic is said to be biased if the expected value of that statistic is not equal to the population parameter being estimated. A process is said to be biased if it produces results that vary systematically with some factor that should be irrelevant.

Board of Tax and Land Appeals: Empowered by RSA 71-B, the Board of Tax and Land Appeals has responsibility for: (1) hearing appeals of individual tax assessments, exemptions or refunds, whether levied by the State or its municipalities; (2) hearing petitions for reassessment and determining the adequacy of reassessments ordered by the Board; and (3) determining any appeals of the equalization ratios established by the Commissioner of Revenue Administration.

Capitalization Rate: Any rate used to convert an estimate of future income to an estimate of market value; the ratio of net operating income to market value.

Coefficient of Dispersion (COD): The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio.

Computer Assisted Mass Appraisal (CAMA): A system of appraising property, usually only certain types of real property, that incorporates computer-supported statistical analyses such as multiple regression analysis and adaptive estimation procedure to assist the assessor in estimating market value of a large population of properties.

Confidence Interval: For a given confidence level, the range within which one can conclude that a measure of the population (such as the median or mean appraisal ratio) lies.

Contributory Value: The amount a component of a property contributes to the total market value. For improvements, contributory value must be distinguished from cost.

Deferred Maintenance: Repairs and similar improvements that normally would have been made to a property, but were not made to the property in question, thus increasing the amount of its depreciation.

Depreciation: Loss in value of an object, relative to its replacement cost new, reproduction cost new, or original cost, whatever the cause of the loss in value. Depreciation is sometimes subdivided into three types: physical deterioration (wear and tear), functional obsolescence (suboptimal design in light of current technologies or tastes), and economic obsolescence (poor location or radically diminished demand for the product).

Double Net Lease (NN): This type of lease requires only the tenant to pay property taxes and insurance premiums in addition to rent.

Effective Gross Income (EGI): The potential gross income, less vacancy and collection loss, plus miscellaneous income.

Escheat: The right to have property reverts to the state for nonpayment of taxes or when there are no legal heirs of someone who dies without leaving a will.

Encumbrance: Any limitation that affects property rights and value.

Equalization: The process by which an appropriate governmental body attempts to ensure that all property under its jurisdiction is assessed at the same assessment ratio or at the ratio or ratios required by law. Equalization may be undertaken at many different levels. Equalization among use classes (such as agricultural and industrial property) may be undertaken at the local level, as may equalization among properties in a school district and a transportation district; equalization among counties is usually undertaken by the state to ensure that its aid payments are distributed fairly.

Equalized Values: Assessed values after they have all been multiplied by common factors during equalization.

Estate: A right or interest in property.

Expense: A cost, or that portion of a cost, which under accepted accounting procedures, is chargeable against income of the current year.

External (Economic) Obsolescence: The loss of value (relative to the cost of replacing a property with property of equal utility) resulting from causes outside the property that suffers the loss. Usually locational in nature in the depreciation of real estate, it is more commonly marketwide in personal property, and is generally considered to be economically infeasible to cure.

Fee Simple Estate: The property rights that refer to absolute ownership unencumbered by any other interest or estate (a right or interest in property), subject only to the limitations imposed by governmental powers such as eminent domain, taxation, police power, and escheat.

Field Review: The practice of reviewing the reasonableness of assessments by viewing the properties in question by looking at their exteriors.

Functional Depreciation: Synonymous with the preferred term “obsolescence”.

Functional Obsolescence: Loss in value of a property resulting from changes in tastes, preferences, technical innovations, or market standards.

Gross Lease (GR): Is a monthly rent including an estimated utility cost.

IAAO: International Association of Assessing Officers.

Improvements: Buildings, other structures, and attachments or annexations to land that are intended to remain so attached or annexed, such as sidewalks, trees, drives, tunnels, drains, and sewers. Note: Sidewalks, curbing, sewers, and highways are sometimes referred to as “betterment”, but the term “improvements” is preferred.

Income: The payments to its owner that a property is able to produce in a given time span, usually a year, and usually net of certain expenses of the property.

Income Approach: One of the three approaches to value, based on the concept that current value is the present worth of future benefits to be derived through income production by an asset over the remainder of its economic life. The income approach uses capitalization to convert the anticipated benefits of the ownership of property into an estimate of present value.

Land-to-Building Ratio (Land-to-Improvement Ratio): The proportion of land area to gross building (improvement) area. For a given use, the most frequently occurring ratio will be that of a functioning economic unit.

Lease: A written contract by which the lessor (owner) transfers the rights to occupy and use real or personal property to another (lessee) for a specified time in return for a specified payment (rent).

Leased Fee Estate: An ownership interest held by a lessor with the rights of use and occupancy conveyed by lease to another.

Leasehold Estate: Interests in real property under the terms of a lease or contract for a specified period of time, in return for rent or other compensation; the interests in a property that are associated with the lessee (the tenant) as opposed to the lessor (the property owner). May have value when market rent exceeds contract rent.

Lessee: The person receiving a possessory interest in property by lease.

Lessor: The person granting a possessory interest in property by lease.

Level of Assessment; Assessment Ratio: The common or overall ratio of assessed values to market values. Three concepts are commonly of interest: what the assessment ratio is legally required to be; what the assessment ratio actually is, and what the assessment ratio seems to be, on the basis of a sample and the application of inferential statistics.

Life Estate: An interest in property that lasts only for a specified person's lifetime; thus the owner of a life estate is unable to leave the property to heirs.

Listing: Performing an interior inspection of a property/building.

Market Approach: Any valuation procedure that incorporates market-derived data, such as the stock and debt technique, gross rent multiplier method and allocation by ratio.

Mass Appraisal: The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.

Mass Appraisal Model: A mathematical expression of how supply and demand factors interact in a market.

Mean: A measure of central tendency. The result of adding all the values of a variable and dividing by the number of values. For example, the mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called arithmetic mean or average.

Median: A measure of central tendency. The value of the middle item in an uneven number of items arranged or arrayed according to size; the arithmetic average of the two central items in an even number of items similarly arranged; a positional average that is not affected by the size of extreme values.

Model Calibration: The development of adjustments, or coefficients based on market analysis that identifies specific factors with an actual effect on market value.

Modified Gross Lease (MG): This type of lease sits somewhere between a triple net lease and a gross lease and varies. Some expenses may be included and are defined on a lease by lease basis.

Neighborhood: (1) The environment of a subject property that has a direct and immediate effect on value; (2) A geographic area defined for some useful purpose, such as to ensure for later multiple regression modeling that the properties are homogeneous and share important locational characteristics.

Net Operating Income (NOI): (1) The income expected from a property, after deduction of allowable expenses; (2) Net annual income is the amount generated by a property after subtracting vacancy and collection loss, adding secondary income, and subtracting all expenses required to maintain the property for its intended use. The expenses include management fees, reserves for replacement, maintenance, property taxes, and insurance, but do not include debt service, reserves for building additions, or income tax.

Net Leasable Area (also referred to as rentable square footage): The area within a building or structure that is actually occupied by an individual tenant. Net leasable area does not include any of the common areas, such as lobbies and restrooms shared by other tenants.

Obsolescence: A decrease in the value of a property occasioned solely by shifts in demand from properties of this type to other types of property and/or to personal services. Some of the principal causes of obsolescence are: (1) changes in the esthetic arts; (2) changes in the industrial arts, such as new inventions and new processes; (3) legislative enactments; (4) change in consumer demand for products that results in inadequacy or overadequacy; (5) migration of markets that results in misplacement of the property. Contrast depreciation, physical; depreciation, economic.

Overall Rate (OAR): A capitalization rate that blends all requirements of discount, recapture, and effective tax rates for both land and improvements; used to convert annual net operating income into an indicated overall property value.

Partial Interest: An interest (in property) that is less complete than a fee simple interest. Also, known as a “fractional” interest.

Percent Good: An estimate of the value of a property, expressed as a percentage of its replacement cost, after depreciation of all kinds has been deducted.

Physical Depreciation: Depreciation arising solely from a lowered physical condition of the property or a shortened life span as the result of ordinary use, abuse, and action of the elements.

Plottage Value: (1) The increment of value ascribed to a plot because of its suitability in size, shape, and/or location with reference to other plots (preferred); (2) The excess of the value of a large parcel of land formed by assemblage over the sum of the values of the unassembled parcels. Compare “assemblage”.

Potential Gross Income (PGI): The sum of potential gross rent and miscellaneous income, that is, the income from rent and other sources that a property could generate with normal management, before allowing for vacancies, collection loss and normal operating expenses.

Price Related Differential (PRD): The mean divided by the weighted mean. The statistic has a slight bias upward and is not statistically definitive; however, price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity.

Principle of Substitution: The principle of substitution states that no buyer will pay more for a good than he or she would have to pay to acquire an acceptable substitute of equal utility in an equivalent amount of time.

Ratio Study: A study of the relationship between assessed values and market sales data.

Real Property: Consists of the interests, benefits, and rights inherent in the ownership of land plus anything permanently or semi-permanently attached to the land or legally defined as immovable; the bundle of rights with which ownership of real estate is endowed. To the extent that "real estate" commonly includes land and any permanent improvements, the two terms can be understood to have the same meaning. Also called “realty”.

Replacement Cost New Less Depreciation (RCNLD): In the cost approach, replacement cost new less physical incurable depreciation.

Residual Value of Land: A value ascribed to land alone by deducting from the total value of land and improvements, the value of the improvements.

Reversion: The right of possession commencing on the termination of a particular estate.

Right-of-Way: R/W or RW, an easement consisting of a right of passage through the servient estate. By extension, the strip of land traversed by a railroad or public utility, whether owned by the railroad or utility company or used under easement agreement.

Single Net Lease (N): This type of lease requires the tenant to pay only the property taxes in addition to rent.

Standard Deviation: The statistic calculated from a set of numbers by subtracting the mean from each value and squaring the remainders, adding together all the squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability tables. When the data are not normally distributed, the standard deviation is less meaningful, and one should proceed cautiously.

Statistics: (1) Numerical descriptions calculated from a sample, for example, the median, mean, or coefficient of dispersion. Statistics are used to estimate corresponding measures, termed parameters, for the population; (2) the science of studying numerical data systematically and of presenting the results usefully. Two main branches exist: descriptive statistics and inferential statistics.

Stratification: The division of a sample of observations into two or more subsets according to some criterion or set of criteria. Such a division may be made to analyze disparate property types, locations, or characteristics, for example.

Subdivision: A tract of land that has been divided into marketable building lots and such public and private ways as are required for access to those lots, and that is covered by a recorded plat.

Tax-Exempt Property: Property entirely excluded from taxation because of its type or use. The most common examples are religious, charitable, educational, or governmental properties. This definition omits property for which the application of a partial exemption reduces net taxable value to zero.

Tax Map: A map drawn to scale and delineated for lot lines or property lines or both, with dimensions or areas and identifying numbers, letters, or names for all delineated lots or parcels.

Tax Rate: The amount of tax stated in terms of a unit of the tax base. For property tax, it is expressed in dollar of tax per \$1,000 of value.

Time-Adjusted Sale Price: The price at which a property sold, adjusted for the effects of price changes reflected in the market between the date of sale and the date of analysis.

Total Economic Life: The period of time or units of production over which the operation of an asset is economically feasible, not necessarily the same as its physical life.

Trending: Adjusting the values of a variable for the effects of time. Usually used to refer to adjustments of assessments intended to reflect the effects of inflation and deflation and sometimes also, but not necessarily, the effects of changes in the demand for microlocational goods and services.

Triple Net Lease (NNN): This type of lease requires the tenant to pay ALL expenses in addition to rent.

Uniformity: The equality of the burden of taxation in the method of assessment.

Use Class: (1) A grouping of properties based on their use rather than, for example, their acreage or construction; (2) one of the following classes of property: single-family residential, multifamily residential, agricultural, commercial, industrial, vacant land and institutional/exempt; (3) Any subclass refinement of the above-for example, townhouse, detached single-family, condominium, house on farm, and so on.

Variance: A measure of dispersion equal to the standard deviation squared.

Zoning: The exercise of the police power to restrict landowners as to the use of their land and/or the type, size, and location of structures to be erected thereon.

SECTION 6

SALES DATA

- A. DATE RANGE OF SALES & EFFECTIVE
DATE OF NEW VALUE**
- B. QUALIFIED & UNQUALIFIED SALES
REPORT**

A. Date Range of Sales & Effective Date of New Value

Effective date of this revaluation is 4/1/2020.

Sales that occurred between 10/1/2019 and 6/1/2020 were used in the preliminary analysis. Vacant land sales were used from 10/1/2018 to ensure as many vacant land sales as possible. Double wide mobile home sales were used from 4/1/18 to ensure as many sales as possible.

Sales that occurred between 10/1/2019 and 8/19/2020 were used in the final analysis. Sales after 6/1/2020 may not have been visited for verification.

A total of 60 qualified sales were used in the preliminary analysis/testing & 81 qualified sales were used in the final analysis/testing.

B. Qualified & Unqualified Sales Report

The following sales listing for all sales that were verified as qualified “market sales” (via PA-34 reports filed by the buyer and seller at the time of the transaction, onsite visits, sales questionnaires or through research of MLS listing services) that were discovered and used in the analysis of costs for the revaluation. There are two listings. The first is a list of all Market Sales commonly called Qualified. The second is a listing of all the sales considered non-market or unqualified sales and not used in the cost analysis.

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

CI	Comm/Ind
EX-F	Exempt-Federal
EX-M	Exempt-Municipal
EX-P	Exempt-PILT
EX-S	Exempt-State
R1	1F Residential (1F = One Family)
R1A	1F Residential Water Access
R1W	1F Residential Waterfront
R2	2F Residential (2F = Two Family)
R2A	2F Residential Water Access
R2W	2F Residential Waterfront
R3	3F Residential (3F = Three Family)
R3A	3F Residential Water Access
R3W	3F Residential Waterfront
R4	4F Residential (4F = Four Family)
R4A	4F Residential Water Access
R4W	4F Residential Waterfront
UTL	Utility-Other
UTLE	Utility-Electric
UTLG	Utility-Gas
UTLW	Utility-Water

NC=Neighborhood Code

A	60%	40% Below the Average
B	70%	30% Below the Average
C	80%	20% Below the Average
D	90%	10% Below the Average
E	100%	Average for the Town
F	110%	10% Above the Average
G	120%	20% Above the Average
H	130%	30% Above the Average
I	140%	40% Above the Average
J	150%	50% Above the Average
K	160%	60% Above the Average
L	170%	70% Above the Average
M	180%	80% Above the Average
N	190%	90% Above the Average
P	200%	100% Above the Average
Q	225%	125% Above the Average
R	250%	150% Above the Average
S	275%	175% Above the Average
T	300%	200% Above the Average
X	Backland	Not Having Road Frontage

BR=Building Square Foot Rate – See Section 9C Final Cost Tables

SH=Story Height

A	1 Story Frame	E	2.5 Story Frame
B	1.5 Story Frame	F	2.75 Story Frame
C	1.75 Story Frame	G	3 Story Frame
D	2 Story Frame	H	3.5+ Story Frame
		I	Split Level

EF AREA = Effective Area. This is the actual area of each section of the building adjusted for cost. In other words, 800 square feet of first floor is more valuable than 800 square feet of basement, so the basement square footage is adjusted down for cost and the total effective area is the sum of all the sub areas adjusted for cost.

I = This column will be either “I” for improved, meaning a land and building sale or “V” for vacant, meaning a land only sale.

Q = This column is “Q” for qualified market sale or “U” for unqualified market sale.

Nottingham Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date				
0.850	000015	000008	000002	07	3.93	R1	E	RSA	D	\$ 513,000	\$ 435,900	I	Q	COLE, JEFFREY BUILDERS	\$ 0
								3,004			11/19/2019				
0.874	000060	000002	000000	01	2.00	R1W	D	RSA	B	\$ 975,000	\$ 851,800	I	Q	TARBELL, JOY E	\$ 612,000
								3,077			08/07/2020				
0.889	000014	000011	00001A	01	2.20	R1	E	RSA	A	\$ 404,000	\$ 359,100	I	Q	READEL, ANDREW	\$ 257,500
								2,544			08/03/2020				
0.915	000004	000016	000034	01	2.03	R1	G	RSA	C	\$ 405,000	\$ 370,400	I	Q	KLIMASZEWSKI, DAVID A	\$ 297,000
								2,107			04/28/2020				
0.919	000024	000063	000000	01	0.60	R1A	D	RSA	A	\$ 280,000	\$ 257,200	I	Q	MCQUAID, CHRISTOPHER M	\$ 198,500
								1,404			06/12/2020				
0.921	000016	000034	000000	01	0.51	R1	E	RSA	A	\$ 295,000	\$ 271,800	I	Q	RILEY, DAL R	\$ 189,300
								1,834			07/02/2020				
0.927	000040	000003	000000	01	1.30	R1	F	RSA	A	\$ 277,533	\$ 257,400	I	Q	VIGNEAULT, SCOTT L.	\$ 188,600
								1,541			02/04/2020				
0.928	000063	000038	000000	01	1.12	R1W	D	RSA	D	\$ 780,000	\$ 723,900	I	Q	PEYTON, BRADLEY D	\$ 581,100
								3,321			08/12/2020				
0.931	000055	000001	000002	01	5.10	R1	E	RSA	C	\$ 425,000	\$ 395,700	I	Q	WENDT, MARTIN J	\$ 304,300
								2,170			05/20/2020				
0.932	000016	000023	00000A	07	1.89	R1	E	MHS	A	\$ 197,000	\$ 183,700	I	Q	CURRIER, ANGELA	\$ 124,400
								1,126			01/21/2020				
0.934	000041	000008	000000	01	2.28	R1	E	RSA	E	\$ 364,000	\$ 340,000	I	Q	COLLINS, PATRICIA	\$ 293,900
								2,520			04/28/2020				
0.938	000011	000001	000002	01	5.20	R1	E	RSA	C	\$ 318,000	\$ 298,300	I	Q	MILLER, TODD A	\$ 204,800
								1,348			08/17/2020				
0.942	000070	000048	000000	01	0.43	R1W	D	RSA	C	\$ 673,000	\$ 633,800	I	Q	PROIA, TIMOTHY & MARIO	\$ 485,300
								2,748			10/08/2019				
0.942	000004	000018	000009	01	3.23	R1	G	RSA	E	\$ 390,000	\$ 367,300	I	Q	KLATT, ALEXANDER J	\$ 280,900
								2,239			06/01/2020				
0.943	000044	000002	000015	01	2.48	R1	E	MHD	A	\$ 233,000	\$ 219,700	I	Q	ROBINSON, GEORGE G	\$ 151,100
								1,567			11/05/2019				
0.943	000039	000028	000000	01	3.16	R1	F	RSA	D	\$ 440,000	\$ 414,900	I	Q	LLOYD, JEFFREY DALEY	\$ 277,400
								2,379			07/17/2020				
0.943	000069	000024	000007	01	6.86	R1	D	RSA	C	\$ 430,000	\$ 405,500	I	Q	RAMSAY, ERIK J	\$ 303,000
								2,661			12/05/2019				
0.950	000063	000047	000000	01	2.60	R1	E	RSA	E	\$ 320,000	\$ 304,000	I	Q	REHILL, PHYLLIS I. RE	\$ 308,000
								2,257			08/19/2020				
0.952	000004	000004	000006	01	2.00	R1	F	RSA	B	\$ 410,000	\$ 390,300	I	Q	HOBSON, ANDREW C	\$ 307,600
								2,334			11/01/2019				
0.956	000038	000018	000000	01	6.30	R1	E	MHD	A	\$ 319,000	\$ 304,900	I	Q	WRIGHT, LINDA JEAN BAT	\$ 207,100
								1,807			12/11/2019				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.963	000004	000004	000003	01	2.00	R1	G	RSA	E	\$ 391,000	\$ 376,400 04/22/2020	I	Q	STANDRING, JASON F.	\$ 282,800
0.965	000055	000003	000027	01	1.98	R1	G	RSA	E	\$ 360,400	\$ 347,800 11/12/2019	I	Q	MCGANN, RYAN J	\$ 275,900
0.969	000023	000010	000000	01	2.00	R1	F	RSA	A	\$ 365,000	\$ 353,700 06/18/2020	I	Q	YOUNG, MARY JANE	\$ 253,200
0.973	000016	000006	000001	01	2.69	R1	E	RSA	D	\$ 370,000	\$ 360,000 05/22/2020	I	Q	FOWLER JR DENNIS J	\$ 281,900
0.976	000004	000018	000011	01	7.09	R1	G	RSA	E	\$ 422,000	\$ 411,700 05/04/2020	I	Q	LYONS, ALFRED W	\$ 333,900
0.976	000037	000001	000001	01	13.20	R1	E	RSA	C	\$ 482,000	\$ 470,600 07/22/2020	I	Q	DOWLING, ROGER W	\$ 309,800
0.976	000016	000015	000000	01	5.10	R1	E	RSA	A	\$ 390,000	\$ 380,800 04/21/2020	I	Q	FERNALD, STEPHEN A	\$ 285,100
0.977	000002	000001	000D-4	07	0.03	R1	E	RCD	D	\$ 179,000	\$ 174,800 10/17/2019	I	Q	CINQUEGRANO, MICHELE	\$ 111,000
0.982	000071	000150	000000	01	5.10	R1A	F			\$ 120,000	\$ 117,800 10/30/2019	V	Q	SACHS REALTY TRUST	\$ 66,600
0.983	000042	000019	000009	01	1.57	R1	G	RSA	C	\$ 359,900	\$ 353,800 10/10/2019	I	Q	ROBBINS, KEITH A	\$ 273,000
0.983	000025	000007	000000	01	1.61	R1	F	RSA	A	\$ 323,000	\$ 317,600 05/20/2020	I	Q	CRANE, SCOTT M	\$ 193,300
0.985	000061	000018	000005	01	2.03	R1	F	RSA	D	\$ 350,000	\$ 344,800 07/06/2020	I	Q	VADALA, JR. JOHN E.	\$ 296,400
0.985	000008	000020	000000	01	2.00	R3	E	RMF	A	\$ 290,000	\$ 285,700 06/16/2020	I	Q	KECK, STEPHANIE	\$ 271,500
0.986	000068	000039	000000	01	0.26	R1W	D	RSA	D	\$ 475,000	\$ 468,500 11/01/2019	I	Q	HAGERMAN, MARK F	\$ 365,500
0.987	000010	000009	000032	01	1.43	R1	G	RSA	D	\$ 400,000	\$ 394,800 12/02/2019	I	Q	LANGDON CONSTRUCTION L	\$ 68,100
0.988	000042	000019	000035	01	1.99	R1	G	RSA	E	\$ 380,000	\$ 375,300 03/31/2020	I	Q	GODWIN, BRIAN F	\$ 285,900
0.994	000024	000102	000000	01	0.38	R1W	F	RSA	A	\$ 320,000	\$ 318,200 07/07/2020	I	Q	BURROWS, LOUIS G	\$ 246,300
0.998	000069	000007	000003	01	4.64	R1	E	RSA	A	\$ 325,000	\$ 324,200 10/01/2019	I	Q	JANSON, MATTHEW S.	\$ 232,800
0.998	000001	000173	000001	01	2.96	R1	E	MHS	A	\$ 249,000	\$ 248,400 02/14/2020	I	Q	MIRACLE MOUNTAIN LLC	\$ 198,300
0.998	000025	000014	000008	01	2.62	R1	E	RSA	E	\$ 339,000	\$ 338,300 11/04/2019	I	Q	FISH, ADAM C	\$ 309,400

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.999	000001	000141	000000	01	0.12	R1W	D	RSA	A	\$ 225,000	\$ 224,800	I	Q	BORNHEIMER, LARRY	\$ 143,600
								822			10/01/2019				
1.002	000063	000023	000000	01	0.39	R1W	D	RSA	A	\$ 358,500	\$ 359,100	I	Q	WILLIAMS, PAIGE L & HU	\$ 301,500
								1,173			11/27/2019				
1.002	000007	00002N	000005	01	2.14	R1	F	RSA	C	\$ 359,933	\$ 360,600	I	Q	MAZALEWSKI, RAYMOND J	\$ 294,200
								2,643			12/27/2019				
1.002	000004	000005	000002	01	0.93	R1	H	RSA	E	\$ 419,000	\$ 419,900	I	Q	HOULE, BENJAMIN M.	\$ 290,100
								2,648			08/19/2020				
1.002	000010	000004	0001-3	01	3.14	R1	E	RSA	E	\$ 380,000	\$ 380,900	I	Q	CHABOT, BRADFORD	\$ 292,900
								2,298			12/13/2019				
1.003	000010	000009	000033	01	1.46	R1	G	RSA	D	\$ 415,000	\$ 416,100	I	Q	LANGDON CONSTRUCTION L	\$ 68,100
								2,579			02/13/2020				
1.004	000028	000013	000002	01	2.03	R1	E	RSA	C	\$ 335,000	\$ 336,300	I	Q	YELICK, KELLY A & CHR	\$ 261,900
								2,020			05/04/2020				
1.004	000010	000009	000027	01	1.86	R1	G	RSA	D	\$ 364,933	\$ 366,500	I	Q	LANGDON CONSTRUCTION L	\$ 65,300
								2,080			03/16/2020				
1.006	000037	000025	000012	01	0.69	R1	F	RSA	D	\$ 400,000	\$ 402,200	I	Q	BOUCHER, JOHN M	\$ 329,600
								3,048			08/03/2020				
1.006	000058	000004	000002	01	0.71	R1	G	RSA	C	\$ 354,933	\$ 357,100	I	Q	WYATT, NICHOLAS D	\$ 287,000
								1,949			12/31/2019				
1.007	000068	000011	000000	01	1.45	R1A	D	RSA	A	\$ 315,000	\$ 317,100	I	Q	BAILEY, DAVID M	\$ 273,200
								2,020			03/11/2020				
1.008	000038	000045	000000	01	0.96	R1	F	RSA	B	\$ 465,000	\$ 468,600	I	Q	KOLB, ERIC S	\$ 387,200
								3,781			10/30/2019				
1.008	000044	000002	000013	01	3.43	R1	E	RSA	A	\$ 399,000	\$ 402,300	I	Q	GIANNELLI, ANTHONY P	\$ 337,500
								3,374			05/29/2020				
1.010	000005	000009	000036	01	2.00	R1	G	RSA	B	\$ 445,000	\$ 449,600	I	Q	BARTSCH, JOHN H	\$ 376,700
								3,065			12/17/2019				
1.014	000055	000003	000005	01	1.42	R1	G	RSA	C	\$ 380,000	\$ 385,500	I	Q	BELCHER, KEVIN J	\$ 296,800
								2,208			06/18/2020				
1.015	000071	000150	000003	01	5.09	R1A	F			\$ 120,000	\$ 121,800	V	Q	SACHS REALTY TRUST	\$ 74,000
											04/17/2020				
1.018	000040	000006	000008	01	5.53	R1	F	RSA	E	\$ 445,000	\$ 452,800	I	Q	SMILEY, MITCHEL G	\$ 380,800
								3,636			07/10/2020				
1.020	000054	000008	00000G	01	10.28	R1	E	RSA	D	\$ 302,500	\$ 308,700	I	Q	SEARS, HERBERT	\$ 244,000
								2,079			03/23/2020				
1.025	000042	000019	000029	01	1.99	R1	G	RSA	E	\$ 455,000	\$ 466,500	I	Q	DEDEO, JEFFREY A	\$ 409,400
								3,693			12/06/2019				
1.028	000044	000002	000010	01	2.61	R1	E	RSA	C	\$ 420,000	\$ 431,700	I	Q	GAUTHIER, EDWARD P & T	\$ 376,000
								3,566			03/02/2020				

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
1.028	000068	000027	000000	01	0.22	R1W	D	RSA	A	\$ 333,533	\$ 343,000	I	Q	MARASCO, PAUL	\$ 259,000
1.032	000006	000020	000031	01	2.00	R1	G	RSA	E	\$ 369,000	\$ 380,900	I	Q	BLOSS, MICHAEL F	\$ 297,600
1.035	000071	000035	000000	01	0.37	R1W	E			\$ 189,000	\$ 195,700	V	Q	SCIANNNA, LOUISE T	\$ 202,100
1.036	000009	000007	000001	01	2.75	R1A	F	RSA	A	\$ 311,533	\$ 322,800	I	Q	HEBERT, MARK	\$ 248,100
1.038	000042	000019	000007	01	1.91	R1	G	RSA	E	\$ 400,000	\$ 415,200	I	Q	SCHIMMEL, CHRISTOPHER	\$ 342,700
1.039	000010	000009	000017	01	1.37	R1	G	RSA	C	\$ 374,900	\$ 389,600	I	Q	LANGDON CONSTRUCTION L	\$ 77,000
1.040	000010	000009	000034	01	1.45	R1	G	RSA	D	\$ 372,933	\$ 387,900	I	Q	LANGDON CONSTRUCTION L	\$ 68,100
1.040	000055	000003	000009	01	1.99	R1	G	RSA	E	\$ 372,333	\$ 387,300	I	Q	CAPANO, JR NICHOLAS GE	\$ 316,900
1.047	000004	000016	000039	01	2.02	R1	G	RSA	E	\$ 415,000	\$ 434,300	I	Q	MAGARITY, MAUREEN E	\$ 360,900
1.051	000069	000007	000002	01	6.61	R1	E	MHS	A	\$ 220,000	\$ 231,300	I	Q	GRAMMONT, MICHAEL S	\$ 163,000
1.057	000008	000009	000022	01	1.39	R1	G	RSA	D	\$ 387,900	\$ 410,100	I	Q	LANGDON CONSTRUCTION L	\$ 71,800
1.064	000010	000009	000031	01	1.44	R1	G	RSA	D	\$ 359,900	\$ 383,100	I	Q	LANGDON CONSTRUCTION L	\$ 77,100
1.082	000070	000023	000000	01	0.42	R1W	D			\$ 195,000	\$ 211,000	V	Q	SHERIDAN, ROBERT	\$ 229,000
1.083	000024	000136	000000	01	0.69	R1	E	RSA	B	\$ 244,000	\$ 264,200	I	Q	BATCHELDER, HARLENE S	\$ 200,400
1.093	000016	000014	000000	07	0.90	R1	E	RSA	A	\$ 234,900	\$ 256,700	I	Q	RYAN, TIMOTHY FRANCIS	\$ 194,200
1.094	000002	000001	000D-1	07	0.03	R1	E	RCD	D	\$ 190,000	\$ 207,900	I	Q	WEYGANT, JENNIFER & EN	\$ 122,900
1.103	000043	000034	00000A	06	10.00	R1	E	RSA	D	\$ 365,000	\$ 402,700	I	Q	BONAGURA, TANYA	\$ 359,200
1.107	000068	000103	000000	01	0.23	R1W	D	RSA	A	\$ 309,933	\$ 343,200	I	Q	WALKER, GLORIA M	\$ 294,000
1.151	000001	000070	00000C	01	7.31	R1	E			\$ 55,000	\$ 63,300	V	Q	DANIELS, JONATHAN A	\$ 80,000
1.190	000038	000013	000000	01	1.25	R1	E	RSA	A	\$ 323,900	\$ 385,600	I	Q	TROY, GARY J	\$ 232,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date		Q	Grantor	
1.209	000038	000009	000000	01	2.12	R1	E	RSA	D	\$ 389,933	\$ 471,300	I	Q	KIPP, BENJAMIN M.	\$ 357,000
									3,884		02/05/2020				

Nottingham Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
0.000	000022	000001	00BLDG	01	0.00	R1	E			\$ 1	\$ 0	V	U	INSUF CNT MKT EXPOSUR	
	NEW MH, NO X-FER TAX, PUT ON LAND OF ANOTHER										11/18/2019			CONCORD HOME SALES	\$ 0
0.016	000001	000006	000000	01	0.00	R1W	E			\$ 500,000	\$ 8,100	V	U	MULTI-TOWN PROPERTY	\$ 6,900
	SOLD WITH PROPERTY IN BARRINGTON L&B (126-44)										07/29/2020			MACKEY, JAY	
0.086	000065	000002	000000	01	73.40	R1	X			\$ 365,759	\$ 31,300	I	U	EASEMENT/BOATSLIPS	\$ 116,600
	CONSERVATION EASEMENT NO 5414281701MKW PLAND-41										02/10/2020			UNITED STATES GOVT.	
0.241	000066	000001	000004	01	6.17	CUMO	E			\$ 539,000	\$ 129,900	V	U	IMPROVED POST ASMT	\$ 88,600
											08/18/2020			OWL RIDGE BUILDERS LLC	
0.309	000024	000043	000000	01	0.23	R1W	D			\$ 305,000	\$ 94,200	V	U	MPC-CAN SELL SEPRITLY	\$ 74,100
	SOLD W/24-48 LOT W/HOUSE										01/09/2020			VACHON, TODD C	
0.348	000015	000008	000003	07	3.34	R1	E	RSA	A	\$ 445,000	\$ 154,800	I	U	IMPRVMT U/C AT ASMT	\$ 0
	UC 4/1/2020										08/10/2020			JEFFREY COLE BUILDERS	
0.378	000074	000002	000000	01	100.00	CUUW	X			\$ 105,400	\$ 39,800	V	U	EASEMENT/BOATSLIPS	\$ 136,500
	ESMNT DEED 11/19 D-41862 RAYMOND/NOTTINGHAM TOWN										11/21/2019			US GOVERNMENT	
0.543	000001	000191	0001-1	01	2.37	R1	E			\$ 129,000	\$ 70,100	V	U	ABUTTER SALE	\$ 73,800
	OWNER OF 5 NIELSON PURCHASED (ABUTTING LOT)										01/07/2020			LONGUEIL REV TRST, PAU	
0.603	000010	000009	000028	01	1.53	R1	G	RSA	D	\$ 390,000	\$ 235,200	I	U	IMPRVMT U/C AT ASMT	\$ 64,900
											06/18/2020			LANGDON CONSTRUCTION L	
0.670	000014	000004	000000	01	15.60	R1	E			\$ 145,000	\$ 97,100	V	U	ESTATE SALE/FDCY COV	\$ 103,100
	SALE INCLUDES M14-L5-0 FIDUCIARY DEED, ALSO IN CU										03/19/2020			RONDEAU JR., LAWRENCE	
0.723	000046	000008	000002	01	6.10	R1	F	RSA	C	\$ 396,000	\$ 286,500	I	U	IMPRVMT U/C AT ASMT	\$ 251,600
	HOUSE UC 4/1 PRIOR TO SALE										05/04/2020			KJR FINANCE, LLC	
0.861	000039	000006	000000	01	7.84	R1	E	RSA	A	\$ 290,000	\$ 249,700	I	U	FAMILY/RELAT GRNTR/E	\$ 189,500
											08/14/2020			GILLESPIE, WILLIAM	
0.905	000008	000009	000025	01	1.83	R1	G	RSA	D	\$ 442,500	\$ 400,400	I	U	IMPRVMT U/C AT ASMT	\$ 72,600
	HOME STILL UC FOR ASSESSMENT, COMPLETE FOR SALE										05/21/2020			LANGDON CONSTRUCTION L	
0.985	000070	000012	000000	01	0.47	R1W	D	RSA	A	\$ 554,000	\$ 545,600	I	U	FAMILY/RELAT GRNTR/E	\$ 441,100
	FAMILY/RELATIVE SALE										05/14/2020			NOTTINGHAM REALTY TRUS	
1.009	000001	000025	000000	01	0.10	R1W	C	RSA	D	\$ 250,000	\$ 252,300	I	U	MULTI-TOWN PROPERTY	\$ 170,300
	SOLD WITH MAP 232 LOT 28 IN NORTHWOOD										06/08/2020			WADE-MULROONEY, MOLLY	
1.041	000024	000048	000000	01	1.41	R1A	D	RSA	D	\$ 305,000	\$ 317,600	I	U	MPC-CAN SELL SEPRITLY	\$ 248,600
	SOLD WITH 24-43 (WATER ACCESS LOT)										01/03/2020			VACHON, TODD C. & KRIS	
1.055	000023	000012	000002	01	3.51	R1	E	RSA	C	\$ 323,000	\$ 340,800	I	U	INSUF CNT MKT EXPOSUR	\$ 271,500
	NO LISTING FOUND ON MLS OR OTHERWISE, NO FURTHER I										07/02/2020			STEVENS, WILLIAM	
1.105	000004	000005	000002	01	0.93	R1	H	RSA	E	\$ 380,000	\$ 419,900	I	U	IMPROVED POST SALE	\$ 290,100
	FINISHED OFF ATTIC AFTER 10/19 SELL AND CURRENTLY AU										10/09/2019			HOULE, BENJAMIN M.	
1.134	000013	000005	000016	01	5.54	R1	G	RSA	D	\$ 348,000	\$ 394,600	I	U	LNDLRD/TENANT SALE	\$ 318,800
	LONG TIME TENANT PURCHASED FROM LANDLORD										04/02/2020			GOVE, CLINTON I	
1.180	000067	000013	000000	01	2.40	R1A	D	RSA	A	\$ 85,000	\$ 100,300	V	U	IMPROVED POST SALE	\$ 111,100
	ALSO APPEARS TO NOT HAVE BEEN LISTED ON THE MARKET 2.957										10/04/2019			LEBLANC, CHERYL A - TR	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
1.535	000010	000007	000000	01	1.70	R1	E	MHS	A	\$85,000	\$130,500	I	U	ESTATE SALE/FDCY COV	\$105,300
	FIDUCIARY DEED							1.070			04/10/2020			MURRAY, ALICE	
1.563	000024	000135	000001	01	3.54	R1	E	RSA	D	\$200,000	\$312,600	I	U	UNCLASSFYD EXCLUSION	\$255,400
	SOLD FROM PARTY RESIDING IN SAME HOUSE WITH BUYER, 1,965										05/27/2020			DRAPEAU, TERRI A	
1.701	000014	000005	000000	01	8.30	R2	E	RSA	B	\$145,000	\$246,700	I	U	FAMILY/RELAT GRNTR/E	\$211,600
	FIDUCIARY DEED	SALE INCLUDES M14-L4						2,735			03/19/2020			GOSBEE, ANNA	
1.803	000037	000018	000000	01	1.84	R1	E	RSA	E	\$146,502	\$264,200	I	U	FINANCIAL CO GRNTR/E	\$215,400
								2,021			01/21/2020			FEDERAL HOME LOAN MORT	
1.864	000024	000114	000000	01	1.40	R1	E	RSA	A	\$150,000	\$279,600	I	U	FAMILY/RELAT GRNTR/E	\$207,700
	NONMKT GRANDPARENTS TO GRANDSON PER INTERVIEW							1,461			01/30/2020			STEVENS, GILBERT A	
1.985	000004	000001	000001	07	31.60	C1	E			\$75,000	\$148,900	V	U	INSUF CNT MKT EXPOSUR	\$260,800
	COULD NOT FIND ON M.L.S OR ELSEWHERE, FSBO SIGN OUT F										12/11/2019			GREGG GENTILE REALTY L	
2.170	000046	000008	000002	01	6.10	R1	F	RSA	C	\$132,000	\$286,500	I	U	L/B ASMT - L/O SALE	\$251,600
	FOUNDATION AND LAND SOLD TO REALTOR 11/19							1,905			11/01/2019			YEW DALL SR, GARY S.	
2.240	000066	000001	000004	01	6.17	CUMO	E			\$58,000	\$129,900	I	U	IMPROVED POST SALE	\$88,600
	PERMIT FOR HOUSE 02/20 LAND ONLY SALE REPORTED SAM										08/18/2020			FERNALD, LINDA R	
5.378	000029	000001	000000	01	1.40	R1W	E	RSA	A	\$63,000	\$338,800	I	U	INSUF CNT MKT EXPOSUR	\$207,100
	NO LISTING FOUND ON M.L.S OR ELSEWHERE, NO TITLE SEAR							1,380			08/11/2020			PEVEAR SR, RONALD F	
18.200.000	000005	000002	000029	01	2.00	EX-M	A			\$1	\$18,200	V	U	GOVMT AGENCY GRNTR/E	\$11,900
	TAX COLLECTORS DEED 3/20/20										03/20/2020			DUDA, THOMAS J	
18.200.000	000005	000002	000031	01	2.00	EX-M	A			\$1	\$18,200	V	U	GOVMT AGENCY GRNTR/E	\$11,900
	TAX COLLECTORS DEED										03/20/2020			NOTTINGHAM, TOWN OF	
33.700.000	000023	000002	0000M2	01	0.00	R1	E	MHS	A	\$1	\$33,700	I	U	FAMILY/RELAT GRNTR/E	\$22,400
								736			03/02/2020			REYNOLDS, JAMES W	
59.400.000	000063	000066	000000	01	0.14	R1W	D			\$1	\$59,400	V	U	FAMILY/RELAT GRNTR/E	\$58,700
	NON CONTRACTUAL SALE/RELATIVE; ESTATE PLANNING										05/07/2020			LEBLANC, PETER C	
81.000.000	000061	000006	000000	01	7.40	R1	F			\$1	\$81,000	V	U	FAMILY/RELAT GRNTR/E	\$80,100
											04/17/2020			BALDWIN, CHARLES H	
100.300.000	000067	000013	000000	01	2.40	R1A	D	RSA	A	\$1	\$100,300	V	U	EASEMENT/BOATSLIPS	\$111,100
	NH ELEC COOP EASEMENT 11-8-2019							2,957			11/08/2019			NH ELEC COOP	
117.000.000	000046	000001	000001	01	13.23	R1	F			\$1	\$117,000	V	U	FAMILY/RELAT GRNTR/E	\$115,000
											03/05/2020			WEISZ, LAURIE V	
130.300.000	000018	000000	000000	01	21.60	CUF L	E			\$1	\$130,300	V	U	FAMILY/RELAT GRNTR/E	\$127,000
											11/18/2019			BATCHELDER, BRADFORD P	
148.900.000	000004	000001	000001	07	31.60	C1	E			\$1	\$148,900	V	U	FAMILY/RELAT GRNTR/E	\$260,800
											11/18/2019			GREGG GENTILE REALTY L	
197.200.000	000028	000002	000000	01	3.68	R1	E	MHS	A	\$1	\$197,200	I	U	OTHER FORCED SALE	\$126,300
	QUITCLAIM DEED							942			02/21/2020			OSBORNE, MATTHEW L	
206.300.000	000043	000036	000000	01	50.00	R1	E	MHD	A	\$1	\$206,300	V	U	FAMILY/RELAT GRNTR/E	\$137,500
	ELEC COOP EASEMENT 10-14-2019 POST IT ADDED TO FILE F							2,178			11/06/2019			JOY, RICHARD J	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
251,200.000	000039	000010	000000	01	5.00	R1	E	RSA	A	\$1	\$251,200	I	U	FAMILY/RELAT GRNTR/E	\$185,700
								1,051			11/21/2019			POTHIER, KEITH E	
258,400.000	000001	000037	000000	01	0.31	R1	D	RSA	C	\$1	\$258,400	I	U	FAMILY/RELAT GRNTR/E	\$210,300
	QUITCLAIM DEED							1,837			04/28/2020			AMADON, COURTNEY	
261,700.000	000016	000024	000000	07	0.28	R1	E	RSA	D	\$1	\$261,700	I	U	FAMILY/RELAT GRNTR/E	\$217,500
	QUITCLAIM DEED TO REMOVE JEFFREY BROWN AS ADDITTO							2,330			03/06/2020			COSTA, ERICA B	
264,200.000	000024	000136	000000	01	0.69	R1	E	RSA	B	\$1	\$264,200	I	U	DEED TO QUIET TITLE	\$200,400
	PROP SOLD 11/27/2019 WITH WRONG M&L THIS DEED CORREC							1,480			08/05/2020			BATCHELDER, HARLENE S	
264,500.000	000068	000046	000000	01	0.20	R1W	D	RSA	B	\$1	\$264,500	V	U	EASEMENT/BOATSLIPS	\$198,100
	NH ELECTRIC CO-OP RIGHT OF EASEMENT							1,403			10/28/2019			NH ELEC COOP	
267,000.000	000059	000038	000000	01	2.01	R1	E	RSA	I	\$1	\$267,000	I	U	ESTATE SALE/FDCY COV	\$202,100
								1,867			07/13/2020			NOWE, JANET	
270,000.000	000023	00006A	000000	01	0.48	R1	E	RSA	D	\$1	\$270,000	I	U	FAMILY/RELAT GRNTR/E	\$192,500
								1,631			05/29/2020			ZILCH, CHARLES A	
271,800.000	000016	000034	000000	01	0.51	R1	E	RSA	A	\$1	\$271,800	I	U	OTHER DOUBTFUL TITLE	\$189,300
	CORRECTIVE QUITCLAIM DEED SEE B5384/P0912							1,834			06/19/2020			RILEY, JOANNE D	
272,100.000	000043	000034	000000	06	4.57	R1	E	RSA	C	\$1	\$272,100	I	U	SALE RELATD ASMT CHG	\$190,800
	TWO LOTS MERGED INTO ONE							1,477			11/04/2019			WITTHAM TIMOTHY D	
274,100.000	000038	000029	000000	01	2.48	R1	E	RSA	A	\$1	\$274,100	I	U	FINANCIAL CO GRNTR/E	\$217,600
	RESALE FROM FORECLOSURE SAME DEED							1,693			06/11/2020			MORELLI, COREY A	
283,600.000	000046	000004	000007	01	5.33	R1	F	RSA	A	\$1	\$283,600	I	U	FAMILY/RELAT GRNTR/E	\$200,300
	QUITCLAIM DEED							1,417			03/12/2020			STAPEL, COREY M & STAC	
293,500.000	000063	000018	000000	01	0.32	R1A	D	RSA	C	\$1	\$293,500	I	U	FAMILY/RELAT GRNTR/E	\$252,300
	OWNERSHIP DEEDED FROM INDIVIDUAL TO TRUST							1,725			04/08/2020			ERNST, MARIANNE	
306,900.000	000004	000011	000000	01	8.11	R1	E	RSA	A	\$1	\$306,900	I	U	FAMILY/RELAT GRNTR/E	\$245,500
								1,724			06/10/2020			BURGESS, SHAUNA	
309,700.000	000006	000020	000002	07	2.34	R1	E	RSA	C	\$1	\$309,700	I	U	FAMILY/RELAT GRNTR/E	\$239,200
								1,960			02/14/2020			CLARK, KENT D & RENEE	
309,700.000	000010	000004	000003	01	5.00	R1	E	RSA	A	\$1	\$309,700	I	U	FAMILY/RELAT GRNTR/E	\$231,800
	3/2020 QUITCLAIM DEED NAME CHANGE MEGAN GIBBONS T							1,702			03/12/2020			MILLER, STEPHEN J & GI	
312,300.000	000005	000011	000003	07	2.18	R1	E	RSA	C	\$1	\$312,300	I	U	FAMILY/RELAT GRNTR/E	\$235,200
	11/19 FAMILY SALE							1,994			11/05/2019			STEVENS, JOSEPH P & P	
315,200.000	000018	000009	000000	01	2.90	R1	E	RSA	A	\$1	\$315,200	I	U	FAMILY/RELAT GRNTR/E	\$249,400
								2,403			02/18/2020			REID, WAYNE	
319,700.000	000024	000013	000001	01	2.20	R1A	E	RSA	B	\$1	\$319,700	I	U	FAMILY/RELAT GRNTR/E	\$255,700
								2,444			06/24/2020			WILSON, EMMA R	
326,900.000	000070	000096	000000	01	0.33	R1A	D	RSA	D	\$1	\$326,900	I	U	FAMILY/RELAT GRNTR/E	\$278,800
	NON CONTRACTUAL SALE/RELATIVE							2,174			04/28/2020			FISHER MEAGAN E	
333,400.000	000039	000017	000000	01	4.10	R1	E	RSA	B	\$1	\$333,400	I	U	FAMILY/RELAT GRNTR/E	\$219,400
								1,628			04/17/2020			BERGERON, DEBORAH K.	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
335,900.000	000053	000004	000003	01	14.21	R1	E	RSA	C	\$1	\$335,900	I	U	FAMILY/RELAT GRNTR/E	\$267,100
	QUITCLAIM DEED							2,246			05/11/2020			TOMASZEWSKI FAMILY TRU	
340,800.000	000007	000010	00000C	01	5.00	R2	E	RSA	C	\$1	\$340,800	I	U	DIVORCE PRTY GRNTR/E	\$269,200
	12/19 QUITCLAIM DEED/DIVORCE							2,577			12/27/2019			FRITZ, WILLIAM R	
341,100.000	000003	000011	000017	01	2.60	R1	F	RSA	D	\$1	\$341,100	I	U	FAMILY/RELAT GRNTR/E	\$246,200
								1,963			05/26/2020			KRENZER, DANIELLE M	
343,200.000	000072	000001	00000F	01	21.13	R1	F	RSA	C	\$1	\$343,200	I	U	NO STAMP PER DEED	\$260,400
	CORRECTIVE DEED - BK 3989 PAGE 160 AND BK 4831 PG 1889 E							2,064			02/19/2020			SCHAAFF, PAMELA J	
344,800.000	000061	000018	000005	01	2.03	R1	F	RSA	D	\$1	\$344,800	I	U	FAMILY/RELAT GRNTR/E	\$296,400
	WARRANTY DEED XFER OWNER SHIP FROM TRUST TO IND							2,614			11/12/2019			VADALA, JR. JOHN E REV	
346,700.000	000006	000020	000032	01	2.00	R1	G	RSA	C	\$1	\$346,700	I	U	FAMILY/RELAT GRNTR/E	\$278,600
	QUITCLAIM DEED TO ADD SPOUSE							1,844			05/18/2020			FRIEDRICH, ELIZABETH	
347,100.000	000039	000013	000001	01	2.87	R1	F	RSA	C	\$1	\$347,100	I	U	OTHR SALE OF CONVENC	\$214,200
	BRINSER & COSTIGAN SOLD THEIR SHARE TO SOLOMON							2,156			06/01/2020			BRINSER/COSTIGAN	
350,700.000	000010	000004	0001-1	01	2.40	R1	E	RSA	D	\$1	\$350,700	I	U	FAMILY/RELAT GRNTR/E	\$276,000
								1,998			11/21/2019			SCHRADIECK, DEREK P	
351,400.000	000042	000019	000005	01	1.26	R1	G	RSA	C	\$1	\$351,400	I	U	FAMILY/RELAT GRNTR/E	\$272,200
	QUITCLAIM DEED							1,953			04/14/2020			DELANEY, KEVIN M	
352,300.000	000058	000007	000002	01	3.39	R1	E	RSA	D	\$1	\$352,300	I	U	NO STAMP PER DEED	\$273,400
	TRANSFER PURSUANT TO RSA 78-B:2 (XXII)							2,443			08/13/2020			LOVE, LOVELY	
354,000.000	000069	000024	000002	01	2.92	R1	D	RSA	D	\$1	\$354,000	I	U	FAMILY/RELAT GRNTR/E	\$286,300
	CORRECTIVE QUITCLAIM DEED							2,598			07/20/2020			HUNTRESS, ROY & SUSANN	
355,100.000	000018	000003	000001	01	10.70	R1	E	RSA	C	\$1	\$355,100	I	U	FAMILY/RELAT GRNTR/E	\$277,500
								2,353			07/28/2020			BENOIT, CONOR M	
355,300.000	000016	000006	000002	01	4.21	R1	E	RSA	E	\$1	\$355,300	I	U	FAMILY/RELAT GRNTR/E	\$292,400
	QUITCLAIM DEED							2,193			02/20/2020			PERRY, ALAN	
357,000.000	000031	000008	000000	01	29.20	R1	E	RSA	D	\$1	\$357,000	I	U	FAMILY/RELAT GRNTR/E	\$343,400
								3,177			11/18/2019			BATCHELDER, BRADFORD P	
359,800.000	000055	000003	000047	01	1.53	R1	G	RSA	E	\$1	\$359,800	I	U	FAMILY/RELAT GRNTR/E	\$279,400
								2,184			12/16/2019			MALATESTA, JONATHAN J	
362,300.000	000066	000002	000005	01	3.01	R1	E	RSA	E	\$1	\$362,300	I	U	FAMILY/RELAT GRNTR/E	\$280,700
	QUITCLAIM DEED							2,382			04/14/2020			BIRMBAS, MICHELLE T	
366,000.000	000026	000005	000033	01	6.59	R1	F	RSA	D	\$1	\$366,000	I	U	FAMILY/RELAT GRNTR/E	\$290,000
	CORRECTIVE DEED - BK 6023/ PG 2683 LISTED WRONG ADDR							2,559			02/20/2020			JOANNE E WARD REVOCABL	
374,400.000	000006	000020	000022	01	2.08	R1	G	RSA	F	\$1	\$374,400	I	U	DIVORCE PRTY GRNTR/E	\$309,900
	QUITCLAIM DEED/DIVORCE							2,369			02/27/2020			HORTON, ROBERT	
380,500.000	000063	000050	000000	01	0.39	R1W	D	RSA	A	\$1	\$380,500	I	U	FAMILY/RELAT GRNTR/E	\$318,700
								1,074			05/28/2020			SNYDER, LINDALEA	
381,700.000	000004	000005	000007	01	0.85	R1	H	RSA	E	\$1	\$381,700	I	U	FAMILY/RELAT GRNTR/E	\$283,400
	QUITCLAIM DEED- NO MORE TRUST, AND REMOVES ERIN, A							2,028			02/18/2020			FREEMAN FAMILY REVOCAB	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
385,500.000	000004	000005	000009	01	0.94	R1	H	RSA	C	\$1	\$385,500	I	U	FAMILY/RELAT GRNTR/E WILDER, ALLISON	\$291,200
385,600.000	000001	000046	000000	01	0.43	R1W	D	RSA	C	\$1	\$385,600	I	U	FAMILY/RELAT GRNTR/E SCIMONE, WILLIAM F	\$281,800
388,900.000	000069	000008	000000	01	25.11	R1	E	RSA	A	\$1	\$388,900	I	U	FAMILY/RELAT GRNTR/E DEFRANCESCO, TAMI LEE	\$306,800
399,500.000	000042	000019	000022	01	1.29	R1	G	RSA	E	\$1	\$399,500	I	U	FAMILY/RELAT GRNTR/E JEWEL, JESSIKA	\$321,100
404,200.000	000024	000098	000000	01	0.47	R1W	F	RSA	A	\$1	\$404,200	I	U	FAMILY/RELAT GRNTR/E LEONARD, EUGENE A	\$345,200
406,000.000	000054	000008	00000D	01	21.72	R1	E	RSA	B	\$1	\$406,000	I	U	FAMILY/RELAT GRNTR/E HOFFMANN, HARRIET	\$321,200
407,200.000	000070	000089	000000	01	0.48	R1W	D	RSA	A	\$1	\$407,200	I	U	FAMILY/RELAT GRNTR/E SMITH, RICHARD NORMAN	\$354,500
411,900.000	000007	000003	000013	01	1.49	R1	G	RSA	F	\$1	\$411,900	I	U	FAMILY/RELAT GRNTR/E FLANAGAN, SHAWN P & AN	\$340,600
414,500.000	000068	000035	000000	01	0.19	R1W	D	RSA	A	\$1	\$414,500	I	U	FAMILY/RELAT GRNTR/E SANTOS, NEIL	\$317,100
430,900.000	000001	000047	000000	01	0.53	R1W	D	RSA	D	\$1	\$430,900	I	U	FAMILY/RELAT GRNTR/E CARR, PAUL W & EILEEN	\$293,100
434,300.000	000004	000016	000039	01	2.02	R1	G	RSA	E	\$1	\$434,300	I	U	DIVORCE PRTY GRNTR/E MAGARITY, MAUREEN E &	\$360,900
473,500.000	000072	000020	000000	01	0.38	R1W	D	RSA	A	\$1	\$473,500	I	U	FAMILY/RELAT GRNTR/E MATAROZZO, DIANNE M.	\$362,500
491,000.000	000025	000014	000015	01	2.12	R1	E	RSA	C	\$1	\$491,000	I	U	FAMILY/RELAT GRNTR/E GAUDREAU, ROBERT	\$401,800
532,600.000	000068	000042	000000	01	0.33	R1W	D	RSA	D	\$1	\$532,600	I	U	FAMILY/RELAT GRNTR/E LAI, ELMER A	\$435,200
571,900.000	000063	000033	000000	01	0.57	R1W	D	RSA	B	\$1	\$571,900	I	U	FAMILY/RELAT GRNTR/E ROSSI, DONALD P & ROS	\$484,600
619,200.000	000070	000032	000000	01	0.37	R1W	D	RSA	D	\$1	\$619,200	I	U	FAMILY/RELAT GRNTR/E POTAVIN, GARY M	\$484,900
650,500.000	000063	000072	000000	01	0.12	R1W	D	RSA	C	\$1	\$650,500	I	U	FAMILY/RELAT GRNTR/E MCLAUGHLIN, CRAIG J. &	\$545,300
650,900.000	000072	000022	000000	01	1.20	R1W	D	RSA	A	\$1	\$650,900	I	U	DEED TO QUIET TITLE JOHNSTON, SUSAN, LIVIN	\$504,100
710,500.000	000063	000002	000000	01	0.29	R1W	D	RSA	A	\$1	\$710,500	I	U	FAMILY/RELAT GRNTR/E JANNOTTI, JOHN	\$665,000
710,500.000	000063	000002	000000	01	0.29	R1W	D	RSA	A	\$1	\$710,500	I	U	FAMILY/RELAT GRNTR/E JANNOTTI, JOHN H.	\$665,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
844,100,000	000068	000086	000000	01	4.16	RIW	D	RSA	D	\$ 1	08/17/2020	I	U	FAMILY/RELAT GRNTR/E HALL, THOMAS CABIN REV	\$ 690,800
173,200,000	000029	000008	000000	01	2,028.30	R1	E			\$ 1	12/26/2019	V	U	RSA 79-A CURRENT USE STEVENS/FERNALD/FERNAL	\$ 359,600

QUITCLAIM DEED - OWNERSHIP FROM INDIVIDUALS TO MUL

SECTION 7

SPREADSHEETS ANALYSIS

SPREADSHEET ANALYSIS

The following pages show the spreadsheets used to develop base values for land and buildings.

Land only sales were used when available and adjusted for location, excess acreage and road frontage leaving a residual value of the base undeveloped site. Land only sales similar in size to the zone minimum are selected when available, to help eliminate any bias of excess acreage or excess road frontage as the value associated with them has yet to be determined and has to be estimated at this time.

When enough sales are available, and a base undeveloped site value can be established, then excess acreage and road frontage values can be developed by using other sales and deducting the base undeveloped site to extract an indicated preliminary value for acreage above the minimum lot size required for development. This can also be done for excess road frontage.

Once land values are determined, we can then establish the developed site value by using improved sales with relatively new homes, if available.

Then a spreadsheet can be developed, using all the prior developed values for the developed site, excess land and excess road frontage and confirm or alter the estimated building square foot cost to reflect the very specific local market.

Now with land and building values developed using the following spreadsheets, we can begin to analyze the impact of waterfront, water access, views, or any other amenity, if any exist.

All this information is further tested via the final town wide sales analysis module for the CAMA system. Final values may vary slightly from those originally developed and are generally noted as such. The sales results are found in Section 9B of this manual and the final cost tables are found in Section 9C.

Nottingham
VACANT LAND

Annual Trend: 5.83% < 10/01/19 > 0.00%	Average Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$50.00
Site Acreage: 2.000	Acreage Discount Maximum Acreage: 250.00	
Est. Excess Acreage Value: \$2,000	Acreage Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Sale		Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nbhd	Site	DWay	Road	Topo	Cond	Indicated Site Value
	Date/Days	Price/Adjusted												
242 OLD TURNPIKE RO	10/12/18	\$50,000	07	2.100	\$180	\$0	\$52,647	1.00	1.00	1.00	1.00	0.90	1.00	\$58,497
000016 000031 000001	354	\$52,827												
325 STAGE ROAD	06/06/19	\$84,933	01	4.468	\$4,936	\$0	\$81,584	1.00	1.05	1.00	1.00	0.95	0.95	\$86,093
000018 000016 000005	117	\$86,520												
STAGE ROAD	06/14/19	\$78,000	01	3.010	\$2,020	\$0	\$77,338	1.00	1.00	1.00	1.00	1.00	1.00	\$77,338
000029 000005 000001	109	\$79,358												
364 STAGE ROAD	06/19/19	\$82,533	01	2.350	\$700	\$0	\$83,204	1.00	1.00	1.00	1.00	1.00	1.00	\$83,204
000032 000023 000001	104	\$83,904												
323 STAGE ROAD	07/08/19	\$84,933	01	9.941	\$14,294	\$0	\$71,792	1.00	1.00	1.00	1.00	0.95	1.00	\$75,571
000018 000016 000006	85	\$86,086												
96 MAPLE RIDGE ROA	07/15/19	\$70,000	01	1.932	\$0	\$0	\$70,872	1.20	1.05	1.00	1.00	0.90	1.00	\$62,497
000010 000009 000012	78	\$70,872												
COOPER HILL ROAD	01/10/20	\$55,000	01	7.314	\$5,048	\$0	\$49,952	1.00	1.00	1.00	1.00	0.95	0.85	\$61,860
000001 000070 00000C	-101	\$55,000												
63 SMOKE STREET	04/10/20	\$85,000	01	1.700	\$0	\$0	\$85,000	1.00	1.00	1.00	1.00	1.00	1.00	\$85,000
000010 000007 000000	-192	\$85,000												

Average Indicated Site Value: \$73,758
Median Indicated Site Value: \$76,455

THE INDICATED VALUE FOR A VACANT SITE IS \$76,000, WHICH RESULTS IN AN UNDEVELOPED FACTOR OF .56 (76,000/ 135,000 = .56) HOWEVER, AFTER FINAL TESTING THIS WAS REDUCED TO .55

Nottingham

DEVELOPED SITE

Annual Trend: 0.00% < 10/01/19 > 0.00%		Site Acreage: 2.000		Acreage Discount Minimum Acreage: 10.00	
Building Base Year/Depreciation: 2020/1.25		Est. Excess Acreage Value: \$2,000		Acreage Discount Maximum Acreage: 250.00	
Est. Building Square Foot Cost: \$93.00		Excess Foot Frontage: \$50.00		Acreage Discount Maximum Percentage: 50.00%	

Location	Map Lot Sub	Date/Days	Site Price/Adjusted Zn	Bldg Year	Year Built	Cond*	Depreciation Age	Other	Sq. Ft.	Bldg Value	Building Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site Dway	Road	Topo	Cond	Indicated Site Value
226 RAYMOND ROAD	000069 000007 000003	10/01/19	\$325,000 0	1.0802	1986	2.00	15	0	2,199	\$187,772	\$1,800	2.640	\$5,016	\$0	\$130,412	1.00	1.00	0.95	1.00	1.00	\$137,276
45 FRANCESCA WAY	000055 000003 000009	10/18/19	\$372,333 01	1.0965	2004	2.50	13	0	2,597	\$230,400	\$3,000	0.000	\$0	\$0	\$138,933	1.20	1.00	1.00	0.95	1.00	\$121,871
231 OLD TURNPIKE RO	000016 000014 000000	10/29/19	\$234,900 07	0.9740	1955	2.00	20	0	1,703	\$123,409	\$8,500	0.000	\$0	\$0	\$102,991	1.00	1.00	0.95	1.00	1.00	\$108,412
38 GERRISH DRIVE	000038 000013 000000	12/02/19	\$323,900 01	1.0161	1970	2.00	18	0	2,595	\$201,081	\$5,000	0.000	\$0	\$0	\$117,819	1.00	1.00	0.95	1.00	1.00	\$130,547
13 DOLLOFF DAM ROA	000069 000024 000007	12/05/19	\$430,000 01	1.0769	2004	2.00	10	0	2,661	\$239,853	\$31,700	4.860	\$8,748	\$0	\$149,699	0.90	1.00	1.00	0.95	0.90	\$194,541
29 FRANCESCA WAY	000042 000019 000029	12/06/19	\$455,000 01	1.0017	2003	2.00	10	0	3,693	\$309,630	\$3,000	0.000	\$0	\$0	\$142,370	1.20	1.00	1.00	1.00	0.95	\$124,886
10 SUTTON STREET	000007 00002N 000005	12/27/19	\$339,933 01	1.0191	1996	2.00	13	0	2,643	\$217,930	\$8,400	0.140	\$266	\$0	\$133,337	1.10	1.00	0.95	1.00	0.95	\$134,311
5 MICHEL A WAY	000042 000019 000007	02/03/20	\$400,000 01	0.9850	2003	2.00	10	0	3,188	\$262,833	\$6,400	0.000	\$0	\$0	\$130,767	1.20	1.00	0.95	1.00	0.95	\$120,745
166 GILE ROAD	000040 000003 000000	02/04/20	\$277,533 01	0.9390	1973	2.00	18	0	1,541	\$110,348	\$0	0.000	\$0	\$0	\$167,185	1.10	1.00	1.00	1.00	1.00	\$151,986
24 DWIGHT ROAD	000044 000002 000010	03/02/20	\$420,000 01	0.9548	1985	2.00	15	0	3,566	\$269,151	\$26,300	0.608	\$1,216	\$0	\$123,333	1.00	1.05	1.00	1.00	0.95	\$123,642
44 LEDGE FARM ROA	000054 000008 00000G	03/23/20	\$302,500 01	1.0498	1980	2.50	20	3	2,079	\$156,291	\$18,400	8.280	\$14,308	\$0	\$113,501	1.00	1.00	0.95	1.00	0.90	\$132,750
17 FRANCESCA WAY	000042 000019 000035	03/31/20	\$380,000 01	1.0710	2003	2.00	10	0	2,550	\$228,589	\$8,200	0.000	\$0	\$0	\$143,211	1.20	1.00	0.95	1.00	0.90	\$139,582
70 COOPER HILL ROA	000016 000015 000000	04/21/20	\$390,000 01	1.1569	2002	2.00	10	0	2,569	\$248,763	\$0	3.100	\$2,945	\$0	\$138,292	1.00	1.00	1.00	1.00	0.95	\$145,571
4 BERRY ROAD	000041 000008 000000	04/28/20	\$364,000 01	0.9759	2001	2.00	11	0	2,520	\$203,554	\$3,700	0.280	\$280	\$0	\$156,466	1.00	1.00	0.98	1.00	1.00	\$159,659
5 PATRIOTS LANE	000004 000018 000011	05/04/20	\$422,000 01	1.0488	2004	2.00	10	0	2,709	\$237,808	\$7,900	5.090	\$9,671	\$0	\$166,621	1.20	1.00	1.00	1.00	0.95	\$146,159
117 KELSEY ROAD	000025 000007 000000	05/20/20	\$323,000 01	1.1050	1973	1.50	13	0	1,700	\$151,989	\$32,400	0.000	\$0	\$0	\$138,611	1.10	1.00	0.95	1.00	0.95	\$139,623
30 POOR FARM ROAD	000055 000001 000002	05/20/20	\$425,000 01	1.1957	2002	2.00	10	0	2,170	\$217,174	\$50,100	3.100	\$5,301	\$0	\$152,425	1.00	1.00	0.95	1.00	1.00	\$168,892
23 COOPER HILL ROA	000016 000006 000001	05/22/20	\$370,000 01	1.1664	1987	1.50	11	0	2,375	\$229,289	\$1,200	0.690	\$1,242	\$0	\$138,269	1.00	1.05	0.95	1.00	0.95	\$145,911
18 DWIGHT ROAD	000044 000002 000013	05/29/20	\$399,000 01	0.9619	1987	2.00	14	0	3,374	\$259,571	\$4,600	1.430	\$2,717	\$0	\$132,112	1.00	1.05	1.00	1.00	0.95	\$132,443
8 PATRIOTS LANE	000004 000018 000009	06/01/20	\$390,000 01	1.1124	2004	2.00	10	0	2,239	\$208,469	\$1,800	1.230	\$2,460	\$0	\$177,271	1.20	1.00	1.00	1.00	0.95	\$155,501

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

DEVELOPED SITE

Location Map Lot Sub	Sale		Bldg Rate	Year Built	Depreciation		Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nbhd	Site	Dway	Road	Topo	Cond	Indicated Site Value	
	Date/Days	Price/Adjusted Zn			Age	Other															
108 STAGE ROAD 000043 000034 00000A	06/05/20 -248	\$365,000 06 \$365,000	1.0140	1990	2.50	18	0	2,399	\$185,509	\$83,800	8,000	\$13,824	\$0	\$81,867	1.00	1.00	0.95	1.00	0.90	1.00	\$95,751
203 MITCHELL ROAD 000008 000020 000000	06/16/20 -259	\$290,000 01 \$290,000	0.9325	1972	2.50	21	10	2,832	\$169,463	\$6,700	0,000	\$0	\$0	\$113,837	1.00	1.00	0.95	1.00	0.95	1.00	\$126,135

Average Indicated Improved Site Value: \$138,009

Median Indicated Improved Site Value: \$135,794

PRELIMINARY ANALYSIS INDICATED A DEVELOPED SITE VALUE OF \$135,000. AFTER FINAL TESTING \$135,000 WAS FOUND TO BE THE BEST INDICATOR.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

DEVELOPED SITE

Nottingham

RSA SQUARE FOOT

Annual Trend: 0.00% < 10/01/19 > 0.00%		Site Acreage: 2.000		Acreage Discount Minimum Acreage: 10.00	
Building Base Year/Depreciation: 2020/1.25		Est. Excess Acreage Value: \$2,000		Acreage Discount Maximum Acreage: 250.00	
Buildable Site Value: \$135,000		Excess Foot Frontage: \$50.00		Acreage Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Sale		Zn	Nbhd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation		Bldg Sq Ft	Indicated Sq Ft Value
	Date/Days	Price/Adjusted																Age	Other		
48 SOFIA WAY 000006 000020 000031	10/07/19	\$369,000	01	1.20	1.00	1.00	1.00	0.95	1.00	\$153,900	\$3,000	\$5	\$0	\$212,095	1.1979	2007	2.00	9	0	2,210	\$88.04
9 MICHELIA WAY 000042 000019 000009	10/10/19	\$359,900	01	1.20	1.00	1.00	1.00	0.95	1.00	\$153,900	\$0	\$0	\$0	\$206,000	1.0058	2002	2.00	10	0	2,386	\$95.38
21 CAMELOT COURT 000038 000045 000000	10/30/19	\$465,000	01	1.10	1.05	1.00	1.00	0.90	1.00	\$140,333	\$6,400	\$0	\$0	\$318,267	1.0256	2005	2.00	10	0	3,781	\$91.19
7 MERRY HILL ROAD 000004 000004 000006	11/01/19	\$410,000	01	1.10	1.00	1.00	1.00	0.95	1.00	\$141,075	\$5,500	\$0	\$0	\$263,425	1.2202	2012	2.00	8	0	2,334	\$100.54
15 LAVOIE DRIVE 000025 000014 000008	11/04/19	\$339,000	01	1.00	1.00	1.00	1.00	0.95	1.00	\$128,250	\$2,900	\$589	\$0	\$207,261	0.9455	1998	2.50	15	0	2,761	\$93.41
9 O'BRIEN WAY 000055 000003 000027	11/12/19	\$360,400	01	1.20	1.00	0.95	1.00	0.95	1.00	\$146,205	\$3,000	\$0	\$0	\$211,195	1.1482	2011	2.50	10	0	2,066	\$98.92
81 SMOKE STREET 000010 000004 0001-3	12/13/19	\$380,000	01	1.00	1.00	1.00	1.00	0.90	1.00	\$121,500	\$19,200	\$2,168	\$0	\$237,132	1.1576	2017	2.50	4	0	2,298	\$92.86
1 NICHOLAS WAY 000005 000009 000036	12/17/19	\$445,000	01	1.20	1.05	1.00	1.00	0.95	1.00	\$161,595	\$5,200	\$4	\$0	\$278,201	1.0904	2008	2.00	9	0	3,065	\$91.47
3 ROCKY HILL ROAD 000058 000004 000002	12/31/19	\$354,933	01	1.20	1.00	1.00	1.00	0.95	1.00	\$153,900	\$0	\$0	\$0	\$201,033	1.2367	2015	2.50	6	0	1,949	\$88.73
30 GERISH DRIVE 000038 000009 000000	02/05/20	\$369,933	01	1.00	1.00	1.00	1.00	0.95	1.00	\$128,250	\$7,500	\$228	\$0	\$253,955	0.9064	1974	2.00	18	0	3,884	\$87.97
15 MERRY HILL ROAD 000004 000004 000003	04/22/20	\$391,000	01	1.20	1.05	0.95	1.00	0.95	1.00	\$153,515	\$3,000	\$0	\$0	\$234,485	1.1561	2013	2.50	9	0	2,248	\$99.15
1 MINUTEMAN LANE 000004 000016 000034	04/28/20	\$405,000	01	1.20	1.00	1.00	1.00	0.95	1.00	\$153,900	\$5,100	\$68	\$0	\$245,932	1.1980	2004	2.00	10	0	2,107	\$108.26
15 GILE ROAD 000028 000013 000002	05/04/20	\$335,000	01	1.00	1.00	1.00	0.95	0.95	1.00	\$121,838	\$41,300	\$66	\$0	\$171,796	1.0841	1984	2.00	15	0	2,020	\$92.29

Average Indicated Square Foot Value:

\$94.48

Median Indicated Square Foot Value:

\$92.86

GIVEN CONSIDERATION TO BOTH STATISTICS THE PER SQUARE FOOT VALUE WAS DETERMINED TO BE \$93.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

RSA SQUARE FOOT

Nottingham

SINGLE WIDE MOBILE HOME

Annual Trend: 0.00% < 10/01/19 > 0.00%	Site Acreage: 2.000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2020/3.50	Est. Excess Acreage Value: \$2,000	Acreage Discount Maximum Acreage: 250.00
Buildable Site Value: \$135,000	Excess Foot Frontage: \$50.00	Acreage Discount Maximum Percentage: 50.00%

Location	Date/Days	Sale Price/Adjusted	Zn	Nbhd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age Other	Bldg Sq Ft	Indicated Sq Ft Value	
Map Lot Sub																					
226 OLD TURNPIKE RO	01/21/20	\$197,000	07	1.00	1.00	0.95	1.00	0.95	1.00	\$121,838	\$1,500	\$0	\$0	\$73,662	1.0612	1997	2.00	35	0	1,126	\$94.84
000016 000023 00000A	-112	\$197,000																			
246 COOPER HILL ROA	02/14/20	\$249,000	01	1.00	1.00	1.00	1.00	0.90	1.00	\$121,500	\$0	\$1,632	\$0	\$125,868	1.2230	1990	1.00	18	0	1,597	\$78.59
000001 000173 000001	-136	\$249,000																			
220 RAYMOND ROAD	03/18/20	\$220,000	01	1.00	1.00	0.95	1.00	0.95	1.00	\$121,838	\$1,300	\$8,298	\$10,000	\$78,564	0.8623	1970	2.00	49	0	2,502	\$71.40
000069 000007 000002	-169	\$220,000																			

Average Indicated Square Foot Value: \$81.61

Median Indicated Square Foot Value: \$78.59

THE INDICATED PER SQUARE FOOT VALUE IS \$78.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

SINGLE WIDE MOBILE HOME

Nottingham

DOUBLE WIDE MOBILE HOME

Annual Trend: 5.83% < 10/01/19 > 0.00%	Site Acreage: 2.000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2020/2.50	Est. Excess Acreage Value: \$2,000	Acreage Discount Maximum Acreage: 250.00
Buildable Site Value: \$135,000	Excess Foot Frontage: \$50.00	Acreage Discount Maximum Percentage: 50.00%

Location	Date/Days	Price/Adjusted	Zn	Nbhd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Age Other	Bldg Sq Ft	Indicated Sq Ft Value	
Map Lot Sub																					
40 GILE ROAD	04/02/18	\$240,000	01	1.00	1.00	0.95	0.95	0.95	1.00	\$115,746	\$16,800	\$5,130	\$0	\$123,293	1.2260	2001	2.00	23	0	1,530	\$85.36
000027 000001 00000C	547	\$260,969																			
374 STAGE ROAD	12/17/18	\$225,000	01	1.00	1.00	0.95	1.00	1.00	1.00	\$128,250	\$5,400	\$500	\$0	\$101,200	1.0046	1998	2.00	23	0	1,928	\$67.86
000017 000012 000000	288	\$235,350																			
14 DWIGHT ROAD	11/05/19	\$233,000	01	1.00	1.00	0.95	1.00	0.95	1.00	\$121,838	\$0	\$912	\$0	\$110,250	1.1020	1988	2.50	35	2	1,567	\$101.34
000044 000002 000015	-35	\$233,000																			
33 GERISH DRIVE	12/11/19	\$319,000	01	1.00	1.00	0.95	1.00	0.95	1.00	\$121,838	\$51,600	\$8,170	\$0	\$137,392	1.0777	1986	2.00	30	0	1,807	\$100.79
000038 000018 000000	-71	\$319,000																			

Average Indicated Square Foot Value: \$88.84

Median Indicated Square Foot Value: \$93.08

WITH A LIMITED NUMBER OF SALES, SALES DATING BACK TO 4/1/18 WERE ADDED. AFTER FINAL ANALYSIS AND GIVING MORE CONSIDERATION TO NEW SALES, A BASE SQUARE FOOT COST WAS DETERMINED TO BE \$89.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

DOUBLE WIDE MOBILE HOME

Nottingham

NOTTINGHAM LAKE WATER ACCESS

Annual Trend: 0.00% < 10/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
	Date/Days	Price/Adjusted Zn						
1 OAK RIDGE ROAD 000009 000007 000001	02/14/20 -136	\$311,533 01 \$311,533	\$158,400	\$11,000	\$800	\$0	\$141,100	\$233
28 SWAN DRIVE 000024 000063 000000	06/12/20 -255	\$280,000 01 \$280,000	\$135,200	\$2,300	\$0	\$0	\$108,200	\$34,300

Average Indicated Value: \$17,267

Median Indicated Value: \$17,267

THE BASE WATERFRONT FOR NOTTINGHAM LAKE IS \$65,000 THEN ADJUSTMENTS FOR A BASE LINEAR FOOT OF 10, TOPOGRAPHY, LOCATION AND ACCESS ARE APPLIED.

NORTH RIVER LAKE WATERFRONT

Annual Trend: 0.00% < 10/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Waterfront Residual	WF Feet	WF Ft Feet	WF Axs	WF Lctn	WF Topo	WF Cond	Indicated WF Value
	Date/Days	Price/Adjusted Zn													
4 PINE STREET 000001 000141 000000	10/01/19 0	\$225,000 01 \$225,000	\$56,200	\$1,400	\$0	\$0	\$63,500	\$103,900	51	0.90	1.00	1.00	0.90	1.00	\$128,272

Water Body: NORTH RIVER LAKE

Average Indicated Waterfront Value: \$128,272

Median Indicated Waterfront Value: \$128,272

THE BASE VALUE FOR NORTH RIVER WAS DETERMINED TO BE \$128,000 (ROUNDED).

PAWTUCKAWAY WATER ACCESS

Annual Trend: 0.00% < 10/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
	Date/Days	Price/Adjusted Zn							
MOUNTAIN ROAD 000071 000150 000000	10/30/19 -29	\$120,000 01 \$120,000	\$0	\$0	\$6,600	\$0	\$66,200	PAWTUCKAWAY	\$47,200
38 SHORE DRIVE 000068 000011 000000	03/11/20 -162	\$315,000 01 \$315,000	\$165,500	\$3,300	\$0	\$0	\$103,300	PAWTUCKAWAY	\$42,900

Average Indicated Waterfront Value: \$45,050

Median Indicated Waterfront Value: \$45,050

THE WATER ACCESS VALUE FOR PAWTUCKAWAY WAS DETERMINED TO BE \$45,000 (ROUNDED).

Nottingham

PAWTUCKAWAY WATERFRONT

Annual Trend: 0.00% < 10/01/19 > 0.00%

Location	Sale		Building	Features	Excess Ac	Excess FF	Site	Waterfront	WF	WF	WF	WF	WF	Indicated
Map Lot Sub	Date/Days	Price/Adjusted Zn	Value	Value	Value	Value	Value	Residual	Feet	Ft Feet	Axs	Lctm	Topo	WF Value
20 TUCKAWAY SHORE 000070 000048 000000	10/08/19 -7	\$673,000 01 \$673,000	\$245,800	\$23,900	\$0	\$0	\$95,600	\$307,700	95	0.99	1.00	1.25	0.90	1.00 \$276,274
Water Body: PAWTUCKAWAY														
19 SEAMAN'S POINT RO 000068 000103 000000	11/01/19 -31	\$309,933 01 \$309,933	\$42,600	\$5,000	\$0	\$0	\$67,600	\$194,733	100	1.00	1.00	1.00	0.95	1.00 \$204,982
Water Body: PAWTUCKAWAY														
55 SHORE DRIVE 000068 000039 000000	11/01/19 -31	\$475,000 01 \$475,000	\$193,200	\$0	\$0	\$0	\$70,100	\$211,700	75	0.95	1.00	1.00	0.90	1.00 \$247,602
Water Body: PAWTUCKAWAY														
58 BARDERRY LANE 000063 000023 000000	11/27/19 -57	\$358,500 01 \$358,500	\$82,100	\$2,200	\$0	\$0	\$70,800	\$203,400	100	1.00	1.00	1.00	0.85	1.00 \$239,294
Water Body: PAWTUCKAWAY														

Average Indicated Waterfront Value: \$242,038

Median Indicated Waterfront Value: \$243,448

**THE BASE WATERFRONT VALUE FOR PAWTUCKAWAY WAS DETERMINED TO BE \$240,000 (ROUNDED)
WITH SITE SPECIFIC ADJUSTMENTS APPLIED FOR LINEAR FRONTAGE, ACCESS, LOCATION AND
TOPOGRAPHY.**

Nottingham
NORTH RIVER

Annual Trend: 0.00% < 10/01/19 > 0.00%	Buildable Site Acres/Value: 2.000/\$135,000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2020/1.25	Est. Excess Acreage Value: \$2,000	Acreage Discount Maximum Acreage: 250.00
Est. Building Square Foot Cost: \$93.00	Excess Foot Frontage: \$50.00	Acreage Discount Maximum Percentage: 50.00%

Location Map Lot Sub	Date/Days	Sale Price/Adjusted Zn	Bldg Rate	Year Built	Cond* Age Other	Depreciation Sq. Ft.	Bldg Value	Building Value	Features Value	Excess Ac Value	Excess FF Value	Nhbd	Site	Dway	Road	Topo	Cond	Site Value	Indicated WF Value
5 FLUTTER STREET 000037 000001 000001	07/22/20 -295	\$482,000 01 \$482,000	1.1176	2000	1.50	9	0	2,677	\$253,197	\$5,700	\$20,218	\$0 1.00	1.05	0.95	1.00	0.95	0.95	\$121,533	\$81,352
5 FLUTTER STREET 000037 000001 000001	07/22/20 -295	\$482,000 01 \$482,000	1.1176	2000	1.50	9	0	2,677	\$253,197	\$5,700	\$20,218	\$0 1.00	1.05	0.95	1.00	0.95	0.95	\$121,533	\$81,352
5 FLUTTER STREET 000037 000001 000001	07/22/20 -295	\$482,000 01 \$482,000	1.1176	2000	1.50	9	0	2,677	\$253,197	\$5,700	\$20,218	\$0 1.00	1.05	0.95	1.00	0.95	0.95	\$121,533	\$81,352
30 GERRISH DRIVE 000038 000009 000000	02/05/20 -127	\$389,933 01 \$389,933	0.9064	1974	2.00	18	0	3,884	\$268,470	\$7,500	\$228	\$0 1.00	1.00	1.00	1.00	0.95	0.95	\$121,838	-\$8,103
33 SOUTH SUMMER ST 000039 000028 000000	07/17/20 -290	\$440,000 01 \$440,000	1.0377	2001	2.00	11	0	2,379	\$204,333	\$4,000	\$2,088	\$0 1.10	1.00	1.00	1.00	0.95	0.95	\$134,021	\$95,558
38 GERRISH DRIVE 000038 000013 000000	12/02/19 -62	\$323,900 01 \$323,900	1.0161	1970	2.00	18	0	2,595	\$201,081	\$5,000	\$0	\$0 1.00	1.00	0.95	1.00	0.95	0.95	\$115,746	\$2,073

Average Indicated Waterfront Value: \$50,446
Median Indicated Waterfront Value: \$81,352

**LOCATION AND DISTANCE TO WATER APPEAR TO INDICATE DRAMATIC DIFFERENCES IN VALUE
MORE THAN FRONTAGE LENGTH. A BASE VALUE WAS DETERMINED TO BE \$80,000. SITE SPECIFIC
ADJUSTMENTS ARE THEN APPLIED FOR LINEAR FRONTAGE, ACCESS, LOCATION AND TOPOGRAPHY.**

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

NORTH RIVER

SECTION 8

A. FIELD REVIEW

B. INFORMAL HEARING PROCESS

- 1. Number of Hearings**
- 2. Results of Hearing**

A. Field Review

Preliminary values were established based on the cost tables developed and tested via the statistical analysis. The statistical results and preliminary values were reviewed with the local authority, discussing neighborhoods, the sales basis for land and building cost tables, the preliminary sales charts, base values and resulting statistics of all sales along with graphs. A report of all preliminary values in town is also reviewed with the local authority showing the overall value of the town, as well as individual values for their comment.

Field Review

Then the job supervisor and one other assessor reviewed each parcel again for final “form and fit” testing. This review is generally done from the road or driveway checking the exterior to ensure the property structure, quality, condition and depreciation, as well as review the visible site, the lister’s notes and picture of the property.

This is a slow, time consuming process that improves consistency from lot to lot and neighborhood to neighborhood, making all subjective considerations of one experienced supervisor. We find this extra effort improves the overall job quality and consistency.

When anomalies are noticed, another inspection is made to correct or verify the situation.

Property Specific Adjustment Guidelines

Land Adjustments

Undeveloped Land – Wooded Lot	-45% (55 Site Modifier)
Undeveloped Land – Cleared Lot	-40% (60 Site Modifier)
Undeveloped Driveway	-10% (90 Site Modifier)
Part Paved	-2% (98 Driveway Modifier)
Gravel Driveway	-5% (95 Driveway Modifier)
Gravel Roadway	-5% (95 Roadway Modifier)
Second Site (w/Sep. Utilities)	+10 (110 Land Condition)
3 or more Sites (w/ Sep. Utilities)	Varies – Depends on how extensive the use
Commercial Use (USE)	+10 to +900, depending on how extensive the use
Shared Driveway (SHDW)	-5% or greater depending on size & impact
Access (ACC)	-5% or greater depending on severity & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Road bisects lot (RBL)	Varies – dependent upon severity typically -5 to -10
Topography (TOPO)	Varies – dependent upon severity
Less Than Average Access (ACC)	Varies – dependent upon severity typically -5 to -10
Cost to Develop (CTD)	Varies – determined by field review
Not Buildable (NBD)	-90% (10 Land Condition)
Not Buildable (w/WET/SHAPE)	-95% (5 Land Condition)
Limited Use/Out Buildings Only	-75% (25 Land Condition)
Power Line Easement (PLE)	Varies – dependent upon severity & impact
In-Law Apartment or 2 Family	+0% (100 Land Condition)
3-4 Family Dwelling	+0% (100 Land Condition)
Current Use Wetlands	-90% (10 Land Condition)
Recreation Lot (Rec Lot)	-75% (25 Land Condition) used for small waterfront lots that are developed for use but limited in use

Conservation Easement (CE)	-75% (25 Land Condition) property encumbered by a conservation easement to maintain open space by selling a portion of the property rights
----------------------------	--

On properties with multiple adjustments, the total land condition may vary to account for all the site specific adjustments.

Building Adjustments

Wall Height (WH)	-1% to -3% Dependent on Severity This adjustment is typically seen on gambrel style dwellings as there is a loss in space in the upper floor due to the pitch of the roof.
Close to Road (CTR)	-5% to -10% Dependent on Severity This adjustment is applied to homes that are abnormally close to the road.
Dirt Basement (DB)	-1% or greater depending on severity
Low Basement (LB)	-1% or greater depending on severity A basement with low headroom (less than 5')
Wet Basement (WB)	-1% or greater depending on severity
Layout and Design (LOD)	-10% This adjustment is applied to homes where the main domicile is above a garage, and/or where there are other unique negative characteristics with the building.
Misc/C-Notes	Varies Buildings require depreciation for many items. The overall condition of the home usually accounts for the majority of normal wear and tear items but often depreciation is needed to account for issues that are short lived and have a cost to cure associated with them, i.e. roof and siding.
Common Wall (CW)	Varies, typically used on condos, normally dictated by sales
Maple Hill Condos	1% common wall for end units, 2% for middle units
Pawtuckaway River Condos	1% common wall for end units, 2% for middle units

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment with the assessor was mailed first class on: August 10, 2020.

Sample notice can be found in Section 5. Abbreviations & Samples

The property owners were given 30 days to review their property record card on Avitar's website and if they wished to talk with an assessor they had the opportunity to arrange a phone appointment at a later date.

The phone appointment hearings were held for 5 days from 8/31/20 to 9/4/20 and resulted in 95 taxpayers making appointments to discuss their assessments.

If the taxpayer chose not to schedule a phone appointment, they were afforded the option to send their concerns to an Avitar email where the update supervisor was able to respond directly to them. They were also advised they could put their concerns in writing and forward to the town for review.

Once all the informal hearings were completed, the supervisor reviewed all the information and recommendations and made final changes and produced the final statistical results and graphs.

The hearings went smoothly and gave us an opportunity to correct any physical data that was supplied by the taxpayer. Due to the COVID 19 crisis, no interior inspections of properties were completed during that time.

Hearings did not uncover anything dramatic, small changes, mostly data related. Several areas of waterfront were reviewed for consistency due to taxpayer concerns.

