

Avitar Associates of New England, Inc.

Municipal Services Company

THORNTON, NH

2019

CYCLICAL REVALUATION

April 1, 2019

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
Section 1. Certification/Contract & Scope of Work	3
A. Certification	5
B. Scope of Work Contract.....	11
C. Personnel & Qualifications	25
D. Data Collection	29
Section 2. Prior DRA General Statistics.....	61
Section 3. Valuation Premise.....	65
A. Three Approaches to Value/Highest & Best Use.....	67
B. Zoning	72
C. Town Parcel Breakdown	73
D. Time Trending.....	74
E. Neighborhood Classification	75
F. Basic Mass Appraisal Process.....	78
G. Assumptions, Theories & Limiting Factors.....	79
H. Public Right of Way (PRW) & Utilities Value Report	80
Section 4. CAMA System	101
A. Introduction to the Avitar CAMA System	103
Section 5. Understanding Your Property Record Card & Abbreviations, Samples & Definitions	113
Section 6. Sales Data	135
A. Date Range of Sales & Effective Date of New Value	137
B. Qualified & Unqualified Sales Report	139
Section 7. Spreadsheets Analysis.....	151
Section 8. Field Review & Informal Hearing Process	187
A. Field Review	189
B. Informal Hearing Process	191
Section 9. Calibration Technique, Final Statistical Analysis & Value Tables	193
A. Calibration Technique.....	195
B. Final Statistical Analysis & Sales	199
C. Final Valuation Tables	459
Section 10. Waterfront & View & Building Grade Information	479
A. Waterfront Report.....	481
B. View Report.....	509
C. Building Grade Report.....	599

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:

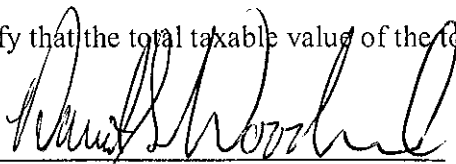
The attached Cyclical Update Report is hereby provided to the Town of Thornton for an effective date of new values of 4/1/2019.

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 \$434,328,432.

Signature: _____



Date: _____

25 SEP 19

RESUME' OF SUPERVISOR OR SIGNOR

David S. Woodward
Avitar Associates
150 Suncook Valley Highway
Chichester, NH 03258

Experience:

1998 - 2011/2012 - Present

Assessor Supervisor, Avitar Associates of N.E., Inc., Chichester, NH
Complete the day-to-day assessing needs of contracted towns. Conduct annual review, data verification projects, partial updates and complete revaluations. Oversee the northern Avitar field personnel and office staff. From 2001-2009 served as District Manager. Duties include assisting local Selectmen, Board of Assessors and Town Administrators with property assessments, including but not limited to, measure, listing and collecting field data. Research deeds and property transfers at country registry offices for maintaining property ownership. Meeting with property owners and preparing quarterly and annual reports to keep the municipalities up-to-date with their assessments. Supervise individuals and/or teams in daily assessing duties, along with cyclical data verification and revaluation work.

1999 - 2004

State Representative – House of Representatives representing the town's of Milan, Shelburne and the City of Berlin. Six years on the Fish & Game committee, Vice Chairman for four years.

1991 - 2000

Selectman, Town of Milan, NH
Various town government boards and committees.
Worked closely with assessing consultant to maintain fair and equitable assessments in town.

1987 - 1999

Owner/Operator, Woodward Bus, Inc., Milan, NH
Contracted with Milan and Dummer School Districts for the transportation of K-12 students.

Military:

1981 - 1985

Petty Officer 2nd Class, Machinery Technician, United States Coast Guard
Cape Canaveral, Florida
Coast Guardsman of the Quarter, Good Conduct Medal, Marksman

Education:

IAAO Course 101 - Appraisal Principles
IAAO Course 102 - Income Approach to Value
IAAO Course 300 - Mass Appraisal, July 2002
NH State Statutes & Update Course 2016
Uniform Standards of Professional Appraisal Practice Certification & Update Courses
MAAO Course 1, 2 & 3 – Sales, Cost & Income Approach to Values
IAAO Course 312 – Commercial/Industrial Modeling Concepts, May 2012
Class "A" Machinery Technician School
Graduate Berlin High School 1977

Professional Designations or Affiliations:

NH Department of Revenue, Certified Property Assessor Supervisor
Expert Witness Before the NH Board of Tax & Land Appeals

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

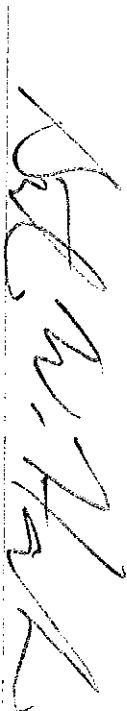
David S. Woodward

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 November 20, 2017



Stephan Hamilton, Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

SUBJECT: Cyclical (properties previously measured and listed under separate contract – See 5 Year Assessors Agreement dated 10/20/14) Update 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.