SECTION 9

A. CALIBRATION TECHNIQUE

**B. FINAL STATISTICAL
ANALYSIS & TESTING**

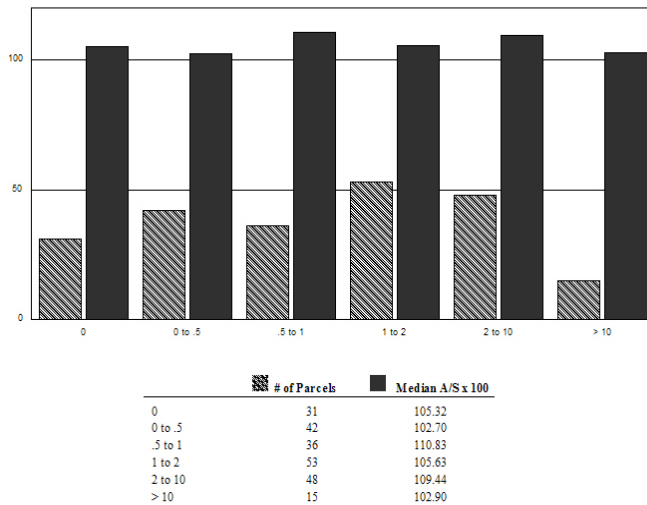
C. FINAL VALUATION TABLES

A. MODEL CALIBRATION TECHNIQUE

Once all the local sales data has been verified via onsite measure and list of all buildings and land information, the sale date, price and circumstances are verified by the appraisal supervisor via owner interview, questionnaire, PA-34, MLS or prior owner/real estate agent interview.

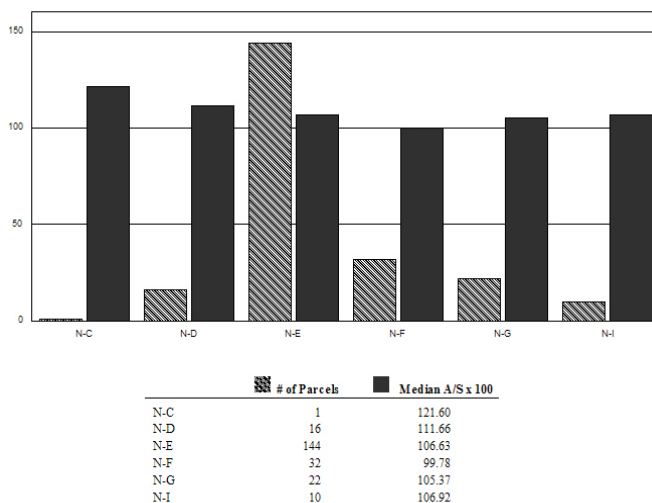
That data is then used to develop preliminary costs for land and building tables needed for the CAMA system to calculate assessment values for all property in the municipality once the rest of the properties are measured and listed.

When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possible. The following are samples of the graphs used to test and calibrate the CAMA model through multiple reiterations of the sales analysis program:

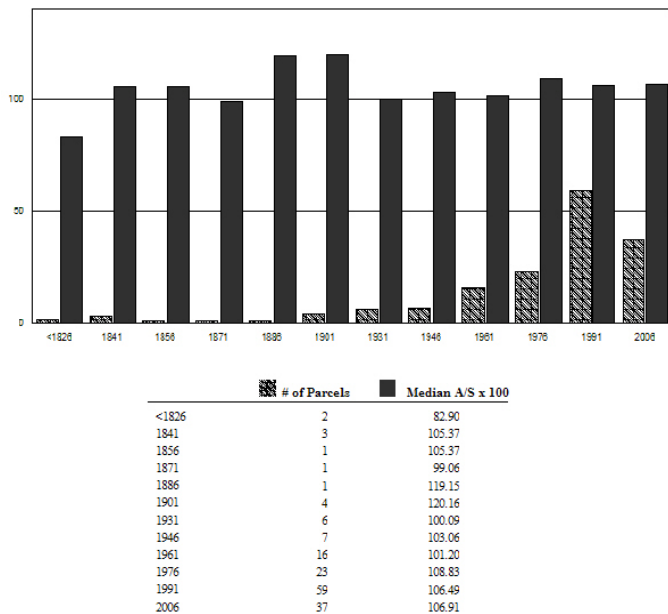


The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

Here the groups, number of sales in each group and the median ratio are displayed.



The sales are charted by neighborhood designation to test if there is a neighborhood bias. This sample chart indicates that neighborhood “C” is being significantly over assessed; “D” is slightly over assessed, while the other neighborhoods are fairly evenly assessed. However, neighborhood “C” has only one sale and as such, is not a clear indication of a model bias and is disregarded.



This graph is charting building age groups and their median ratio to see if the depreciation schedule is working across all age groups.

It is important to note the number of sales in each group. In this chart, the 1886 group seems to show an over assessment, but it is only one sale and as such, is not as meaningful. However, the 1901 group has four sales with a high ratio and may indicate a problem.

Sales Ratio Bar Graphs

Median Assessment/Sales Ratio by Year of Construction: This is a comparison of sale to assessment grouped by year of construction. This shows that effect, if any, of age on the median assessment ratio of various age groupings. It is used to help test that the depreciation used for normal age is consistently and equitably working across all ages of the sales.

Median Assessment/Sales Ratio by Effective Area: This graph is a test of the effect of size of the building and its impact on our valuation model. It is used to calibrate, as well as show whether or not the size adjustment scale is effectively working with small buildings, as well as large buildings.

Median Assessment/Sales Ratio by Story Height: This graph normally shows two to four groups based on the number of different story heights in the sales sample and demonstrates the effect of multiple floors on sales. It is used to test and calibrate story height adjustments to ensure our adjustment by story height is working.

Distribution of Sales Ratio: This shows the clustering of sales around our median ratio. The majority of sales should be at or near 1, which is actually 100% and taper off in both directions, below and above the 100% level indicating a normal distribution of sales ratios.

Median Assessment/Sales Ratio by Sale Price: We tested our computed values to actual sales values as in all these graphs, but here we are testing to see if there is a bias between low and high values by graphing the median ratio of value groups - low to high. It is used to test if a bias exists by value.

Median Assessment/Sales Ratio by Neighborhood: This graph tests our neighborhood delineation to ensure that our neighborhood codes are fair and equitable. With a median ratio of all groups as close to 100% as possible, this demonstrates a good neighborhood delineation.

Median Assessment/Sales Ratio by Zone: If there is more than one zoning district in a town and sales exist in more than one zone, the chart will show the median ratio for each zone to test for a zoning bias and to re-calibrate, if necessary, to reflect a reasonable relationship through all zones based on the median ratio.

Median Assessment/Sales Ratio by Acreage: This graph is used to test and calibrate the value difference of various size lots. The chart shows the median ratio by various lot size groupings of the sales data.

Median Assessment/Sales Ratio by Use: This graph shows the median ratio of various groups of land use within the sales data. It is used to calibrate the CAMA model to effectively treat each use fairly at similar assessment to sales ratios.

Median Assessment/Sales Ratio by Building Grade: This graph helps test the effect of building quality of construction adjustments by showing the median ratio for each grade classification within the sales sample.

As the true value of any property falls within a range of the most likely low to the most likely high value, these bar charts should show a relatively straight line. Rarely will it ever be a straight line. It is intended to show whether or not a strong measurable and correctable *bias* exists. As long as there is no trend up or down from the lowest to the highest grouping, then what bias exists, is negligible. In other words, everyone is being treated the same.

However, it is important to note that 1 or even 2 sales do not provide definitive information as to whether a bias exists or not. As such, it is possible for a graph with a group of only 1 or 2 sales to show a spike or drop compared to the rest. And while it is an indication of possible bias, it is not conclusive enough to assume any type of corrective action and as such, in mass appraisal it is documented in these graphs for future monitoring, but does not necessarily affect the overall results of the revaluation program.

All these graphs enable the CAMA model to be tested beyond the standard statistics as required by the DRA and the ASB guidelines to show equity within various categories to ensure the most equitable assessments possible.

SECTION 9

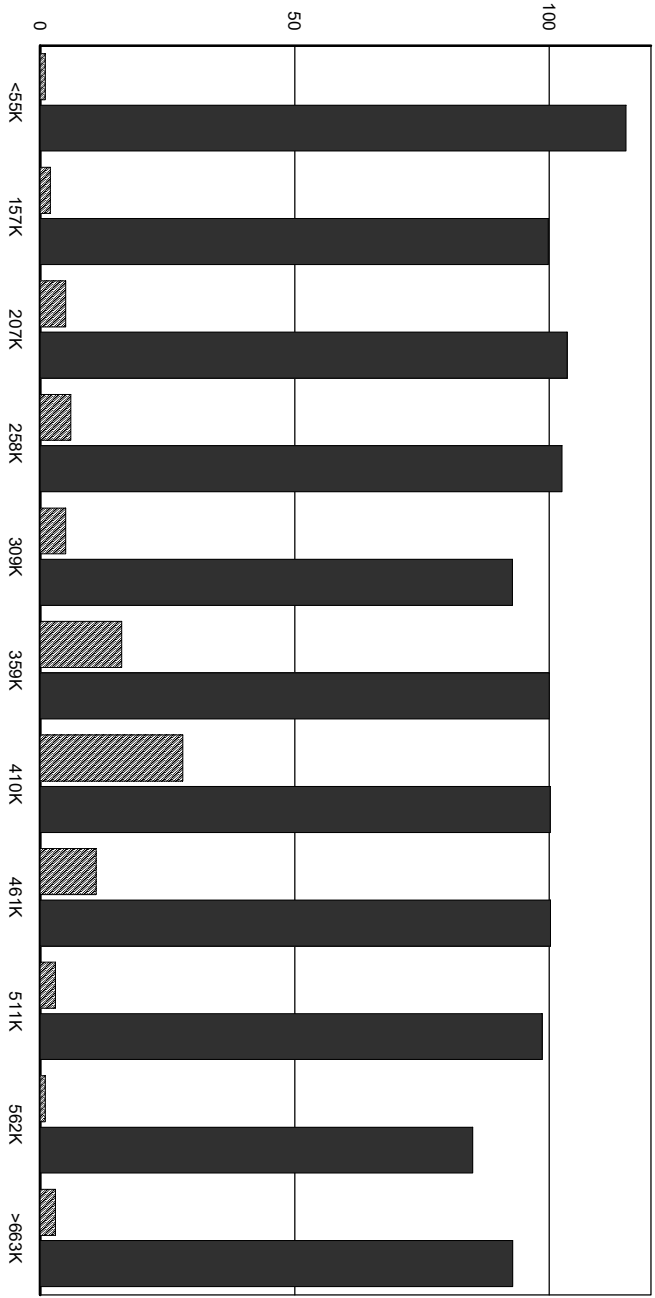
B. FINAL STATISTICAL ANALYSIS REPORTS

Sales Analysis Results
Nottingham -- 09/18/2020

Sales Analysis Statistics			
Number of Sales:	81	Mean Sales Ratio:	0.9997
Minimum Sales Ratio:	0.8497	Median Sales Ratio:	0.9991
Maximum Sales Ratio:	1.2087	Standard Deviation:	0.0625
Aggregate Sales Ratio:	0.9915	Coefficient of Dispersion:	4.4937
		Price Related Differential:	1.0083

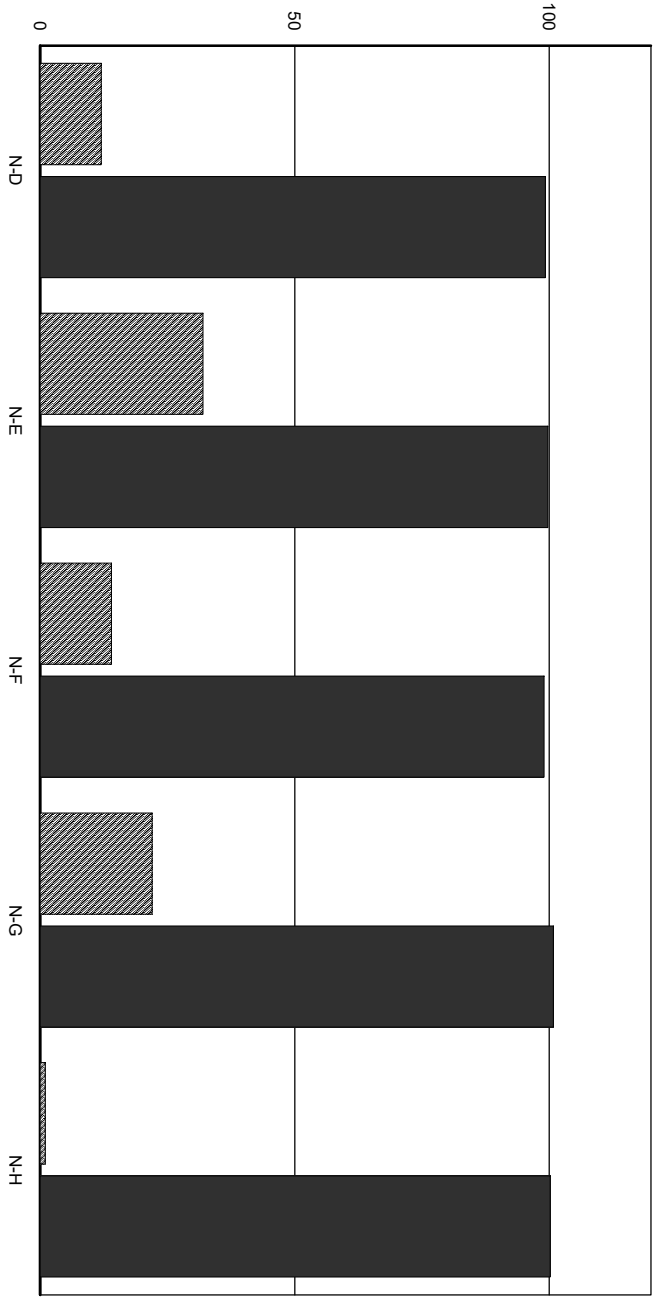
Sales Analysis Criteria	
Sold: 10/01/19 - 08/19/2020	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 999999999	Bldg Eff. Area: 0 - 999999999
Land Value: 0 - 999999999	Land Use: ALL
Current Use CR: 0 - 999999999	Acres: 0 - 999999999
Year Built: 1600 - 2020	Trend: 0.000% Prior to 09/18/2020
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Nottingham: Median A/S Ratio by Sale Price



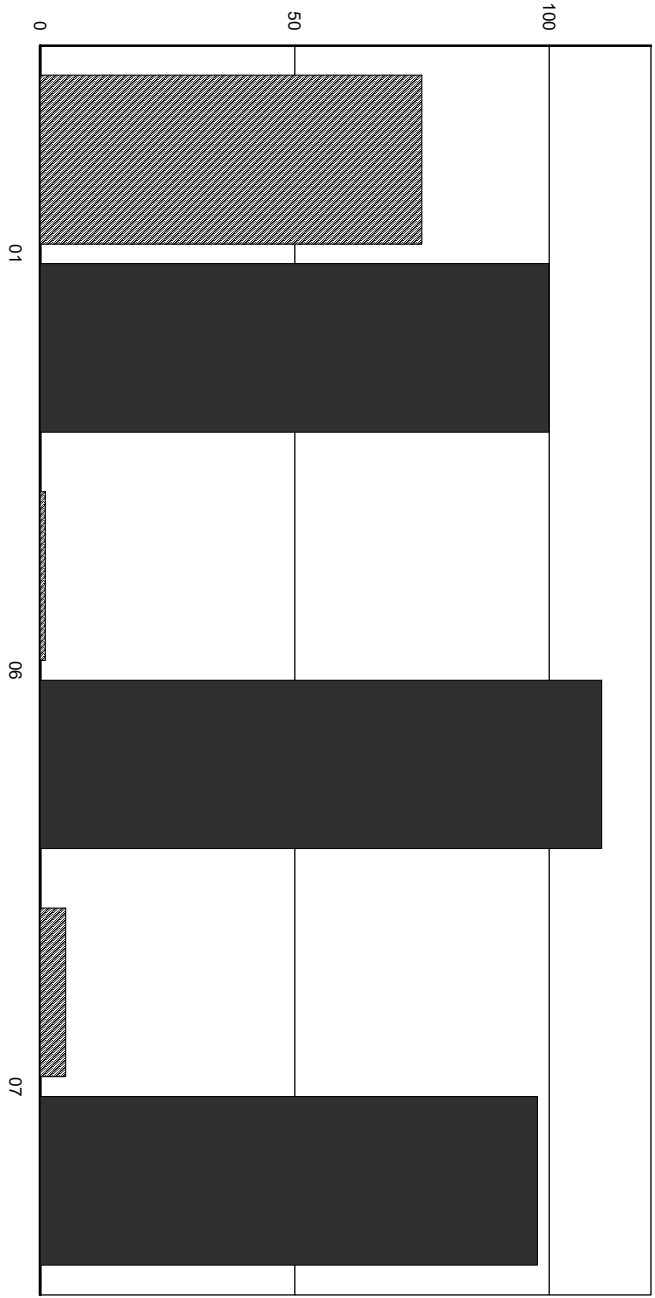
	# of Parcels	Median A/S x 100
<55K	1	115.09
157K	2	99.83
207K	5	103.54
258K	6	102.52
309K	5	92.75
359K	16	99.98
410K	28	100.21
461K	11	100.27
511K	3	98.63
562K	1	84.97
>663K	3	92.81
		81

Nottingham:Median A/S Ratio by Neighborhood



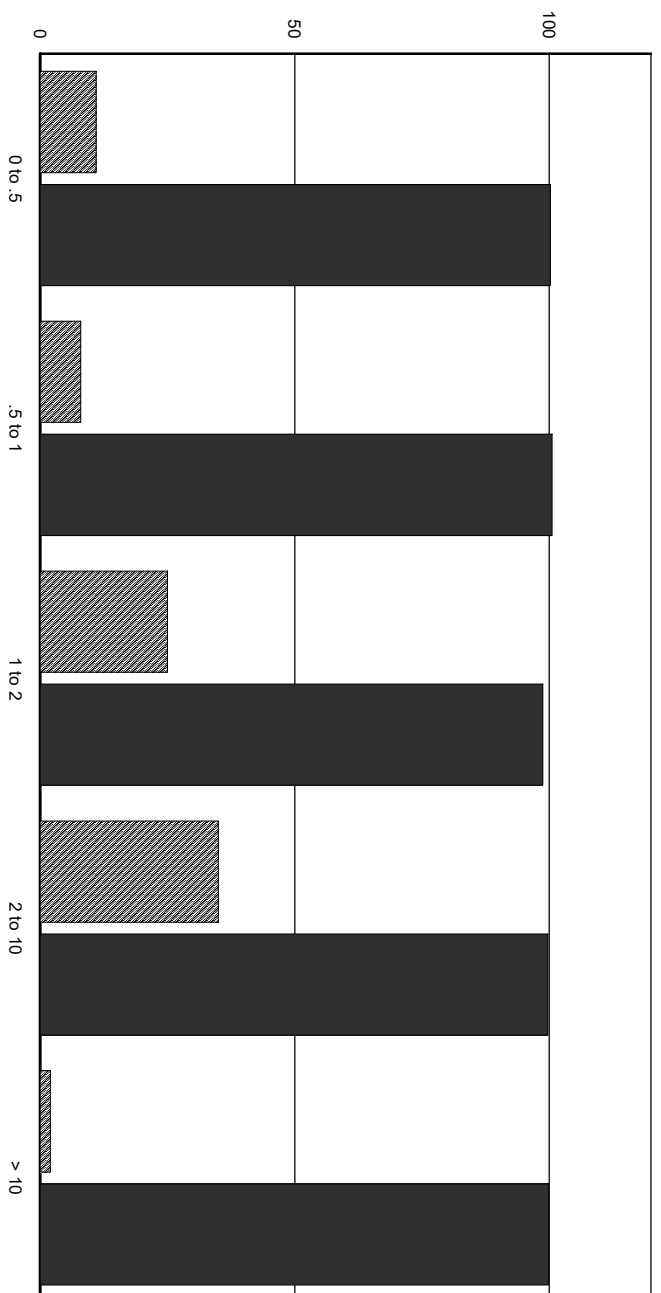
	# of Parcels	Median A/S x 100
N-D	12	99.27
N-E	32	99.76
N-F	14	98.98
N-G	22	100.82
N-H	1	100.21
	81	

Nottingham: Median A/S Ratio by Zone

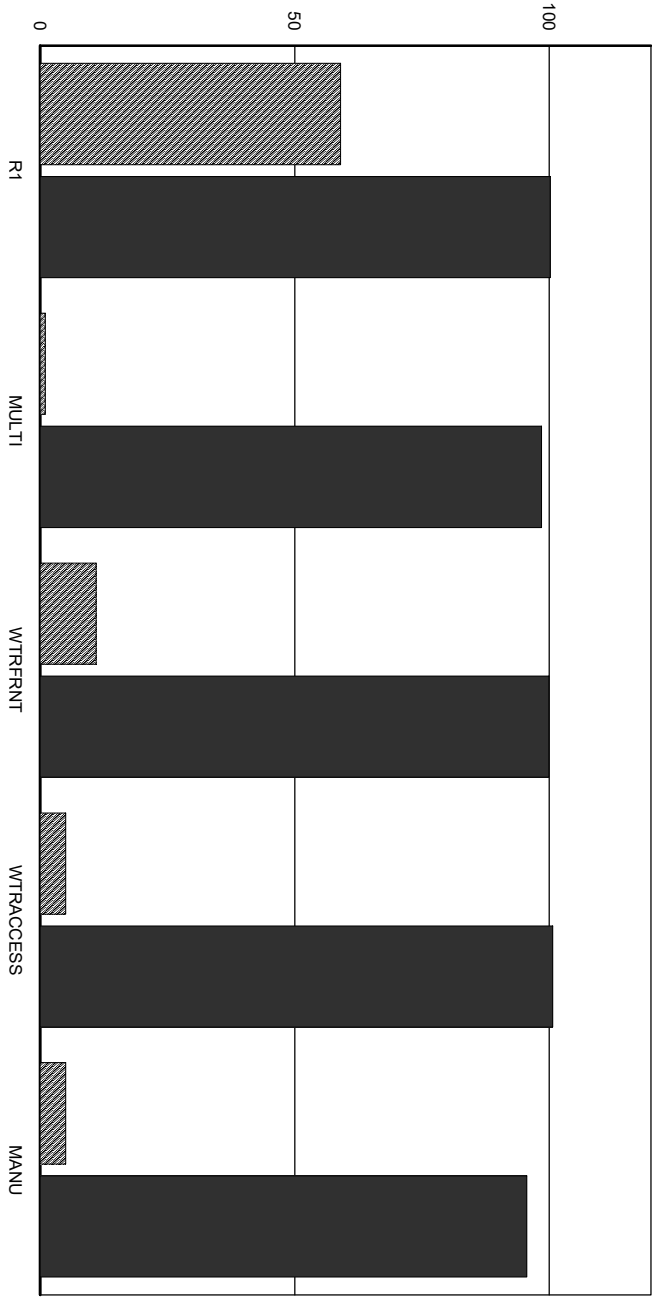


	# of Parcels	Median A/S x 100
01	75	99.91
06	1	110.33
07	5	97.65
	81	

Nottingham: Median A/S Ratio by Acreage

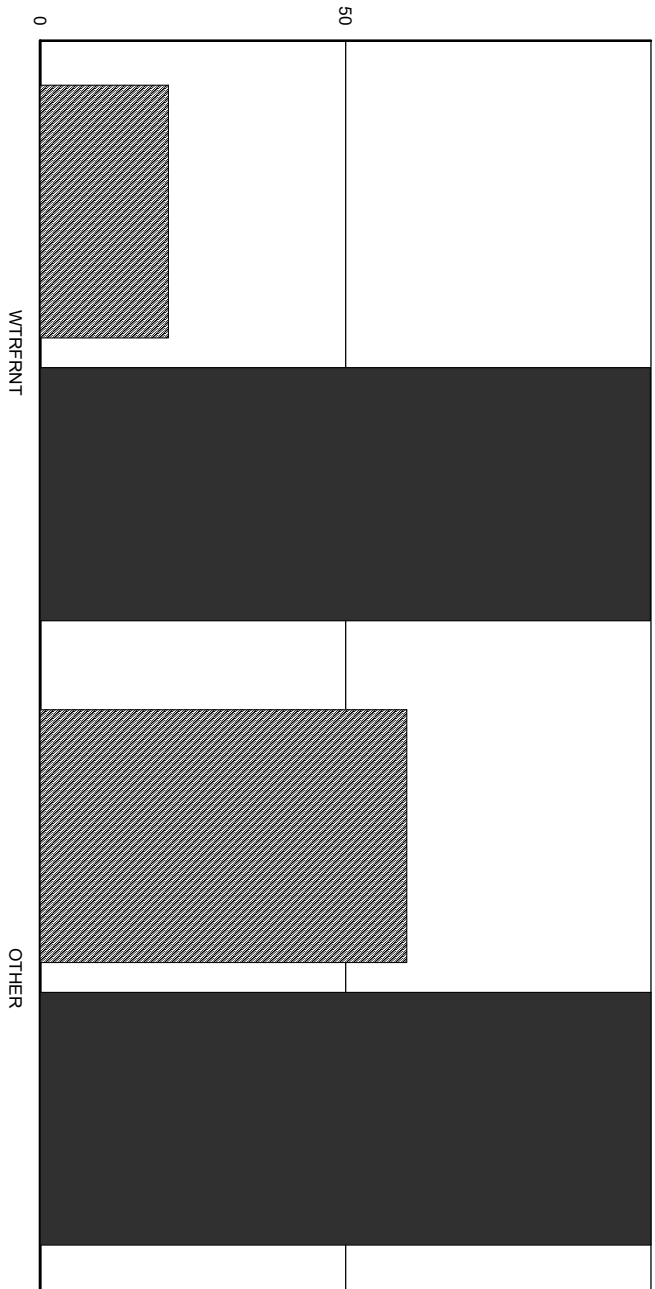


Nottingham:Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	59	100.21
MULTI	1	98.52
WTRFRNT	11	99.91
WTRACCESS	5	100.67
MANU	5	95.58
	81	

Nottingham:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
WTRFRNT	21	99.91
OTHER	60	99.99
	81	

Sales Analysis Results
Nottingham -- 09/18/2020

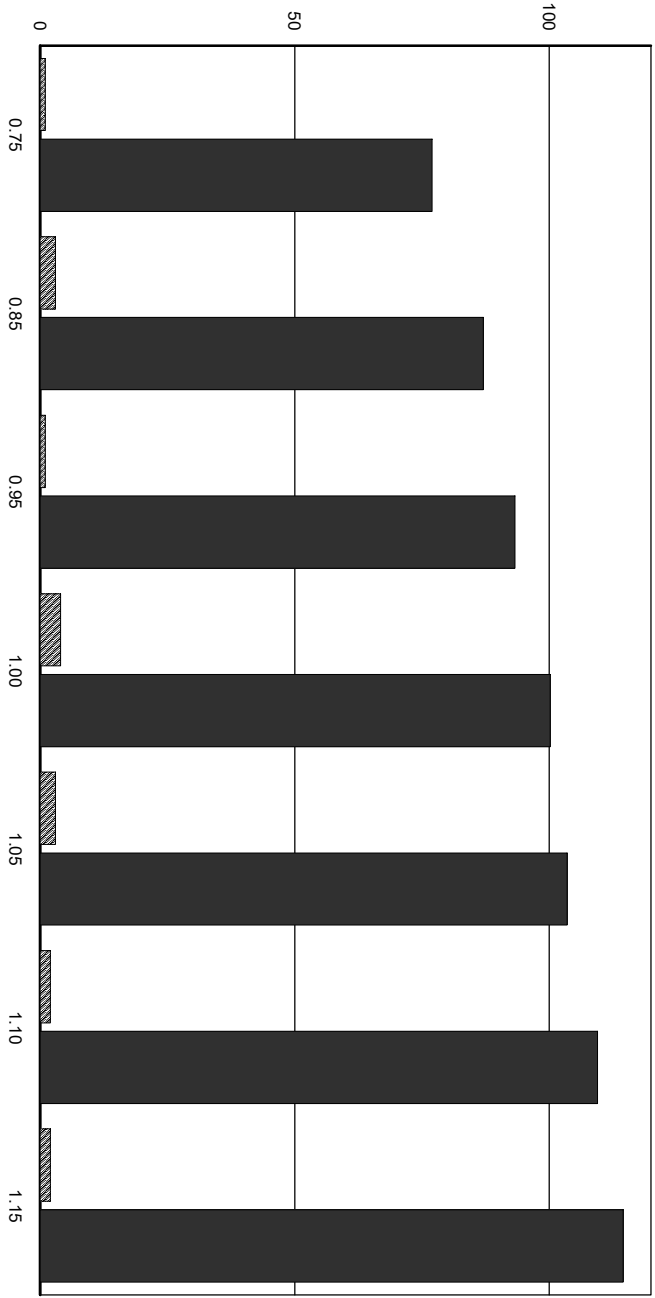
Sales Analysis Statistics			
Number of Sales:	16	Mean Sales Ratio:	0.9942
Minimum Sales Ratio:	0.7701	Median Sales Ratio:	1.0160
Maximum Sales Ratio:	1.1509	Standard Deviation:	0.1098
Aggregate Sales Ratio:	1.0053	Coefficient of Dispersion:	8.2953
		Price Related Differential:	0.9889

Sales Analysis Criteria	
Sold: 10/01/18 - 08/19/2020	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2020	Trend: 0.486% Prior to 10/01/19
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: NO	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Nottingham Sales Analysis Report

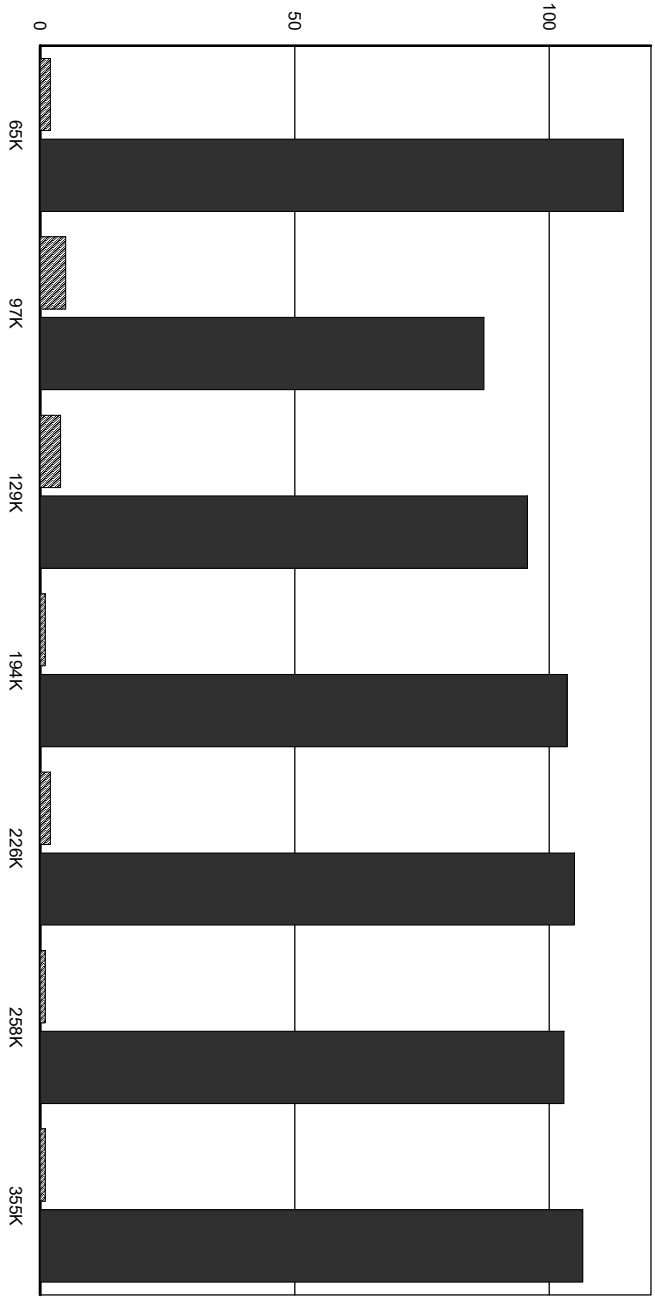
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area	Sale Price	Sale Date			Grantor	
0.770	000017	000030	000001	01	3.35	R1	E	RSA	C	\$ 104,398	\$ 80,400	V	Q	ROUSE, DANIEL HOWARD	\$ 95,600
	FOUNDATION ADDED FOR 2019, UND/CLR AND DIRT DW AT T 1.973										11/09/2018				
0.849	000032	000023	000001	01	2.35	R1	E			\$ 84,137	\$ 71,400	V	Q	DAVIES, JR ROBERT G	\$ 72,600
											06/19/2019				
0.871	000018	000016	000005	01	4.47	R1	E			\$ 86,584	\$ 75,400	V	Q	REED, EUGENE T	\$ 74,300
											06/06/2019				
0.872	000029	000005	000001	01	3.01	R1	E			\$ 79,516	\$ 69,300	V	Q	STEVENS, GILBERT A	\$ 70,100
											06/14/2019				
0.933	000009	000007	000012	01	2.10	R1W	F	RSA	A	\$ 125,608	\$ 117,200	V	Q	VOLTAIRE, ROLFE	\$ 105,600
	ASSMT = UND/WDS/UND DW AT TIME OF SALE										09/05/2019				
0.982	000071	000150	000000	01	5.10	R1A	F			\$ 120,000	\$ 117,800	V	Q	SACHS REALTY TRUST	\$ 66,600
											10/30/2019				
0.989	000018	000016	000006	01	9.94	R1	E	RSA	D	\$ 86,171	\$ 85,200	V	Q	REED, EUGENE	\$ 82,500
	ASSMT=UND/CL AND UND DW AT TIME OF SALE										07/08/2019				
1.015	000071	000150	000003	01	5.09	R1A	F			\$ 120,000	\$ 121,800	V	Q	SACHS REALTY TRUST	\$ 74,000
											04/17/2020				
1.017	000070	000022	000000	01	0.56	R1W	D			\$ 211,021	\$ 214,600	V	Q	MCGLOONE, PHILIP	\$ 232,600
											09/13/2019				
1.029	000068	000049	000002	01	2.68	R1W	D			\$ 246,998	\$ 254,200	V	Q	LEIB, DOUGLAS N	\$ 265,000
											04/09/2019				
1.035	000071	000035	000000	01	0.37	R1W	E			\$ 189,000	\$ 195,700	V	Q	SCIANNA, LOUISE T	\$ 202,100
											05/18/2020				
1.066	000006	000022	000000	07	60.00	R1	E			\$ 344,434	\$ 367,100	V	Q	HALEY, JAMES W	\$ 472,100
											01/31/2019				
1.082	000070	000023	000000	01	0.42	R1W	D			\$ 195,000	\$ 211,000	V	Q	SHERIDAN, ROBERT	\$ 229,000
											07/17/2020				
1.108	000010	000009	000012	01	1.93	R1	G			\$ 71,021	\$ 78,700	V	Q	HARBOR STREET LIMITED	\$ 68,900
											07/15/2019				
1.140	000016	000031	000001	07	2.10	R1	E			\$ 52,916	\$ 60,300	V	Q	COLPRITT JR, RAYMOND E	\$ 62,900
											10/12/2018				
1.151	000001	000070	00000C	01	7.31	R1	E			\$ 55,000	\$ 63,300	V	Q	DANIELS, JONATHAN A	\$ 80,000
											01/10/2020				

Nottingham: Distribution of Sale Ratios



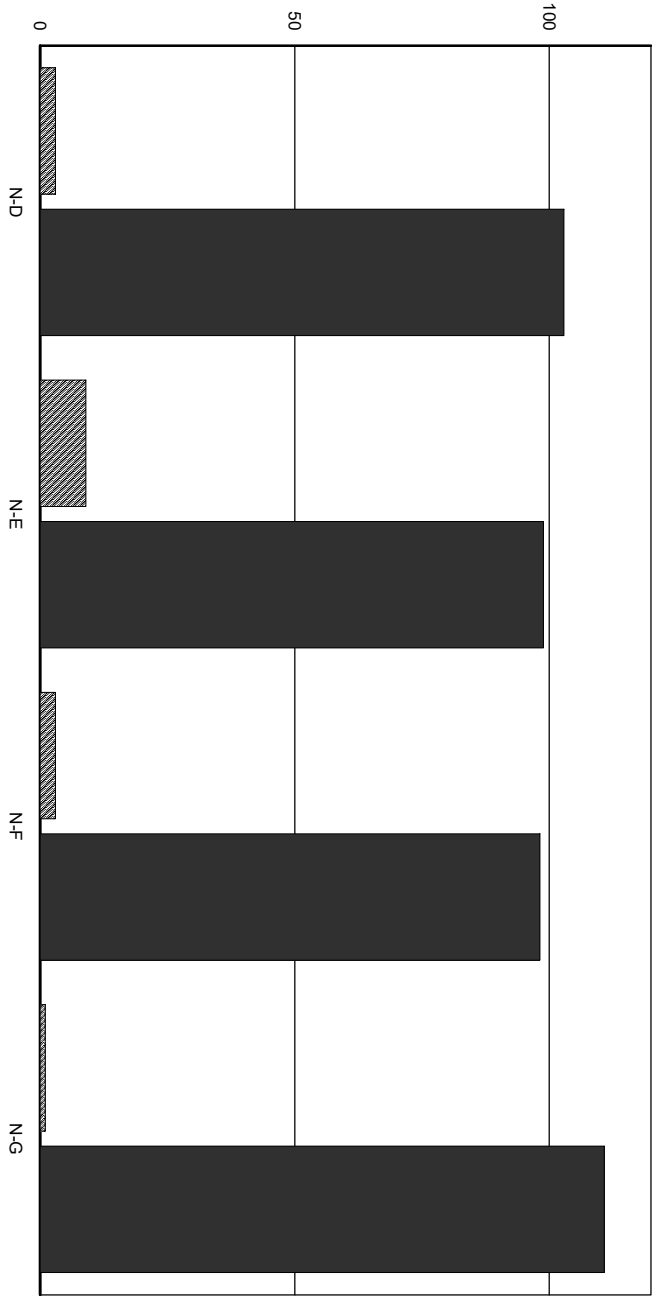
# of Parcels	Median A/S x 100
1	77.01
3	87.08
1	93.31
4	100.19
3	103.54
2	109.51
2	114.52
16	

Nottingham: Median A/S Ratio by Sale Price



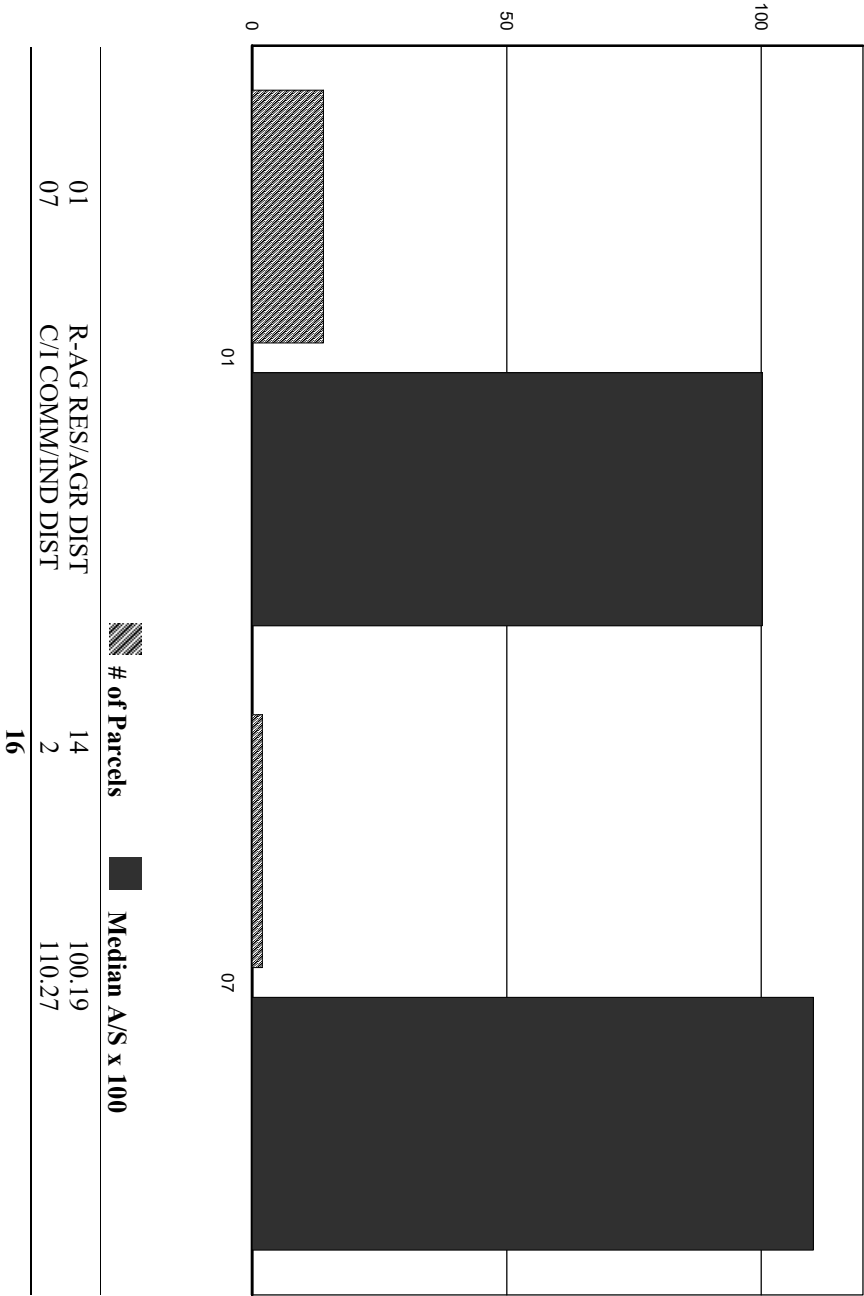
	# of Parcels	Median A/S x 100
65K	2	114.52
97K	5	87.15
129K	4	95.74
194K	1	103.54
226K	2	104.95
258K	1	102.92
355K	1	106.58
	16	

Nottingham: Median A/S Ratio by Neighborhood

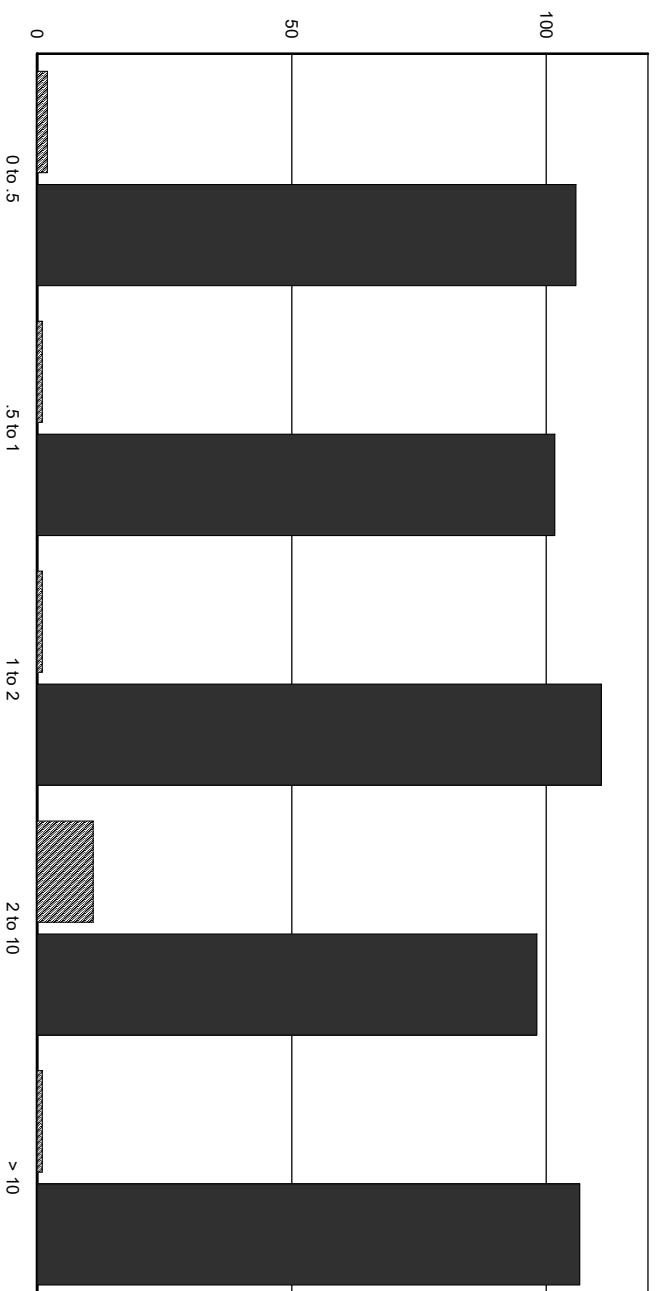


	# of Parcels	Median A/S x 100
N-D	3	102.92
N-E	9	98.87
N-F	3	98.17
N-G	1	110.81
	16	

Nottingham:Median A/S Ratio by Zone

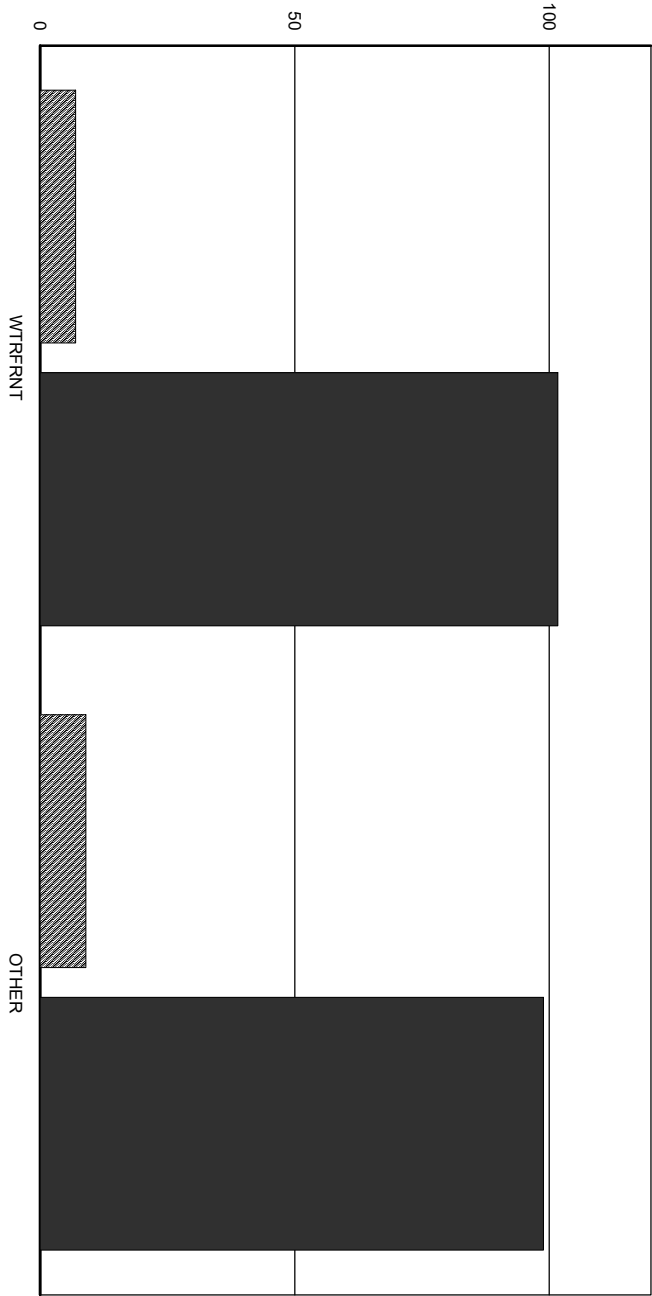


Nottingham: Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
0 to .5	2	105.88
.5 to 1	1	101.70
1 to 2	1	110.81
2 to 10	11	98.17
> 10	1	106.58
	16	


Nottingham:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
WTRFRNT	7	101.70
OTHER	9	98.87
	16	


OWNER INFORMATION				SALES HISTORY				PICTURE	
LYONS, ALFRED W				Date	Book	Page	Type	Price	Grantor
LYONS, TRINA R				01/10/2020	6074	940	Q V	55,000	DANIELS, JONATHAN A
5 PATRIOTS LANE				08/19/1997	3233	0992	U V 18	12,500	COOPER, DONNA
NOTTINGHAM, NH 03290									
LISTING HISTORY				NOTES					
05/27/20 JBVL SALE				PLAN# D-34711; 07/14 NHDES PERMIT FOR DRIVEWAY; EFF 4/15 SUBDIV					
03/04/19 JBPR				PLAN # D38405; 05/20; HOUSE UC ON REAR OF LOT; SECONDARY					
07/18/16 JBVL VACANT				FRONTAGE ON NORTH RIVER LAKE RD EAST; CK21 FOR HSE=A2 RANCH;					
05/16/16 INSP MARKED FOR INSPECTION									
04/10/08 HSSL									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 0		\$ 2,054						
		Parcel Total: \$ 2,054							
2019	\$ 0		\$ 80,000						
		Parcel Total: \$ 80,000							
2020	\$ 0		\$ 63,300						
		Parcel Total: \$ 63,300							
LAND VALUATION									
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: UND/WDS Driveway: DIRT/GRAVEL Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2.000 ac	135,000	E	100	55	100	95	-- MILD	85
1F RES	5.314 ac	x 2,500	X	100			95	-- MILD	50
									63,300
									63,300
LAST REVALUATION: 2020									
Tax Value Notes									
57,000 SHDW/ACC									
6,300 WET									
63,300									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		LYONS, ALFRED W LYONS, TRINA R 5 PATRIOTS LANE NOTTINGHAM, NH 03290		<div>District</div> <div>Percentage</div>		<div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>	
		<div>PERMITS</div> <div> <div>Date</div> <div>Permit ID</div> <div>Permit Type</div> <div>Notes</div> </div> <div> 03/19/20 2020000105 NEW HOME - IMPACT FEE OF \$5,364 AP </div>		<div>Base Type:</div>			
<div>BUILDING SUB AREA DETAILS</div>							
<div>2020 BASE YEAR BUILDING VALUATION</div>							
<div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div> </div> <div>%</div>							
<div>%</div>							

OWNER INFORMATION			SALES HISTORY					PICTURE																													
DOMUS DEVELOPERS INC			Date	Book	Page	Type	Price	Grantor	 <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td></td><td>\$ 2,752</td></tr><tr><td colspan="2"></td><td>Parcel Total:</td><td>\$ 2,752</td></tr><tr><td>2019</td><td>\$ 0</td><td></td><td>\$ 2,649</td></tr><tr><td colspan="2"></td><td>Parcel Total:</td><td>\$ 2,649</td></tr><tr><td>2020</td><td>\$ 0</td><td></td><td>\$ 3,472</td></tr><tr><td colspan="2"></td><td>Parcel Total:</td><td>\$ 3,472</td></tr></table>	Year	Building	Features	Land	2018	\$ 0		\$ 2,752			Parcel Total:	\$ 2,752	2019	\$ 0		\$ 2,649			Parcel Total:	\$ 2,649	2020	\$ 0		\$ 3,472			Parcel Total:	\$ 3,472
Year	Building	Features	Land																																		
2018	\$ 0		\$ 2,752																																		
		Parcel Total:	\$ 2,752																																		
2019	\$ 0		\$ 2,649																																		
		Parcel Total:	\$ 2,649																																		
2020	\$ 0		\$ 3,472																																		
		Parcel Total:	\$ 3,472																																		
11 WHITEHORSE DRIVE			01/31/2019	5977	2799	Q V	330,000	HALEY, JAMES W																													
RYE, NH 03870			06/01/2015	5622	0472	U V 44		1 HALEY, WALDRON B REV																													
			09/27/2011	5247	0892	U V 31	287,598	USDA																													
			12/08/2010	5173	1911	U V 31	157,000	TCO LAND, LLC																													
			12/20/1998	3347	578	U V 38		HALEY, ET AL																													
LISTING HISTORY			NOTES																																		
07/11/16	JBVL		VACANT; WOODS; RD FRONTAGE HAS VARYING TOPO; 4/03 NO NEW SLAB																																		
05/16/16	INSP	MARKED FOR INSPECTION	AT TIME OF INSP-CK 04; 03-- REMOVE SLABS; NH DOT EXEMPT; 9/11--USDA																																		
02/17/12	LM LM	ENTERED PLAN INFO D3697	EASEMENT 12.54 ACRES ON THIS PARCEL, + 1.94 ACRES ON MAP 269 LOT 4																																		
04/01/03	CMPL		IN BARRINGTON. PRICE INCLUDES 6/15-2 AND LAND IN BARRINGTON; 2/16																																		
10/04/96	BH		PER PLAN D-39260 ADJUSTED ACREAGE FROM 75 TO 60 ACRES; CREATED																																		
			NEW MAP/LOT/SUB FOR MAP 6 LOT 15 SUBLOT 3; 17.36 ACRES (TRIANGLE																																		
			SHAPED PARCEL) CELL TOWER NOW LOCATED ON MAP 6 LOT 15 SUBLOT																																		
			3-T;																																		
EXTRA FEATURES VALUATION																																					
Feature Type	Units Length x Width Size Adj		Rate	Cond	Market Value Notes																																
LAND VALUATION			LAST REVALUATION: 2020																																		
Zone: C/1 COMM/IND DIST			Minimum Acreage: 2.00		Site: UND/CLR Driveway: DIRT/GRAVEL Road: PAVED																																
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																							
MNGD HARDWD	2,000 ac	135,000	E	100	60	100	95	95 -- MILD	100	73,100	75	Y	76																								
MNGD PINE	19,780 ac	x 2,500	X	81				90 -- ROLLING	100	36,000	75	Y	1,539																								
MNGD HARDWD	3,600,000 ft	x 60	E	100				95 -- MILD	100	205,200	0	N	0																								
MNGD HARDWD	12,540 ac	x 2,500	X	81				95 -- MILD	25	6,000	100	Y	522	USDA ESMT																							
MNGD HARDWD	25,680 ac	x 2,500	X	81				90 -- ROLLING	100	46,800	100	N	1,335																								
		60,000 ac		367,100																																	
				3,472																																	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		DOMUS DEVELOPERS INC 11 WHITEHORSE DRIVE RYE, NH 03870		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories:		Fixtures: Fireplaces: Generators: Base Type:	
		PERMITS		Notes					
Date	Permit ID	Permit Type							
03/04/03	20-03	ADDITION	CONCRETE PAD FOR OUTE						
								BUILDING SUB AREA DETAILS	
								2020 BASE YEAR BUILDING VALUATION	
								Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	

OWNER INFORMATION		SALES HISTORY				PICTURE	
		Date	Book	Page	Type		Price
BELCHER, KEVIN J		09/05/2019	6033	0278	Q V	125,000	VOLTAIRE, ROLFE
BELCHER, MICHELLE J		02/27/2012	5291	1392	U V 38		CORONIS, CAROL
53 FRANCESCA WAY		03/28/1997	3206	2489	Q V	28,900	CROWLEY, MICHELE K
NOTTINGHAM, NH 03290		03/02/1990	2828	2058	Q V	1	UNKNOWN
LISTING HISTORY		NOTES					
05/12/20	RWPM	PER PLAN#18901 310'WF; LOT 12; SLOPING FRONTAGE; SOME WET IN					
02/24/20	RWPM	BACK; LAKE ACCESS; NARROW WF; 8/2016 MOD TOPO TO WF, SHALLOW &					
08/11/16	JBVL	WEEDY; 9/19 VACANT LAND SALE; 2/20; PU FNDTN; 5/20; PU OPFS & DECK,					
05/16/16	INSP	50% UC PER CONTRACTOR; 5/7/20 NHEC EASEMENT					
01/17/12	DMVL						
09/16/97	ABL						
04/19/89	AM						




EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR																													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																												
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><thead><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr></thead><tbody><tr><td>2018</td><td>\$ 0</td><td>\$ 0</td><td>\$ 105,600</td></tr><tr><td colspan="4">Parcel Total: \$ 105,600</td></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 0</td><td>\$ 105,600</td></tr><tr><td colspan="4">Parcel Total: \$ 105,600</td></tr><tr><td>2020</td><td>\$ 137,600</td><td>\$ 0</td><td>\$ 188,500</td></tr><tr><td colspan="4">Parcel Total: \$ 326,100</td></tr></tbody></table>								Year	Building	Features	Land	2018	\$ 0	\$ 0	\$ 105,600	Parcel Total: \$ 105,600				2019	\$ 0	\$ 0	\$ 105,600	Parcel Total: \$ 105,600				2020	\$ 137,600	\$ 0	\$ 188,500	Parcel Total: \$ 326,100			
Year	Building	Features	Land																																
2018	\$ 0	\$ 0	\$ 105,600																																
Parcel Total: \$ 105,600																																			
2019	\$ 0	\$ 0	\$ 105,600																																
Parcel Total: \$ 105,600																																			
2020	\$ 137,600	\$ 0	\$ 188,500																																
Parcel Total: \$ 326,100																																			

LAND VALUATION													LAST REVALUATION: 2020					
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00		Minimum Frontage: 200				Site: AVERAGE				Driveway: PAVED		Road: PAVED			
Land Type			Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
1F RES WTRFRNT			2,000 ac	135,000	F	110	100	100	100	95 -- MILD	100	141,100	0	N	141,100			
1F RES WTRFRNT			0.100 ac	x 2,500	X	100				95 -- MILD	100	200	0	N	200			
NOTTINGHAM			310.000 wf	UNDEVELOPED/NATURAL, MAIN BODY							95 -- MILD	90	47,200	0		47,200	310'/NAT/AV/WDY/N	
			2.100 ac												188,500	188,500		

OWNER INFORMATION				SALES HISTORY				PICTURE																													
COLE, SCOTT COLE, HEATHER 125 DEER RIDGE DRIVE BARRINGTON, NH 03825				Date	Book	Page	Type	Price	Grantor																												
				07/15/2019 6016 2344 Q V 70,000 HARBOR STREET LIMITED																																	
LISTING HISTORY				NOTES																																	
09/18/20 JBHC 08/10/16 JBVL 05/16/16 INSP 12/03/15 JRSR				LOT 12 PER RECORDED SUB PLAN D-39038; LAND AREA=1.932; LUCT ISSUED 8/18;																																	
MARKED FOR INSPECTION																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																														
AMENITY-MAPLE RIDGE	1		100	0.00	25	0	UNDEV=COND																														
MUNICIPAL SOFTWARE BY AVITAR																																					
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td>\$ 0</td><td>\$ 68,900</td></tr><tr><td colspan="4">Parcel Total: \$ 68,900</td></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 0</td><td>\$ 68,900</td></tr><tr><td colspan="4">Parcel Total: \$ 68,900</td></tr><tr><td>2020</td><td>\$ 0</td><td>\$ 0</td><td>\$ 78,700</td></tr><tr><td colspan="4">Parcel Total: \$ 78,700</td></tr></table>										Year	Building	Features	Land	2018	\$ 0	\$ 0	\$ 68,900	Parcel Total: \$ 68,900				2019	\$ 0	\$ 0	\$ 68,900	Parcel Total: \$ 68,900				2020	\$ 0	\$ 0	\$ 78,700	Parcel Total: \$ 78,700			
Year	Building	Features	Land																																		
2018	\$ 0	\$ 0	\$ 68,900																																		
Parcel Total: \$ 68,900																																					
2019	\$ 0	\$ 0	\$ 68,900																																		
Parcel Total: \$ 68,900																																					
2020	\$ 0	\$ 0	\$ 78,700																																		
Parcel Total: \$ 78,700																																					
LAND VALUATION																																					
LAST REVALUATION: 2020																																					
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: UND/CLR Driveway: UNDEVELOPED Road: PAVED																																					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond																												
IF RES	1.932 ac	134,864	G	120	60	100	90	90 -- ROLLING	100																												
	1.932 ac																																				
			</																																		

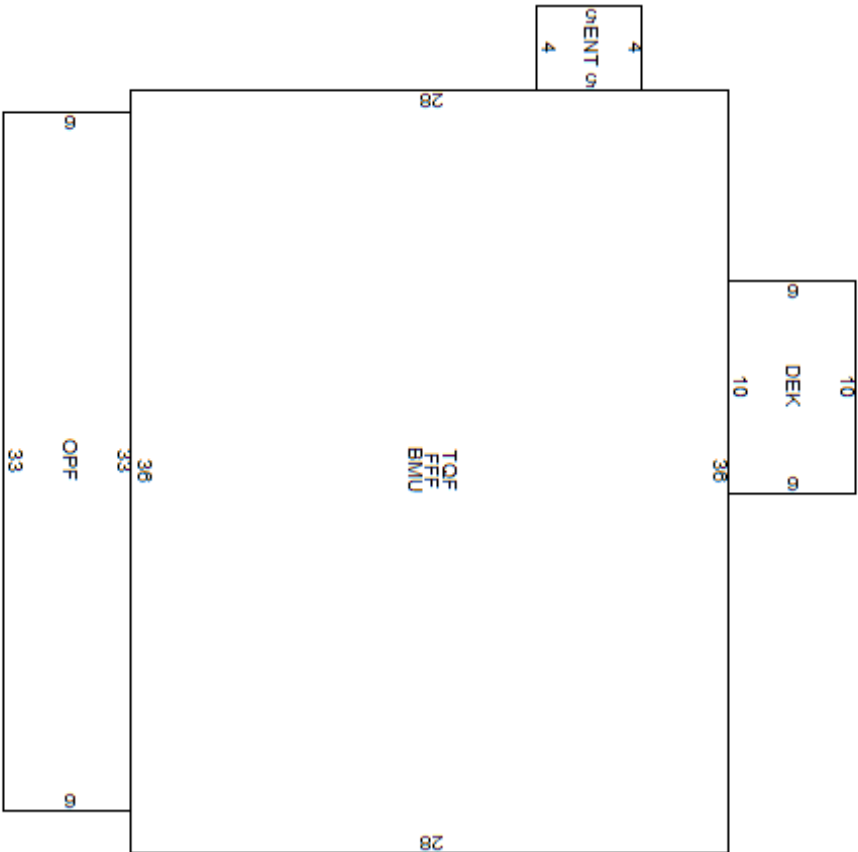
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		COLE, SCOTT COLE, HEATHER 125 DEER RIDGE DRIVE BARRINGTON, NH 03825		<div>District</div> <div>Percentage</div>		<div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>					
		PERMITS		Date	Permit ID	Permit Type	Notes				
		<div>BUILDING SUB AREA DETAILS</div>									
							<div>2020 BASE YEAR BUILDING VALUATION</div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div> <div>%</div>				

OWNER INFORMATION		SALES HISTORY					PICTURE																												
DAY-COL REALTY TRUST LLC		Date	Book	Page	Type	Price Grantor																													
41 POOR FARM ROAD		10/12/2018	5953	2115	Q V	50,000 COLPRITT JR, RAYMOND E																													
		04/12/2012	5306	0423	U V 38	18,000 PRATT, BARBARA H.																													
		04/10/2009	4999	1173	U V 24	30,000 GREATER SEACOAST HABIT																													
		12/28/2007	4873	2422	U V 44	100,000 MATHER, DANIEL FRED																													
NOTTINGHAM, NH 03290																																			
LISTING HISTORY		NOTES																																	
08/03/17	JBVL	PLAN # D-35190; VACANT, PART WOODED;																																	
01/31/17	INSP	MARKED FOR INSPECTION																																	
04/10/08	HSSL																																		
EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR																																	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																												
<div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td>\$ 0</td><td>\$ 62,900</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 62,900</td></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 0</td><td>\$ 62,900</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 62,900</td></tr><tr><td>2020</td><td>\$ 0</td><td>\$ 0</td><td>\$ 60,300</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 60,300</td></tr></table></div>								Year	Building	Features	Land	2018	\$ 0	\$ 0	\$ 62,900				Parcel Total: \$ 62,900	2019	\$ 0	\$ 0	\$ 62,900				Parcel Total: \$ 62,900	2020	\$ 0	\$ 0	\$ 60,300				Parcel Total: \$ 60,300
Year	Building	Features	Land																																
2018	\$ 0	\$ 0	\$ 62,900																																
			Parcel Total: \$ 62,900																																
2019	\$ 0	\$ 0	\$ 62,900																																
			Parcel Total: \$ 62,900																																
2020	\$ 0	\$ 0	\$ 60,300																																
			Parcel Total: \$ 60,300																																
LAND VALUATION																																			
LAST REVALUATION: 2020																																			
Zone: C/I COMM/IND DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED																																			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW																												
IF RES	2.000 ac	135,000	E	100	55	100	90																												
IF RES	0.100 ac	x 2,500	X	100			90 -- ROLLING																												
							Topography																												
							Cond																												
							Ad Valorem																												
							SPI																												
							R																												
							Tax Value																												
							Notes																												
							60,300																												
							60,300																												

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		MURPHY, ASHLYN MURPHY, JOHN 75 GEBIG ROAD NOTTINGHAM, NH 03290	District	Percentage	Model: 1.75 STORY CAPE Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/HARD TILE Heat: GAS/EA DUCTED Bedrooms: 4 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0257 Base Rate: RSA 93.00 Bldg. Rate: 1.2183 Sq. Foot Cost: \$ 113.30	
PERMITS						
Date	Permit ID	Permit Type	Notes			
10/16/18	2018000392	NEW HOME				

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
TQF	3/4 STRY FIN	1008	0.75 756
FFP	FST FLR FIN	1008	1.00 1008
BMU	BSMNT	1008	0.15 151
OPF	OPEN PORCH	198	0.25 50
ENT	ENTRY WAY	20	0.10 2
DEK	DECK/ENTRANCE	60	0.10 6
GLA:	1,764	3,302	1,973

2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 223,541	
Year Built:		2018	
Condition For Age:	AVERAGE	3 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		3 %	
Building Value:		\$ 216,800	




OWNER INFORMATION		SALES HISTORY					PICTURE			
ROUSE, TREVOR D		Date	Book	Page	Type	Price	Grantor			
325 STAGE ROAD		06/06/2019	6006	0129	Q V	84,933	REED, EUGENE T			
		07/23/2015	5638	1552	U V 21	150,000	CLARK, HERBERT & ANN			
NOTTINGHAM, NH 03290		02/01/2013	5405	0929	U V 38	1	CLARK, HERBERT & ANN			
LISTING HISTORY		NOTES								
02/28/20 RWVL		VACANT; PLAN D-31813 LM; 01/12-OPEN FIELD; 2/20; VACANT; NC; 6/19								
08/21/17 JBVL		SALE DISQUALIFIES FROM CURRENT USE, NEEDS LUCT, 1 AC WETLAND								
01/31/17 INSP		CAN REMAIN; CK 21 FOR A1 CAPE;								
01/19/12 DMVL										
04/01/05 LMPL										
EXTRA FEATURES VALUATION										
Feature Type	Units	Length	x	Width	Size	Adj	Rate	Cond	Market Value	Notes

OWNER INFORMATION				SALES HISTORY				PICTURE																													
ROUSE, DANIEL & PAULETTE ROUSE FAMILY TRUST 323 STAGE ROAD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor																												
				07/08/2019	6005	2750	Q V	84,933	REED, EUGENE																												
				07/23/2015	5638	1552	U V 21	150,000	CLARK, HERBERT & ANN																												
				02/01/2013	5405	0929	U V 38	1	CLARK, HERBERT & ANN																												
LISTING HISTORY				NOTES																																	
05/11/20 RWPM 03/06/20 RWPE 02/28/20 RWPE 08/21/17 JBVL 01/31/17 INSP 01/19/12 DMVL 04/01/05 LMPL				SUBDIV/LOT LINE PLAN D-31813 ; EFFECTIVE 4/07-BUILDABLE LOT PLAN#C-34291; 01/12-OPEN FIELD; 2/20; NOH; POSTED; NEW HSE ON LOT; 3/20; SKETCH PER BLUEPRINT FILED W/TOWN; EST UC & INT; 5/20; ABLE TO MEAS CORR SKETCH; UC PER INT W/HO; WOB; CK 21 FOR FIN;																																	
EXTRA FEATURES VALUATION																																					
Feature Type	Units Length x Width			Size Adj	Rate	Cond	Market Value Notes																														
<div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td>\$ 0</td><td>\$ 1,300</td></tr><tr><td colspan="4">Parcel Total: \$ 1,300</td></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 0</td><td>\$ 1,229</td></tr><tr><td colspan="4">Parcel Total: \$ 1,229</td></tr><tr><td>2020</td><td>\$ 163,000</td><td>\$ 0</td><td>\$ 116,634</td></tr><tr><td colspan="4">Parcel Total: \$ 279,634</td></tr></table></div>										Year	Building	Features	Land	2018	\$ 0	\$ 0	\$ 1,300	Parcel Total: \$ 1,300				2019	\$ 0	\$ 0	\$ 1,229	Parcel Total: \$ 1,229				2020	\$ 163,000	\$ 0	\$ 116,634	Parcel Total: \$ 279,634			
Year	Building	Features	Land																																		
2018	\$ 0	\$ 0	\$ 1,300																																		
Parcel Total: \$ 1,300																																					
2019	\$ 0	\$ 0	\$ 1,229																																		
Parcel Total: \$ 1,229																																					
2020	\$ 163,000	\$ 0	\$ 116,634																																		
Parcel Total: \$ 279,634																																					
MUNICIPAL SOFTWARE BY AVITAR																																					

LAND VALUATION										LAST REVALUATION: 2020				
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200										Site: FAIR Driveway: DIRT/GRAVEL Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2,000 ac	135,000	E	100	95	100	95	95 -- MILD	100	115,700	0	N	115,700	
FARM/LAND	2,200 ac	x 2,500	X	100				90 -- ROLLING	100	5,000	52	N	513	
WETLANDS	1,000 ac	x 2,500	X	100				90 -- ROLLING	10	200	100	N	23	
MNGD PINE	2,800 ac	x 2,500	X	100				90 -- ROLLING	100	6,300	100	N	297	
MNGD HARDWD	1,941 ac	x 2,500	X	100				90 -- ROLLING	100	4,400	100	N	101	
9,941 ac										131,600		116,634		


OWNER INFORMATION			SALES HISTORY					PICTURE																												
LANGDON CONSTRUCTION LLC			Date	Book	Page	Type	Price Grantor																													
131 OLD NOTTINGHAM ROAD			06/14/2019	6008	0634	Q V	78,000 STEVENS, GILBERT A																													
EPPING, NH 03042			11/12/2008	4962	1249	Q V	75,000 ADAMS, BERNARD M																													
LISTING HISTORY			NOTES																																	
08/28/18 JQVL 04/05/18 INSP 02/20/12 DMVL 06/30/10 PBUL 04/25/08 HSSL			VACANT; PLAN # D-35167; NHDES SHORELAND IMPACT PERMIT #2018-01123; 8/18; SITE=UND/WOODED;																																	
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		NOTTINGHAM NEW HAMPSHIRE																												
<div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td></td><td>\$ 70,100</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 70,100</td></tr><tr><td>2019</td><td>\$ 0</td><td></td><td>\$ 70,100</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 70,100</td></tr><tr><td>2020</td><td>\$ 0</td><td></td><td>\$ 69,300</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 69,300</td></tr></table>									Year	Building	Features	Land	2018	\$ 0		\$ 70,100				Parcel Total: \$ 70,100	2019	\$ 0		\$ 70,100				Parcel Total: \$ 70,100	2020	\$ 0		\$ 69,300				Parcel Total: \$ 69,300
Year	Building	Features	Land																																	
2018	\$ 0		\$ 70,100																																	
			Parcel Total: \$ 70,100																																	
2019	\$ 0		\$ 70,100																																	
			Parcel Total: \$ 70,100																																	
2020	\$ 0		\$ 69,300																																	
			Parcel Total: \$ 69,300																																	
LAND VALUATION			LAST REVALUATION: 2020																																	
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00		Minimum Frontage: 200		Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED																													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography																												
1F RES	2.000 ac	135,000	E	100	55	100	90	100 -- LEVEL																												
1F RES	1.010 ac	x 2,500	X	100				100																												
3.010 ac								69,300																												
								69,300																												


OWNER INFORMATION				SALES HISTORY				PICTURE		
BOUCHER, JOHN M BOUCHER, STEPHANIE A 364 STAGE ROAD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor	
				06/19/2019	6009	0995	Q V	82,533	DAVIES, JR ROBERT G	
LISTING HISTORY				NOTES						
03/02/20 RWPR 04/01/18 PLBD PER PLAN D-40362 NEW LOT				PER PLAN D-40362 NEW LOT 2.35 ACRES AS OF 4/1/18; PER PLAN EXISTING NHDOT PERMIT #06-351-285 TO BE USED FOR ACCESS 45.28' DRIVEWAY R-O-W FOR NEW PARCEL 32-23-1 AND EXISTING PARCEL MAP 32 LOT 23; 3/20: LOT CLEARED/STUMPED CK 21 FOR HSE; 06/20: SALE DISQUALIFIES PARCEL FROM CU ASSESSMENT; CK 21 FOR AI RANCH W/TALL GAR;						
EXTRA FEATURES VALUATION										
Feature Type	Units			Length x Width	Size Adj	Rate	Cond	Market Value Notes		
<div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div></div></div>										




MUNICIPAL SOFTWARE BY AVITAR

OWNER INFORMATION				SALES HISTORY				PICTURE																													
BERGERON, MATTHEW				Date	Book	Page	Type	Price Grantor																													
9 GREENLEAF CIRCLE				04/09/2019	5991	0952	Q V	240,000 LEIB, DOUGLAS N																													
BRENTWOOD, NH 03833																																					
LISTING HISTORY				NOTES																																	
06/13/19 RWVL 02/05/19 INSP MARKED FOR INSPECTION				EFFECTIVE 4/15 SUBDIVISION PLAN #37805; INCLUDES 2 ISLANDS; EFF 4/17 ADJ WF COND UPDATED MODEL; 6/19; SMALL AREA CLEARED, EST LOG LANDING, NO RECENT SIGNS OF USE;																																	
EXTRA FEATURES VALUATION																																					
Feature Type	Units Length x Width			Size Adj	Rate	Cond	Market Value Notes																														
MUNICIPAL SOFTWARE BY AVITAR																																					
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td></td><td>\$ 265,000</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 265,000</td></tr><tr><td>2019</td><td>\$ 0</td><td></td><td>\$ 265,000</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 265,000</td></tr><tr><td>2020</td><td>\$ 0</td><td></td><td>\$ 254,200</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 254,200</td></tr></table>										Year	Building	Features	Land	2018	\$ 0		\$ 265,000				Parcel Total: \$ 265,000	2019	\$ 0		\$ 265,000				Parcel Total: \$ 265,000	2020	\$ 0		\$ 254,200				Parcel Total: \$ 254,200
Year	Building	Features	Land																																		
2018	\$ 0		\$ 265,000																																		
			Parcel Total: \$ 265,000																																		
2019	\$ 0		\$ 265,000																																		
			Parcel Total: \$ 265,000																																		
2020	\$ 0		\$ 254,200																																		
			Parcel Total: \$ 254,200																																		
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: UND/WDS																													
								Driveway: DIRT/GRAVEL																													
								Road: DIRT/GRAVEL																													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond																												
1F RES WTRFRNT	2.000 ac		135,000	D	90	55	95	95 -- MILD	90																												
1F RES WTRFRNT	0.680 ac		x 2,500	X	100			95 -- MILD	100																												
PAWTUCKAWAY	985.000 wf		UNDEVELOPED/NATURAL, MAIN BODY					95 -- MILD	100																												
				</																																	

OWNER INFORMATION				SALES HISTORY				PICTURE																														
BROOKE S. SHAEFER REVOCABLE TRU SCHAEFER, BROOKE S. TRUSTEE 23 ERWIN ROAD NORTH READING, MA 01864				Date	Book	Page	Type	Price	Grantor																													
				09/13/2019	6035	2335	Q V	210,000	MCGLONE, PHILIP																													
				04/03/2000	3464	1927	U V 38		MCGLONE, FESTUS P.																													
LISTING HISTORY				NOTES																																		
06/13/19 RWVL 02/05/19 INSP 08/07/14 JBVL 05/18/98 AAL 02/07/87 DMO				VAC; WOODED; OLD DOCK-NVLEVEL; 110 FT WF; MICHAEL MCGLONE, 417 BRADFORD PLACE, DARTMOUTH, MA 02747 AND JAMES MCGLONE 992 CENTRE ST, JAMAICA PLAIN, MA ALL JOINT TENANTS IN COMMON; 8/14 NAT WF. DNPV SHED, COND=NV; 6/19; SHED COLLAPSED; VACANT;																																		
EXTRA FEATURES VALUATION																																						
MUNICIPAL SOFTWARE BY AVITAR																																						
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE																																						
<table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td></td><td>\$ 232,600</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 232,600</td></tr><tr><td>2019</td><td>\$ 0</td><td></td><td>\$ 232,600</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 232,600</td></tr><tr><td>2020</td><td>\$ 0</td><td></td><td>\$ 214,600</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 214,600</td></tr></table>											Year	Building	Features	Land	2018	\$ 0		\$ 232,600				Parcel Total: \$ 232,600	2019	\$ 0		\$ 232,600				Parcel Total: \$ 232,600	2020	\$ 0		\$ 214,600				Parcel Total: \$ 214,600
Year	Building	Features	Land																																			
2018	\$ 0		\$ 232,600																																			
			Parcel Total: \$ 232,600																																			
2019	\$ 0		\$ 232,600																																			
			Parcel Total: \$ 232,600																																			
2020	\$ 0		\$ 214,600																																			
			Parcel Total: \$ 214,600																																			
LAND VALUATION																																						
LAST REVALUATION: 2020																																						
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: UNDEVELOPED Road: DIRT/GRAVEL																																						
Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes																																						
IF RES WTRFRNT 0.560 ac 125,960 D 90 55 95 90 95 -- MILD 100 50,600 0 N 50,600																																						
PAWTUCKAWAY 110.000 wf UNDEVELOPED/NATURAL, MAIN BODY 95 -- MILD 100 164,000 0 164,000 110/NAT/AVG/AVG/N																																						
0.560 ac 214,600 214,600																																						

OWNER INFORMATION				SALES HISTORY				PICTURE																							
WASSON, MARK C WASSON, PATRICIA A 23 LAMPREY DRIVE NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor																						
				07/17/2020	6140	1443	Q V	195,000	SHERIDAN, ROBERT																						
				11/08/2005	4577	0882	Q V	225,000	DELUCA, MARK F & MATTH																						
				10/26/2005	2005	1031	U V 38		DELUCA ESTATE																						
				10/21/2005	4567	2057	U V 38		DELUCA, E M C M & D																						
				07/29/1994	3072	1058	U V 38		DELUCA, FRANCIS																						
LISTING HISTORY				NOTES																											
06/13/19 RWVL 02/05/19 INSP 08/07/14 JBVL 07/31/07 BHUL 05/18/98 AAL 02/07/87 DMO				VAC; NO DOCK; 110 FT WF; 8/14 PART PREV CLEARED. NAT WF; 6/19; VACANT, LIGHT WDS; 7/20 FOR SALE AUC \$235,000 48 DOM																											
EXTRA FEATURES VALUATION																															
Feature Type				Units				Length x Width				Size Adj				Rate				Cond				Market Value				Notes			

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		WASSON, MARK C WASSON, PATRICIA A 23 LAMPREY DRIVE NOTTINGHAM, NH 03290		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories:		Fixtures: Fireplaces: Generators: Base Type:	
		PERMITS		Notes					
Date	Permit ID	Permit Type							
								BUILDING SUB AREA DETAILS	
2020 BASE YEAR BUILDING VALUATION									
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:									

OWNER INFORMATION		SALES HISTORY					PICTURE
STONEHENGE PROPERTIES LLC		Date	Book	Page	Type	Price Grantor	
55 STONEHENGE ROAD		05/18/2020	6115	669	Q V	189,000 SCIANNA, LOUISE T	
LONDONDERY, NH 03053-2413		05/18/2017	5819	1506	U V 44	1 SCIANNA, LOUISE T	
		01/13/2017	5791	0180	U V 31	1 SCIANNA, LOUISE	
		07/18/2013	5461	1067	U 1 24	100,000 SCHWARZER REALTY	
		10/08/1991	2894	0267	U 1 99	UNKNOWN	
LISTING HISTORY		NOTES					
06/16/20	JBVL SALE	2/14 ABUTTER PURCHASED LOT (JULY 2013) RAZED BUILDINGS. ROLL TO MOD SLOPE TO WF FROM ROAD. LOT VACANT. ROCKY WF. 6/14 FAILED DRILLED WELL PUMP & 60'S SEPTIC=UNDEV LOT; 7/14 DNPV SM DOCK AT WF; 1/17 DRIVEWAY ESMTBK 5791 PG 0180 D-39942; 5/19; VACANT; CLEAR; 06/20; SEPTIC INSTALLED, CK 21 FOR HSE; WORK STARTED AFTER 04/01;					
05/15/19	RWVL						
02/05/19	INSP MARKED FOR INSPECTION						
07/28/14	JBVL						
04/03/14	JBPL						
02/19/14	JBVL						
06/19/06	DSVM						
06/04/98	AAM						
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS									
		STONEHENGE PROPERTIES LLC 55 STONEHENGE ROAD LONDONDERRY, NH 03053-2413		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:									
		PERMITS		Notes		Fixtures: Fireplaces: Generators:									
Date	Permit ID	Permit Type													
<div></div>						BUILDING SUB AREA DETAILS									
								2020 BASE YEAR BUILDING VALUATION							
								Year Built:							
Condition For Age:						%									
Physical:															
Functional:															
Economic:															
Temporary:															
						%									

OWNER INFORMATION				SALES HISTORY				PICTURE																																																																												
PLUNKETT, JOSHUA				Date	Book	Page	Type	Price Grantor																																																																												
48 GREEN ROAD				10/30/2019	6052	638	Q V	120,000 SACHS REALTY TRUST																																																																												
				01/09/2003	3939	0619	U V 38	SACHS, W & G.																																																																												
RAYMOND, NH 03077																																																																																				
LISTING HISTORY				NOTES																																																																																
09/18/20 JBHC				1/17 PER PLAN #39733 - 5 LOT SUB - NEW LOT AREA = 5.1008 AC; (MAP 71																																																																																
06/04/19 RWVL				LOT 150 WAS FORMERLY "MOTHER LOT" WITH 98 ACRES; DURING THE																																																																																
02/05/19 INSP				SUBDIVISION PROCESS MAP/LOT NUMBERS WERE CHANGED) CU																																																																																
01/05/17 JRSR				PLAN #39733																																																																																
08/01/14 JBVL				CONTIGUOUS W/71-150-1; 6/19; VACANT, WOODED; 01/20; SALE																																																																																
04/18/12 LMAR				DISQUALIFIES CU ACREAGE, REMOVED FROM CU;																																																																																
07/30/99 JRHC																																																																																				
05/28/98 AAL																																																																																				
EXTRA FEATURES VALUATION																																																																																				
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes																																																																														
<div><div><div>TOWN OF NOTTINGHAM</div><div>NEW HAMPSHIRE</div></div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td></td><td>\$ 161</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 161</td></tr><tr><td>2019</td><td>\$ 0</td><td></td><td>\$ 153</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 153</td></tr><tr><td>2020</td><td>\$ 0</td><td></td><td>\$ 117,800</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 117,800</td></tr></table></div>										Year	Building	Features	Land	2018	\$ 0		\$ 161			Parcel Total:	\$ 161	2019	\$ 0		\$ 153			Parcel Total:	\$ 153	2020	\$ 0		\$ 117,800			Parcel Total:	\$ 117,800																																															
Year	Building	Features	Land																																																																																	
2018	\$ 0		\$ 161																																																																																	
		Parcel Total:	\$ 161																																																																																	
2019	\$ 0		\$ 153																																																																																	
		Parcel Total:	\$ 153																																																																																	
2020	\$ 0		\$ 117,800																																																																																	
		Parcel Total:	\$ 117,800																																																																																	
MUNICIPAL SOFTWARE BY AVITAR																																																																																				
<div><div>Zone: R-AG RES/AGR DIST</div><div>Minimum Acreage: 2.00</div><div>Minimum Frontage: 200</div></div> <div><div>Site: UND/WDS</div><div>Driveway: UNDEVELOPED</div><div>Road: PAVED</div></div> <div><div>LAND VALUATION</div><table><tr><th>Land Type</th><th>Units</th><th>Base Rate</th><th>NC</th><th>Adj</th><th>Site</th><th>Road</th><th>DWay</th><th>Topography</th><th>Cond</th><th>Ad Valorem</th><th>SPI</th><th>R</th><th>Tax Value</th><th>Notes</th></tr><tr><td>1F RES WTR ACS</td><td>2.000 ac</td><td>135,000</td><td>F</td><td>110</td><td>55</td><td>100</td><td>90</td><td>90 -- ROLLING</td><td>100</td><td>66,200</td><td>0</td><td>N</td><td>66,200</td><td></td></tr><tr><td>1F RES WTR ACS</td><td>3.101 ac</td><td></td><td>X</td><td>2,500</td><td>X</td><td>100</td><td></td><td>90 -- ROLLING</td><td>95</td><td>6,600</td><td>0</td><td>N</td><td>6,600</td><td>RBL</td></tr><tr><td>PAWTUCKAWAY</td><td>10.000 wf</td><td></td><td></td><td></td><td></td><td></td><td></td><td>100 -- LEVEL</td><td>100</td><td>45,000</td><td>0</td><td></td><td>45,000</td><td>BOAT LAUNCH ACCESS</td></tr><tr><td></td><td>5.101 ac</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>117,800</td><td></td><td></td><td>117,800</td><td></td></tr></table></div> <div><div>LAST REVALUATION: 2020</div></div>										Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	1F RES WTR ACS	2.000 ac	135,000	F	110	55	100	90	90 -- ROLLING	100	66,200	0	N	66,200		1F RES WTR ACS	3.101 ac		X	2,500	X	100		90 -- ROLLING	95	6,600	0	N	6,600	RBL	PAWTUCKAWAY	10.000 wf							100 -- LEVEL	100	45,000	0		45,000	BOAT LAUNCH ACCESS		5.101 ac									117,800			117,800	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																																																																						
1F RES WTR ACS	2.000 ac	135,000	F	110	55	100	90	90 -- ROLLING	100	66,200	0	N	66,200																																																																							
1F RES WTR ACS	3.101 ac		X	2,500	X	100		90 -- ROLLING	95	6,600	0	N	6,600	RBL																																																																						
PAWTUCKAWAY	10.000 wf							100 -- LEVEL	100	45,000	0		45,000	BOAT LAUNCH ACCESS																																																																						
	5.101 ac									117,800			117,800																																																																							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		PLUNKETT, JOSHUA 48 GREEN ROAD RAYMOND, NH 03077		<div>District</div> <div>Percentage</div>		<div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>	
		<div>PERMITS</div> <div>Date</div> <div>Permit ID</div> <div>Permit Type</div> <div>Notes</div>					
<div></div>						<div>Base Type:</div>	
						<div>BUILDING SUB AREA DETAILS</div>	
						<div>2020 BASE YEAR BUILDING VALUATION</div> <div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div> </div>	

Sales Analysis Results
Nottingham -- 09/18/2020

Sales Analysis Statistics			
Number of Sales:	76	Mean Sales Ratio:	0.9962
Minimum Sales Ratio:	0.8497	Median Sales Ratio:	0.9978
Maximum Sales Ratio:	1.2087	Standard Deviation:	0.0611
Aggregate Sales Ratio:	0.9902	Coefficient of Dispersion:	4.3912
		Price Related Differential:	1.0060

Sales Analysis Criteria	
Sold: 10/01/19 - 08/19/2020	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2020	Trend: 0% Prior to 10/01/19
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: NO
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Nottingham Sales Analysis Report

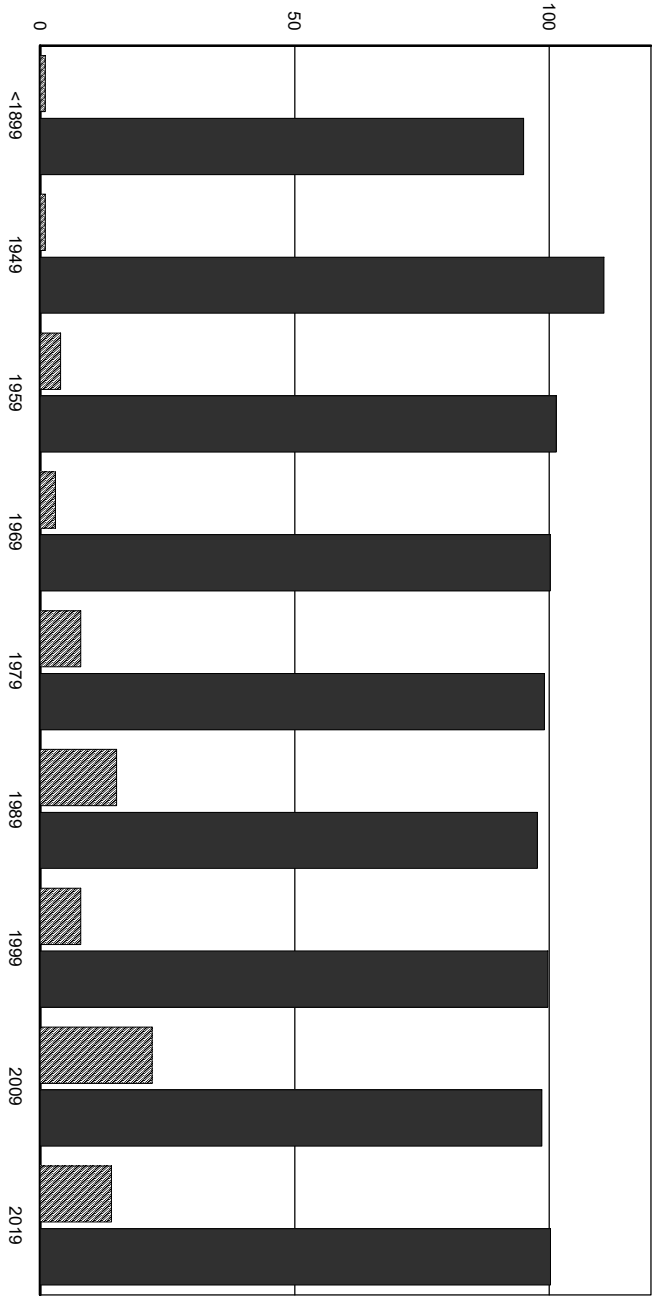
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date				
0.850	000015	000008	000002	07	3.93	R1	E	RSA	D	\$ 513,000	\$ 435,900	I	Q	COLE, JEFFREY BUILDERS	\$ 0
								3,004			11/19/2019				
0.874	000060	000002	000000	01	2.00	R1W	D	RSA	B	\$ 975,000	\$ 851,800	I	Q	TARBELL, JOY E	\$ 612,000
								3,077			08/07/2020				
0.889	000014	000011	00001A	01	2.20	R1	E	RSA	A	\$ 404,000	\$ 359,100	I	Q	READEL, ANDREW	\$ 257,500
								2,544			08/03/2020				
0.915	000004	000016	000034	01	2.03	R1	G	RSA	C	\$ 405,000	\$ 370,400	I	Q	KLIMASZEWSKI, DAVID A	\$ 297,000
								2,107			04/28/2020				
0.919	000024	000063	000000	01	0.60	R1A	D	RSA	A	\$ 280,000	\$ 257,200	I	Q	MCQUAID, CHRISTOPHER M	\$ 198,500
								1,404			06/12/2020				
0.921	000016	000034	000000	01	0.51	R1	E	RSA	A	\$ 295,000	\$ 271,800	I	Q	RILEY, DAL R	\$ 189,300
								1,834			07/02/2020				
0.927	000040	000003	000000	01	1.30	R1	F	RSA	A	\$ 277,533	\$ 257,400	I	Q	VIGNEAULT, SCOTT L.	\$ 188,600
								1,541			02/04/2020				
0.928	000063	000038	000000	01	1.12	R1W	D	RSA	D	\$ 780,000	\$ 723,900	I	Q	PEYTON, BRADLEY D	\$ 581,100
								3,321			08/12/2020				
0.931	000055	000001	000002	01	5.10	R1	E	RSA	C	\$ 425,000	\$ 395,700	I	Q	WENDT, MARTIN J	\$ 304,300
								2,170			05/20/2020				
0.932	000016	000023	00000A	07	1.89	R1	E	MHS	A	\$ 197,000	\$ 183,700	I	Q	CURRIER, ANGELA	\$ 124,400
								1,126			01/21/2020				
0.934	000041	000008	000000	01	2.28	R1	E	RSA	E	\$ 364,000	\$ 340,000	I	Q	COLLINS, PATRICIA	\$ 293,900
								2,520			04/28/2020				
0.938	000011	000001	000002	01	5.20	R1	E	RSA	C	\$ 318,000	\$ 298,300	I	Q	MILLER, TODD A	\$ 204,800
								1,348			08/17/2020				
0.942	000070	000048	000000	01	0.43	R1W	D	RSA	C	\$ 673,000	\$ 633,800	I	Q	PROIA, TIMOTHY & MARIO	\$ 485,300
								2,748			10/08/2019				
0.942	000004	000018	000009	01	3.23	R1	G	RSA	E	\$ 390,000	\$ 367,300	I	Q	KLATT, ALEXANDER J	\$ 280,900
								2,239			06/01/2020				
0.943	000044	000002	000015	01	2.48	R1	E	MHD	A	\$ 233,000	\$ 219,700	I	Q	ROBINSON, GEORGE G	\$ 151,100
								1,567			11/05/2019				
0.943	000039	000028	000000	01	3.16	R1	F	RSA	D	\$ 440,000	\$ 414,900	I	Q	LLOYD, JEFFREY DALEY	\$ 277,400
								2,379			07/17/2020				
0.943	000069	000024	000007	01	6.86	R1	D	RSA	C	\$ 430,000	\$ 405,500	I	Q	RAMSAY, ERIK J	\$ 303,000
								2,661			12/05/2019				
0.950	000063	000047	000000	01	2.60	R1	E	RSA	E	\$ 320,000	\$ 304,000	I	Q	REHILL, PHYLLIS I. RE	\$ 308,000
								2,257			08/19/2020				
0.952	000004	000004	000006	01	2.00	R1	F	RSA	B	\$ 410,000	\$ 390,300	I	Q	HOBSON, ANDREW C	\$ 307,600
								2,334			11/01/2019				
0.956	000038	000018	000000	01	6.30	R1	E	MHD	A	\$ 319,000	\$ 304,900	I	Q	WRIGHT, LINDA JEAN BAT	\$ 207,100
								1,807			12/11/2019				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.963	000004	000004	000003	01	2.00	R1	G	RSA	E	\$391,000	\$376,400 04/22/2020	I	Q	STANDRING, JASON F.	\$282,800
0.965	000055	000003	000027	01	1.98	R1	G	RSA	E	\$360,400	\$347,800 11/12/2019	I	Q	MCGANN, RYAN J	\$275,900
0.969	000023	000010	000000	01	2.00	R1	F	RSA	A	\$365,000	\$353,700 06/18/2020	I	Q	YOUNG, MARY JANE	\$253,200
0.973	000016	000006	000001	01	2.69	R1	E	RSA	D	\$370,000	\$360,000 05/22/2020	I	Q	FOWLER JR DENNIS J	\$281,900
0.976	000004	000018	000011	01	7.09	R1	G	RSA	E	\$422,000	\$411,700 05/04/2020	I	Q	LYONS, ALFRED W	\$333,900
0.976	000037	000001	000001	01	13.20	R1	E	RSA	C	\$482,000	\$470,600 07/22/2020	I	Q	DOWLING, ROGER W	\$309,800
0.976	000016	000015	000000	01	5.10	R1	E	RSA	A	\$390,000	\$380,800 04/21/2020	I	Q	FERNALD, STEPHEN A	\$285,100
0.977	000002	000001	000D-4	07	0.03	R1	E	RCD	D	\$179,000	\$174,800 10/17/2019	I	Q	CINQUEGRANO, MICHELE	\$111,000
0.983	000042	000019	000009	01	1.57	R1	G	RSA	C	\$359,900	\$353,800 10/10/2019	I	Q	ROBBINS, KEITH A	\$273,000
0.983	000025	000007	000000	01	1.61	R1	F	RSA	A	\$323,000	\$317,600 05/20/2020	I	Q	CRANE, SCOTT M	\$193,300
0.985	000061	000018	000005	01	2.03	R1	F	RSA	D	\$350,000	\$344,800 07/06/2020	I	Q	VADALA, JR. JOHN E.	\$296,400
0.985	000008	000020	000000	01	2.00	R3	E	RMF	A	\$290,000	\$285,700 06/16/2020	I	Q	KECK, STEPHANIE	\$271,500
0.986	000068	000039	000000	01	0.26	R1W	D	RSA	D	\$475,000	\$468,500 11/01/2019	I	Q	HAGERMAN, MARK F	\$365,500
0.987	000010	000009	000032	01	1.43	R1	G	RSA	D	\$400,000	\$394,800 12/02/2019	I	Q	LANGDON CONSTRUCTION L	\$68,100
0.988	000042	000019	000035	01	1.99	R1	G	RSA	E	\$380,000	\$375,300 03/31/2020	I	Q	GODWIN, BRIAN F	\$285,900
0.994	000024	000102	000000	01	0.38	R1W	F	RSA	A	\$320,000	\$318,200 07/07/2020	I	Q	BURROWS, LOUIS G	\$246,300
0.998	000069	000007	000003	01	4.64	R1	E	RSA	A	\$325,000	\$324,200 10/01/2019	I	Q	JANSON, MATTHEW S.	\$232,800
0.998	000001	000173	000001	01	2.96	R1	E	MHS	A	\$249,000	\$248,400 02/14/2020	I	Q	MIRACLE MOUNTAIN LLC	\$198,300
0.998	000025	000014	000008	01	2.62	R1	E	RSA	E	\$339,000	\$338,300 11/04/2019	I	Q	FISH, ADAM C	\$309,400
0.999	000001	000141	000000	01	0.12	R1W	D	RSA	A	\$225,000	\$224,800 10/01/2019	I	Q	BORNHEIMER, LARRY	\$143,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
1.002	000063	000023	000000	01	0.39	RIW	D	RSA	A	\$358,500	\$359,100	I	Q	WILLIAMS, PAIGE L & HU	\$301,500
								1.173			11/27/2019				
1.002	000007	00002N	000005	01	2.14	R1	F	RSA	C	\$359,933	\$360,600	I	Q	MAZALEWSKI, RAYMOND J	\$294,200
								2.643			12/27/2019				
1.002	000004	000005	000002	01	0.93	R1	H	RSA	E	\$419,000	\$419,900	I	Q	HOULE, BENJAMIN M.	\$290,100
								2.648			08/19/2020				
1.002	000010	000004	0001-3	01	3.14	R1	E	RSA	E	\$380,000	\$380,900	I	Q	CHABOT, BRADFORD	\$292,900
								2.298			12/13/2019				
1.003	000010	000009	000033	01	1.46	R1	G	RSA	D	\$415,000	\$416,100	I	Q	LANGDON CONSTRUCTION L	\$68,100
								2.579			02/13/2020				
1.004	000028	000013	000002	01	2.03	R1	E	RSA	C	\$335,000	\$336,300	I	Q	YELICK, KELLY A & CHR	\$261,900
								2.020			05/04/2020				
1.004	000010	000009	000027	01	1.86	R1	G	RSA	D	\$364,933	\$366,500	I	Q	LANGDON CONSTRUCTION L	\$65,300
								2.080			03/16/2020				
1.006	000037	000025	000012	01	0.69	R1	F	RSA	D	\$400,000	\$402,200	I	Q	BOUCHER, JOHN M	\$329,600
								3.048			08/03/2020				
1.006	000058	000004	000002	01	0.71	R1	G	RSA	C	\$354,933	\$357,100	I	Q	WYATT, NICHOLAS D	\$287,000
								1.949			12/31/2019				
1.007	000068	000011	000000	01	1.45	RIA	D	RSA	A	\$315,000	\$317,100	I	Q	BAILEY, DAVID M	\$273,200
								2.020			03/11/2020				
1.008	000038	000045	000000	01	0.96	R1	F	RSA	B	\$465,000	\$468,600	I	Q	KOLB, ERIC S	\$387,200
								3.781			10/30/2019				
1.008	000044	000002	000013	01	3.43	R1	E	RSA	A	\$399,000	\$402,300	I	Q	GIANNELLI, ANTHONY P	\$337,500
								3.374			05/29/2020				
1.010	000005	000009	000036	01	2.00	R1	G	RSA	B	\$445,000	\$449,600	I	Q	BARTSCH, JOHN H	\$376,700
								3.065			12/17/2019				
1.014	000055	000003	000005	01	1.42	R1	G	RSA	C	\$380,000	\$385,500	I	Q	BELCHER, KEVIN J	\$296,800
								2.208			06/18/2020				
1.018	000040	000006	000008	01	5.53	R1	F	RSA	E	\$445,000	\$452,800	I	Q	SMILEY, MITCHEL G	\$380,800
								3.636			07/10/2020				
1.020	000054	000008	00000G	01	10.28	R1	E	RSA	D	\$302,500	\$308,700	I	Q	SEARS, HERBERT	\$244,000
								2.079			03/23/2020				
1.025	000042	000019	000029	01	1.99	R1	G	RSA	E	\$455,000	\$466,500	I	Q	DEDEO, JEFFREY A	\$409,400
								3.693			12/06/2019				
1.028	000044	000002	000010	01	2.61	R1	E	RSA	C	\$420,000	\$431,700	I	Q	GAUTHIER, EDWARD P & T	\$376,000
								3.566			03/02/2020				
1.028	000068	000027	000000	01	0.22	RIW	D	RSA	A	\$333,533	\$343,000	I	Q	MARASCO, PAUL	\$259,000
								962			06/26/2020				
1.032	000006	000020	000031	01	2.00	R1	G	RSA	E	\$369,000	\$380,900	I	Q	BLOSS, MICHAEL F	\$297,600
								2.210			10/07/2019				

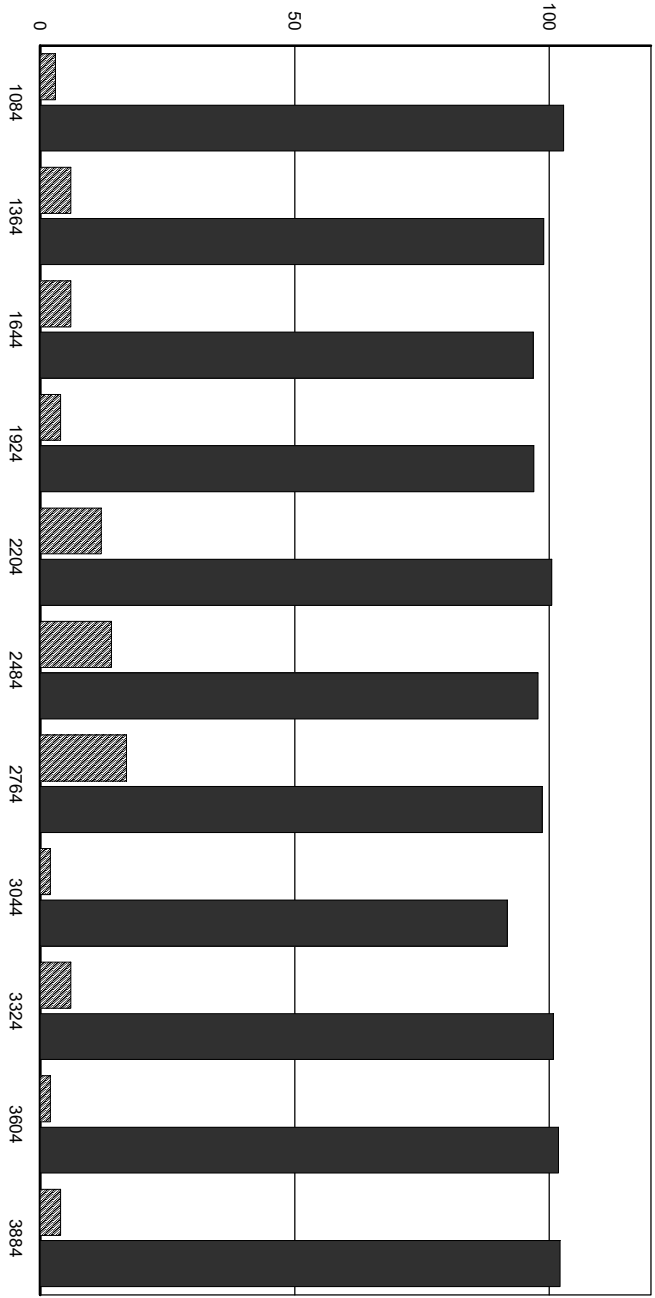
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
1.036	000009	000007	000001	01	2.75	R1A	F	RSA	A	\$311,533	\$322,800	I	Q	HEBERT, MARK	\$248,100
1.038	000042	000019	000007	01	1.91	R1	G	RSA	E	\$400,000	\$415,200	I	Q	SCHIMMEL, CHRISTOPHER	\$342,700
1.039	000010	000009	000017	01	1.37	R1	G	RSA	C	\$374,900	\$389,600	I	Q	LANGDON CONSTRUCTION L	\$77,000
1.040	000010	000009	000034	01	1.45	R1	G	RSA	D	\$372,933	\$387,900	I	Q	LANGDON CONSTRUCTION L	\$68,100
1.040	000055	000003	000009	01	1.99	R1	G	RSA	E	\$372,333	\$387,300	I	Q	CAPANO, JR NICHOLAS GE	\$316,900
1.047	000004	000016	000039	01	2.02	R1	G	RSA	E	\$415,000	\$434,300	I	Q	MAGARITY, MAUREEN E	\$360,900
1.051	000069	000007	000002	01	6.61	R1	E	MHS	A	\$220,000	\$231,300	I	Q	GRAMMONT, MICHAEL S	\$163,000
1.057	000008	000009	000022	01	1.39	R1	G	RSA	D	\$387,900	\$410,100	I	Q	LANGDON CONSTRUCTION L	\$71,800
1.064	000010	000009	000031	01	1.44	R1	G	RSA	D	\$359,900	\$383,100	I	Q	LANGDON CONSTRUCTION L	\$77,100
1.083	000024	000136	000000	01	0.69	R1	E	RSA	B	\$244,000	\$264,200	I	Q	BATCHELDER, HARLENE S	\$200,400
1.093	000016	000014	000000	07	0.90	R1	E	RSA	A	\$234,900	\$256,700	I	Q	RYAN, TIMOTHY FRANCIS	\$194,200
1.094	000002	000001	000D-1	07	0.03	R1	E	RCD	D	\$190,000	\$207,900	I	Q	WEYGANT, JENNIFER & EN	\$122,900
1.103	000043	000034	00000A	06	10.00	R1	E	RSA	D	\$365,000	\$402,700	I	Q	BONAGURA, TANYA	\$359,200
1.107	000068	000103	000000	01	0.23	R1W	D	RSA	A	\$309,933	\$343,200	I	Q	WALKER, GLORIA M	\$294,000
1.190	000038	000013	000000	01	1.25	R1	E	RSA	A	\$323,900	\$385,600	I	Q	TROY, GARY J	\$232,200
1.209	000038	000009	000000	01	2.12	R1	E	RSA	D	\$389,933	\$471,300	I	Q	KIPP, BENJAMIN M.	\$357,000

Nottingham:Median A/S Ratio by Year of Construction



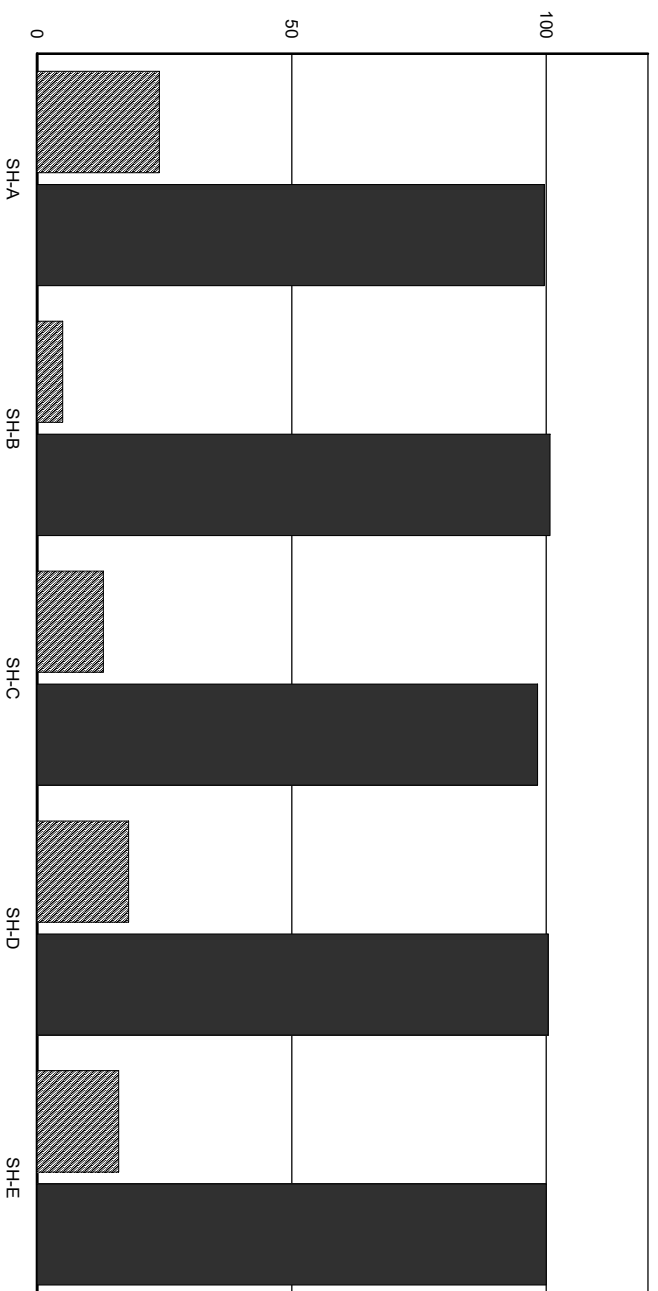
	# of Parcels	Median A/S x 100
<1899	1	95.00
1949	1	110.73
1959	4	101.37
1969	3	100.17
1979	8	99.03
1989	15	97.65
1999	8	99.78
2009	22	98.53
2019	14	100.25
	76	

Nottingham: Median A/S Ratio by Effective Area



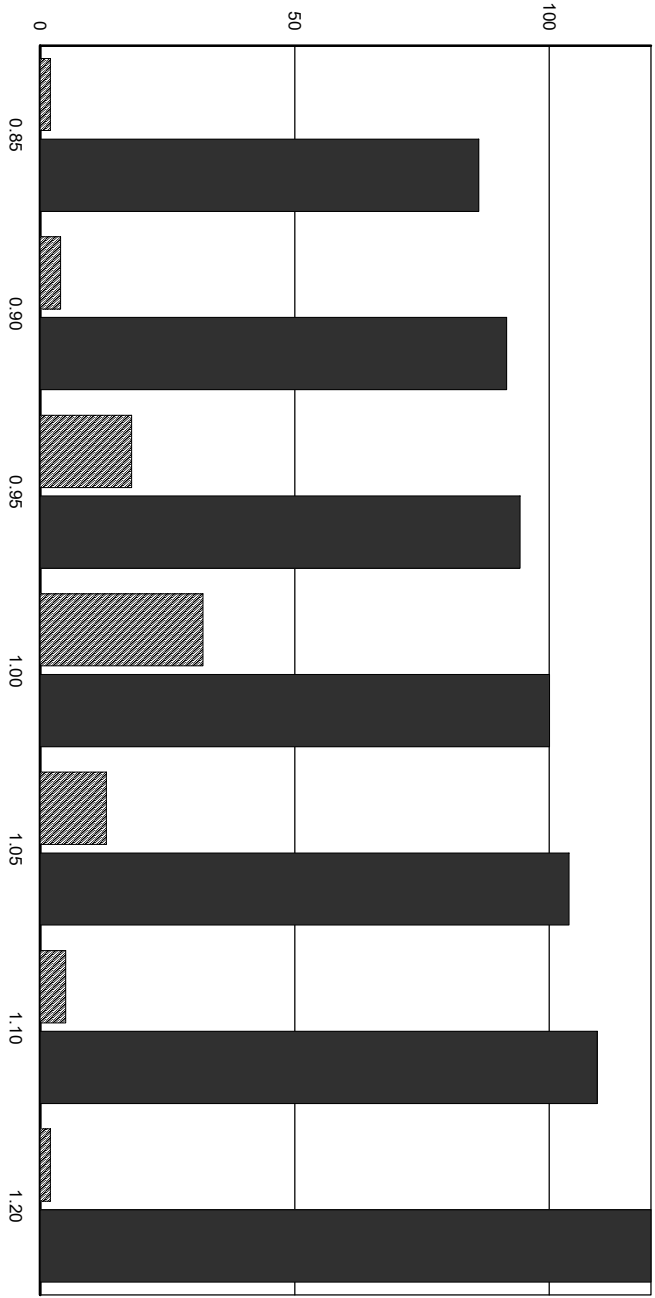
	# of Parcels	Median A/S x 100
1084	3	102.84
1364	6	98.91
1644	6	96.86
1924	4	96.95
2204	12	100.52
2484	14	97.80
2764	17	98.63
3044	2	91.74
3324	6	100.79
3604	2	101.81
3884	4	102.14
	76	

Nottingham: Median A/S Ratio by Story Height



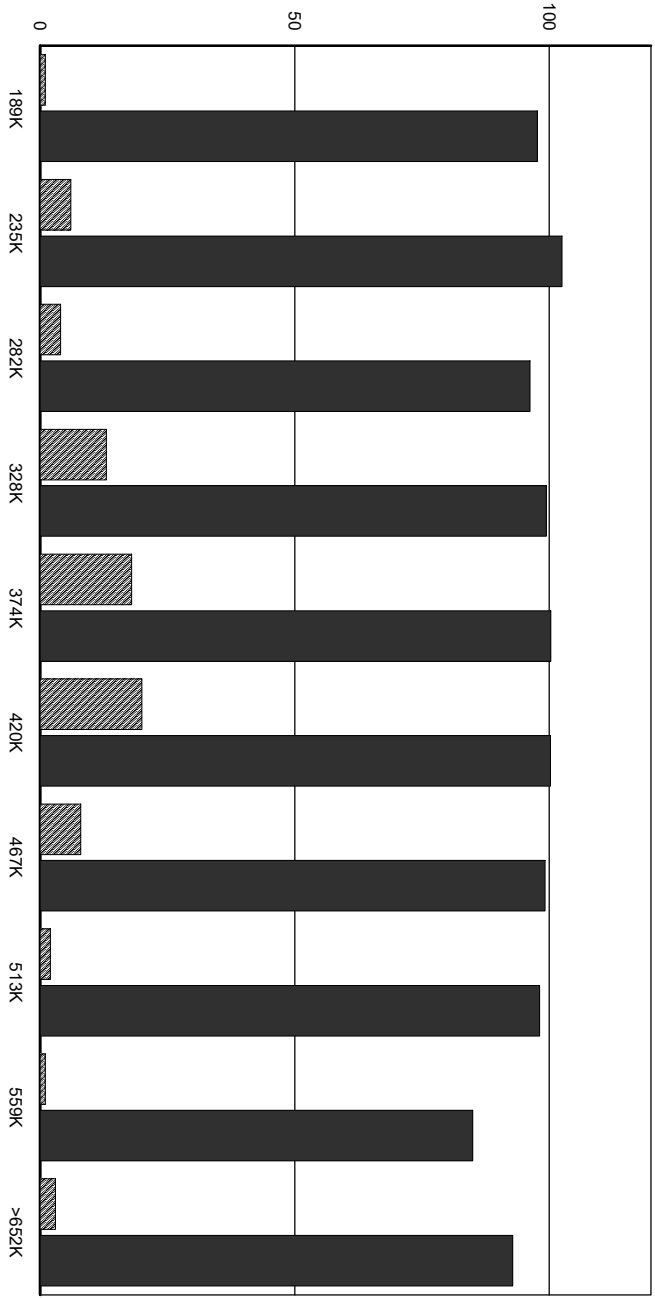
	# of Parcels	Median A/S x 100
SH-A	24	99.60
SH-B	5	100.77
SH-C	13	98.31
SH-D	18	100.35
SH-E	16	100.00
	76	

Nottingham: Distribution of Sale Ratios



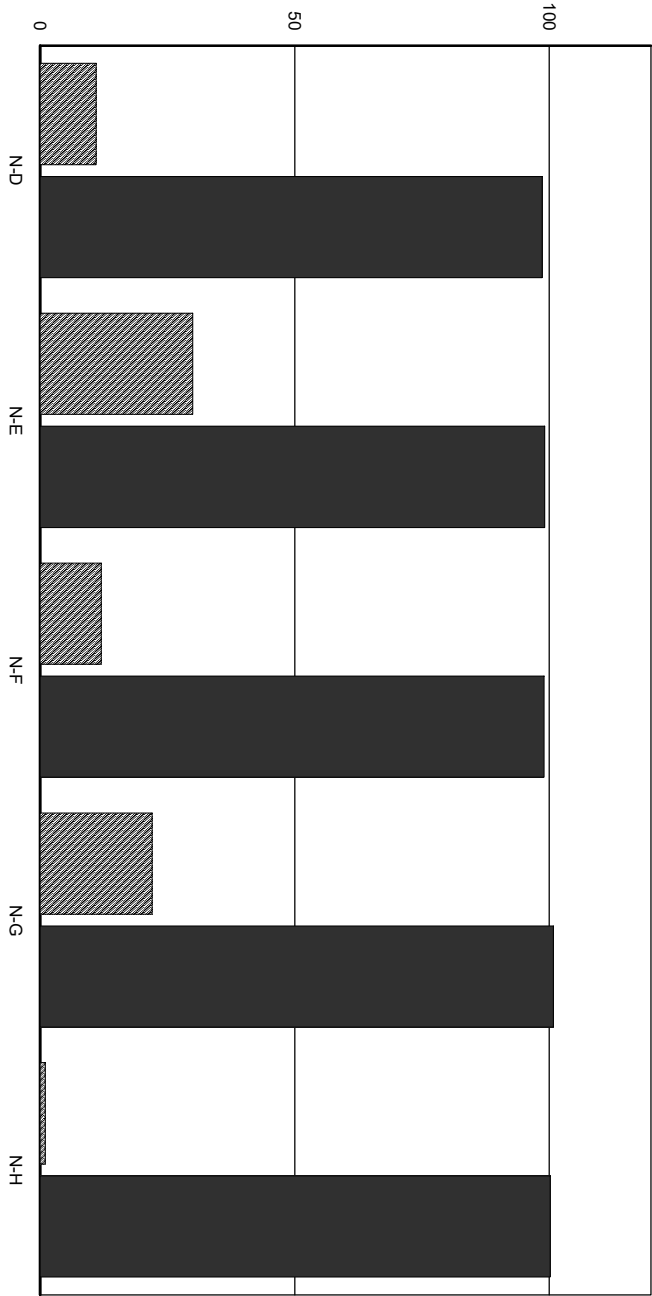
# of Parcels	Median A/S x 100
2	86.17
4	91.66
18	94.29
32	100.04
13	103.92
5	109.42
2	119.96
76	

Nottingham: Median A/S Ratio by Sale Price



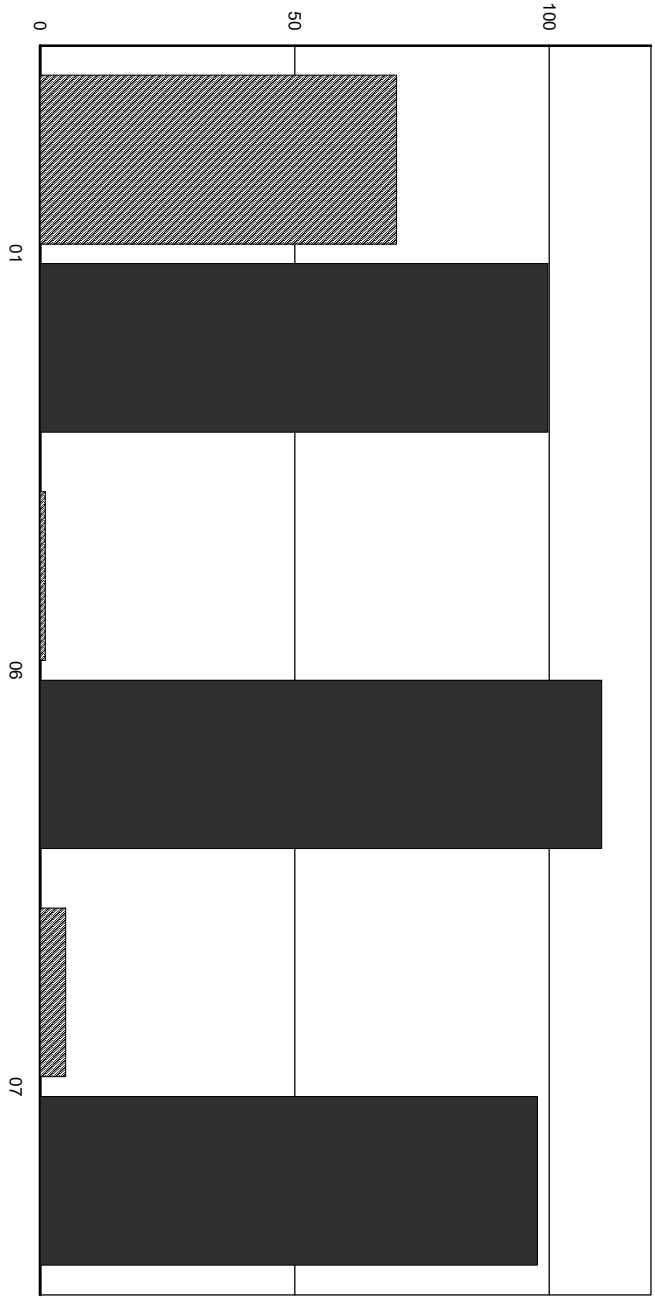
	# of Parcels	Median A/S x 100
189K	1	97.65
235K	6	102.52
282K	4	96.25
328K	13	99.44
374K	18	100.29
420K	20	100.25
467K	8	99.17
513K	2	98.13
559K	1	84.97
>652K	3	92.81
	76	

Nottingham: Median A/S Ratio by Neighborhood



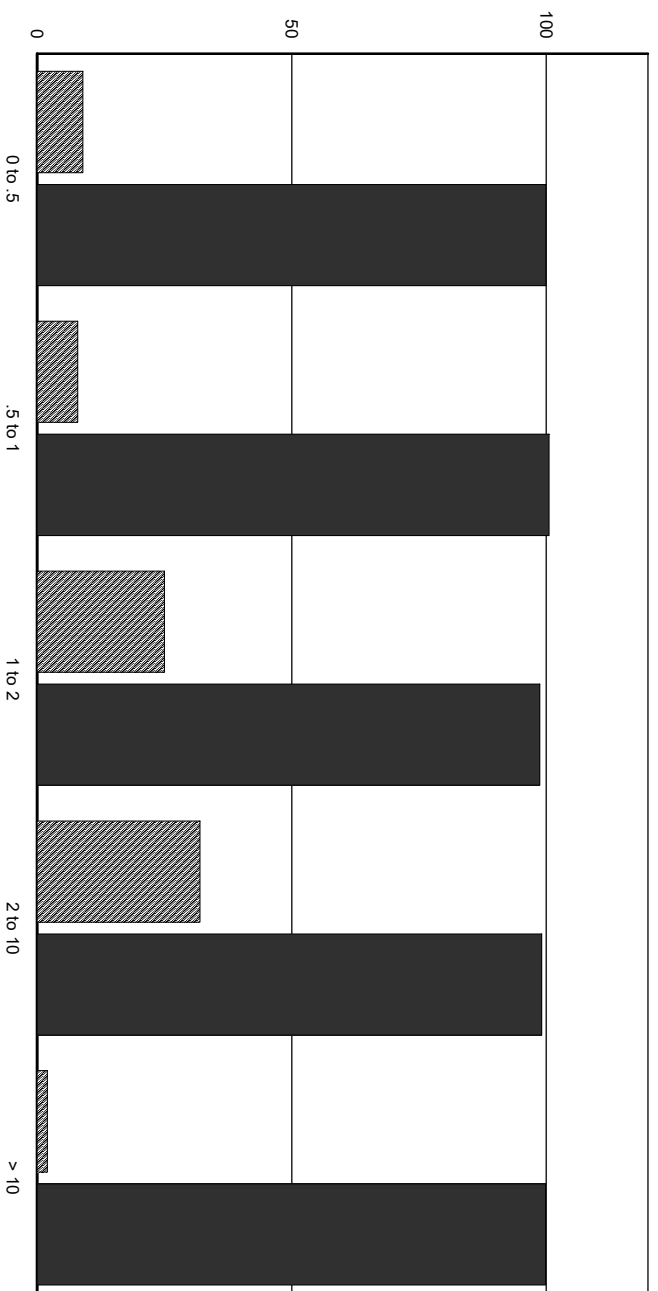
	# of Parcels	Median A/S x 100
N-D	11	98.63
N-E	30	99.14
N-F	12	98.98
N-G	22	100.82
N-H	1	100.21
	76	

Nottingham: Median A/S Ratio by Zone



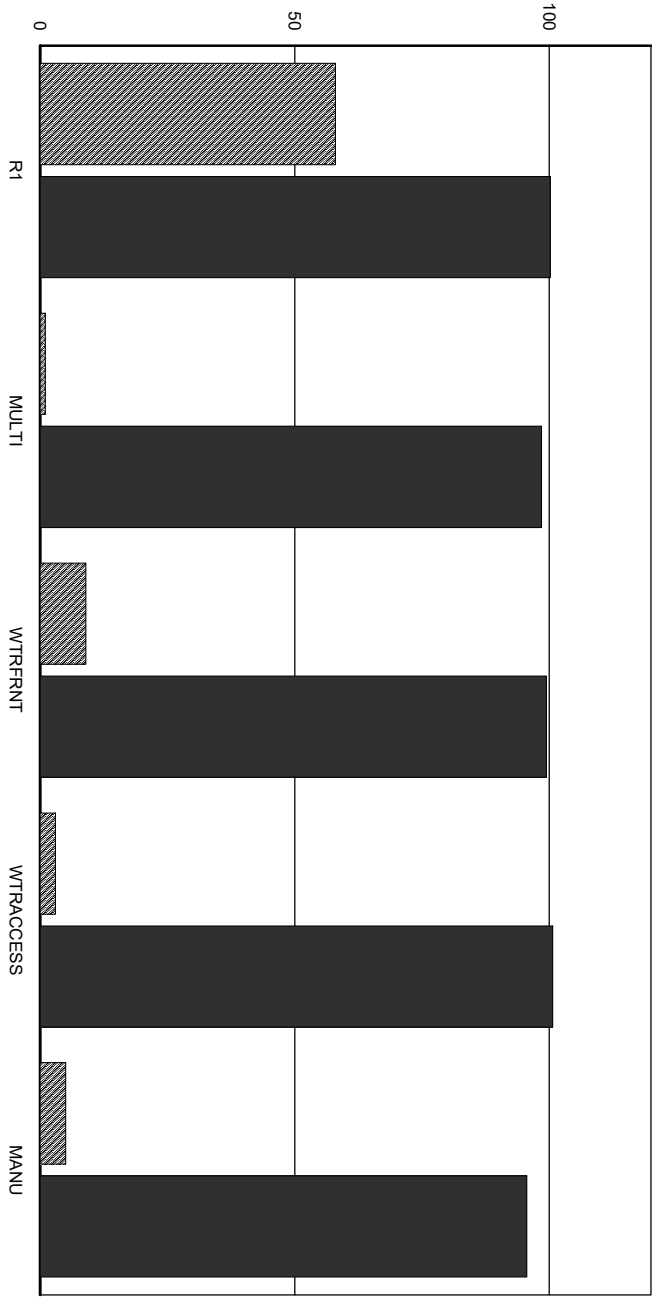
	# of Parcels	Median A/S x 100
01	70	99.78
06	1	110.33
07	5	97.65
	76	

Nottingham: Median A/S Ratio by Acreage



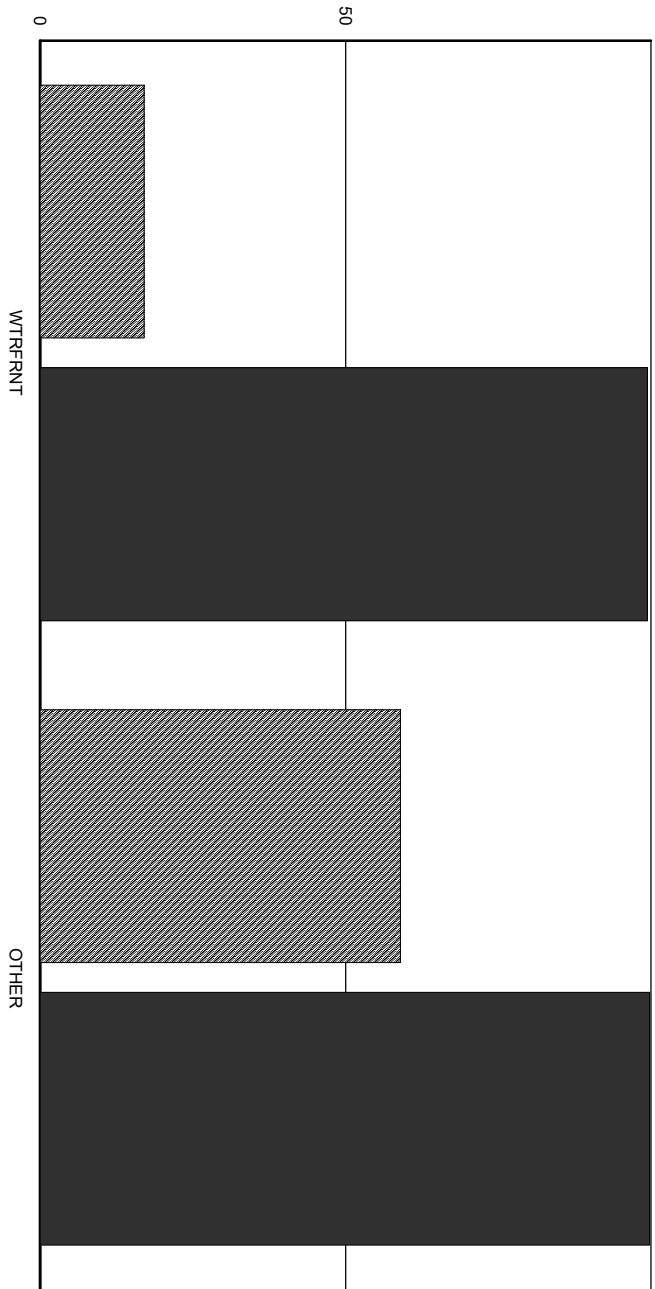
	# of Parcels	Median A/S x 100
0 to .5	9	99.91
.5 to 1	8	100.58
1 to 2	25	98.76
2 to 10	32	99.13
> 10	2	99.84
	76	

Nottingham:Median A/S Ratio by Improved Use



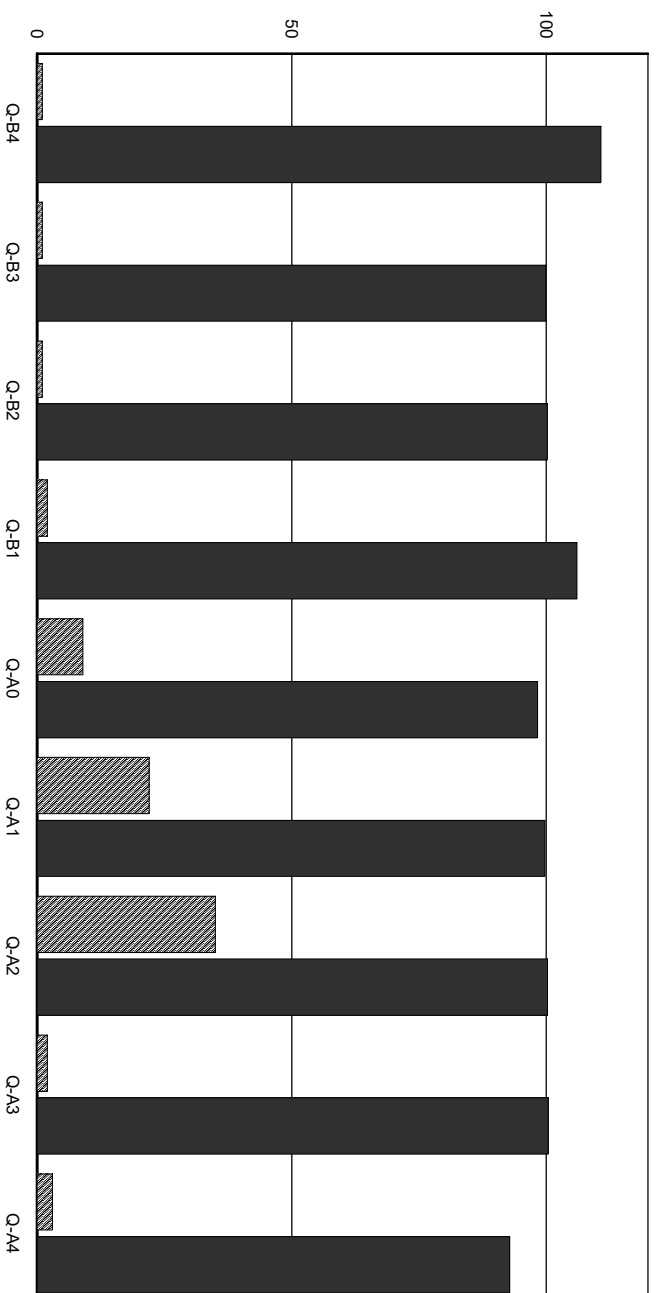
	# of Parcels	Median A/S x 100
R1	58	100.20
MULTI	1	98.52
WTRFRNT	9	99.44
WTRACCESS	3	100.67
MANU	5	95.58
	76	

Nottingham:Median A/S Ratio for Views/Waterfront/Other




	<div><div></div># of Parcels</div>	<div><div></div>Median A/S x 100</div>
WTRFRNT	17	99.44
OTHER	59	99.79
	76	

Nottingham: Median A/S Ratio by Building Quality




	# of Parcels	Median A/S x 100
Q-B4	1	110.73
Q-B3	1	99.91
Q-B2	1	100.17
Q-B1	2	106.06
Q-A0	9	98.33
Q-A1	22	99.77
Q-A2	35	100.24
Q-A3	2	100.36
Q-A4	3	92.81
EXC		
	76	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		JONES, AARON LAW, CAROLYN E. 32 SKYVIEW DRIVE GREENLAND, NH 03840		District	Percentage	Model: 1.00 STORY CAMP Roof: GABLE OR HIP/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL/MINIMUM Floor: LINOLEUM OR SIM/CARPET Heat: ELECTRIC/RAD ELECT Bedrooms: 1 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: B3 AVG-30 Com. Wall: Size Adj: 1.6219 Base Rate: RSA 93.00 Bldg. Rate: 0.9310 Sq. Foot Cost: \$ 86.58	
				PERMITS			
				Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
PAT	PATIO	345	0.10	35
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	288	0.15	43
PRS	PIERS	480	-0.05	-24
GLA:	768	1,881		822

2020 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 71,169
Year Built:		1950
Condition For Age:	GOOD	21 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		21 %
Building Value:		\$ 56,200

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		LACERTE, TROY LACERTE, MORGAN 93 RAYMOND ROAD NOTTINGHAM, NH 03290		District		Model: 1.00 STORY RANCH Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL/WOOD/LOG Floor: HARDWOOD/LAMINATE/VINYL Heat: ELECTRIC/RAD ELECT Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A4 EXC Com. Wall: Size Adj: 0.9006 Base Rate: MHS 78.00 Bldg. Rate: 1.2230 Sq. Foot Cost: \$ 95.40			
				Percentage					
				PERMITS					
				Date	Permit ID			Permit Type	Notes
				12/01/14	013-12-CO			ADDITION	12X70 ADDITION COMPLETE
01/17/12	013-12	ADDITION	ADDITION/RENOVATION 1						

BUILDING SUB AREA DETAILS					
ID	Description	Area	Adj.	Effect.	
CTH	CATHEDRAL	420	0.10	42	
FFF	FST FLR FIN	1452	1.00	1452	
BMU	BSMNT	420	0.15	63	
DEK	DECK/ENTRANCE	296	0.10	30	
SLB	SLB	1032	0.00	0	
VLT	VAULTED	192	0.05	10	
GLA:	1,452	3,812		1,597	
2020 BASE YEAR BUILDING VALUATION					
Market Cost New:		\$ 152,354			
Year Built:		1990			
Condition For Age:		EXCELLENT			
Physical:		18 %			
Functional:					
Economic:					
Temporary:					
Total Depreciation:		18 %			
Building Value:		\$ 124,900			


OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR
		Date	Book	Page	
SCHAEFFER, PATRICK J.		11/22/2019	6060	812	Q1
SCHAEFFER, MEGAN		02/26/2015	5597	0408	U137
193 OLD TURNPIKE ROAD UNIT #1		04/09/2014	5523	1338	U151
NOTTINGHAM, NH 03290		11/09/2005	4578	0946	Q1
					152,000 MULCAHY JR, TIMOTHY &

LISTING HISTORY		NOTES		
05/27/20	JBVM SALE	TAN;MAPLE HILL CONDO SITE PLAN EFF 04/05 D-32032; LCA=1100 SF+180 SF PARKING=1280 SF; SHARED WELL & SEPTIC; 08/16 NOH, PU DUCTLESS A/C, APPRS EXTENSIVE RENOS IN PROCESS; 02/17; EST INT=100%, NEW WIND & DOORS, PU SHED; A/C= MINI SPLIT; 04/17 NOH, NC TO SHED, DEK FRAME ONLY=UC, 4/18 PU SOLAR + DEKS; 05/20; NOH, DNPU HOT TUB ON DEK; END UNIT; PER MLS CUSTOM TILE + GRANITE TOPS W/ISL IN KIT W/LIVE EDGE BRKST BAR + BOOTH; CUSTOM TILE IN BATH, INT QUALT + COND > EXT; END UNIT;		
04/06/18	JBPM			
04/27/17	JBPR			
02/17/17	JBPM			
08/04/16	JBVM			
05/16/16	INSP	MARKED FOR INSPECTION		
01/20/16	DMPM			
08/25/11	DMVM			

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
MAPLE HILL ASSOC	1			100	45,000.00	100	45,000			
SHED-WOOD	180	12 x 15	149	10.00	95	2,548	HEIGHT			
SOLAR ELECTRIC	30		100	600.00	100	18,000	ROOF '17			
DECK	72	8 x 9	282	7.00	100	1,421				
						67,000				
								<div><div>TOWN OF NOTTINGHAM</div><div>NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div></div>		
Year	Building	Features	Land							
2018	\$ 104,700	\$ 18,200	\$ 0							
				Parcel Total: \$ 122,900						
2019	\$ 104,700	\$ 18,200	\$ 0							
				Parcel Total: \$ 122,900						
2020	\$ 140,900	\$ 67,000	\$ 0							
				Parcel Total: \$ 207,900						

LAND VALUATION										LAST REVALUATION: 2020				
Zone: C/1 COMM/IND DIST		Minimum Acreage: 2.00		Minimum Frontage: 200				Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.030 ac	56,666	E	100	100	100	95	100 -- LEVEL	0	0	0	N	0	LCA
	0.030 ac									0			0	

PICTURE



OWNER

SCHAEFFER, PATRICK J.
SCHAEFFER, MEGAN
193 OLD TURNPIKE ROAD UNIT #1
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District
Percentage


PERMITS


Date	Permit ID	Permit Type	Notes
06/10/16	116-16	FEATURES & OBS	12X16 REPLACE METAL SH
05/05/15	061-15	FEATURES & OBS	NEW 10X10 SHED

BUILDING DETAILS

Model: 2.00 STORY CONDO
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARD TILE/CARPET
Heat: ELECTRIC/RAD ELECT
Bedrooms: 2 Baths: 1.5 Fixtures: 5
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.2537 Base Rate: RCD 93.00
Bldg. Rate: 1.3245
Sq. Foot Cost: \$ 123.17


BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
VLT	VAULTED	100	0.05	5
SLB	SLB	660	0.00	0
DEK	DECK/ENTRANCE	57	0.10	6
PAT	PATIO	140	0.10	14
OPF	OPEN PORCH	160	0.25	40
UFF	UPPER FLR FIN	560	1.00	560
FFF	FST FLR FIN	660	1.00	660
GLA: 1,220		2,337		1,285
2020 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 158,273		
Year Built:		1989		
Condition For Age:		VERY GOOD 10 %		
Physical:				
Functional:				
Economic:		CW 1 %		
Temporary:				
Total Depreciation:		11 %		
Building Value:		\$ 140,900		


OWNER INFORMATION		SALES HISTORY					PICTURE																													
CHARTIER, JACQUELYN S. MCCORMICK, NATHANIEL W. 193 OLD TURNPIKE ROAD #4 NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor	 TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 93,400</td><td>\$ 17,600</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 111,000</td><td></td></tr><tr><td>2019</td><td>\$ 93,400</td><td>\$ 17,600</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 111,000</td><td></td></tr><tr><td>2020</td><td>\$ 126,600</td><td>\$ 48,200</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 174,800</td><td></td></tr></table>	Year	Building	Features	Land	2018	\$ 93,400	\$ 17,600	\$ 0			Parcel Total: \$ 111,000		2019	\$ 93,400	\$ 17,600	\$ 0			Parcel Total: \$ 111,000		2020	\$ 126,600	\$ 48,200	\$ 0			Parcel Total: \$ 174,800	
Year	Building	Features	Land																																	
2018	\$ 93,400	\$ 17,600	\$ 0																																	
		Parcel Total: \$ 111,000																																		
2019	\$ 93,400	\$ 17,600	\$ 0																																	
		Parcel Total: \$ 111,000																																		
2020	\$ 126,600	\$ 48,200	\$ 0																																	
		Parcel Total: \$ 174,800																																		
LISTING HISTORY		NOTES																																		
05/27/20 JBVM SALE 08/04/16 JBVL 05/16/16 INSP MARKED FOR INSPECTION 05/01/15 JRVR 03/30/12 DMPR 06/11/08 CGRM 04/01/05 LMPL 08/31/04 KMVM		MAPLE HILL CONDO SITE PLAN EFF 04/05 D-32032; LCA=950 SF+180 SF PARKING=1130 SF; 6/08-ADJ SKETCH, VERIFY INFO, RUBBERMAID SHED=NV; 3/12-NOH, RENOV KIT, PU SHED & EST INT 100% CMPLT, FLAG, NO CHANGE TO FOOTPRINT; 5/15 NOH; END UNIT. 8/2016 PU FLR, UFF BA UPDATED, SHED HAS DIRT FLR, INT=GOOD; 05/20; INFO AT DOOR, DNV1; NC TO EXT;																																		
MUNICIPAL SOFTWARE BY AVITAR																																				
EXTRA FEATURES VALUATION																																				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																														
MAPLE HILL ASSOC	1			100	45,000.00	100	45,000																													
SHED-WOOD	80	8 x 10		260	10.00	60	1,248 ATT TO CONDO																													
SHED-WOOD	144	12 x 12		171	10.00	80	1,970																													
							48,200																													
LAND VALUATION																																				
Zone: C/1 COMM/IND DIST				Minimum Acreage: 2.00		Minimum Frontage: 200																														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography																												
IF RES	0.030 ac	56,666	E	100	100	100	95	100 -- LEVEL																												
	0.030 ac							0																												
								0																												
LAST REVALUATION: 2020																																				
Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED																																				

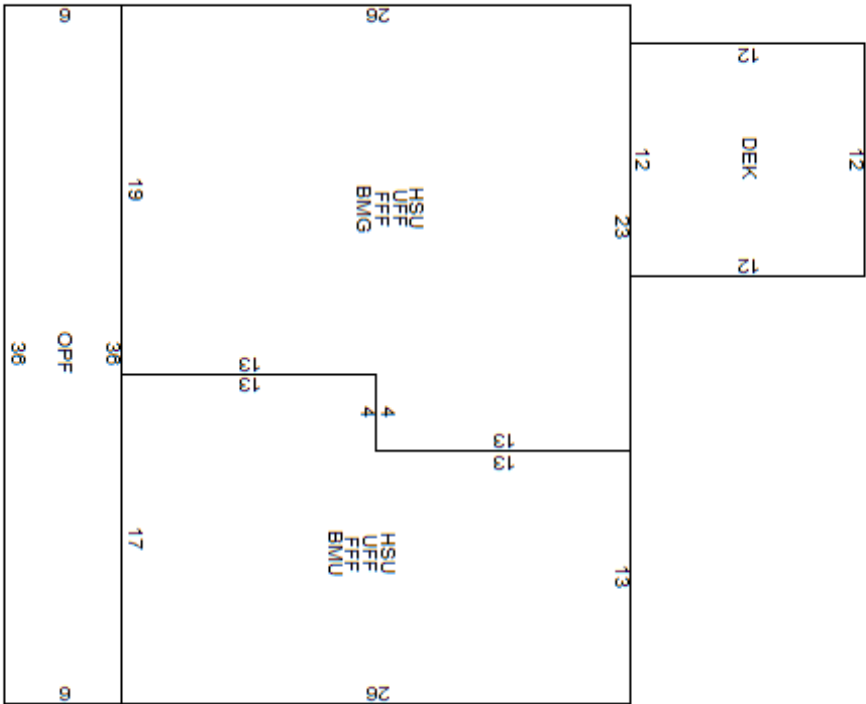
PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		CHARTIER, JACQUELYN S. MCCORMICK, NATHANIEL W. 193 OLD TURNPIKE ROAD #4 NOTTINGHAM, NH 03290	District	Percentage	Model: 2.00 STORY CONDO Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARD TILE/HARDWOOD Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 1.5 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.3119 Base Rate: RCD 93.00 Bldg. Rate: 1.3577 Sq. Foot Cost: \$ 126.26	
			PERMITS			
			Date	Permit ID		
		05/03/11	051-11	RENOVATION	ENLARGE KITCHEN & ANC	

20	20
OPF	OPF
20	20
UFF	UFF
20	20
SLB	SLB
28	28
20	20
DEK	DEK
PAT	PAT
19	19
PAT	PAT
20	20

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH	160	0.25 40
DEK	DECK/ENTRANCE	57	0.10 6
UFF	UPPER FLR FIN	560	1.00 560
FFF	FST FLR FIN	560	1.00 560
SLB	SLB	560	0.00 0
PAT	PATIO	140	0.10 14
GLA:	1,120	2,037	1,180
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 148,987	
Year Built:		1989	
Condition For Age:		GOOD 14 %	
Physical:			
Functional:			
Economic:		CW 1 %	
Temporary:			
Total Depreciation:		15 %	
Building Value:		\$ 126,600	

OWNER INFORMATION			SALES HISTORY					PICTURE		
BENNETT, MICHAEL W. BENNETT, KARYN M. 15 MERRY HILL ROAD NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price	Grantor		
			04/22/2020	6105	2178	Q1	391,000	STANDRING, JASON F.		
			08/17/2018	5939	12	Q1	367,400	GREGG, MICHELE T		
			04/29/2013	5433	0346	U115	285,100	JEFFREY COLE BUILDERS,		
			04/10/2013	5427	1866	U131		PSNHESMT		
			01/18/2013	5400	1621	U V 24		POGO REALTY TRUST		
LISTING HISTORY			NOTES							
06/16/20 JBVR SALE			GREY; 3/13-PICK UP NEW HOUSE, HSU MEAS 12 FT; 4/13 LLA PLAN D-37520, ADJ ACREAGE OF LOT PER PLAN & DEED RECORDED 4/10/13 BK 5427 PG2296; . 2/14 INFO OUTSIDE. HSE COMPLETE. PU DECK. 11/2014 GRANITE COUNTER TOPS W/ WD CABINETS + ISL IN KITCH. 7/16 A/C = 3 MINI SPLITS; 06/20; HO UNAVAILABLE, DWY BEING PAVED, NC TO EXT, CK21 TO PU DWY;							
07/28/16 JBVL										
05/16/16 INSP MARKED FOR INSPECTION										
07/09/15 JRHN										
11/19/14 DMCL										
02/07/14 JBVM										
03/05/13 DMPL										
04/01/12 LMSL EFF 04/12 6 LOT SUBDIV PLA										
EXTRA FEATURES VALUATION										
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000 GAS				
MUNICIPAL SOFTWARE BY AVITAR										
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features		Land						
2018	\$ 192,400	\$ 3,000		\$ 87,400						
		Parcel Total:		\$ 282,800						
2019	\$ 192,400	\$ 3,000		\$ 87,400						
		Parcel Total:		\$ 282,800						
2020	\$ 219,900	\$ 3,000		\$ 153,500						
		Parcel Total:		\$ 376,400						
LAND VALUATION										
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200										
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	
1F RES	2.000 ac	135,000	G	120	105	100	95	95 -- MILD	100	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	
									153,500	

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		BENNETT, MICHAEL W. BENNETT, KARYN M. 15 MERRY HILL ROAD NOTTINGHAM, NH 03290	District	Percentage	Model: 2.50 STORY COLONIAL	
					Roof: GABLE OR HIP/ASPHALT	
					Ext: VINYL SIDING	
					Int: DRYWALL	
				Floor: CARPET/HARDWOOD		
				Heat: GAS/HOT WATER		
				Bedrooms: 3	Baths: 2.5	Fixtures: 8
				Extra Kitchens:		Fireplaces:
				A/C: Yes	100.00 %	Generators:
				Quality: A2 AVG+20		
				Com. Wall:		
				Size Adj: 0.9737	Base Rate: RSA 93.00	
					Bldg. Rate: 1.1561	
				Sq. Foot Cost: \$ 107.51		




BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSU	1/2 STRY UNFIN	936	0.15
UFF	UPPER FLR FIN	936	1.00
FFF	FST FLR FIN	936	1.00
BMG	BASEMENT	546	0.20
BMU	BSMNT	390	0.15
OPF	OPEN PORCH	216	0.25
DEK	DECK/ENTRANCE	144	0.10
GLA: 1,872		4,104	2,248

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 241,682
Year Built:	2013
Condition For Age:	AVERAGE
Physical:	9 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	9 %
Building Value:	\$ 219,900

OWNER INFORMATION		SALES HISTORY					PICTURE
KING, JOCELYN		Date	Book	Page	Type	Price Grantor	
7 MERRY HILL ROAD		11/01/2019	6053	0240	Q1	410,000 HOBSON, ANDREW C	
NOTTINGHAM, NH 03290		06/14/2019	6008	0076	Q1	407,533 NEWTON, KEITH A	
		08/13/2012	5345	0342	Q1	275,000 GRAYSTONE BUILDERS	
		03/29/2012	5301	1289	U V 40	50,000 PROVINCE REALTY TRUST	
		09/30/2011	5248	1731	U V 12	100,000 CHULYK, ANNE	
LISTING HISTORY		NOTES					
05/27/20	JBVM SALE	CREAM; 3/13-NOH, EST INT & HOUSE IS 100% COMPLETE;1/14 BMU AND					
08/03/16	JBVM	HSU, CUSTOM KITCHEN WITH CHERRY,CORIAN, SS; 8/16 NOH; PU A/C;					
05/16/16	INSP MARKED FOR INSPECTION	05/20; INFO AT DOOR; FIX DEK SHAPE, PER MLS CUSTOM HW KIT					
01/14/14	LMAL	W/LEATHER FIN GRANITE;					
03/05/13	DMPM						
04/01/12	LMSL SUBDIV PLAN#36932						
03/30/12	DMP						
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000 GAS
SHED-WOOD	144	12 x 12		171	10.00	100	2,462
						5,500	
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2018	\$ 206,100	\$ 4,700	\$ 96,800				
		Parcel Total: \$ 307,600					
2019	\$ 206,100	\$ 4,700	\$ 96,800				
		Parcel Total: \$ 307,600					
2020	\$ 243,700	\$ 5,500	\$ 141,100				
		Parcel Total: \$ 390,300					
LAND VALUATION							LAST REVALUATION: 2020
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200							Site: AVERAGE Driveway: PAVED Road: PAVED
Land Type	Units	Base Rate	NC	Adj	Site	Road DW	Way Topography
IF RES	2,000 ac	135,000	F	110	100	100	95 -- MILD
	2,000 ac						141,100
							141,100



OWNER
KING, JOCELYN
7 MERRY HILL ROAD
NOTTINGHAM, NH 03290

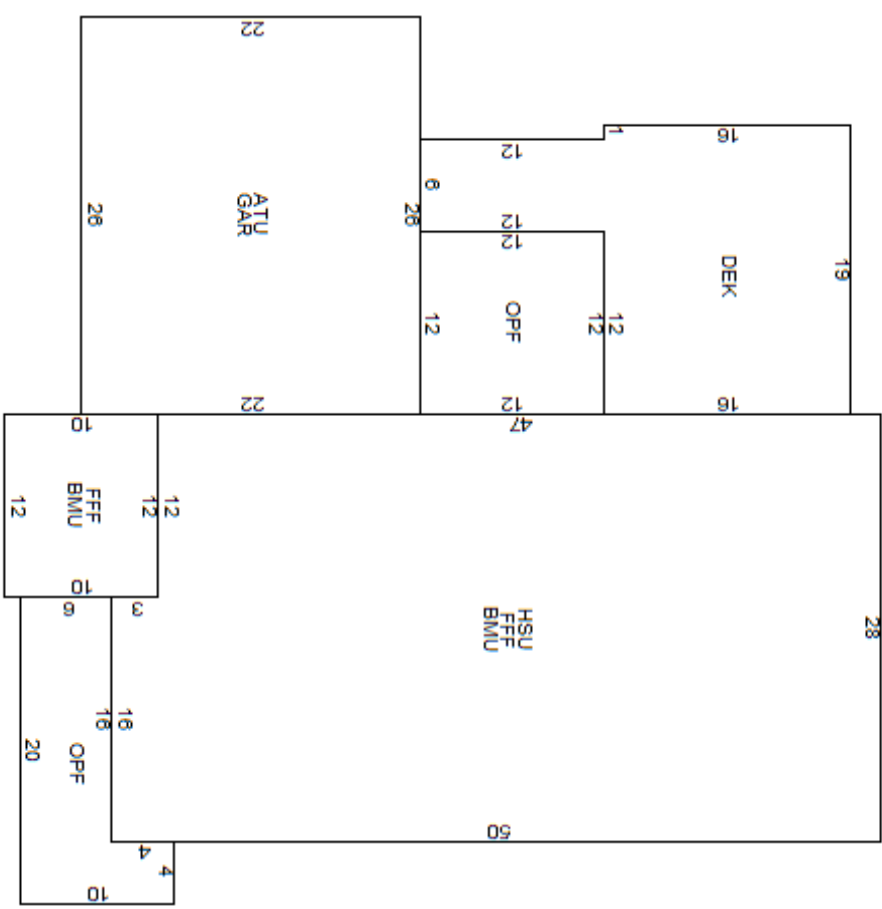
TAXABLE DISTRICTS

District	Percentage
10 X 18 DECK	
3 BEDROOM DWELLING 26	

PERMITS

Date	Permit ID	Permit Type	Notes
08/29/12	105-12	FEATURES & OBS	10 X 18 DECK
02/21/12	029-10-B	NEW BUILDING	3 BEDROOM DWELLING 26

BUILDING DETAILS
Model: 1.5 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING/ABOVE AVG
Int: DRYWALL
Floor: HARDWOOD
Heat: GAS/EA DUCTED
Bedrooms: 3 Baths: 2.0 Fixtures: 7
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators: 1
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9599 Base Rate: RSA 93.00
Bldg. Rate: 1.2202
Sq. Foot Cost: \$ 113.48




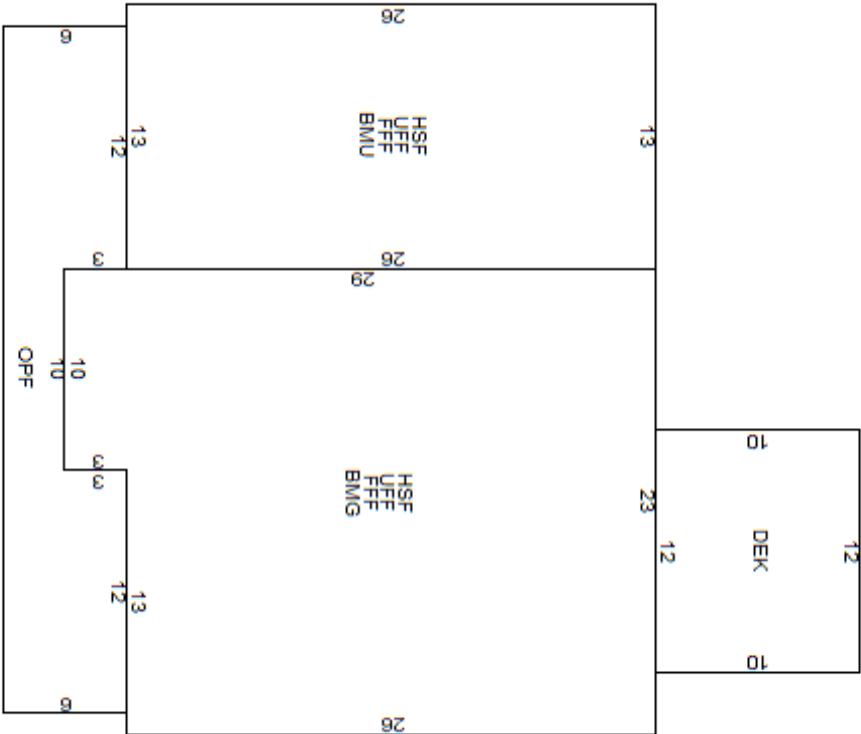
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSU	1/2 STRY UNFIN	1364	0.15	205
FFF	FST FLR FIN	1484	1.00	1484
BMU	BSMNT	1484	0.15	223
ATU	ATTIC	572	0.10	57
GAR	GARAGE	572	0.45	257
OPF	OPEN PORCH	280	0.25	70
DEK	DECK/ENTRANCE	376	0.10	38
GLA:		1,484		2,334

2020 BASE YEAR BUILDING VALUATION
Market Cost New: \$ 264,862
Year Built: 2012
Condition For Age: GOOD 8 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 8 %
Building Value: \$ 243,700

OWNER INFORMATION				SALES HISTORY				PICTURE	
KIERNAN, THOMAS J LAJOIE, ABIGAIL R 7 STRAWBERRY LANE NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor
				08/19/2020	6153	1342	Q1	419,000	HOULE, BENJAMIN M.
				10/09/2019	6044	2367	U113	380,000	HOULE, BENJAMIN M.
				12/31/2015	5682	0721	Q1	295,400	BONZA BUILDERS LLC
				03/10/2015	5600	0219	U V 99	1	JP VENTURES
				06/19/2013	5451	0946	U V 18	95,000	MERRY MERRY HILL LLC
LISTING HISTORY				NOTES					
05/27/20 JBVM SALE 02/20/20 RWPR 06/09/16 JBVM 05/16/16 INSP 01/20/16 DMPM 04/01/14 LMSL 02/07/14 JBVL				TAN; EFF 04/14 (17 LOT CLUSTER SUBDIV PL#37783) 2/14 NEW LOT HAS UNDRGRND UTILS; 02/16 NOH, EST INT & NEW HSE 100%; 6/16 NOH. EST HSU=GABLE END WINDOWS; 2/20; PU HSF & CARPET; 05/20; INFO OUTSIDE; 07/20 FOR SALE AUC \$424,900 2 DOM					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-WOOD	140	10 x 14	174	10.00	100	2,436 2,400			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 192,400	\$ 0	\$ 97,700 Parcel Total: \$ 290,100						
2019	\$ 192,400	\$ 0	\$ 97,700 Parcel Total: \$ 290,100						
2020	\$ 254,600	\$ 2,400	\$ 162,900 Parcel Total: \$ 419,900						
LAND VALUATION									
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200									
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
IF RES	0.931 ac	131,896	H	130	100	100	95 -- MILD	100	162,900
0.931 ac 162,900									
LAST REVALUATION: 2020									
Site: AVERAGE Driveway: PAVED Road: PAVED									


PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		KIERNAN, THOMAS J LAJOIE, ABIGAIL R 7 STRAWBERRY LANE NOTTINGHAM, NH 03290	District	Percentage	Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 9 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9172 Base Rate: RSA 93.00 Bldg. Rate: 1.0996 Sq. Foot Cost: \$ 102.27	
PERMITS						
Date	Permit ID	Permit Type	Notes			
01/06/20	2020000009	RENOVATION	NO COST DUE TO NO STRL			
08/31/15	191-15	NEW BUILDING	2.5 STRY 26X36 3 BEDRM H			




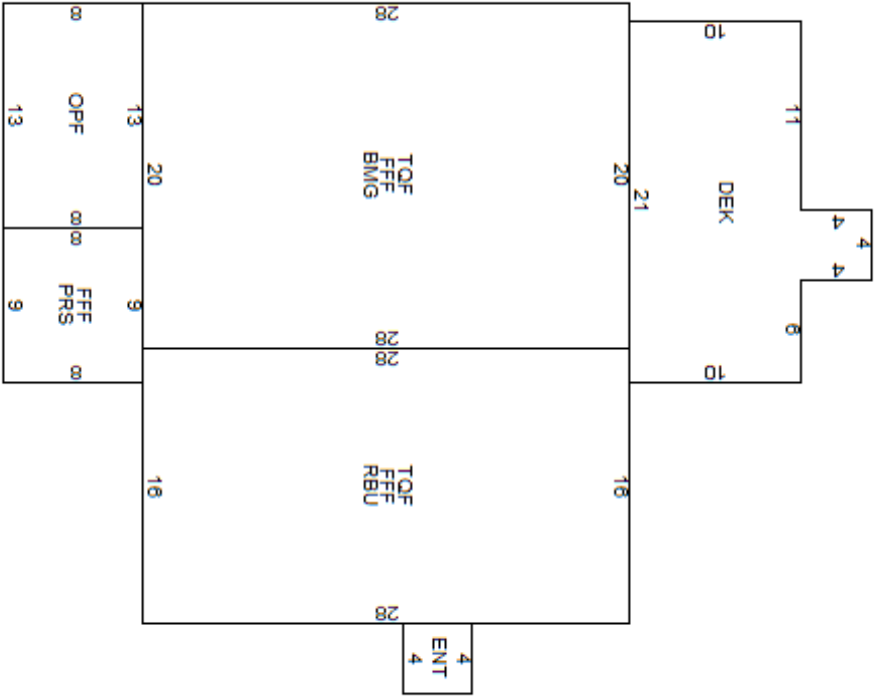
BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSE	1/2 STRY FIN	966	0.50 483
UFF	UPPER FLR FIN	966	1.00 966
FFF	FST FLR FIN	966	1.00 966
BMG	BASEMENT	628	0.20 126
BMU	BSMT	338	0.15 51
DEK	DECK/ENTRANCE	120	0.10 12
OPF	OPEN PORCH	174	0.25 44
GLA: 2,415		4,158	2,648

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 270,811
Year Built:	2015
Condition For Age:	AVERAGE
Physical:	6 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	6 %
Building Value:	\$ 254,600

OWNER INFORMATION		SALES HISTORY					PICTURE		
TURK, MICHELLE E. DUNN, TIMOTHY 1 MINUTEMAN LANE NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor	 TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE Year Building Features Land 2018 \$ 186,500 \$ 4,800 \$ 105,700 Parcel Total: \$ 297,000 2019 \$ 186,500 \$ 4,800 \$ 105,700 Parcel Total: \$ 297,000 2020 \$ 211,300 \$ 5,100 \$ 154,000 Parcel Total: \$ 370,400	
LISTING HISTORY		NOTES							
06/16/20 JBVM SALE 04/09/18 JBPM 06/09/16 JBVM 05/16/16 INSP MARKED FOR INSPECTION 04/01/15 DMPM 09/06/11 DMVM 05/30/08 CGRL 06/30/05 LMHC		TAN; PLAN D-31202 & D-31203; 06/16 INFO AT DOOR, DNV1 HO BUSY, NC TO EXT; 4/18 NOH; PU SHED, OPF; EST FFF/PRS; EXT WELL MAINT; 06/20; INFO OUTSIDE; NC TO EXT; FULL REAR DORMER; PER MLS CUSTOM HW/GRANITE KIT W/ISL;							
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value		
FIREPLACE 1-STAND	1				100	3,000.00	100	3,000 GAS	
SHED-WOOD	144	12 x 12		171	10.00	85	2,093	ON SLB=COND	
								5,100	
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	2.000 ac	135,000 G	120	100	100	100	95 -- MILD	100	153,900
1F RES	0.034 ac	x 2,500 X	100				100 -- LEVEL	100	100
		2.034 ac						154,000	154,000
LAND VALUATION									
LAST REVALUATION: 2020									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		TURK, MICHELLE E. DUNN, TIMOTHY 1 MINUTEMAN LANE NOTTINGHAM, NH 03290		District	Percentage	Model: 1.75 STORY CAPE Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 9 Extra Kitchens: Fireplaces: Generators: A/C: Yes 100.00 % Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9987 Base Rate: RSA 93.00 Bldg. Rate: 1.1980 Sq. Foot Cost: \$ 111.41	
				PERMITS			
				Date	Permit ID		
		06/06/17	2017000134	ADDITON			
		05/05/04	73-04-A	NEW BUILDING	36 X 28 2 STORY CAPE		




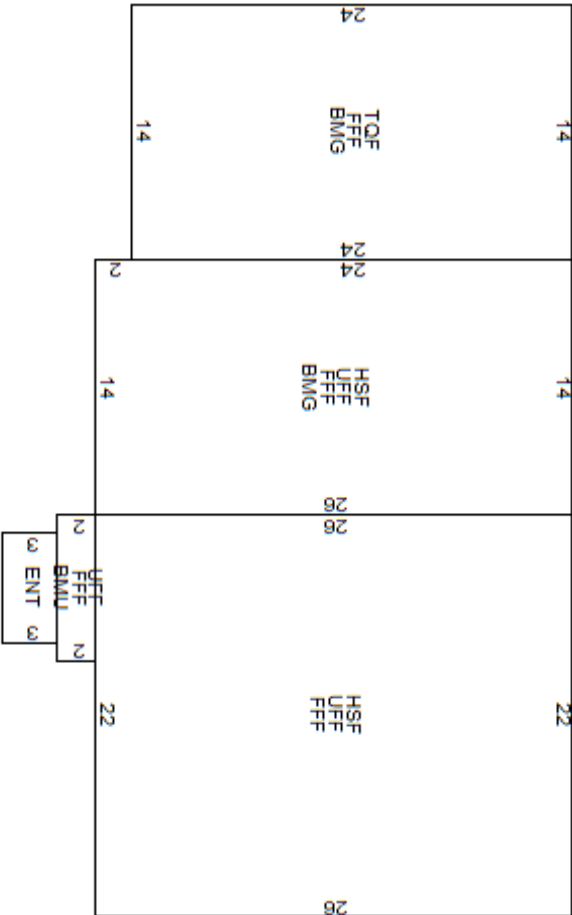
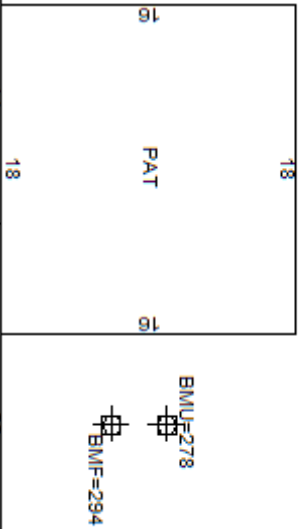
BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ENT	ENTRY WAY	16	0.10
DEK	DECK/ENTRANCE	226	0.10
OPF	OPEN PORCH	104	0.25
TQF	3/4 STRY FIN	1008	0.75
FFF	FST FLR FIN	1080	1.00
BMG	BASEMENT	560	0.20
RBU	RAISED BSMNT	448	0.25
PRS	PIERS	72	-0.05
GLA: 1,836		3,514	2,107

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 234,741
Year Built:	2004
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 211,300


OWNER INFORMATION		SALES HISTORY					PICTURE																												
LONG, DAVID L LONG, HANNAH E 24 REVOLUTIONARY LANE NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price Grantor																													
		07/01/2020	6133	2148	Q1	415,000 MAGARITY, MAUREEN E																													
		07/01/2020	6133	2146	U139	1 MAGARITY, MAUREEN E &																													
		06/16/2014	5537	1372	Q1	330,600 KIBBIE, XACHARIAH																													
		03/10/2005	4443	2155	U140	CL SERA INC																													
		03/03/2005	4445	0031	Q1	325,733 SERA, INC.																													
LISTING HISTORY		NOTES																																	
04/09/18 JBPR		TAN; PLANS D-31202 & D-31203; 11/04 BATHS I=3FX,I=2 FX, MB=4FX;																																	
06/09/16 JBVM		6/09-ADI GARAGE SIZE & ADD SHED; 9/11-NOH, CHANGE DECK TO PATIO;																																	
05/16/16 INSP		4/15 PU PATIO; PU HSF W/ 2 ADD'L BRS & PARTIAL BMF PER MLS; 6/16																																	
04/30/15 JRVM		NOH, PATIO REMOVED FROM XFOBS ONLY PAT ON SKETCH. 4/18 NOH;																																	
09/02/11 DMVM		FIX SKETCH FOR BMU VS BMF; PU A/C=MINI SPLIT; 08/20; PER MLS;																																	
06/25/09 CGRM		CUSTOM HW/QUARTZ KIT W/ TILE BK SPL; FORMAL DINING RM W/																																	
11/30/04 KMPL		WAINSCOTTING + CROWN, MSTR BED W/SKYLIGHT;																																	
04/01/04 LMPL																																			
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR																												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																												
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000 GAS																												
SHED-WOOD	80	8 x 10		260	10.00	100	2,080																												
						5,100																													
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 256,100</td><td>\$ 4,500</td><td>\$ 100,300</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 360,900</td><td></td></tr><tr><td>2019</td><td>\$ 256,100</td><td>\$ 4,500</td><td>\$ 100,300</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 360,900</td><td></td></tr><tr><td>2020</td><td>\$ 275,300</td><td>\$ 5,100</td><td>\$ 153,900</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 434,300</td><td></td></tr></table>							Year	Building	Features	Land	2018	\$ 256,100	\$ 4,500	\$ 100,300			Parcel Total: \$ 360,900		2019	\$ 256,100	\$ 4,500	\$ 100,300			Parcel Total: \$ 360,900		2020	\$ 275,300	\$ 5,100	\$ 153,900			Parcel Total: \$ 434,300		
Year	Building	Features	Land																																
2018	\$ 256,100	\$ 4,500	\$ 100,300																																
		Parcel Total: \$ 360,900																																	
2019	\$ 256,100	\$ 4,500	\$ 100,300																																
		Parcel Total: \$ 360,900																																	
2020	\$ 275,300	\$ 5,100	\$ 153,900																																
		Parcel Total: \$ 434,300																																	
LAND VALUATION							LAST REVALUATION: 2020																												
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200							Site: AVERAGE Driveway: PAVED Road: PAVED																												
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																					
IF RES	2,000 ac	135,000	G	120	100	100	100	95 -- MILD	100	153,900	0	N	153,900	IRRIGATION																					
IF RES	0.019 ac	x 2,500	X	100				90 -- ROLLING	100	0	0	N	0																						
	2.019 ac									153,900			153,900																						


	OWNER LONG, DAVID L LONG, HANNAHE 24 REVOLUTIONARY LANE NOTTINGHAM, NH 03290		TAXABLE DISTRICTS <table border="1"> <tr> <th>District</th> <th>Percentage</th> </tr> <tr> <td colspan="2"> </td> </tr> </table>		District	Percentage					
	District	Percentage									
PERMITS											
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>07/07/04</td> <td>147-04</td> <td>NEW BUILDING</td> <td>COLONIAL 50 X 26 2 STORY</td> </tr> </tbody> </table>	Date	Permit ID	Permit Type	Notes	07/07/04	147-04	NEW BUILDING	COLONIAL 50 X 26 2 STORY	BUILDING DETAILS Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/HOT WATER Bedrooms: 4 Baths: 2.5 Fixtures: 9 Extra Kitchens: Fireplaces: Generators: A/C: Yes 25.00 % Quality: A2 AVG+20 Com. Wall: Size Adj: 0.8574 Base Rate: RSA 93.00 Bldg. Rate: 1.0080 Sq. Foot Cost: \$ 93.74		
Date	Permit ID	Permit Type	Notes								
07/07/04	147-04	NEW BUILDING	COLONIAL 50 X 26 2 STORY								



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSF	1/2 STRY FIN	936	0.50 468
UFF	UPPER FLR FIN	952	1.00 952
FFF	FST FLR FIN	1288	1.00 1288
BMG	BASEMENT	700	0.20 140
BMU	BSMNT	294	0.15 44
ENT	ENTRY WAY	18	0.10 2
TOF	3/4 STRY FIN	336	0.75 252
PAT	PATIO	288	0.10 29
BMF	BSMNT FINISHED	294	0.30 88
GLA: 2,960		5,106	3,263

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 305,874
Year Built:	2004
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 275,300

OWNER INFORMATION		SALES HISTORY					PICTURE																														
GARRETT, BRITTANY WRIGHT, ZACHARY 8 PATRIOTS LANE NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor	 <div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 171,500</td><td></td><td>\$ 1,300</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 280,900</td></tr><tr><td>2019</td><td>\$ 171,500</td><td></td><td>\$ 1,300</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 280,900</td></tr><tr><td>2020</td><td>\$ 208,500</td><td></td><td>\$ 1,800</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 367,300</td></tr></table>		Year	Building	Features	Land	2018	\$ 171,500		\$ 1,300			Parcel Total:	\$ 280,900	2019	\$ 171,500		\$ 1,300			Parcel Total:	\$ 280,900	2020	\$ 208,500		\$ 1,800			Parcel Total:	\$ 367,300
Year	Building	Features	Land																																		
2018	\$ 171,500		\$ 1,300																																		
		Parcel Total:	\$ 280,900																																		
2019	\$ 171,500		\$ 1,300																																		
		Parcel Total:	\$ 280,900																																		
2020	\$ 208,500		\$ 1,800																																		
		Parcel Total:	\$ 367,300																																		
LISTING HISTORY		NOTES																																			
06/30/16 JBVL 05/16/16 INSP 03/30/12 DMPL 09/01/11 DMVM 06/25/08 CGRM 11/29/05 DMRM 11/23/04 KMPM 04/01/04 LMPL		GREEN; 9/11-ALL INFO FROM HO AT DOOR. DNV1 BAD TIME; 3/12-CHANGE HSU TO HSF & ADD 1/2 BATH; 6/16 HSF OPEN CONCEPT W/HIGH C-LNGS. HAS CLOSET+HALF BATH; COULD BE BEDRM; MSTR BATH SEPERATE SOAKING TUB+TILE SHOWER. INT VG, EXT GD COND; WINS ON ALL SIDES, GRANITE CTOPS, WAINS, SOAKING TUB, TILE WALKIN SHOWER ETC.=GRADE																																			
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																															
SHED-WOOD	160	10 x 16		160	10.00	70	1,792 1,800																														
MUNICIPAL SOFTWARE BY AVITAR																																					
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200			Site: AVERAGE Driveway: PAVED Road: PAVED																												
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																							
1F RES	2.000 ac	135,000 G	120		100	100	100	95 -- MILD	100	153,900	0	N	153,900																								
1F RES	1.230 ac	x 2,500 X		100				100 -- LEVEL	100	3,100	0	N	3,100																								
		3.230 ac 157,000																																			
LAST REVALUATION: 2020																																					



OWNER
GARRETT, BRITTANY
WRIGHT, ZACHARY
8 PATRIOTS LANE
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

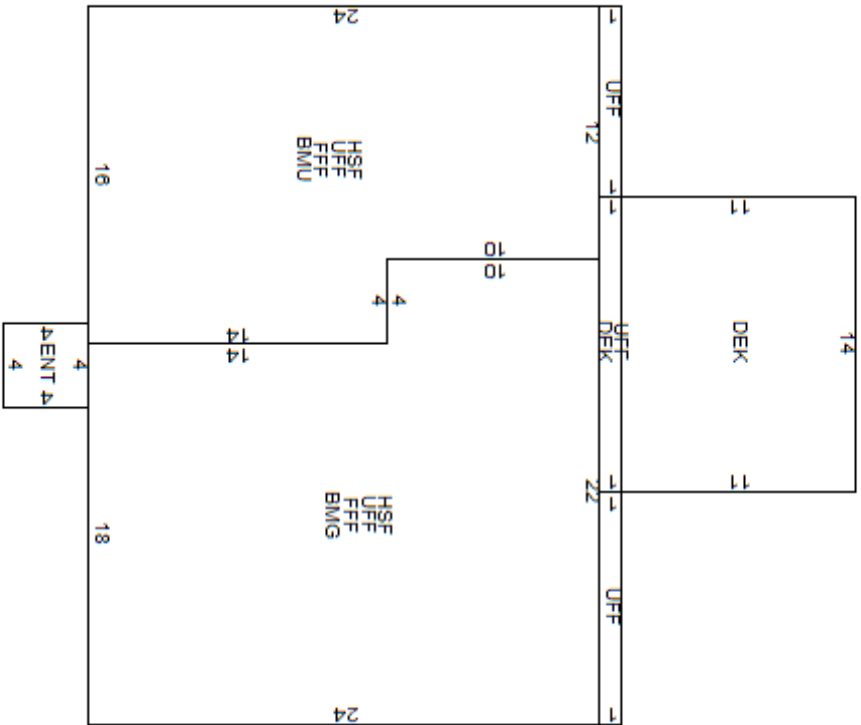
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/17/12	011-12	RENOVATION	ADDING 1/2 BATH ON 3RD
04/14/04	50-04-A	NEW BUILDING	34 X 24 2.5 STORY COLONL.