Thornton, 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 Thornton
1.2 Address of Municipality:	16 Merrill Access Road
	Thornton, NH 03285
1.3 Contact Email:	townadmin@thorntonnh.org
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone & Fax Numbers:	(603) 726-8168 Fax (603) 726-2078
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 10/1/2019 with assessments as of 4/1/2019.

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 \$87,420 dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of \$7,285 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 Assessors Agreement dated 10/20/14

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 initials 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 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 and lastly, the NH DRA value opinions, or any combination we feel appropriate unless directed otherwise by the town in writing.

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 2,760 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 \$35 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 \$87,420

Total Number of Parcels 2,760

In the presence of:

Diana Skogard
Witness

Municipality of: Thornton, N.H.

By: Roy A. Sabour
Marianne Bardeley
B. B. B.
Board of Selectmen

Date: 10/24/18

In the presence of:

Sherry J. Crane
Witness

Company: Avitar Associates of N.E., Inc.
By: Loren J. Martin
Loren J. Martin, President of Assessing Operations
or Gary J. Roberge, CEO

Date: 10/26/18

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

Additional Cost of \$3,500

New Total, If Bond Required \$90,920

Diana Skogard
Witness

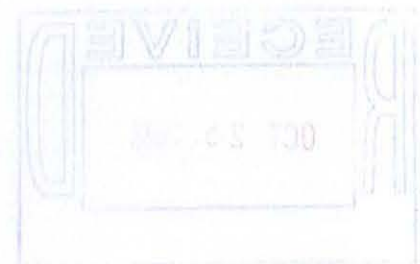
By: Roy A. Sabour
Marianne Bardeley
B. B. B.
Thornton Board of Selectmen

Date: 10/24/18



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	Certified Property Assessor
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



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	President, Sr Assessor	Certified Property Assessor Supervisor
DW	David Woodward	Assessor/Supervisor	Certified Property Assessor Supervisor
JD	Jaron Downes	Assessor Assistant	Certified Property Assessor Assistant

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 Collection – Data Collection was limited to sale properties & commercial and industrial properties classified for use in Mass Income Model

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 CONT		STORY HEIGHT	
MAP: OWNER		LOT:		SUBLOT:		CARD #		OF		ROOF STYLE	EXT WALLS CONT	STORY HEIGHT			
										FLAT	MINIMUM	1.00	1.50	1.75	2.00
										GABLEHIP	NOVELTY	2.50	2.75	3.00	3.50
										GAMBREL	PREFB WD PNL	3.75	4.00	SPUT LVL	
PROP LOC #										STREET	PREFB MTL				
LISTING HISTORY										MANSARD	STN ON MASN	BEDROOMS #			
DATE INITIAL NOTES										SALT BOX	VINYL SIDING	BATHROOMS			
										SHED	WD SHINGLE	BTH FIXTURES			
										WOOD TRUSS	INTERIOR WALLS	EXTRA KIT			
DATE GRANTOR SALE PRICE NOTES										AVG FOR USE	FIREPLACE(S)				
										DRYWALL	AC %				
NOTES										ROOF COVER	MINIMUM	GENERATOR			
										ASBESTOS	PLASTERED	QUALITY EST			
										ASPHALT	PL YWD PANEL	B4-AVG -40			
										CLAY/TILE	WALL BOARD	B3-AVG -30			
										CORR COMP	WOOD/LOG	B2-AVG -20			
										HI QUAL COMP	FLOORING	B1-AVG -10			
										MET AL/TIN	CARPET	A0-AVG			
										PREF AB MTL S	CONCRETE	A1-AVG +10			
										ROLLED/COMP	HARD TILE	A2-AVG +20			
										RUBBER MEM	HARDWOOD	A3-AVG +30			
										SLATE	LINO/VINYL	A4-EXC			
										STANDING SEAM	MIN PL YWD	A5-EXC +10			
										TARGRAVEL	PARQUET	A6-EXC +20			
										WD SHINGLE	LAMINATE	A7-EXC +40			
											PINE/SOFTWD	A8-EXC +60			
										EXT WALLS	HEAT FUEL	A9-LUXURIOUS			
										ABOVE AVG	ELECTRIC	AA-SPECIAL USE			
										ALUM SIDING	GAS	CML WALLFRM/HEIGHT			
										ASBEST SHNGL	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 STUCCO	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	RAD ELEC	ECONOMIC			
										DECOR BLK	RAD WTR	TEMPORARY			
										GLASS/THERMO	STEAM				
										LOGS		BASE RATE CODE			
										MASONITE					

DATA COLLECTION FORM SAMPLE, (DCF)

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.