BUILDING DETAILS

Model: 2.50 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: LAMINATE/VINYL/CARPET
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 3.0 Fixtures: 11
Extra Kitchens: Fireplaces: Generators:
A/C: No
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9752 Base Rate: RSA 93.00
Bldg. Rate: 1.1124
Sq. Foot Cost: \$ 103.46




BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
UFF	UPPER FLR FIN	850	1.00	850
DEK	DECK/ENTRANCE	168	0.10	17
FFF	FST FLR FIN	816	1.00	816
HSF	1/2 STRY FIN	816	0.50	408
BMU	BSMNT	344	0.15	52
BMG	BASEMENT	472	0.20	94
GLA:	2,074	3,482		2,239


2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 231,647
Year Built:	2004
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 208,500

Page 254

OWNER INFORMATION				SALES HISTORY				PICTURE																													
<div>O'BRIEN TRAVIS J. O'BRIEN, MEGHAN J. 5 PATRIOTS LANE NOTTINGHAM, NH 03290</div>				<div><table><tr><th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th></tr><tr><td>05/04/2020</td><td>6109</td><td>2686</td><td>Q I</td><td>422,000</td><td>LYONS, ALFRED W</td></tr><tr><td>06/21/2004</td><td>4314</td><td>0044</td><td>Q V</td><td>100,000</td><td>PROVINCE REALTY</td></tr></table></div>				Date	Book	Page	Type	Price	Grantor	05/04/2020	6109	2686	Q I	422,000	LYONS, ALFRED W	06/21/2004	4314	0044	Q V	100,000	PROVINCE REALTY												
Date	Book	Page	Type	Price	Grantor																																
05/04/2020	6109	2686	Q I	422,000	LYONS, ALFRED W																																
06/21/2004	4314	0044	Q V	100,000	PROVINCE REALTY																																
LISTING HISTORY				NOTES																																	
<div>06/16/20 JBVM SALE 03/04/19 JBPR 06/30/16 JBVE 05/16/16 INSP 09/01/11 DMVM 06/10/08 CGRM 11/23/04 KMPM 04/01/04 LMSL</div>				<div>YELLOW; 9/11-HO NOT HOME. EST HSF &BMF DUE TO CURTAINS & BLINDS IN WINDOWS, CORRECT SHED SIZE & ADD HSU OVER GARAGE; 6/16 NOH+NO TRESPASSING=EST; 3/19 GAS LINE FOR APPLIANCE, NVC; 06/20; INFO @ DOOR: PU EXISTING SHED+ LT; PER HO FFF 1/2 HD TILE + HW FLRS.;PER MLS HW/ BBLK TOPS W/PENINSULA; CHAIR RAIL AND CROWN IN MOST OF FFF + BUILT INS=GRADE; HO STATES HEAT NOT CONNECTED IN HSF;</div>																																	
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																													
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																													
FIREPLACE 1-STAND		1			100	3,000.00	100	3,000 GAS																													
SHED-WOOD		120	10 x 12		193	10.00	80	1,853 @ DWY																													
SHED-WOOD		80	8 x 10		260	10.00	100	2,080 BACK YARD																													
LEAN-TO		120	10 x 12		193	4.00	100	926																													
								7,900																													
								<div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 219,300</td><td>\$ 4,600</td><td>\$ 110,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 333,900</td></tr><tr><td>2019</td><td>\$ 219,300</td><td>\$ 4,600</td><td>\$ 110,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 333,900</td></tr><tr><td>2020</td><td>\$ 237,800</td><td>\$ 7,900</td><td>\$ 166,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 411,700</td></tr></table></div>		Year	Building	Features	Land	2018	\$ 219,300	\$ 4,600	\$ 110,000			Parcel Total:	\$ 333,900	2019	\$ 219,300	\$ 4,600	\$ 110,000			Parcel Total:	\$ 333,900	2020	\$ 237,800	\$ 7,900	\$ 166,000			Parcel Total:	\$ 411,700
Year	Building	Features	Land																																		
2018	\$ 219,300	\$ 4,600	\$ 110,000																																		
		Parcel Total:	\$ 333,900																																		
2019	\$ 219,300	\$ 4,600	\$ 110,000																																		
		Parcel Total:	\$ 333,900																																		
2020	\$ 237,800	\$ 7,900	\$ 166,000																																		
		Parcel Total:	\$ 411,700																																		
LAND VALUATION								LAST REVALUATION: 2020																													
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200								Site: AVERAGE Driveway: PAVED Road: PAVED																													
Land Type		Units	Base Rate	NC Adj	Site	Road	DWwy	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																							
IF RES		2,000 ac	135,000 G	120	100	100	100	95 -- MILD	100	153,900	0	N	153,900																								
IF RES		5,090 ac	x 2,500 X	100				95 -- MILD	100	12,100	0	N	12,100																								
		7,090 ac								166,000			166,000																								

PICTURE



OWNER

O'BRIEN TRAVIS J.
O'BRIEN, MEGHAN J.
5 PATRIOTS LANE
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District

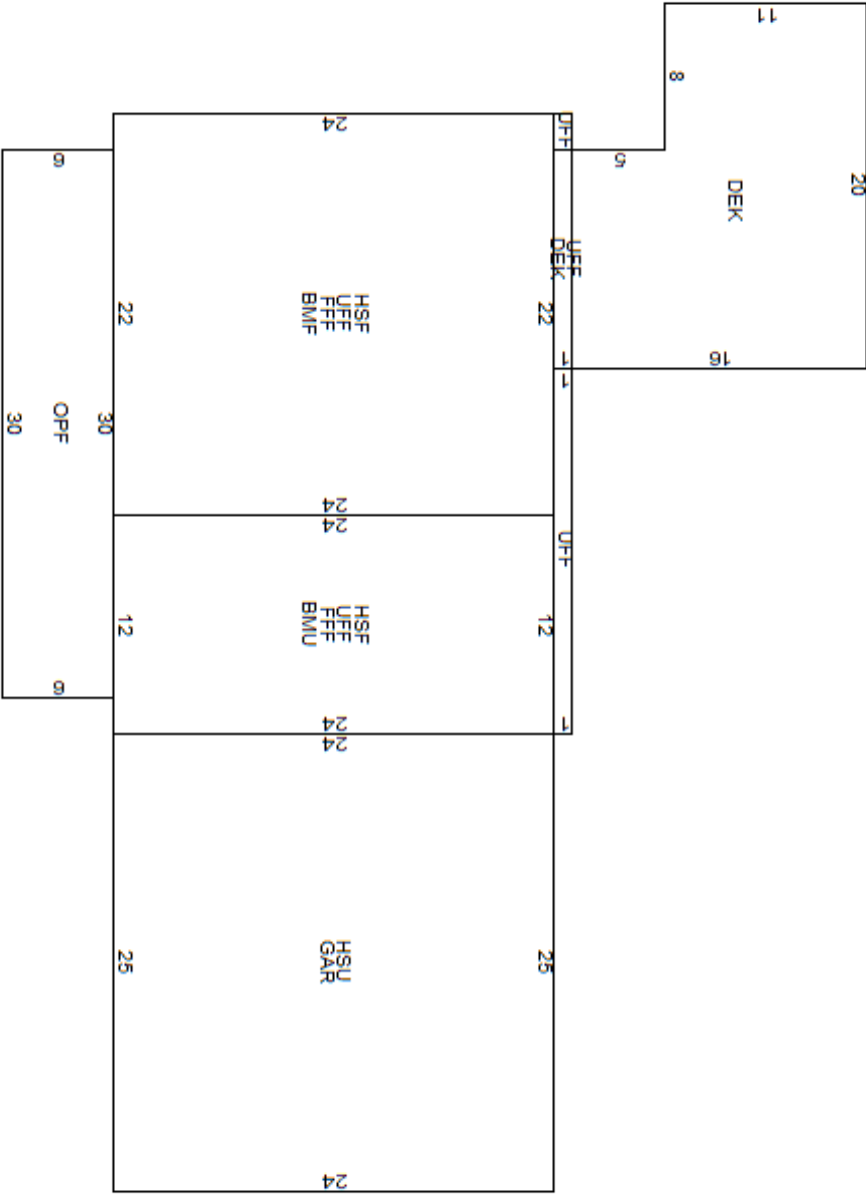
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/15/04	112-04	NEW BUILDING	COLONIAL 34 X 24 2 STORY

BUILDING DETAILS


Model: 2.50 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/LAMINATE/VINYL
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.5 Fixtures: 9
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9101 Base Rate: RSA 93.00
Bldg. Rate: 1.0488
Sq. Foot Cost: \$ 97.53

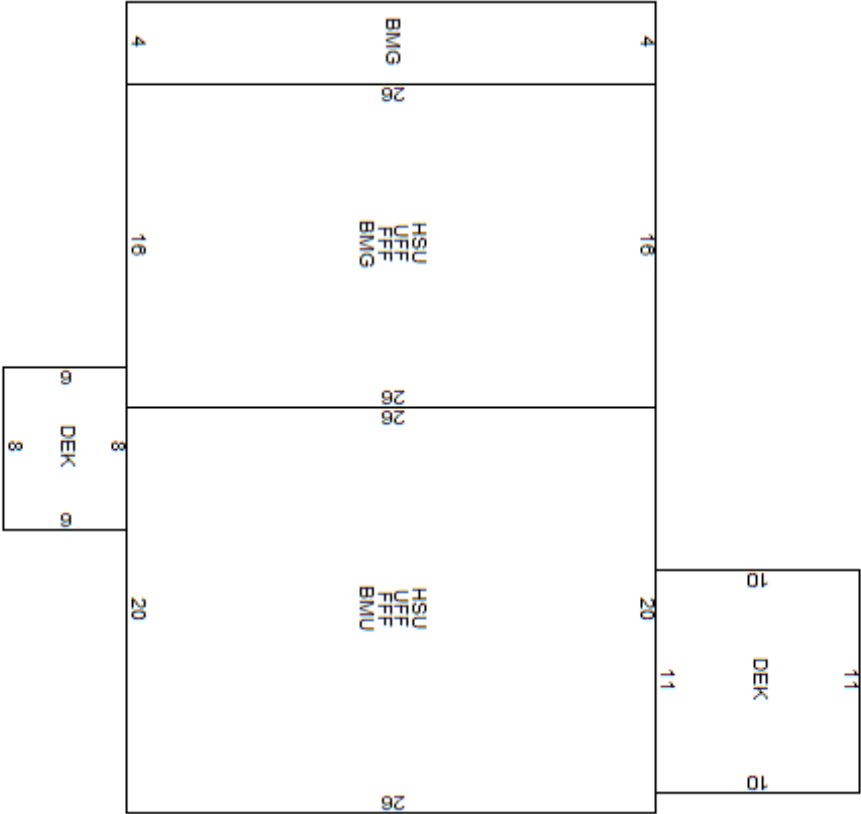


BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj. Effect.	
HSF	1/2 STRY FIN	816	0.50	408
UFF	UPPER FLR FIN	850	1.00	850
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	528	0.30	158
HSU	1/2 STRY UNFIN	600	0.15	90
GAR	GARAGE	600	0.45	270
BMU	BSMNT	288	0.15	43
DEK	DECK/ENTRANCE	292	0.10	29
OPF	OPEN PORCH	180	0.25	45
GLA: 2,074		4,970		2,709

2020 BASE YEAR BUILDING VALUATION		
Market Cost New:	\$ 264,209	
Year Built:	2004	
Condition For Age:	GOOD	
Physical:	10 %	
Functional:		
Economic:		
Temporary:		
Total Depreciation:	10 %	
Building Value:	\$ 237,800	

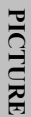
OWNER INFORMATION				SALES HISTORY				PICTURE	
HINTZ, ALYSHA				Date	Book	Page	Type	Price Grantor	
HINTZ, DEREK				10/07/2019	6044	601	Q 1	369,000 BLOSS, MICHAEL F	
48 SOFIA WAY				02/19/2016	5693	0228	U 1 44	1 BLOSS, MICHAEL F	
				07/10/2014	5544	0039	U 1 44	1 BLOSS, MICHAEL F.	
				06/16/2009	5022	1102	Q 1	303,933 LEIBL-COTE & RADZEVIC	
NOTTINGHAM, NH 03290				02/20/2008	4887	2632	Q 1	294,933 CAIN, PAUL W.	
LISTING HISTORY				NOTES					
07/11/16 JBVM MARKED FOR INSPECTION				BEIGE: 10 UPDATE- ADD A/C;9/11-NOH, EST FPL & HSU; 7/16 NOH. NC TO EXT. PU GENERATOR.					
05/16/16 INSP									
06/22/10 PBUM									
04/10/08 CGPM									
04/01/05 LMPL PLAN D-31709									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000 GAS			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2018	\$ 185,900			\$ 3,000 \$ 108,700					
				Parcel Total: \$ 297,600					
2019	\$ 185,900			\$ 3,000 \$ 108,700					
				Parcel Total: \$ 297,600					
2020	\$ 224,000			\$ 3,000 \$ 153,900					
				Parcel Total: \$ 380,900					
LAND VALUATION									
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	2.000 ac	135,000 G	120	100	100	100	95 -- MILD	100	153,900
1F RES	0.003 ac	x 2,500 X	100				90 -- ROLLING	100	0
	2.003 ac								153,900
	2.003 ac								153,900
LAST REVALUATION: 2020									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS											
		HINTZ, ALYSHA HINTZ, DEREK 48 SOFIA WAY NOTTINGHAM, NH 03290		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: 1 Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9801 Base Rate: RSA 93.00 Bldg. Rate: 1.1979 Sq. Foot Cost: \$ 111.40							
				District	Percentage												
<table><tr><th colspan="4">PERMITS</th></tr><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td>10/18/07</td><td>130-07</td><td>NEW BUILDING</td><td>36 X 26 2 STORY COLONIAL</td></tr></table>		PERMITS				Date	Permit ID	Permit Type	Notes	10/18/07	130-07	NEW BUILDING	36 X 26 2 STORY COLONIAL				
PERMITS																	
Date	Permit ID	Permit Type	Notes														
10/18/07	130-07	NEW BUILDING	36 X 26 2 STORY COLONIAL														



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSU	1/2 STRY UNFIN	936	0.15
UFF	UPPER FLR FIN	936	1.00
UFF	FST FLR FIN	936	1.00
BMG	BASEMENT	520	0.20
BMU	BSMNT	520	0.15
DEK	DECK/ENTRANCE	158	0.10
GLA: 1,872		4,006	2,210
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 246,194	
Year Built:		2007	
Condition For Age:		GOOD	
Physical:		9 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		9 %	
Building Value:		\$ 224,000	

OWNER INFORMATION			SALES HISTORY					PICTURE																												
SADZEWICZ, SARAH E. SADZEWICZ, JUSTIN 10 SUTTON STREET NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price Grantor																													
			12/27/2019	6070	2937	Q1	359,933 MAZALEWSKI, RAYMOND J																													
			05/31/2007	4805	0891	U138	MAZALEWSKI, RJ & NM																													
			12/12/2005	4593	1407	U138	MAZALEWSKI TRUST																													
			10/28/2004	4385	0343	U138	MAZALEWSKI, R & N																													
			03/11/2002	3740	1794	U138	MAZALEWSKI, R																													
LISTING HISTORY			NOTES																																	
05/27/20 JBVM SALE			WHITE; 2 RAMPS NV; CABIN 50FT BACK IN WDS; 1/2012 NOH; APPEARS TO BE IN-LAW APARTMENT, PU HOT TUB+ PATIO; HAS BACK-UP GEN. 8/16																																	
02/21/20 RWPR			NOH. CORR DEK MEAS; 2/20; 22X26 NOW IN-LAW APT, 1 BED/1 BTH, HAS																																	
08/16/16 JBVM			KITCHENETTE, RANGE, SINK, FRIDGE, NO OVEN; NOW 4 BD/3 BTH; 05/20;																																	
05/16/16 INSP			INFO AT DOOR, DNVJ; NC TO EXT; HO STATES 2.5 BATHS;																																	
01/10/12 DMVM																																				
01/28/04 KMPM																																				
03/17/98 JR																																				
09/09/97 ABL																																				
EXTRA FEATURES VALUATION																																				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																														
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000																													
CABIN	196	14 x 14		142	25.00	60	4,175																													
PATIO	120	10 x 12		193	7.00	30	486																													
HOT TUB	1			100	1,500.00	50	750																													
							8,400																													
<div><div><div><div><div></div><div>TOWN OF NOTTINGHAM</div><div>NEW HAMPSHIRE</div></div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 193,500</td><td>\$ 8,400</td><td>\$ 92,300</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 294,200</td><td></td></tr><tr><td>2019</td><td>\$ 193,500</td><td>\$ 8,400</td><td>\$ 92,300</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 294,200</td><td></td></tr><tr><td>2020</td><td>\$ 217,900</td><td>\$ 8,400</td><td>\$ 134,300</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 360,600</td><td></td></tr></table></div></div></div>									Year	Building	Features	Land	2018	\$ 193,500	\$ 8,400	\$ 92,300			Parcel Total: \$ 294,200		2019	\$ 193,500	\$ 8,400	\$ 92,300			Parcel Total: \$ 294,200		2020	\$ 217,900	\$ 8,400	\$ 134,300			Parcel Total: \$ 360,600	
Year	Building	Features	Land																																	
2018	\$ 193,500	\$ 8,400	\$ 92,300																																	
		Parcel Total: \$ 294,200																																		
2019	\$ 193,500	\$ 8,400	\$ 92,300																																	
		Parcel Total: \$ 294,200																																		
2020	\$ 217,900	\$ 8,400	\$ 134,300																																	
		Parcel Total: \$ 360,600																																		
LAND VALUATION																																				
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200																														
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond																												
1F RES	2,000 ac	135,000	F	110	100	100	95	95 -- MILD																												
1F RES	0.140 ac	x 2,500	X	100			95 -- MILD	100																												
	2.140 ac							134,300																												
								134,300																												
				Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED																																
LAST REVALUATION: 2020																																				



OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

SADZEWICZ, SARAH E.

SADZEWICZ, JUSTIN
10 SUTTON STREET

NOTTINGHAM, NH 03290

Model: 1.75 STORY CAPE

Roof: **GABLE OR HIP/ASPHALT**

Ext: VINYL SIDING

Int: DRYWALL

Floor: CARPET/LAMINATE/VINYL

Heat: OIL/HOT WATER

Bedrooms: **4** Baths: **2.5** Fixtures:

Extra Kitchens: **1** Fireplaces:

A/C: N0	Generators: 1
---------	---------------

Quality: **A1 AVG+10**

Com. Wall:

Size Adj: **0.9178** Base Rate: **RSA 93.00**

Bldg. Rate: **1.0191**

Sq. Foot Cost: **\$94.77**



PERMITS

Date	Permit ID	Permit Type
------	-----------	-------------

Notes

07/31/19 2019000275 RENOVATION

08/17/03 207-03

ADDITION

FAMILY ROOM 26 X 22 NO

ID	Description	Area	Adj.	Effect.
TOF	3/4 STRY FIN	884	0.75	663
DEK	DECK/ENTRANCE	251	0.10	25
GAR	GARAGE	528	0.45	238
FFF	FST FLR FIN	1456	1.00	1456
BMU	BSMNT	1456	0.15	218
OPF	OPEN PORCH	144	0.25	36
ENT	ENTRY WAY	65	0.10	7
GLA:	2,119	4,784		2,643

ID	Description	Area	Adj.	Effect.
TOF	3/4 STRY FIN	884	0.75	663
DEK	DECK/ENTRANCE	251	0.10	25
GAR	GARAGE	528	0.45	238
FFF	FST FLR FIN	1456	1.00	1456
BMU	BSMNT	1456	0.15	218
OPF	OPEN PORCH	144	0.25	36
ENT	ENTRY WAY	65	0.10	7
GLA:	2,119	4,784		2,643

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 250,477
Year Built:	1996
Condition For Age:	GOOD
Physical:	13 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 217,900

OWNER INFORMATION				SALES HISTORY				PICTURE						
NICHOLSON, DUSTIN NICHOLSON, STACIA 124 MAPLE RIDGE ROAD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor					
				04/13/2020	6102	26	Q1	387,900	LANGDON CONSTRUCTION					
				07/26/2019	6020	1552	U V 21	855,000	HARBOR STREET LIMITED					
LISTING HISTORY				NOTES										
09/18/20 JBHC				LOT 22 PER RECORDED SUB PLAN 39038; LAND AREA=1.387; LUCT ISSUED 8/18; SOLD AS PART OF A 9 PARCEL SUBDIVISION; 2/20; PU NEW HSE, EST INT CK FOR DW, SITE; 5/20; PU DEK & AC EST COMPL 4/1; 06/20; NOH; CORR DEK, OPF, CK 21 FOR DRWY;										
06/16/20 JBVM SALE														
05/11/20 RWPM														
02/21/20 RWPM														
08/15/16 JBVL VACANT														
05/16/16 INSP MARKED FOR INSPECTION														
12/03/15 JRSR														
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		Notes						
AMENITY-MAPLE RIDGE	1		100	0.00	100	0		0						
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2018	\$ 0		\$ 0		Parcel Total: \$ 71,800									
2019	\$ 0		\$ 0		Parcel Total: \$ 71,800									
2020	\$ 257,600		\$ 0		\$ 152,500									
			Parcel Total: \$ 410,100											
LAND VALUATION												LAST REVALUATION: 2020		
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED						
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes			
1F RES	1.387 ac	133,774	G	120	100	100	95 -- MILD	100	152,500	0 N	152,500			
		1.387 ac												

Map: 000008

Lot: 000009


Sub: 000022

Card: 1 of 1

124 MAPLE RIDGE ROAD


NOTTINGHAM

Printed: 09/18/2020

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS			
	NICHOLSON, DUSTIN NICHOLSON, STACIA 124 MAPLE RIDGE ROAD NOTTINGHAM, NH 03290		District	Percentage	Model: 2.00 STORY CONVENTNL. Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 9 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A3 AVG+30 Com. Wall: Size Adj: 0.9900 Base Rate: RSA 93.00 Bldg. Rate: 1.2991 Sq. Foot Cost: \$ 120.82		
			PERMITS				
			Date	Permit ID		Permit Type	Notes
			10/23/19	2019000413		NEW HOME	CONTRACTOR PRE-PAID E

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
UFF	UPPER FLR FIN	956	1.00 956
FFF	FST FLR FIN	956	1.00 956
RBU	RAISED BSMNT	430	0.25 108
BMG	BASEMENT	630	0.20 126
OPF	OPEN PORCH	32	0.25 8
GLA: 1,912		3,004	2,154
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 260,246	
Year Built:		2019	
Condition For Age:		AVERAGE	
Physical:		1 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		1 %	
Building Value:		\$ 257,600	

PICTURE



OWNER

EVANGELISTA, ALYSSA
 EVANGELISTA, ALYSSON
 203 MITCHELL ROAD
 NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

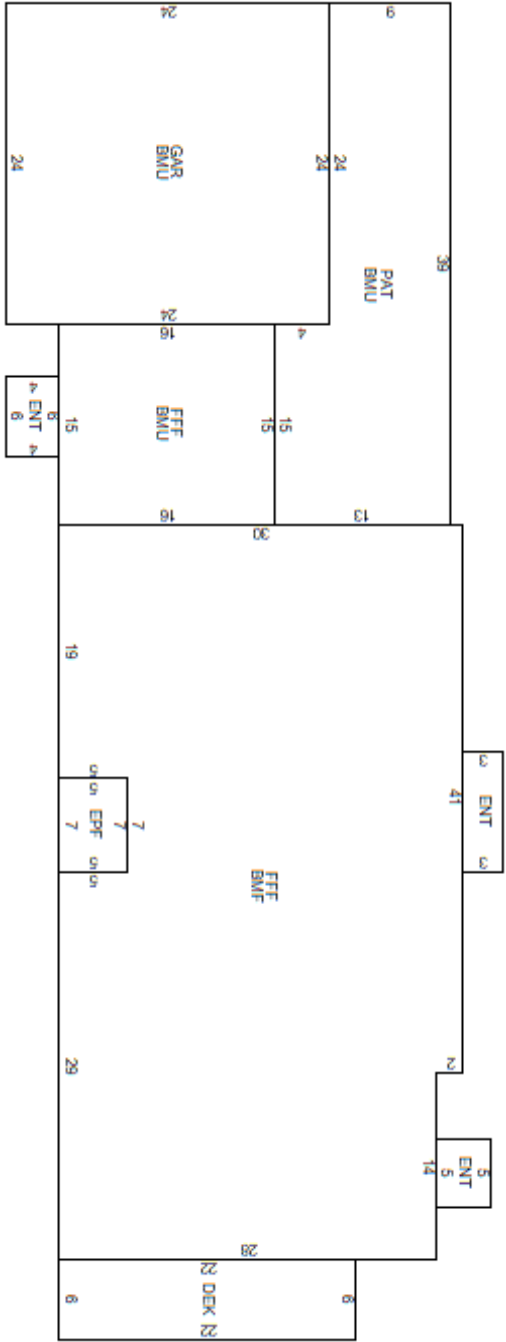
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/11/19	2019000347	FEATURES & OBS	ADDING A SET OF STAIRS
08/12/08	072-08	FEATURES & OBS	24' DIAMETER YURT (SCRE

BUILDING DETAILS

Model: **1.00 STORY RANCH**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **VINYL SIDING**
 Int: **DRYWALL/PLYWOOD PANEL**
 Floor: **HARDWOOD**
 Heat: **OIL/HOT WATER**
 Bedrooms: **3** Baths: **3.0** Fixtures: **9**
 Extra Kitchens: **2** Fireplaces: Generators: A/C: **No**
 Quality: **A0 AVG**
 Com. Wall: Base Rate: **RMF 93.00**
 Size Adj: **0.8966** Bldg. Rate: **0.9325**
 Sq. Foot Cost: **\$ 86.72**



BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	1587	0.30	476
EPF	ENCLOSED	35	0.70	25
BMU	BSMNT	1227	0.15	184
PAT	PATIO	411	0.10	41
ENT	ENTRY WAY	71	0.10	7
GAR	GARAGE	576	0.45	259
DEK	DECK/ENTRANCE	132	0.10	13
FFF	FST FLR FIN	1827	1.00	1827
GLA:	1,827	5,866		2,832

2020 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 245,591**
 Year Built: **1972**
 Condition For Age: **AVERAGE**
 Physical: **CNOTES**
 Functional: **10 %**
 Economic: Temporary: Total Depreciation: **36 %**
 Building Value: **\$ 157,200**

OWNER INFORMATION		SALES HISTORY					PICTURE						
GIFFORD, PAULA LINDA		Date	Book	Page	Type	Price	Grantor						
1 OAK RIDGE ROAD		02/14/2020	6084	1219	Q 1	311,533	HEBERT, MARK						
NOTTINGHAM, NH 03290		11/03/1989	2815	0763	Q V	33,053							
LISTING HISTORY		NOTES											
05/27/20 JBVM SALE		PLAN#18901; NATURAL; WATER ACC VIA 9-1; WDSTV HEAT AS WELL; 01/12-NOH, PU LT, CHNG LT TO CARPORT & ADD ATF OVER PORCH; 7/12-OPF IS SCREENED, ATF MEASURES 7 FT; 8/16 NOH, NC TO EXT; 10/16 BMU DAMP, HAS SOME WALLS+C-LNGS, NO BMF; MDE/FORMICA KITCHEN; 05/20; NOH; PU DORMER AS UFF; AVG SIDING = QTR LOG ON ATF/UFF;APPEARS ALL ORIG=AVG COND											
10/13/16 JBCL													
08/11/16 JBVM													
07/19/12 DMCL													
01/16/12 DMVM													
03/09/10 CGPM													
03/27/09 CGPM													
04/01/08 CGPM													
MUNICIPAL SOFTWARE BY AVITAR													
EXTRA FEATURES VALUATION													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes							
SHED-WOOD	160	16 x 10	160	10.00	60	1,536							
GARAGE-1 STY/ATTIC	352	16 x 22	105	33.00	60	7,318 ATT							
CARPORT WOOD	220	10 x 22	133	11.00	50	1,609 ATT GAR							
LEAN-TO	208	16 x 13	137	4.00	50	570 ATT CARPORT							
		11,000											
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE													
Year	Building	Features		Land									
2018	\$ 119,800	\$ 10,800		\$ 117,500 Parcel Total: \$ 248,100									
2019	\$ 119,800	\$ 10,800		\$ 117,500 Parcel Total: \$ 248,100									
2020	\$ 158,400	\$ 11,000		\$ 153,400 Parcel Total: \$ 322,800									
LAND VALUATION													
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED							
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	2.000 ac	135,000	F	110	100	100	95 -- MILD	100	141,100	0	N	141,100	
1F RES WTR ACS	0.750 ac	x 2,500	X	100			90 -- ROLLING	50	800	0	N	800	WET
NOTTINGHAM	10.000 wf	WATER ACCESS, MAIN BODY					95 -- MILD	100	11,500	0		11,500	WF
		2.750 ac						153,400				153,400	

PICTURE



OWNER

GIFFORD, PAULA LINDA
1 OAK RIDGE ROAD
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District

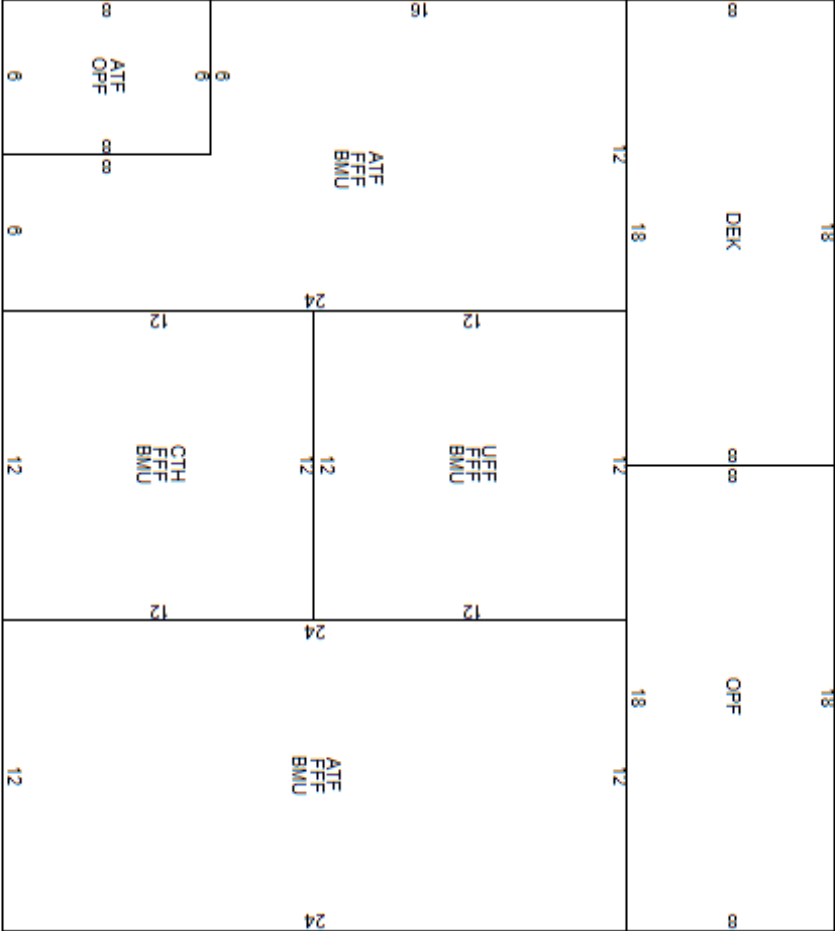
Percentage

PERMITS


Date	Permit ID	Permit Type	Notes
09/18/07	108-07	GARAGE	36 X 22 1 STORY GARAGE
09/27/05	150-05	FEATURES & OBS	19 X 8 DECK
10/26/02	208-02	FEATURES & OBS	10 X 16 SHED

BUILDING DETAILS


Model: 1.00 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: LOGS/AVERAGE
Int: WOOD/LOG/DRYWALL
Floor: PINE/SOFT WD/HARDWOOD
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 1.2452 Base Rate: RSA 93.00
Bldg. Rate: 1.5391
Sq. Foot Cost: \$ 143.13



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ATE	ATTIC FINISHED	576	0.25 144
OPF	OPEN PORCH	192	0.25 48
FFF	FST FLR FIN	816	1.00 816
BMU	BSMNT	816	0.15 122
CTH	CATHEDRAL	144	0.10 14
DEK	DECK/ENTRANCE	144	0.10 14
UFF	UPPER FLR FIN	144	1.00 144
GLA: 1,104		2,832	1,302
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 186,355	
Year Built:		1998	
Condition For Age:		AVERAGE 15 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		15 %	
Building Value:		\$ 158,400	

OWNER INFORMATION		SALES HISTORY					PICTURE																													
CHABOT, BRADFORD M. CHABOT, ALICIA L. 81 SMOKE STREET NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor																													
		12/13/2019	6066	1930	Q1	380,000	CHABOT, BRADFORD																													
		05/01/2017	5815	0615	U115	334,900	J&L TERRA HOLDINGS INC																													
LISTING HISTORY		NOTES																																		
05/27/20 JBVM SALE 03/04/19 RWPR 04/13/18 JBPM 04/27/17 JBVL 03/01/17 JBVM 01/05/17 JRSR		TAN; 1/17 PER PLAN D-39759 CREATE NEW PARCEL PER SUBDIVISION; MAP 10 LOT 4 SUB 1-3 = 3.141 ACRES. 4/20/2017 CO ISSUED; 3/17 NOH, PU HSE, EST UC=FIN FLRS, TRIM, FIN ELECT & PLUMB. 4/17 HSE=100%, HSU MEAS 10FT, FIX BMG, GRANITE/HW KIT, SPRINKLER SYST; 4/18 LANDSCAPING DONE; WOB; PU COOP; 3/19 PU 32 SOLAR PANELS; 05/20; INFO OUTSIDE, PU A/C;																																		
EXTRA FEATURES VALUATION																																				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																														
SOLAR ELECTRIC	32		100	600.00	100	19,200 BACK ROOF '18 19,200																														
<div><div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 211,100</td><td>\$ 400</td><td>\$ 81,400</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 292,900</td></tr><tr><td>2019</td><td>\$ 211,100</td><td>\$ 400</td><td>\$ 81,400</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 292,900</td></tr><tr><td>2020</td><td>\$ 237,500</td><td>\$ 19,200</td><td>\$ 124,200</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 380,900</td></tr></table></div></div>									Year	Building	Features	Land	2018	\$ 211,100	\$ 400	\$ 81,400			Parcel Total:	\$ 292,900	2019	\$ 211,100	\$ 400	\$ 81,400			Parcel Total:	\$ 292,900	2020	\$ 237,500	\$ 19,200	\$ 124,200			Parcel Total:	\$ 380,900
Year	Building	Features	Land																																	
2018	\$ 211,100	\$ 400	\$ 81,400																																	
		Parcel Total:	\$ 292,900																																	
2019	\$ 211,100	\$ 400	\$ 81,400																																	
		Parcel Total:	\$ 292,900																																	
2020	\$ 237,500	\$ 19,200	\$ 124,200																																	
		Parcel Total:	\$ 380,900																																	
LAND VALUATION																																				
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200																																				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography																												
1F RES	2.000 ac	135,000	E	100	100	100	100	90 -- ROLLING																												
1F RES	1.141 ac	x 2,500	X	100				95 -- MILD																												
	3.141 ac							100																												
								124,200																												
								2,700																												
								0 N																												
								121,500																												
								2,700																												
								0 N																												
								124,200																												
LAST REVALUATION: 2020																																				
Site: AVERAGE Driveway: PAVED Road: PAVED																																				

PICTURE



OWNER

CHABOT, BRADFORD M.
CHABOT, ALICIA I.
81 SMOKE STREET
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District	Percentage
----------	------------

BUILDING DETAILS

Model: 2.50 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: GAS/EA DUCTED
Bedrooms: 3 Baths: 2.5 Fixtures: 9
Extra Kitchens: Fireplaces: Generators: A/C: Yes 100.00 %
Quality: A2 AVG+20
Com. Wall: Base Rate: RSA 93.00
Size Adj: 0.9655 Bldg. Rate: 1.1576
Sq. Foot Cost: \$ 107.65

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

12

12

DEK

10

12

18

14

18

HSU
UFF
FFF
RBU

14

26

14

13

14

HSU
UFF
FFF
BMG

26

18

14

13

HSU
UFF
FFF
BMU

12

14

13

14

13

OPF


34

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 247,380
Year Built: 2017
Condition For Age: AVERAGE 4 %
Physical: Functional: Economic: Temporary: Total Depreciation: 4 %
Building Value: \$ 237,500


OWNER INFORMATION				SALES HISTORY				PICTURE	
LEWIS, THOMAS E.				Date	Book	Page	Type	Price Grantor	
110 MAPLE RIDGE ROAD				10/30/2019	6051	2589	Q1	374,900 LANGDON CONSTRUCTION	
NOTTINGHAM, NH 03290				04/26/2018	5908	1553	U V 21	595,000 HARBOR STREET LIMITED	
LISTING HISTORY				NOTES					
09/18/20 JBHC				BLUE; SUB PLAN D-39038; 03/19 NO DW; CONST NOT STARTED; 02/20; PU					
05/27/20 JBVR SALE				NEW HSE; GRAN C-TOPS/WD CABS; HD TILE IN KIT & BTHS; 2 BDRM					
02/24/20 RWPL				W/CARPET, 1 W/HDWD;					
03/05/19 RWPR									
08/10/16 JBVL									
05/16/16 INSP MARKED FOR INSPECTION									
12/03/15 JRSR									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
AMENITY-MAPLE RIDGE	1		100	0.00	100	0			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 0		\$ 68,000						
		Parcel Total:	\$ 68,000						
2019	\$ 0		\$ 68,000						
		Parcel Total:	\$ 77,000						
2020	\$ 237,100		\$ 0						
		Parcel Total:	\$ 389,600						
LAND VALUATION									
LAST REVALUATION: 2020									
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	1.369 ac	133,738	G	120	100	100	95 -- MILD	100	152,500
	1.369 ac								152,500

OWNER INFORMATION				SALES HISTORY				PICTURE	
COMPAGNA, JEFFREY				Date	Book	Page	Type	Price Grantor	
COMPAGNA, LAUREN				03/16/2020	6093	191	Q1	364,933 LANGDON CONSTRUCTION	
119 MAPLE RIDGE ROAD				07/26/2019	6020	1552	U V 21	855,000 HARBOR STREET LIMITED	
NOTTINGHAM, NH 03290									
LISTING HISTORY				NOTES					
09/18/20 JBHC				GREY; SUB PLAN D-39038; 02/20: NOH; PU NEW HSE, EST INT; CK 21 FOR SITE, PAVED, EST WILL BE COMPLETE BY 4/1;					
05/27/20 JBVR SALE									
02/25/20 RWPM									
08/10/16 JBVL									
05/16/16 INSP MARKED FOR INSPECTION									
12/03/15 JRSR									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
AMENITY-MAPLE RIDGE	1		100	0.00	100	0			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 0		\$ 65,300						
			Parcel Total: \$ 65,300						
2019	\$ 0		\$ 65,300						
			Parcel Total: \$ 65,300						
2020	\$ 228,300		\$ 0 \$ 138,200						
			Parcel Total: \$ 366,500						
LAND VALUATION									
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED									
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1.864 ac	134,728	G	120	100	100	95	90 -- ROLLING	100 138,200 0 N 138,200
	1.864 ac								138,200 138,200
LAST REVALUATION: 2020									

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		COMPAGNA, JEFFREY COMPAGNA, LAUREN 119 MAPLE RIDGE ROAD NOTTINGHAM, NH 03290	District	Percentage	Model: 2.00 STORY CONVENTNL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0038 Base Rate: RSA 93.00 Bldg. Rate: 1.2041 Sq. Foot Cost: \$ 111.98	
			PERMITS			
			Date	Permit ID	Permit Type	Notes
12/19/19	2019000524	NEW HOME	FEEs INCLUDE MECH, ELE			
08/22/19	2019000313	NEW HOME				

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	144	0.10 14
UFF	UPPER FLR FIN	936	1.00 936
FFF	FST FLR FIN	936	1.00 936
BMU	BSMNT	442	0.15 66
OPF	OPEN PORCH	32	0.25 8
BMG	BASEMENT	598	0.20 120
GLA: 1,872		3,088	2,080
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 232,918	
Year Built: 2019		2019	
Condition For Age: AVERAGE		1 %	
Physical:		WH	
Functional:		1 %	
Economic:			
Temporary:			
Total Depreciation:		2 %	
Building Value:		\$ 228,300	

OWNER INFORMATION		SALES HISTORY					PICTURE							
CHENEY, TERRILYN D. L.		Date	Book	Page	Type	Price Grantor								
105 MAPLE RIDGE ROAD		12/02/2019	6062	1272	Q1	400,000 LANGDON CONSTRUCTION								
NOTTINGHAM, NH 03290		09/21/2018	5948	1734	U V 18	570,000 HARBOR STREET LIMITED								
LISTING HISTORY		NOTES												
09/18/20 JBHC		GRN; PLAN D-39038; 02/20; NOH; PU NEW HSE; EST INT; EST SITE=SNOW;												
05/27/20 JBVR SALE														
02/25/20 RWPM														
08/10/16 JBVL														
05/16/16 INSP MARKED FOR INSPECTION														
12/03/15 JRSR														
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes							
AMENITY-MAPLE RIDGE	1		100	0.00	100	0								
							0							
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2018	\$ 0		\$ 68,100											
			Parcel Total: \$ 68,100											
2019	\$ 0		\$ 68,100											
			Parcel Total: \$ 68,100											
2020	\$ 242,200		\$ 0				\$ 152,600							
			Parcel Total: \$ 394,800											
LAND VALUATION							LAST REVALUATION: 2020							
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.434 ac	133,868	G	120	100	100	100	95 -- MILD	100	152,600	0	N	152,600	
		1.434 ac												152,600



TOWN OF NOTTINGHAM


NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 0		\$ 68,100
			Parcel Total: \$ 68,100
2019	\$ 0		\$ 68,100
			Parcel Total: \$ 68,100
2020	\$ 242,200		\$ 0
			\$ 152,600
			Parcel Total: \$ 394,800

OWNER INFORMATION		SALES HISTORY					PICTURE
LANO, JAMES L. LANO, KETRIN E. 103 MAPLE RIDGE ROAD NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor
		02/13/2020	6083	2871	Q1	415,000	LANGDON CONSTRUCTION
		09/21/2018	5948	1734	U V 18	570,000	HARBOR STREET LIMITED
LISTING HISTORY		NOTES					
09/18/20	JBHC	GREY; PLAN D-39038; 02/20; NOH; PU HSE; EST INT; 09/20; CORR BED					
09/04/20	JBHC	COUNT PER HO INFO; MSTR ON FFF, 3 BEDS IN UFF AREA; 12X20 DEK;					
05/27/20	JBVR	SALE					
02/25/20	RWPM						
08/10/16	JBVL						
05/16/16	INSP	MARKED FOR INSPECTION					
12/03/15	JRSR						
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes	
AMENITY-MAPLE RIDGE	1		100	0.00	100	0	
MUNICIPAL SOFTWARE BY AVITAR							
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2018	\$ 0		\$ 68,100				
			Parcel Total: \$ 68,100				
2019	\$ 0		\$ 68,100				
			Parcel Total: \$ 68,100				
2020	\$ 263,400		\$ 0				
			\$ 152,700				
			Parcel Total: \$ 416,100				
LAND VALUATION							
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00 Minimum Frontage: 200			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography
IF RES	1.455 ac	133,910	G	120	100	100	95 -- MILD
	1.455 ac						
LAST REVALUATION: 2020							
Site: AVERAGE Driveway: PAVED Road: PAVED							

PICTURE



OWNER

LANO, JAMES L.
LANO, KETRINE.
103 MAPLE RIDGE ROAD
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/13/19	2019000293	NEW HOME	CHECK INCLUDES: BUILD

BUILDING DETAILS

Model: 2.00 STORY CONVENTNL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: GAS/EA DUCTED
Bedrooms: 4 Baths: 2.5 Fixtures: 10
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9257 Base Rate: RSA 93.00
Bldg. Rate: 1.1322
Sq. Foot Cost: \$ 105.29

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1064	1.00	1064
FF	FST FLR FIN	1064	1.00	1064
BMU	BSMNT	1064	0.15	160
GAR	GARAGE	576	0.45	259
DEK	DECK/ENTRANCE	240	0.10	24
OPF	OPEN PORCH	32	0.25	8
GLA:	2,128	4,040		2,579

2020 BASE YEAR BUILDING VALUATION

Market Cost New:

\$ 271,543

Year Built:

2019

Condition For Age:

AVERAGE

1 %

Physical:

Functional:

Economic:

Temporary:

WH

2 %


Total Depreciation:

3 %

Building Value:

\$ 263,400

OWNER INFORMATION		SALES HISTORY				PICTURE																												
ROTHERMEL, CRAIG DOUGLAS		Date	Book	Page	Type	Price Grantor																												
101 MAPLE RIDGE ROAD		12/11/2019	6065	2287	Q1	372,933 LANGDON CONSTRUCTION																												
NOTTINGHAM, NH 03290		09/21/2018	5948	1734	U V 18	570,000 HARBOR STREET LIMITED																												
LISTING HISTORY		NOTES																																
09/18/20 JBHC 02/25/20 RW/PM 08/10/16 JBVL 05/16/16 INSP MARKED FOR INSPECTION 12/03/15 JRSR		BLUE; PLAN D-39038; 02/20; PU NEW HSE; NOH=INT EST; CK 21 FOR SITE + SHED																																
EXTRA FEATURES VALUATION																																		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																												
AMENITY-MAPLE RIDGE	1		100	0.00	100	0																												
MUNICIPAL SOFTWARE BY AVITAR																																		
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td></td><td>\$ 68,100</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 68,100</td></tr><tr><td>2019</td><td>\$ 0</td><td></td><td>\$ 68,100</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 68,100</td></tr><tr><td>2020</td><td>\$ 235,300</td><td></td><td>\$ 152,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 387,900</td></tr></table>							Year	Building	Features	Land	2018	\$ 0		\$ 68,100			Parcel Total:	\$ 68,100	2019	\$ 0		\$ 68,100			Parcel Total:	\$ 68,100	2020	\$ 235,300		\$ 152,600			Parcel Total:	\$ 387,900
Year	Building	Features	Land																															
2018	\$ 0		\$ 68,100																															
		Parcel Total:	\$ 68,100																															
2019	\$ 0		\$ 68,100																															
		Parcel Total:	\$ 68,100																															
2020	\$ 235,300		\$ 152,600																															
		Parcel Total:	\$ 387,900																															
LAND VALUATION																																		
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200																																		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay Topography Cond Ad Valorem SPI R Tax Value Notes																												
1F RES	1.451 ac	133,902	G	120	100	100 95 -- MILD 100 152,600 0 N 152,600																												
	1.451 ac					152,600																												
LAST REVALUATION: 2020																																		
Site: AVERAGE Driveway: PAVED Road: PAVED																																		

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		ROTHERMEL, CRAIG DOUGLAS 101 MAPLE RIDGE ROAD NOTTINGHAM, NH 03290	District	Percentage	Model: 2.00 STORY CONVENTNL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING/ABOVE AVG Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/EA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9970 Base Rate: RSA 93.00 Bldg. Rate: 1.2076 Sq. Foot Cost: \$ 112.31	
			PERMITS			
			Date	Permit ID		
		07/16/19	2019000248	NEW HOME		

26	DEK	12
26		

26	UFF FFF BMG	26
----	-------------------	----

26		
----	--	--

10	UFF FFF BMU	10
----	-------------------	----


6	OPF	6
---	-----	---

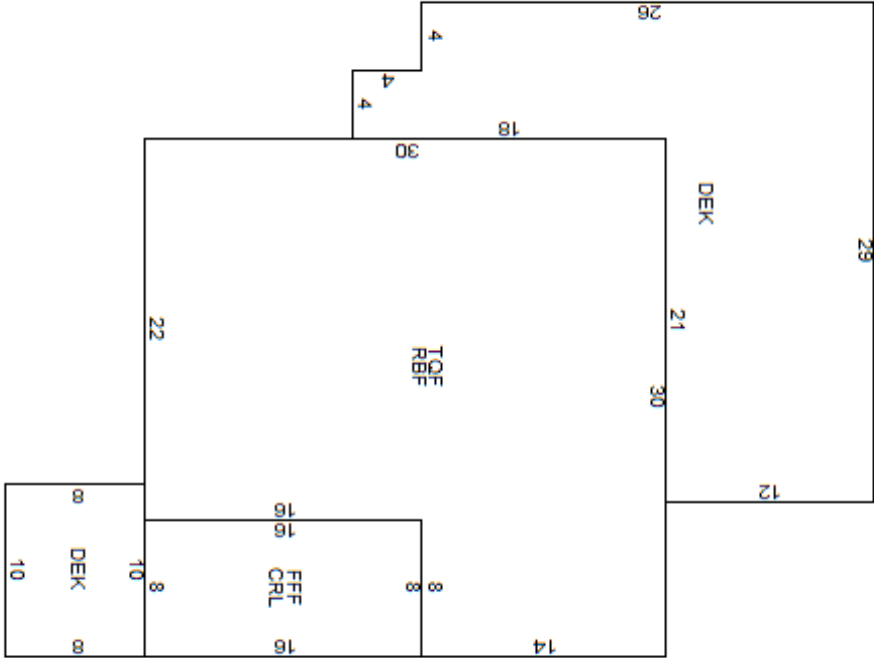
FRONTAGE

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	156	0.25	39
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	936	1.00	936
BMU	BSMNT	260	0.15	39
BMG	BASEMENT	676	0.20	135
DEK	DECK/ENTRANCE	312	0.10	31
GLA:	1,872	3,276		2,116

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 237,648
Year Built:	2019
Condition For Age:	AVERAGE
Physical:	1 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	1 %
Building Value:	\$ 235,300

OWNER INFORMATION				SALES HISTORY				PICTURE																													
STONE, TRACY A 88 SMOKE STREET NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price Grantor																													
				08/17/2020	6152	0957	Q1	318,000 MILLER, TODD A																													
				08/02/2001	3623	0017	Q1	157,000 ALBERT, CHRISTOPHER																													
				03/31/1987	2669	1979	Q1	93,000 UNKN																													
LISTING HISTORY				NOTES																																	
08/05/16 JBVL MARKED FOR INSPECTION				NATURAL; WOODSTOVE BACKUP W/ELEC; HOME SET INTO GROUND/BUILT AS A SPLIT LEVEL. CONTEMP SALTBOX; 01/12-NOH, PICK UP SHED; 8/16 NO UPDATES. FIX CRL LOCATION; DEK REMOVED. TQF MEAS 22FT. DNPU TENT GAR; 7/20 FOR SALE AUC \$325,000 4 DOM																																	
05/16/16 INSP																																					
01/18/12 DMVM																																					
08/07/09 CGRL																																					
06/30/09 CGRM																																					
10/11/06 DSCL																																					
06/16/06 DMVM																																					
10/24/96 BH																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value Notes																														
SHED-WOOD	77	11 x 7		268	10.00	50	1,032 COOP																														
GARAGE-1.5 STY	480	20 x 24		93	34.00	75	11,383																														
SHED-EQUIPMENT	114	6 x 19		200	8.00	40	730 ATT TO GARAGE																														
LEAN-TO	121	11 x 11		192	4.00	50	465 ATT TO COOP																														
DECK	24	4 x 6		400	7.00	25	168 ATT TO GARAGE																														
SHED-WOOD	48	8 x 6		393	10.00	60	1,132																														
							14,900																														
<div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 106,000</td><td></td><td>\$ 9,100</td></tr><tr><td colspan="2"></td><td colspan="2">Parcel Total: \$ 204,800</td></tr><tr><td>2019</td><td>\$ 106,000</td><td></td><td>\$ 9,100</td></tr><tr><td colspan="2"></td><td colspan="2">Parcel Total: \$ 204,800</td></tr><tr><td>2020</td><td>\$ 147,500</td><td></td><td>\$ 135,900</td></tr><tr><td colspan="2"></td><td colspan="2">Parcel Total: \$ 298,300</td></tr></table></div>										Year	Building	Features	Land	2018	\$ 106,000		\$ 9,100			Parcel Total: \$ 204,800		2019	\$ 106,000		\$ 9,100			Parcel Total: \$ 204,800		2020	\$ 147,500		\$ 135,900			Parcel Total: \$ 298,300	
Year	Building	Features	Land																																		
2018	\$ 106,000		\$ 9,100																																		
		Parcel Total: \$ 204,800																																			
2019	\$ 106,000		\$ 9,100																																		
		Parcel Total: \$ 204,800																																			
2020	\$ 147,500		\$ 135,900																																		
		Parcel Total: \$ 298,300																																			
MUNICIPAL SOFTWARE BY AVITAR																																					
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST					Minimum Acreage: 2.00 Minimum Frontage: 200																																
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond																												
1F RES	2,000 ac	135,000	E	100	100	100	100	95 -- MILD	100																												
1F RES	3,202 ac	x 2,500	X	100				95 -- MILD	100																												
		5,202 ac						135,900																													
LAST REVALUATION: 2020																																					
Site: AVERAGE					Driveway: PAVED Road: PAVED																																

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		STONE, TRACY A 88 SMOKE STREET NOTTINGHAM, NH 03290		District		Percentage	
		PERMITS					
Date	Permit ID	Permit Type	Notes				



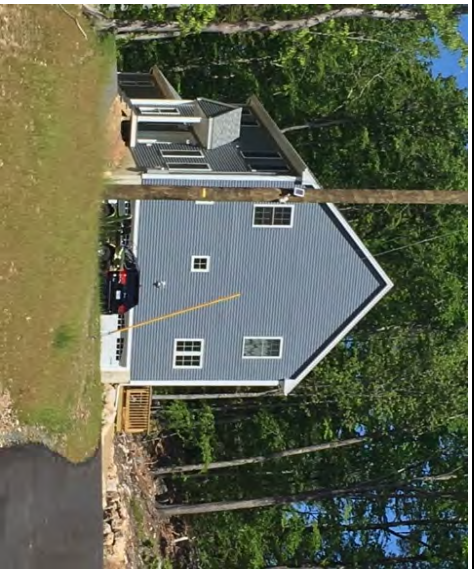
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	128	1.00	128
TQF	3/4 STRY FIN	772	0.75	579
RBF	RAISED BSMNT	772	0.75	579
CRL	CRAWL SPACE	128	0.05	6
DEK	DECK/ENTRANCE	556	0.10	56
GLA:	707	2,356		1,348

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 173,555
Year Built:	1984
Condition For Age:	GOOD
Physical:	15 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 147,500

OWNER INFORMATION			SALES HISTORY					PICTURE																												
LAGUNA, EMILY F 20 GARLAND ROAD NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price	Grantor																												
			08/03/2020	6147	0030	Q1	404,000	READEL, ANDREW																												
			04/12/2010	5102	1641	U138		READEL, MELISSA L.																												
			07/24/2009	5035	2922	U V 20	75,000	SCOTT, SUSAN M																												
			06/06/2007	4808	0500	U V 38		SCOTT WHITNEY L																												
LISTING HISTORY			NOTES																																	
07/27/17	JBVM		GREY; PLAN #D-34293; 7/09 SALE GRANTOR HOLDS MORTGAGE FOR LAND & BLDG, WORKS FOR BUILDER; 3/10-ADD HOUSE; 8/11-DNPU PORTABLE SAUNA & HOT TUB, CORRECT SKETCH, INT & EXT AVG COND; 7/17 INFO OUTSIDE: DNVI HO BUSY; PU POOL, FIX SKETCH FOR RBU;CHERRY CABS,FIN W/O BSMNT, 7/20 FOR SALE AUC \$389,900 6 DOM																																	
01/31/17	INSP	MARKED FOR INSPECTION																																		
07/17/15	JRHC																																			
08/30/11	JBVL																																			
07/06/11	INSP	MARKED FOR INSPECTION																																		
03/17/10	CGPL																																			
04/01/07	LMSL																																			
EXTRA FEATURES VALUATION																																				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																													
POOL-ABOVE GROUND	300	20 x 15	113	6.00	70	1,424	ATT DEK 1,400																													
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 176,400</td><td>\$ 1,400</td><td>\$ 79,700</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 257,500</td><td></td></tr><tr><td>2019</td><td>\$ 176,400</td><td>\$ 1,400</td><td>\$ 79,700</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 257,500</td><td></td></tr><tr><td>2020</td><td>\$ 235,500</td><td>\$ 1,400</td><td>\$ 122,200</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 359,100</td><td></td></tr></table>									Year	Building	Features	Land	2018	\$ 176,400	\$ 1,400	\$ 79,700			Parcel Total: \$ 257,500		2019	\$ 176,400	\$ 1,400	\$ 79,700			Parcel Total: \$ 257,500		2020	\$ 235,500	\$ 1,400	\$ 122,200			Parcel Total: \$ 359,100	
Year	Building	Features	Land																																	
2018	\$ 176,400	\$ 1,400	\$ 79,700																																	
		Parcel Total: \$ 257,500																																		
2019	\$ 176,400	\$ 1,400	\$ 79,700																																	
		Parcel Total: \$ 257,500																																		
2020	\$ 235,500	\$ 1,400	\$ 122,200																																	
		Parcel Total: \$ 359,100																																		
LAND VALUATION																																				
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00			Minimum Frontage: 200																														
Land Type			Units	Base Rate	NC Adj	Site	Road	DWay																												
1F RES	2.000 ac	135,000 E	100	100	100	95	95 --	MILD																												
1F RES	0.200 ac	x 2,500 X	100			95 --	MILD																													
	2.200 ac					90	121,800	400																												
						0 N	121,800	400 WET																												
							122,200	122,200																												
LAST REVALUATION: 2020																																				
Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED																																				

OWNER INFORMATION				SALES HISTORY				PICTURE																	
LESMERISES, ROBERT LESMERISES, NICOLE 376 LEBANON ROAD NORTH BERWICK, ME 03906				Date	Book	Page	Type	Price	Grantor																
				11/19/2019	6058	1383	Q1	513,000	COLE, JEFFREY BUILDERS																
LISTING HISTORY				NOTES																					
05/27/20 JBVR SALE 02/26/20 RWPM 07/24/19 JBSL PLAN D-41575				BLUE; 02/20; PU NEW HSE; 28X36 QUARTZ C-TOPS W/ISLAND/WD CABS; ADU HAS GRANITE C-TOP; ADU FOR MOTHER, NOT RENTED;																					
EXTRA FEATURES VALUATION																									
Feature Type				Units Length x Width Size Adj				Rate Cond Market Value Notes																	
<div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 0</td><td>\$ 0</td></tr><tr><td>2020</td><td>\$ 303,300</td><td>\$ 0</td><td>\$ 132,600</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 435,900</td></tr></table></div>										Year	Building	Features	Land	2019	\$ 0	\$ 0	\$ 0	2020	\$ 303,300	\$ 0	\$ 132,600				Parcel Total: \$ 435,900
Year	Building	Features	Land																						
2019	\$ 0	\$ 0	\$ 0																						
2020	\$ 303,300	\$ 0	\$ 132,600																						
			Parcel Total: \$ 435,900																						
MUNICIPAL SOFTWARE BY AVITAR																									
LAND VALUATION																									
Zone: C1 COMM/IND DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED																	
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes									
1F RES				2.000 ac	135,000	E	100	100	100	95 -- MILD	100	128,300	0	N	128,300										
1F RES				1.929 ac	x 2,500	X	100			90 -- ROLLING	100	4,300	0	N	4,300										
				3.929 ac																					
				132,600																					
LAST REVALUATION: 2020																									



OWNER

LESMERISES, ROBERT
LESMERISES, NICOLE
376 LEBANON ROAD
NORTH BERWICK, ME 03906

TAXABLE DISTRICTS

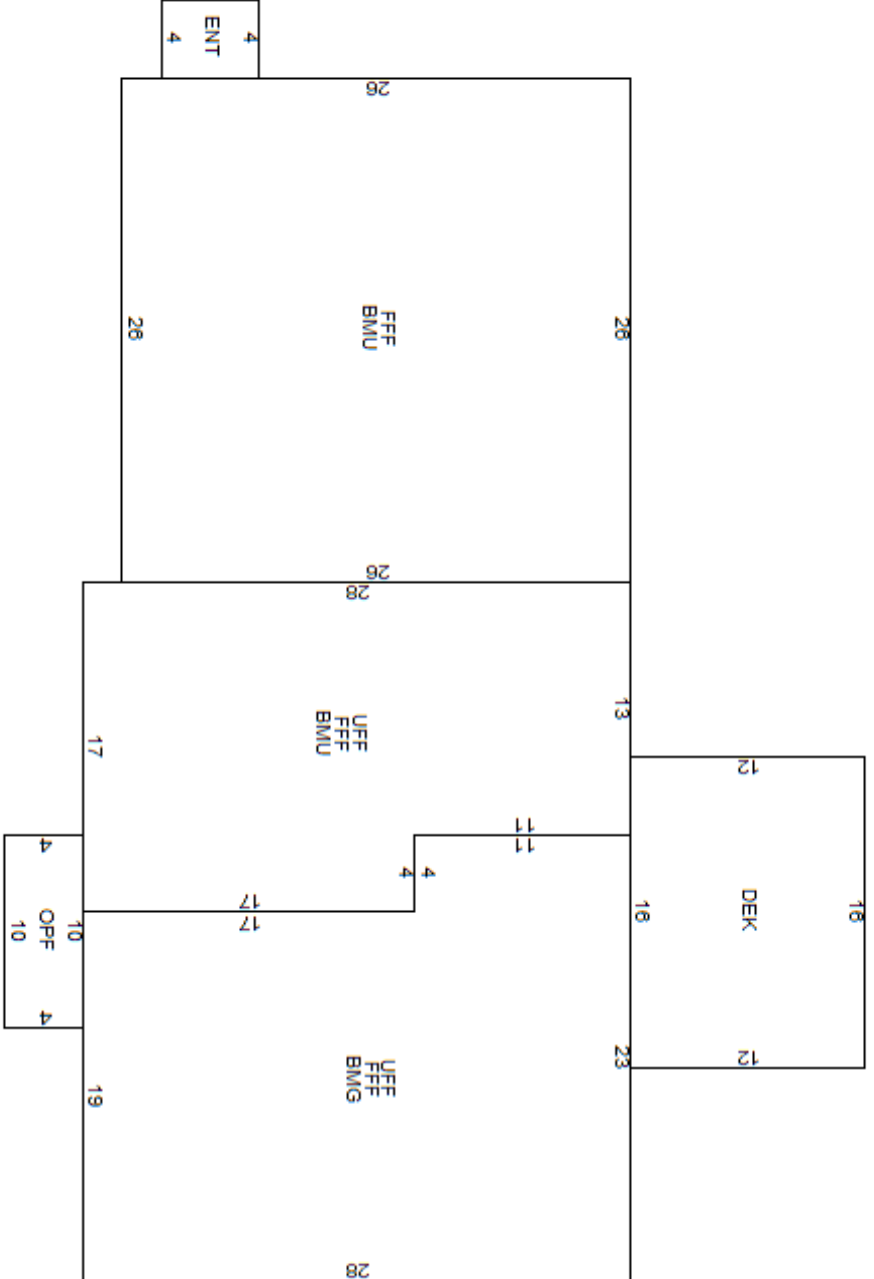
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/31/19	2019000279	NEW HOME	IMPACT FEES APPLY FOR I

BUILDING DETAILS

Model: 2.00 STORY CONVENTNL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: GAS/HOT WATER
Bedrooms: 4 Baths: 3.5 Fixtures: 12
Extra Kitchens: 1 Fireplaces:
A/C: No Generators: 1
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8796 Base Rate: RSA 93.00
Bldg. Rate: 1.0965
Sq. Foot Cost: \$ 101.97



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1008	1.00	1008
FFF	FST FLR FIN	1684	1.00	1684
BMG	BASEMENT	576	0.20	115
BMU	BSMNT	1108	0.15	166
ENT	ENTRY WAY	20	0.10	2
OPF	OPEN PORCH	40	0.25	10
DEK	DECK/ENTRANCE	192	0.10	19
GLA:	2,692	4,628		3,004

2020 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 306,318**
Year Built: **2019**
Condition For Age: **AVERAGE** **1 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **1 %**
Building Value: **\$ 303,300**

OWNER INFORMATION				SALES HISTORY					PICTURE
ROBINSON, JACOB 23 COOPER HILL RD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price Grantor	
				05/22/2020	6117	2219	Q1	370,000 FOWLER JR DENNIS J	
				09/06/2018	5944	1961	Q1	220,000 HILL, ERIC K + DEBORAH	
				10/31/2005	4572	1742	Q1	302,533 BURTON, ROBERT A	
				03/13/1998	3275	1492	Q1	150,000 FITTANTE	
				08/14/1987	2698	1498	U1UC	171,000 FLOYD & PINICIARO	
LISTING HISTORY				NOTES					
08/02/17 JBVE MARKED FOR INSPECTION				BROWN/WHITE; 3/06-DNPU 4 X 8 SHED VERY SHORT; 6/09-INFO AT DOOR, ADD CENTRAL AC & ADJ SKETCH, ADDED BMF;3/11-NOH, PKUP 12 X 12 DECK, CHANGED ATU TO ATF (HEAT & CURTAINS); 08/17 NOH; PROP EST DUE TO DOGS;					
01/31/17 INSP MARKED FOR INSPECTION									
07/06/11 INSP									
03/31/11 DMPM									
06/16/09 CGRM									
03/22/06 DSMV									
10/31/96 EST									
MUNICIPAL SOFTWARE BY AVITAR									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-WOOD	80	10 x 8	260	10.00	60	1,248 1,200			
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2018	\$ 196,400	\$ 900		\$ 84,600 Parcel Total: \$ 281,900					
2019	\$ 196,400	\$ 900		\$ 84,600 Parcel Total: \$ 281,900					
2020	\$ 229,300	\$ 1,200		\$ 129,500 Parcel Total: \$ 360,000					
LAND VALUATION									
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: GOOD Driveway: DIRT/GRAVEL Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes
IF RES	2,000 ac	135,000	E	100	105	100	95	95 -- MILD	100 127,900 0 N 127,900
IF RES	0.690 ac	x 2,500	X	100				90 -- ROLLING	100 1,600 0 N 1,600
	2.690 ac	129,500 129,500							
LAST REVALUATION: 2020									



OWNER		TAXABLE DISTRICTS	
ROBINSON, JACOB		District	Percentage
23 COOPER HILL RD NOTTINGHAM, NH 03290			
PERMITS			
Date	Permit ID	Permit Type	Notes
10/12/10	114-10	FEATURES & OBS	12 X 12 DECK

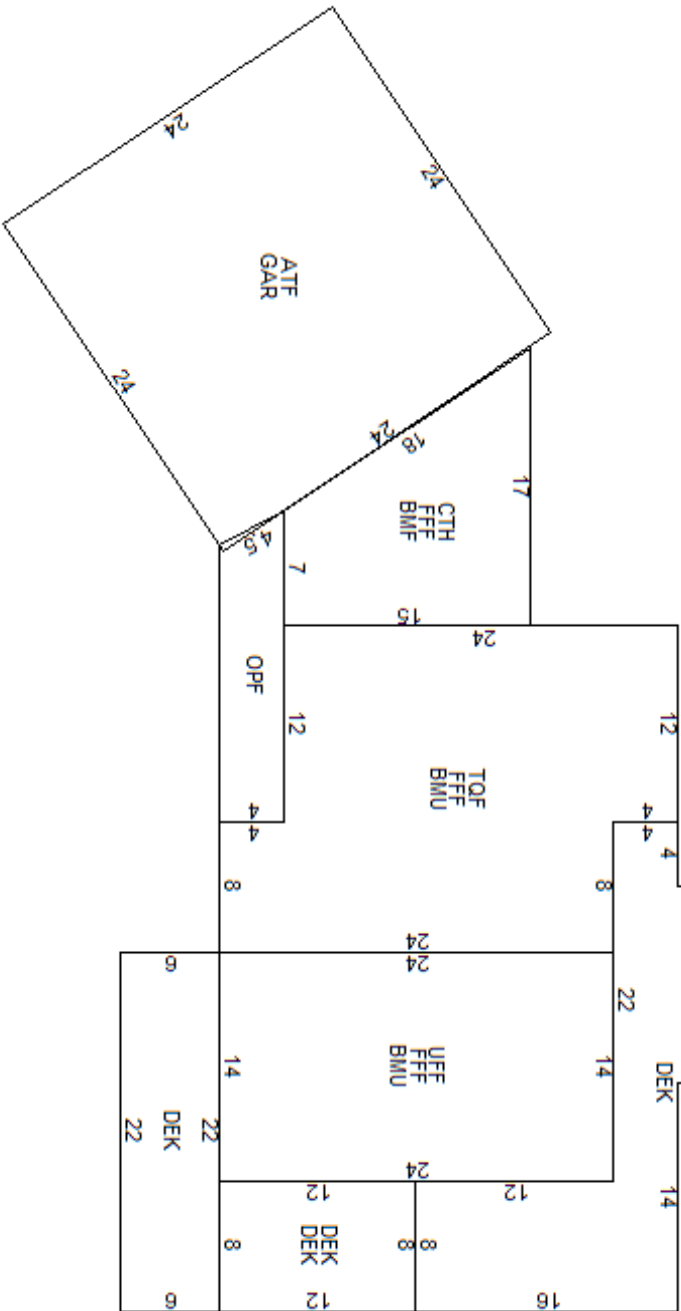
BUILDING DETAILS	
Model: 2.00 STORY CONTEMP	
Roof: GABLE OR HIP/ASPHALT	
Ext: CEDAR/REDWD	
Int: DRYWALL	
Floor: CARPET/HARDWOOD	
Heat: OIL/HOT WATER	
Bedrooms: 3	Baths: 1.5
Extra Kitchens:	Fixtures: 6
A/C: Yes	Fireplaces:
Quality: A2 AVG+20	Generators:
Com. Wall:	
Size Adj: 0.9537	Base Rate: RSA 93.00
	Bldg. Rate: 1.1664
	Sq. Foot Cost: \$ 108.48

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	480	0.75	360
FFF	FST FLR FIN	996	1.00	996
BMU	BSMNT	816	0.15	122
UFF	UPPER FLR FIN	336	1.00	336
DEK	DECK/ENTRANCE	684	0.10	68
OPF	OPEN PORCH	72	0.25	18
CTH	CATHEDRAL	180	0.10	18
BMF	BSMNT FINISHED	180	0.30	54
ATF	ATTIC FINISHED	576	0.25	144
GAR	GARAGE	576	0.45	259
GLA:	1,836	4,896		2,375

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 257,640
Year Built:	1987
Condition For Age:	VERY GOOD
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 229,300



OWNER INFORMATION				SALES HISTORY				PICTURE	
CHRISTIAN, CRYSTAL A. REESE, JUSTIN D. 231 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor
				10/29/2019	6051	2036	Q1	234,900	RYAN, TIMOTHY FRANCIS
				11/03/2017	5868	2183	U151	109,000	BANK OF AMERICA
				02/19/2015	5595	1224	U151	129,400	DANNAR, GENE & ANANITA
				11/10/2008	4962	0099	U137	115,000	WELLS FARGO BANK, NA
				02/08/2008	4884	1994	U151	179,666	MCGLOUGHLIN, L.M.
LISTING HISTORY				NOTES					
05/27/20 JBVE SALE				TAN; ATTIC=PULL DOWN STAIRS; 2010: NEW ROOF, SIDING & WINDOWS; 02/17 VACANT/BANK OWNED, ELEC BEING UPDATED; 04/18 NOH; NEW FURNACE; 03/19 NOH; PU OPF; EST INT 100%; 2/20: NOH; BP FOR SEPTIC NYC; 05/20: HO UNAVAILABLE, APT REQUESTED; PU SIDING, SEPTIC '19 PRIOR TO SALE; PER MLS GRANITE TOPS W/TILE BKSPL; LMTD WINDOWS, CRL, LOW ROOF, ETC= B1;					
02/26/20 RWPR									
03/05/19 JBPR									
04/06/18 JBPR									
02/24/17 JBVM									
01/31/17 INSP MARKED FOR INSPECTION									
09/01/11 JBVM									
07/06/11 INSP MARKED FOR INSPECTION									
MUNICIPAL SOFTWARE BY AVITAR									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHOP-AVG	600	20 x 30	87	18.00	65	6,107			
CONCRETE SLAB	720	20 x 36	82	5.00	80	2,362			
						8,500			
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 88,000	\$ 8,900	\$ 81,300		Parcel Total: \$ 178,200				
2019	\$ 104,000	\$ 8,900	\$ 81,300		Parcel Total: \$ 194,200				
2020	\$ 123,400	\$ 8,500	\$ 124,800		Parcel Total: \$ 256,700				
LAND VALUATION									
Zone: C/1 COMM/IND DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes
1F RES	0.895 ac	131,320	E	100	100	100	95	100 -- LEVEL	100 124,800 0 N 124,800
						0.895 ac 124,800			
LAST REVALUATION: 2020									

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		CHRISTIAN, CRYSTAL A. REESE, JUSTIN D. 231 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290	District	Percentage	Model: 1.00 STORY RANCH Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING/ABOVE AVG Int: DRYWALL Floor: LAMINATE/VINYL/PINE/SOFT WD Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 1.0932 Base Rate: RSA 93.00 Bldg. Rate: 0.9740 Sq. Foot Cost: \$ 90.59	
			PERMITS			
			Date	Permit ID		
		01/30/18	2018000024	RENOVATION	PLUMBING & ELECTRICAL	
		08/15/05	126-05	GARAGE	55 X 22 GARAGE 1.5 STORY	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
CRL	CRAWL SPACE	1544	0.05 77
PAT	PATIO	218	0.10 22
FFF	FST FLR FIN	1544	1.00 1544
DEK	DECK/ENTRANCE	168	0.10 17
OPF	OPEN PORCH	170	0.25 43
GLA: 1,544		3,644	1,703
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 154,275	
Year Built:		1955	
Condition For Age:		GOOD 20 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		20 %	
Building Value:		\$ 123,400	

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR
		Date	Book	Page	
SAARI, BRIAN A.		04/21/2020	6105	450	Q 1
SAARI, ANNE		10/16/2001	3658	0955	Q V
70 COOPER HILL ROAD					55,000 LONGUEIL, PAUL
NOTTINGHAM, NH 03290					

LISTING HISTORY		NOTES		
06/16/20	JBVE SALE	NATURAL; 04 -TOPO WET, BACKYARD MARSH; 9/11-INFO OUTSIDE, DNV1		
08/02/17	JBVE	INT, HO BUSY, PICK UP CENTRAL AC, WALKOUT BSMT, CK 12 FOR SHED &		
01/31/17	INSP	LEAN TO, HO STATES PLASTER WALLS, DNPV AGP=NV, BACK UP		
09/02/11	JBVM	GENERATOR CENTURIAN 16KW; 08/17 NOH + POSTED=EST; GAR 10-12 FT		
07/06/11	INSP	CLNGS; 06/20: NO INFO, HO BUSY WOULD LIKE APPT FOR MEAS + INFO =		
01/26/04	KMPE	EST; PER M.L.S HW/GRANITE KIT W/ ISL; SOME CROWN, BUILT INS, CUSTOM		
03/25/03	CMPL	MSTR BTH WITH TILE SHOWER, J-TUB, AIR EXCHANGER, SOME RAD HNO		
03/25/02	THPM	HEAT; EST VLT SIZE + LOCATION;		


EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units Length x Width Size Adj	Rate	Cond	Market Value Notes

TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 198,600	\$ 0	\$ 86,500
		Parcel Total:	\$ 285,100
2019	\$ 198,600	\$ 0	\$ 86,500
		Parcel Total:	\$ 285,100
2020	\$ 248,800	\$ 0	\$ 132,000
		Parcel Total:	\$ 380,800

LAND VALUATION LAST REVALUATION: 2020

Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00	Minimum Frontage: 200	Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography

1F RES	2.000 ac	135,000	E	100	100	100	95 -- MILD
1F RES	3.100 ac	x 2,500	X	100			50
	5.100 ac						132,000

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		SAARI, BRIAN A. SAARI, ANNE 70 COOPER HILL ROAD NOTTINGHAM, NH 03290		District	Percentage	Model: 1.00 STORY RANCH Roof: GABLE OR HIP/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL/PLASTERED Floor: CARPET/HARDWOOD Heat: OIL/RAD WATER Bedrooms: 3 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9270 Base Rate: RSA 93.00 Bldg. Rate: 1.1569 Sq. Foot Cost: \$ 107.59	
PERMITS		Date	Permit ID	Permit Type	Notes		
		03/03/03	16-03	NEW BUILDING	RENEWAL OF PERMIT		
		11/21/01	155-01	NEW BUILDING	RANCH 71 X 34 1 STORY		


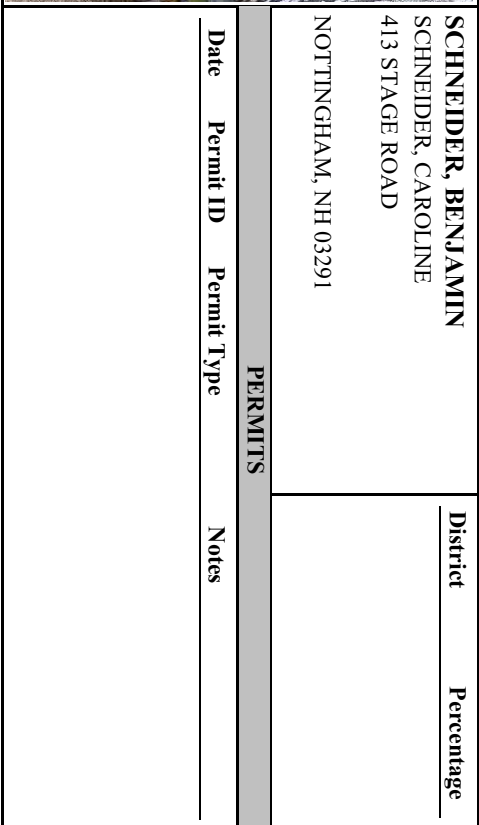
BUILDING SUB AREA DETAILS				2020 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
FFF	FST FLR FIN	1930	1.00	1930	
BMU	BSMNT	1930	0.15	290	
GAR	GARAGE	484	0.45	218	
OPF	OPEN PORCH	344	0.25	86	
DEK	DECK/ENTRANCE	300	0.10	30	
VLТ	VAULTED	306	0.05	15	
GLA:	1,930	5,294		2,569	
2020 BASE YEAR BUILDING VALUATION					
Market Cost New:		\$ 276,399			
Year Built:		2002			
Condition For Age:		GOOD		10 %	
Physical:					
Functional:					
Economic:					
Temporary:					
Total Depreciation:		10 %			
Building Value:		\$ 248,800			

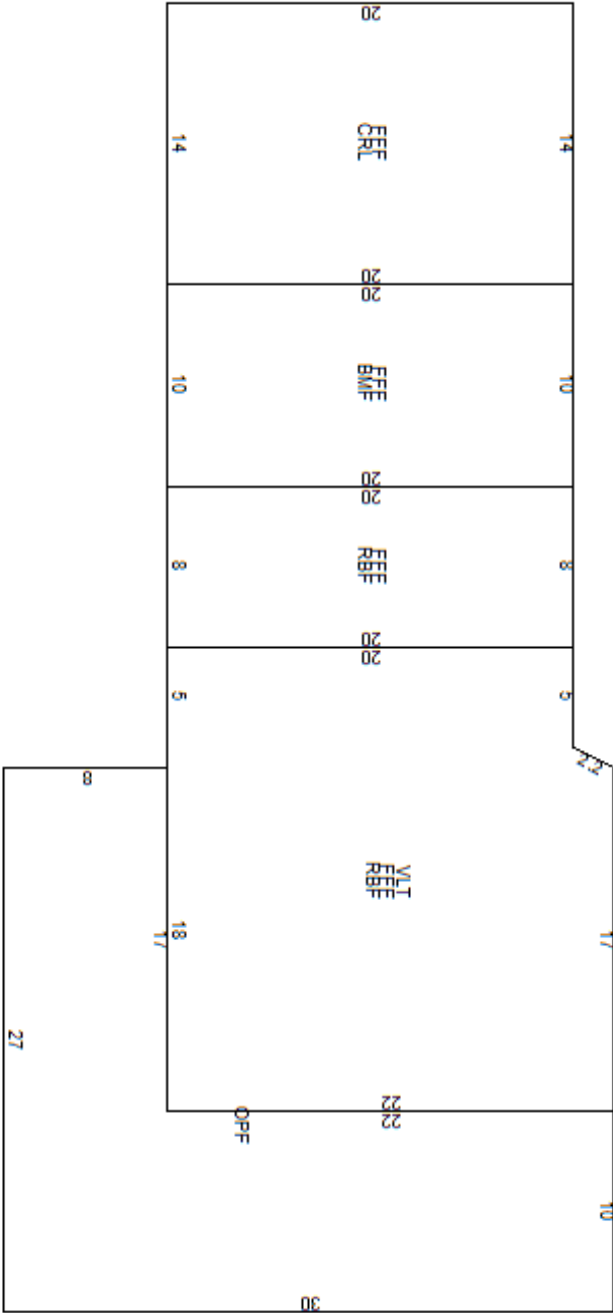
Model: 1.00 STORY MOBILE HM	
Roof: GABLE OR HIP/PREFAB METALS	
Ext: VINYL SIDING	
Int: WALL BOARD	
Floor: LINOLEUM OR SIM/CARPET	
Heat: OIL/FA DUCTED	
Bedrooms: 3	Baths: 2.0
Extra Kitchens:	Fixtures:
A/C: No	Fireplaces:
Quality: A1 AVG+10	Generators:
Com. Wall:	
Size Adj: 1.0263	Base Rate: MHS 78.00
	Bldg. Rate: 1.0612
	Sq. Foot Cost: \$ 82.77

ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1064	1064
CRL	CRAWL SPACE	1050	0.05
DEK	DECK/ENTRANCE	90	0.10
GLA:	1,064	2,204	1,126

2020 BASE YEAR BUILDING VALUATION


OWNER INFORMATION		SALES HISTORY					PICTURE							
SCHNEIDER, BENJAMIN SCHNEIDER, CAROLINE 413 STAGE ROAD NOTTINGHAM, NH 03291		Date	Book	Page	Type	Price Grantor								
		07/02/2020	6135	0764	Q1	295,000 RILEY, DAL R								
		06/19/2020	6128	2973	U156	1 RILEY, JOANNE D								
		06/06/2017	5824	2067	U138	1 RILEY, JOANNE D								
		12/04/2012	5384	0912	U137	30,000 FEDERAL NATIONAL								
		01/19/2012	5280	2751	U151	142,390 LOUBIER, JR., ROLAND L								
LISTING HISTORY		NOTES												
04/27/17	JBTL	TAN; 9/11-NOH, DNPU STO TRAILER, WOB, EST BMF AREA. 4/27/17 HSE												
01/31/17	INSP	FULLY RENOD, ROOF, KIT, BA<5YRS OLD, PU BMF, RBF, VLT / BED IN BMF, KITCHENETTE IN BMF, DNPU=GRADE.												
09/07/11	JBVM													
07/06/11	INSP													
06/25/08	CGRE													
06/12/06	DSVM													
03/19/98	JRR													
10/25/96	EST													
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes					
SHED-WOOD	120	10 x 12		193		10.00	100	2,316	EST ON REVIEW					
								2,300						
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2018	\$ 121,300		\$ 0	\$ 68,000										
		Parcel Total:	\$ 189,300											
2019	\$ 121,300		\$ 0	\$ 68,000										
		Parcel Total:	\$ 189,300											
2020	\$ 156,500		\$ 2,300	\$ 113,000										
		Parcel Total:	\$ 271,800											
LAND VALUATION														
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.510 ac	125,160	E	100	100	100	95	95 -- MILD	100	113,000	0	N	113,000	
		0.510 ac												
			113,000											
										LAST REVALUATION: 2020				

PICTURE		OWNER		TAXABLE DISTRICTS	
		SCHNEIDER, BENJAMIN SCHNEIDER, CAROLINE 413 STAGE ROAD NOTTINGHAM, NH 03291		District	Percentage
				PERMITS	
				Date	Permit ID Permit Type Notes
		Model: 1.00 STORY RANCH Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/LAMINATE/VINYL Heat: GAS/HOT WATER Bedrooms: 3 Baths: 3.0 Fixtures: 9 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A0 AVG Com. Wall: Size Adj: 1.0580 Base Rate: RSA 93.00 Bldg. Rate: 1.0792 Sq. Foot Cost: \$ 100.36		BUILDING DETAILS	
				BUILDING SUB AREA DETAILS	
				ID	Description Area Adj. Effect.