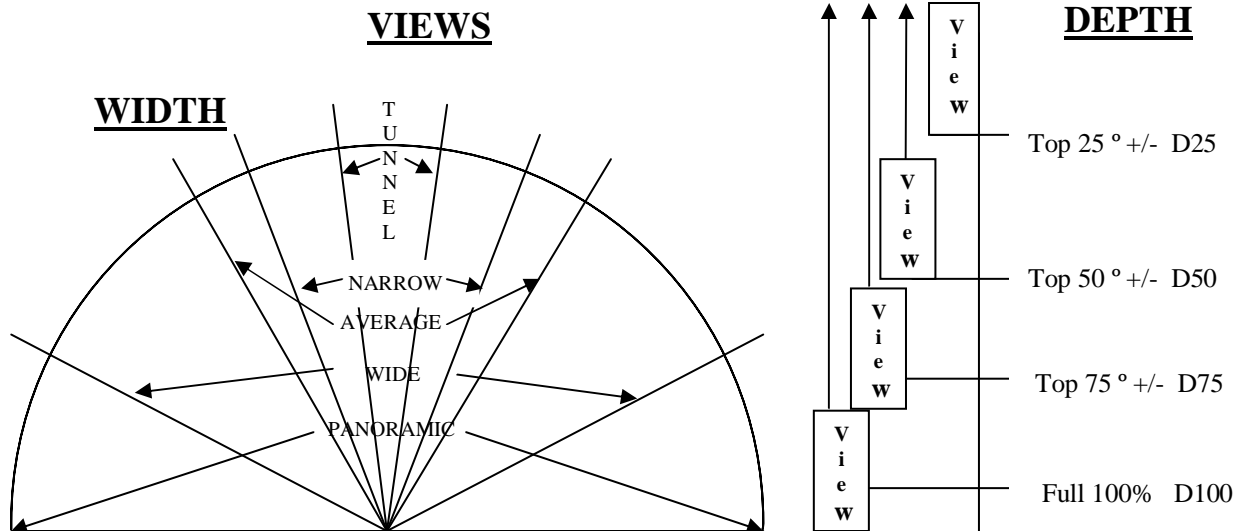
Topography

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)
DST
EXT

Close or Near – trees are visible & distinguishable
Distant – you know there are trees but they are not distinguishable
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, but is of seasonal use. Finished walls, floors and ceilings.
- 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.
- OPU** OPEN PORCH UNFIN - Same as OPF, however, there is little to no finish.
- 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.**

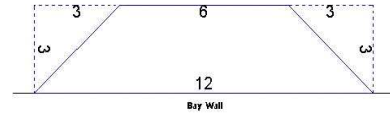
Notes:

- 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.

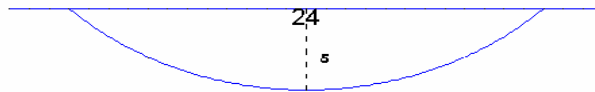
Only needed if different from other side



How to measure and sketch a bay window:

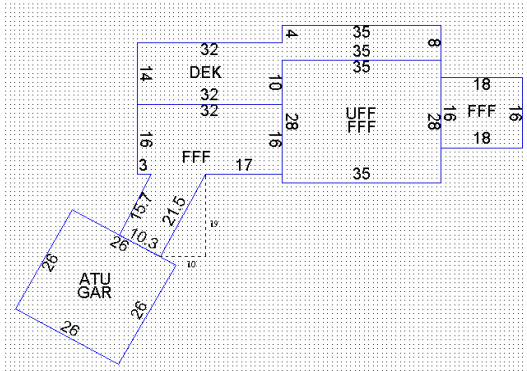
- 1.) Classify the bay window according to its appropriate story height.
- 2.) Check for basement area under the bay window upon listing.
- 3.) Bay windows are only picked up when they include floor space.

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.

GEOTHERMAL 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.

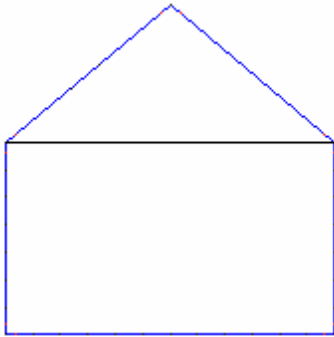
SOLAR PANELS - Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

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.

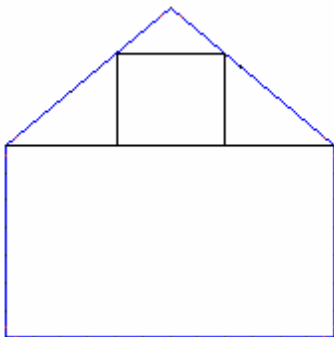
All XFOB's not picked up should still be noted. ie, DNPU treehouse

STORY HEIGHT EXAMPLES



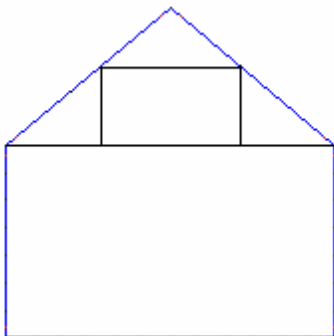
1 STORY FRAME

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

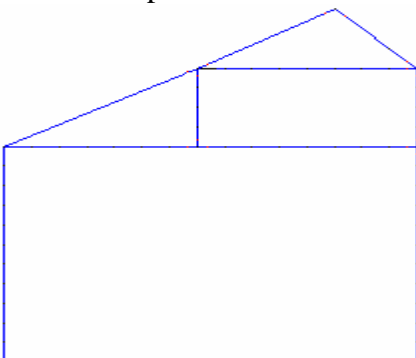


1 STORY FRAME & ATTIC

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.



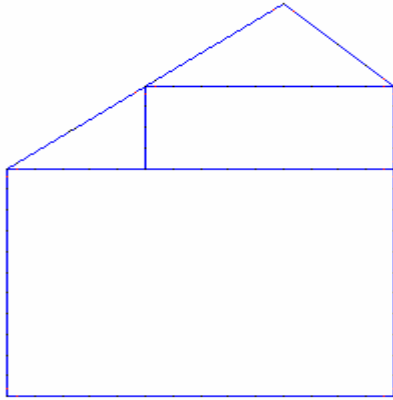
Example A



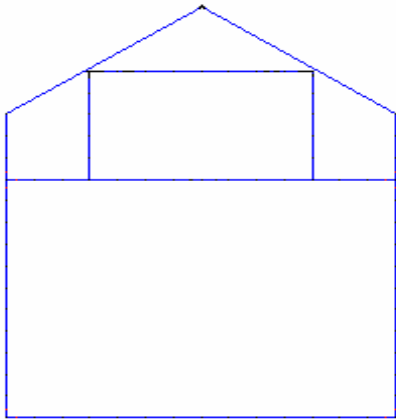
Example B

1-1/2 STORY FRAME

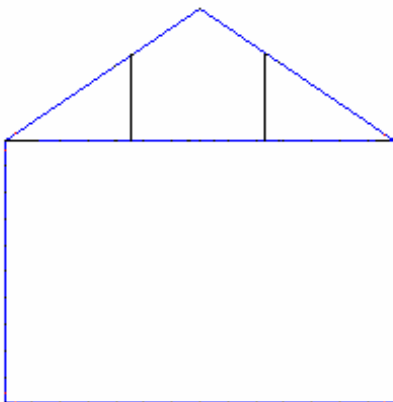
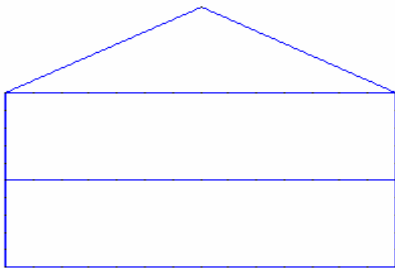
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered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

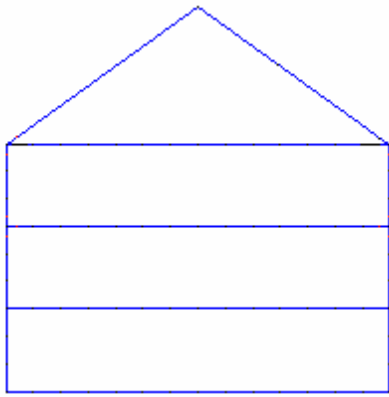
See Example A & B Left

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.