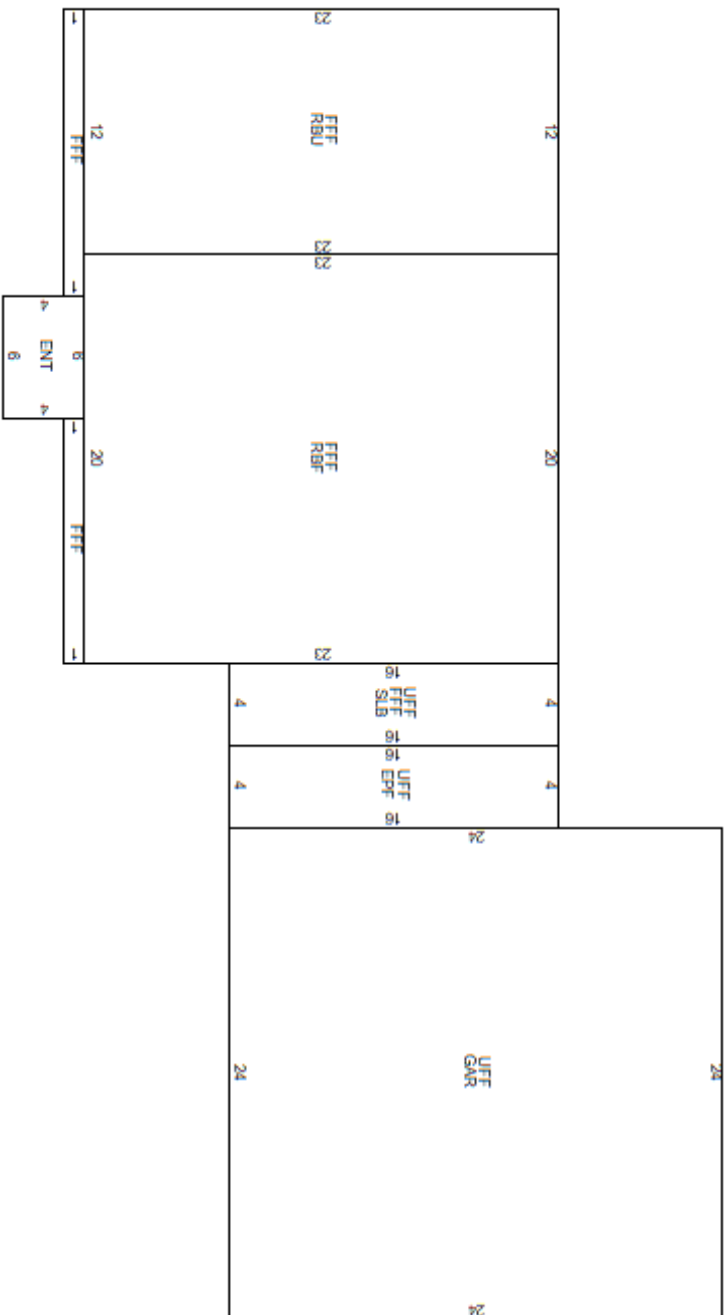
2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 184,060
Year Built:	1955
Condition For Age:	VERY GOOD 15 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 156,500

OWNER INFORMATION		SALES HISTORY					PICTURE		
BURLLEIGH, THOMAS J		Date	Book	Page	Type	Price	Grantor		
BURLLEIGH, AMY C		06/18/2020	6128	0742	Q 1	365,000	YOUNG, MARY JANE		
3 BENNETT WAY #113		10/09/2007	4850	2291	U 1 39		YOUNG III, CLIFFORD J		
		03/01/1994	3040	0427	Q 1	79,900	BRUCE ROLLINS		
		05/05/1987	2677	0494	U V O	300,000	LADD/BLAISDELL/WOOD		
NEWMARKET, NH 03857		10/01/1986	2639	2473	Q V	212,500	UNKNOWN		
LISTING HISTORY		NOTES							
07/25/17 JBVX		GRAY; 1/12-NOH, EST GARAGE CONVERTED TO FFF, PICK UP SHED & LEAN TO, DNPU PLASTIC SHED=NV; 7/17 INFO OUTSIDE; HO REFUSED INT=X; EST RBF SIZE PER INFO; FIX SKETCH; 07/20; PER M.L.S CUSTOM HW/GRANITE KIT W/CUSTOM TILE BKSPLSH AND PENINSULA;							
01/31/17 INSP		MARKED FOR INSPECTION							
01/24/12 DMVM									
03/09/06 DSPR									
07/29/05 KMHC									
09/09/03 VMVM									
09/22/97 ABL									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
POOL-INGRND-GUNITE	434	14 x 31	97	33.00	80	11,114	KIDNEY SHAPE		
PATIO	480	12 x 40	93	7.00	80	2,500	EST/SHAPE		
LEAN-TO	80	16 x 5	260	4.00	80	666	OPF TO SHED		
SHED-WOOD	192	16 x 12	143	10.00	80	2,196			
						16,500			
								TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE	
Year	Building	Features		Land					
2018	\$ 150,500	\$ 10,700		\$ 92,000					
		Parcel Total: \$ 253,200							
2019	\$ 150,500	\$ 10,700		\$ 92,000					
		Parcel Total: \$ 253,200							
2020	\$ 189,100	\$ 16,500		\$ 148,100					
		Parcel Total: \$ 353,700							
LAND VALUATION								LAST REVALUATION: 2020	
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: GOOD Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWWay	Topography	Cond	Ad Valorem
IF RES	2.000 ac	135,000	F	110	105	100	95 -- MILD	100	148,100
	2.000 ac								148,100


PICTURE		OWNER	TAXABLE DISTRICTS	
		BURLEIGH, THOMAS J BURLEIGH, AMY C 3 BENNETT WAY #113 NEWMARKET, NH 03857	District	Percentage
			PERMITS	
			Date	Permit ID Permit Type Notes
			05/23/05	65-05 FEATURES & OBS INGROUND POOL 30 X 17
BUILDING DETAILS Model: 1.00 STORY RSD RANCH Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9733 Base Rate: RSA 93.00 Bldg. Rate: 1.0385 Sq. Foot Cost: \$ 96.58				

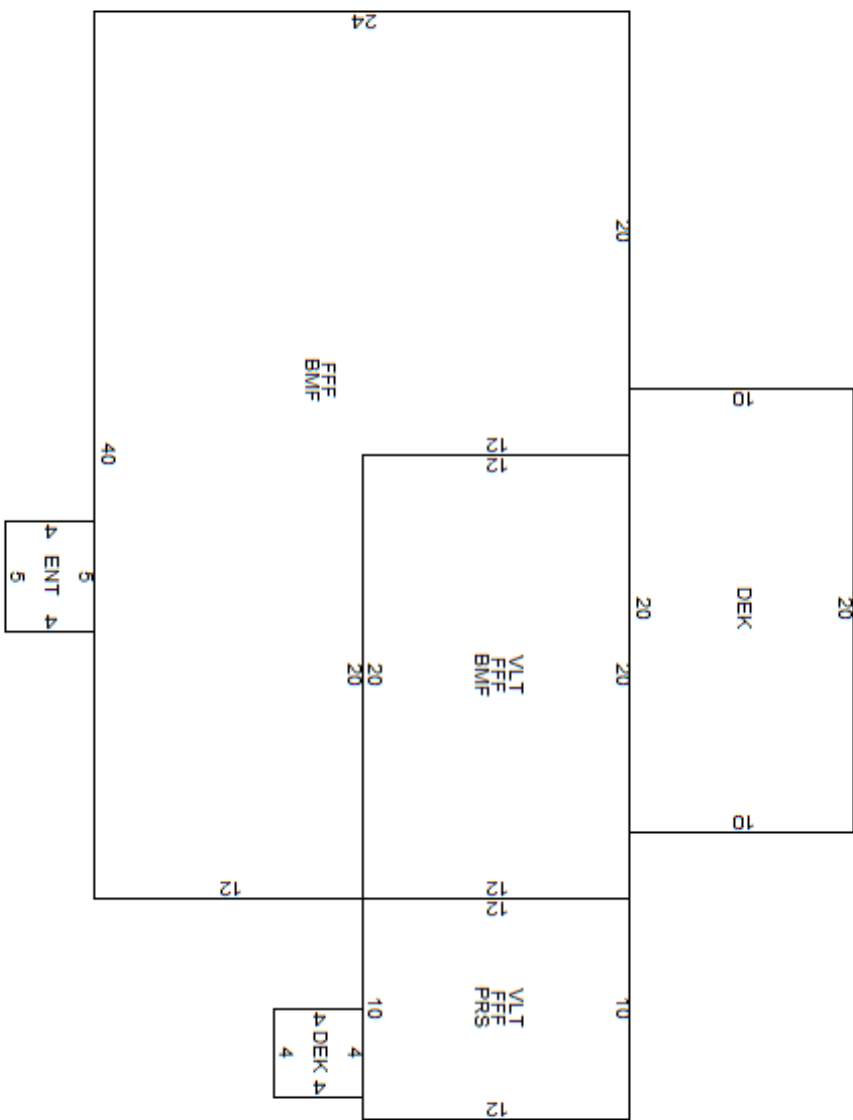
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
FFP	FST FLR FIN	826	1.00	826
RBU	RAISED BSMNT	276	0.25	69
RBF	RAISED BSMNT	460	0.75	345
UFF	UPPER FLR FIN	704	1.00	704
GAR	GARAGE	576	0.45	259
EPF	ENCLOSED	64	0.70	45
SLB	SLB	64	0.00	0
GLA: 1,530		2,994		2,250

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 217,305
Year Built:	1993
Condition For Age:	GOOD 13 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 189,100




OWNER INFORMATION				SALES HISTORY				PICTURE																														
DIXON, AMY ARDEN DUFRESNE, JACKIE ROSS 28 SWAN DRIVE NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price Grantor																														
				06/12/2020	6126	0169	Q1	280,000 MCQUAID, CHRISTOPHER M																														
				11/12/2014	5574	1335	Q1	194,900 CRAWFORD, JAMES A																														
				09/28/2000	3507	0892	Q1	128,000 PHELPS, JAMES & RUTH																														
				07/01/1998	3314	0102	Q1	97,500 BEAUPRE, DAVID&VICTORI																														
				11/27/1989	2817	2127	Q1	77,053 BELANGER, FRED																														
LISTING HISTORY				NOTES																																		
08/29/17 JBVM MARKED FOR INSPECTION				GRAY; MODULAR; INCLUDES LOT 56 & 57;ROW ACCESS BK 2803 PG 636; WATER ACCESS PER PLAN#498 AND DEED BK1730 PG135; 01/12-NOH, CHANGED ROOF COVER, CORRECT DECK & SHED SIZE, SHARED DRIVEWAY; 08/17 INFO AT DOOR, DNV1 H/O BUSY; H/O STATES 2 BEDS; EST FFF/PRS; PU PATIO; DNPU SM COOP; 07/20; PER MLS STD KIT CABS W/FORMICA TOPS, POSS 3RD BED IN BMF, DNPU = GRADE; SOME PINE CEILINGS; EST VLT ;WAS FOR SALE \$259,900 SOLD 4 DOM FOR \$280,000																																		
01/31/17 INSP																																						
04/30/15 JRVM																																						
01/26/12 DMVM																																						
01/29/04 KMPM																																						
04/03/03 CMFM																																						
10/21/97 BHM																																						
03/19/90 BM																																						
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR																												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																																
SHEED-WOOD	64	8 x 8	310	10.00	50	992																																
PATIO	168	12 x 14	155	7.00	70	1,276 EST SHAPE																																
						2,300																																
<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div></div><div>TOWN OF NOTTINGHAM</div><div>NEW HAMPSHIRE</div></div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 113,000</td><td>\$ 2,000</td><td>\$ 83,500</td></tr><tr><td></td><td colspan="3">Parcel Total: \$ 198,500</td></tr><tr><td>2019</td><td>\$ 113,000</td><td>\$ 2,000</td><td>\$ 83,500</td></tr><tr><td></td><td colspan="3">Parcel Total: \$ 198,500</td></tr><tr><td>2020</td><td>\$ 135,200</td><td>\$ 2,300</td><td>\$ 119,700</td></tr><tr><td></td><td colspan="3">Parcel Total: \$ 257,200</td></tr></table></div></div>										Year	Building	Features	Land	2018	\$ 113,000	\$ 2,000	\$ 83,500		Parcel Total: \$ 198,500			2019	\$ 113,000	\$ 2,000	\$ 83,500		Parcel Total: \$ 198,500			2020	\$ 135,200	\$ 2,300	\$ 119,700		Parcel Total: \$ 257,200			
Year	Building	Features	Land																																			
2018	\$ 113,000	\$ 2,000	\$ 83,500																																			
	Parcel Total: \$ 198,500																																					
2019	\$ 113,000	\$ 2,000	\$ 83,500																																			
	Parcel Total: \$ 198,500																																					
2020	\$ 135,200	\$ 2,300	\$ 119,700																																			
	Parcel Total: \$ 257,200																																					
LAND VALUATION										LAST REVALUATION: 2020																												
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200										Site: AVERAGE Driveway: PAVED Road: PAVED																												
Land Type	Units	Base Rate	NC Adj	Site	Road	DWWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																									
IF RES WTR ACS	0.600 ac	126,600	D	90	100	100	100 -- LEVEL	95	108,200	0	N	108,200	SH DW																									
NOTTINGHAM	10.000 wf	WATER ACCESS, MAIN BODY					95 -- MILD	100	11,500	0		11,500	WA																									
						0.600 ac						119,700																										

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		DIXON, AMY ARDEN DUFRESNE, JACKIE ROSS 28 SWAN DRIVE NOTTINGHAM, NH 03290	District	Percentage	Model: 1.00 STORY RANCH Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: GAS/HOT WATER Bedrooms: 2 Baths: 1.0 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.1983 Base Rate: RSA 93.00 Bldg. Rate: 1.1504 Sq. Foot Cost: \$ 106.98	
			PERMITS			
			Date	Permit ID		
04/24/03		69-03-A	FEATURES & OBS	12 X12 PORCH		
09/23/02		180-02	FEATURES & OBS	DECK & MUD ROOM		

		2020 BASE YEAR BUILDING VALUATION	
Market Cost New:		\$ 150,200	
Year Built:		1989	
Condition For Age:		VERY GOOD	
Physical:		10 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		10 %	
Building Value:		\$ 135,200	


OWNER INFORMATION			SALES HISTORY					PICTURE																													
HALEY, LAUREN E			Date	Book	Page	Type	Price Grantor																														
72 JASPER STREET			07/07/2020	6136	1204	Q1	320,000 BURROWS, LOUIS G																														
SAUGUS, MA 01906			04/11/2012	5305	2220	U138	200,000 LIMBERIS, PATRICIA E.																														
			05/28/2010	5114	1626	U138	LIMBERIS REVOCABLE TRU																														
			12/12/1998	3348	1804	U138	LIMBERIS, LOUIS&PATRICIA																														
LISTING HISTORY			NOTES																																		
08/30/17 JBVM			BROWN: 1FPL IN BMU; 100FT WF; SMALL SANDY BEACH; ADJ ACREAGE D																																		
01/31/17 INSP MARKED FOR INSPECTION			36011; 4/12-NOH, NEW SEPTIC IN 2012; 08/17 NOH; VINYL WINDOWS;																																		
04/03/12 DMPR			NEWER ROOF; 08/20; PER MLS PINE/FORMICA KIT, PREFIN HW FLRS, RBU																																		
02/03/12 DMVM			HAS SOME FLR AND WALL IN PLACES, BUT NOT RBF; CORR FLRS AND																																		
04/01/08 CGPR			REMOVED RBF FROM SKETCH;																																		
03/21/07 KCPR																																					
06/21/06 KCVL																																					
10/24/97 ABL																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																															
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000																															
<div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div></div><div>TOWN OF NOTTINGHAM</div><div>NEW HAMPSHIRE</div></div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 111,300</td><td>\$ 5,000</td><td>\$ 130,000</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 246,300</td><td></td></tr><tr><td>2019</td><td>\$ 111,300</td><td>\$ 5,000</td><td>\$ 130,000</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 246,300</td><td></td></tr><tr><td>2020</td><td>\$ 126,000</td><td>\$ 5,000</td><td>\$ 187,200</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 318,200</td><td></td></tr></table></div>										Year	Building	Features	Land	2018	\$ 111,300	\$ 5,000	\$ 130,000			Parcel Total: \$ 246,300		2019	\$ 111,300	\$ 5,000	\$ 130,000			Parcel Total: \$ 246,300		2020	\$ 126,000	\$ 5,000	\$ 187,200			Parcel Total: \$ 318,200	
Year	Building	Features	Land																																		
2018	\$ 111,300	\$ 5,000	\$ 130,000																																		
		Parcel Total: \$ 246,300																																			
2019	\$ 111,300	\$ 5,000	\$ 130,000																																		
		Parcel Total: \$ 246,300																																			
2020	\$ 126,000	\$ 5,000	\$ 187,200																																		
		Parcel Total: \$ 318,200																																			
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00			Minimum Frontage: 200																															
Land Type			Units	Base Rate	NC Adj	Site	Road	DWay	Topography																												
IF RES WTRFRNT			0.380 ac	113,000 F	110	100	100	98	95 -- MILD																												
NOTTINGHAM			100.000 wf	SMALL BEACH, MAIN BODY					100 -- LEVEL																												
			0.380 ac																																		

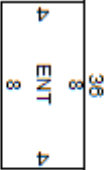
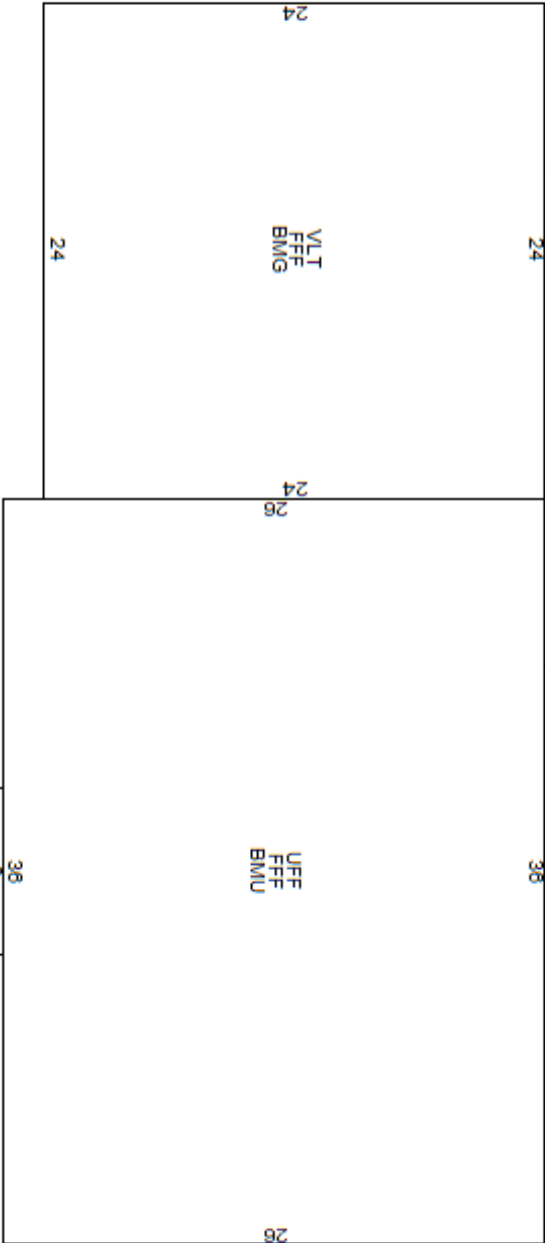
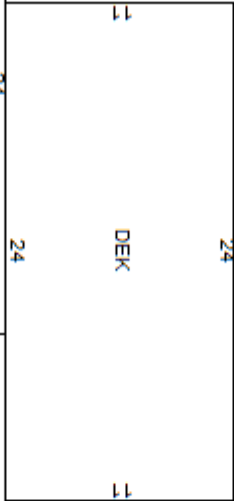
OWNER INFORMATION		SALES HISTORY					PICTURE	
WRIGHT, STEPHEN K		Date	Book	Page	Type	Price Grantor		
244 MILL POND ROAD		08/05/2020	6148	1450	U154	1 BATCHELDER, HARLENE S		
		11/27/2019	6062	1120	Q1	244,000 BATCHELDER, HARLENE S		
		10/19/2011	5253	2282	U138	BATCHELDER, HARLENE S		
NOTTINGHAM, NH 03290		01/09/2009	4972	0898	U V 38	BATCHELDER, C.G. & R.L.		
LISTING HISTORY		NOTES						
09/12/17 JBVM		MINT GREEN; FPL BLOCKED OFF; CHANGE ENT TO OPF;4/09-LLA WITH M						
01/31/17 INSP		24 L 135, PLAN #D-35728; 02/12-DNPU CANVAS SHED OR A FRAME LEAN						
02/02/12 DMVL		TO=NV, DNV ATF, HO STATES DRYWALL HEAT, BDRM HAS CARPET FLOOR						
03/27/09 HSSL		& OTHER RM IS MIN PLYWOOD WITH NO CLOSET, LADDER ACCESS OVER						
05/20/08 CGRM		GAR,DNPU;4/17 PER SUBDIV PLAN D-39405 ADJUSTED ACREAGE FROM						
04/22/05 MVUM		11.781 TO 0.687 ACRES; 09/17 NOH; NC TO EXT; 200 AMP SERVICE SET UP						
03/26/02 THPR		BUT NOT CONNECTED TO HSE; DNPU SEVERAL XFOB'S IN WOODS,						
04/03/01 THPO		COND=NV;						
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
SHED-WOOD	80	8 x 10	260	10.00	40	832		
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500	BLOCKED OFF	
GARAGE-1 STY	884	26 x 34	78	30.00	80	16,548	HEATED	
						18,900		
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2018	\$ 107,800			\$ 14,200		\$ 78,400		
				Parcel Total: \$ 200,400				
2019	\$ 107,800			\$ 14,200		\$ 78,400		
				Parcel Total: \$ 200,400				
2020	\$ 123,700			\$ 18,900		\$ 121,600		
				Parcel Total: \$ 264,200				
LAND VALUATION								LAST REVALUATION: 2020
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography
1F RES	0.687 ac	127,992	E	100	100	100	100	95 -- MILD
	0.687 ac							121,600
								121,600

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		WRIGHT, STEPHEN K 244 MILL POND ROAD NOTTINGHAM, NH 03290	District	Percentage	Model: 1.5 STORY CAPE Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: PLYWOOD PANEL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER Bedrooms: 3 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators:	
					PERMITS	
					Date	Permit ID
		Com. Wall: Size Adj: 1.1676 Base Rate: RSA 93.00 Bldg. Rate: 1.1097 Sq. Foot Cost: \$ 103.20				

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ATF	ATTIC FINISHED	1040	0.25 260
OPF	OPEN PORCH	36	0.25 9
FFF	FST FLR FIN	1040	1.00 1040
BMU	BSMNT	752	0.15 113
BMG	BASEMENT	288	0.20 58
GLA: 1,300		3,156	1,480
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 152,736	
Year Built:		1960	
Condition For Age:		GOOD 19 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		19 %	
Building Value:		\$ 123,700	

OWNER INFORMATION				SALES HISTORY				PICTURE																													
BISSELL, SARAH B BISSELL, ADAM L 117 KELSEY ROAD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor																												
				05/20/2020	6116	529	Q1	323,000	CRANE, SCOTT M																												
				04/03/2001	3562	2247	Q1	135,000	BRANCHEAU, WILLIAM																												
LISTING HISTORY				NOTES																																	
09/02/20 JBHC 06/16/20 JBVM SALE 05/11/20 RWPE 02/28/20 RWPR 09/14/17 JBVM 04/04/11 DMPM 06/21/06 DMVM 09/18/97 ABL				TAN; LOT 4 PLAN D-3099 COMMON AREA=POND; WALKOUT BSMT; 4/11-NOH, EST HEATING SYSTEM-INGROUND PROPANE TANK, PKUP 2 STORY GARAGE, CHANGE ROOF, & COND ON SHED; 9/17 NOH; 2/20; CONSTRUCTION STARTED NO ANS @ DOOR; 5/20; NOH; EST BMF COMPL; 06/20; INFO OUTSIDE; DNP RUBBERMAID TYPE SHED; HO STATES BSMT ALL FINISHED; CORR INTO INFO PER HO; PER MLS UPDATED KIT W/CORIAN TOPS + WOOD TOP ISLAND;																																	
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																															
GARAGE-2 STY	768	24 x 32	81	36.00	100	22,395 GAMBREL																															
KELSEYTOWN SOUTH	1		100	10,000.00	100	10,000																															
						32,400																															
MUNICIPAL SOFTWARE BY AVITAR																																					
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 96,300</td><td>\$ 18,300</td><td>\$ 78,700</td></tr><tr><td colspan="2"></td><td>Parcel Total:</td><td>\$ 193,300</td></tr><tr><td>2019</td><td>\$ 96,300</td><td>\$ 18,300</td><td>\$ 78,700</td></tr><tr><td colspan="2"></td><td>Parcel Total:</td><td>\$ 193,300</td></tr><tr><td>2020</td><td>\$ 152,000</td><td>\$ 32,400</td><td>\$ 133,200</td></tr><tr><td colspan="2"></td><td>Parcel Total:</td><td>\$ 317,600</td></tr></table>										Year	Building	Features	Land	2018	\$ 96,300	\$ 18,300	\$ 78,700			Parcel Total:	\$ 193,300	2019	\$ 96,300	\$ 18,300	\$ 78,700			Parcel Total:	\$ 193,300	2020	\$ 152,000	\$ 32,400	\$ 133,200			Parcel Total:	\$ 317,600
Year	Building	Features	Land																																		
2018	\$ 96,300	\$ 18,300	\$ 78,700																																		
		Parcel Total:	\$ 193,300																																		
2019	\$ 96,300	\$ 18,300	\$ 78,700																																		
		Parcel Total:	\$ 193,300																																		
2020	\$ 152,000	\$ 32,400	\$ 133,200																																		
		Parcel Total:	\$ 317,600																																		
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00	Minimum Frontage: 200	Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED																															
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes																												
1F RES	1.610 ac	134,220	F	110	100	95	95-- MILD	100	133,200																												
								133,200																													
								133,200																													

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		GOMEZ, RIGOBERTO J. ALARCON, KAROLAY E. 15 LAVOIE DRIVE NOTTINGHAM, NH 03290		District	Percentage	Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9042 Base Rate: RSA 93.00 Bldg. Rate: 0.9455 Sq. Foot Cost: \$ 87.93	
				PERMITS			
				Date	Permit ID		
		05/24/03	113-03	FEATURES & OBS	30' POOL & DECK		




BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	576	0.05	29
FFF	FST FLR FIN	1512	1.00	1512
BMG	BASEMENT	576	0.20	115
UFF	UPPER FLR FIN	936	1.00	936
BMU	BSMNT	936	0.15	140
ENT	ENTRY WAY	32	0.10	3
DEK	DECK/ENTRANCE	264	0.10	26
GLA: 2,448		4,832		2,761

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 242,775
Year Built:	1998
Condition For Age:	AVERAGE
Physical:	15 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 206,400

OWNER INFORMATION			SALES HISTORY					PICTURE																													
HEON, NICHOLAS G. HEON, LAURA L. 15 GILE ROAD NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price	Grantor	 <p>TOWN OF NOTTINGHAM NEW HAMPSHIRE</p> <p>PARCEL TOTAL TAXABLE VALUE</p> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 150,500</td><td>\$ 31,900</td><td>\$ 79,500</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 261,900</td><td></td></tr><tr><td>2019</td><td>\$ 150,500</td><td>\$ 31,900</td><td>\$ 79,500</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 261,900</td><td></td></tr><tr><td>2020</td><td>\$ 173,100</td><td>\$ 41,300</td><td>\$ 121,900</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 336,300</td><td></td></tr></table>	Year	Building	Features	Land	2018	\$ 150,500	\$ 31,900	\$ 79,500			Parcel Total: \$ 261,900		2019	\$ 150,500	\$ 31,900	\$ 79,500			Parcel Total: \$ 261,900		2020	\$ 173,100	\$ 41,300	\$ 121,900			Parcel Total: \$ 336,300	
Year	Building	Features	Land																																		
2018	\$ 150,500	\$ 31,900	\$ 79,500																																		
		Parcel Total: \$ 261,900																																			
2019	\$ 150,500	\$ 31,900	\$ 79,500																																		
		Parcel Total: \$ 261,900																																			
2020	\$ 173,100	\$ 41,300	\$ 121,900																																		
		Parcel Total: \$ 336,300																																			
LISTING HISTORY			NOTES																																		
06/16/20 JBVR SALE			BROWN: 02/12-NOH, CHANGE COND ON GARAGE DUE TO APT, CORRECT SKETCH; 9/17 NOH; WOB; 12/17 TOF MEAS 20FT; OAK/FORMICA KIT; PU LAMINATE; 3RD BEDRM USED AS DEN; FIX BMF SIZE; 3/19; NOH; CK 20 FOR RENOS; 3/20; NOH; NC TO EXT; 06/20; NOH; NC TO EXT																																		
03/02/20 RWPR																																					
03/06/19 RWPR																																					
12/19/17 JBCL																																					
09/20/17 JBVM																																					
02/06/12 DMVM																																					
03/23/04 KMPL																																					
05/25/00 ALPR																																					
MUNICIPAL SOFTWARE BY AVITAR																																					
Feature Type			Units		Length x Width		Size Adj	Rate	Cond	Market Value	Notes																										
GARAGE-1.75 STY			720		24 x 30		82	35.00	200	41,328	IN LAW APT	41,300																									
EXTRA FEATURES VALUATION																																					
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00			Minimum Frontage: 200			Site: AVERAGE Driveway: PAVED Road: DIRT/GRAVEL																												
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes																							
1F RES		2.000 ac	135,000	E	100	100	95	100	95 -- MILD	100	121,800	0 N	121,800																								
1F RES		0.033 ac	x 2,500	X	100				100 -- LEVEL	100	100	0 N	100																								
		2.033 ac											121,900		121,900																						
LAST REVALUATION: 2020																																					

Map: 000037

Lot: 000025


Sub: 000012

Card: 1 of 1

9 CAMELOT COURT

NOTTINGHAM

Printed: 09/18/2020

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		REARDON, JOHN M REARDON, ANGELA 9 CAMELOT COURT NOTTINGHAM, NH 03290		District	Percentage	Model: 2.00 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 10 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.8756 Base Rate: RSA 93.00 Bldg. Rate: 1.0194 Sq. Foot Cost: \$ 94.80	
				PERMITS			
				Date	Permit ID		
03/17/03		26-03-A	FOUNDATION ONLY	52 X 30			

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	416	0.50	208
FFF	FST FLR FIN	1512	1.00	1512
BMG	BASEMENT	596	0.20	119
UFF	UPPER FLR FIN	1032	1.00	1032
BMU	BSMNT	916	0.15	137
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	316	0.10	32
CTH	CATHEDRAL	64	0.10	6
GLA: 2,752		4,876		3,048

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 288,950
Year Built:	2003
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 260,100

OWNER INFORMATION				SALES HISTORY				PICTURE																													
MIDGLEY, DAVID				Date	Book	Page	Type	Price Grantor																													
LICCIARDI, SAMANTHA				02/05/2020	6081	2368	Q1	389,933 KIPP, BENJAMIN M.																													
30 GERRISH DRIVE				06/19/2018	5922	1300	Q1	375,000 FREEMAN, PAUL K TRUSTEE																													
NOTTINGHAM, NH 03290-0274				11/10/2005	4578	2181	U138	FREEMAN, P & M																													
				03/12/1990	2829	1795	U138	4,421 UNKNOWN																													
LISTING HISTORY				NOTES																																	
05/27/20 JBVR SALE				GREY; SPIRAL STAIRS; OPEN CONCEPT; 475FT ON NORTH RIVER; ACC TO																																	
08/14/18 JQVM				BSMT EXT ONLY, BSMT HEIGHT=5', HOT TUB IN MSTR BTH, INT=GD,																																	
04/05/18 INSP MARKED FOR INSPECTION				WDSTOVE INSERT; 09/17 FEMA CASE#17-01-2473A LOMA; 8/18; 3' TALL BMU																																	
02/07/13 DMVM				ENTRY @ BACK LEFT; STREAM FRONTAGE EST 20' FROM OPF; 05/20; PER																																	
01/24/13 INSP MARKED FOR INSPECTION				MLS OAK/FORMICA KIT, SUNKEN LR SEATING AREA @ FPL; CUSTOM TILE																																	
10/11/06 DMCL				SHOWER IN MSTR, SOME INT DATED BUT WELL MAINT; MSTR BTH PAINT,																																	
06/21/06 DMVM				FLR + FIX BEING UPDATED AT TIME OF LISTING; EXT VG;																																	
10/08/97 ABL																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																															
FIREPLACE 2-STAND	1			100		5,000.00	100	5,000																													
SHED-WOOD	80	10 x 8		260		10.00	60	1,248 W/ELEC																													
HOT TUB	1			100		1,500.00	60	900																													
SHED-WOOD	15	3 x 5		400		10.00	50	300 ATT HSE																													
LEAN-TO	20	2 x 10		400		4.00	10	32 LEFT OF DW																													
				7,500																																	
MUNICIPAL SOFTWARE BY AVITAR																																					
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 257,400</td><td></td><td>\$ 7,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 357,000</td></tr><tr><td>2019</td><td>\$ 257,400</td><td></td><td>\$ 7,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 357,000</td></tr><tr><td>2020</td><td>\$ 268,500</td><td></td><td>\$ 7,500</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 471,300</td></tr></table>										Year	Building	Features	Land	2018	\$ 257,400		\$ 7,000			Parcel Total:	\$ 357,000	2019	\$ 257,400		\$ 7,000			Parcel Total:	\$ 357,000	2020	\$ 268,500		\$ 7,500			Parcel Total:	\$ 471,300
Year	Building	Features	Land																																		
2018	\$ 257,400		\$ 7,000																																		
		Parcel Total:	\$ 357,000																																		
2019	\$ 257,400		\$ 7,000																																		
		Parcel Total:	\$ 357,000																																		
2020	\$ 268,500		\$ 7,500																																		
		Parcel Total:	\$ 471,300																																		
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED																													
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem																												
1F RES	2,000 ac	135,000	E	100	100	100	95 -- MILD	100	128,300																												
1F RES	0.120 ac	x 2,500	X	100			95 -- MILD	100	300																												
NORTH RIVER	475.000 wf	IMPROV LOT/NATURAL, MAIN BODY					95 -- MILD	100	66,700																												
				2.120 ac																																	
				195,300																																	
LAST REVALUATION: 2020																																					

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR
WAGNER, STEGAN GARRETT		Date	Book	Page	
WAGNER, JULIE		12/02/2019	6062	1865	Q 1
38 GERRISH DRIVE					323,900 TROY, GARY J

NOTTINGHAM, NH 03290-0272

LISTING HISTORY		NOTES	
05/27/20	JBVR SALE	TAN/RED: 205 FT ON NORTH RIVER; 03-INT GD; 1 WDSTV INSERT;	
08/14/18	JQVM	04/11-CORRECTED DECK, ALL INFO FROM HO AT DOOR, DNV1; 8/18; ORIG	
04/05/18	INSP MARKED FOR INSPECTION	WINDOWS; PART OF DECK FENCED OFF CNV ALL DIMENSIONS; ADJUST	
04/04/11	DMPM	SKETCH: DOG PEN AREA=NV; 05/20; NOH; 12X45 ROOF = PF MTL; PER MLS	
05/01/08	CGRL	CHERRY/FORMICA KIT W/PENINSULA; 2 FPLS; 12X45 SHOP HEATED;	
09/10/03	VMYL		
10/08/97	ABM		
02/15/87	KLB		

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	




PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 147,200	\$ 3,000	\$ 82,000
		Parcel Total: \$ 232,200	
2019	\$ 147,200	\$ 3,000	\$ 82,000
		Parcel Total: \$ 232,200	
2020	\$ 201,100	\$ 5,000	\$ 179,500
		Parcel Total: \$ 385,600	

LAND VALUATION

LAST REVALUATION: 2020

Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.250 ac	133,500	E	100	100	100	95	95 -- MILD	100	120,500	0	N	120,500	
NORTH RIVER	205.000 wf	IMPROV LOT/NATURAL, MAIN BODY							95 -- MILD	100	59,000	0	59,000	
	1.250 ac											179,500	179,500	



OWNER

WAGNER, STEGAN GARRETT
WAGNER, JULIE
38 GERRISH DRIVE
NOTTINGHAM, NH 03290-0272

TAXABLE DISTRICTS

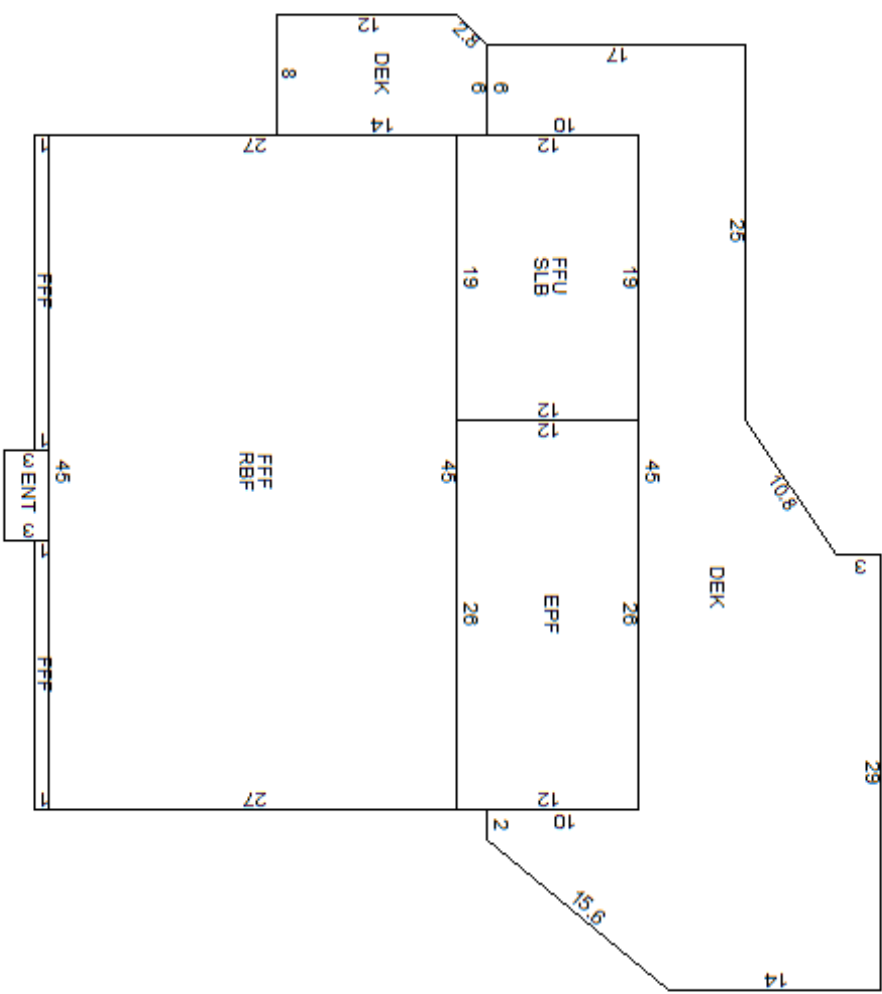
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/11/10	048-10	FEATURES & OBS	11 X 15 DECK

BUILDING DETAILS

Model: 1.00 STORY RSD RANCH
Roof: GABLE OR HIP/ASPHALT
Ext: CEDAR/REDWD/BR ON MASONRY
Int: DRYWALL/WALL BOARD
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces: Generators: A/C: No
Quality: A1 AVG+10
Com. Wall: Base Rate: RSA 93.00
Size Adj: 0.9237 Bldg. Rate: 1.0161
Sq. Foot Cost: \$ 94.49




BUILDING SUB AREA DETAILS

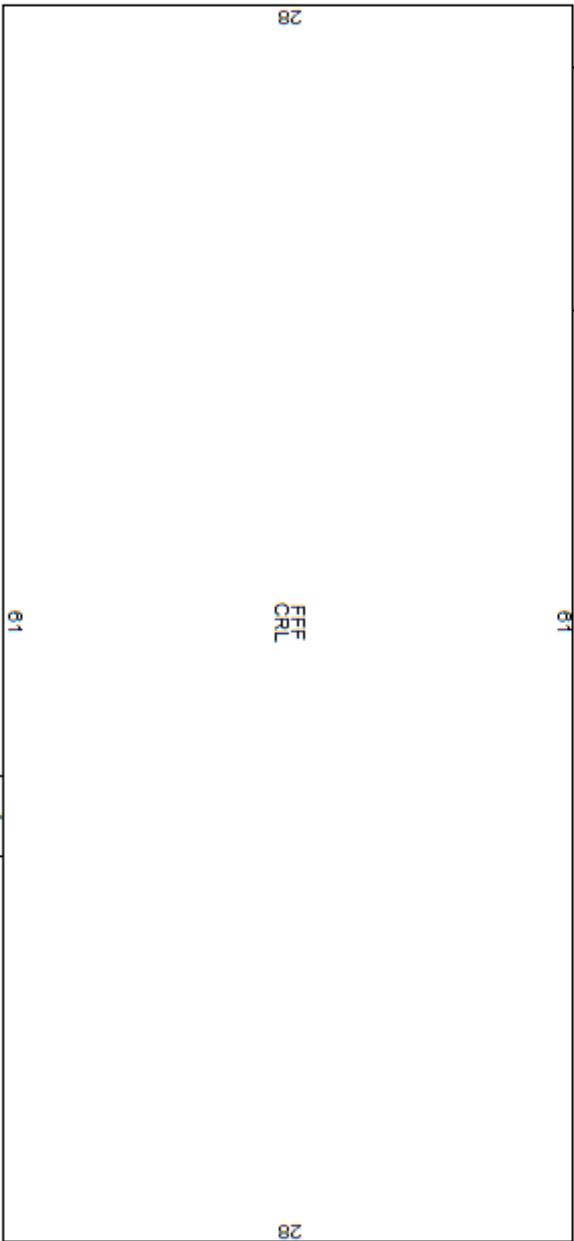
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1254	1.00	1254
RBF	RAISED BSMNT	1215	0.75	911
EPF	ENCLOSED	312	0.70	218
FFU	FST FLR UNFIN	228	0.50	114
SLB	SLB	228	0.00	0
ENT	ENTRY WAY	18	0.10	2
DEK	DECK/ENTRANCE	959	0.10	96
GLA:	1,254	4,214		2,595

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 245,202
Year Built:	1970
Condition For Age:	GOOD
Physical:	18 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	18 %
Building Value:	\$ 201,100

OWNER INFORMATION		SALES HISTORY					PICTURE							
GAGNON, NICOLE E.		Date	Book	Page	Type	Price	Grantor							
33 GERRISH DRIVE		12/1/2019	6065	1436	Q1	319,000	WRIGHT, LINDA JEAN							
NOTTINGHAM, NH 03290		05/10/2019	5998	2794	U138		1 BATTIS, EDWARD T							
		01/26/2018	5888	2683	U199		1 BATTIS, WILLIAME							
		08/01/2014	5587	1004	U139		1 BATTIS, DONNA M &							
		06/27/1997	3222	1657	Q1	94,900	NOSKY, JEROME/JULIE							
LISTING HISTORY		NOTES												
06/03/20	JBE SALE	GRAY/WHITE; 06/16 REMOVE 4X6 DECK (LANDING)=NV; DNP STO CONT;												
04/05/18	INSP MARKED FOR INSPECTION	DEK VERY WEATHERED; MASTER SHWR LEAKS; NEW CRPT, LINE &												
06/10/16	JRAL	UPDATED BATH AFTER 4/1/2015; CORR XFOPS + SKETCH; PU LINO; 06/20;												
02/07/13	DMVM	NOH + POSTED = EST; PER MLS HW/QUARTZ KIT; SOME INT= PANELLING;												
01/24/13	INSP MARKED FOR INSPECTION													
05/01/08	CGRL													
03/24/04	KMPL													
04/08/03	CMPL													
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes								
BARN-ISTRY/LOFT	1,500	50 x 30	71	22.00	80	18,744 8 STALLS								
SHED-WOOD	80	8 x 10	260	10.00	30	624								
GARAGE-1 STY/ATTIC	960	40 x 24	77	33.00	120	29,272 HEIGHT								
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000								
						51,600								
							<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div>							
							PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features			Land									
2018	\$ 74,400	\$ 36,500			\$ 96,200									
		Parcel Total:			\$ 207,100									
2019	\$ 74,400	\$ 36,500			\$ 96,200									
		Parcel Total:			\$ 207,100									
2020	\$ 121,300	\$ 51,600			\$ 132,000									
		Parcel Total:			\$ 304,900									
LAND VALUATION									LAST REVALUATION: 2020					
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2,000 ac	135,000	E	100	100	100	95	95 -- MILD	100	121,800	0	N	121,800	
IF RES	4,300 ac	x 2,500	X	100				95 -- MILD	100	10,200	0	N	10,200	
		6,300 ac												
		132,000												

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		GAGNON, NICOLE E. 33 GERRISH DRIVE NOTTINGHAM, NH 03290		District Percentage		Model: 1.00 STORY DBL WIDE Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: WALL BOARD Floor: CARPET/LAMINATE/VINYL Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0649 Base Rate: MHD 89.00 Bldg. Rate: 1.0777 Sq. Foot Cost: \$ 95.91	
PERMITS		Date	Permit ID	Permit Type	Notes		
		09/17/02	176-02	GARAGE	40 X 24		




ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	120	0.10	12
FFF	FST FLR FIN	1708	1.00	1708
CRL	CRAWL SPACE	1708	0.05	85
GLA:	1,708	3,552		1,807

BUILDING SUB AREA DETAILS

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 173,309
Year Built:	1986
Condition For Age:	GOOD
Physical:	30 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	30 %
Building Value:	\$ 121,300

OWNER INFORMATION			SALES HISTORY				PICTURE	
PICHE, ALEX PICHE, EMILY 21 CAMELOT COURT NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price Grantor	
			10/30/2019	6051	2919	Q1	465,000 KOLB, ERIC S	
			07/15/2016	5733	1808	U144	1 KOLB, ERIC S & DONNA M	
			05/13/2016	5714	0776	U138	1 KOLB, ERIC S & DONNA M	
			01/05/2011	5183	1382	U138	1 KOLB, ERIC S. & DONNA M	
			12/22/2010	5178	2475	U138	1 KOLB, ERIC S. & DONNA M	
LISTING HISTORY			NOTES					
06/03/20 JBYR SALE			TAN; 11/05-UNUSEABLE ATTIC SPACE OVER HOUSE EXCEPT GAR. CUSTOM HOME, STONEFACE AT OPF; 3/06 CENTRAL VAC, ATTIC UNUSEABLE					
08/10/18 JOVM			ACCESS THRU FAMILY RM 2/13-NOH. 11/13 PU BMF/BATH. FFF NOT					
04/05/18 INSP MARKED FOR INSPECTION			EPF=HEAT. 15X15 RBU EXT ACC ONLY. FFF+BSMT RADIANT H2O HEAT.					
11/05/13 JBCL			HOME V. WELL MAINT, MONITOR HEATER IN GAR; 8/18; ADJ SKETCH FOR					
02/06/13 DMVM			HSF ADTNL AREA; 06/20; PER MLS CUSTOM WD/GRANITE KIT W/TILE					
01/24/13 INSP MARKED FOR INSPECTION			BKSPL; CROWN THRU MOST OF FFF; KITCHENETTE IN RBF; CUSTOM TILE					
06/14/07 LMAL			SHOWER AND CLAW FOOT TUB IN MSTR. HIGH CELLS IN SOME FFF;					
08/23/06 LMRL								
MUNICIPAL SOFTWARE BY AVITAR								
EXTRA FEATURES VALUATION								
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes		
FIREPLACE 1-CUST	1			100	5,000.00	100	5,000 GAS	
PATIO	220	22 x 10	133	7.00	60	1,229 IRR SHAPE		
LEAN-TO	72	8 x 9	282	4.00	25	203 EST/DOG SHELTER/REAR		
			6,400					
			PARCEL TOTAL TAXABLE VALUE					
Year	Building	Features	Land					
2018	\$ 291,600	\$ 6,400	\$ 89,200		Parcel Total: \$ 387,200			
2019	\$ 291,600	\$ 6,400	\$ 89,200		Parcel Total: \$ 387,200			
2020	\$ 324,600	\$ 6,400	\$ 137,600		Parcel Total: \$ 468,600			
LAST REVALUATION: 2020								
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00			Minimum Frontage: 200		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way Topography
IF RES	0.960 ac	132,360	F	110	105	100	100	90 -- ROLLING
						Cond	Ad Valorem	SPI R
						100	137,600	0 N
							137,600	137,600
							137,600	137,600
Site: GOOD Driveway: PAVED Road: PAVED								



OWNER

PICHE, ALEX
PICHE, EMILY
21 CAMELOT COURT
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

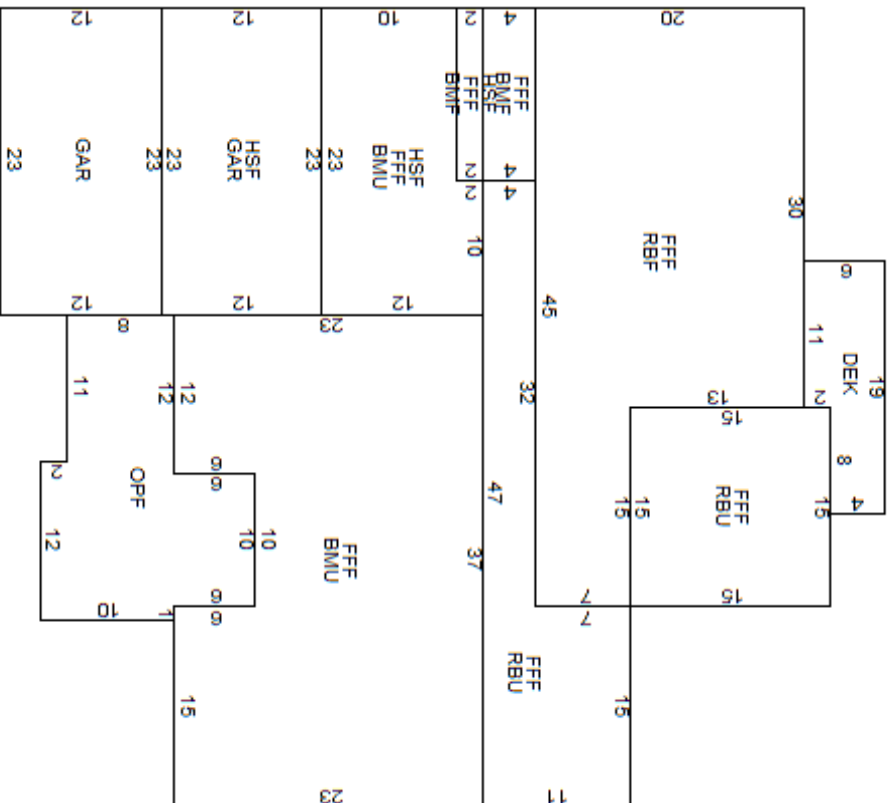
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/12/05	32-05	NEW BUILDING	1.5 STORY CAPE

BUILDING DETAILS

Model: 1.5 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING/ABOVE AVG
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: GAS/RAD WATER
Bedrooms: 3 Baths: 3.5 Fixtures: 13
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8222 Base Rate: RSA 93.00
Bldg. Rate: 1.0256
Sq. Foot Cost: \$ 95.38





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	552	0.45	248
HSF	1/2 STRY FIN	552	0.50	276
FFF	FST FLR FIN	2342	1.00	2342
RBF	RAISED BSMNT	705	0.75	529
BMU	BSMNT	1041	0.15	156
OPF	OPEN PORCH	268	0.25	67
RBU	RAISED BSMNT	518	0.25	130
DEK	DECK/ENTRANCE	98	0.10	10
BMF	BSMNT FINISHED	78	0.30	23
GLA: 2,618		6,154		3,781

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 360,632
Year Built:	2005
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 324,600

OWNER INFORMATION		SALES HISTORY					PICTURE	
SCANNELL, ALEXANDRA 473 ST DAVIDS AVENUE WAYNE, PA 19087		Date	Book	Page	Type	Price	Grantor	
		07/17/2020	6140	1476	Q1	440,000	LLOYD, JEFFREY DALEY	
		11/02/2015	5667	1093	Q1	255,000	FURTAK, JOSEPH & LISA	
		07/18/2002	3802	2213	Q1	252,540	CELLINER, DOUGLAS & K	
		08/29/2000	3499	2780	Q V	39,900	RICHTER, PETER & MARJO	
LISTING HISTORY		NOTES						
03/03/20 RWPR		GRAY; 265 FT ON NORTH RIVER; EXT=AVG,EST BSMT FINISHED; 2/13-ALL						
03/11/19 RWPR		INFO FROM HO (MRS), DNYI, WANTS HUSBAND HOME, ADD FIREPLACE,						
11/20/18 JOCL		DECKS & CATHEDRAL CEILING; 8/18: DUCTLESS SPLIT AC @ FFF &						
08/15/18 JOVM		UFF=100%; CORR OUTBLDG; ADJ DECK PER ONE SECTION GROUND						
04/05/18 INSP		LEVEL; 11/18; K=LAMINATE C-TOPS W/MAPLE CABINETS; AC=75%; CORR						
02/07/13 DMVM		BMU AREA; 3/20; NOH; NO GEN, CK 21 FOR GEN; 7/20 FOR SALE AUC						
01/24/13 INSP		\$429,000 4 DOM						
06/22/06 DMVM								
EXTRA FEATURES VALUATION								
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10		260	10.00	50	1,040	BACK LEFT
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000	
							4,000	
MUNICIPAL SOFTWARE BY AVITAR								
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2018	\$ 188,800			Parcel Total: \$ 89,000				
2019	\$ 184,700			Parcel Total: \$ 277,400				
2020	\$ 204,300			Parcel Total: \$ 414,900				
LAST REVALUATION: 2020								
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: PAVED Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography
IF RES	2,000 ac	135,000	F	110	100	100	100	95 -- MILD
IF RES	1.160 ac	x 2,500	X		100			90 -- ROLLING
NORTH RIVER	266.000 wf	IMPROV LOT/NATURAL, MAIN BODY						95 -- MILD
							206,600	
							206,600	


PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		SCANNELL, ALEXANDRA 473 ST DAVIDS AVENUE WAYNE, PA 19087		District	Percentage	Model: 2.00 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: A/C: Yes 75.00 % Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9531 Base Rate: RSA 93.00 Bldg. Rate: 1.0377 Sq. Foot Cost: \$ 96.51	
PERMITS							
Date	Permit ID	Permit Type	Notes				

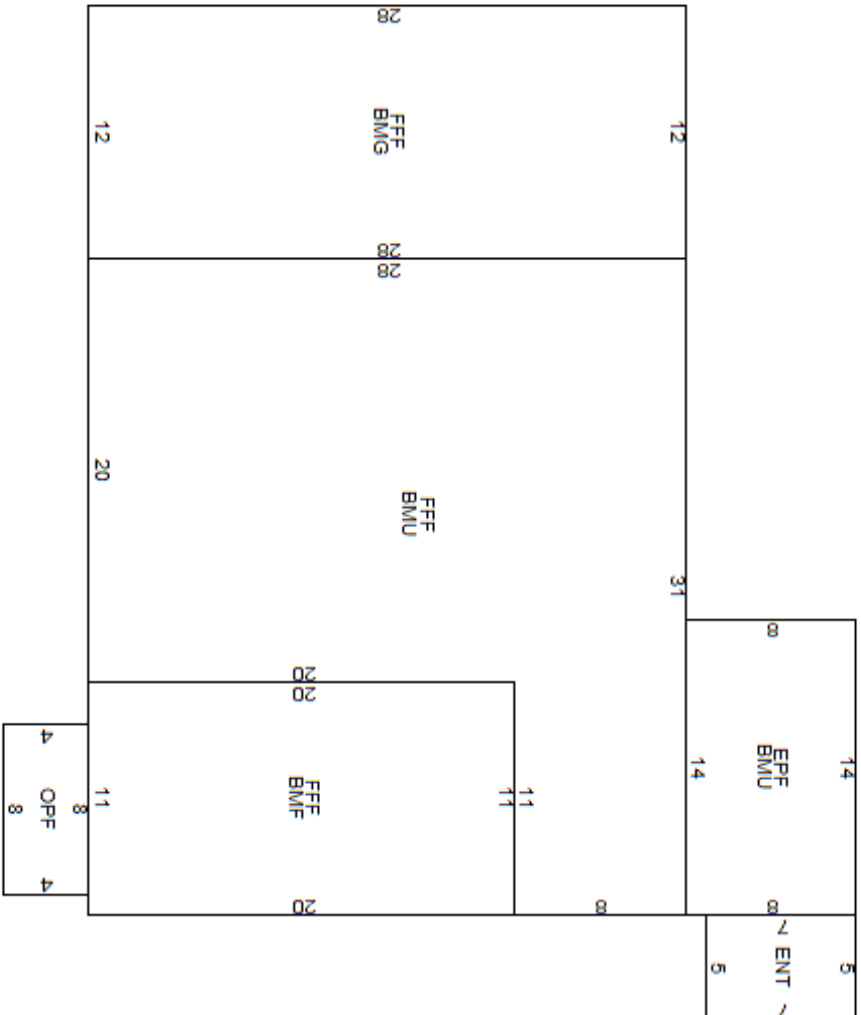
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	322	0.10	32
FFF	FST FLR FIN	1154	1.00	1154
BMF	BSMNT FINISHED	322	0.30	97
BMU	BSMNT	260	0.15	39
UFF	UPPER FLR FIN	832	1.00	832
BMG	BASEMENT	572	0.20	114
OPF	OPEN PORCH	224	0.25	56
DEK	DECK/ENTRANCE	546	0.10	55
GLA: 1,986		4,232		2,379

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 229,597
Year Built:	2001
Condition For Age:	GOOD
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 204,300

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		HALBERSTADT, JR. WILLIAM S. HALBERSTADT, LESLIE A. 166 GILE ROAD NOTTINGHAM, NH 03290		<table><tr><th>District</th><th>Percentage</th></tr><tr><td> </td><td> </td></tr></table>		District	Percentage			Model: 1.00 STORY RANCH Roof: GABLE OR HIP/ASPHALT Ext: BELOW AVG Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: ELECTRIC/RAD ELECT Bedrooms: 3 Baths: 1.5 Fixtures: 5 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.1451 Base Rate: RSA 93.00 Bldg. Rate: 0.9390 Sq. Foot Cost: \$ 87.33	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								

				BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj.	Effect.			
OPF	OPEN PORCH	32	0.25	8			
FFF	FST FLR FIN	1204	1.00	1204			
BMF	BSMNT FINISHED	220	0.30	66			
EPF	ENCLOSED	112	0.70	78			
BMU	BSMNT	760	0.15	114			
ENT	ENTRY WAY	35	0.10	4			
BMG	BASEMENT	336	0.20	67			
GLA: 1,204		2,699	1,541				
2020 BASE YEAR BUILDING VALUATION							
Market Cost New:		\$ 134,576					
Year Built:		1973					
Condition For Age:		GOOD 18 %					
Physical:							
Functional:							
Economic:							
Temporary:							
Total Depreciation:		18 %					
Building Value:		\$ 110,400					

Map: 000040

Lot: 000006


Sub: 000008

Card: 1 of 1

8 FOX RUN ROAD

NOTTINGHAM

Printed: 09/18/2020

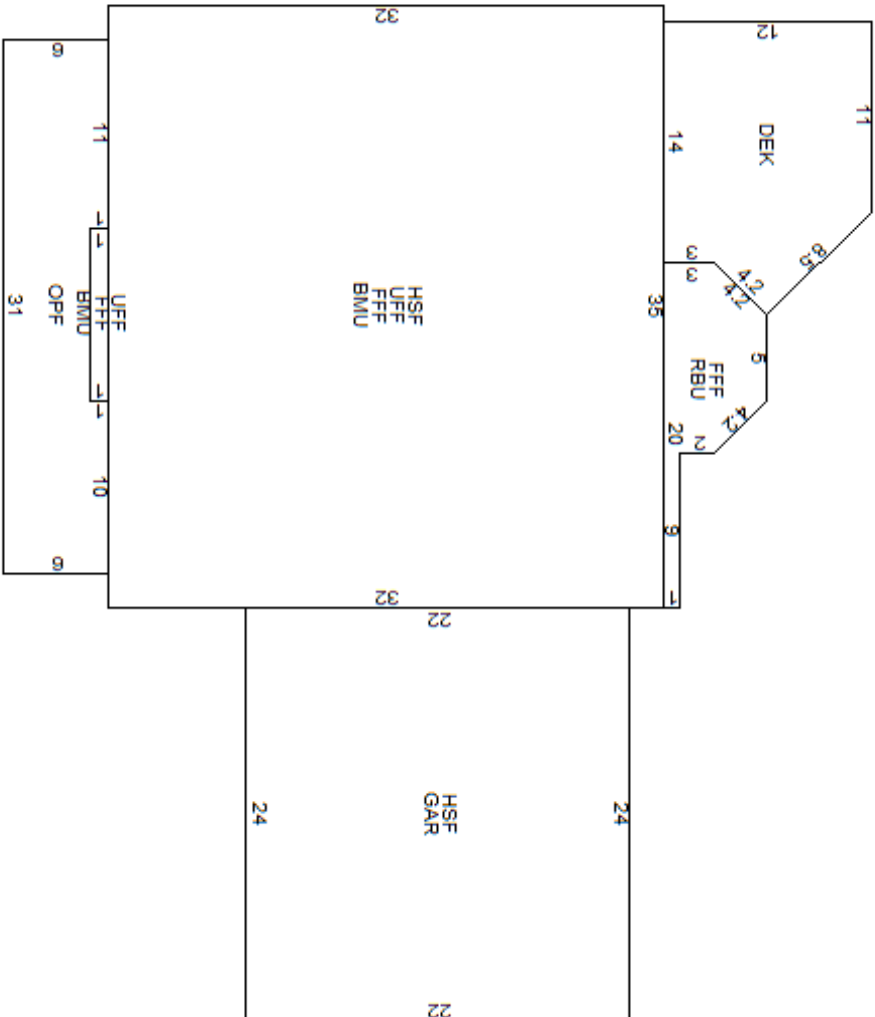
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MICHAUD, JOSHUA R 54 HEDDING ROAD EPPING, NH 03042-2526		District	Percentage	Model: 2.50 STORY COLONIAL	
						Roof: GABLE OR HIP/ASPHALT	
						Ext: VINYL SIDING	
						Floor: CARPET/HARDWOOD	
						Heat: OIL/HOT WATER	
						Bedrooms: 5 Baths: 2.5 Fixtures: 10	
						Extra Kitchens: Fireplaces:	
						Generators:	
						Quality: A2 AVG+20	
						Com. Wall:	
						Size Adj: 0.8310 Base Rate: RSA 93.00	
						Bldg. Rate: 0.9770	
						Sq. Foot Cost: \$ 90.86	


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	1648	0.50	824
FFF	FST FLR FIN	1196	1.00	1196
UFF	UPPER FLR FIN	1130	1.00	1130
BMU	BSMNT	1130	0.15	170
RBU	RAISED BSMNT	66	0.25	17
DEK	DECK/ENTRANCE	173	0.10	17
OPF	OPEN PORCH	176	0.25	44
GAR	GARAGE	528	0.45	238
GLA:	3,150	6,047		3,636

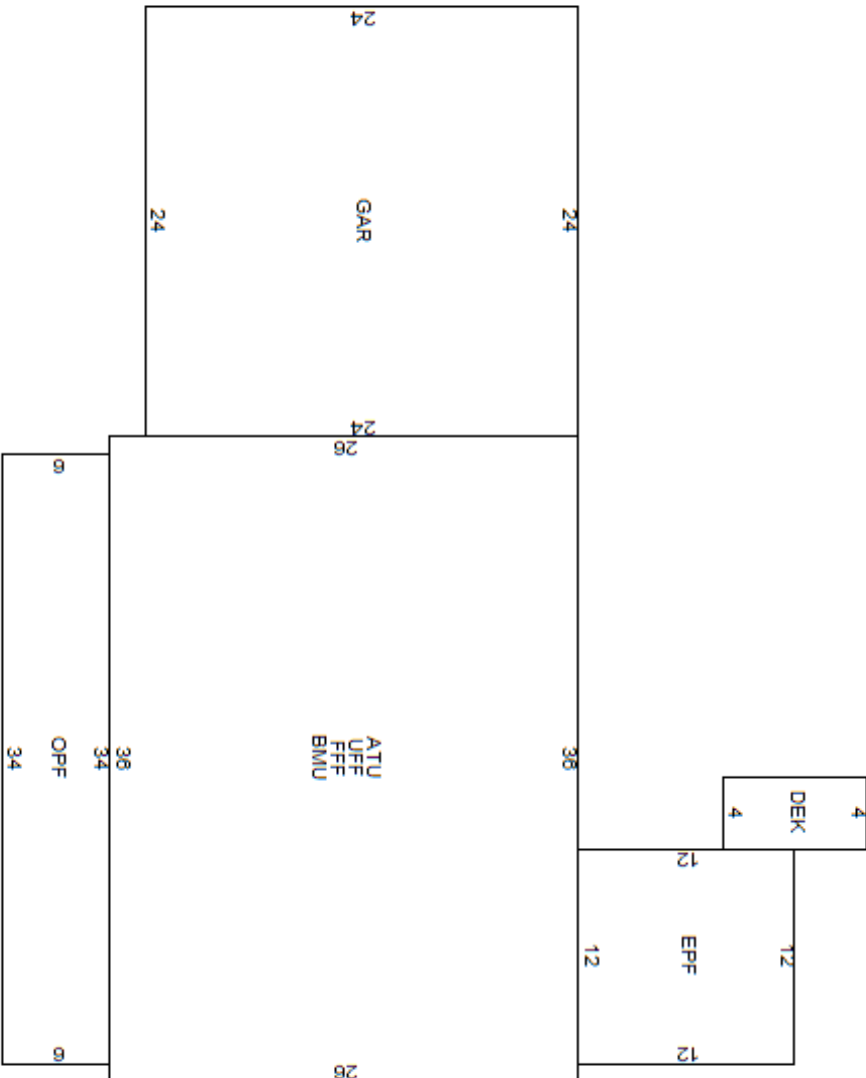
2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 330,367
Year Built:	2002
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 297,300




PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MERIDA, NINA 4 BERRY ROAD NOTTINGHAM, NH 03290		District	Percentage	Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: LAMINATE/VINYL Heat: OIL/HOT WATER Bedrooms: 3 Baths: 3.0 Fixtures: 10 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9333 Base Rate: RSA 93.00 Bldg. Rate: 0.9759 Sq. Foot Cost: \$ 90.76	
		PERMITS					
Date	Permit ID	Permit Type	Notes				

BUILDING SUB AREA DETAILS				2020 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
ATU	ATTIC	936	0.10	Market Cost New:	\$ 228,715
UFF	UPPER FLR FIN	936	1.00	Year Built:	2001
FFF	FST FLR FIN	936	1.00	Condition For Age:	GOOD 11 %
BMU	BSMNT	936	0.15	Physical:	
EPF	ENCLOSED	144	0.70	Functional:	
OPF	OPEN PORCH	204	0.25	Economic:	
GAR	GARAGE	576	0.45	Temporary:	
DEK	DECK/ENTRANCE	32	0.10	Total Depreciation:	11 %
GLA: 1,872		4,700	2,520	Building Value:	\$ 203,600
2020 BASE YEAR BUILDING VALUATION					



PICTURE



OWNER

HARRIS, SAMUEL D.
HARRIS, CAITLIN B.
9 MICHELA WAY
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

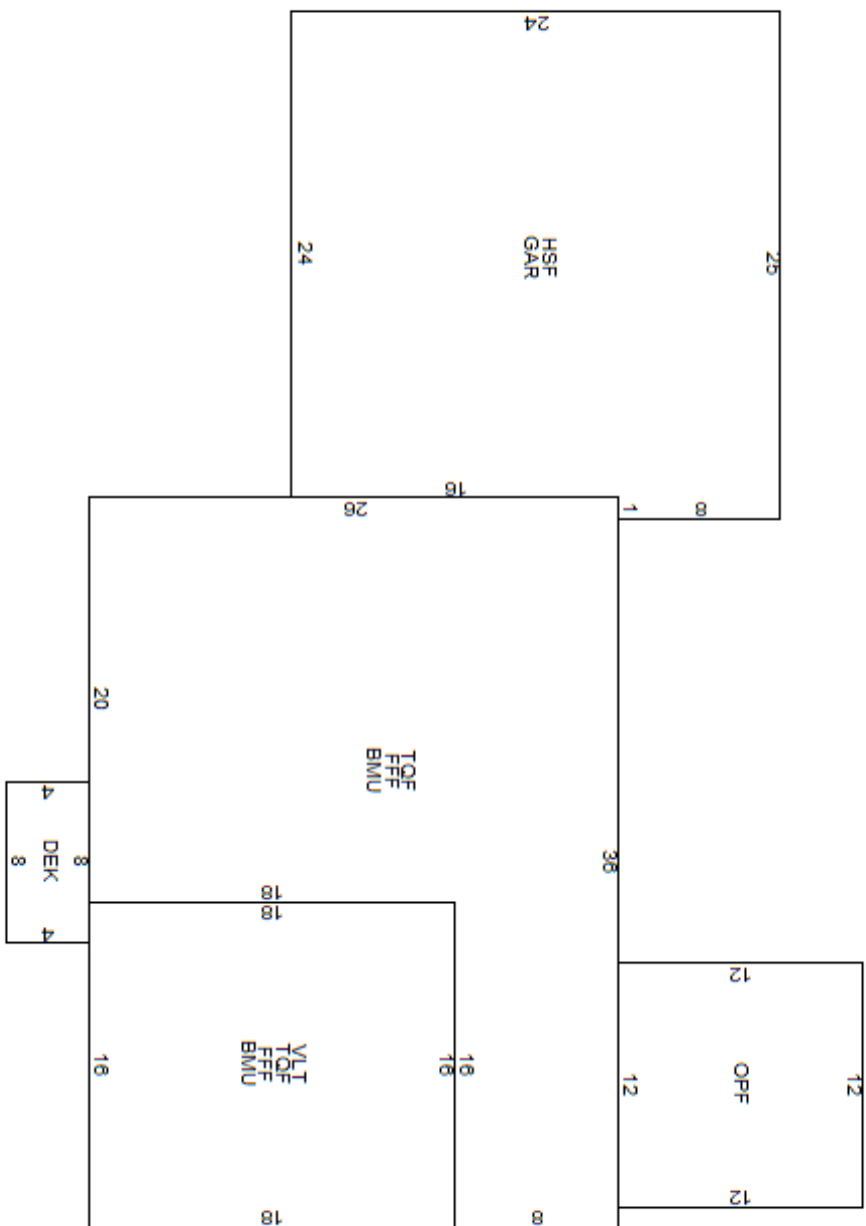
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
12/23/05	178-05	RENOVATION	FINISH TOP OF GARAGE
09/28/02	187-02	NEW BUILDING	36 X 26 CAPE WITH 24 X 24

BUILDING DETAILS

Model: 1.75 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9521 Base Rate: RSA 93.00
Bldg. Rate: 1.0058
Sq. Foot Cost: \$ 93.54




ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	936	0.75	702
FFF	FST FLR FIN	936	1.00	936
BMU	BSMNT	936	0.15	140
GAR	GARAGE	584	0.45	263
OPF	OPEN PORCH	144	0.25	36
DEK	DECK/ENTRANCE	32	0.10	3
VL.T	VAULTED	288	0.05	14
HSF	1/2 STRY FIN	584	0.50	292
GLA:	1,930	4,440		2,386

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 223,186
Year Built:	2002
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 200,900

OWNER INFORMATION		SALES HISTORY					PICTURE	
DIPALMA, JOSEPH DAVID		Date	Book	Page	Type	Price	Grantor	
DIPALMA, CASEY		03/31/2020	6098	426	Q1	380,000	GODWIN, BRIAN F	
17 FRANCESCA WAY		10/31/2003	4185	2452	U116	263,533	LANGDON CONST., LLC	
		05/22/2003	4037	1170	Q V	69,000	NEWBURY NORTH DEV CO	
NOTTINGHAM, NH 03290		06/14/2002	3802	2508	U V 37		BERRY ROAD REALTY TRUS	
LISTING HISTORY		NOTES						
06/03/20	JBVM SALE	YELLOW; 3/13-NOH. PICK UP DECK; 8/18; A/C IN ATT WINDOW=EST; HSF=ACCURATE; PU SM SHED; CORR DECK DIMENSIONS; NEW FRONT ENT=5X8; 3/19; ADD FIN BSMNT; CORR FIX COUNT; 06/20; INFO OUTSIDE, FIX DET DEK MEAS; PER MLS 4 BED, BMF HAS WD WALLS; SEPTIC '20 AS FAILED INSP PRIOR TO SALE; CK 21 FOR SHED @ DW BEFORE HSE;						
03/11/19	RWVL							
08/29/18	JQVM							
08/29/18	JQVM							
04/05/18	INSP	MARKED FOR INSPECTION						
03/04/13	DMVM							
01/24/13	INSP	MARKED FOR INSPECTION						
04/28/08	CGRM							
MUNICIPAL SOFTWARE BY AVITAR								
EXTRA FEATURES VALUATION								
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes		
FIREPLACE 1-STAND	1			100		3,000.00	100	3,000
SHED-WOOD	80	8 x 10		260		10.00	60	1,248
POOL-ABOVE GROUND	384	16 x 24		102		6.00	50	1,175 OVAL/EST/FENCE
DECK	315	1 x 315		111		7.00	65	1,591 ATT/EST/SHAPE
DECK	72	6 x 12		282		7.00	65	924 ATT DEK/POOL
SHED-WOOD	18	3 x 6		400		10.00	30	216 ATT 8X10
8,200								
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2018	\$ 183,900			Parcel Total: \$ 283,100				
2019	\$ 186,700			Parcel Total: \$ 285,900				
2020	\$ 228,600			Parcel Total: \$ 375,300				
LAST REVALUATION: 2020								
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography
1F RES	1,990 ac	134,980	G	120	100	100	95	90 -- ROLLING
1,990 ac								138,500
								138,500

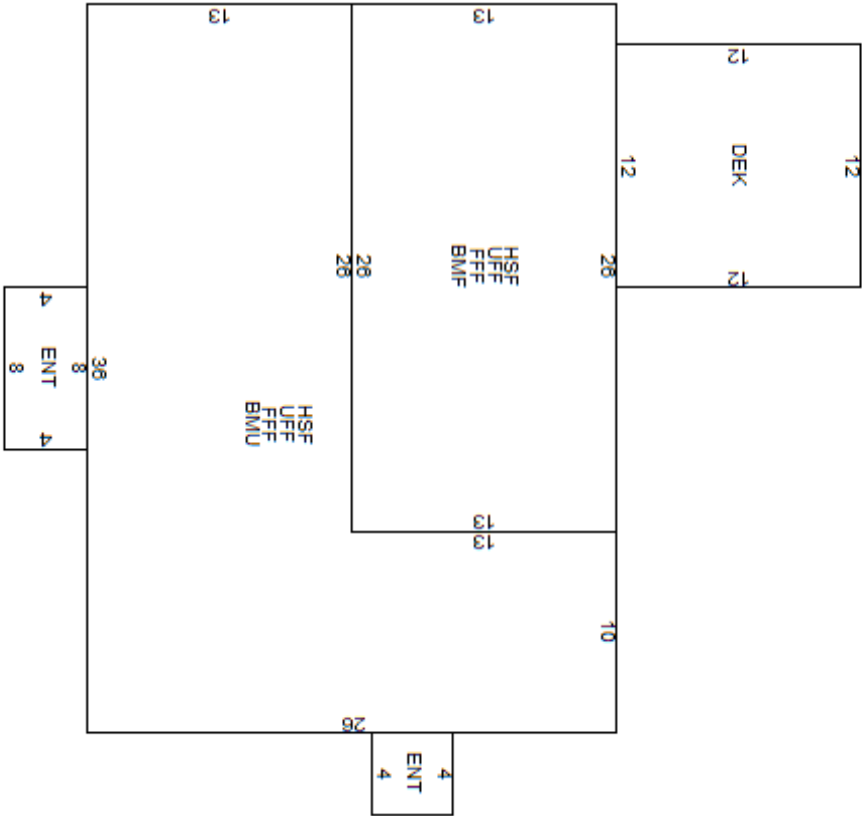
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		DIPALMA, JOSEPH DAVID DIPALMA, CASEY 17 FRANCESCA WAY NOTTINGHAM, NH 03290		District Percentage		Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/HOT WATER Bedrooms: 4 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9294 Base Rate: RSA 93.00 Bldg. Rate: 1.0710 Sq. Foot Cost: \$ 99.60	
PERMITS		Date	Permit ID	Permit Type	Notes		
		11/15/18	2018000442	RENOVATION	15 X 24 ABOVE GROUND PO		
		06/22/07	67-07	FEATURES & OBS	FINISH 3RD FLOOR		
		03/24/05	23-05	RENOVATION	10 X 8 SHED		
		10/06/04	240-04	FEATURES & OBS	36 X 26 2 STORY COLONIAL		
		08/11/03	194-03	NEW BUILDING			

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	936	1.00	936
UFF	UPPER FLR FIN	936	1.00	936
BMU	BSMNT	598	0.15	90
ENT	ENTRY WAY	48	0.10	5
DEK	DECK/ENTRANCE	144	0.10	14
BMF	BSMNT FINISHED	338	0.30	101
HSF	1/2 STRY FIN	936	0.50	468
GLA: 2,340		3,936		2,550

BUILDING SUB AREA DETAILS

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 253,980
Year Built:	2003
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 228,600



OWNER INFORMATION	SALES HISTORY				PICTURE	
ROYALTY, RYAN & SAMANTHA S.	Date	Book	Page	Type	Price	Grantor
	03/02/2020	6088	2646	Q 1	420,000	GAUTHIER, EDWARD P &
24 DWIGHT ROAD	03/13/2017	5803	1486	U 144	1	GAUTHIER, EDWARD P &

NOTTINGHAM, NH 03290						
----------------------	--	--	--	--	--	--

LISTING HISTORY	NOTES					
06/03/20 JBVM SALE	NATURAL; 07/13 OWNER WOULD LIKE APPT=EST; 9/18; PU TOU ABV GAR					
09/13/18 JOVE	PER DORMER; 06/20; INFO OUTSIDE, FIX XFOBS, PU PATIO; SOLAR ADDED					
04/05/18 INSP	MARKED FOR INSPECTION AFTER 4/1 CHECK 21 FOR 33 ELEC PANELS ON ROOF; FIX SKETCH; PER					
07/19/13 JBVE	MLS CUSTOM OAK/SOAPSTONE KIT W/PENINSULA; CUSTOM TILE					
01/24/13 INSP	MARKED FOR INSPECTION SHOWERS + SURROUND FOR J-TUB; FIX BATH COUNT PER INFO;					
10/25/10 MMUR	2010 UPDATE RVW					
07/30/09 SBRM						
11/30/05 KMRR						

EXTRA FEATURES VALUATION

MUNICIPAL SOFTWARE BY AVITAR

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes			
FIREPLACE 2-CUST	1					100		8,500.00	100			
SHED-WOOD	48			6 x 8		393		10.00	50			
POOL-INGRND-GUNITE	476			1 x 476		94		33.00	80			
SCREENHOUSE	276			12 x 23		118		14.00	80			
LEAN-TO	320			10 x 32		110		4.00	100			
									26,300			




Year	Building	Features	Land
2018	\$ 249,600	\$ 28,500	\$ 97,800
		Parcel Total: \$ 375,900	
2019	\$ 249,700	\$ 28,500	\$ 97,800
		Parcel Total: \$ 376,000	
2020	\$ 269,200	\$ 26,300	\$ 136,200
		Parcel Total: \$ 431,700	

LAND VALUATION

LAST REVALUATION: 2020

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: GOOD Driveway: PAVED Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	135,000	E	100	105	100	100	95 -- MILD	100	134,700	0	N	134,700	
1F RES	0.608 ac	x 2,500	X	100				100 -- LEVEL	100	1,500	0	N	1,500	
													2.608 ac	
													136,200	

OWNER INFORMATION			SALES HISTORY					PICTURE																													
FROMM, NADJA			Date	Book	Page	Type	Price	Grantor	 <div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 233,400</td><td></td><td>\$ 4,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 337,500</td></tr><tr><td>2019</td><td>\$ 233,400</td><td></td><td>\$ 4,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 337,500</td></tr><tr><td>2020</td><td>\$ 259,600</td><td></td><td>\$ 4,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 402,300</td></tr></table>	Year	Building	Features	Land	2018	\$ 233,400		\$ 4,600			Parcel Total:	\$ 337,500	2019	\$ 233,400		\$ 4,600			Parcel Total:	\$ 337,500	2020	\$ 259,600		\$ 4,600			Parcel Total:	\$ 402,300
Year	Building	Features	Land																																		
2018	\$ 233,400		\$ 4,600																																		
		Parcel Total:	\$ 337,500																																		
2019	\$ 233,400		\$ 4,600																																		
		Parcel Total:	\$ 337,500																																		
2020	\$ 259,600		\$ 4,600																																		
		Parcel Total:	\$ 402,300																																		
FRANCIS, OLIVER CHARLES			05/29/2020	6120	0492	Q 1	399,000	GIANNELLI, ANTHONY P																													
18 DWIGHT ROAD			09/04/1990	2850	1953	Q 1	113,048																														
			02/24/1989	2782	1233	Q V	40,000	BECKINGHAM																													
NOTTINGHAM, NH 03290			07/15/1986	2617	0837	Q V	35,000																														
LISTING HISTORY			NOTES																																		
09/14/18 JQVM			BROWN: 6/07-W/A/C ONLY, SOME STONE VENEER ON RBF; DNPU TENT																																		
04/05/18 INSP			GARAGE: 9/18; DNPU CANVAS GAR OR PLASTIC SHED, PU PATIO &																																		
07/19/13 JBVM			GAZEBO: 07/20; PER MLS CUSTOM LANDSCAPING, ADDITION FFF																																		
01/24/13 INSP			SUPERIOR TO ORIG HOUSE; EXT COND >INT; IRRIGATION, OAK/STONE TOP																																		
06/22/07 BHVM			KIT; ADDTN WET BAR IN LIV RM W/CHERRY HW FLRS; REAR LANDSCAPE																																		
11/30/05 KMRM			> TO FRONT W/KOI POND, GAZEBO, PATIO + IRRIGATION;																																		
04/13/05 KMPR																																					
02/01/05 AGRM																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																														
PATIO	500	20 x 25	92	7.00	75	2,415																															
GAZEBO	144	12 x 12	171	12.00	75	2,216	12' DIAMETER																														
						4,600																															
MUNICIPAL SOFTWARE BY AVITAR																																					
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 233,400</td><td></td><td>\$ 4,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 337,500</td></tr><tr><td>2019</td><td>\$ 233,400</td><td></td><td>\$ 4,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 337,500</td></tr><tr><td>2020</td><td>\$ 259,600</td><td></td><td>\$ 4,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 402,300</td></tr></table>									Year	Building	Features	Land	2018	\$ 233,400		\$ 4,600			Parcel Total:	\$ 337,500	2019	\$ 233,400		\$ 4,600			Parcel Total:	\$ 337,500	2020	\$ 259,600		\$ 4,600			Parcel Total:	\$ 402,300	
Year	Building	Features	Land																																		
2018	\$ 233,400		\$ 4,600																																		
		Parcel Total:	\$ 337,500																																		
2019	\$ 233,400		\$ 4,600																																		
		Parcel Total:	\$ 337,500																																		
2020	\$ 259,600		\$ 4,600																																		
		Parcel Total:	\$ 402,300																																		
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00			Minimum Frontage: 200																															
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond																													
IF RES	2,000 ac	135,000	E	100	105	100	95 -- MILD	100																													
IF RES	1,430 ac	x 2,500	X	100			95 -- MILD	100																													
	3,430 ac																																				
LAST REVALUATION: 2020																																					
Site: GOOD			Driveway: PAVED			Road: PAVED																															

OWNER

FROMM, NADJA
FRANCIS, OLIVER CHARLES
18 DWIGHT ROAD
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District	Percentage

PERMITS

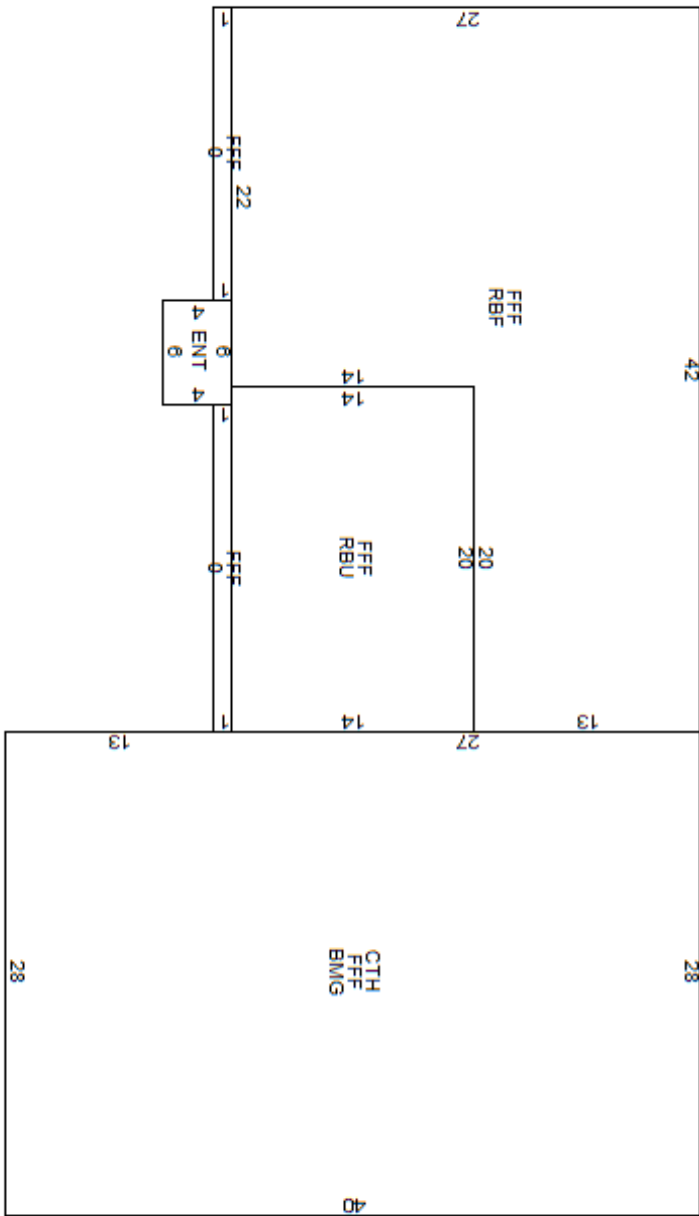
Date	Permit ID	Permit Type	Notes
08/04/04	184-04	ADDITION	2 STORY ADDITION
08/20/03	98-03-B	GARAGE	REPLACE 5/03 PERMIT REV
05/20/03	98-03-A	GARAGE	40 X 28 2 STORY GARAGE

BUILDING DETAILS

Model: 1.00 STORY R RANCH
Roof: GABLE OR HIP/STANDING SEAM
Ext: CEMENT CLAPBOARD
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: GAS/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: Fireplaces: Generators: A/C: No
Quality: A1 AVG+10
Com. Wall: Base Rate: RSA 93.00
Size Adj: 0.8490 Bldg. Rate: 0.9619
Sq. Foot Cost: \$ 89.46


BUILDING SUB AREA DETAILS

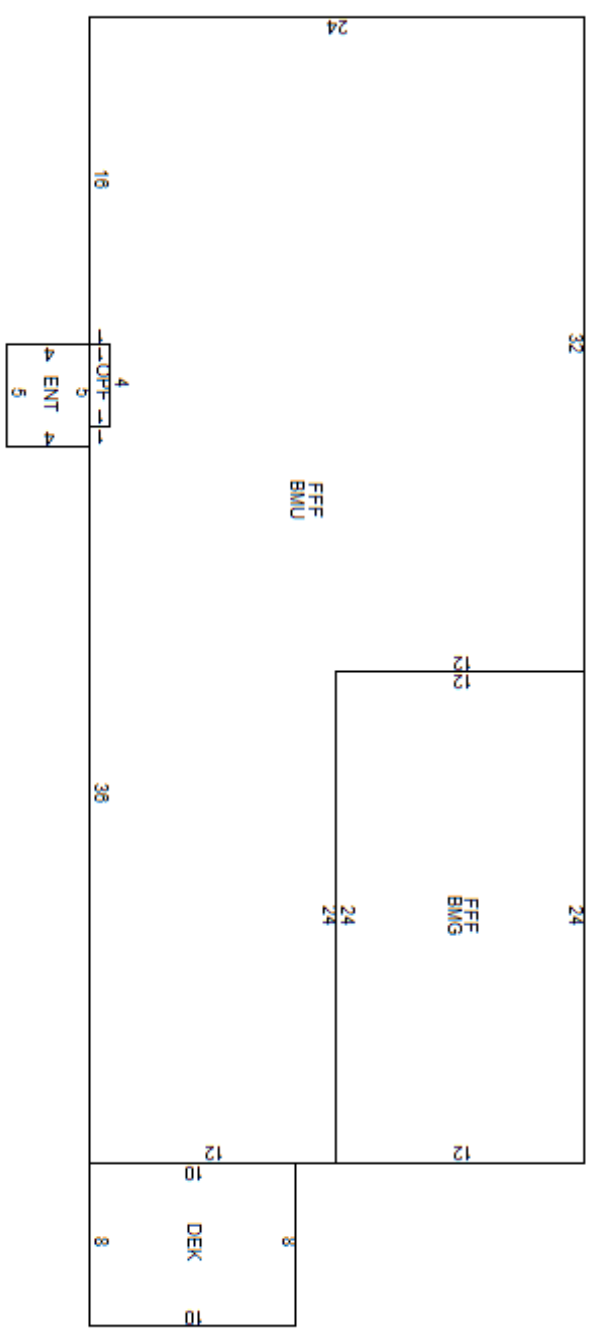
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2290	1.00	2290
RBF	RAISED BSMNT	854	0.75	641
ENT	ENTRY WAY	24	0.10	2
RBU	RAISED BSMNT	280	0.25	70
CTH	CATHEDRAL	1120	0.10	112
BMG	BASEMENT	1120	0.20	224
DEK	DECK/ENTRANCE	348	0.10	35
GLA:	2,290	6,036		3,374



2020 BASE YEAR BUILDING VALUATION


Market Cost New:	\$ 301,838
Year Built:	1987
Condition For Age:	GOOD
Physical:	14 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 259,600

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		SALLEMI, ARIEL M. 14 DWIGHT ROAD NOTTINGHAM, NH 03290		District	Percentage	Model: 1.00 STORY DBL WIDE Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: PLYWOOD PANEL/WALL BOARD Floor: CARPET/LINOLEUM OR SIM Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A0 AVG Com. Wall: Size Adj: 1.1361 Base Rate: MHD 89.00 Bldg. Rate: 1.1020 Sq. Foot Cost: \$ 98.08	
PERMITS							
Date	Permit ID	Permit Type	Notes				
10/06/03	255-03	FEATURES & OBS	8 X 8 DECK				

		2020 BASE YEAR BUILDING VALUATION Market Cost New: \$ 153,691 Year Built: 1988 Condition For Age: AVERAGE 35 % Physical: Functional: C-NOTES 2 % Economic: Temporary: Total Depreciation: 37 % Building Value: \$ 96,800	
--	--	--	--

OWNER INFORMATION		SALES HISTORY					PICTURE
CISEWSKI, AHREN N. HARRIS, ASHLEY M. 44 LEDGE FARM ROAD NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price Grantor	
		03/23/2020	6095	20	Q1	302,500 SEARS, HERBERT	
		02/01/1993	2966	2244	U199	82,762 ALEX COLE	
LISTING HISTORY		NOTES					
06/03/20	JBVM SALE	TAN; CATH CEILING; TRIM MISSING IN LVRM; 7/2013 INFO OUTSIDE; DNV1; ADD SHED 8X10; NO UPDATES TO HOME; HEAT =OIL/FA NO DUCTS=MONITOR HEATER; 9/18; OWNER REFUSED INT BUT ALLOWED MEAS; REMV CKN COOP; DNP U ENT 2X8; 06/20; NOH; WOB; EST HSF DUE TO ROOF LINE; PER MLS					
09/24/18	JQVM						
04/05/18	INSP						
07/08/15	CRHN						
07/15/13	JBVM						
01/24/13	INSP						
07/02/07	BHVM						
03/30/04	KMPM						
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value Notes
LEAN-TO	33	3 x 11		400	4.00	50	264 ATT HSE
BARN-2STRY	840	30 x 28		79	26.00	100	17,254 GAMBREL
SHED-WOOD	80	8 x 10		260	10.00	40	832
							18,400

PICTURE



OWNER

CISEWSKI, AHREN N.
HARRIS, ASHLEY M.
44 LEDGE FARM ROAD
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District
Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

04/30/03

73-03-A

FEATURES & OBS

30 X 28 GAMBREL BARN

BUILDING DETAILS

Model: 2.00 STORY GAMBREL
Roof: GAMBREL/PREFAB METALS
Ext: VINYL SIDING
Int: DRYWALL/WOOD/LOG
Floor: LINOLEUM OR SIM/PINE/SOFT WD
Heat: OIL/FANODUCTS
Bedrooms: 2 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0040 Base Rate: RSA 93.00
Bldg. Rate: 1.0498
Sq. Foot Cost: \$ 97.64

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1008	1.00	1008
DEK	DECK/ENTRANCE	204	0.10	20
BMU	BSMNT	768	0.15	115
PRS	PIERS	128	-0.05	-6
STO	STORAGE AREA	112	0.25	28
ENT	ENTRY WAY	16	0.10	2
UFF	UPPER FLR FIN	912	1.00	912
GLA:	1,920	3,148		2,079

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 202,994
Year Built: 1980
Condition For Age: AVERAGE 20 %
Physical: WALL HGT 3 %
Functional: 3 %
Economic: 23 %
Temporary:
Total Depreciation:
Building Value: \$ 156,300

OWNER INFORMATION			SALES HISTORY					PICTURE																				
GILL, CHRISTOPHER J. LALONDE, MEGAN N. 30 POOR FARM ROAD NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price	Grantor																				
			05/20/2020	6116	1904	Q1	425,000	WENDT, MARTIN J																				
			08/17/2015	5645	2724	Q1	335,000	WHITNEY, WAYNE T &																				
			10/12/2004	4375	2231	Q1	335,000	BAIN, LEONARD & CAROLY																				
			04/02/2001	3562	0502	U V 38		KAISER, BARBARA																				
			03/20/2000	3461	1200	Q V	34,000	WOLLMAR, DOUGLAS																				
LISTING HISTORY			NOTES																									
06/16/20 JBVM SALE			GRAY; P/U FOR '05 GAR; 1/05 -SPOKE W/ CONTRACTOR; BAD TIME FOR HO; EST BARN 100% 4/1/05; 7/2013 OWNER BUSY WANTS SPOUSE HOME FOR MEAS+LIST=EST. ADD POOL SIZE=EST. 11/13 NO UPDATES. FIX DEK MEAS. TOF=DORMER. FIX POOL SIZE PER OWNER. HD TILE+HW FLRS EACH ABOUT 25% OF FLOORING. C-VAC; 9/18; POOL NOT USED THIS YR NEEDS LINER. INFO HO (MRS); PU PATIO; DECKS=MAHOGANY; ADJ POOL; 06/20; INFO @ DOOR, EXT AVG COND; PER MLS HW/FORMICA KIT;																									
09/24/18 JQVM																												
04/05/18 INSP MARKED FOR INSPECTION																												
11/04/13 JBVL																												
07/09/13 JBVE																												
01/24/13 INSP MARKED FOR INSPECTION																												
01/31/05 KMPM																												
04/04/00 ALPR																												
EXTRA FEATURES VALUATION																												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																					
GARAGE-1 STY/ATTIC	1,120	40 x 28	74	33.00	115	31,453	HEAT/INS/DRYWAL	<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 192,300</td><td>\$ 27,300</td><td>\$ 84,700</td></tr><tr><td>2019</td><td>\$ 192,300</td><td>\$ 27,300</td><td>\$ 84,700</td></tr><tr><td>2020</td><td>\$ 217,200</td><td>\$ 50,100</td><td>\$ 128,400</td></tr><tr><td colspan="3">Parcel Total: \$ 304,300</td><td>Parcel Total: \$ 395,700</td></tr></table>	Year	Building	Features	Land	2018	\$ 192,300	\$ 27,300	\$ 84,700	2019	\$ 192,300	\$ 27,300	\$ 84,700	2020	\$ 217,200	\$ 50,100	\$ 128,400	Parcel Total: \$ 304,300			Parcel Total: \$ 395,700
Year	Building	Features	Land																									
2018	\$ 192,300	\$ 27,300	\$ 84,700																									
2019	\$ 192,300	\$ 27,300	\$ 84,700																									
2020	\$ 217,200	\$ 50,100	\$ 128,400																									
Parcel Total: \$ 304,300			Parcel Total: \$ 395,700																									
BARN-1STRY/LOFT	720	30 x 24	82	22.00	125	16,236	ELECT/STABLES=COND																					
POOL-ABOVE GROUND	432	24 x 18	97	6.00	65	1,634	24' ROUND																					
PATIO	120	10 x 12	193	7.00	50	811	SHAPE/EST																					
50,100																												
MUNICIPAL SOFTWARE BY AVITAR																												
LAND VALUATION																												
Zone: R-AG RES/AGR DIST			Minimum Acreage: 2.00			Minimum Frontage: 200																						
Site: AVERAGE			Driveway: DIRT/GRAVEL			Road: DIRT/GRAVEL																						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography																				
1F RES	2,000 ac	135,000	E	100	100	95	95	100 -- LEVEL																				
1F RES	3,100 ac	x 2,500	X	100				95 -- MILD																				
5,100 ac							128,400																					
							128,400																					
LAST REVALUATION: 2020																												

PICTURE



OWNER

GILL, CHRISTOPHER J.
LALONDE, MEGAN N.
30 POOR FARM ROAD
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

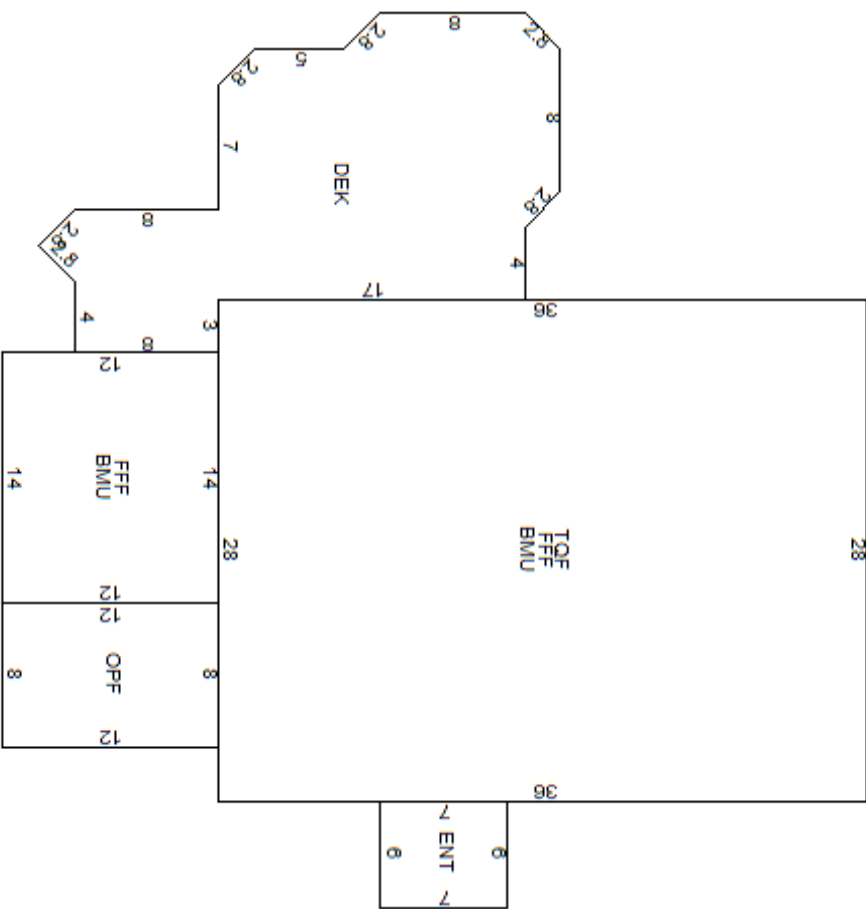
District
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/08/04	272-04	FEATURES & OBS	24 X 30 BARN
03/13/02	24-02	FEATURES & OBS	160X6 FENCE
08/22/01	98-01	NEW BUILDING	CEO 3-13-02

BUILDING DETAILS

Model: 1.75 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARD TILE/CARPET
Heat: GAS/EA DUCTED
Bedrooms: 3 Baths: 2.0 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9871 Base Rate: RSA 93.00
Bldg. Rate: 1.1957
Sq. Foot Cost: \$ 111.20



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	1008	0.75	756
FFF	FST FLR FIN	1176	1.00	1176
BMU	BSMNT	1176	0.15	176
OPF	OPEN PORCH	96	0.25	24
ENT	ENTRY WAY	42	0.10	4
DEK	DECK/ENTRANCE	342	0.10	34
GLA:	1,932	3,840		2,170

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 241,304

Year Built: 2002

Condition For Age: GOOD

Physical: 10 %

Functional: 10 %

Economic: 10 %


Temporary: 10 %

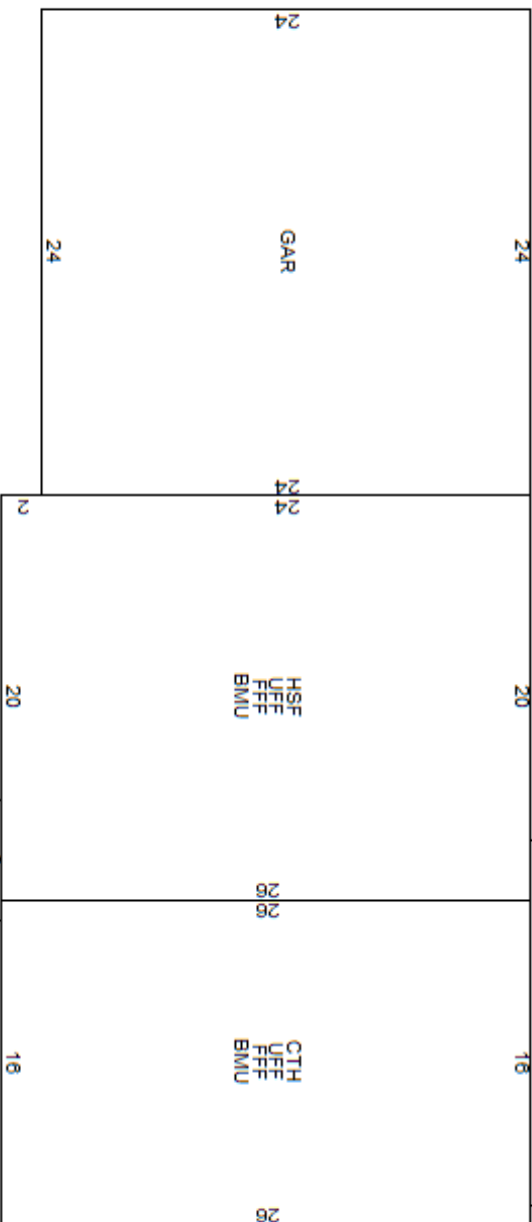
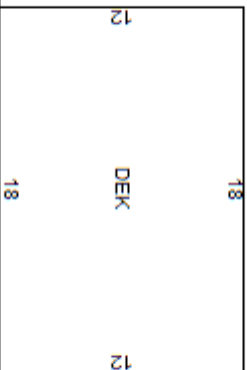
Total Depreciation: 10 %

Building Value: \$ 217,200

OWNER INFORMATION		SALES HISTORY					PICTURE																																
MCCORMACK, MICHAEL A MCCORMACK, LILLIAN 53 FRANCESCA WAY NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price Grantor																																	
		06/18/2020	6128	0926	Q1	380,000 BELCHER, KEVIN J																																	
		05/19/2014	5531	1672	Q1	285,000 ANZALONE, JOSEPH &																																	
		12/17/2004	4412	1083	Q1	309,733 LANGDON CONST, LLC																																	
		08/13/2004	4345	1889	Q V	84,911 NEWBURY NORTH DEV																																	
		04/06/2004	4264	1264	U V 40	36,000 FALZONE, BERRY RD RT																																	
LISTING HISTORY		NOTES																																					
08/27/18 JBVM 04/05/18 INSP 02/14/17 JBPR 04/30/15 JRVL 07/09/13 JBVM 01/24/13 INSP 01/31/05 KMRM 04/01/03 GRNR		GREEN; 1/05 PU HSE; 2 SM DORMERS FRONT/FULL DORMER REAR; 7/13 INFO OUTSIDE; DNV; OWNER BUSY; OWNER STATES NO ACC TO HSU; 4/15 CORR BTH CNT; 2/17/2017 PU SOLAR; 8/18; INFO AT DOOR, DNV HO BUSY; DNPV SM COOP=NV; 07/20; PER MLS CORRECT BATH COUNT, EST VLT IN MSTR BED; HW/FORMICA KIT W/ISL; SOLAR OWNED BY HO;																																					
EXTRA FEATURES VALUATION																																							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																																
FIREPLACE 1-STAND	1			100		3,000.00	3,000																																
SOLAR ELECTRIC	21			100		600.00	12,600 2016, ROOF																																
							15,600																																
MUNICIPAL SOFTWARE BY AVITAR																																							
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 189,900</td><td></td><td>\$ 3,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 103,900</td></tr><tr><td>2019</td><td>\$ 189,900</td><td></td><td>\$ 3,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 103,900</td></tr><tr><td>2020</td><td>\$ 217,300</td><td></td><td>\$ 15,600</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 152,600</td></tr><tr><td></td><td></td><td></td><td>\$ 385,500</td></tr></table>								Year	Building	Features	Land	2018	\$ 189,900		\$ 3,000			Parcel Total:	\$ 103,900	2019	\$ 189,900		\$ 3,000			Parcel Total:	\$ 103,900	2020	\$ 217,300		\$ 15,600			Parcel Total:	\$ 152,600				\$ 385,500
Year	Building	Features	Land																																				
2018	\$ 189,900		\$ 3,000																																				
		Parcel Total:	\$ 103,900																																				
2019	\$ 189,900		\$ 3,000																																				
		Parcel Total:	\$ 103,900																																				
2020	\$ 217,300		\$ 15,600																																				
		Parcel Total:	\$ 152,600																																				
			\$ 385,500																																				
LAND VALUATION																																							
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00 Minimum Frontage: 200																																			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography																																
1F RES	1.420 ac	133,840	G	120	100	100	95 -- MILD																																
							Cond Ad Valorem SPI R Tax Value Notes																																
							152,600 0 N 152,600																																
							152,600																																
LAST REVALUATION: 2020																																							
Site: AVERAGE Driveway: PAVED Road: PAVED																																							

OWNER INFORMATION				SALES HISTORY				PICTURE																																		
FUSCO, LINDA J. COLTUN, ROBERT R. 45 FRANCESCA WAY NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price	Grantor																																	
				10/18/2019	6048	892	Q1	372,333	CAPANO, JR NICHOLAS																																	
				12/06/2016	5780	0313	Q1	325,000	CELENTANO, RICHARD J &																																	
				06/25/2007	4814	0718	U138	1	CELENTANO, R.J. & C.J.																																	
				09/21/2004	4364	1996	U116	327,400	LANGDON CONSTRUCTION,																																	
				05/14/2004	4291	1130	Q V	87,200	NEWBURY NORTH																																	
LISTING HISTORY				NOTES																																						
06/03/20 JBVM SALE				TAN; 03/05 HSE COMPLETE; 07/13 OWNER REFUSED INFO+ MEAS, TOLD TO LEAVE=X; EST HSF NOT HSU; 8/18; INFO OUTSIDE, DNV1 HO BUSY; DNPV TEMP GREENHSE=N/V; 06/20; NOH; NC TO EXT; PER MLS HW/FORMICA KIT;																																						
08/27/18 JBVM																																										
04/05/18 INSP MARKED FOR INSPECTION																																										
07/10/13 JBVX																																										
01/24/13 INSP MARKED FOR INSPECTION																																										
08/03/09 SBRM																																										
06/30/05 LMHC																																										
06/30/05 DMHL																																										
EXTRA FEATURES VALUATION																																										
Feature Type		Units		Length x Width		Size Adj		Rate		Cond		Market Value		Notes																												
FIREPLACE 1-STAND		1						100		3,000.00		100		3,000 GAS																												
														3,000																												
MUNICIPAL SOFTWARE BY AVITAR										<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 213,600</td><td>\$ 3,000</td><td>\$ 100,300</td></tr><tr><td colspan="2"></td><td colspan="2">Parcel Total: \$ 316,900</td></tr><tr><td>2019</td><td>\$ 213,600</td><td>\$ 3,000</td><td>\$ 100,300</td></tr><tr><td colspan="2"></td><td colspan="2">Parcel Total: \$ 316,900</td></tr><tr><td>2020</td><td>\$ 230,400</td><td>\$ 3,000</td><td>\$ 153,900</td></tr><tr><td colspan="2"></td><td colspan="2">Parcel Total: \$ 387,300</td></tr></table>					Year	Building	Features	Land	2018	\$ 213,600	\$ 3,000	\$ 100,300			Parcel Total: \$ 316,900		2019	\$ 213,600	\$ 3,000	\$ 100,300			Parcel Total: \$ 316,900		2020	\$ 230,400	\$ 3,000	\$ 153,900			Parcel Total: \$ 387,300	
Year	Building	Features	Land																																							
2018	\$ 213,600	\$ 3,000	\$ 100,300																																							
		Parcel Total: \$ 316,900																																								
2019	\$ 213,600	\$ 3,000	\$ 100,300																																							
		Parcel Total: \$ 316,900																																								
2020	\$ 230,400	\$ 3,000	\$ 153,900																																							
		Parcel Total: \$ 387,300																																								
LAND VALUATION																																										
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200																																										
Land Type		Units		Base Rate		NC Adj		Site		Road		DWay		Topography		Cond		Ad Valorem		SPI R		Tax Value		Notes																		
IF RES		1,990 ac		134,980		G		120		100		100		95 --		MILD		100		153,900		0		N		153,900																
		1,990 ac																																								
LAST REVALUATION: 2020																																										
Site: AVERAGE Driveway: PAVED Road: PAVED																																										

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		FUSCO, LINDA J. COLTUN, ROBERT R. 45 FRANCESCA WAY NOTTINGHAM, NH 03290		District	Percentage	Model: 2.50 STORY COLONIAL	
						Roof: GABLE OR HIP/ASPHALT	
						Ext: VINYL SIDING	
						Int: DRYWALL	
						Floor: HARDWOOD/CARPET	
						Heat: OIL/HOT WATER	
						Bedrooms: 3 Baths: 2.5 Fixtures: 8	
						Extra Kitchens: Fireplaces: Generators:	
						A/C: Yes 100.00 %	
						Quality: A2 AVG+20	
						Com. Wall:	
						Size Adj: 0.9235 Base Rate: RSA 93.00	
						Bldg. Rate: 1.0965	
						Sq. Foot Cost: \$ 101.97	




BUILDING DETAILS	
Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: A/C: Yes 100.00 % Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9235 Base Rate: RSA 93.00 Bldg. Rate: 1.0965 Sq. Foot Cost: \$ 101.97	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE	576	0.45 259
HSF	1/2 STRY FIN	520	0.50 260
UFF	UPPER FLR FIN	936	1.00 936
FFF	FST FLR FIN	936	1.00 936
BMU	BSMNT	936	0.15 140
ENT	ENTRY WAY	24	0.10 2
CTH	CATHEDRAL	416	0.10 42
DEK	DECK/ENTRANCE	216	0.10 22
GLA:	2,132	4,560	2,597

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 264,816
Year Built:	2004
Condition For Age:	AVERAGE 13 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 230,400


OWNER INFORMATION			SALES HISTORY					PICTURE																													
DELEMUS, JEFFREY 9 O'BRIEN WAY NOTTINGHAM, NH 03290			Date	Book	Page	Type	Price	Grantor																													
			11/12/2019	6056	4	Q1	360,400	MCGANN, RYAN J																													
			02/06/2012	5286	0517	Q1	261,000	TRENDEZZA, LLC																													
			05/10/2011	5214	0371	Q V	75,000	NEWBURY NORTH																													
			06/01/2007	4806	1176	U V 21	1,170,000	FALZONE BERRY ROAD																													
LISTING HISTORY			NOTES																																		
06/03/20 JBVM SALE			TAN; 8/18: INFO @ DOOR, DNV1 HO BUSY; NC TO EXT; WD STOVE IN GAR;																																		
08/28/18 JBVM			LONG DRWY; 06/20; NOH; NC TO EXT; SOME TREES CLEARED BEHIND HSE;																																		
04/05/18 INSP MARKED FOR INSPECTION			PER M.LS HW/GRANITE KIT + FPL;																																		
01/24/13 INSP MARKED FOR INSPECTION																																					
11/30/11 DMVL																																					
04/01/03 GRNR																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	<div>TOWN OF NOTTINGHAM</div> <div>NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 180,600</td><td>\$ 0</td><td>\$ 95,300</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 275,900</td></tr><tr><td>2019</td><td>\$ 180,600</td><td>\$ 0</td><td>\$ 95,300</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 275,900</td></tr><tr><td>2020</td><td>\$ 198,600</td><td>\$ 3,000</td><td>\$ 146,200</td></tr><tr><td colspan="3"></td><td>Parcel Total: \$ 347,800</td></tr></table>		Year	Building	Features	Land	2018	\$ 180,600	\$ 0	\$ 95,300				Parcel Total: \$ 275,900	2019	\$ 180,600	\$ 0	\$ 95,300				Parcel Total: \$ 275,900	2020	\$ 198,600	\$ 3,000	\$ 146,200				Parcel Total: \$ 347,800
Year	Building	Features	Land																																		
2018	\$ 180,600	\$ 0	\$ 95,300																																		
			Parcel Total: \$ 275,900																																		
2019	\$ 180,600	\$ 0	\$ 95,300																																		
			Parcel Total: \$ 275,900																																		
2020	\$ 198,600	\$ 3,000	\$ 146,200																																		
			Parcel Total: \$ 347,800																																		
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS																														
							3,000																														
MUNICIPAL SOFTWARE BY AVITAR																																					
LAND VALUATION																																					
LAST REVALUATION: 2020																																					
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED																																					
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																								
1F RES	1,980 ac	134,960	G	120	100	100	95	95 -- MILD	100	146,200	0	N	146,200																								
										1,980 ac	146,200																										

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		DELEMUS, JEFFREY 9 O'BRIEN WAY NOTTINGHAM, NH 03290	District	Percentage	Model: 2.50 STORY COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0066 Base Rate: RSA 93.00 Bldg. Rate: 1.1482 Sq. Foot Cost: \$ 106.79	
			PERMITS			
			Date	Permit ID		
		05/05/11	053-11	NEW BUILDING	26 X34 SINGLE FAMILY HO	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE	484	0.45 218
UFF	UPPER FLR FIN	821	1.00 821
FFF	FST FLR FIN	884	1.00 884
BMU	BSMNT	884	0.15 133
CTH	CATHEDRAL	63	0.10 6
ENT	ENTRY WAY	37	0.10 4
GLA:	1,705	3,173	2,066

2020 BASE YEAR BUILDING VALUATION			
Market Cost New:			\$ 220,628
Year Built:			2011
Condition For Age:	AVERAGE		10 %
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:			10 %
Building Value:			\$ 198,600

OWNER INFORMATION				SALES HISTORY				PICTURE																												
MOREJON, DAVID BEAN, MARISSA 3 ROCKY HILL ROAD NOTTINGHAM, NH 03290				Date	Book	Page	Type	Price Grantor																												
				12/31/2019	6071	2292	Q1	354,933 WYATT, NICHOLAS D																												
				11/24/2015	5672	2050	Q1	291,000 VILICUS HOMES INC																												
				05/15/2015	5617	2501	U V 21	202,400 LEDGE FARM																												
				07/23/2013	5462	1750	U V 24	HARBOR STREET LIMITED																												
				02/27/2008	4890	1392	U V 19	648,000 VAUGHN FARMS, LLC																												
LISTING HISTORY				NOTES																																
06/03/20 JBVW SALE				GREEN; EFF 04/14 21 LOT CLUSTER SUBDIV PL#37760. 2/14 LOT CLEARED.																																
06/12/19 RWVM MARKED FOR INSPECTION				UNDERGROUND UTILS; 5/15 SALE INCLUDES 58-4-5 & 58-4-17; 1/2016 NOH, PU NEW HSE & EST INT=100% CMPLTE; 6/19 NOH, DNVI, PU AC, EXT COND																																
01/21/16 DMFM				AVG WELL MAINTAINED;.06/20; INFO @ DOOR, DNVI; FIX FLR PER INFO;																																
04/06/15 DMPL				FULL DORMER ON REAR; PER MLS HW/FORMICA KIT W/ISL;																																
04/01/14 LMSL																																				
02/18/14 JBVL																																				
EXTRA FEATURES VALUATION																																				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																														
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 184,300</td><td></td><td>\$ 95,200</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 279,500</td></tr><tr><td>2019</td><td>\$ 191,800</td><td></td><td>\$ 95,200</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 287,000</td></tr><tr><td>2020</td><td>\$ 210,700</td><td></td><td>\$ 146,400</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 357,100</td></tr></table>									Year	Building	Features	Land	2018	\$ 184,300		\$ 95,200			Parcel Total:	\$ 279,500	2019	\$ 191,800		\$ 95,200			Parcel Total:	\$ 287,000	2020	\$ 210,700		\$ 146,400			Parcel Total:	\$ 357,100
Year	Building	Features	Land																																	
2018	\$ 184,300		\$ 95,200																																	
		Parcel Total:	\$ 279,500																																	
2019	\$ 191,800		\$ 95,200																																	
		Parcel Total:	\$ 287,000																																	
2020	\$ 210,700		\$ 146,400																																	
		Parcel Total:	\$ 357,100																																	
MUNICIPAL SOFTWARE BY AVITAR																																				
LAND VALUATION																																				
LAST EVALUATION: 2020																																				
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: PAVED Road: PAVED																																				
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes																												
IF RES	0.713 ac	128,408 G	120	100	100	95 --	MILD	100 146,400 0 N 146,400																												
	0.713 ac							146,400																												

OWNER INFORMATION		SALES HISTORY					PICTURE	
AYER, LINDA MARIE AYER, DAVID ALEXANDER 14 PERRY LANE WESTON, MA 02493		Date	Book	Page	Type	Price Grantor		
LISTING HISTORY		NOTES						
06/20/19	RWVM	NATURAL; 04-CUSTOM WORK; 03/12-DEED TO TARBELL AS TRUSTEE OF						
02/05/19	INSP	SUNNY SKYE REV TRUST & MINYARD AS TRUSTEE OF EDWARD E						
04/27/18	JBPR	MINYARD REV TRUST; 04/12-1 BEDROOM IN BSMT=DNPU, PICK UP SAUNA;						
04/09/15	DMPL	RBF HEARTH ONLY; CONCRETE DRIVEWAY/HEATED BUT LOTS OF						
03/19/13	LMAL	ISSUES/HIGH COST TO OPERATE, DETACHED GARAGE CONVERTED TO						
04/06/12	DMAL	PART STO/PART GYM DOWN & RECORDING STUDIO UP WITH HEAT & AC;						
07/20/10	PBUM	4/15 PU ADDTN; 4/18 NOH; EST FURNACE '17 SIDING REPAIRED						
04/28/08	CGRM	CEDAR=CEDAR SHINGLES, 6/19 NOH, EXT GOOD COND; 7/20 FOR SALE AUC						
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
FIREPLACE 1-CUST	1			100	5,000.00	100	5,000	
GARAGE-1.75 STY	576	24 x 24	88	35.00	175	31,046	C-NOTES	
SAUNA	64	8 x 8	92	75.00	100	4,416	IN SM LOFT/MSTR BATH	
40,500								
LAND VALUATION							TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE	
Year	Building	Features		Land				
2018	\$ 264,000			\$ 34,500		\$ 313,500		
			Parcel Total:		\$ 612,000			
2019	\$ 264,000			\$ 34,500		\$ 313,500		
			Parcel Total:		\$ 612,000			
2020	\$ 348,200			\$ 40,500		\$ 463,100		
				Parcel Total:		\$ 851,800		
LAST REVALUATION: 2020								
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: GOOD Driveway: PAVED Road: DIRT/GRAVEL		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	
IF RES WTRFRNT	2.000 ac	135,000	D	90	105	95	-- MILD	
PAWTUCKAWAY	206.000 wf	BEACH/LANDSCAPED, MAIN BODY				100	-- LEVEL	
2.000 ac						463,100		
						463,100		

Map: 000060

Lot: 000002

Sub: 000000

Card: 1 of 1

92 BARDERRY LANE

NOTTINGHAM

Printed: 09/18/2020

PICTURE



OWNER

AYER, LINDA MARIE
AYER, DAVID ALEXANDER
14 PERRY LANE
WESTON, MA 02493

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/19/14	108-14	ADDITION	ADDITION TO EXISTING BI
01/27/12	021-12	RENOVATION	FINISH GARAGE-RECORDI
01/27/12	030-12	RENOVATION	REPLACES PERMIT 021-12
07/07/03	159-03	GARAGE	32 X 24 2 STORY GARAGE

BUILDING DETAILS

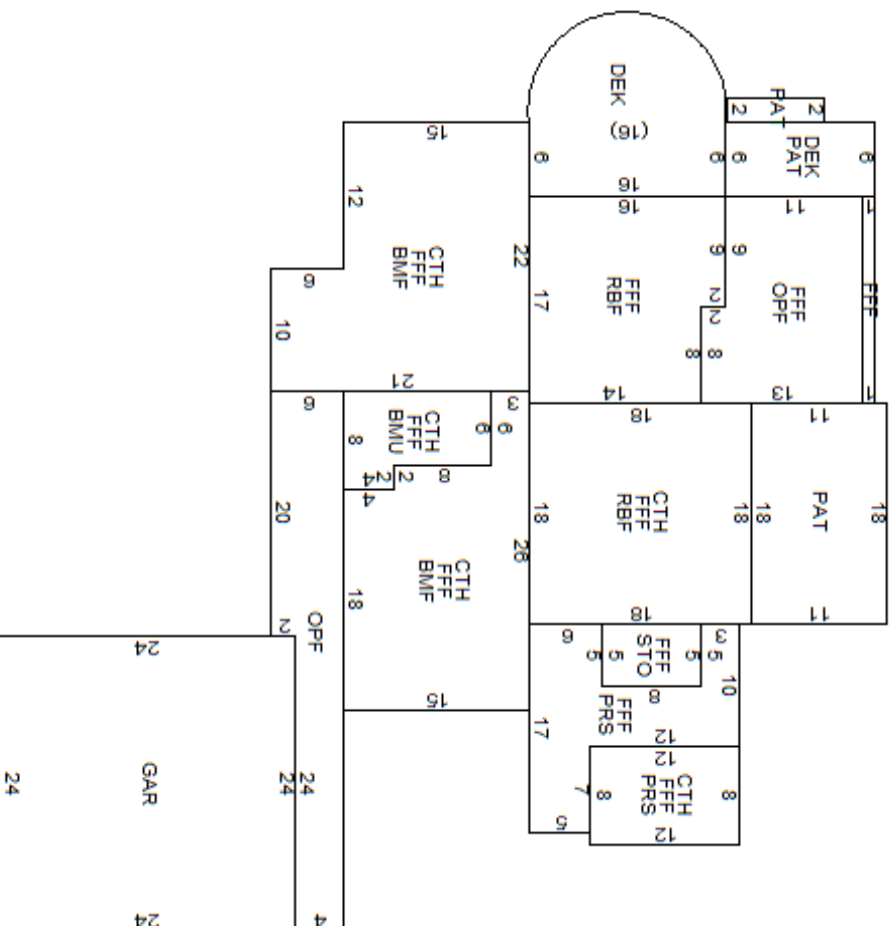
Model: **1.5 STORY CONTEMP**
Roof: **IRREGULAR/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL/WOOD/LOG**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators: **1**
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8730** Base Rate: **RSA 93.00**
Bldg. Rate: **1.3673**
Sq. Foot Cost: **\$ 127.16**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1881	1.00	1881
OPF	OPEN PORCH	419	0.25	105
RBF	RAISED BSMNT	580	0.75	435
GAR	GARAGE	576	0.45	259
CTH	CATHEDRAL	1200	0.10	120
STO	STORAGE AREA	40	0.25	10
DEK	DECK/ENTRANCE	285	0.10	29
PAT	PATIO	286	0.10	29
BMU	BSMNT	80	0.15	12
BMF	BSMNT FINISHED	700	0.30	210
PRS	PIERS	261	-0.05	-13
GLA:		1,881	6,308	3,077


2020 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 391,271**
Year Built: **1984**
Condition For Age: **VERY GOOD** **11 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **11 %**
Building Value: **\$ 348,200**



OWNER INFORMATION				SALES HISTORY				PICTURE																													
MALCHANOFF, ROBYN				Date	Book	Page	Type	Price	Grantor																												
MALCHANOFF, ERIC				07/06/2020	6136	0031	Q1	350,000	VADALA, JR. JOHN E.																												
2 SHADOW LANE				11/12/2019	6055	2398	U138	1	VADALA, JR. JOHN E																												
				03/05/2019	5894	0218	U138	1	VADALA JR., JOHN E																												
				01/02/2000	3448	2476	Q1	199,900	CROSS CREEK																												
NOTTINGHAM, NH 03290				06/30/1999	3404	2492	U V 18	120,000	TURMEL																												
LISTING HISTORY				NOTES																																	
10/08/19	RWCL	M&L		YELLOW; 06-STEEP DROPPING TOPO BEHIND HOUSE, INT=GOOD; 7/2013 NO UPDATES, CORRECT SKETCH, CTH SECTION; HRDWD DINING RM ONLY;																																	
05/14/19	RWVX			5/19; OPT OUT, EST NC; 10/19; EXT COND=GD; MINOR ROT GAR DOOR TRIM;																																	
02/05/19	INSP		MARKED FOR INSPECTION	CORR DEK SIZE; INT COND=GD; WELL CARED FOR; CONTRACTOR GRADE																																	
07/08/15	CRHC			C-TOPS & CABS;																																	
07/02/13	JBVL																																				
01/24/13	INSP		MARKED FOR INSPECTION																																		
10/09/06	DMCL																																				
03/10/06	DMVM																																				
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR																																	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																															
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000																														
SHED-WOOD	140	14 x 10	174	10.00	70	1,705																															
							4,700																														
<div><div><div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 205,100</td><td>\$ 4,200</td><td>\$ 87,100</td></tr><tr><td></td><td colspan="2">Parcel Total:</td><td>\$ 296,400</td></tr><tr><td>2019</td><td>\$ 205,100</td><td>\$ 4,200</td><td>\$ 87,100</td></tr><tr><td></td><td colspan="2">Parcel Total:</td><td>\$ 296,400</td></tr><tr><td>2020</td><td>\$ 206,300</td><td>\$ 4,700</td><td>\$ 133,800</td></tr><tr><td></td><td colspan="2">Parcel Total:</td><td>\$ 344,800</td></tr></table></div></div>										Year	Building	Features	Land	2018	\$ 205,100	\$ 4,200	\$ 87,100		Parcel Total:		\$ 296,400	2019	\$ 205,100	\$ 4,200	\$ 87,100		Parcel Total:		\$ 296,400	2020	\$ 206,300	\$ 4,700	\$ 133,800		Parcel Total:		\$ 344,800
Year	Building	Features	Land																																		
2018	\$ 205,100	\$ 4,200	\$ 87,100																																		
	Parcel Total:		\$ 296,400																																		
2019	\$ 205,100	\$ 4,200	\$ 87,100																																		
	Parcel Total:		\$ 296,400																																		
2020	\$ 206,300	\$ 4,700	\$ 133,800																																		
	Parcel Total:		\$ 344,800																																		
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE																													
								Driveway: PAVED																													
								Road: PAVED																													
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem																												
1F RES	2.000 ac	135,000	F	110	100	100	90 -- ROLLING	100	133,700																												
1F RES	0.026 ac	x 2,500	X	100			85 -- MODERATE	100	100																												
	2.026 ac								133,800																												
LAST REVALUATION: 2020																																					

PICTURE



OWNER

MALCHANOFF, ROBYN
MALCHANOFF, ERIC
2 SHADOW LANE
NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

District
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
03/18/05	37-05-A	FEATURES & OBS	SUNROOM 12 X 12
06/12/03	131-03	FEATURES & OBS	10 X 14 SHED

BUILDING DETAILS


Model: 2.00 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.5 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9213 Base Rate: RSA 93.00
Bldg. Rate: 0.9534
Sq. Foot Cost: \$ 88.67

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	144	0.70	101
BMU	BSMNT	768	0.15	115
BMG	BASEMENT	572	0.20	114
VLT	VAULTED	352	0.05	18
DEK	DECK/ENTRANCE	168	0.10	17
UFF	UPPER FLR FIN	898	1.00	898
CTH	CATHEDRAL	90	0.10	9
FFF	FST FLR FIN	1340	1.00	1340
ENT	ENTRY WAY	24	0.10	2
GLA:	2,238	4,356		2,614

2020 BASE YEAR BUILDING VALUATION


Market Cost New:	\$ 231,783
Year Built:	1999
Condition For Age:	GOOD
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 206,300

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		HUTCHINGS, JOSEPH HUTCHINGS, SUSAN 58 BARDERRY LANE NOTTINGHAM, NH 03290		District	Percentage	Model: 1.00 STORY RANCH Roof: GABLE OR HIP/ASPHALT Ext: NOVELTY Int: DRYWALL/WOOD/LOG Floor: CARPET Heat: GAS/FA DUCTED Bedrooms: 2 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B2 AVG-20 Com. Wall: Size Adj: 1.3161 Base Rate: RSA 93.00 Bldg. Rate: 0.9897 Sq. Foot Cost: \$ 92.04	
				PERMITS			
				Date	Permit ID Permit Type Notes		

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	84	0.10	8
FFF	FST FLR FIN	640	1.00	640
RBF	RAISED BSMNT	320	0.75	240
EPF	ENCLOSED	264	0.70	185
ENT	ENTRY WAY	39	0.10	4
BMF	BSMNT FINISHED	320	0.30	96
GLA:	640	1,667		1,173

2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 107,963	
Year Built:		1965	
Condition For Age:	AVERAGE	24 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		24 %	
Building Value:		\$ 82,100	

OWNER INFORMATION		SALES HISTORY					PICTURE
BOERS, CARSTEN KENNEDY, ELIZA 121 RAYMOND STREET CAMBRIDGE, MA 02140 (ET AL.)		Date	Book	Page	Type	Price Grantor	
		08/12/2020	6151	0495	Q1	780,000 PEYTON, BRADLEY D	
		07/18/2016	5733	2796	Q1	590,000 THOMPSON, THERESE A	
		09/11/2006	4706	0405	U139	THOMPSON, KEVIN P.	
		07/15/2003	4090	2637	Q1	610,000 JOHNSON, BETTY & DARRE	
		02/18/1999	3367	1802	U145	NETISHEN, DAVID &	
LISTING HISTORY		NOTES					
06/19/19 RWVM 02/05/19 INSP 04/09/15 DMPM 08/14/14 JBVL 07/01/05 LMHC 02/01/05 KMPM 04/06/00 ALPR 04/21/98 AAM		GREEN/GREY: LLAI/7/99 D-26889; EFF B-38157 ESMT PLAN INCORRECTLY LISTS ACREAGE AS 1.109, DEEDING BK-3367 PG-1802; PER PLAN 152' W/F & 7' ESMT AREA=159'; 08/14 DNP/ ATU=PDS. PU VLT. FIX CTH, RBU, BMF, RBF, FLRS + DEKS; ROOF 07=ASPHALT LOOK. FURNACE '12. WF MOSTLY NATURAL; 06/19; PU SHED; EXT COND=V.GD; 07/20 FOR SALE AUC 9 DOM \$749,900; PER MLS NEWER CUSTOM KIT W/GRAHITE TOPS, PENINUSLA + TILE BK SPL; RBF UPDATED + EXPANDED, RBF SIZE EST;					




EXTRA FEATURES VALUATION							TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000
PATIO	312	1 x 312	111	7.00	60	1,455 EST SHAPE	
SHED-WOOD	96	12 x 8	227	10.00	80	1,743	
						6,200	
							2018 \$ 303,900 \$ 4,500 \$ 271,500 Parcel Total: \$ 579,900
							2019 \$ 303,900 \$ 5,700 \$ 271,500 Parcel Total: \$ 581,100
							2020 \$ 364,300 \$ 6,200 \$ 353,400 Parcel Total: \$ 723,900

LAND VALUATION

LAST REVALUATION: 2020

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: GOOD Driveway: PAVED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	1.116 ac	133,232	D	90	105	95	100	95 -- MILD	100	113,600	0	N	113,600	
PAWLUCKAWAY	159,000 wf	AVERAGE, MAIN BODY						90 -- ROLLING	100	239,800	0		239,800	159'/AVG/AVG/AVG/N
	1.116 ac									353,400			353,400	



OWNER

BOERS, CARSTEN
KENNEDY, ELIZA
121 RAYMOND STREET
CAMBRIDGE, MA 02140
(ET AL.)

TAXABLE DISTRICTS

District	Percentage

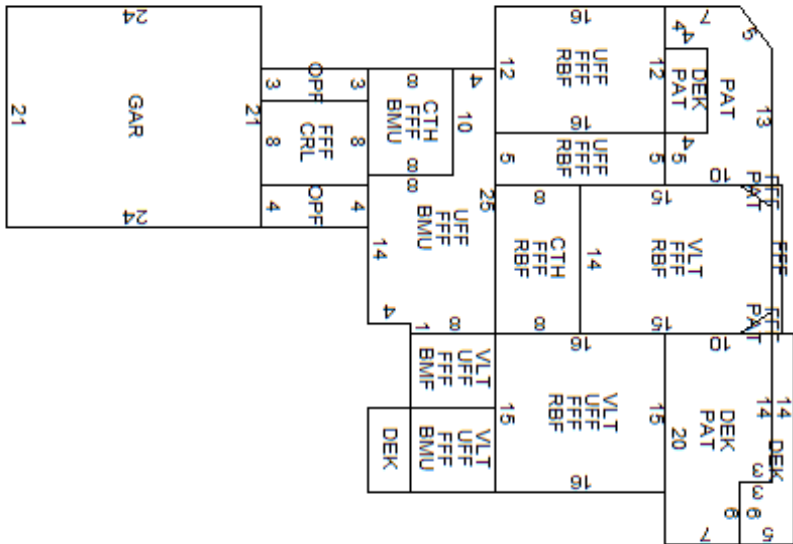
PERMITS

Date	Permit ID	Permit Type	Notes
08/25/14	141-14	ALTERATION	REPLACE 12X20 DECK
03/30/04	33-04-A	REPAIR	REPAIR ROTTED BEAMS A

BUILDING DETAILS

Model: 2.00 STORY CONTEMP
Roof: IRREGULAR/HIGH QUALITY COMP
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: PINE/SOFT WD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 3.5 Fixtures: 12
Extra Kitchens: Fireplaces: Generators: 1
A/C: No
Quality: A4 EXC
Com. Wall:
Size Adj: 0.8529 Base Rate: RSA 93.00
Bldg. Rate: 1.3106
Sq. Foot Cost: \$ 121.89

WATERFRONT



FRONTAGE

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	504	0.45	227
OPF	OPEN PORCH	70	0.25	18
FFF	FST FLR FIN	1386	1.00	1386
CRL	CRAWL SPACE	80	0.05	4
DEK	DECK/ENTRANCE	304	0.10	30
CTH	CATHEDRAL	192	0.10	19
BMU	BSMNT	360	0.15	54
UFF	UPPER FLR FIN	848	1.00	848
VL T	VAULTED	606	0.05	30
BMF	BSMNT FINISHED	56	0.30	17
RBF	RAISED BSMNT	870	0.75	653
PAT	PATIO	352	0.10	35
GLA:	2,234	5,628		3,321

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 404,797
Year Built: 1988
Condition For Age: VERY GOOD 10 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 10 %
Building Value: \$ 364,300

OWNER INFORMATION		SALES HISTORY			Picture
BABINE, JONATHAN		Date	Book	Page	
RODMAN, MOLLY ELIZABETH & GENE D		08/19/2020	6153	2902	Q1
20 CLEMENT STREET		05/02/2019	5997	0057	U138
MALDEN, MA 02148		06/03/1997	3217	2877	U138

MALDEN, MA 02148		
LISTING HISTORY		NOTES
03/18/20	JBSL PLAN D-41769	RED; ROW=WHITES GROVE RD THRU LOT; FD=UNHEATED 2ND FLR, LACKS INSUL. DAMP/DIRT FLR BSMT. 8/14 FRONT ROOF REPLACED '11; 1 SM ROOM IN UFF. DNPV AS BED. DNPV 2FT ENT. 1 BARN MEAS EST=GROWTH; 6/19; NOH; EXT WELL MAINT; EST REAR RF REPLACED; REMOVE LNTQ; 10/19; INT COND GD; FLRS SLIGHT SAG BUT SOLID; STILL HAS ORIG "INDIAN" SHUTTERS; WELL MAINT PERIOD CORR; CU CONTIGUOUS W/ 47-A, 47-B, 47-C; 3/20; FPL BLKD OFF; FAUX FASCIA ONLY; WDSIV IN KIT, NO FPL; 7/20 FOR SALE AUC \$329,900 101 DOM
03/05/20	RWPR	
10/09/19	RWCL	
06/07/19	RWVM	
02/05/19	INSP	
08/25/14	JBVL	
06/03/08	MNRL	
06/28/06	DSVM	

EXTRA FEATURES VALUATION					
Feature Type	Units	Length	Width	Size Adj	Rate
BARN-1STRY/LOFT	1,520	38	x	40	71
					22.00
					75
					17,807
					17,800

TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 156,800	\$ 17,700	\$ 80,079
		Parcel Total:	\$ 254,579
2019	\$ 156,800	\$ 17,700	\$ 80,059
		Parcel Total:	\$ 254,559
2020	\$ 163,000	\$ 17,800	\$ 122,003
		Parcel Total:	\$ 302,803


LAND VALUATION

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2,000 ac	135,000	E	100	100	100	95	95 -- MILD	100	121,800	0	N	121,800	
FARM LAND	0.598 ac	x 2,500	X	100				95 -- MILD	100	1,400	100	Y	203	
	2.598 ac									123,200			122,003	

LAST REVALUATION: 2020

PICTURE



OWNER

BABINE, JONATHAN
RODMAN, MOLLY ELIZABETH & GENE D
20 CLEMENT STREET
MALDEN, MA 02148

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 2.50 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: PLASTERED/WOOD/LOG
Floor: PINE/SOFT WD/CARPET
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.9722 Base Rate: RSA 93.00
Bldg. Rate: 1.1769
Sq. Foot Cost: \$ 109.45

18	12
14 ATU FFF CRL	14 EPF
18	24
10 ATU FFF BMU	10
18	12
38	38
18	10 ATU FFF BMU

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
EPF	ENCLOSED	288	0.70 202
ATU	ATTIC	1116	0.10 112
FFF	FST FLR FIN	1116	1.00 1116
BMU	BSMNT	864	0.15 130
CRL	CRAWL SPACE	252	0.05 13
UFF	UPPER FLR FIN	684	1.00 684
GLA:	1,800	4,320	2,257
2020 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 247,029	
Year Built:		1837	
Condition For Age:		GOOD 34 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		34 %	
Building Value:		\$ 163,000	

OWNER INFORMATION

SHORE THIRTY EIGHT LLC

111 CARRIAGE WAY

CARLISLE, MA 01741

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/11/2020	6091	1970	Q1	315,000	BAILEY, DAVID M
08/29/2014	5557	0096	U151	150,000	FEDERAL NATIONAL
08/21/2013	5472	0761	U151	274,700	PARADISE, MICHELLE S
10/04/2006	4716	2003	Q1	265,000	ACOSTA SR, R
06/28/1999	3403	0317	U138		ACOSTA

LISTING HISTORY

03/08/19 RWVL
 02/05/19 INSP MARKED FOR INSPECTION
 04/09/15 DMPR
 08/12/14 JBVM
 07/31/07 BHUR
 04/01/03 JDVM
 05/13/98 AAL
 02/15/87 DMO

NOTES

TAN; WA PER DEED, PLAN B-5162, SWIM ACC 68-34-4, ALSO DEEDED BOAT LAUNCH ACC; PREFAB; ROAD IS R/O/W-NOT TOWN MAINTAINED; 4/03 PKUP STO, DEK & SHEDS; 4/15 UPGRADE ELECT & TANKLESS HW HEATER; INFO FROM HO OUTSIDE, DNVJ; 3/19; GRANITE C-TOP W/ISLAND, HDWD CABS; REMV REAR DEKS & OPF; ADD SML DEK & BTH FIX; CK21 FOR SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	65	1,290	
SHED-WOOD	64	8 x 8	310	10.00	65	1,290	
SHED-WOOD	84	7 x 12	250	10.00	35	735	QUAL=COND
						3,300	

MUNICIPAL SOFTWARE BY AVITAR



PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 145,700		\$ 2,300
		Parcel Total:	\$ 270,100
2019	\$ 148,800		\$ 2,300
		Parcel Total:	\$ 273,200
2020	\$ 165,500		\$ 3,300
		Parcel Total:	\$ 317,100

LAND VALUATION

LAST REVALUATION: 2020


Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200

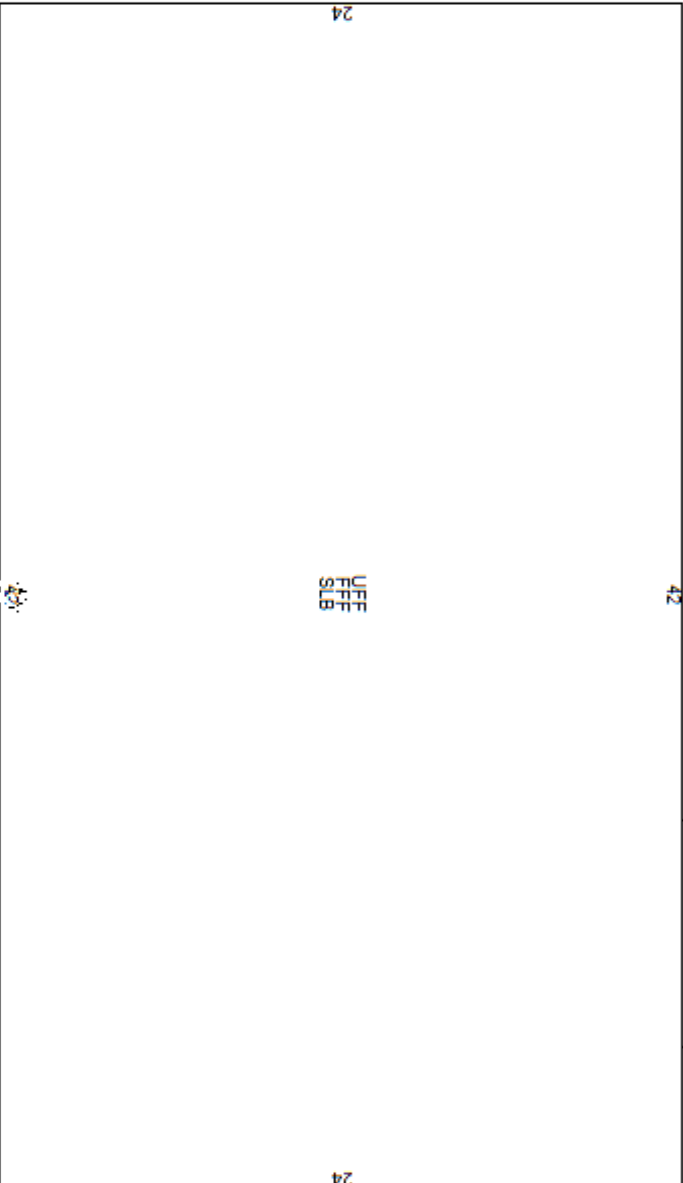
Site: AVERAGE Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
-----------	-------	-----------	----	-----	------	------	------	------------	------	------------	-----	---	-----------	-------

IF RES WTR ACS	1.450 ac	133,900	D	90	100	95	95	-- MILD	100	103,300	0	N	103,300	
PAWTUCKAWAY	10.000 wf							100 -- LEVEL	100	45,000	0		45,000	WA


1.450 ac 148,300 148,300

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS			
		SHORE THIRTY EIGHT LLC 111 CARRIAGE WAY CARLISLE, MA 01741	District	Percentage	Model: 1.00 STORY CONVENTNL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: GAS/HOT WATER Bedrooms: 4 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.0158 Base Rate: RSA 93.00 Bldg. Rate: 1.0361 Sq. Foot Cost: \$ 96.36			
			PERMITS					
			Date	Permit ID	Permit Type	Notes		
			02/18/16	031-16	RENOVATION	RENOVATE KITCHEN		
		05/11/02	78-02	FEATURES & OBS	DECK & PORCH			



2020 BASE YEAR BUILDING VALUATION			
Market Cost New:			\$ 194,647
Year Built:			1986
Condition For Age:	GOOD		15 %
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:			15 %
Building Value:			\$ 165,500

PICTURE



OWNER

LAMBROU, ERIC
LAMBROU, LAURA
7 ABBEY ROAD
BOW, NH 03304

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS


Model: 1.00 STORY CAMP
Roof: GABLE OR HIP/ASPHALT
Ext: BELOW AVG
Int: MINIMUM/DRYWALL
Floor: LINOLEUM OR SIM
Heat: WOOD/COAL/CONVECTION
Bedrooms: 3 Baths: 0.5 Fixtures: 2
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: B1 AVG-10
Com. Wall:
Size Adj: 1.4732 Base Rate: RSA 93.00
Bldg. Rate: 0.8486
Sq. Foot Cost: \$ 78.92


WATERFRONT

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
FF	FST FLR FIN	768	1.00	768
OP	OPEN PORCH	192	0.25	48
ATU	ATTIC	576	0.10	58
BMU	BSMNT	576	0.15	86
GLA:	768	2,136		962

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 75,921
Year Built: 1950
Condition For Age: AVERAGE 26 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 26 %
Building Value: \$ 56,200

OWNER INFORMATION				SALES HISTORY					PICTURE																													
CARROLL, BRANDON P. CARROLL, RATH 133 LAKE SHORE DRIVE MIDDLETON, NH 03887				Date	Book	Page	Type	Price	Grantor																													
				11/01/2019	6053	1275	Q1	475,000	HAGERMAN, MARK F																													
				03/11/2002	3737	1623	U138		HAGERMAN FAMILY TRUST																													
LISTING HISTORY				NOTES																																		
03/05/20 RWPR 03/13/19 RWVM 02/05/19 INSP 05/01/18 JBPL 02/08/17 JBPL 01/22/16 DMPR 04/09/15 DMPE 11/17/14 DMCL				BROWN: 8/14 INFO AT DOOR/DNVL, ADD UC. FIX HSE MEAS.11/14 FFF BY ENT NEEDS STAIRS, FLR + TRIM. BA CLOSETS NEED FLR; 4/15 NOH; EST WORK HAS BEEN DONE; REDUCED UC; 1/2016 NOH, EST NC; 2/8/17 20X12 SECT OF FFF LACKS FIN FLR & SOME TRIM. REST OF HSE=100%, 4X12 EPF HAS DECK FLR. STAIRS PART OPEN BENEATH, SOME RAD HEAT;5/18 FIX SKETCH; PINE=FIN SUBFLR PER OWNER; NC TO UC; 3/19; NOH, DNVL, CK 20 FOR UC; 3/20; HSE SOLD, INT COMPL, RMV UC;																																		
EXTRA FEATURES VALUATION																																						
Feature Type	Units Length x Width Size Adj Rate Cond Market Value Notes																																					
<div><div><div><div>TOWN OF NOTTINGHAM</div><div>NEW HAMPSHIRE</div><div>PARCEL TOTAL TAXABLE VALUE</div><table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 159,200</td><td></td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 365,500</td></tr><tr><td>2019</td><td>\$ 159,200</td><td></td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 365,500</td></tr><tr><td>2020</td><td>\$ 193,200</td><td></td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 468,500</td></tr></table></div></div></div>											Year	Building	Features	Land	2018	\$ 159,200		\$ 0			Parcel Total:	\$ 365,500	2019	\$ 159,200		\$ 0			Parcel Total:	\$ 365,500	2020	\$ 193,200		\$ 0			Parcel Total:	\$ 468,500
Year	Building	Features	Land																																			
2018	\$ 159,200		\$ 0																																			
		Parcel Total:	\$ 365,500																																			
2019	\$ 159,200		\$ 0																																			
		Parcel Total:	\$ 365,500																																			
2020	\$ 193,200		\$ 0																																			
		Parcel Total:	\$ 468,500																																			
LAND VALUATION																																						
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00				Minimum Frontage: 200																														
Land Type				Units	Base Rate	NC	Adj	Site	Road	DWay	Topography																											
IF RES WTRFRNT				0.260 ac				101,000 D	90	100	95																											
PAWTUCKAWAY				75,000 wf	AVERAGE, MAIN BODY				90 -- ROLLING	95	90 -- ROLLING																											
				0.260 ac					205,200	100	90 -- ROLLING																											
								275,300																														
LAST REVALUATION: 2020																																						
Site: AVERAGE Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL																																						



OWNER

CARROLL, BRANDON P.
CARROLL, RATH
133 LAKE SHORE DRIVE
MIDDLETON, NH 03887

TAXABLE DISTRICTS

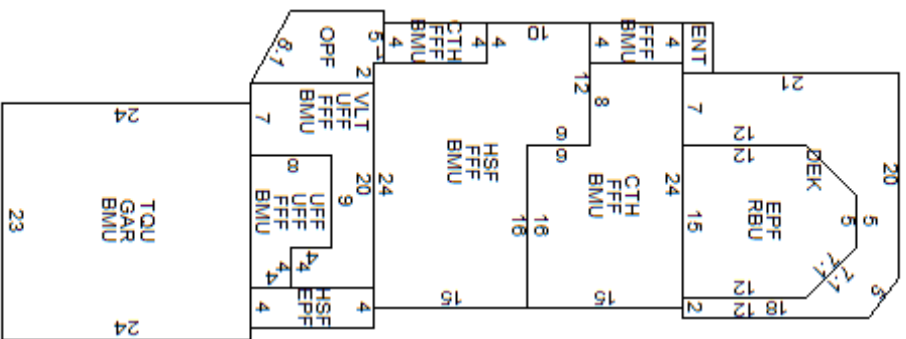
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/10/06	82-06	NEW BUILDING	90 X 30 2 STORY HOUSE W/
03/22/05	21-05	FOUNDATION ONLY	80 X 28

BUILDING DETAILS

Model: 2.00 STORY CONVENTIAL
Roof: GABLE OR HIP/PREFAB METALS
Ext: VINYL SIDING/PREFAB WD/T1-11
Int: DRYWALL
Floor: PINE/SOFT WD/LAMINATE/VINYL
Heat: GAS/EA DUCTED
Bedrooms: 1 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces: Generators: A/C: No
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9233 Base Rate: RSA 93.00
Bldg. Rate: 0.9754
Sq. Foot Cost: \$ 90.71



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	278	0.70	195
VL	VAULTED	152	0.05	8
RBU	RAISED BSMNT	230	0.25	58
ENT	ENTRY WAY	15	0.10	2
UFF	UPPER FLR FIN	328	1.00	328
FF	FST FLR FIN	1076	1.00	1076
BMU	BSMNT	1628	0.15	244
TQU	3/4 STRY UNFIN	552	0.20	110
GAR	GARAGE	552	0.45	248
CTH	CATHEDRAL	352	0.10	35
HSF	1/2 STRY FIN	496	0.50	248
DEK	DECK/ENTRANCE	268	0.10	27
OPF	OPEN PORCH	75	0.25	19
GLA:	1,652	6,002		2,598

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 235,665
Year Built:	1974
Condition For Age:	GOOD
Physical:	18 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	18 %
Building Value:	\$ 193,200

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR
REED, DAVID P.		Date	Book	Page	
REED, COREEN R.		11/01/2019	6048	2439	Q1
19 SEAMAN'S POINT ROAD		08/01/2013	5466	1144	U138
		04/29/1992	2922	868	U199
					10,000 DOUGLASS WALKER
NOTTINGHAM, NH 03290					

LISTING HISTORY		NOTES		
06/20/19	RWVM	TAN: 100 FT WF: PINE WALLS & OPEN STUD INT: BTH UPGRADED AFTER		
02/05/19	INSP	4/1/05; 3/06-PKUP DEK. EST=SHAPEDECKS ATT: 10 RVW- ADJ LAND, WALLS,		
07/08/15	JRHC	BTH CT & COND,8/14 NOH, FIX HEAT=FPL, MOSTLY NAT WF; WF BK3092 PG		
08/18/14	JBVM	0282; 6/19; NOH; HSE SAGGING IN SPOTS VISIBLE, BOWING IN SIDING AS		
03/22/12	LMAR	WELL AS WINS NOT LEVEL;		
10/25/10	PBUL	2010 UPDATE RVW W/ INTEI		
06/04/09	MNAR			
07/03/08	MNAL			



MUNICIPAL SOFTWARE BY AVITAR


EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
FIREPLACE 1-STAND	1			100		3,000.00
CARPORT METAL	312	12 x 26	111			8.00
DECK	312	1 x 312	111			7.00
						60
						5,000

TOWN OF NOTTINGHAM NEW HAMPSHIRE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 33,700		\$ 7,100
		Parcel Total:	\$ 253,200
2019	\$ 33,700		\$ 7,100
		Parcel Total:	\$ 294,000
2020	\$ 42,600		\$ 5,000
		Parcel Total:	\$ 295,600
			\$ 343,200

LAND VALUATION

LAST REVALUATION: 2020

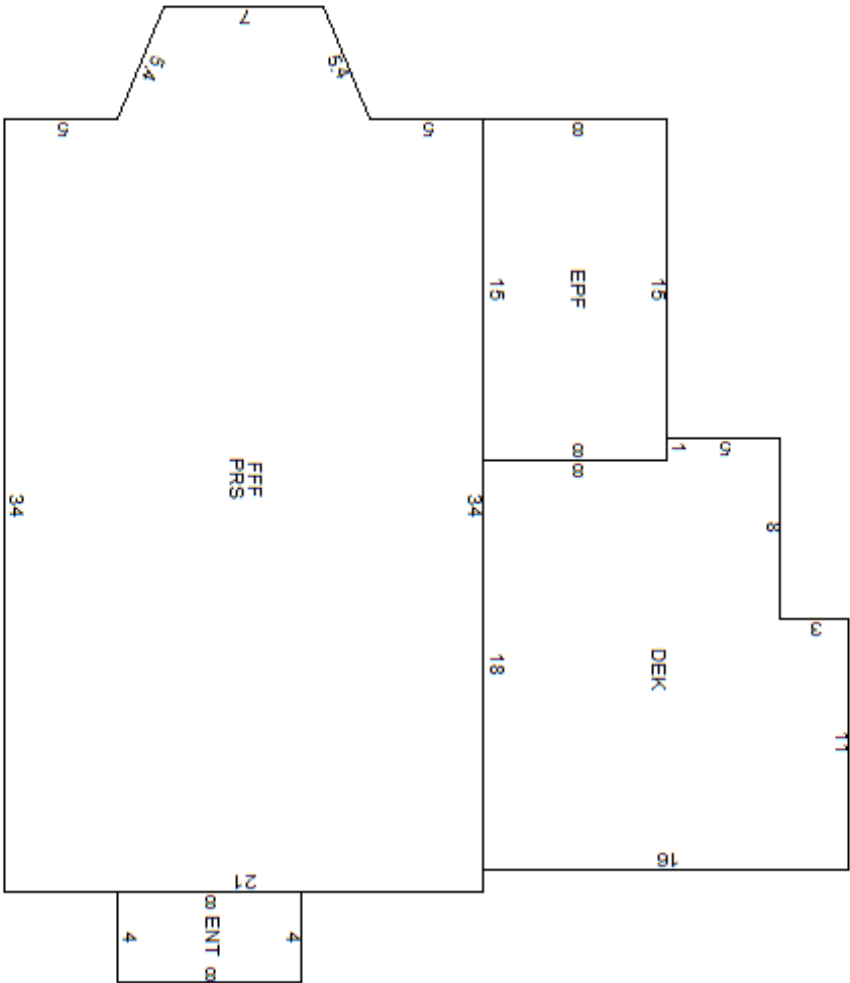
Zone: R-AG RES/AGR DIST										Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE				Driveway: DIRT/GRAVEL		Road: DIRT/GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes									
IF RES WTRFRNT	0.230 ac	97,333	D	90	100	95	95	-- MILD	90	67,600	0	N	67,600	SEPTIC/PL									
PAWTUCKAWAY	100.000 wf	AVERAGE, MAIN BODY													95 -- MILD	100	228,000	0	228,000	100'/AVG/AVG/AVG/N			
0.230 ac															295,600	295,600							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		REED, DAVID P. REED, COREEN R. 19 SEAMAN'S POINT ROAD NOTTINGHAM, NH 03290		District	Percentage	Model: 1.00 STORY CAMP Roof: GABLE OR HIP/ASPHALT Ext: NOVELTY Int: MINIMUM/KNOTTY PINE Floor: PINE/SOFT WD/LAMINATE/VINYL Heat: WOOD/COAL/CONVECTION Bedrooms: 2 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B4 AVG-40 Com. Wall: Size Adj: 1.6060 Base Rate: RSA 93.00 Bldg. Rate: 0.7612 Sq. Foot Cost: \$ 70.80	
				PERMITS			
				Date	Permit ID Permit Type Notes		

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
EPF	ENCLOSED	120	0.70 84
ENT	ENTRY WAY	32	0.10 3
FFF	FST FLR FIN	759	1.00 759
PRS	PIERS	759	-0.05 -38
DEK	DECK/ENTRANCE	272	0.10 27
GLA:	759	1,942	835

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 59,118
Year Built:	1940
Condition For Age:	AVERAGE
Physical:	28 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	28 %
Building Value:	\$ 42,600



OWNER INFORMATION				SALES HISTORY				PICTURE	
STERNS, KRISTIN LABRACK				Date	Book	Page	Type	Price	Grantor
220 RAYMOND ROAD				03/18/2020	6093	2888	Q 1	220,000	GRAMMONT, MICHAEL S
NOTTINGHAM, NH 03290				06/30/1997	3222	2168	Q 1	80,600	VANDOMMELEN,DAVID/MU
LISTING HISTORY				NOTES					
09/18/20 JBHC				GREY; 1/2 MOBILEHOME; FRONTAGE PAWTUCKAWAY RIVER; 11/04 2					
06/05/19 RWVM				BEDROOMS NOW 1; 4/09- HALLWAY COMPLETE, NC, REMOVE OPF, ADD					
02/05/19 INSP				ENT. 8/14 INFO AT DOOR, DNYI. PU ADDTN PU LT. DNPU TENT GAR; HAS					
06/20/17 JBTL				WD STV, NO FPL. 6/17 ADJ FLOORING IN BMF; KITCH HW FRNT/FORMICA					
08/12/14 JBVM				TOPS. PU DEK; APPEARS BE 2 SINGLE WIDES PUT TOGETHER. INT MIX					
04/02/09 CGPL				QUAL; MUCH OF INT STILL MH WALLS+FLRS; BEDRM CLOSET IN					
11/22/04 KMRL				HALLWAY; 6/19; NOH; EXT COND=GD;					
04/02/04 KMPM									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
LEAN-TO	96	8 x 12	227	4.00	75	654 ATT HSE			
DECK	64	8 x 8	310	7.00	50	694			
						1,300			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 52,000	\$ 1,300	\$ 109,700						
		Parcel Total: \$ 163,000							
2019	\$ 52,000	\$ 1,300	\$ 109,700						
		Parcel Total: \$ 163,000							
2020	\$ 85,800	\$ 1,300	\$ 144,200						
		Parcel Total: \$ 231,300							
LAND VALUATION									
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	2.000 ac	135,000	E	100	100	95	95 -- MILD	100	121,800 0 N 121,800
1F RES	4.610 ac	x 2,500	X	100			90 -- ROLLING	100	10,400 0 N 10,400
1F RES	200.000 ft	x 60	E	100				100	12,000 0 N 12,000
						144,200		144,200	
LAST REVALUATION: 2020									

OWNER INFORMATION				SALES HISTORY				PICTURE																													
HARKINS, ERIC C. HARKINS, ERIN C. 226 RAYMOND ROAD NOTTINGHAM, NH 03290 (ET AL.)				Date	Book	Page	Type	Price	Grantor																												
				10/01/2019	6041	2206	Q1	325,000	JANSON, MATTHEW S.																												
				08/10/2018	5937	630	Q1	299,000	WISE, ROBERT																												
				06/28/1999	3403	2145	Q1	169,900	MCINTOSH																												
LISTING HISTORY				NOTES																																	
05/14/19 RWVX 02/05/19 INSP 08/11/14 JBVM 06/23/06 DSVM 05/19/98 AAM 01/15/87 DMO				TAN; FRONTAGE ON PAWTUCKAWAY RIVER; 6/06-NO TOUR OR INFO BAD TIME; 8/14 INFO AT DOOR, DNVL. PU SHED, ENT, DEK FIX SKETCH FOR PAT, STO. APPEARS WELL MAINT; 11/18 PER MLS BIRCH/CORIAN KIT; EST CTH AREA; 5/19; OPT OUT, NO ST VU;																																	
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																															
SHED-WOOD	198	9 x 22	141	10.00	65	1,815 1,800																															
<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 141,100</td><td>\$ 1,300</td><td>\$ 88,600</td></tr><tr><td colspan="4">Parcel Total: \$ 231,000</td></tr><tr><td>2019</td><td>\$ 142,900</td><td>\$ 1,300</td><td>\$ 88,600</td></tr><tr><td colspan="4">Parcel Total: \$ 232,800</td></tr><tr><td>2020</td><td>\$ 187,800</td><td>\$ 1,800</td><td>\$ 134,600</td></tr><tr><td colspan="4">Parcel Total: \$ 324,200</td></tr></table>										Year	Building	Features	Land	2018	\$ 141,100	\$ 1,300	\$ 88,600	Parcel Total: \$ 231,000				2019	\$ 142,900	\$ 1,300	\$ 88,600	Parcel Total: \$ 232,800				2020	\$ 187,800	\$ 1,800	\$ 134,600	Parcel Total: \$ 324,200			
Year	Building	Features	Land																																		
2018	\$ 141,100	\$ 1,300	\$ 88,600																																		
Parcel Total: \$ 231,000																																					
2019	\$ 142,900	\$ 1,300	\$ 88,600																																		
Parcel Total: \$ 232,800																																					
2020	\$ 187,800	\$ 1,800	\$ 134,600																																		
Parcel Total: \$ 324,200																																					
MUNICIPAL SOFTWARE BY AVITAR																																					
LAND VALUATION																																					
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED																													
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes																												
1F RES	2,000 ac	135,000	E	100	100	95	100 -- LEVEL	100	128,300																												
1F RES	2,640 ac	x 2,500	X	100			95 -- MILD	100	6,300																												
				4,640 ac				134,600																													
LAST REVALUATION: 2020																																					

OWNER INFORMATION				SALES HISTORY				PICTURE	
STEVENS, JAMES CHRISTOPHER				Date	Book	Page	Type	Price	Grantor
13 DOLLOFF DAM ROAD				12/05/2019	6063	2373	Q 1	430,000	RAMSAY, ERIK J
NOTTINGHAM, NH 03290				08/27/2019	6029	2303	U 138	1	GREENSMITH, CLAIRE L
				10/14/2003	4171	1943	Q V	115,000	ZALANSKAS, K & A
				04/09/2002	3752	2385	Q V	79,934	FARRELL, CHARLES J.
LISTING HISTORY				NOTES					
10/09/19	RWCL			GRAY; WF ACROSS ST, ABUTTS PAWTUCKAWAY RIVER 367 FT W/F; 11/14					
06/21/19	RWVM			CHANGED TOU TO TOF, BEDRM & BATHRM COUNT & FLOORING. ATF HAS					
02/05/19	INSP	MARKED FOR INSPECTION		NO HEAT; 6/19; NOH; EXT WELL MAINT; LOTS OF STONE, LAWN SPARSE;					
11/17/14	DMCL			EXT COND=GD; 10/19; INT COND=GD; WELL CARED FOR CORR FIX COUNT;					
08/11/14	JBVM			KIT HAS GRANITE C-TOPS; CROWN, CONTRACTOR CABS;CUST BATH, LG					
04/23/10	CGPM			WALKIN TILE SHOWER					
04/02/09	CGPM								
06/19/07	BHVM								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
GARAGE-1.5 STY	1,080	36 x 30	75	34.00	115	31,671	QUALITY/WG		
						31,700			
MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2018	\$ 198,700	\$ 21,100	\$ 83,200						
	Parcel Total:		\$ 303,000						
2019	\$ 198,700	\$ 21,100	\$ 83,200						
	Parcel Total:		\$ 303,000						
2020	\$ 239,800	\$ 31,700	\$ 134,000						
	Parcel Total:		\$ 405,500						
LAND VALUATION									
Zone: R-AG RES/AGR DIST				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE	
Land Type				Units	Base Rate	NC	Adj	Site	Road
								DW	Way
								Topography	Cond
								Ad Valorem	SPI
								R	Tax Value
									Notes
1F RES	2,000 ac	135,000	D	90	100	95	100	90 --	ROLLING
1F RES	4,860 ac	x 2,500	X	100				90 --	ROLLING
PAWTUCKAWAY RIVER	367,000 wf	IMPROV LOT/NATURAL, MAIN BODY			95 --	MILD	90	19,200	0
	6,860 ac							134,000	134,000
LAST REVALUATION: 2020									
Site: AVERAGE Driveway: PAVED Road: DIRT/GRAVEL									



OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

STEVENS, JAMES CHRISTOPHER

District	Percentage
----------	------------

13 DOLLOFF DAM ROAD

NOTTINGHAM, NH 03290

PERMITS

Date	Permit ID	Permit Type
------	-----------	-------------

04/20/09	043-09	ADDITION	14 X 12 PORCH AND 17 X 14
05/20/08	040-08	FEATURES & OBS	40 X 8 FARMER'S PORCH
08/26/04	203-04	FEATURES & OBS	DECK
02/17/04	09-04	NEW BUILDING	52 X 28.2 STORY CAPE
01/05/04	1-05	GARAGE	36 X 30.2 STORY GARAGE/5

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj. Effect.
ATF	ATTIC FINISHED	168	0.25
FFF	FST FLR FIN	1288	1.00
RBU	RAISED BSMNT	336	0.25
TQF	3/4 STRY FIN	1120	0.75
BMU	BSMNT	1120	0.15
OPF	OPEN PORCH	380	0.25
EPF	ENCLOSED	168	0.70
DEK	DECK/ENTRANCE	260	0.10
GLA:	2,170	4,840	2,661

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 266,499
Year Built:	2004
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 239,800

OWNER INFORMATION		SALES HISTORY				PICTURE	
GABLE, CHARLES A.		Date	Book	Page	Type	Price	Grantor
GABLE, KIMBERLY		10/08/2019	6044	1709	Q1	673,000	PROIA, TIMOTHY &
61 MILLER DRIVE		02/11/2016	5691	1645	U144	1	PROIA, TIMOTHY &
SOMERS, CT 06071		11/03/1997	3248	1649	Q1	230,000	JOHNSON, LANCE/SUSAN
		09/30/1994	3073	0697	Q1	235,000	CROWLEY, JEROME+FRANC
LISTING HISTORY		NOTES					
03/06/20	RWPR	BROWN: DOCK: INT=GOOD: 95' W/E: 8/14 NOH. PU PATS, FIX GAR STRY					
06/18/19	RWVM	HGHT, EST MEAS 12FT=1.75 STY. HOME APPEARS V. WELL MAINT.					
02/05/19	INSP	MOD/STEEP TOPO TO WF, STAIRS TO WF, U SHAPED DOCK. PAT AT WF.					
11/21/14	DMCL	11/14 CORRECTED 12X23 ADDTN/ NO HEAT IN 11X12 EPF; 6/19: NOH; DNV1;					
08/07/14	JBVM	EXT V. WELL MAINT; V.GD COND; EST INT VRY GD AS WELL; 02/20: 3 BED					
10/12/07	LMHC	SEPTIC = DNP 4TH PHYSICAL BEDRM; 3/20: EST SEPTIC NOT DONE YET;					
10/09/06	DMCL						
06/21/06	DSVM						



MUNICIPAL SOFTWARE BY AVITAR

EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1					100		5,000.00	100
GARAGE-1.75 STY	384		16 x 24			102		35.00	120
SHED-WOOD	30		5 x 6			400		10.00	50
DECK	32		4 x 8			400		7.00	50
PATIO	240		1 x 240			127		7.00	65
								23,900	


TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 217,100		\$ 19,900
		Parcel Total:	\$ 248,300
2019	\$ 217,100		\$ 19,900
		Parcel Total:	\$ 248,300
2020	\$ 245,800		\$ 23,900
		Parcel Total:	\$ 364,100
			\$ 633,800

LAND VALUATION

LAST REVALUATION: 2020

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: GOOD Driveway: PAVED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.430 ac				90	105	95	100	95 -- MILD	95		0	N	95,600 SHDW
PAWTUCKAWAY		95,000 wf						AVERAGE, MAIN BODY WITH VU	90 -- ROLLING	100		0		268,500 95/AVG/AVG/GD/N W
	0.430 ac													364,100

PICTURE	OWNER	TAXABLE DISTRICTS				
	GABLE, CHARLES A. GABLE, KIMBERLY 61 MILLER DRIVE SOMERS, CT 06071	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">District</th> <th style="width: 50%; text-align: center;">Percentage</th> </tr> <tr> <td colspan="2" style="height: 100px;"></td> </tr> </table>	District	Percentage		
	District	Percentage				
PERMITS						
Date	Permit ID	Permit Type	Notes			

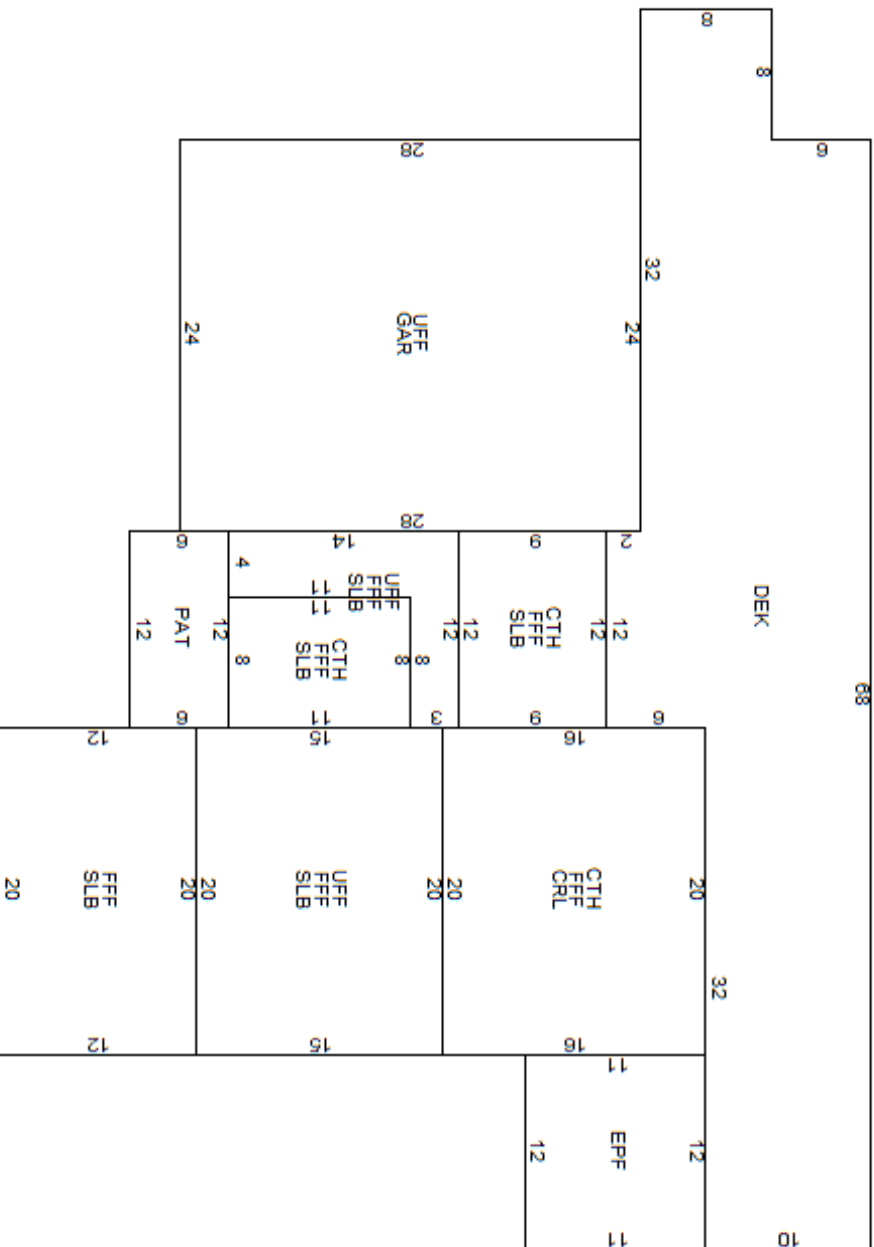
BUILDING DETAILS	
Model: 1.75 STORY CONTEMPORARY Roof: GABLE OR HIP/ASPHALT Ext: ABOVE AVG Int: DRYWALL/WOOD/LOG Floor: PINE/SOFT WD/CARPET Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: A/C: No Fireplaces: Quality: A2 AVG+20 Generators: 1 Com. Wall: Size Adj: 0.9057 Base Rate: RSA 93.00 Bldg. Rate: 1.1184 Sq. Foot Cost: \$104.01	

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1052	1.00	1052
GAR	GARAGE	672	0.45	302
CTH	CATHEDRAL	516	0.10	52
FFF	FST FLR FIN	1136	1.00	1136
SLB	SLB	816	0.00	0
CRL	CRAWL SPACE	320	0.05	16
EPI	ENCLOSED	132	0.70	92
DEK	DECK/ENTRANCE	912	0.10	91
PAT	PATIO	72	0.10	7
GLA:	2,188	5,628		2,748

2020 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 285,819 Year Built: 1967 Condition For Age: VERY GOOD 14 % Physical: Functional: Economic: Temporary: Total Depreciation: 14 % Building Value: \$ 245,800	
--	--



SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01			
Description:	R-AG RES/AGR DIST	\$ 50,000 @	0.010 ac
Lot Size:	2.00	\$ 80,000 @	0.100 ac
Frontage:	200	\$ 100,000 @	0.250 ac
Lot Price:	\$ 135,000	\$ 125,000 @	0.500 ac
Excess Acreage:	\$ 2,500	\$ 133,000 @	1.000 ac
Excess Frontage:	\$ 60	\$ 135,000 @	2.000 ac
View:	\$ 100,000	\$ 135,000 @	2.000 ac
		\$ 135,000 @	2.000 ac

Zone 06			
Description:	TCD TOWN CTR DIST	\$ 50,000 @	0.010 ac
Lot Size:	2.00	\$ 80,000 @	0.100 ac
Frontage:	200	\$ 100,000 @	0.250 ac
Lot Price:	\$ 135,000	\$ 125,000 @	0.500 ac
Excess Acreage:	\$ 2,500	\$ 133,000 @	1.000 ac
Excess Frontage:	\$ 60	\$ 135,000 @	2.000 ac
View:	\$ 100,000	\$ 135,000 @	2.000 ac
		\$ 135,000 @	2.000 ac

Zone 07			
Description:	C/I COMM/IND DIST	\$ 50,000 @	0.010 ac
Lot Size:	2.00	\$ 80,000 @	0.100 ac
Frontage:	200	\$ 100,000 @	0.250 ac
Lot Price:	\$ 135,000	\$ 125,000 @	0.500 ac
Excess Acreage:	\$ 2,500	\$ 133,000 @	1.000 ac
Excess Frontage:	\$ 60	\$ 135,000 @	2.000 ac
View:	\$ 100,000	\$ 135,000 @	2.000 ac
		\$ 135,000 @	2.000 ac

Land Use Codes	
Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-G	EX ACTIVITY TAX AREA
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
R1	1F RES
R1A	1F RES WTR ACS
R1W	1F RES WTRFRNT
R2	2F RES
R2A	2F RES WTR ACS
R2W	2F RES WTRFRNT
R3	3F RES
R3A	3F RES WTR ACS
R3W	3F RES WTRFRNT
R4	4F RES
R4A	4F RES WTR ACS
R4W	4F RES WTRFRNT
UTL	UTILITY-OTHER
UTLE	UTILITY-ELEC
UTLG	UTILITY-GAS
UTLW	UTILITY-WATER

Neighborhoods		
Code	Adjustment	Factor
A	AVG -40 60%	60
B	AVG -30 70%	70
C	AVG -20 80%	80
D	AVG -10 90%	90
E	AVERAGE 100%	100
F	AVG +10 110%	110
G	AVG +20 120%	120
H	AVG +30 130%	130
I	AVG +40 140%	140
J	AVG +50 150%	150
K	AVG +60 160%	160
L	AVG +70 170%	170
M	AVG +80 180%	180
N	AVG +90 190%	190
P	AVG +100 200%	200
Q	SPECIAL 225%	225
R	SPECIAL 250%	250
S	SPECIAL 275%	275
T	SPECIAL 300%	300
U	COMMON LAND	100
X	BACKLAND	100

Site Modifiers		
Code	Description	Factor
H	AVERAGE	100
I	FAIR	95
J	GOOD	105
K	VERY GOOD	110
L	EXCELLENT	120
N	NATURAL	90
O	N/A	100
U	UND/WDS	55
V	UND/CLR	60

Topography Modifiers		
Code	Description	Factor
L	LEVEL	100
M	MILD	95
MO	MODERATE	85
R	ROLLING	90
S	SEVERE	50
ST	STEEP	75

Road Modifiers		
Code	Description	Factor
D	DIRT/GRAVEL	95
P	PAVED	100
UND	UNDEVELOPED	90

Driveway Modifiers		
Code	Description	Factor
A	N/A	100
G	DIRT/GRAVEL	95
GR	GRASS	95
P	PAVED	100
PP	PART PAVED	98
U	UNDEVELOPED	90

Current Use Codes			
Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	\$ 0.00	\$ 0.00
CUFL	FARM LAND	\$ 25.00	\$ 425.00
CUMH	MNGD HARDWD	\$ 34.00	\$ 52.00
CUMO	MNGD OTHER	\$ 23.00	\$ 34.00
CUMW	MNGD PINE	\$ 71.00	\$ 106.00
CUUH	UNMNGD HARDWD	\$ 57.00	\$ 86.00
CUUL	UNPRODUCTIVE	\$ 23.00	\$ 23.00
CUUO	UNMNGD OTHER	\$ 38.00	\$ 57.00
CUUW	UNMNGD PINE	\$ 118.00	\$ 176.00
CUWL	WETLANDS	\$ 23.00	\$ 23.00

View Subjects		
Code	Description	Factor
HLS	HILLS	25
LMT	LAKES & MOUNTAINS	100
LAK	LAKES/PONDS	35
MTS	MOUNTAINS	100
PST	PASTORAL	25

View Widths		
Code	Description	Factor
AVE	AVERAGE	80
NAR	NARROW	50
PAN	PANORAMIC	125
TUN	TUNNEL	30
WID	WIDE	100

View Depths		
Code	Description	Factor
D100	FULL 100%	100
D25	TOP 25	25
D50	TOP 50	50
D75	TOP 75	75

View Distances		
Code	Description	Factor
CLS	CLOSE/NEAR	60
DST	DISTANT	80
EXT	EXTREME DISTANT	100

Water Body Frontage Foot Factors			
Water Body Name	Base Value	Frontage Feet	Factor
DEMERIT POND	\$ 25,000	1 ft.	10
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
KENISON POND	\$ 25,000	1 ft.	10
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
LITTLE RIVER	\$ 25,000	1 ft.	10
		10 ft.	30
		50 ft.	50
		100 ft.	65
		150 ft.	80
		200 ft.	90
		250 ft.	100
		500 ft.	110
		2,000 ft.	150
NORTH RIVER	\$ 80,000	1 ft.	10
		10 ft.	30
		50 ft.	50
		100 ft.	65
		150 ft.	80
		200 ft.	90
		300 ft.	100
		1,000 ft.	110
		2,000 ft.	150
NORTH RIVER LAKE	\$ 128,000	1 ft.	10
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
NOTTINGHAM	\$ 65,000	1 ft.	10
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
PAWTUCKAWAY	\$ 240,000	1 ft.	10
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
PAWTUCKAWAY RIVER	\$ 25,000	1 ft.	10
		10 ft.	30

PAWTUCKAWAY RIVER	\$ 25,000		
		50 ft.	50
		100 ft.	65
		150 ft.	80
		200 ft.	90
		250 ft.	100
		500 ft.	110
		2,000 ft.	150
PEA PORRIDGE POND	\$ 150,000		
		1 ft.	10
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125

Water Frontage Access		
Code	Description	Factor
AVG	AVERAGE	100
BCHLD	BEACH/LANDSCAPED	125
BOAT	BOAT RAMP	110
GRASS	GRASSY	110
NATAV	IMPROV LOT/NATURAL	85
NBD	NBD	10
REC	RECREATION LOT/LTD	50
SMBCH	SMALL BEACH	110
UNDN	UNDEVELOPED/NATUR	70
WTRAC	WATER ACCESS	75

Water Frontage Location		
Code	Description	Factor
COVE	COVE	90
MAIN	MAIN BODY	100
GOOD	MAIN BODY WITH VU	125
POINT	PENNISULA/POINT	130

Water Frontage Topography		
Code	Description	Factor
	LEVEL	100
	MILD	95
	MODERATE	85
	ROLLING	90
	SEVERE	50
	STEEP	75

Nottingham
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
50	83.00	93	73.00	136	65.00	179	58.00	222	53.00
51	83.00	94	73.00	137	65.00	180	58.00	223	53.00
52	83.00	95	72.00	138	64.00	181	58.00	224	53.00
53	83.00	96	72.00	139	64.00	182	58.00	225	53.00
54	82.00	97	72.00	140	64.00	183	58.00	226	53.00
55	82.00	98	72.00	141	64.00	184	58.00	227	52.00
56	82.00	99	72.00	142	64.00	185	57.00	228	52.00
57	81.00	100	71.00	143	64.00	186	57.00	229	52.00
58	81.00	101	71.00	144	63.00	187	57.00	230	52.00
59	81.00	102	71.00	145	63.00	188	57.00	231	52.00
60	81.00	103	71.00	146	63.00	189	57.00	232	52.00
61	80.00	104	71.00	147	63.00	190	57.00	233	52.00
62	80.00	105	70.00	148	63.00	191	57.00	234	52.00
63	80.00	106	70.00	149	63.00	192	57.00	235	52.00
64	80.00	107	70.00	150	63.00	193	56.00	236	51.00
65	79.00	108	70.00	151	62.00	194	56.00	237	51.00
66	79.00	109	70.00	152	62.00	195	56.00	238	51.00
67	79.00	110	69.00	153	62.00	196	56.00	239	51.00
68	79.00	111	69.00	154	62.00	197	56.00	240	51.00
69	78.00	112	69.00	155	62.00	198	56.00	241	51.00
70	78.00	113	69.00	156	62.00	199	56.00	242	51.00
71	78.00	114	69.00	157	61.00	200	56.00	243	51.00
72	78.00	115	68.00	158	61.00	201	55.00	244	51.00
73	77.00	116	68.00	159	61.00	202	55.00	245	51.00
74	77.00	117	68.00	160	61.00	203	55.00	246	50.00
75	77.00	118	68.00	161	61.00	204	55.00	247	50.00
76	77.00	119	68.00	162	61.00	205	55.00	248	50.00
77	76.00	120	68.00	163	61.00	206	55.00	249	50.00
78	76.00	121	67.00	164	60.00	207	55.00	250	50.00
79	76.00	122	67.00	165	60.00	208	55.00		
80	76.00	123	67.00	166	60.00	209	54.00		
81	76.00	124	67.00	167	60.00	210	54.00		
82	75.00	125	67.00	168	60.00	211	54.00		
83	75.00	126	66.00	169	60.00	212	54.00		
84	75.00	127	66.00	170	60.00	213	54.00		
85	75.00	128	66.00	171	59.00	214	54.00		
86	74.00	129	66.00	172	59.00	215	54.00		
87	74.00	130	66.00	173	59.00	216	54.00		
88	74.00	131	66.00	174	59.00	217	54.00		
89	74.00	132	65.00	175	59.00	218	53.00		
90	74.00	133	65.00	176	59.00	219	53.00		
91	73.00	134	65.00	177	59.00	220	53.00		
92	73.00	135	65.00	178	58.00	221	53.00		

Printed: 09/18/2020 3:04:20 pm

Description	Rate	DPR
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
AMENITY-MAPLE RIDGE	0.00 ea	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMT	20.00 sf	40.00
BARN-1STRY/LOFT	22.00 sf	40.00
BARN-1STRY/LOFT/BSMT	24.00 sf	40.00
BARN-2STRY	26.00 sf	40.00
BARN-2STRY/BSMNT	28.00 sf	40.00
BARN-2STRY/LOFT	29.00 sf	40.00
BARN-2STRY/LOFT/BMST	30.00 sf	40.00
BATH HOUSE	25.00 sf	50.00
BB COURT	18,000.00 ea	0.00
BOAT DOCKS-COMM	10.00 sf	50.00
BOAT HOUSE	30.00 sf	0.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	0.00
CAMPER	40.00 sf	0.00
CAMPSITE	1,500.00 ea	0.00
CANOPY	23.00 sf	60.00
CARPORT METAL	8.00 sf	50.00
CARPORT WOOD	11.00 sf	50.00
COLD STORAGE	50.00 sf	0.00
COMM GENERATOR	10,000.00 ea	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
DECK	7.00 sf	50.00
DRIVE UP WINDOW	10,000.00 ea	0.00
D-UP W/PNEUMATIC	19,000.00 ea	0.00
ELEVATOR/FREIGHT	30,000.00 ea	0.00
ELEVATOR/PASSENGER	20,000.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 ea	75.00
FIREPLACE 1-CUST	5,000.00 ea	100.00
FIREPLACE 1-STAND	3,000.00 ea	100.00
FIREPLACE 2-CUST	8,500.00 ea	100.00
FIREPLACE 2-STAND	5,000.00 ea	100.00
FIREPLACE 3-CUST	12,000.00 ea	100.00
FIREPLACE 3-STAND	6,500.00 ea	100.00
FIREPLACE 4-CUST	15,000.00 ea	100.00
FIREPLACE 4-STAND	8,000.00 ea	100.00
FIREPLACE 5-CUST	17,500.00 ea	0.00
FIREPLACE 5-STAND	9,500.00 ea	0.00
FIREPLACE 6-CUST	19,000.00 ea	0.00
FIREPLACE 6-STAND	11,000.00 ea	0.00
FOUNDATION	20.00 sf	60.00
GARAGE-1 STY	30.00 sf	60.00
GARAGE-1 STY/ATTIC	33.00 sf	60.00
GARAGE-1 STY/BSMT	34.00 sf	60.00
GARAGE-1.5 STY	34.00 sf	60.00
GARAGE-1.5 STY/BSMT	35.00 sf	60.00
GARAGE-1.75 STY	35.00 sf	0.00
GARAGE-1.75 STY/BSMT	38.00 sf	0.00
GARAGE-2 STY	36.00 sf	60.00
GARAGE-2 STY/BSMT	39.00 sf	60.00
GARAGE-ATTIC/BSMT	35.00 sf	60.00
GAZEBO	12.00 sf	0.00
GREENHOUSE GLASS	24.00 sf	0.00
GREENHOUSE POLY	5.00 sf	40.00
HOT TUB	1,500.00 ea	100.00
KELSEYTOWN SOUTH	10,000.00 ea	0.00
KENNELS	12.00 sf	50.00
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS-PKG LOT/DBL	2,700.00 ea	0.00
LIGHTS-PKG LOT/QUAD	4,700.00 ea	0.00
LIGHTS-PKG LOT/SINGI	1,700.00 ea	0.00
LIGHTS-PKG LOT/TRIPL	3,700.00 ea	0.00
LOAD LEVELER	2,900.00 ea	0.00
LOADING DOCKS	5,000.00 ea	50.00
LYONS MILL CONDOS	30,000.00 ea	0.00
MAPLE HILL ASSOC	45,000.00 ea	0.00
MH SITE	11,700.00 ea	0.00
NEALLEY WOODS	20,000.00 ea	0.00
PATIO	7.00 sf	50.00

Description	Rate	DPR
PAVING	3.25 sf	60.00
PAWTUCAWAY RIVER	75,000.00 ea	0.00
POLE BARN	8.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	60.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	15.00 sf	0.00
PUMP GAS/OIL-DOUBLE	9,400.00 ea	75.00
PUMP GAS/OIL-MIXING	8,200.00 ea	75.00
PUMP GAS/OIL-SINGLE	7,500.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
SAUNA	75.00 sf	50.00
SCALE 40 TON	43,000.00 ea	0.00
SCALE 50 TON	48,700.00 ea	0.00
SCALE 60 TON	55,000.00 ea	0.00
SCALE 70 TON	63,500.00 ea	0.00
SCREENHOUSE	14.00 sf	50.00
SHED-EQUIPMENT	8.00 sf	50.00
SHED-METAL	6.00 sf	60.00
SHED-VINYL	7.00 sf	0.00
SHED-WOOD	10.00 sf	50.00
SHOP-AVG	18.00 sf	60.00
SHOP-EX	25.00 sf	0.00
SHOP-GOOD	21.00 sf	0.00
SILO-BRICK	32.00 sf	40.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SITE W/S/E	7,300.00 ea	0.00
SOLAR ELECTRIC	600.00 ea	0.00
SOLAR HOT WATER	600.00 ea	0.00
SPRINKERED AREA	3.00 sf	0.00
STABLES	21.00 sf	50.00
TANKS-FUEL/WATER	3.00 ea	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOWER SITE	150,000.00 ea	0.00
TOWER TELECOM	125,000.00 ea	0.00
TOWER TENANTS	75,000.00 ea	0.00
UTILITY-DISTRIBUTION	1.00 ea	0.00
UTILITY-GENERATION	1.00 ea	0.00
UTILITY-TRANSMISSION	1.00 ea	0.00
VAULTS	150.00 sf	75.00

Nottingham
Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
50	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
55	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
60	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
65	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
70	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
75	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
80	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
85	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
90	2.48	205	1.38	330	1.08	655	0.84	32,005	0.60
95	2.38	210	1.36	340	1.07	685	0.83		
100	2.28	215	1.34	345	1.06	715	0.82		
105	2.20	220	1.33	355	1.05	745	0.81		
110	2.12	225	1.31	360	1.04	785	0.80		
115	2.05	230	1.30	370	1.03	825	0.79		
120	1.99	235	1.28	380	1.02	865	0.78		
125	1.93	240	1.27	390	1.01	915	0.77		
130	1.88	245	1.25	400	1.00	970	0.76		
135	1.83	250	1.24	410	0.99	1,035	0.75		
140	1.79	255	1.23	420	0.98	1,105	0.74		
145	1.74	260	1.22	430	0.97	1,190	0.73		
150	1.70	265	1.20	440	0.96	1,285	0.72		
155	1.67	270	1.19	455	0.95	1,395	0.71		
160	1.63	275	1.18	465	0.94	1,525	0.70		
	1.60	280	1.17	480	0.93	1,685	0.69		

Printed: 09/18/2020 3:04:50 pm

Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.50	100.00	RES
CAU	AUTO DEALERSHIP	1.25	85.00	COM
CCH	CHURCH	1.25	100.00	COM
CGS	GARAGES/SERVICE SHOP	1.25	46.00	COM
CIB	MANUFACTURING	1.25	46.00	COM
CLC	LODGE/CLUB	1.25	80.00	COM
CMM	MINI MARKET W/GAS	1.25	110.00	COM
COF	OFFICES	1.25	100.00	COM
CPO	POST OFFICES	1.25	90.00	COM
CST	STORES	1.50	90.00	COM
EAD	EXEMPT - OFFICES	1.25	100.00	COM
ECH	CHURCHES	1.25	100.00	COM
ECR	CHURCH RECTORY	1.25	93.00	RES
EFS	FIRE STATION	1.25	75.00	COM
EGS	EXEMPT-GAR/SERVICE	1.25	46.00	COM
EHG	HIGHWAY GARAGE	1.25	46.00	COM
EHS	EXEMPT HOUSE	1.25	93.00	RES
EIB	EXEMPT-IND BLDG	1.00	40.00	COM
ELB	LIBRARY	1.25	105.00	COM
EMD	EX-MANUF DOUBLE	2.50	89.00	RES
EMF	EX-MULTI FAMILY	1.50	93.00	RES
EMS	EX-MANUFACT SINGLE	4.00	78.00	MFH
ESC	SCHOOLS/COLLEGES	1.25	110.00	COM
EST	EXEMPT - STORE	1.50	90.00	COM
ETH	TOWN HALL	1.25	90.00	RES
MHD	DOUBLE WIDE MOBIL	2.50	89.00	RES
MHS	MOBILE HOMES	3.50	78.00	MFH
MRV	RECREATIONAL	7.00	40.00	MFH
RCD	CONDO/TOWNHOUSE	1.25	93.00	RES
RMF	MULTI FAMILY	1.50	93.00	RES
RSA	RESIDENTIAL	1.25	93.00	RES

Building Sub Area Codes & Values		
Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRY WAY	0.10
EPF	ENCLOSED PORCH	0.70
EPU	COVERED BSMNT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTACHED	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.15
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
PRS	PIERS FOUNDATION	-0.05
RBF	RAISED BSMNT FIN	0.75
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLB FOUNDATION	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.20
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.25
VLT	VAULTED	0.05

Building Quality Adjustments		
Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
A9	LUXURIOUS	2.50
AA	SPECIAL USE	3.00

Building Story Codes & Values		
Code	Description	Factor
A	1.00 STORY	1.00
B	1.5 STORY	0.99
C	1.75 STORY	0.98
D	2.00 STORY	0.98
E	2.50 STORY	0.97
F	2.75 STORY	0.97
G	3.00 STORY	0.95
H	3.5+ STORY	0.95
I	SPLT LVL	1.00

Building Roof Structures		
Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Roof Materials		
Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
F	ASBESTOS	3.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	RUBBER MEMBRN	5.00
S	STANDING SEAM	7.00
T	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials		
Code	Description	Points
2	DECORATIVE BLOCK	36.00
A	MINIMUM	18.00
B	BELOW AVG	24.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD/BATTEN	34.00
F	ASBEST SHNGL	30.00
G	LOGS	34.00
H	ABOVE AVG	37.00
I	CLAP BOARD	34.00
J	CEDAR/REDWD	37.00
K	PREFAB WD/T1-11	32.00
L	WOOD SHINGLE	37.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
W	CEMENT CLAPBOARD	36.00
Y	MASONITE	28.00
Z	STONE VENEER	38.00

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00
Commercial Wall Factor Increases 2.1% per foot above 12 feet.		

Building Interior Wall Materials		
Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD PANEL	27.00
G	AVG FOR USE	22.00
I	KNOTTY PINE	28.00
J	CONCRETE	8.00

Building Interior Floor Materials		
Code	Description	Points
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
K	VCT	12.00
P	LAMINATE/VINYL	9.00

Building Heating Fuel Types		
Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	NONE	0.00

Building Heating System Types		
Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
I	MONITOR	3.00
J	HEAT PUMP	8.00

Building Accessories	
Description	Points
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	2.00
FIREPLACE	0.00
GENERATOR	3.00

Building Bedroom & Bathroom Points							
		Bedrooms					
		0	1	2	3	4	> 4
Bathrooms	0.0	0	2	3	4	5	6
	0.5	6	7	7	8	8	9
	1.0	9	10	10	11	11	12
	1.5	12	11	12	13	14	15
	2.0	13	12	13	14	15	16
	2.5	14	13	13	14	15	16
	3.0	15	14	14	15	16	17
	3.5	16	14	14	15	16	17
	4.0	17	14	15	16	17	18
	> 4.0	18	14	15	16	17	18

Standard Age Only Building Depreciation Schedule							
Building Age Condition Classifications							
For Standard Depreciation 1.00 %							
Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	5	4	3	1	1	1	1
5	11	9	7	5	4	3	2
10	16	13	9	8	6	5	3
15	19	15	12	10	8	6	4
20	22	18	13	11	9	7	4
30	27	22	16	14	11	8	5
40	32	25	19	16	13	9	6
50	35	28	21	18	14	11	7
60	39	31	23	19	15	12	8
70	42	33	25	21	17	13	8
80	45	36	27	22	18	13	9
90	47	38	28	24	19	14	9
100	50	40	30	25	20	15	10
125	56	45	34	28	22	17	11
150	61	49	37	31	24	18	12
175	66	53	40	33	26	20	13
200	71	57	42	35	28	21	14
225	75	60	45	38	30	23	15
250	79	63	47	40	32	24	16
275	83	66	50	41	33	25	17
300	87	69	52	43	35	26	17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.

Nottingham

Residential Building Area Size Adjustment Factors

Median Effective Area = 2100sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
247	4.00	322	3.21	444	2.49	718	1.77	1,867	1.05
248	3.99	323	3.20	447	2.48	724	1.76	1,909	1.04
249	3.98	324	3.19	449	2.47	730	1.75	1,953	1.03
250	3.96	326	3.18	452	2.46	737	1.74	2,000	1.02
251	3.95	327	3.17	454	2.45	743	1.73	2,049	1.01
252	3.93	328	3.16	457	2.44	750	1.72	2,100	1.00
253	3.92	329	3.15	459	2.43	757	1.71	2,154	0.99
254	3.91	331	3.14	462	2.42	764	1.70	2,211	0.98
255	3.90	332	3.13	464	2.41	771	1.69	2,270	0.97
256	3.88	333	3.12	467	2.40	778	1.68	2,333	0.96
257	3.87	335	3.11	469	2.39	785	1.67	2,400	0.95
258	3.86	336	3.10	472	2.38	792	1.66	2,471	0.94
259	3.84	337	3.09	475	2.37	800	1.65	2,545	0.93
260	3.83	339	3.08	477	2.36	808	1.64	2,625	0.92
261	3.82	340	3.07	480	2.35	816	1.63	2,710	0.91
262	3.81	341	3.06	483	2.34	824	1.62	2,800	0.90
263	3.80	343	3.05	486	2.33	832	1.61	2,897	0.89
264	3.78	344	3.04	488	2.32	840	1.60	3,000	0.88
265	3.77	346	3.03	491	2.31	848	1.59	3,111	0.87
266	3.76	347	3.02	494	2.30	857	1.58	3,231	0.86
267	3.75	349	3.01	497	2.29	866	1.57	3,360	0.85
268	3.74	350	3.00	500	2.28	875	1.56	3,500	0.84
269	3.72	351	2.99	503	2.27	884	1.55	3,652	0.83
270	3.71	353	2.98	506	2.26	894	1.54	3,818	0.82
271	3.70	354	2.97	509	2.25	903	1.53	4,000	0.81
272	3.69	356	2.96	512	2.24	913	1.52	4,200	0.80
273	3.68	357	2.95	515	2.23	923	1.51	4,421	0.79
274	3.67	359	2.94	519	2.22	933	1.50	4,667	0.78
275	3.66	361	2.93	522	2.21	944	1.49	4,941	0.77
276	3.64	362	2.92	525	2.20	955	1.48	5,250	0.76
277	3.63	364	2.91	528	2.19	966	1.47	5,600	0.75
278	3.62	365	2.90	532	2.18	977	1.46	6,000	0.74
279	3.61	367	2.89	535	2.17	988	1.45	6,462	0.73
280	3.60	368	2.88	538	2.16	1,000	1.44	7,000	0.72
281	3.59	370	2.87	542	2.15	1,012	1.43	7,636	0.71
282	3.58	372	2.86	545	2.14	1,024	1.42	8,400	0.70
283	3.57	373	2.85	549	2.13	1,037	1.41	9,333	0.69
284	3.56	375	2.84	553	2.12	1,050	1.40	10,500	0.68
285	3.55	377	2.83	556	2.11	1,063	1.39	12,000	0.67
286	3.54	378	2.82	560	2.10	1,077	1.38	14,000	0.66
287	3.53	380	2.81	564	2.09	1,091	1.37	16,800	0.65
288	3.52	382	2.80	568	2.08	1,105	1.36	21,000	0.64
289	3.51	384	2.79	571	2.07	1,120	1.35	28,000	0.63
290	3.50	385	2.78	575	2.06	1,135	1.34	42,000	0.62
291	3.49	387	2.77	579	2.05	1,151	1.33	84,000	0.61
292	3.48	389	2.76	583	2.04	1,167	1.32	100,000	0.61
293	3.47	391	2.75	587	2.03	1,183	1.31	200,000	0.6042
294	3.46	393	2.74	592	2.02	1,200	1.30	300,000	0.6028
295	3.45	394	2.73	596	2.01	1,217	1.29	400,000	0.6021
296	3.44	396	2.72	600	2.00	1,235	1.28	500,000	0.6017
297	3.43	398	2.71	604	1.99	1,254	1.27	600,000	0.6014
298	3.42	400	2.70	609	1.98	1,273	1.26	700,000	0.6012
299	3.41	402	2.69	613	1.97	1,292	1.25	800,000	0.6011
300	3.40	404	2.68	618	1.96	1,313	1.24	900,000	0.6009
301	3.39	406	2.67	622	1.95	1,333	1.23	1,000,000	0.6008
302	3.38	408	2.66	627	1.94	1,355	1.22		
303	3.37	410	2.65	632	1.93	1,377	1.21		
304	3.36	412	2.64	636	1.92	1,400	1.20		
305	3.35	414	2.63	641	1.91	1,424	1.19		
307	3.34	416	2.62	646	1.90	1,448	1.18		
308	3.33	418	2.61	651	1.89	1,474	1.17		
309	3.32	420	2.60	656	1.88	1,500	1.16		
310	3.31	422	2.59	661	1.87	1,527	1.15		
311	3.30	424	2.58	667	1.86	1,556	1.14		
312	3.29	426	2.57	672	1.85	1,585	1.13		
313	3.28	429	2.56	677	1.84	1,615	1.12		
315	3.27	431	2.55	683	1.83	1,647	1.11		
316	3.26	433	2.54	689	1.82	1,680	1.10		
317	3.25	435	2.53	694	1.81	1,714	1.09		
318	3.24	438	2.52	700	1.80	1,750	1.08		
319	3.23	440	2.51	706	1.79	1,787	1.07		
321	3.22	442	2.50	712	1.78	1,826	1.06		

Nottingham

Commercial Building Area Size Adjustment Factors

Median Effective Area = 3000sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
353	4.00	449	3.27	619	2.54	992	1.81	2,500	1.08
354	3.99	451	3.26	622	2.53	1,000	1.80	2,553	1.07
355	3.98	453	3.25	625	2.52	1,008	1.79	2,609	1.06
356	3.97	455	3.24	628	2.51	1,017	1.78	2,667	1.05
357	3.96	456	3.23	632	2.50	1,026	1.77	2,727	1.04
358	3.95	458	3.22	635	2.49	1,034	1.76	2,791	1.03
359	3.94	460	3.21	638	2.48	1,043	1.75	2,857	1.02
360	3.93	462	3.20	642	2.47	1,053	1.74	2,927	1.01
361	3.92	463	3.19	645	2.46	1,062	1.73	3,000	1.00
363	3.91	465	3.18	649	2.45	1,071	1.72	3,077	0.99
364	3.90	467	3.17	652	2.44	1,081	1.71	3,158	0.98
365	3.89	469	3.16	656	2.43	1,091	1.70	3,243	0.97
366	3.88	471	3.15	659	2.42	1,101	1.69	3,333	0.96
367	3.87	472	3.14	663	2.41	1,111	1.68	3,429	0.95
368	3.86	474	3.13	667	2.40	1,121	1.67	3,529	0.94
369	3.85	476	3.12	670	2.39	1,132	1.66	3,636	0.93
370	3.84	478	3.11	674	2.38	1,143	1.65	3,750	0.92
372	3.83	480	3.10	678	2.37	1,154	1.64	3,871	0.91
373	3.82	482	3.09	682	2.36	1,165	1.63	4,000	0.90
374	3.81	484	3.08	686	2.35	1,176	1.62	4,138	0.89
375	3.80	486	3.07	690	2.34	1,188	1.61	4,286	0.88
376	3.79	488	3.06	694	2.33	1,200	1.60	4,444	0.87
377	3.78	490	3.05	698	2.32	1,212	1.59	4,615	0.86
379	3.77	492	3.04	702	2.31	1,224	1.58	4,800	0.85
380	3.76	494	3.03	706	2.30	1,237	1.57	5,000	0.84
381	3.75	496	3.02	710	2.29	1,250	1.56	5,217	0.83
382	3.74	498	3.01	714	2.28	1,263	1.55	5,455	0.82
383	3.73	500	3.00	719	2.27	1,277	1.54	5,714	0.81
385	3.72	502	2.99	723	2.26	1,290	1.53	6,000	0.80
386	3.71	504	2.98	727	2.25	1,304	1.52	6,316	0.79
387	3.70	506	2.97	732	2.24	1,319	1.51	6,667	0.78
388	3.69	508	2.96	736	2.23	1,333	1.50	7,059	0.77
390	3.68	511	2.95	741	2.22	1,348	1.49	7,500	0.76
391	3.67	513	2.94	745	2.21	1,364	1.48	8,000	0.75
392	3.66	515	2.93	750	2.20	1,379	1.47	8,571	0.74
393	3.65	517	2.92	755	2.19	1,395	1.46	9,231	0.73
395	3.64	519	2.91	759	2.18	1,412	1.45	10,000	0.72
396	3.63	522	2.90	764	2.17	1,429	1.44	10,909	0.71
397	3.62	524	2.89	769	2.16	1,446	1.43	12,000	0.70
399	3.61	526	2.88	774	2.15	1,463	1.42	13,333	0.69
400	3.60	529	2.87	779	2.14	1,481	1.41	15,000	0.68
401	3.59	531	2.86	784	2.13	1,500	1.40	17,143	0.67
403	3.58	533	2.85	789	2.12	1,519	1.39	20,000	0.66
404	3.57	536	2.84	795	2.11	1,538	1.38	24,000	0.65
405	3.56	538	2.83	800	2.10	1,558	1.37	30,000	0.64
407	3.55	541	2.82	805	2.09	1,579	1.36	40,000	0.63
408	3.54	543	2.81	811	2.08	1,600	1.35	60,000	0.62
410	3.53	545	2.80	816	2.07	1,622	1.34	120,000	0.6100
411	3.52	548	2.79	822	2.06	1,644	1.33	200,000	0.6060
412	3.51	550	2.78	828	2.05	1,667	1.32	300,000	0.6040
414	3.50	553	2.77	833	2.04	1,690	1.31	400,000	0.6030
415	3.49	556	2.76	839	2.03	1,714	1.30	500,000	0.6024
417	3.48	558	2.75	845	2.02	1,739	1.29	600,000	0.6020
418	3.47	561	2.74	851	2.01	1,765	1.28	700,000	0.6017
420	3.46	563	2.73	857	2.00	1,791	1.27	800,000	0.6015
421	3.45	566	2.72	863	1.99	1,818	1.26	900,000	0.6013
423	3.44	569	2.71	870	1.98	1,846	1.25	1,000,000	0.6012
424	3.43	571	2.70	876	1.97	1,875	1.24		
426	3.42	574	2.69	882	1.96	1,905	1.23		
427	3.41	577	2.68	889	1.95	1,935	1.22		
429	3.40	580	2.67	896	1.94	1,967	1.21		
430	3.39	583	2.66	902	1.93	2,000	1.20		
432	3.38	585	2.65	909	1.92	2,034	1.19		
433	3.37	588	2.64	916	1.91	2,069	1.18		
435	3.36	591	2.63	923	1.90	2,105	1.17		
436	3.35	594	2.62	930	1.89	2,143	1.16		
438	3.34	597	2.61	938	1.88	2,182	1.15		
440	3.33	600	2.60	945	1.87	2,222	1.14		
441	3.32	603	2.59	952	1.86	2,264	1.13		
443	3.31	606	2.58	960	1.85	2,308	1.12		
444	3.30	609	2.57	968	1.84	2,353	1.11		
446	3.29	612	2.56	976	1.83	2,400	1.10		
448	3.28	615	2.55	984	1.82	2,449	1.09		

Nottingham

Industrial Building Area Size Adjustment Factors

Median Effective Area = 7500sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
882	4.00	1,119	3.28	1,531	2.56	2,419	1.84	5,769	1.12
885	3.99	1,124	3.27	1,538	2.55	2,439	1.83	5,882	1.11
888	3.98	1,128	3.26	1,546	2.54	2,459	1.82	6,000	1.10
890	3.97	1,132	3.25	1,554	2.53	2,479	1.81	6,122	1.09
893	3.96	1,136	3.24	1,563	2.52	2,500	1.80	6,250	1.08
896	3.95	1,141	3.23	1,571	2.51	2,521	1.79	6,383	1.07
898	3.94	1,145	3.22	1,579	2.50	2,542	1.78	6,522	1.06
901	3.93	1,149	3.21	1,587	2.49	2,564	1.77	6,667	1.05
904	3.92	1,154	3.20	1,596	2.48	2,586	1.76	6,818	1.04
906	3.91	1,158	3.19	1,604	2.47	2,609	1.75	6,977	1.03
909	3.90	1,163	3.18	1,613	2.46	2,632	1.74	7,143	1.02
912	3.89	1,167	3.17	1,622	2.45	2,655	1.73	7,317	1.01
915	3.88	1,172	3.16	1,630	2.44	2,679	1.72	7,500	1.00
917	3.87	1,176	3.15	1,639	2.43	2,703	1.71	7,692	0.99
920	3.86	1,181	3.14	1,648	2.42	2,727	1.70	7,895	0.98
923	3.85	1,186	3.13	1,657	2.41	2,752	1.69	8,108	0.97
926	3.84	1,190	3.12	1,667	2.40	2,778	1.68	8,333	0.96
929	3.83	1,195	3.11	1,676	2.39	2,804	1.67	8,571	0.95
932	3.82	1,200	3.10	1,685	2.38	2,830	1.66	8,824	0.94
935	3.81	1,205	3.09	1,695	2.37	2,857	1.65	9,091	0.93
938	3.80	1,210	3.08	1,705	2.36	2,885	1.64	9,375	0.92
940	3.79	1,215	3.07	1,714	2.35	2,913	1.63	9,677	0.91
943	3.78	1,220	3.06	1,724	2.34	2,941	1.62	10,000	0.90
946	3.77	1,224	3.05	1,734	2.33	2,970	1.61	10,345	0.89
949	3.76	1,230	3.04	1,744	2.32	3,000	1.60	10,714	0.88
952	3.75	1,235	3.03	1,754	2.31	3,030	1.59	11,111	0.87
955	3.74	1,240	3.02	1,765	2.30	3,061	1.58	11,538	0.86
958	3.73	1,245	3.01	1,775	2.29	3,093	1.57	12,000	0.85
962	3.72	1,250	3.00	1,786	2.28	3,125	1.56	12,500	0.84
965	3.71	1,255	2.99	1,796	2.27	3,158	1.55	13,043	0.83
968	3.70	1,261	2.98	1,807	2.26	3,191	1.54	13,636	0.82
971	3.69	1,266	2.97	1,818	2.25	3,226	1.53	14,286	0.81
974	3.68	1,271	2.96	1,829	2.24	3,261	1.52	15,000	0.80
977	3.67	1,277	2.95	1,840	2.23	3,297	1.51	15,789	0.79
980	3.66	1,282	2.94	1,852	2.22	3,333	1.50	16,667	0.78
984	3.65	1,288	2.93	1,863	2.21	3,371	1.49	17,647	0.77
987	3.64	1,293	2.92	1,875	2.20	3,409	1.48	18,750	0.76
990	3.63	1,299	2.91	1,887	2.19	3,448	1.47	20,000	0.75
993	3.62	1,304	2.90	1,899	2.18	3,488	1.46	21,429	0.74
997	3.61	1,310	2.89	1,911	2.17	3,529	1.45	23,077	0.73
1,000	3.60	1,316	2.88	1,923	2.16	3,571	1.44	25,000	0.72
1,003	3.59	1,322	2.87	1,935	2.15	3,614	1.43	27,273	0.71
1,007	3.58	1,327	2.86	1,948	2.14	3,659	1.42	30,000	0.70
1,010	3.57	1,333	2.85	1,961	2.13	3,704	1.41	33,333	0.69
1,014	3.56	1,339	2.84	1,974	2.12	3,750	1.40	37,500	0.68
1,017	3.55	1,345	2.83	1,987	2.11	3,797	1.39	42,857	0.67
1,020	3.54	1,351	2.82	2,000	2.10	3,846	1.38	50,000	0.66
1,024	3.53	1,357	2.81	2,013	2.09	3,896	1.37	60,000	0.65
1,027	3.52	1,364	2.80	2,027	2.08	3,947	1.36	75,000	0.64
1,031	3.51	1,370	2.79	2,041	2.07	4,000	1.35	100,000	0.63
1,034	3.50	1,376	2.78	2,055	2.06	4,054	1.34	150,000	0.6200
1,038	3.49	1,382	2.77	2,069	2.05	4,110	1.33	300,000	0.6100
1,042	3.48	1,389	2.76	2,083	2.04	4,167	1.32	400,000	0.6075
1,045	3.47	1,395	2.75	2,098	2.03	4,225	1.31	500,000	0.6060
1,049	3.46	1,402	2.74	2,113	2.02	4,286	1.30	600,000	0.6050
1,053	3.45	1,408	2.73	2,128	2.01	4,348	1.29	700,000	0.6043
1,056	3.44	1,415	2.72	2,143	2.00	4,412	1.28	800,000	0.6038
1,060	3.43	1,422	2.71	2,158	1.99	4,478	1.27	900,000	0.6033
1,064	3.42	1,429	2.70	2,174	1.98	4,545	1.26	1,000,000	0.6030
1,068	3.41	1,435	2.69	2,190	1.97	4,615	1.25		
1,071	3.40	1,442	2.68	2,206	1.96	4,688	1.24		
1,075	3.39	1,449	2.67	2,222	1.95	4,762	1.23		
1,079	3.38	1,456	2.66	2,239	1.94	4,839	1.22		
1,083	3.37	1,463	2.65	2,256	1.93	4,918	1.21		
1,087	3.36	1,471	2.64	2,273	1.92	5,000	1.20		
1,091	3.35	1,478	2.63	2,290	1.91	5,085	1.19		
1,095	3.34	1,485	2.62	2,308	1.90	5,172	1.18		
1,099	3.33	1,493	2.61	2,326	1.89	5,263	1.17		
1,103	3.32	1,500	2.60	2,344	1.88	5,357	1.16		
1,107	3.31	1,508	2.59	2,362	1.87	5,455	1.15		
1,111	3.30	1,515	2.58	2,381	1.86	5,556	1.14		
1,115	3.29	1,523	2.57	2,400	1.85	5,660	1.13		

Nottingham

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 1200sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
141	4.00	205	2.94	284	2.29	457	1.65	1,171	1.01
142	3.99	206	2.93	286	2.28	462	1.64	1,200	1.00
143	3.96	207	2.92	287	2.27	466	1.63	1,231	0.99
144	3.94	208	2.91	289	2.26	471	1.62	1,263	0.98
145	3.92	209	2.90	291	2.25	475	1.61	1,297	0.97
146	3.89	210	2.89	293	2.24	480	1.60	1,333	0.96
147	3.87	211	2.88	294	2.23	485	1.59	1,371	0.95
148	3.85	212	2.86	296	2.22	490	1.58	1,412	0.94
149	3.83	213	2.85	298	2.21	495	1.57	1,455	0.93
150	3.81	214	2.84	300	2.20	500	1.56	1,500	0.92
151	3.78	215	2.83	302	2.19	505	1.55	1,548	0.91
152	3.76	216	2.82	304	2.18	511	1.54	1,600	0.90
153	3.74	217	2.81	306	2.17	516	1.53	1,655	0.89
154	3.72	218	2.80	308	2.16	522	1.52	1,714	0.88
155	3.70	219	2.79	310	2.15	527	1.51	1,778	0.87
156	3.68	220	2.78	312	2.14	533	1.50	1,846	0.86
157	3.66	221	2.77	314	2.13	539	1.49	1,920	0.85
158	3.64	222	2.76	316	2.12	545	1.48	2,000	0.84
159	3.62	223	2.75	318	2.11	552	1.47	2,087	0.83
160	3.60	224	2.74	320	2.10	558	1.46	2,182	0.82
161	3.59	225	2.73	322	2.09	565	1.45	2,286	0.81
162	3.57	226	2.72	324	2.08	571	1.44	2,400	0.80
163	3.55	227	2.71	327	2.07	578	1.43	2,526	0.79
164	3.53	229	2.70	329	2.06	585	1.42	2,667	0.78
165	3.51	230	2.69	331	2.05	593	1.41	2,824	0.77
166	3.50	231	2.68	333	2.04	600	1.40	3,000	0.76
167	3.48	232	2.67	336	2.03	608	1.39	3,200	0.75
168	3.46	233	2.66	338	2.02	615	1.38	3,429	0.74
169	3.44	234	2.65	340	2.01	623	1.37	3,692	0.73
170	3.43	235	2.64	343	2.00	632	1.36	4,000	0.72
171	3.41	236	2.63	345	1.99	640	1.35	4,364	0.71
172	3.39	238	2.62	348	1.98	649	1.34	4,800	0.70
173	3.38	239	2.61	350	1.97	658	1.33	5,333	0.69
174	3.36	240	2.60	353	1.96	667	1.32	6,000	0.68
175	3.35	241	2.59	356	1.95	676	1.31	6,857	0.67
176	3.33	242	2.58	358	1.94	686	1.30	8,000	0.66
177	3.31	244	2.57	361	1.93	696	1.29	9,600	0.65
178	3.30	245	2.56	364	1.92	706	1.28	12,000	0.64
179	3.28	246	2.55	366	1.91	716	1.27	16,000	0.63
180	3.27	247	2.54	369	1.90	727	1.26	24,000	0.62
181	3.25	249	2.53	372	1.89	738	1.25	48,000	0.61
182	3.24	250	2.52	375	1.88	750	1.24	100,000	0.60
183	3.23	251	2.51	378	1.87	762	1.23	200,000	0.6024
184	3.21	253	2.50	381	1.86	774	1.22	300,000	0.6016
185	3.20	254	2.49	384	1.85	787	1.21	400,000	0.6012
186	3.18	255	2.48	387	1.84	800	1.20	500,000	0.6010
187	3.17	257	2.47	390	1.83	814	1.19	600,000	0.6008
188	3.15	258	2.46	393	1.82	828	1.18	700,000	0.6007
189	3.14	259	2.45	397	1.81	842	1.17	800,000	0.6006
190	3.13	261	2.44	400	1.80	857	1.16	900,000	0.6005
191	3.11	262	2.43	403	1.79	873	1.15	1,000,000	0.6005
192	3.10	264	2.42	407	1.78	889	1.14		
193	3.09	265	2.41	410	1.77	906	1.13		
194	3.08	267	2.40	414	1.76	923	1.12		
195	3.06	268	2.39	417	1.75	941	1.11		
196	3.05	270	2.38	421	1.74	960	1.10		
197	3.04	271	2.37	425	1.73	980	1.09		
198	3.03	273	2.36	429	1.72	1,000	1.08		
199	3.01	274	2.35	432	1.71	1,021	1.07		
200	3.00	276	2.34	436	1.70	1,043	1.06		
201	2.99	277	2.33	440	1.69	1,067	1.05		
202	2.98	279	2.32	444	1.68	1,091	1.04		
203	2.97	281	2.31	449	1.67	1,116	1.03		
204	2.95	282	2.30	453	1.66	1,143	1.02		

Printed: 09/18/2020 3:06:06 pm

SOLAR PANELS

Market data suggests solar panels contribute to market value. Government and other incentives commonly available to the property owner are taken into consideration when developing the initial assessed value. Industry representatives suggest that newly installed panels have a life expectancy of at least 25 years, so the following depreciation schedule is used with a floor factor of 25%:

<u>Age</u>	<u>Condition Factor</u>
1-5 Years	100
6-10 Years	85
11-15 Years	70
16-20 Years	55
21-25 Years	40
25+ Years	25

It should be noted that Solar Panels may have differing condition factors to account for atypical sizes or noted physical condition issues.

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. Docks are not separately assessed, as the value is inherent in the waterfront value.

Although the total market value of the property is expressed or displayed in separate parts, such as land, building, views and waterfront, it is the total value of the property that is most important. You may feel the view, waterfront, building or land is high or low, but if the total value represents market value and is equitable with similar properties, then your assessment is reasonable and fair.

The quality and desirability of waterfront varies widely as does the value attributed to various bodies of water and even the same body of water in two different municipalities.

Topography and access to the site, as well as to the waterfront itself varies and can greatly affect the market value. Because of this, it is rare to find two properties that are identical and as such adjustments must be made for water quality and access based on 3rd party data such as, NH DES when sales are lacking or limited.

Despite the possible lack of sales data, the assessor must still produce an equitable opinion of value for each and every property in town; sometimes making subjective adjustments for differences from property to property for what they feel affects the market value positively and/or negatively. This unfortunately may not always be demonstrated in sales data due to the lack of sales, so experience and common sense play a large part in this process, when local direct sales are lacking.

The following illustrates the waterfront properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

Waterfront – Each waterbody has a base value that was adjusted using factors for length of frontage, topography at waterfront, extent of development, landscaping, beaches, boat launch, and water access rights. Only Pawtuckaway Lake has a NH Fish and Game lake depth/contour ("bathymetry") map using data provided by the NH Department of Environmental Services.

Demerit Pond – A relatively small pond with no known public access, there are 5 parcels on the pond and a base value of \$25,000 was used.

Kenison Pond - A relatively small pond with no known public access, there is one parcel on the pond and a base value of \$25,000 was used.

Little River – A tributary of North River, there are 6 parcels on the river and a base value of \$25,000 was used.

North River – The river extends from Stage Road through town to the Lee town line, there are 61 parcels on the river and a base value of \$80,000 was used.

North River Pond – This pond is located north of Route 4 and borders on Northwood and Barrington, there are 75 parcels on the pond and a base value of \$135,000 was used.

Nottingham Lake – The lake sits near the junctions of Case Road, Mill Pond Road and Fort Hill Road. There are 86 parcels on the lake and a base value of \$65,000 was used.

Pawtuckaway Lake – This is the largest body of water in town and covers 784 acres, has a maximum depth of 50 feet, with an average of 9 feet and is home to at least species of fish. There are 422 parcels on the lake and a base value of \$240,000 was used.

Pawtuckaway River – A small tributary of the Lamprey River extends from Dolloff Dam Road as an outflow from the dam on Pawtuckaway Lake. There are 9 parcels on the river and a base value of \$25,000 was used.

Pea Porridge Pond – Also referred to as Cedar Waters, this is a private pond entirely on one parcel and a base value of \$150,000 was used.

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Inland Fisheries Division, Concord
E-mail: fish@wildlife.nh.gov Phone: 603-271-2501

PAWTUCKAWAY LAKE Nottingham

FISHERY: Warmwater ACRES: 784

TROPHIC LEVEL: MESO

AVG. DEPTH: 9 MAX. DEPTH: 50

SPECIES: SMB,LMB,ECP,BBH,
WP,BC,AE,YP

ADDITIONAL INFO: 6 MPH in Fundy Cove;
Shallow channel when low water

ACCESS: Pawtuckaway Lake Boat Ramp
(Fundy Cove)

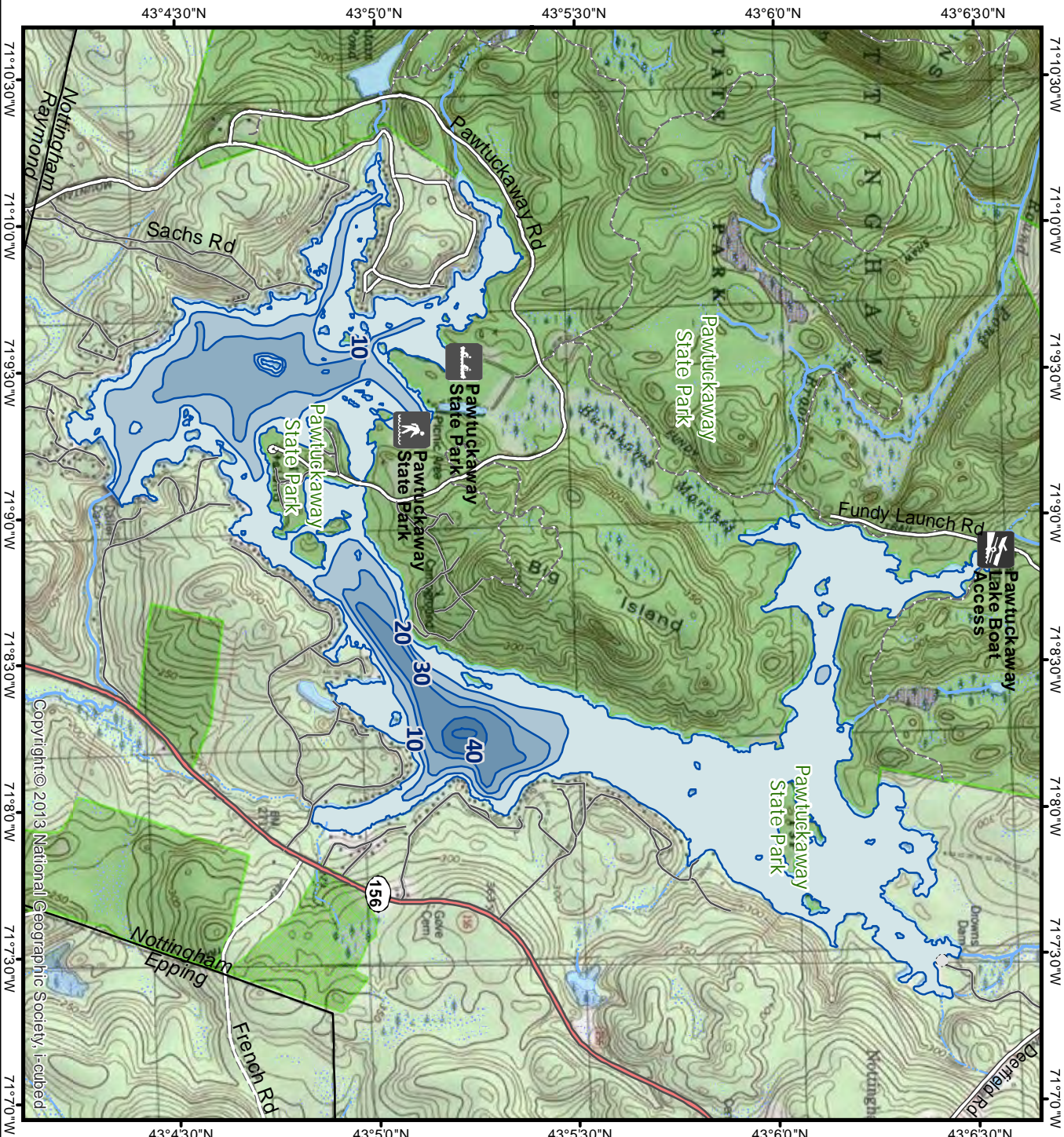
Please contact NH Dept of Safety, Marine Patrol
for info. on water body/boat/motor restrictions:
(603) 293-2037 www.nhmarinepatrol.com

Public Water Access site

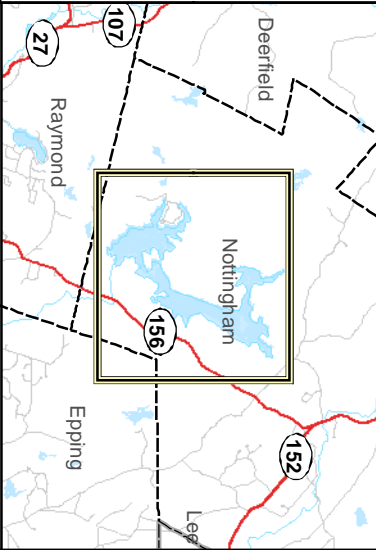
- Canoe/cartop
- Shorebank
- Ramp

Bathymetric contour (feet)
Bathymetry provided by the NH Department of
Environmental Services, Watershed Mgt Bureau

- Town boundary
 - Primary Route
 - Road or Street
 - Trail or other
 - Stream or Shoreline
 - Surface Water
 - Wetland
 - Conservation or Public land
 - Restricted Access Conservation
 - Cleared
 - Forest
 - Contour
 - Building
- Source: USGS



Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data.
NOT INTENDED FOR BOAT NAVIGATION.



Directions: Fundy Rd

Nottingham Waterfront Report

Sorted By Waterfront Value



Map Lot Sub: 000067 000014 000000
Location: HIGHLAND AVENUE
Owner: SUNNY PINES HOMEOWNERS' ASSOCIATION
Waterfront Value: \$ 0
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: LEVEL
Condition: 0 **Frontage Feet:** 59
Notes: 59' IN COMMON



Map Lot Sub: 000067 000019 000000
Location: HIGHLAND AVENUE
Owner: SUNNY PINES HOMEOWNERS' ASSOCIATION
Waterfront Value: \$ 0
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 0 **Frontage Feet:** 85
Notes: 85' IN COMMON



Map Lot Sub: 000070 000034 000000
Location: COMMUNITY BOAT RAMP
Owner: 33 OWNERS
Waterfront Value: \$ 0
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 0 **Frontage Feet:** 25
Notes: 25' IN COMMON



Map Lot Sub: 000070 000044 000000
Location: TUCKAWAY SHORES ROAD
Owner: 33 OWNERS
Waterfront Value: \$ 0
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 0 **Frontage Feet:** 200
Notes: 200' IN COMMON



Map Lot Sub: 000071 000061 000000
Location: COMMUNITY BEACH
Owner: LAKEVIEW BEACHES ASSOCIATION I
Waterfront Value: \$ 0
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 0 **Frontage Feet:** 75
Notes: 75' IN COMMON



Map Lot Sub: 000071 000082 000000
Location: COMM. BOAT LAUNCH
Owner: LAKEVIEW BEACHES ASSOCIATION I
Waterfront Value: \$ 0
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 0 **Frontage Feet:** 77
Notes: 77' IN COMMON



Map Lot Sub: 000032 000005 000000
Location: 20 KENISON POND ROAD
Owner: AUTIO, FANNY S
Waterfront Value: \$ 2,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 20 **Frontage Feet:** 1
Notes: KENISON POND WF



Map Lot Sub: 000071 000028 000000
Location: COMM. BEACH DOCK
Owner: LAKEVIEW BEACHES ASSOCIATION I
Waterfront Value: \$ 12,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 1
Notes: 150'/BCH IN COMMON



Map Lot Sub: 000001 000012 000000
Location: BARRINGTON ROAD
Owner: BATEMAN JR., JOHN F
Waterfront Value: \$ 12,500
Water Body: NORTH RIVER LAKE
Access: NBD
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 91
Notes: 91'/NAT/AVG/AVG/N



Map Lot Sub: 000001 000149 000000
Location: PINE STREET
Owner: KERNS, VINCE
Waterfront Value: \$ 22,700
Water Body: NORTH RIVER LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000070 000092 000000
Location: MEINDL ROAD
Owner: GIVEN 2008 FAMILY TRUST
Waterfront Value: \$ 42,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 15 **Frontage Feet:** 500
Notes: 500'/NAT/AVG/NBD/N



Map Lot Sub: 000063 000084 000000
Location: 25 WHITE'S GROVE ROAD
Owner: NASTRI, MICHAEL A
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000063 000086 000000
Location: 1 WHITE'S GROVE ROAD
Owner: SWEET, EDWARD D
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA/CLR WF



Map Lot Sub: 000068 000080 000000
Location: 19 COVE ROAD
Owner: MORRISSEY, RICHARD M
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000068 000084 000000
Location: 30 SEAMAN'S POINT ROAD
Owner: GOSBEE, ANNA S
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000068 000110 000000
Location: 3 SEAMAN'S POINT ROAD
Owner: ENHANCED LIFE OPTIONS GROUP
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



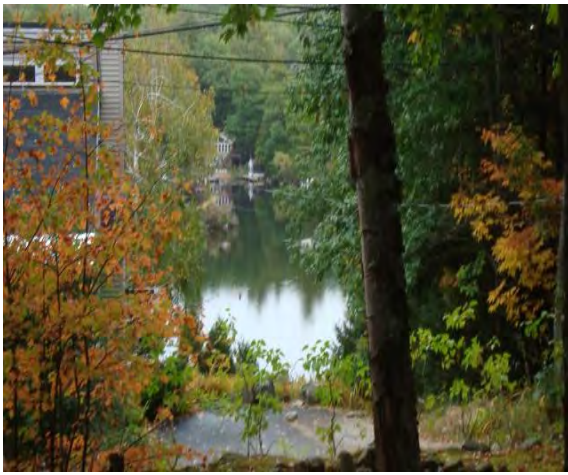
Map Lot Sub: 000070 000059 000000
Location: 20 BRUSTLE ROAD
Owner: KING, DONNA L
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000070 000061 000000
Location: 16 BRUSTLE ROAD
Owner: GILPATRIC, CINDY A
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000071 000122 000000
Location: 27 BEACH HEAD ROAD
Owner: RUTHERFORD REALTY TRUST
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: COVE ACC/ WA



Map Lot Sub: 000071 000123 000000
Location: 25 BEACH HEAD ROAD
Owner: JACQUES, KATHERINE
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: COVE ACC/WA



Map Lot Sub: 000071 000124 000000
Location: 23 BEACH HEAD ROAD
Owner: JORDAN, KEVIN E
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: COVE ACC/WA



Map Lot Sub: 000071 000125 000000
Location: 19 BEACH HEAD ROAD
Owner: MORRISON, THOMAS
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: COVE ACC/WA



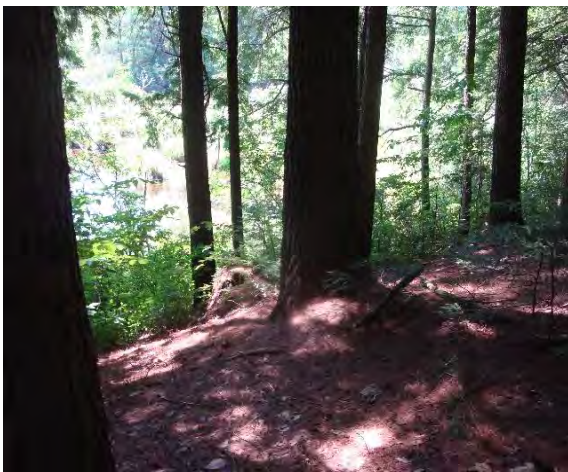
Map Lot Sub: 000071 000126 000000
Location: 17 BEACH HEAD ROAD
Owner: JORDAN, KEVIN E
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: COVE ACC/WA



Map Lot Sub: 000071 000148 000000
Location: 35 JAMPSA TRAIL
Owner: SCHLANGEN, MAUREEN R
Waterfront Value: \$ 45,000
Water Body: PAWTUCKAWAY
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 10
Notes: WA



Map Lot Sub: 000009 000007 000016
Location: 14 OAK RIDGE ROAD
Owner: BOLIN, CHRISTOPHER D.
Waterfront Value: \$ 46,400
Water Body: NOTTINGHAM
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 240
Notes: 240'/AVG/AV/WDY/N



Map Lot Sub: 000009 000007 000012
Location: 22 OAK RIDGE ROAD
Owner: BELCHER, KEVIN J
Waterfront Value: \$ 47,200
Water Body: NOTTINGHAM
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 310
Notes: 310'/NAT/AV/WDY/N



Map Lot Sub: 000001 000100 000000
Location: WATER STREET
Owner: ROGIER, JOHN GILBERT
Waterfront Value: \$ 47,300
Water Body: NORTH RIVER LAKE
Access: RECREATION LOT/LTD
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 42
Notes: 42'/NAT/AVG/AVG/N



Map Lot Sub: 000001 000105 000000
Location: 11 WATER STREET
Owner: JANELLE, ARMAND R
Waterfront Value: \$ 49,900
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 20
Notes: WF



Map Lot Sub: 000068 000034 000004
Location: SHORE DRIVE
Owner: SZAFRAN, CAROLINE J REV TRUST
Waterfront Value: \$ 52,200
Water Body: PAWTUCKAWAY
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: STEEP
Condition: 100 **Frontage Feet:** 20
Notes:



Map Lot Sub: 000001 000102 000000
Location: WATER STREET
Owner: ANDRADE, JOHN L
Waterfront Value: \$ 53,000
Water Body: NORTH RIVER LAKE
Access: RECREATION LOT/LTD
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 60
Notes: 60'/AVG/AVG/AVG/NO



Map Lot Sub: 000009 000007 000017
Location: 12 OAK RIDGE ROAD
Owner: COOKE, ROBERT L II
Waterfront Value: \$ 53,600
Water Body: NOTTINGHAM
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 180
Notes: 180'/NAT/AVG/WDY/N



Map Lot Sub: 000063 000066 000000
Location: WHITE'S GROVE ROAD
Owner: MORIN, JOHN A
Waterfront Value: \$ 55,800
Water Body: PAWTUCKAWAY
Access: RECREATION LOT/LTD
Location: MAIN BODY
Topography: LEVEL
Condition: 50 **Frontage Feet:** 63
Notes: 63'/NAT/AVG/AVG/N



Map Lot Sub: 000001 000017 000000
Location: 3 SUNRISE LANE
Owner: MOYER, STEPHEN D
Waterfront Value: \$ 56,500
Water Body: NORTH RIVER LAKE
Access: RECREATION LOT/LTD
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 59
Notes: 59'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000018 000000
Location: 6 SUNRISE LANE
Owner: COLPRIT, ELAINE J
Waterfront Value: \$ 60,200
Water Body: NORTH RIVER LAKE
Access: RECREATION LOT/LTD
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000009 000007 000015
Location: 16 OAK RIDGE ROAD
Owner: GRASSI, MICHAEL
Waterfront Value: \$ 68,200
Water Body: NOTTINGHAM
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 350
Notes: 350'/AVG/AV/WDY/N



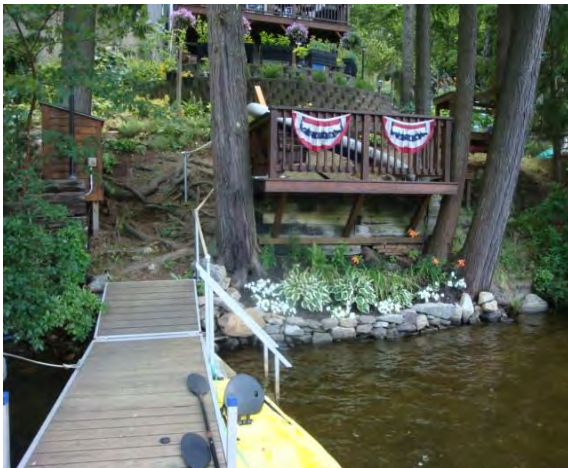
Map Lot Sub: 000009 000007 000014
Location: 18 OAK RIDGE ROAD
Owner: BOUDREAU, JR WALTER J
Waterfront Value: \$ 68,800
Water Body: NOTTINGHAM
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 390
Notes: 390'/AVG/AV/WDY/N



Map Lot Sub: 000009 000007 000018
Location: 10 OAK RIDGE ROAD
Owner: GRAVINK, JILL
Waterfront Value: \$ 68,800
Water Body: NOTTINGHAM
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 420
Notes: 420'/AVG/AV/WDY/N



Map Lot Sub: 000063 000056 000000
Location: WHITE'S GROVE ROAD
Owner: FRIEND, GWEN
Waterfront Value: \$ 70,000
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 17
Notes: 17'/NAT/AVG/AVG/N



Map Lot Sub: 000001 000181 000000
Location: 5 SNOW LANE
Owner: FOGG, JADE
Waterfront Value: \$ 76,700
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 40
Notes: 40'/AVG/AVG/COVE/N



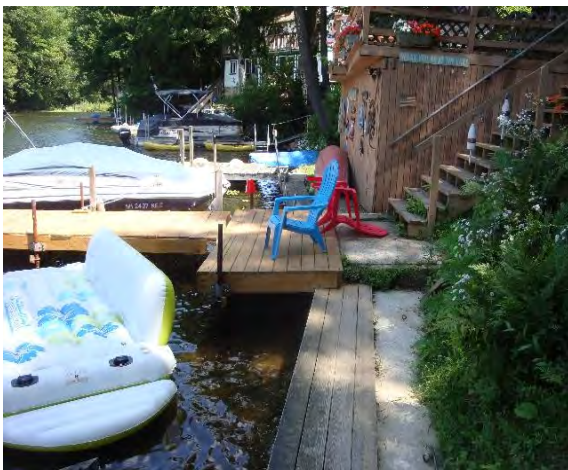
Map Lot Sub: 000001 000008 000000
Location: BARRINGTON ROAD
Owner: NOTTINGHAM TOWN OF
Waterfront Value: \$ 80,300
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 35
Notes: WF/35'



Map Lot Sub: 000001 000103 000000
Location: 13 WATER STREET
Owner: SULLIVAN, MARION
Waterfront Value: \$ 90,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 40
Notes: 40'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000052 000000
Location: 23 NORTH RIVER LAKE RD
Owner: NEFF, TED
Waterfront Value: \$ 94,500
Water Body: NORTH RIVER LAKE
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 75 **Frontage Feet:** 120
Notes: 120'/AVG/BCH/CV/N



Map Lot Sub: 000001 000180 000000
Location: 7 SNOW LANE
Owner: LACROIX, MARC M
Waterfront Value: \$ 95,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 60
Notes: 60'/AVG/AVG/COVE/N



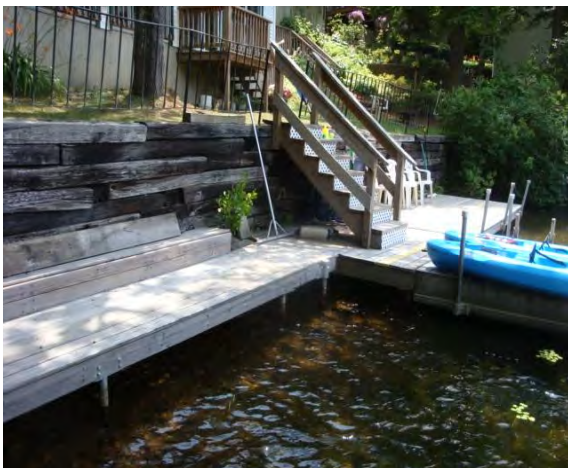
Map Lot Sub: 000063 000046 000000
Location: RAYMOND ROAD
Owner: FERNALD, JOHN JR, TRUSTEE
Waterfront Value: \$ 98,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 105 **Frontage Feet:** 20
Notes: 20'/AV/AV/AV/Y WF



Map Lot Sub: 000001 000055 000000
Location: 17 NORTH RIVER LAKE RD
Owner: BOYNE, ARLENE M
Waterfront Value: \$ 101,300
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 60
Notes: 60'/AVG/AVG/CV/N



Map Lot Sub: 000001 000178 000000
Location: 11 SNOW LANE
Owner: MAIMONE, MARIO A.
Waterfront Value: \$ 101,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/COVE/N



Map Lot Sub: 000001 000182 000000
Location: 1 SNOW LANE
Owner: BARTLETT, THOMAS C-TRUSTEE
Waterfront Value: \$ 101,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/COVE/N



Map Lot Sub: 000001 000060 000000
Location: 8 NO. RIVER LK RD EAST
Owner: NELSON, PETER R
Waterfront Value: \$ 103,500
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 70
Notes: 70'/AVG/AVG/CV/N



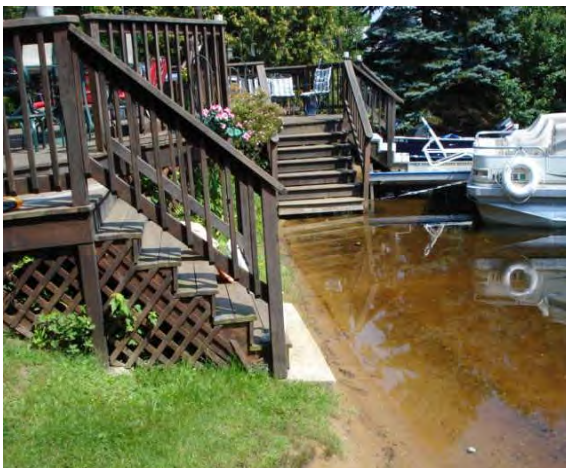
Map Lot Sub: 000001 000141 000000
Location: 4 PINE STREET
Owner: JONES, AARON
Waterfront Value: \$ 103,700
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 51
Notes: 51'/AVG/AVG/AVG/N

Date	Book/Page	Type	Price
10/01/19	6042/575	Q I	\$225,000

Most Recent Sale:
Current Assessment: \$224,800



Map Lot Sub: 000001 000183 000000
Location: OFF JILLET RD
Owner: HORKAN, MARTIN J
Waterfront Value: \$ 103,700
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/CV/N



Map Lot Sub: 000001 000050 000000
Location: 27 NORTH RIVER LAKE RD
Owner: MACHOS, RUTH A
Waterfront Value: \$ 106,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 60
Notes: 60'/AVG/AV/COVE/N



Map Lot Sub: 000001 000157 000000
Location: 14 UNION STREET
Owner: SAVAGE, STUART A TRUSTEE
Waterfront Value: \$ 106,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 62
Notes: 62'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000174 000000
Location: 16 UNION STREET
Owner: LAW, STEPHEN
Waterfront Value: \$ 106,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 60
Notes: 60'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000025 000000
Location: 20 SUNRISE LANE
Owner: MORESHEAD, CRAIG D
Waterfront Value: \$ 109,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes: 50'/AVG/AVG/AVG/NO



Map Lot Sub: 000001 000043 000000
Location: 37 NORTH RIVER LAKE RD
Owner: CARNEY, JILL
Waterfront Value: \$ 109,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 51
Notes: 51'/AVG/AVG/AVG/NO



Map Lot Sub: 000001 000101 000000
Location: 15 WATER STREET
Owner: SULLIVAN, JOHN A
Waterfront Value: \$ 109,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes: 50'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000054 000000
Location: 19 NORTH RIVER LAKE RD
Owner: DERBOGHOSIAN, STEPHEN
Waterfront Value: \$ 110,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 80
Notes: 80'/AVG/AVG/CV/N



Map Lot Sub: 000001 000009 000000
Location: 15 BARRINGTON ROAD
Owner: STOCK, JULIUS A
Waterfront Value: \$ 110,700
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 55
Notes: 55'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000047 000000
Location: 31 NORTH RIVER LAKE RD
Owner: P&E CARR FAMILY REVOCABLE TRUS
Waterfront Value: \$ 111,900
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 61
Notes: 61'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000019 000000
Location: 8 SUNRISE LANE
Owner: GIFFORD, DEBORAH L
Waterfront Value: \$ 112,900
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000174 00000A
Location: 18 UNION STREET
Owner: GOODRICH, MARION G
Waterfront Value: \$ 114,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 97
Notes: 97'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000010 000000
Location: 13 BARRINGTON ROAD
Owner: BUTTRICK, LEA
Waterfront Value: \$ 114,300
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 68
Notes: 68'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000175 000000
Location: 20 UNION STREET-N.R.L
Owner: HADWIN, DONALD W
Waterfront Value: \$ 114,300
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 210
Notes: 210'/AVG/AVG/CV/N



Map Lot Sub: 000001 000007 000000
Location: 19 BARRINGTON ROAD
Owner: MAHAJAN, ASHISH
Waterfront Value: \$ 115,500
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000026 000000
Location: SUNRISE LANE
Owner: NOTTINGHAM TOWN OF
Waterfront Value: \$ 116,700
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 80
Notes: WF/80'



Map Lot Sub: 000001 000011 000000
Location: 11 BARRINGTON ROAD
Owner: LEMAY JR., GEORGE D
Waterfront Value: \$ 119,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 92
Notes: 92' AVG/AVG/AVG/N



Map Lot Sub: 000001 000014 000000
Location: 5 BARRINGTON ROAD
Owner: PAUL, CHERYL A
Waterfront Value: \$ 119,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000066 000000
Location: 18 NO. RIVER LK RD EAST
Owner: ANSELL, WILLIAM F
Waterfront Value: \$ 119,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000046 000000
Location: 33 NORTH RIVER LAKE RD
Owner: THE SCIMONE-TULK TRUST OF 2019
Waterfront Value: \$ 121,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 102
Notes: 102'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000068 000000
Location: 22 NO. RIVER LK RD EAST
Owner: MCQUAIDE, BARBARA S
Waterfront Value: \$ 121,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000143 000000
Location: 6 PINE STREET
Owner: KERNS, VINCE
Waterfront Value: \$ 121,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000061 000000
Location: 10 NO. RIVER LK RD EAST
Owner: BAIRAM, GREGORY A
Waterfront Value: \$ 122,800
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 106
Notes: 106'AVG/AVG/AVG/N



Map Lot Sub: 000001 000053 000000
Location: 21 NORTH RIVER LAKE RD
Owner: PACSAY, JR JOSEPH J
Waterfront Value: \$ 123,900
Water Body: NORTH RIVER LAKE
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 115
Notes: 115'GRS/AV/COVE/N



Map Lot Sub: 000001 000140 000000
Location: 2 PINE STREET
Owner: PLACE JR., LEONARD W
Waterfront Value: \$ 124,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 112
Notes: 112'AG/AVG/AVG/N



Map Lot Sub: 000001 000186 000000
Location: 44 CRONIN ROAD
Owner: PATERSON, DERRICK
Waterfront Value: \$ 125,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 117
Notes: 117'AVG/AVG/AVG/N



Map Lot Sub: 000001 000059 000000
Location: 6 NO. RIVER LK RD EAST
Owner: SIERING, KELLY J
Waterfront Value: \$ 126,300
Water Body: NORTH RIVER LAKE
Access: SMALL BEACH
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 127
Notes: 127'/AVG/BCH/CV/N



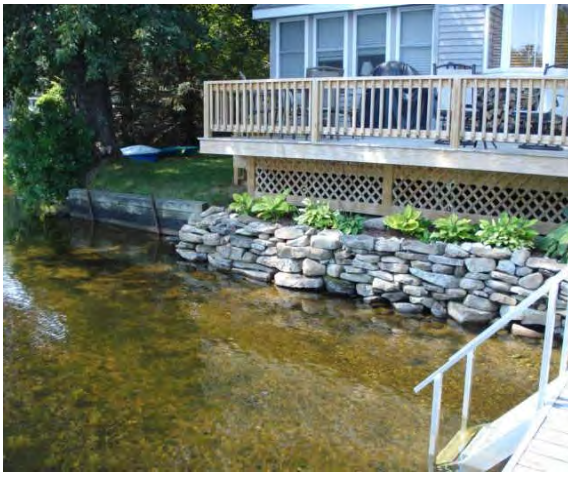
Map Lot Sub: 000001 000013 000000
Location: 7 BARRINGTON ROAD
Owner: BOYLE, HELEN
Waterfront Value: \$ 128,000
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 99
Notes: 99'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000040 000000
Location: 39 NORTH RIVER LAKE RD
Owner: MOLAND, RICHARD H.
Waterfront Value: \$ 129,000
Water Body: NORTH RIVER LAKE
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 80
Notes: 80'/GRS/AVG/AVG/NO



Map Lot Sub: 000001 000022 000000
Location: 14 SUNRISE LANE
Owner: BURKE, FRANCIS XAVIER
Waterfront Value: \$ 130,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 180
Notes: 180'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000048 000000
Location: 29 NORTH RIVER LAKE RD
Owner: MEADOWS, EMILIE S
Waterfront Value: \$ 130,200
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 180
Notes: 180'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000065 000000
Location: 16 NO. RIVER LK RD EAST
Owner: LONG, JR ROBERT A
Waterfront Value: \$ 130,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 110
Notes: 110'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000024 000000
Location: 18 SUNRISE LANE
Owner: BASTING, DONNA M
Waterfront Value: \$ 131,700
Water Body: NORTH RIVER LAKE
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000058 000000
Location: 4 NO. RIVER LK RD EAST
Owner: MASISON, DAVID C. TRUSTEE
Waterfront Value: \$ 133,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 205
Notes: 205'/AVG/AVG/CV/N



Map Lot Sub: 000001 000020 000000
Location: 10 SUNRISE LANE
Owner: CALEF, JAMES A
Waterfront Value: \$ 137,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 180
Notes: 180'1AVG/AVG/AVG/N



Map Lot Sub: 000071 000035 000000
Location: 71 LAKEVIEW DRIVE
Owner: STONEHENGE PROPERTIES LLC
Waterfront Value: \$ 138,200
Water Body: PAWTUCKAWAY
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 80
Notes: 80'/AVG/AVG/AVG/N

Date	Book/Page	Type	Price
05/18/20	6115/669	Q V	\$189,000

Most Recent Sale:
Current Assessment: \$195,700



Map Lot Sub: 000001 000067 000000
Location: 20 NO. RIVER LK RD EAST
Owner: JEWELL, GLENN A
Waterfront Value: \$ 140,800
Water Body: NORTH RIVER LAKE
Access: SMALL BEACH
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/AVG/N



Map Lot Sub: 000001 000015 000000
Location: 2 SUNRISE LANE
Owner: THOREN, JANET
Waterfront Value: \$ 142,100
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 160
Notes: 160'/AVG/AVG/AVG/N



Map Lot Sub: 000001 000064 000000
Location: 14 NO. RIVER LK RD EAST
Owner: MOORE, RUSSELL J
Waterfront Value: \$ 143,400
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 173
Notes: 173'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000055 000000
Location: CAHILL LANE
Owner: WOODBURY, PATRICIA G
Waterfront Value: \$ 144,000
Water Body: PAWTUCKAWAY
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000034 000004
Location: SHORE DRIVE
Owner: SZAFRAN, CAROLINE J REV TRUST
Waterfront Value: \$ 147,500 CU
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: STEEP
Condition: 100 **Frontage Feet:** 81
Notes: 101'/NAT/AVG/AVG/N



Map Lot Sub: 000023 0000L2 000000
Location: CEDAR WATERS
Owner: CEDAR WATERS VILLAGE
Waterfront Value: \$ 151,900 CU
Water Body: PEA PORRIDGE POND
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 1,200
Notes:



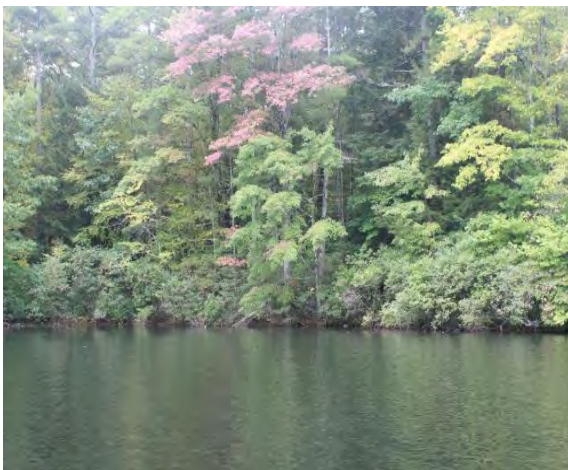
Map Lot Sub: 000063 000034 000000
Location: BARDERRY LANE
Owner: FLEESON, ROBERT H
Waterfront Value: \$ 152,100
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 49
Notes: 49'/NAT/AVG/AVG/N



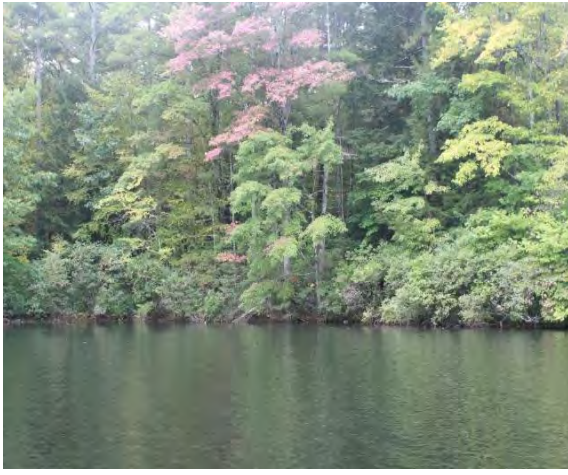
Map Lot Sub: 000072 000002 000003
Location: 27 JAMPSA TRAIL
Owner: CELESTE M. SCHMITT TRUST
Waterfront Value: \$ 157,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: SEVERE
Condition: 100 **Frontage Feet:** 119
Notes: 119'/AVG/AVG/GD/N



Map Lot Sub: 000072 000015 000000
Location: 53 MOOERS ROAD
Owner: EDWARDS, JOHN
Waterfront Value: \$ 162,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: STEEP
Condition: 100 **Frontage Feet:** 50
Notes: 50'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000022 000000
Location: LAMPREY DRIVE
Owner: BROOKE S. SHAEFER REVOCABLE TR
Waterfront Value: \$ 164,000
Water Body: PAWTUCKAWAY
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 110
Notes: 110'/NAT/AVG/AVG/N



Map Lot Sub: 000070 000023 000000
Location: LAMPREY DRIVE
Owner: WASSON, MARK C
Waterfront Value: \$ 164,000
Water Body: PAWTUCKAWAY
Access: UNDEVELOPED/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 110
Notes: 110'/NAT/AVG/AVG/N

Date	Book/Page	Type	Price
Most Recent Sale: 07/17/20	6140/1443	Q V	\$195,000
Current Assessment:			\$211,000



Map Lot Sub: 000063 000049 000000
Location: 16 WHITE'S GROVE ROAD
Owner: RAMSTROM, STEVEN B
Waterfront Value: \$ 172,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 44
Notes: 44'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000050 000000
Location: 18 WHITE'S GROVE ROAD
Owner: SNYDER, LINDA LEA REVOC TRUST
Waterfront Value: \$ 172,800
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/NAT/AVG/AVG/N



Map Lot Sub: 000071 000004 000000
Location: 117 LAKEVIEW DRIVE
Owner: DATILLO, LOUIS & LAURA IRREVOC
Waterfront Value: \$ 173,700
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 70
Notes: 70'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000055 000000
Location: 26 WHITE'S GROVE ROAD
Owner: RALPH, JOYCE K
Waterfront Value: \$ 174,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 30
Notes: 30'/AVG/BCH/AVG/N



Map Lot Sub: 000071 000022 000000
Location: 91 LAKEVIEW DRIVE
Owner: MEIGS, WARREN S
Waterfront Value: \$ 177,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 80
Notes: 80'/AVG/AVG/CV/N W



Map Lot Sub: 000001 000184 000000
Location: 35 CRONIN ROAD
Owner: THE NORTH RIVER POND COTTAGE T
Waterfront Value: \$ 177,600
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: PENNISULA/POINT
Topography: MODERATE
Condition: 100 **Frontage Feet:** 970
Notes: 970'/AVG/AVG/PT/N



Map Lot Sub: 000070 000049 000000
Location: 22 TUCKAWAY SHORES ROAD
Owner: CELESTE M. SCHMITT TRUST
Waterfront Value: \$ 178,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: STEEP
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000020 000000
Location: LAMPREY DRIVE
Owner: ALGER, JAMES JOSEPH
Waterfront Value: \$ 178,700
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 110
Notes: 110'/NAT/AVG/AVG/N



Map Lot Sub: 000063 000058 000000
Location: 30 WHITE'S GROVE ROAD
Owner: JASSMOND, JANICE E.
Waterfront Value: \$ 178,800
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 62
Notes: 62'/NAT/AVG/AVG/N



Map Lot Sub: 000070 000011 000000
Location: 18 INDIAN RUN
Owner: LEFEBVRE, MARK P
Waterfront Value: \$ 179,300
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 87
Notes: 87'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000037 000000
Location: 59 SHORE DRIVE
Owner: HALE, MITCHELL E
Waterfront Value: \$ 180,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: STEEP
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000066 000000
Location: 20 COVE ROAD
Owner: LEWIS, WALTER-REV TRUST-TRUSTE
Waterfront Value: \$ 180,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: STEEP
Condition: 100 **Frontage Feet:** 102
Notes: 102'/AVG/AVG/AVG/N



Map Lot Sub: 000072 000002 000000
Location: 21 JAMPSA TRAIL
Owner: GISZCZYNSKI, DOUGLAS A
Waterfront Value: \$ 181,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 46
Notes: 46'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000023 000000
Location: SHORE DRIVE
Owner: SZAFRAN, CAROLINE J REV TRUST
Waterfront Value: \$ 182,200 CU
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 119
Notes: 119'/NAT/AVG/WDY/N



Map Lot Sub: 000001 000185 000000
Location: 50 CRONIN ROAD
Owner: MCKINNEY, SHARON P
Waterfront Value: \$ 185,700
Water Body: NORTH RIVER LAKE
Access: AVERAGE
Location: PENNISULA/POINT
Topography: ROLLING
Condition: 100 **Frontage Feet:** 450
Notes: 450'/AVG/AVG/PT/N



Map Lot Sub: 000072 000018 000000
Location: 47 MOOERS ROAD
Owner: KEAVENEY, SUSAN M
Waterfront Value: \$ 188,300
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 40
Notes: 40'/AVG/AVG/GD/N



Map Lot Sub: 000067 000025 000000
Location: 121 HIGHLAND AVENUE
Owner: FOWLER, ERIKA
Waterfront Value: \$ 188,500
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 112
Notes: 112'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000092 000000
Location: 34 SEAMAN'S POINT ROAD
Owner: RILEY, JOHN
Waterfront Value: \$ 188,800
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 80 **Frontage Feet:** 290
Notes: 290'/NAT/RBL/AVG/N



Map Lot Sub: 000063 000019 000000
Location: 50 BARDERRY LANE
Owner: MCFADDEN, RICHARD J.
Waterfront Value: \$ 190,100
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000020 000000
Location: 95 LAKEVIEW DRIVE
Owner: ABBE, ELIZABETH M
Waterfront Value: \$ 190,300
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 113
Notes: 113'/AVG/AVG/CV/N



Map Lot Sub: 000071 000052 000000
Location: 9 LOOKOUT POINT
Owner: CROWELL, LYNN M
Waterfront Value: \$ 190,300
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 115
Notes: 115'/NAT/AVG/CV/N



Map Lot Sub: 000071 000008 000000
Location: 111 LAKEVIEW DRIVE
Owner: WOODD, CHRISTINA M
Waterfront Value: \$ 192,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 65
Notes: 65'/AVG/BCH/CV/N W



Map Lot Sub: 000068 000029 000000
Location: 73 SHORE DRIVE
Owner: MCCOLGAN, RICHARD J
Waterfront Value: \$ 193,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000030 000000
Location: 71 SHORE DRIVE
Owner: CLARE, MICHAEL J
Waterfront Value: \$ 193,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000005 000000
Location: 115 LAKEVIEW DRIVE
Owner: MCNICHOLAS 2018 REVOCABLE TRUS
Waterfront Value: \$ 194,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 70
Notes: 70'/AVG/AVG/CV/N



Map Lot Sub: 000068 000016 000000
Location: 99 SHORE DRIVE
Owner: ROGERS, GEORGE
Waterfront Value: \$ 194,400
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000090 000000
Location: 10 MEINDL ROAD EAST
Owner: MEDEIROS, JOSEPH F
Waterfront Value: \$ 194,400
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000046 000000
Location: 41 SHORE DRIVE
Owner: NICKERSON, STEPHEN W
Waterfront Value: \$ 196,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/CV/N



Map Lot Sub: 000068 000047 000000
Location: 39 SHORE DRIVE
Owner: PATNAUDE REV TRUST, BARBARA
Waterfront Value: \$ 196,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 76
Notes: 76'/AVG/AVG/CV/N W



Map Lot Sub: 000071 000066 000000
Location: 39 LAKEVIEW DRIVE
Owner: RAY, JOSEPH H
Waterfront Value: \$ 196,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 76
Notes: 76'/AVG/AVG/CV/N W



Map Lot Sub: 000063 000024 000000
Location: 60 BARDERRY LANE
Owner: CROSS, MICHAEL W
Waterfront Value: \$ 198,700
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 200
Notes: 200'/NAT/AVG/AVG/N



Map Lot Sub: 000072 000017 000000
Location: 49 MOOERS ROAD
Owner: FINN, PAUL E
Waterfront Value: \$ 198,700
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 200
Notes: 200'/NAT/AVG/AVG/N



Map Lot Sub: 000071 000119 000000
Location: 44 BEACH HEAD ROAD
Owner: TATARCZUK, STEPHEN P
Waterfront Value: \$ 201,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: STEEP
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/CV/N



Map Lot Sub: 000070 000051 000000
Location: 26 TUCKAWAY SHORES ROAD
Owner: QUINN, TY A
Waterfront Value: \$ 202,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000038 000000
Location: 63 LAKEVIEW DRIVE
Owner: KOTELLY,RICHARD P & JANE A
Waterfront Value: \$ 202,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000021 000000
Location: 54 BARDERRY LANE
Owner: RUSNAK, JOHN
Waterfront Value: \$ 204,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000023 000000
Location: 58 BARDERRY LANE
Owner: HUTCHINGS, JOSEPH
Waterfront Value: \$ 204,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N

Date	Book/Page	Type	Price
11/27/19	6061/2788	Q I	\$358,500

Most Recent Sale:
Current Assessment: \$359,100



Map Lot Sub: 000068 000026 000000
Location: 79 SHORE DRIVE
Owner: ALMON, CHRISTINE A
Waterfront Value: \$ 204,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000019 000000
Location: 97 LAKEVIEW DRIVE
Owner: LENTINI, DAVID
Waterfront Value: \$ 204,300
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/CV/N W



Map Lot Sub: 000071 000024 000000
Location: 87 LAKEVIEW DRIVE
Owner: DALES, MILES C
Waterfront Value: \$ 204,300
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/CV/N W



Map Lot Sub: 000063 000076 000000
Location: 61A WHITE'S GROVE ROAD
Owner: ROCKY COVE FAMILY TRUST
Waterfront Value: \$ 205,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes: 50'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000031 000000
Location: 69 SHORE DRIVE
Owner: WAWRZONEK, PETER J
Waterfront Value: \$ 205,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000039 000000
Location: 55 SHORE DRIVE
Owner: CARROLL, BRANDON P.
Waterfront Value: \$ 205,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N

	Date	Book/Page	Type	Price
Most Recent Sale:	11/01/19	6053/1275	Q I	\$475,000
Current Assessment:				\$468,500



Map Lot Sub: 000063 000020 000000
Location: 52 BARDERRY LANE
Owner: BUTLER, BERNICE H
Waterfront Value: \$ 206,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 107
Notes: 107'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000023 000000
Location: 89 LAKEVIEW DRIVE
Owner: HAJJAR, DANIEL G
Waterfront Value: \$ 206,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 130
Notes: 130'/AVG/AVG/CV/N



Map Lot Sub: 000071 000039 000000
Location: 61 LAKEVIEW DRIVE
Owner: LITTLE, MARY LOU
Waterfront Value: \$ 207,400
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 258
Notes: 258'/NAT/AVG/AVG/N



Map Lot Sub: 000063 000011 000000
Location: BARDERRY LANE
Owner: TIRRELL, ROGER W
Waterfront Value: \$ 210,000
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 139
Notes: 139'/NAT/AVG/AVG/N



Map Lot Sub: 000071 000032 000000
Location: 75 LAKEVIEW DRIVE
Owner: LANDRY, STEPHAN H
Waterfront Value: \$ 210,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 114
Notes: 114'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000048 000000
Location: 37 SHORE DRIVE
Owner: PETERSON, ROBERT P
Waterfront Value: \$ 214,300
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/GRS/AVG/CV/N W



Map Lot Sub: 000063 000022 000000
Location: 56 BARDERRY LANE
Owner: FORRESTT, JAYNE & WILLIAM M
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000027 000000
Location: 77 SHORE DRIVE
Owner: LAMBROU, ERIC
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N

Date	Book/Page	Type	Price
06/26/20	6131/1667	Q I	\$333,533

Most Recent Sale:
Current Assessment: \$343,000



Map Lot Sub: 000068 000035 000000
Location: 63 SHORE DRIVE
Owner: SANTOS FAMILY TRUST
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000053 000000
Location: 16 CAHILL LANE
Owner: HALL, ARLENE F
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000064 000000
Location: 16 COVE ROAD
Owner: NOETH, III, WILLIAM H. + NOETH
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 98
Notes: 98'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000068 000000
Location: 22 COVE ROAD
Owner: CHAPUT, EDWARD J
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000098 000000
Location: 27 SEAMAN'S POINT ROAD
Owner: RUSSELL, THADDEUS TERRELL JR
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000010 000000
Location: 16 INDIAN RUN
Owner: LOCONZOLO, WILLIAM
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000052 000000
Location: 28 TUCKAWAY SHORES ROAD
Owner: DUFFY, THOMAS
Waterfront Value: \$ 216,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AV/N



Map Lot Sub: 000068 000041 000000
Location: 51 SHORE DRIVE
Owner: OUDIN, MICHELE J
Waterfront Value: \$ 216,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000043 000000
Location: 47 SHORE DRIVE
Owner: LAI, KWO-HRONG
Waterfront Value: \$ 216,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000019 000000
Location: 18 LAMPREY DRIVE
Owner: ALGER, JR JAMES J
Waterfront Value: \$ 218,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 130
Notes: 130'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000016 000000
Location: 101 LAKEVIEW DRIVE
Owner: PHOENIX PROPERTIES LLC
Waterfront Value: \$ 218,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 130
Notes: 130'/AVG/AVG/CV/N



Map Lot Sub: 000068 000074 000000
Location: 30 COVE ROAD
Owner: HALL, THOMAS G
Waterfront Value: \$ 218,900
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 80
Notes: 80'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000034 000000
Location: 73 LAKEVIEW DRIVE
Owner: WARREN, RONALD S
Waterfront Value: \$ 218,900
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 78
Notes: 78'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000003 000000
Location: 34 DOLLOFF DAM ROAD
Owner: 34 DOLLOFF DAM LLC
Waterfront Value: \$ 219,700
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 180
Notes: 180'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000057 000000
Location: 12 COVE ROAD
Owner: CSJ IRREVOCABLE TRUST
Waterfront Value: \$ 219,900
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 235
Notes: 235'/NAT/AVG/AVG/N



Map Lot Sub: 000070 000045 000000
Location: 16 TUCKAWAY SHORES ROAD
Owner: DUNPHY, BARRY W
Waterfront Value: \$ 220,300
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 110
Notes: 110'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000072 000000
Location: 27 LAKEVIEW DRIVE
Owner: WALSH, CHARLES J
Waterfront Value: \$ 221,100
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/GRS/AVG/CV/N W



Map Lot Sub: 000063 000041 000000
Location: 82 BARDERRY LANE
Owner: CAIATI, JOHN
Waterfront Value: \$ 222,500
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 115
Notes: 115'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000012 000000
Location: 40 BARDERRY LANE
Owner: TIRELL, ROGER
Waterfront Value: \$ 223,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000108 000000
Location: 7 SEAMAN'S POINT ROAD
Owner: DUDLEY, ROBERT A
Waterfront Value: \$ 223,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000010 000000
Location: RAYMOND ROAD
Owner: SZAFRAN, CAROLINE J REV TRUST
Waterfront Value: \$ 224,400 CU
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 148
Notes: 148'/NAT/AVG/AVG/N



Map Lot Sub: 000071 000058 000000
Location: 53 LAKEVIEW DRIVE
Owner: VOLTZ JR., GEORGE M
Waterfront Value: \$ 225,500
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 213
Notes: 213'/AVG/AVG/CV/N



Map Lot Sub: 000071 000116 000000
Location: 36 BEACH HEAD ROAD
Owner: BENNETT MICHAEL
Waterfront Value: \$ 225,600
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 101
Notes: 101'/GRS/AVG/CV/N



Map Lot Sub: 000071 000055 000000
Location: 3 LOOKOUT POINT
Owner: DEANGELIS, JENNIE
Waterfront Value: \$ 225,700
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000114 000000
Location: 32 BEACH HEAD ROAD
Owner: FOGARTY, JOHN B
Waterfront Value: \$ 225,800
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 90
Notes: 90'/LNSC/AVG/CV/N



Map Lot Sub: 000068 000097 000000
Location: 29 SEAMAN'S POINT ROAD
Owner: CLOUTIER, STEWART
Waterfront Value: \$ 226,800
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes: 50'/GRS/AVG/AVG/N



Map Lot Sub: 000071 000015 000000
Location: 103 LAKEVIEW DRIVE
Owner: MARTIN, JACQUELINE M
Waterfront Value: \$ 227,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/AVG/CV/N



Map Lot Sub: 000071 000083 000000
Location: 5 LAKEVIEW DRIVE
Owner: GAUTHIER, MONIQUE A.
Waterfront Value: \$ 227,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 151
Notes: 151'/AVG/AVG/CV/N



Map Lot Sub: 000052 000004 000002
Location: 54 DEERFIELD ROAD
Owner: FERNALD, JAMES S REVOC TRUST
Waterfront Value: \$ 227,300
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 90 **Frontage Feet:** 375
Notes: 375'/AVG/A/WDYCV/N



Map Lot Sub: 000060 000003 000000
Location: 94 BARDERRY LANE
Owner: DEARBORN, DAVID B
Waterfront Value: \$ 227,400
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 221
Notes: 221'/NAT/AVG/AVG/N



Map Lot Sub: 000063 000081 000000
Location: 53 WHITE'S GROVE ROAD
Owner: LOESER, PETER C
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 73
Notes: 73'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000015 000000
Location: 101 SHORE DRIVE
Owner: BASSETT, KEVIN S
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000017 000000
Location: 97 SHORE DRIVE
Owner: HILL, ROBERT M
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000018 000000
Location: 95 SHORE DRIVE
Owner: MORRISSEY, RICHARD M
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000025 000000
Location: 81 SHORE DRIVE
Owner: CAPOBIANCO JR, JOSEPH REV TRST
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000056 000000
Location: 22 CAHILL LANE
Owner: MCMAHON, BENJAMIN C
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000103 000000
Location: 19 SEAMAN'S POINT ROAD
Owner: REED, DAVID P.
Waterfront Value: \$ 228,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N

Date	Book/Page	Type	Price
11/01/19	6048/2439	Q I	\$309,933

Most Recent Sale:
Current Assessment: \$343,200



Map Lot Sub: 000071 000037 000000
Location: 65 LAKEVIEW DRIVE
Owner: SPECK, JEFF
Waterfront Value: \$ 228,500
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 165
Notes: 165'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000033 000000
Location: 8 TUCKAWAY SHORES ROAD
Owner: EVANS, CHRISTOPHER
Waterfront Value: \$ 229,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 132
Notes: 132'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000117 000000
Location: 38 BEACH HEAD ROAD
Owner: RADZIEWICZ, JAMES MICHAEL
Waterfront Value: \$ 230,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/LNSC/AV/CV/N



Map Lot Sub: 000052 000004 000001
Location: DEERFIELD ROAD
Owner: FERNALD, HELEN E
Waterfront Value: \$ 231,000 CU
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 960
Notes: 960'/NAT/A/COVE/N



Map Lot Sub: 000052 000004 000002
Location: 54 DEERFIELD ROAD
Owner: FERNALD, JAMES S REVOC TRUST
Waterfront Value: \$ 231,000 CU
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 90 **Frontage Feet:** 5,005
Notes: 5005' WF/WDY



Map Lot Sub: 000063 000060 000000
Location: 34 WHITE'S GROVE ROAD
Owner: MARTIN FAMILY IRREV TRUST
Waterfront Value: \$ 231,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 105 **Frontage Feet:** 61
Notes: 61'/AVG/AVG/AVG/Y



Map Lot Sub: 000070 000089 000000
Location: 8 MEINDL ROAD EAST
Owner: SMITH, RICHARD & DEANNA FAMILY
Waterfront Value: \$ 232,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 111
Notes: 111'/AVG/AVG/GD/N



Map Lot Sub: 000063 000048 000000
Location: 14 WHITE'S GROVE ROAD
Owner: KINGSTON, THOMAS J.
Waterfront Value: \$ 232,800
Water Body: PAWTUCKAWAY
Access: SMALL BEACH
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/BCH/AVG/N



Map Lot Sub: 000067 000011 000000
Location: 1 SEAMAN'S POINT ROAD
Owner: FRIEND JR, RICHARD L & CELESTE
Waterfront Value: \$ 232,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 84
Notes: 84'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000017 000000
Location: 99 LAKEVIEW DRIVE
Owner: COTTENMYRE, JOHN K
Waterfront Value: \$ 232,800
Water Body: PAWTUCKAWAY
Access: BOAT RAMP
Location: COVE
Topography: MILD
Condition: 105 **Frontage Feet:** 91
Notes: 91'/AVG/AVG/CV/Y W



Map Lot Sub: 000023 0000L2 000000
Location: CEDAR WATERS
Owner: CEDAR WATERS VILLAGE
Waterfront Value: \$ 234,400
Water Body: PEA PORRIDGE POND
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 600
Notes: 1800'



Map Lot Sub: 000071 000060 000000
Location: 51 LAKEVIEW DRIVE
Owner: JOHNSON FAMILY REVOCABLE TRUS
Waterfront Value: \$ 235,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 85
Notes: 85'/AVG/BCH/CV/N W



Map Lot Sub: 000071 000047 000000
Location: 17 LOOKOUT POINT
Owner: HODGSON REALTY TRUST III
Waterfront Value: \$ 235,200
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 290
Notes: 290'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000099 000000
Location: 25 SEAMAN'S POINT ROAD
Owner: ARNAULT, STEVEN G
Waterfront Value: \$ 235,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 48
Notes: 48'/LNSC/AVG/AV/N



Map Lot Sub: 000067 000023 000000
Location: 125 HIGHLAND AVENUE
Owner: MORSE, JAMES L + VERONICA K TT
Waterfront Value: \$ 236,900
Water Body: PAWTUCKAWAY
Access: SMALL BEACH
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 124
Notes: 124'/AVG/AVG/WDY/N



Map Lot Sub: 000068 000003 000000
Location: 34 LAMPREY DRIVE
Owner: BEEMAN, JEFFREY S
Waterfront Value: \$ 237,200
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 344
Notes: 344'/NAT/AVG/AVG/N



Map Lot Sub: 000071 000026 000000
Location: 85 LAKEVIEW DRIVE
Owner: DALES, JEFFREY
Waterfront Value: \$ 237,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: 200'/NAT/AVG/CV/N



Map Lot Sub: 000071 000107 000002
Location: 161 MOUNTAIN ROAD
Owner: ROOS, JULIE B
Waterfront Value: \$ 237,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: 200'/AVG/AVG/CV/N



Map Lot Sub: 000063 000031 000000
Location: 66 BARDERRY LANE
Owner: CHRISTY, RAE CATHERINE
Waterfront Value: \$ 237,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000028 000000
Location: 75 SHORE DRIVE
Owner: WAGELING, MARGUERITE L
Waterfront Value: \$ 237,600
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/AVG/AVG/N



Map Lot Sub: 000068 000101 000000
Location: 23 SEAMAN'S POINT ROAD
Owner: MILLER, MILTON & EUGENIA
Waterfront Value: \$ 237,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000065 000000
Location: 41 LAKEVIEW DRIVE
Owner: MORRISSEY, RICHARD M
Waterfront Value: \$ 239,100
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 130
Notes: 130'/GRS/AVG/CV/N



Map Lot Sub: 000063 000042 000000
Location: 84 BARDERRY LANE
Owner: GARLAND, VIRGINIA E.
Waterfront Value: \$ 239,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 125
Notes: 125'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000024 000000
Location: 83 SHORE DRIVE
Owner: FORTIN, LINDSAY M
Waterfront Value: \$ 239,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 125
Notes: 125'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000011 000000
Location: 107 LAKEVIEW DRIVE
Owner: RYAN, JOSEPH F
Waterfront Value: \$ 239,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 210
Notes: 210'/AVG/AVG/CV/N



Map Lot Sub: 000063 000038 000000
Location: 76 BARDERRY LANE
Owner: BOERS, CARSTEN
Waterfront Value: \$ 239,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 159
Notes: 159'/AVG/AVG/AVG/N

Date	Book/Page	Type	Price
08/12/20	6151/0495	Q I	\$780,000

Most Recent Sale:
Current Assessment: \$723,900



Map Lot Sub: 000068 000002 000000
Location: 32 LAMPREY DRIVE
Owner: DIONNE, BRUCE
Waterfront Value: \$ 240,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000031 000000
Location: 77 LAKEVIEW DRIVE
Owner: WALTHER, FLORENCE C
Waterfront Value: \$ 241,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 430
Notes: 430'/AVG/AVG/CV/N



Map Lot Sub: 000071 000137 000000
Location: 44 SACH'S ROAD
Owner: REES, JR JAMES N
Waterfront Value: \$ 241,100
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 457
Notes: 457'/AVG/AVG/CV/N



Map Lot Sub: 000071 000073 000000
Location: 25 LAKEVIEW DRIVE
Owner: SHARP, BARBARA A.
Waterfront Value: \$ 241,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 70
Notes: 70'/GRS/BCH/CV/N W



Map Lot Sub: 000071 000075 000000
Location: 21 LAKEVIEW DRIVE
Owner: LYNCH, MICHAEL E
Waterfront Value: \$ 241,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 71
Notes: 71'/AVG/BCH/CV/N W



Map Lot Sub: 000070 000036 000000
Location: 10 TUCKAWAY SHORES ROAD
Owner: SHEHAN, JAY P. + SANDY M. TRUS
Waterfront Value: \$ 241,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 75
Notes: 75'/AVG/BCH/AVG/N



Map Lot Sub: 000071 000046 000000
Location: 19 LOOKOUT POINT
Owner: KNOTT, ELEANORE A
Waterfront Value: \$ 241,700
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 130
Notes: 130'/AVG/AVG/AVG/N



Map Lot Sub: 000067 000024 000000
Location: 123 HIGHLAND AVENUE
Owner: HAMILTON, CHAD M.
Waterfront Value: \$ 241,900
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 173
Notes: 173'/AVG/AVG/AVG/N



Map Lot Sub: 000067 000045 000000
Location: 12 WHITE'S GROVE ROAD
Owner: GOODRICH, ROBERT G
Waterfront Value: \$ 241,900
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 173
Notes: 173'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000021 000000
Location: 93 LAKEVIEW DRIVE
Owner: SCHULTZ, JOSEPH
Waterfront Value: \$ 241,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 125
Notes: 125'/LNSC/AVG/CV/Y



Map Lot Sub: 000067 000046 000000
Location: 119 HIGHLAND AVENUE
Owner: ANNINO, ROBERT
Waterfront Value: \$ 242,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 90 **Frontage Feet:** 100
Notes: 100' RBL/DTW



Map Lot Sub: 000071 000112 000000
Location: 28 BEACH HEAD ROAD
Owner: BENARD, GARY D
Waterfront Value: \$ 242,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/CV/N



Map Lot Sub: 000071 000113 000000
Location: 30 BEACH HEAD ROAD
Owner: BUTTON, CLAYTON A
Waterfront Value: \$ 242,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/BCH/CV/N



Map Lot Sub: 000070 000035 000000
Location: 12 TUCKAWAY SHORES ROAD
Owner: WEEKS, WILLIAM R
Waterfront Value: \$ 242,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 241
Notes: 241'/AVG/AVG/AVG/N



Map Lot Sub: 000053 000017 000000
Location: 57 RAYMOND ROAD
Owner: FERNALD, DAVID B
Waterfront Value: \$ 243,000 CU
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 5,260
Notes: 5260'/NAT/AV/AV/N



Map Lot Sub: 000071 000071 000000
Location: 29 LAKEVIEW DRIVE
Owner: FULLER, RONALD J & RUTH ANNE
Waterfront Value: \$ 244,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/LNSC/AVG/CV/N



Map Lot Sub: 000068 000072 000000
Location: 26 COVE ROAD
Owner: KANE, JOHN P
Waterfront Value: \$ 244,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 50
Notes: 50'/LNSC/AV/AV/N W



Map Lot Sub: 000071 000036 000000
Location: 69 LAKEVIEW DRIVE
Owner: METCALF, JR JAMES F
Waterfront Value: \$ 244,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 78
Notes: 78'/LNSC/AVG/AVG/N



Map Lot Sub: 000071 000079 000000
Location: 11 LAKEVIEW DRIVE
Owner: DECKER, DEE-ANN S
Waterfront Value: \$ 244,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: ROLLING
Condition: 105 **Frontage Feet:** 80
Notes: 80'/GRS/BCH/CV/Y W



Map Lot Sub: 000063 000054 000000
Location: 24 WHITE'S GROVE ROAD
Owner: REHILL, PHYLLIS I. REVOC TRUS
Waterfront Value: \$ 244,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 110
Notes: 110'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000077 000000
Location: 17 LAKEVIEW DRIVE
Owner: O'CONNELL, RYAN S
Waterfront Value: \$ 246,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 78
Notes: 78'/LNSC/BCH/GD/N



Map Lot Sub: 000063 000063 000000
Location: 40 WHITE'S GROVE ROAD
Owner: HARMON, ANDREW J
Waterfront Value: \$ 246,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 56
Notes: 56'/AVG/AVG/GD/N W



Map Lot Sub: 000068 000044 000000
Location: 45 SHORE DRIVE
Owner: LARKIN, GREGG J
Waterfront Value: \$ 248,200
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 150
Notes: 150'/GRS/AVG/CV/N



Map Lot Sub: 000068 000051 000000
Location: 10 CAHILL LANE
Owner: SALVATORE, DONALD E
Waterfront Value: \$ 250,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 90 **Frontage Feet:** 214
Notes: 214'/AVG/AVG/WDY/N



Map Lot Sub: 000071 000064 000000
Location: 43 LAKEVIEW DRIVE
Owner: ARTINIAN, GARABET
Waterfront Value: \$ 251,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/GRS/BCH/CV/N W



Map Lot Sub: 000071 000069 000000
Location: 33 LAKEVIEW DRIVE
Owner: BOND, STEPHEN
Waterfront Value: \$ 251,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/AVG/BCH/CV/N W



Map Lot Sub: 000063 000032 000000
Location: 68 BARDERRY LANE
Owner: SHEA, JOHN F, MATTHEW, MEGHAN
Waterfront Value: \$ 252,000
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/AVG/AVG/N



Map Lot Sub: 000063 000037 000000
Location: 74 BARDERRY LANE
Owner: BUESING, LIYUEN C TRUSTEE
Waterfront Value: \$ 252,000
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/AVG/AVG/N



Map Lot Sub: 000063 000062 000000
Location: 38 WHITE'S GROVE ROAD
Owner: STEPHENS, ANDREW
Waterfront Value: \$ 252,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 126
Notes: 126'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000020 000000
Location: 91 SHORE DRIVE
Owner: HOWE FAMILY REVOCABLE TRUST
Waterfront Value: \$ 252,000
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/AVG/AVG/N



Map Lot Sub: 000070 000009 000000
Location: 14 INDIAN RUN
Owner: BARTSCH, JOHN H
Waterfront Value: \$ 252,000
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/AVG/AVG/N



Map Lot Sub: 000070 000091 000000
Location: MEINDL ROAD
Owner: MEINDEL RD COMMAND LAND
Waterfront Value: \$ 252,000
Water Body: PAWTUCKAWAY
Access: IMPROV LOT/NATURAL
Location: PENNISULA/POINT
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/NAT/AVG/PNT/N



Map Lot Sub: 000068 000004 000000
Location: 36 LAMPREY DRIVE
Owner: BERNIER REVOCABLE TRUST
Waterfront Value: \$ 254,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 130
Notes: 130'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000006 000000
Location: 40 LAMPREY DRIVE
Owner: DOUGHERTY, MICHAEL C
Waterfront Value: \$ 254,500
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 103
Notes: 103'/GRS/AVG/AVG/N



Map Lot Sub: 000071 000006 000000
Location: 113 LAKEVIEW DRIVE
Owner: KEBLER, ROGER L.
Waterfront Value: \$ 255,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: COVE
Topography: LEVEL
Condition: 105 **Frontage Feet:** 166
Notes: 166'/AVG/AVG/CV/Y



Map Lot Sub: 000067 000017 000000
Location: 135 HIGHLAND AVENUE
Owner: CUE, JR. BERKELEY W
Waterfront Value: \$ 256,800
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 100
Notes: 100'/LNSC/AV/WDY/N



Map Lot Sub: 000068 000022 000000
Location: 87 SHORE DRIVE
Owner: MASLOV, VICTOR
Waterfront Value: \$ 256,800
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 90 **Frontage Feet:** 100
Notes: 100'/LNSC/AV/WDY/N



Map Lot Sub: 000071 000063 000000
Location: 45 LAKEVIEW DRIVE
Owner: WARD, DAVID R.
Waterfront Value: \$ 256,800
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/BCH/CV/N



Map Lot Sub: 000063 000057 000000
Location: 28 WHITE'S GROVE ROAD
Owner: FLINN, PATRICK C
Waterfront Value: \$ 257,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes: 50'/AVG/BCH/AVG/N



Map Lot Sub: 000068 000032 000000
Location: 67 SHORE DRIVE
Owner: DOCKERY, DAVID
Waterfront Value: \$ 257,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 73
Notes: 73'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000102 000000
Location: 21 SEAMAN'S POINT ROAD
Owner: YABROUDY, DAVID G
Waterfront Value: \$ 257,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 73
Notes: 73'/LNSC/AV/AV/N W



Map Lot Sub: 000071 000054 000000
Location: 5 LOOKOUT POINT
Owner: SEYMOUR, ROBERT D
Waterfront Value: \$ 261,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 110
Notes: 110'/GRS/BCH/CV/N



Map Lot Sub: 000068 000005 000000
Location: 38 LAMPREY DRIVE
Owner: THOMPSON, LESLIE S
Waterfront Value: \$ 262,100
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 120
Notes: 120'/GRS/AVG/AVG/N



Map Lot Sub: 000070 000006 000000
Location: 10 INDIAN RUN
Owner: CHRISTENSEN, JEAN L
Waterfront Value: \$ 262,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: 200'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000078 000000
Location: 15 LAKEVIEW DRIVE
Owner: COLTIN, MICHAEL A
Waterfront Value: \$ 263,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 85
Notes: 85'/GRS/BCH/CV/N W



Map Lot Sub: 000071 000076 000000
Location: 19 LAKEVIEW DRIVE
Owner: STARKEY, MARJORIE A
Waterfront Value: \$ 263,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 105 **Frontage Feet:** 88
Notes: 88'/AVG/BCH/CV/Y W



Map Lot Sub: 000068 000111 000000
Location: SEAMAN'S POINT ROAD
Owner: STATE OF NEW HAMPSHIRE
Waterfront Value: \$ 263,500
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 340
Notes: 340'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000052 000000
Location: 12 CAHILL LANE
Owner: HERRON, MICHAEL
Waterfront Value: \$ 264,000
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/AVG/AVG/N



Map Lot Sub: 000068 000107 000000
Location: 9 SEAMAN'S POINT ROAD
Owner: HERALD, PAUL
Waterfront Value: \$ 265,800
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 90
Notes: 90'/LNSC/AV/AV/N W



Map Lot Sub: 000070 000005 000000
Location: 8 INDIAN RUN
Owner: STEVENSON, CAROL
Waterfront Value: \$ 266,800
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 220
Notes: 220'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000061 000000
Location: 36 WHITE'S GROVE ROAD
Owner: STEPHENS, CINDY A.
Waterfront Value: \$ 268,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 71
Notes: 71'/LNSC/AVG/GD/N



Map Lot Sub: 000070 000015 000000
Location: 10 LAMPREY DRIVE
Owner: DELUCA, DANA,DARYL
Waterfront Value: \$ 268,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 68
Notes: 68'/AVG/BCH/AVG/N



Map Lot Sub: 000070 000032 000000
Location: 6 TUCKAWAY SHORES ROAD
Owner: POTAVIN FAMILY REVOCABLE TRUS
Waterfront Value: \$ 268,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 71
Notes: 71'/AVG/BCH/AVG/N



Map Lot Sub: 000070 000048 000000
Location: 20 TUCKAWAY SHORES ROAD
Owner: GABLE, CHARLES A.
Waterfront Value: \$ 268,500
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/GD/N W

Date	Book/Page	Type	Price
10/08/19	6044/1709	Q I	\$673,000

Most Recent Sale:
Current Assessment: \$633,800



Map Lot Sub: 000070 000050 000000
Location: 24 TUCKAWAY SHORES ROAD
Owner: HINKAMPER, KEVIN
Waterfront Value: \$ 268,500
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/AVG/GD/N W



Map Lot Sub: 000071 000045 000000
Location: 21 LOOKOUT POINT
Owner: BOUCHER, ALISON M
Waterfront Value: \$ 268,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 95
Notes: 95'/AVG/BCH/AVG/N



Map Lot Sub: 000068 000070 000000
Location: 24 COVE ROAD
Owner: THOMAS & ANN O'KEEFE FAMILY TR
Waterfront Value: \$ 269,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 226
Notes: 226'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000118 00000A
Location: 42 BEACH HEAD ROAD
Owner: SACHS, ESTATE OF WERNER
Waterfront Value: \$ 269,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 125
Notes: 125'/AVG/BCH/CV/N



Map Lot Sub: 000063 000053 000000
Location: 22 WHITE'S GROVE ROAD
Owner: WATERS, EDWARD A
Waterfront Value: \$ 270,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 50
Notes: 50'/GRS/BCH/AVG/N



Map Lot Sub: 000063 000071 000000
Location: 52 WHITE'S GROVE ROAD
Owner: PROKO-WEISMAN, MARGARET
Waterfront Value: \$ 270,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 50
Notes: 50'/GRS/BCH/AVG/N



Map Lot Sub: 000063 000033 000000
Location: 70 BARDERRY LANE
Owner: ROSSI RESIDENCE TRUST
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/LNSC/AVG/AV/N



Map Lot Sub: 000067 000018 000000
Location: 133 HIGHLAND AVENUE
Owner: SALERA, DAVID
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 90 **Frontage Feet:** 100
Notes: 100'/LNSC/AV/WDY/N



Map Lot Sub: 000068 000036 000000
Location: 61 SHORE DRIVE
Owner: DEMMONS, LINDA J
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/AVG/N



Map Lot Sub: 000071 000053 000000
Location: 7 LOOKOUT POINT
Owner: BADOLATO, MARK A
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/BCH/CV/N



Map Lot Sub: 000071 000111 000000
Location: 26 BEACH HEAD ROAD
Owner: DIONNE, GARY
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/CV/N



Map Lot Sub: 000071 000145 000000
Location: 42 JAMPSA TRAIL
Owner: MORRISSEY, RICHARD M
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/GD/N



Map Lot Sub: 000071 000146 000000
Location: 44 JAMPSA TRAIL
Owner: LOON LAKE LLC
Waterfront Value: \$ 271,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/AVG/GD/N



Map Lot Sub: 000063 000052 000000
Location: 20 WHITE'S GROVE ROAD
Owner: NOONAN, JOHN J
Waterfront Value: \$ 271,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/LNSC/AVG/AVG/N



Map Lot Sub: 000068 000040 000000
Location: 53 SHORE DRIVE
Owner: PETERS, KENNETH A
Waterfront Value: \$ 271,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 75
Notes: 75'/GRS/BCH/AVG/N



Map Lot Sub: 000071 000009 000000
Location: 109 LAKEVIEW DRIVE
Owner: KOLODZE, JAY A
Waterfront Value: \$ 271,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 174
Notes: 174'/LNSC/BCH/CV/N



Map Lot Sub: 000071 000080 000000
Location: 9 LAKEVIEW DRIVE
Owner: LUCIA, DENNIS J
Waterfront Value: \$ 271,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: ROLLING
Condition: 100 **Frontage Feet:** 165
Notes: 165'/GRS/BCH/CV/N



Map Lot Sub: 000063 000075 000000
Location: 58 WHITE'S GROVE ROAD
Owner: JOHNSON, NANCY L
Waterfront Value: \$ 273,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 57
Notes: 57'/AVG/BCH/AVG/N



Map Lot Sub: 000068 000086 000000
Location: 41 SEAMAN'S POINT ROAD
Owner: CAREY, SHANE F
Waterfront Value: \$ 274,700
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 144
Notes: 144'/GRS/AVG/AVG/N



Map Lot Sub: 000070 000094 000000
Location: 9 MEINDL ROAD EAST
Owner: KEMP, KEVIN R
Waterfront Value: \$ 277,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 84
Notes: 84'/GRS/BCH/AVG/N



Map Lot Sub: 000068 000104 000000
Location: 17 SEAMAN'S POINT ROAD
Owner: MURPHY, DAVID H
Waterfront Value: \$ 279,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 115
Notes: 115'/LNSC/AVG/AV/N



Map Lot Sub: 000070 000004 000000
Location: 36 DOLLOFF DAM ROAD
Owner: WALKER, DUANE
Waterfront Value: \$ 279,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/LNSC/BCH/AV/N



Map Lot Sub: 000070 000043 000000
Location: 14 TUCKAWAY SHORES ROAD
Owner: MUNGER IV, ROBERT S
Waterfront Value: \$ 279,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/LDSC/AVG/AVG/N



Map Lot Sub: 000071 000142 000000
Location: 41 SACH'S ROAD
Owner: MONEY JR. ESQ, KENNETH F
Waterfront Value: \$ 280,800
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: STEEP
Condition: 100 **Frontage Feet:** 98
Notes: 98'/LNSC/AVG/GD/N



Map Lot Sub: 000067 000010 000000
Location: 1R SEAMAN'S POINT ROAD
Owner: PELLETIER, KRISTEN
Waterfront Value: \$ 282,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 70
Notes: 70'/GR/BCH/AVG/N W



Map Lot Sub: 000068 000073 000000
Location: 28 COVE ROAD
Owner: FIORENZA JR RICHARD L
Waterfront Value: \$ 282,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 105 **Frontage Feet:** 68
Notes: 68'/AVG/BCH/AVG/Y



Map Lot Sub: 000063 000069 000000
Location: 50 WHITE'S GROVE ROAD
Owner: WAITE, LISA D
Waterfront Value: \$ 282,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 93
Notes: 93'/GRS/BCH/AVG/N



Map Lot Sub: 000070 000002 000000
Location: 32 DOLLOFF DAM ROAD
Owner: TUCKER, MARGUERITE S
Waterfront Value: \$ 282,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 95
Notes: 95'/LNSC/BCH/AV/N



Map Lot Sub: 000071 000042 000000
Location: 57 LAKEVIEW DRIVE
Owner: GENEROSO, STEPHEN F
Waterfront Value: \$ 284,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 165
Notes: 165'/LNSC/AV/AVG/N



Map Lot Sub: 000063 000046 000000
Location: RAYMOND ROAD
Owner: FERNALD, JOHN JR, TRUSTEE
Waterfront Value: \$ 285,000 CU
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 490
Notes: 510'/NAT/AVG/AVG/N



Map Lot Sub: 000068 000019 000000
Location: 93 SHORE DRIVE
Owner: FRIEDEN, KATHRYN L
Waterfront Value: \$ 285,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/AVG/N



Map Lot Sub: 000068 000106 000000
Location: 11 SEAMAN'S POINT ROAD
Owner: SMITH, LAWRENCE R
Waterfront Value: \$ 285,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/LNSC/AVG/AV/N



Map Lot Sub: 000070 000017 000000
Location: 14 LAMPREY DRIVE
Owner: FARRINGTON, PATRICIA J
Waterfront Value: \$ 285,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/AVG/N



Map Lot Sub: 000070 000024 000000
Location: 28 LAMPREY DRIVE
Owner: OVENS, ANDREA K.
Waterfront Value: \$ 285,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/BCH/AVG/N



Map Lot Sub: 000070 000093 000000
Location: 11 MEINDL ROAD EAST
Owner: GIVEN, KAREN M
Waterfront Value: \$ 285,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/LDS/AVG/N



Map Lot Sub: 000071 000048 000000
Location: 15 LOOKOUT POINT
Owner: MORRISSEY, RICHARD M
Waterfront Value: \$ 285,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/BCH/AVG/N



Map Lot Sub: 000070 000053 000000
Location: 30 TUCKAWAY SHORES ROAD
Owner: MILLS JR., JOHN G
Waterfront Value: \$ 287,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 178
Notes: 178'/AVG/BCH/AVG/N



Map Lot Sub: 000071 000107 000000
Location: 163 MOUNTAIN ROAD
Owner: DOMBROWSKI, ROBIN L.-TRUSTEE
Waterfront Value: \$ 288,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MODERATE
Condition: 100 **Frontage Feet:** 723
Notes: 723'/LNSC/AVG/CV/N



Map Lot Sub: 000068 000038 000000
Location: 57 SHORE DRIVE
Owner: DECKER, KAREN A
Waterfront Value: \$ 288,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 103
Notes: 103'/LNSC/AV/AVG/N



Map Lot Sub: 000070 000012 000000
Location: 4 LAMPREY DRIVE
Owner: VAILLANCOURT, NATASHA
Waterfront Value: \$ 288,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 107
Notes: 107'/AVG/BCH/AVG/N



Map Lot Sub: 000071 000067 000000
Location: 37 LAKEVIEW DRIVE
Owner: ROMANO, PAUL
Waterfront Value: \$ 290,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 178
Notes: 178'/AVG/BCH/CV/N



Map Lot Sub: 000072 000020 000000
Location: 43 MOOERS ROAD
Owner: MATAROZZO, PETER J.
Waterfront Value: \$ 290,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 136
Notes: 136'/AVG/AVG/GD/N



Map Lot Sub: 000071 000140 000000
Location: 45 SACH'S ROAD
Owner: CARIDEO, LEANNE B REV TRUST
Waterfront Value: \$ 291,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 111
Notes: 111'/GRS/BCH/AVG/N



Map Lot Sub: 000063 000010 000000
Location: 36 BARDERRY LANE
Owner: BARTLETT, LEE
Waterfront Value: \$ 292,900
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 140
Notes: 140'/AVG/AVG/GD/N



Map Lot Sub: 000071 000109 000000
Location: 22 BEACH HEAD ROAD
Owner: LAUGINIGER, JOHN
Waterfront Value: \$ 297,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 470
Notes: 470'/AVG/AVG/AVG/N



Map Lot Sub: 000063 000040 000000
Location: 80 BARDERRY LANE
Owner: NETISHEN, WILLIAM & PATRICIA
Waterfront Value: \$ 298,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/BCH/AVG/N



Map Lot Sub: 000072 000016 000000
Location: 51 MOOERS ROAD
Owner: CONNOR, TERRANCE J
Waterfront Value: \$ 298,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/BCH/AV/N



Map Lot Sub: 000063 000044 000000
Location: 86-88 BARDERRY LANE
Owner: MATTHEWS, JUDITH P
Waterfront Value: \$ 300,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 780
Notes: 780'/AVG/AVG/AVG/N



Map Lot Sub: 000068 000001 000000
Location: 30 LAMPREY DRIVE
Owner: BRAUN, MARY F.
Waterfront Value: \$ 300,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/AVG/N



Map Lot Sub: 000068 000021 000000
Location: 89 SHORE DRIVE
Owner: TOPERZER, KEITH
Waterfront Value: \$ 300,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/GRS/BCH/AVG/N



Map Lot Sub: 000070 000001 000000
Location: DOLLOFF DAM ROAD
Owner: STATE OF NEW HAMPSHIRE
Waterfront Value: \$ 300,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 485
Notes: 485'/AVG/AVG/AVG/N



Map Lot Sub: 000070 000013 000000
Location: 6 LAMPREY DRIVE
Owner: EATON, MATTHEW H
Waterfront Value: \$ 300,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 100
Notes: 100'/AVG/BCH/AVG/N



Map Lot Sub: 000071 000030 000000
Location: 79 LAKEVIEW DRIVE
Owner: DUDEK, EDWARD J.
Waterfront Value: \$ 301,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 160
Notes: 160'/AVG/BCH/CV/N



Map Lot Sub: 000071 000135 000000
Location: 38 SACH'S ROAD
Owner: GUERRA, JOSE A
Waterfront Value: \$ 302,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 240
Notes: 240'/LNSC/AVG/AV/N



Map Lot Sub: 000067 000022 000000
Location: 127 HIGHLAND AVENUE
Owner: RHEAUME, STEVE
Waterfront Value: \$ 306,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 109
Notes: 109'/AVG/BCH/AVG/Y



Map Lot Sub: 000063 000002 000000
Location: 28 BARDERRY LANE
Owner: JANNOTTI, JOHN J. REVOCABLE TR
Waterfront Value: \$ 308,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 110 **Frontage Feet:** 89
Notes: 89'/GRS/AV/GD/JTTY



Map Lot Sub: 000063 000005 000000
Location: 30 BARDERRY LANE
Owner: OSTROWSKI, THOMAS J
Waterfront Value: \$ 308,100
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 89
Notes: 89'/GRS/AVG/GD/N



Map Lot Sub: 000071 000056 000000
Location: 1 LOOKOUT POINT
Owner: WOLLARD FAMILY TRUST
Waterfront Value: \$ 308,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: MILD
Condition: 100 **Frontage Feet:** 260
Notes: 260'/AVG/BCH/CV/N



Map Lot Sub: 000063 000026 000000
Location: 62 BARDERRY LANE
Owner: CORREA, HENRY R
Waterfront Value: \$ 311,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 200
Notes: 200'/AVG/BCH/AVG/N



Map Lot Sub: 000068 000089 000000
Location: 37 SEAMAN'S POINT ROAD
Owner: CAREY, SHANE F
Waterfront Value: \$ 311,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 200
Notes: 200'/LNSC/AV/AV/N



Map Lot Sub: 000070 000021 000000
Location: 22 LAMPREY DRIVE
Owner: BERNARD, HERBERT E
Waterfront Value: \$ 312,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 120
Notes: 120'/GRS/BCH/AVG/N



Map Lot Sub: 000068 000042 000000
Location: 49 SHORE DRIVE
Owner: SHORE 49 REALTY TRUST
Waterfront Value: \$ 314,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 150
Notes: 150'/AVG/BCH/AVG/N



Map Lot Sub: 000071 000141 000000
Location: 43 SACH'S ROAD
Owner: HIGGINBOTHAM, KEVIN G
Waterfront Value: \$ 314,400
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 98
Notes: 98'/GRS/AVG/GD/N W



Map Lot Sub: 000063 000067 000000
Location: 46 WHITE'S GROVE ROAD
Owner: MORIN, JASON
Waterfront Value: \$ 314,600
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY WITH VU
Topography: LEVEL
Condition: 100 **Frontage Feet:** 73
Notes: 73'/GRS/AVG/GD/N W



Map Lot Sub: 000067 000015 000000
Location: 137 HIGHLAND AVENUE
Owner: LEBLANC, CHERYL A - TRUSTEE
Waterfront Value: \$ 314,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 90 **Frontage Feet:** 210
Notes: 210'/LNSC/AV/WDY/N



Map Lot Sub: 000067 000020 000000
Location: 129 HIGHLAND AVENUE
Owner: JACKSON, FREDERICK
Waterfront Value: \$ 314,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 90 **Frontage Feet:** 209
Notes: 209'/AVG/BCH/WDY/N



Map Lot Sub: 000071 000074 000000
Location: 23 LAKEVIEW DRIVE
Owner: LYNCH, STEPEHEN T
Waterfront Value: \$ 316,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 95
Notes: 95'/LNSC/BCH/GD/N



Map Lot Sub: 000068 000109 000000
Location: 5 SEAMAN'S POINT ROAD
Owner: COLEMAN, THOMAS
Waterfront Value: \$ 316,800
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 250
Notes: 250'/GRS/AV/AV/N W



Map Lot Sub: 000068 000087 000000
Location: 39 SEAMAN'S POINT ROAD
Owner: CAREY, FRANCIS M
Waterfront Value: \$ 317,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 223
Notes: 223'/AVG/BCH/AVG/N



Map Lot Sub: 000063 000064 000000
Location: 42 WHITE'S GROVE ROAD
Owner: ARIGONI, JASON
Waterfront Value: \$ 318,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 72
Notes: 72'/LNSC/AVG/GD/N



Map Lot Sub: 000071 000118 000000
Location: 40 BEACH HEAD ROAD
Owner: VANEPPS, CURTIS F
Waterfront Value: \$ 319,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/LNSC/BCH/GD/N



Map Lot Sub: 000072 000031 000000
Location: 17 SOUTH ROAD
Owner: LESICZKA, GARY DAVID
Waterfront Value: \$ 319,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: 100'/LNSC/AVG/GD/N



Map Lot Sub: 000071 000013 000000
Location: 105 LAKEVIEW DRIVE
Owner: MIRABELLA, ROBERT
Waterfront Value: \$ 320,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 226
Notes: BOAT RAMP ALSO



Map Lot Sub: 000071 000070 000000
Location: 31 LAKEVIEW DRIVE
Owner: KORZUN, JR REV TRUST JOHN J
Waterfront Value: \$ 320,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: COVE
Topography: LEVEL
Condition: 100 **Frontage Feet:** 230
Notes: 230'/GRS/BCH/CV/N



Map Lot Sub: 000068 000105 000000
Location: 15 SEAMAN'S POINT ROAD
Owner: OUELLETTE, MICHAEL J
Waterfront Value: \$ 321,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 135
Notes: 135'/LNSC/AVG/AV/N



Map Lot Sub: 000071 000062 000000
Location: 47 LAKEVIEW DRIVE
Owner: FEXIS, DEBORAH ARLENE
Waterfront Value: \$ 321,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 75
Notes: 75'/LNSC/BCH/GD/N



Map Lot Sub: 000071 000115 000000
Location: 34 BEACH HEAD ROAD
Owner: HOWARD, JILL P
Waterfront Value: \$ 322,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 106
Notes: 106'/LNSC/BCH/GD/N



Map Lot Sub: 000072 000002 000002
Location: 25 JAMPSA TRAIL
Owner: NARDONE, AMY
Waterfront Value: \$ 322,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 104
Notes: 104'/LNSC/BCH/GD/N



Map Lot Sub: 000063 000065 000000
Location: 44 WHITE'S GROVE ROAD
Owner: MORIN, MARIAN K TRUSTEE
Waterfront Value: \$ 323,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 57
Notes: 57'/AVG/BCH/GD/N



Map Lot Sub: 000071 000143 000000
Location: 37 SACH'S ROAD
Owner: SHAHEEN, NANCY
Waterfront Value: \$ 324,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 78
Notes: 78'/LNSC/AVG/GD/N



Map Lot Sub: 000063 000028 000000
Location: 64 BARDERRY LANE
Owner: PETERSON FAMILY REV TRUST
Waterfront Value: \$ 325,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 259
Notes: 259'/AVG/BCH/AVG/N



Map Lot Sub: 000070 000016 000000
Location: 12 LAMPREY DRIVE
Owner: KIMBALL, STEPHEN J
Waterfront Value: \$ 327,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 146
Notes: 146'/LNSC/BCH/AV/N



Map Lot Sub: 000070 000088 000000
Location: 11 MEINDL ROAD
Owner: LYLE, PETER W + JANICE T, TRUS
Waterfront Value: \$ 328,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 290
Notes: 290'/LDSC/AVG/AV/N



Map Lot Sub: 000072 000022 000000
Location: 39 MOOERS ROAD
Owner: JOHNSTON, SUSAN, LIVING TRUST
Waterfront Value: \$ 328,200
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 300
Notes: 300'/AVG/AVG/GD/N



Map Lot Sub: 000063 000080 000000
Location: 60 WHITE'S GROVE ROAD
Owner: ROCKY COVE FAMILY TRUST
Waterfront Value: \$ 328,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: 200'/AVG/BCH/AVG/N



Map Lot Sub: 000072 000013 000000
Location: 41 MOOERS ROAD
Owner: ROSBOROUGH, JAMES P
Waterfront Value: \$ 328,400
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 203
Notes: 203'/AVG/AVG/GD/N



Map Lot Sub: 000072 000027 000000
Location: 33 MOOERS ROAD
Owner: COOK, REGINA E
Waterfront Value: \$ 330,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 65
Notes: 65'/GRS/BCH/GD/N W



Map Lot Sub: 000063 000013 000000
Location: 42 BARDERRY LANE
Owner: FERNALD, KATHERINE J
Waterfront Value: \$ 330,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 350
Notes: 350/AVG/BCH/AVG/N



Map Lot Sub: 000070 000014 000000
Location: 8 LAMPREY DRIVE
Owner: BYRNES III, CHARLES R
Waterfront Value: \$ 331,300
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 212
Notes: 212'/AVG/BCH/AVG/N



Map Lot Sub: 000072 000019 000000
Location: 45 MOOERS ROAD
Owner: POPPASPRYDE REALTY TRUST
Waterfront Value: \$ 333,300
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 130
Notes: 130'/GRS/AVG/GD/N



Map Lot Sub: 000070 000046 000000
Location: 18 TUCKAWAY SHORES ROAD
Owner: WHITNEY, DAVID C
Waterfront Value: \$ 333,600
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 380
Notes: 380'/AVG/AVG/GD/N



Map Lot Sub: 000071 000144 00000A
Location: 40 JAMPSA TRAIL
Owner: DUNPHY, BARRY W
Waterfront Value: \$ 333,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 70
Notes: 70'/LNSC/BCH/GD/N



Map Lot Sub: 000060 000004 000000
Location: 96 BARDERRY LANE
Owner: WILLIAMS II, EVAN R
Waterfront Value: \$ 334,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 220
Notes: 220'/GRS/BEA/AVG/N



Map Lot Sub: 000063 000074 000000
Location: 56 WHITE'S GROVE ROAD
Owner: VIGARS, JOHN R & NANCY W REV T
Waterfront Value: \$ 337,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: LEVEL
Condition: 100 **Frontage Feet:** 50
Notes: 50'/AVG/BCH/GD/N W



Map Lot Sub: 000070 000100 000000
Location: 15 MEINDL ROAD
Owner: MARSH, JOANNE M
Waterfront Value: \$ 339,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 235
Notes: 235'/LNSC/BCH/AV/N



Map Lot Sub: 000068 000090 000000
Location: 36 SEAMAN'S POINT ROAD
Owner: HORTON, JR CHARLES E
Waterfront Value: \$ 341,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 80
Notes: 75'/LNSC/AVG/GD/N



Map Lot Sub: 000070 000007 000000
Location: 12 INDIAN RUN
Owner: ST LAURENT, MICHAEL R
Waterfront Value: \$ 342,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 253
Notes: 253'/LNSC/AVG/AV/N



Map Lot Sub: 000070 000099 000000
Location: 17 MEINDL ROAD
Owner: BONARDI, AGNES A
Waterfront Value: \$ 342,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: ROLLING
Condition: 105 **Frontage Feet:** 280
Notes: 280'/LNSC/BCH/AV/Y



Map Lot Sub: 000060 000002 000000
Location: 92 BARDERRY LANE
Owner: AYER, LINDA MARIE
Waterfront Value: \$ 348,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 206
Notes: 206'/GRS/AVG/AVG/N

Date	Book/Page	Type	Price
08/07/20	6149/1148	Q I	\$975,000

Most Recent Sale:
Current Assessment: \$851,800



Map Lot Sub: 000063 000004 000000
Location: 26 BARDERRY LANE
Owner: HOWARD, JAMES J
Waterfront Value: \$ 348,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 90
Notes: 90'/GRS/BCH/GD/N



Map Lot Sub: 000063 000068 000000
Location: 48 WHITE'S GROVE ROAD
Owner: FRISELLA, NICOLE J.
Waterfront Value: \$ 351,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: LEVEL
Condition: 100 **Frontage Feet:** 71
Notes: 71'/AVG/BCH/GD/N W



Map Lot Sub: 000071 000136 000000
Location: 39 SACH'S ROAD
Owner: LAWSON, ANDREA
Waterfront Value: \$ 357,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 172
Notes: 172'/AVG/BCH/GD/N



Map Lot Sub: 000063 000072 000000
Location: 54 WHITE'S GROVE ROAD
Owner: THE MCLAUGHLIN FAMILY REVOCAB
Waterfront Value: \$ 359,400
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: LEVEL
Condition: 100 **Frontage Feet:** 79
Notes: 79'/AVG/BCH/GD/N W



Map Lot Sub: 000063 000006 000000
Location: 32 BARDERRY LANE
Owner: MOREL, LUCIEN G-REV TRUST-TRUS
Waterfront Value: \$ 365,900
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 116
Notes: 116'/GRS/BCH/GD/N



Map Lot Sub: 000068 000094 000000
Location: 33 SEAMAN'S POINT ROAD
Owner: ALBERT, JAMES E
Waterfront Value: \$ 367,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 200
Notes: 200'/LNSC/AVG/GD/N



Map Lot Sub: 000070 000018 000000
Location: 16 LAMPREY DRIVE
Owner: HATT, BRIAN P
Waterfront Value: \$ 372,000
Water Body: PAWTUCKAWAY
Access: AVERAGE
Location: PENNISULA/POINT
Topography: MILD
Condition: 100 **Frontage Feet:** 950
Notes: 950'/AVG/AVG/PT/N



Map Lot Sub: 000063 000007 000000
Location: 34 BARDERRY LANE
Owner: STUMB, GARRETT C
Waterfront Value: \$ 374,300
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: MAIN BODY WITH VU
Topography: LEVEL
Condition: 100 **Frontage Feet:** 175
Notes: 175'/GRS/AVG/GD/N



Map Lot Sub: 000053 000021 000000
Location: 44 DEERFIELD ROAD
Owner: NOTTINGHAM TOWN OF
Waterfront Value: \$ 375,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,370
Notes: 1370'/AV/BCH/AV/N



Map Lot Sub: 000072 000030 000000
Location: MOOERS ROAD
Owner: ROCKLEDGE PARK ASSOCIATION
Waterfront Value: \$ 376,700
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 225
Notes: 225'/AVG/BCH/GD/N



Map Lot Sub: 000072 000025 000000
Location: 35 MOOERS ROAD
Owner: BLOUIN, RICHARD J
Waterfront Value: \$ 380,100
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 135
Notes: 135'/LNSC/AVG/GD/N



Map Lot Sub: 000068 000095 000000
Location: 31 SEAMAN'S POINT ROAD
Owner: FLAHERTY, JOSEPH CHRISTOPHER
Waterfront Value: \$ 383,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 142
Notes: 142'/AVG/BCH/GD/N



Map Lot Sub: 000071 000110 000000
Location: 24 BEACH HEAD ROAD
Owner: FOX, ROBERT
Waterfront Value: \$ 393,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: LEVEL
Condition: 105 **Frontage Feet:** 100
Notes: 100'/LNSC/BCH/GD/Y



Map Lot Sub: 000071 000144 000000
Location: 35 SACH'S ROAD
Owner: KELLY, JAMES P
Waterfront Value: \$ 399,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MODERATE
Condition: 100 **Frontage Feet:** 543
Notes: 543'/LNSC/AV/GD/N



Map Lot Sub: 000068 000049 000000
Location: 9 CAHILL LANE
Owner: LEIB, DOUGLAS N
Waterfront Value: \$ 408,000
Water Body: PAWTUCKAWAY
Access: GRASSY
Location: PENNISULA/POINT
Topography: MILD
Condition: 100 **Frontage Feet:** 933
Notes: 933'/GRS/AVG/PNT/N



Map Lot Sub: 000072 000002 000001
Location: 23 JAMPSA TRAIL
Owner: LAPHAM JR., JEROME F
Waterfront Value: \$ 409,500
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 293
Notes: 293'/LNSC/BCH/GD/N



Map Lot Sub: 000071 000138 000000
Location: 46 SACH'S ROAD
Owner: CARIDEO, LEANNE B REV TRUST
Waterfront Value: \$ 412,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 210
Notes: 210'/LNSC/BCH/GD/N



Map Lot Sub: 000071 000049 000000
Location: 11 LOOKOUT POINT
Owner: GENEROSO, JAMES J
Waterfront Value: \$ 423,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 540
Notes: 540'/LNSC/BCH/GD/N



Map Lot Sub: 000076 000002 000000
Location: 7 PAWTUCKAWAY ROAD
Owner: PAWTUCKAWAY STATE PARK
Waterfront Value: \$ 423,000
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: ROLLING
Condition: 100 **Frontage Feet:** 30,000
Notes: 30,000'/AVG/BC/GD/



Map Lot Sub: 000063 000016 000000
Location: 46 BARDERRY LANE
Owner: MARTIN, ANDREW R
Waterfront Value: \$ 426,200
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: MAIN BODY WITH VU
Topography: MILD
Condition: 100 **Frontage Feet:** 267
Notes: 267'/AVG/BCH/GD/N



Map Lot Sub: 000071 000139 000000
Location: 47 SACH'S ROAD
Owner: MASSA, CHRISTINE T
Waterfront Value: \$ 454,600
Water Body: PAWTUCKAWAY
Access: BEACH/LANDSCAPED
Location: PENNISULA/POINT
Topography: MILD
Condition: 100 **Frontage Feet:** 380
Notes: 380'/LNSC/AV/PNT/N

B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review Section 7, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town then were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in Section 1. D. Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.

The following illustrates the view properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

24 properties are assessed with views in town, but no significant sales data exists in the sample period, therefore prior analysis was relied upon lacking any new market evidence to suggest change.

Nottingham View Report

Sorted By View Value



Map Lot Sub: 000070 000061 000000
Location: 16 BRUSTLE ROAD
Owner: GILPATRIC, CINDY A
View Value: \$ 0
Subject: LAKES/PONDS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 0
Notes: OBST



Map Lot Sub: 000046 000001 000002
Location: 62 STEVENS HILL ROAD
Owner: MCMENIMAN, TODD J.
View Value: \$ 1,000
Subject: HILLS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/TUN/D25/NER VU



Map Lot Sub: 000001 000070 000000
Location: 148 COOPER HILL ROAD
Owner: ANDREWS-ZIKE, NATHANIEL R
View Value: \$ 2,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/NAR/D25/CLS



Map Lot Sub: 000001 000070 000001
Location: 154 COOPER HILL ROAD
Owner: EWING, EMILY HAMMOND
View Value: \$ 2,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/NAR/D25/CLS VU



Map Lot Sub: 000018 000004 00000A
Location: 30 GEBIG ROAD
Owner: TRIAL-O'NEIL, ANNETTE
View Value: \$ 4,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: HLS/AVG/D25/DST

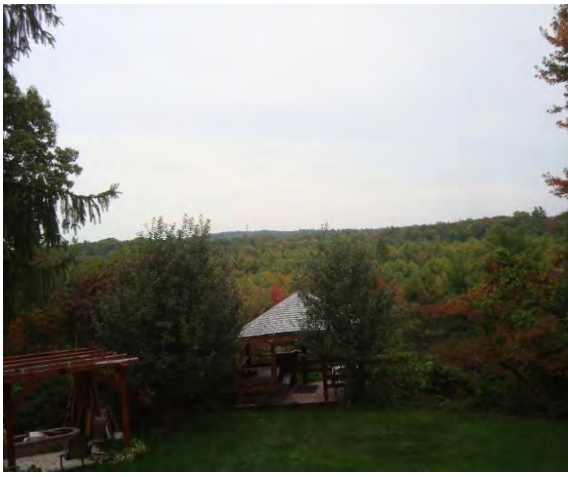
	Date	Book/Page	Type	Price
Most Recent Sale:	03/25/19	5988/0066	Q I	\$385,000
Current Assessment:				\$418,800



Map Lot Sub: 000061 000004 000000
Location: 158 ROUND POND ROAD
Owner: DWYER, MERRIL REVOCABLE TRUST
View Value: \$ 4,000
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/NAR/D50/NER



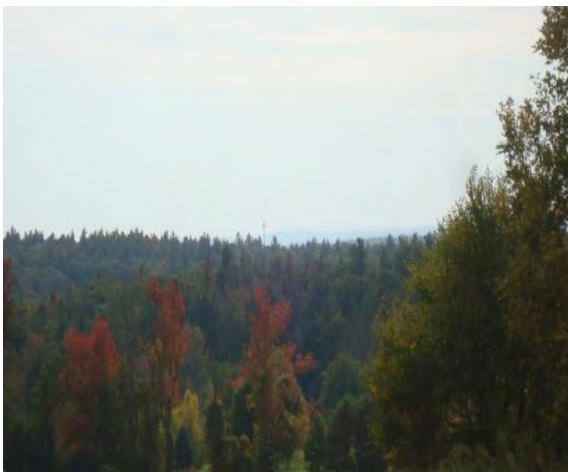
Map Lot Sub: 000001 000003 000000
Location: 12 BARRINGTON ROAD
Owner: BATEMAN JR., JOHN F
View Value: \$ 6,000
Subject: LAKES/PONDS
Width: TUNNEL
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000011 000000
Location: 11 GEBIG ROAD
Owner: JOHNSON, MELANIE S
View Value: \$ 6,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/AVG/D50/CLS



Map Lot Sub: 000019 000013 000000
Location: 7 GEBIG ROAD
Owner: LETOURNEAU, ROGER J
View Value: \$ 6,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000059 000037 000000
Location: 3 LEDGE FARM ROAD
Owner: DANAIS JR., ROMEO D
View Value: \$ 6,000
Subject: HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/NAR/D75/CLS



Map Lot Sub: 000070 000059 000000
Location: 20 BRUSTLE ROAD
Owner: KING, DONNA L
View Value: \$ 6,000
Subject: LAKES/PONDS
Width: TUNNEL
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000027 000001 00000E
Location: 44 GILE ROAD
Owner: CARPENTER, MARK A
View Value: \$ 10,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 25
Notes: NO-CONTROL-SSNL-OB



Map Lot Sub: 000068 000083 000000
Location: 28 SEAMAN'S POINT ROAD
Owner: CHALOGIAS, JAYME
View Value: \$ 11,000
Subject: LAKES/PONDS
Width: NARROW
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000068 000084 000000
Location: 30 SEAMAN'S POINT ROAD
Owner: GOSBEE, ANNA S
View Value: \$ 11,000
Subject: LAKES/PONDS
Width: NARROW
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	03/05/18	5896/1148	Q I	\$210,000
Current Assessment:				\$227,100



Map Lot Sub: 000019 000009 000000
Location: 17 GEBIG ROAD
Owner: JAVARUSKI, PAUL
View Value: \$ 16,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: MTS/AVG/D25/DST



Map Lot Sub: 000061 000002 000000
Location: 151 ROUND POND ROAD
Owner: LYDON, CHRISTOPHER
View Value: \$ 16,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: MTS/AVG/D25/DST VU



Map Lot Sub: 000068 000110 000000
Location: 3 SEAMAN'S POINT ROAD
Owner: ENHANCED LIFE OPTIONS GROUP
View Value: \$ 17,000
Subject: LAKES/PONDS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000053 000006 000000
Location: 23 DEERFIELD ROAD
Owner: WITHAM, JAMES
View Value: \$ 32,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: MTS/AVE/D50/DST VU



Map Lot Sub: 000061 000008 000000
Location: 184 DEERFIELD ROAD
Owner: FERNALD, CHAD
View Value: \$ 32,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: MTS/AVG/D50/DST

	Date	Book/Page	Type	Price
Most Recent Sale:	11/08/18	5960/1303	Q I	\$572,600
Current Assessment:				\$584,200



Map Lot Sub: 000027 000001 000000
Location: 46 GILE ROAD
Owner: MONACO, STEPHANIE
View Value: \$ 40,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	08/02/18	5927/1226	Q I	\$398,900
Current Assessment:				\$478,200



Map Lot Sub: 000053 000019 000000
Location: 16 DEERFIELD ROAD
Owner: FERNALD, JR JOHN T, TRUSTEE
View Value: \$ 40,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: MTS/WID/D50/DST VU



Map Lot Sub: 000061 000013 000000
Location: 171 DEERFIELD ROAD
Owner: SMITH, JOAN E
View Value: \$ 40,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: MTS/WID/D50/DST

C. BUILDING GRADING

B5 – Bare Minimum House – Minimum camp. Typically no interior finish, foundation, central heat, plumbing or electric service.

B4 – Below Minimum House – Basic camp style construction, typically no interior finish, may lack central heat. May lack plumbing and/or electric service. Typically no foundation.

B3 - Minimum House – Average camp style construction. No specific style and having minimal interior and/or exterior finish and features. May not have enclosed foundation and may lack water, sewer or electric.

B2 - Basic Weather Tight House - Very plain shelter with few doors or windows, low grade design interior and exterior. Typically without an enclosed foundation.

B1 - Below Average House - Basic box, minimal to no fenestration, little to no design, low quality materials and windows may consist of a mix of average grade material and low grade design, or may be an average house without an enclosed foundation.

A0 - Average House - Basic box, reasonable number of windows, may be double hung single pane with or without storm windows or double pane windows, no extras, plain interior and exterior.

A1 - Above Average House - Typically more than a box with some design features, roof overhang, and upgraded windows or not, may have some angles or roof cuts, appealing layout of windows and initial appeal somewhat better than average. Generally above average materials for trim and floor finish.

A2 - Good Quality House - Generally of good to high quality materials or a mix of average and high, has good exterior trim design normally with roof overhang, some designer roof cover and/or trim accents, not plain, windows are typically casement or thermopane, entrance may be elaborate, roof may have multiple angles.

A3 - Very Good Quality House - All of A2 above, but also custom work on trim, kitchen & baths, recessed lighting, high quality floor cover, exterior high quality and design, exterior and interior trim of good quality and design, may have features like window “eyebrows” and a splash board around the lower exterior walls. May have some custom windows and cathedral areas typically with good lighting.

A4 - Excellent Quality House - All of the above, but with greater fenestration and attention to detail, custom trim, custom kitchen and/or baths. Multiple high quality floor cover, excellent design and curb appeal. Generally multi floor with angles and/or roof cuts. Generally high quality usually includes built-ins cabinets, bookcases and shelving.

A5 - Excellent + Quality House - All of the features of an A4 (Excellent) house, but with some additional custom details and design features. Typically older homes of high quality, center chimney, detailed cove molding, excellent roof overhang on four sides with custom design and molding, wide or detailed corner boards and window trim, generally multi-story with good fenestration having great curb presentation.

Grades Above A5 - Generally have all the features of the A5 grade, including some or all of the following: multi-story, angles, roof cuts, recessed lighting inside and out, built-ins, great curb presentation and marketability, features and appeal that in the marketplace make this building somewhat more desirable than the A5 grade building in stages up to luxurious which may contain all of the features above with a progressively higher degree of quality and design found in town.

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.

B2 – Generally 10' wide, 2x4 or 2x3 construction.

B1 – Generally 12' wide, 2x4 construction.

A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.

A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.

A2 – Generally 16' wide with 2x6 construction.

This is merely a guideline and a home's quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

The following pictures samples will help, as words do not always express or capture the essence of the building as much as pictures do. The above text is meant as a guideline and not meant, nor would it be possible to describe or include every possible situation.



B4 -- AVG-40 (000068 000103 000000)



B3 -- AVG-30 (000001 000141 000000)



B2 -- AVG-20 (000063 000023 000000)



B1 -- AVG-10 (000016 000014 000000)



B1 -- AVG-10 (000068 000027 000000)



A0 -- AVG (000068 000011 000000)



A0 -- AVG (000024 000063 000000)



A0 -- AVG (000024 000102 000000)



A0 -- AVG (000024 000136 000000)



A0 -- AVG (000025 000007 000000)



A0 -- AVG (000008 000020 000000)



A0 -- AVG (000044 000002 000015)



A0 -- AVG (000016 000034 000000)



A0 -- AVG (000040 000003 000000)



A1 -- AVG+10 (000041 000008 000000)



A1 -- AVG+10 (000042 000019 000009)



A1 -- AVG+10 (000043 000034 00000A)



A1 -- AVG+10 (000044 000002 000010)



A1 -- AVG+10 (000044 000002 000013)



A1 -- AVG+10 (000023 000010 000000)



A1 -- AVG+10 (000016 000023 00000A)



A1 -- AVG+10 (000039 000028 000000)



A1 -- AVG+10 (000038 000009 000000)



A1 -- AVG+10 (000038 000013 000000)



A1 -- AVG+10 (000038 000018 000000)



A1 -- AVG+10 (000054 000008 00000G)



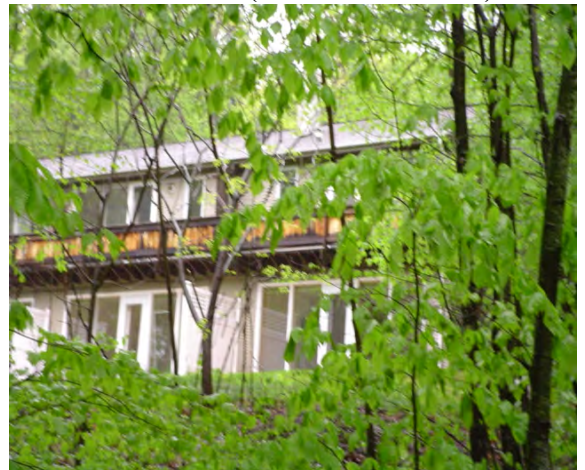
A1 -- AVG+10 (000061 000018 000005)



A1 -- AVG+10 (000069 000007 000002)



A1 -- AVG+10 (000069 000007 000003)



A1 -- AVG+10 (000002 000001 000D-1)



A1 -- AVG+10 (000002 000001 000D-4)



A1 -- AVG+10 (000025 000014 000008)



A1 -- AVG+10 (000028 000013 000002)



A1 -- AVG+10 (000007 00002N 000005)



A1 -- AVG+10 (000011 000001 000002)



A1 -- AVG+10 (000068 000039 000000)



A2 -- AVG+20 (000014 000011 00001A)



A2 -- AVG+20 (000015 000008 000002)



A2 -- AVG+20 (000016 000006 000001)



A2 -- AVG+20 (000016 000015 000000)



A2 -- AVG+20 (000037 000001 000001)



A2 -- AVG+20 (000037 000025 000012)



A2 -- AVG+20 (000004 000004 000003)



A2 -- AVG+20 (000004 000004 000006)



A2 -- AVG+20 (000004 000005 000002)



A2 -- AVG+20 (000004 000016 000034)



A2 -- AVG+20 (000004 000016 000039)



A2 -- AVG+20 (000004 000018 000009)



A2 -- AVG+20 (000004 000018 000011)



A2 -- AVG+20 (000005 000009 000036)



A2 -- AVG+20 (000006 000020 000031)



A2 -- AVG+20 (000009 000007 000001)



A2 -- AVG+20 (000010 000004 0001-3)



A2 -- AVG+20 (000010 000009 000017)



A2 -- AVG+20 (000010 000009 000027)



A2 -- AVG+20 (000010 000009 000031)



A2 -- AVG+20 (000010 000009 000032)



A2 -- AVG+20 (000010 000009 000033)



A2 -- AVG+20 (000010 000009 000034)



A2 -- AVG+20 (000069 000024 000007)



A2 -- AVG+20 (000070 000048 000000)



A2 -- AVG+20 (000055 000001 000002)



A2 -- AVG+20 (000055 000003 000005)



A2 -- AVG+20 (000055 000003 000009)



A2 -- AVG+20 (000055 000003 000027)



A2 -- AVG+20 (000058 000004 000002)



A2 -- AVG+20 (000038 000045 000000)



A2 -- AVG+20 (000042 000019 000029)



A2 -- AVG+20 (000042 000019 000035)



A2 -- AVG+20 (000042 000019 000007)



A2 -- AVG+20 (000040 000006 000008)



A3 -- AVG+30 (000063 000047 000000)



A3 -- AVG+30 (000008 000009 000022)



A4 -- EXC (000063 000038 000000)



A4 -- EXC (000060 000002 000000)

SECTION 11

PUBLIC UTILITY VALUATION

PUBLIC UTILITY VALUATION

As New Hampshire law, HB700, dictates how all “distribution assets” of a public utility are to be assessed, all utilities are first classified and/or separated into three categories, as follows:

1. Distribution Assets

All assets used to distribute and deliver the service to the user.

2. Transmission Assets

These are assets used to send the power, water, gas or oil from generation point to point across state or country to a point wherein a distribution system takes over to deliver to the user.

3. Generation Assets

As the name implies, this is all the assets used for generation and/or to create the service being transmitted elsewhere or distributed locally.

For the years of 2020 thru 2024, the law provides a phased in use of HB700. What this means is that in 2020, each municipality will use 80% of the 2018 MS-1 reported utility value plus 20% of the HB700 value. In 2021, each municipality will use 60% of the 2018 MS-1 reported utility value plus 40% of the HB700 value, then 40-60, 20-80 and in 2025 100% HB700 value. This applies only to the distribution assets of all public utilities.

Distribution assets will be valued based on HB700 which requires the assessor to annually combine 70% of the original cost and 30% of the netbook value for Electric and Oil or Gas Pipelines. That total is then multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

For public Water Utilities, HB700 requires the assessor to annually combine 25% of the original costs and 75% of the netbook value. That total is then multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

Transmission assets will be valued based on the Replacement Cost New approach to value using the original cost data and year in service provided, but with the utility and the Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Generation assets will be valued by either the Income Approach to Value, if data is available or based on the Replacement Cost New approach to value using the original cost data and year in service provided, but with the utility and the Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Or when possible, both approaches are used, with the assessor determining the final opinion of value being one or the other or a combination of both and noting such on the assessment record card.

Once values are established, the years prior median equalization ratio is applied to arrive at the final assessed value. This ensures all of the utilities distribution, transmission and generation assets are consistently and equitably assessed.

OWNER INFORMATION				SALES HISTORY				PICTURE																													
HAMPSTEAD AREA WATER COMPANY				Date	Book	Page	Type	Price Grantor																													
54 SAWYER AVENUE																																					
ATKINSON, NH 03811																																					
LISTING HISTORY				NOTES																																	
04/01/20 LMUL				COMMUNITY WATER SYSTEM IN CAMELOT COURT, EFF 4/20 NO DATA																																	
08/18/11 GRPR				RECEIVED, VALUED UPDATED PER HB700 BASED ON OLD DATA																																	
09/22/05 LMRL																																					
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																														
UTILITY-DISTRIBUTION	57,300		100	1.00	100	57,300																															
SHOP-EX	140	14 x 10	174	25.00	225	13,703	PUMPHOUSE																														
						71,000																															
								<div>TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE</div> <table><thead><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr></thead><tbody><tr><td>2018</td><td>\$ 0</td><td>\$ 155,400</td><td>\$ 0</td></tr><tr><td colspan="4">Parcel Total: \$ 155,400</td></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 155,400</td><td>\$ 0</td></tr><tr><td colspan="4">Parcel Total: \$ 155,400</td></tr><tr><td>2020</td><td>\$ 0</td><td>\$ 71,000</td><td>\$ 0</td></tr><tr><td colspan="4">Parcel Total: \$ 71,000</td></tr></tbody></table>		Year	Building	Features	Land	2018	\$ 0	\$ 155,400	\$ 0	Parcel Total: \$ 155,400				2019	\$ 0	\$ 155,400	\$ 0	Parcel Total: \$ 155,400				2020	\$ 0	\$ 71,000	\$ 0	Parcel Total: \$ 71,000			
Year	Building	Features	Land																																		
2018	\$ 0	\$ 155,400	\$ 0																																		
Parcel Total: \$ 155,400																																					
2019	\$ 0	\$ 155,400	\$ 0																																		
Parcel Total: \$ 155,400																																					
2020	\$ 0	\$ 71,000	\$ 0																																		
Parcel Total: \$ 71,000																																					
LAND VALUATION				LAST REVALUATION: 2020																																	
Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200				Site:																																	
Land Type UTILITY-WATER Neighborhood: F				Cond Ad Valorem SPI R Tax Value Notes																																	

PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES BY MAY 1, 2020

(See RSA 72:8-d; N.H. Admin. Rule, Rev 1907)

TAX YEAR 2020

NOTTINGHAM

Municipality**A. INFORMATION.**

Name of Utility Company (DBA):	NHEC
Name of Owner:	
Business Address:	579 TENNY MOUNTAIN HIGHWAY, PLYMOUTH, NH 03264-3154
Billing Address (if different):	
Authorized Agent and Title:	KAREN HANKS, FINANCIAL ANALYST
Agent's Phone Number:	603-536-8788
Agent's E-mail:	HANKSK@NHEC.COM

B. SUMMARY. See RSA 72:8-d, VI(a)(1). **LINE 1(a) TO BE COMPLETED BY ASSESSING OFFICIALS.**

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value	4,251,936		
(2) 2018 Adjustment (sec. D, line 7(c))	231,354		
(3) TAX YEAR 2018 (add lines 1 and 2)	4,483,290	80%	3,586,632
(4) TAX YEAR 2020 (sec. C, line 5(c))	4,492,560	20%	898,512
(5) TAX YEAR 2020 VALUE OF UTILITY COMPANY ASSETS* (add lines (3)(c) and (4)(c))			4,485,144

* before equalization, if required by Rev 1907.04.

C. TAX YEAR 2020. See RSA 72:8-d, II(c).

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Original Cost (sec. E, line 24(b))	4,865,018	70%	3,405,513
(2) Net Book Value (sec. E, line 24(d))	3,187,320	30%	956,196
(3) Weighted Average (add lines (1)(c) and (2)(c))			4,361,709
(4) Public Rights of Way (multiply line (3)(c) by line (4)(b))		3%	130,851
(5) TOTAL (add lines (3)(c) and (4)(c))			4,492,560

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Cost (a)	Net Book Value (b)	Weighted Average (c)
(1) Tax Year 2020 (sec. E, line 24)	4,865,018	3,187,320	
(2) Tax Year 2018 (Form PA-84-E, line 8)	4,768,287	2,664,307	
(3) Change (subtract line 2 from line 1)	96,731	523,013	
(4) RSA 72:8-d, II(a)(1) Formula	70%	30%	
(5) Adjustment (multiply line 3 by line 4)	67,712	156,904	224,616
(6) Public Rights of Way (multiply line (5)(c) by line 6(b))		3%	6,738
(7) TOTAL (add lines (5)(c) and (6)(c))			231,354

GENERAL INFORMATION**WHO MUST FILE**

Form PA-81 must be completed and filed each year by all electric utility companies owning or possessing utility company assets as defined in RSA 72:8-d, I.

WHEN AND WHERE TO FILE

Form PA-81 must be completed and filed by May 1 with the assessing officials of each municipality where any utility company assets are located. A completed copy of each form must be filed with the New Hampshire Department of Revenue Administration ("Department"). For further filing instructions, please contact the assessing officials, or the Department's Utility Tax Appraiser at (603) 230-5950, as applicable.

INSTRUCTIONS FOR COMPLETING FORM

Sections A and E must be completed. For Section E, list all utility property owned or possessed and located within the municipality as of December 31 in the appropriate line, as accounted for in accordance with U.S. Federal Energy Regulatory Commission (FERC) Form 1. Sections B, C and D will automatically calculate based on the values reported in Section E and on Form PA-84-E, except Section B, line 1(a). This line must be completed by the assessing officials. All line references refer to lines in the same form/section, unless specifically indicated otherwise.

OWNER INFORMATION		SALES HISTORY				PICTURE																												
NH ELECTRIC CO-OP, INC		Date	Book	Page	Type	Price Grantor																												
579 TENNEY MOUNTAIN HIGHWAY																																		
PLYMOUTH, NH 03264-3154																																		
LISTING HISTORY		NOTES																																
04/01/20	LMUL	EFF 4/20 TOWNWIDE UPDATE OF VALUES, VALUES UPDATED PER HB700																																
08/18/11	GRPR																																	
09/22/05	LMHC																																	
08/22/05	LMHC																																	
09/09/02	GRRL																																	
04/01/87	GJR																																	
MUNICIPAL SOFTWARE BY AVITAR																																		
EXTRA FEATURES VALUATION																																		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes																												
UTILITY-DISTRIBUTION	3,722,700	100	1.00	100		3,722,700																												
<div>TOWN OF NOTTINGHAM</div> <div>NEW HAMPSHIRE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2018</td><td>\$ 0</td><td>\$ 3,733,200</td><td>\$ 0</td></tr><tr><td colspan="4">Parcel Total: \$ 3,733,200</td></tr><tr><td>2019</td><td>\$ 0</td><td>\$ 3,733,200</td><td>\$ 0</td></tr><tr><td colspan="4">Parcel Total: \$ 3,733,200</td></tr><tr><td>2020</td><td>\$ 0</td><td>\$ 3,722,700</td><td>\$ 0</td></tr><tr><td colspan="4">Parcel Total: \$ 3,722,700</td></tr></table>							Year	Building	Features	Land	2018	\$ 0	\$ 3,733,200	\$ 0	Parcel Total: \$ 3,733,200				2019	\$ 0	\$ 3,733,200	\$ 0	Parcel Total: \$ 3,733,200				2020	\$ 0	\$ 3,722,700	\$ 0	Parcel Total: \$ 3,722,700			
Year	Building	Features	Land																															
2018	\$ 0	\$ 3,733,200	\$ 0																															
Parcel Total: \$ 3,733,200																																		
2019	\$ 0	\$ 3,733,200	\$ 0																															
Parcel Total: \$ 3,733,200																																		
2020	\$ 0	\$ 3,722,700	\$ 0																															
Parcel Total: \$ 3,722,700																																		
LAND VALUATION																																		
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site:																												
Land Type UTILITY-ELEC		Neighborhood: E		Cond Ad Valorem SPI R		Driveway: Tax Value Notes Road:																												
0 ac																																		

PICTURE		OWNER		TOWNWIDE TAXABLE DISTRICTS		BUILDING DETAILS		
		NH ELECTRIC CO-OP, INC 579 TENNEY MOUNTAIN HIGHWAY PLYMOUTH, NH 03264-3154		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:		
		PERMITS		Notes				
Date	Permit ID	Permit Type						
<div></div>							BUILDING SUB AREA DETAILS	
							2020 BASE YEAR BUILDING VALUATION	
							Year Built:	
							Condition For Age:	
							Physical:	
							Functional:	
							Economic:	
							Temporary:	

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: NOTTINGHAM PSNH TRANS 2020

UTILITY VALUATION YEAR: 2020

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E353 TRANS, STATION EQUIPMENT	\$ 419,858	\$ 544,370	<i>% 0.165850</i>	\$ 454,086
E354 TRANS, TOWERS & FIXTURES	\$ 111,817	\$ 614,077	<i>% 0.758999</i>	\$ 147,993
E355 TRANS, POLES & FIXTURES	\$ 7,110,132	\$ 9,027,042	<i>% 0.191750</i>	\$ 7,296,105
E356 TRANS, OVER CONDUCT & DE	\$ 3,129,699	\$ 5,907,144	<i>% 0.397241</i>	\$ 3,560,582

GRAND TOTALS FOR NOTTINGHAM PSNH TRANS 2020:

\$ 10,771,506	\$ 16,092,633	\$ 11,458,800*
----------------------	----------------------	-----------------------

* Value Rounded To Nearest Hundred

ECONOMIC	0.900
-----------------	--------------

\$ 10,312,900

Total value of \$10,312,900 x 2019 ratio of .83 = \$8,559,700 transmission value assessed plus market value of any land and cross country easements.

PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES BY MAY 1, 2020

(See RSA 72:8-d; N.H. Admin. Rule, Rev 1907)

TAX YEAR 2020**Municipality****A. INFORMATION.**

Name of Utility Company (DBA):	PUBLIC SERVICES CO OF NH
Name of Owner:	
Business Address:	PO BOX 270, HARTFORD, CT 06341
Billing Address (if different):	
Authorized Agent and Title:	RICHARD HEITZ, TAX MANAGER
Agent's Phone Number:	860-655-2746
Agent's E-mail:	richard.heitz@eversource.com

B. SUMMARY. See RSA 72:8-d, VI(a)(1). **LINE 1(a) TO BE COMPLETED BY ASSESSING OFFICIALS.**

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value	5,154,784		
(2) 2018 Adjustment (sec. D, line 7(c))	91,203		
(3) TAX YEAR 2018 (add lines 1 and 2)	5,245,987	80%	4,196,790
(4) TAX YEAR 2020 (sec. C, line 5(c))	3,928,860	20%	785,772
(5) TAX YEAR 2020 VALUE OF UTILITY COMPANY ASSETS* (add lines (3)(c) and (4)(c))			4,982,562

* before equalization, if required by Rev 1907.04.

C. TAX YEAR 2020. See RSA 72:8-d, II(c).

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Original Cost (sec. E, line 24(b))	4,163,871	70%	2,914,710
(2) Net Book Value (sec. E, line 24(d))	2,999,058	30%	899,717
(3) Weighted Average (add lines (1)(c) and (2)(c))			3,814,427
(4) Public Rights of Way (multiply line (3)(c) by line (4)(b))		3%	114,433
(5) TOTAL (add lines (3)(c) and (4)(c))			3,928,860

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Cost (a)	Net Book Value (b)	Weighted Average (c)
(1) Tax Year 2020 (sec. E, line 24)	4,163,871	2,999,058	
(2) Tax Year 2018 (Form PA-84-E, line 8)	4,083,721	2,890,918	
(3) Change (subtract line 2 from line 1)	80,150	108,140	
(4) RSA 72:8-d, II(a)(1) Formula	70%	30%	
(5) Adjustment (multiply line 3 by line 4)	56,105	32,442	88,547
(6) Public Rights of Way (multiply line (5)(c) by line 6(b))		3%	2,656
(7) TOTAL (add lines (5)(c) and (6)(c))			91,203

GENERAL INFORMATION**WHO MUST FILE**

Form PA-81 must be completed and filed each year by all electric utility companies owning or possessing utility company assets as defined in RSA 72:8-d, I.

WHEN AND WHERE TO FILE

Form PA-81 must be completed and filed by May 1 with the assessing officials of each municipality where any utility company assets are located. A completed copy of each form must be filed with the New Hampshire Department of Revenue Administration ("Department"). For further filing instructions, please contact the assessing officials, or the Department's Utility Tax Appraiser at (603) 230-5950, as applicable.

INSTRUCTIONS FOR COMPLETING FORM

Sections A and E must be completed. For Section E, list all utility property owned or possessed and located within the municipality as of December 31 in the appropriate line, as accounted for in accordance with U.S. Federal Energy Regulatory Commission (FERC) Form 1.

Sections B, C and D will automatically calculate based on the values reported in Section E and on Form PA-84-E, except Section B, line 1(a).

This line must be completed by the assessing officials. All line references refer to lines in the same form/section, unless specifically indicated otherwise.









PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
<div>PUBLIC SERVICE OF NH DBA EVERSOURCE ENERGY PO BOX 5017 ACCOUNTING DEPT HARTFORD, CT 06102</div>			District	Percentage	<div>Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:</div>	
			PERMITS			
			Date	Permit ID		
<div></div>			<div></div>		<div>BUILDING SUB AREA DETAILS</div>	
<div></div>			<div></div>		<div>2020 BASE YEAR BUILDING VALUATION</div>	
<div></div>			<div></div>		<div>Year Built: Condition For Age: Physical: Functional: Economic: Temporary:</div>	

Town of NOTTINGHAM Rockingham County New Hampshire

2020 Revaluation Neighborhood and Sales Map

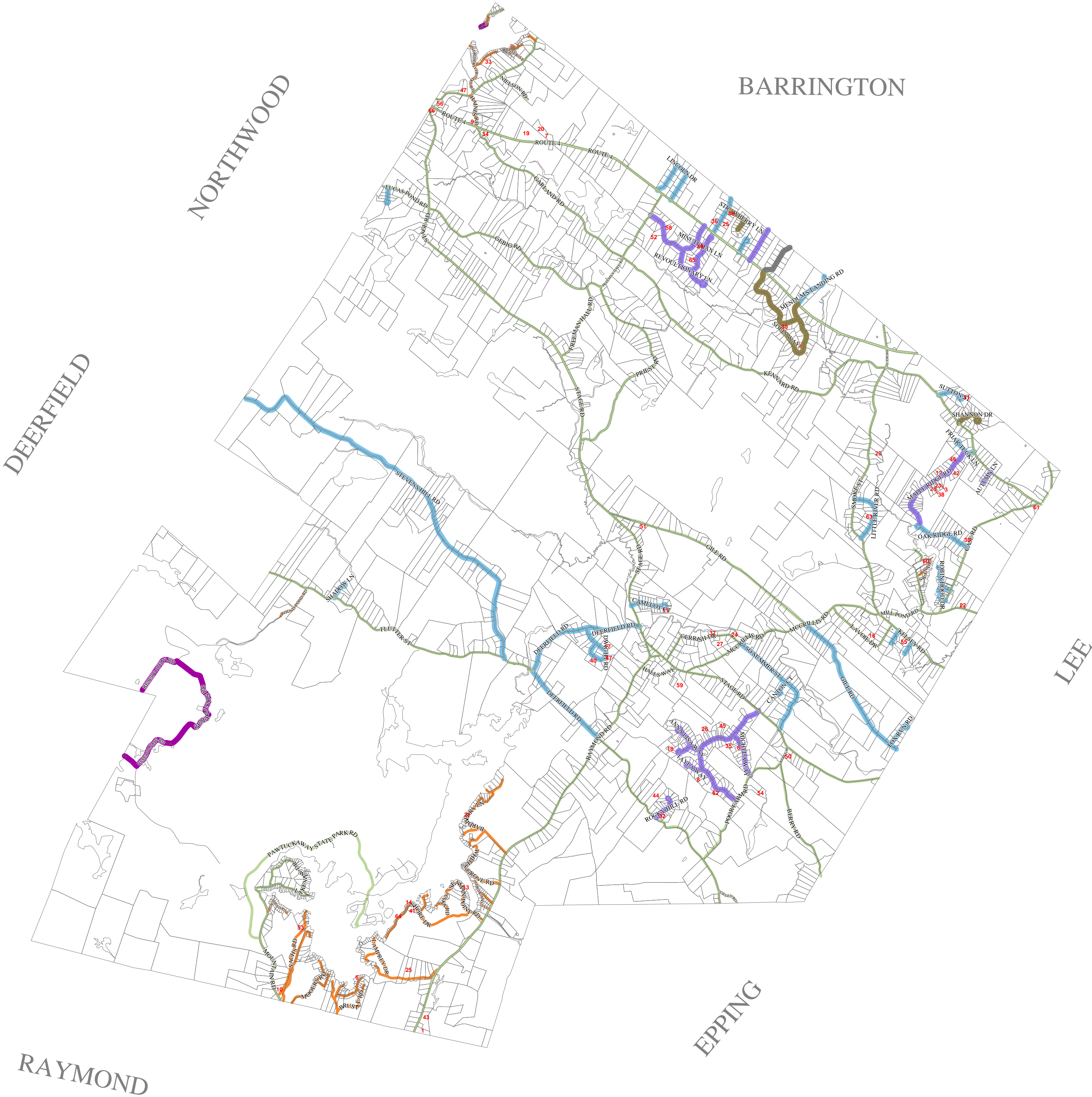
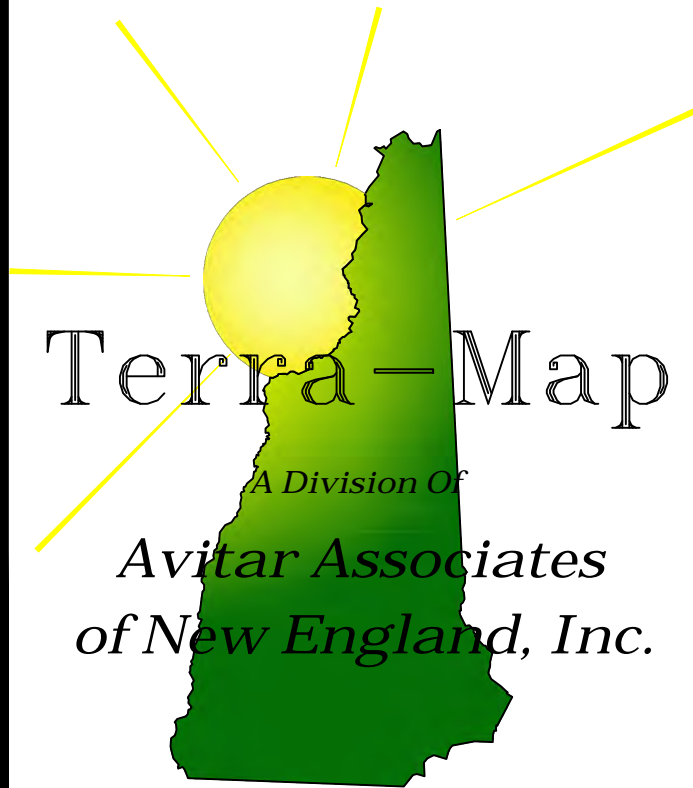
LEGEND

NEIGHBORHOODS

	A : AVERAGE -40%		E : AVERAGE 100%
	B : AVERAGE -30%		F : AVERAGE +10%
	C : AVERAGE -20%		G : AVERAGE +20%
	D : AVERAGE -10%		H : AVERAGE +30%

SALE ID # 1-66

Sale and Neighborhood code information was aquired from Avitar
Assessing database. Town Boundary and Road information was
aquired from GRANIT.



NOTTINGHAM SALES 2020

SALE ID #	PID	DATED	BOOK	PAGE	QUAL	PRICE	GRANTOR
1	000069000007000003	2019-10-01	6041	2206	Q	\$ 325,000.00	JANSON, MATTHEW S.
2	000001000141000000	2019-10-01	6042	575	Q	\$ 225,000.00	BORNHEIMER, LARRY
3	000010000009000031	2019-10-07	6044	93	Q	\$ 359,900.00	LANGDON CONSTRUCTION LLC
4	000006000020000031	2019-10-07	6044	601	Q	\$ 369,000.00	BLOSS, MICHAEL F
5	000070000048000000	2019-10-08	6044	1709	Q	\$ 673,000.00	PROIA, TIMOTHY & MARJORIE
6	000042000019000009	2019-10-10	6045	1392	Q	\$ 359,900.00	ROBBINS, KEITH A
7	000002000001000D-4	2019-10-17	6047	2308	Q	\$ 179,000.00	CINQUEGRANO, MICHELE
8	000055000003000009	2019-10-18	6048	892	Q	\$ 372,333.00	CAPANO, JR NICHOLAS GERARD
9	000016000014000000	2019-10-29	6051	2036	Q	\$ 234,900.00	RYAN, TIMOTHY FRANCIS
10	000071000150000000	2019-10-30	6052	638	Q	\$ 120,000.00	SACHS REALTY TRUST
11	000038000045000000	2019-10-30	6051	2919	Q	\$ 465,000.00	KOLB, ERIC S
12	000010000009000017	2019-10-30	6051	2589	Q	\$ 374,900.00	LANGDON CONSTRUCTION LLC
13	000068000103000000	2019-11-01	6048	2439	Q	\$ 309,933.00	WALKER, GLORIA M
14	000068000039000000	2019-11-01	6053	1275	Q	\$ 475,000.00	HAGERMAN, MARK F
15	000004000004000006	2019-11-01	6053	240	Q	\$ 410,000.00	HOBSON, ANDREW C
16	000025000014000008	2019-11-04	6054	257	Q	\$ 339,000.00	FISH, ADAM C
17	000044000002000015	2019-11-05	6054	398	Q	\$ 233,000.00	ROBINSON, GEORGE G
18	000055000003000027	2019-11-12	6056	4	Q	\$ 360,400.00	MCGANN, RYAN J
19	000015000008000002	2019-11-19	6058	1383	Q	\$ 513,000.00	COLE, JEFFREY BUILDERS
20	000002000001000D-1	2019-11-22	6060	812	Q	\$ 190,000.00	WEYGANT, JENNIFER & ENLUND, DANIEL
21	000063000023000000	2019-11-27	6061	2788	Q	\$ 358,500.00	WILLIAMS, PAIGE L & HUGHES, MICHAEL D.
22	000024000136000000	2019-11-27	6062	1120	Q	\$ 244,000.00	BATCHELDER, HARLENE S
23	000010000009000032	2019-12-02	6062	1272	Q	\$ 400,000.00	LANGDON CONSTRUCTION LLC
24	000038000013000000	2019-12-02	6062	1865	Q	\$ 323,900.00	TROY, GARY J
25	000069000024000007	2019-12-05	6063	2373	Q	\$ 430,000.00	RAMSAY, ERIK J
26	000042000019000029	2019-12-06	6058	1120	Q	\$ 455,000.00	DEDEO, JEFFREY A
27	000038000018000000	2019-12-11	6065	1436	Q	\$ 319,000.00	WRIGHT, LINDA JEAN BATTIS TRUSTEE
28	000010000009000034	2019-12-11	6065	2287	Q	\$ 372,933.00	LANGDON CONSTRUCTION LLC
29	0000100000040001-3	2019-12-13	6066	1930	Q	\$ 380,000.00	CHABOT, BRADFORD
30	000005000009000036	2019-12-17	6067	2025	Q	\$ 445,000.00	BARTSCH, JOHN H
31	00000700002N000005	2019-12-27	6070	2937	Q	\$ 359,933.00	MAZALEWSKI, RAYMOND J
32	000058000004000002	2019-12-31	6071	2292	Q	\$ 354,933.00	WYATT, NICHOLAS D
33	00000100007000000C	2020-01-10	6074	940	Q	\$ 55,000.00	DANIELS, JONATHAN A

34	00001600002300000A	2020-01-21	6076	2690	Q	\$	197,000.00	CURRIER, ANGELA
35	000042000019000007	2020-02-03	6081	228	Q	\$	400,000.00	SCHIMMEL, CHRISTOPHER
36	000040000003000000	2020-02-04	6081	1440	Q	\$	277,533.00	VIGNEAULT, SCOTT L.
37	000038000009000000	2020-02-05	6081	2368	Q	\$	389,933.00	KIPP, BENJAMIN M.
38	000010000009000033	2020-02-13	6083	2871	Q	\$	415,000.00	LANGDON CONSTRUCTION LLC
39	000009000007000001	2020-02-14	6084	1219	Q	\$	311,533.00	HEBERT, MARK
40	000044000002000010	2020-03-02	6088	2646	Q	\$	420,000.00	GAUTHIER, EDWARD P & THERESA M
41	000068000011000000	2020-03-11	6091	1970	Q	\$	315,000.00	BAILEY, DAVID M
42	000010000009000027	2020-03-16	6093	191	Q	\$	364,933.00	LANGDON CONSTRUCTION LLC
43	000069000007000002	2020-03-18	6093	2888	Q	\$	220,000.00	GRAMMONT, MICHAEL S
44	00005400000800000G	2020-03-23	6095	20	Q	\$	302,500.00	SEARS, HERBERT
45	000042000019000035	2020-03-31	6098	426	Q	\$	380,000.00	GODWIN, BRIAN F
46	000008000009000022	2020-04-13	6102	26	Q	\$	387,900.00	LANGDON CONSTRUCTION LLC
47	000016000015000000	2020-04-21	6105	450	Q	\$	390,000.00	FERNALD, STEPHEN A
48	000004000004000003	2020-04-22	6105	2178	Q	\$	391,000.00	STANDRING, JASON F.
49	000004000016000034	2020-04-28	6107	1344	Q	\$	405,000.00	KLIMASZEWSKI, DAVID A
50	000041000008000000	2020-04-28	6107	1736	Q	\$	364,000.00	COLLINS, PATRICIA
51	000028000013000002	2020-05-04	6109	2653	Q	\$	335,000.00	YELICK, KELLY A & CHRISTOPHER A
52	000004000018000011	2020-05-04	6109	2686	Q	\$	422,000.00	LYONS, ALFRED W
53	000071000035000000	2020-05-18	6115	669	Q	\$	189,000.00	SCIANNA, LOUISE T
54	000055000001000002	2020-05-20	6116	1904	Q	\$	425,000.00	WENDT, MARTIN J
55	000025000007000000	2020-05-20	6116	529	Q	\$	323,000.00	CRANE, SCOTT M
56	000016000006000001	2020-05-22	6117	2219	Q	\$	370,000.00	FOWLER JR DENNIS J
57	000044000002000013	2020-05-29	6120	492	Q	\$	399,000.00	GIANNELLI, ANTHONY P
58	000004000018000009	2020-06-01	6120	1521	Q	\$	390,000.00	KLATT, ALEXANDER J
59	00004300003400000A	2020-06-05	6123	306	Q	\$	365,000.00	BONAGURA, TANYA
60	000024000063000000	2020-06-12	6126	169	Q	\$	280,000.00	MCQUAID, CHRISTOPHER M
61	000008000020000000	2020-06-16	6127	325	Q	\$	290,000.00	KECK, STEPHANIE
62	000055000003000005	2020-06-18	6128	926	Q	\$	380,000.00	BELCHER, KEVIN J
63	000023000010000000	2020-06-18	6128	742	Q	\$	365,000.00	YOUNG, MARY JANE
64	000068000027000000	2020-06-26	6131	1667	Q	\$	333,533.00	MARASCO, PAUL
65	000004000016000039	2020-07-01	6133	2148	Q	\$	415,000.00	MAGARITY, MAUREEN E
66	000016000034000000	2020-07-02	6135	764	Q	\$	295,000.00	RILEY, DAL R