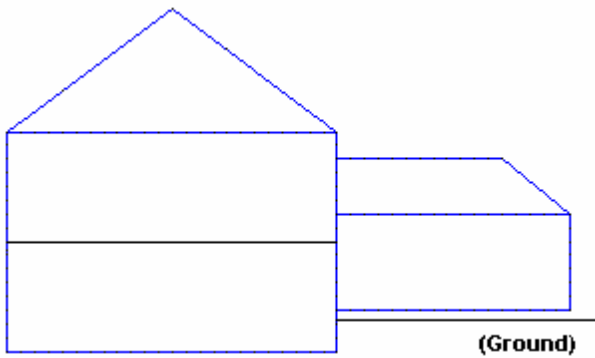
2 STORY FRAME & ATTIC

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.

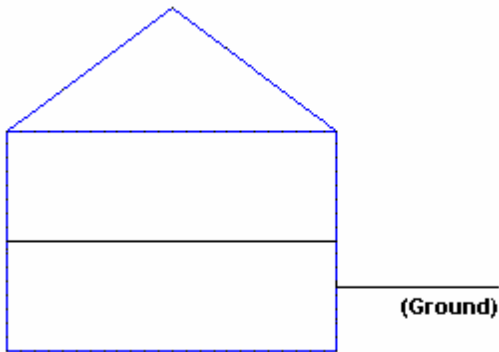


3 STORY FRAME

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.

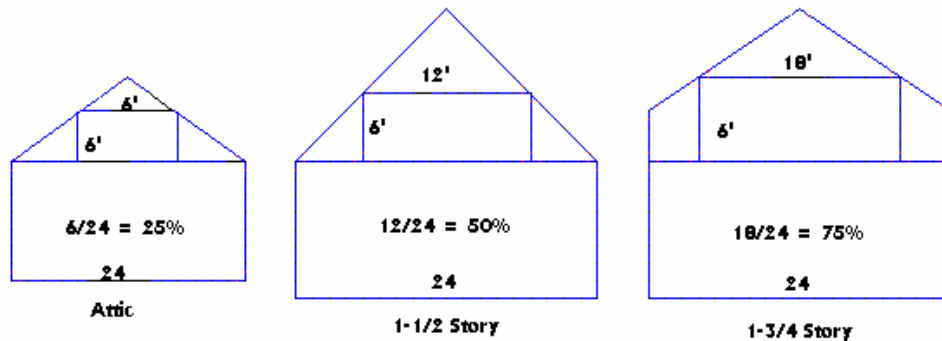


SPLIT ENTRY - one story Ranch Style Home
 ½ of lower floor foundation exposed.

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.

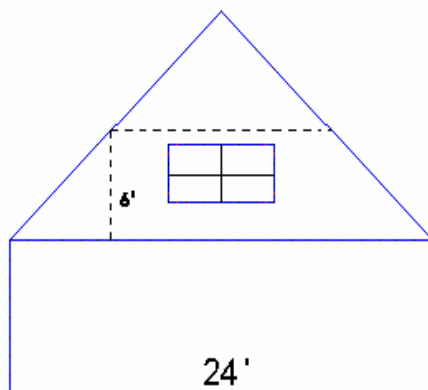
Example: Method 1



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

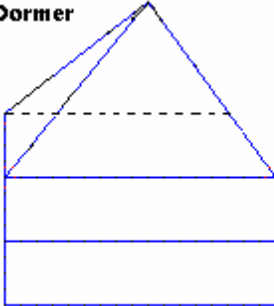
*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

Dormers

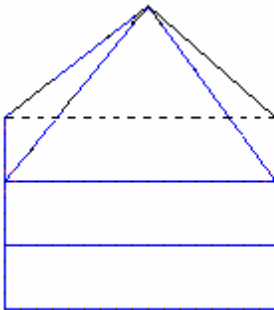
Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

EXAMPLES:

Dormer



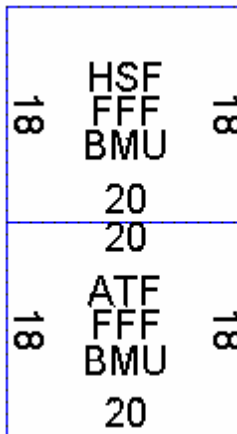
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

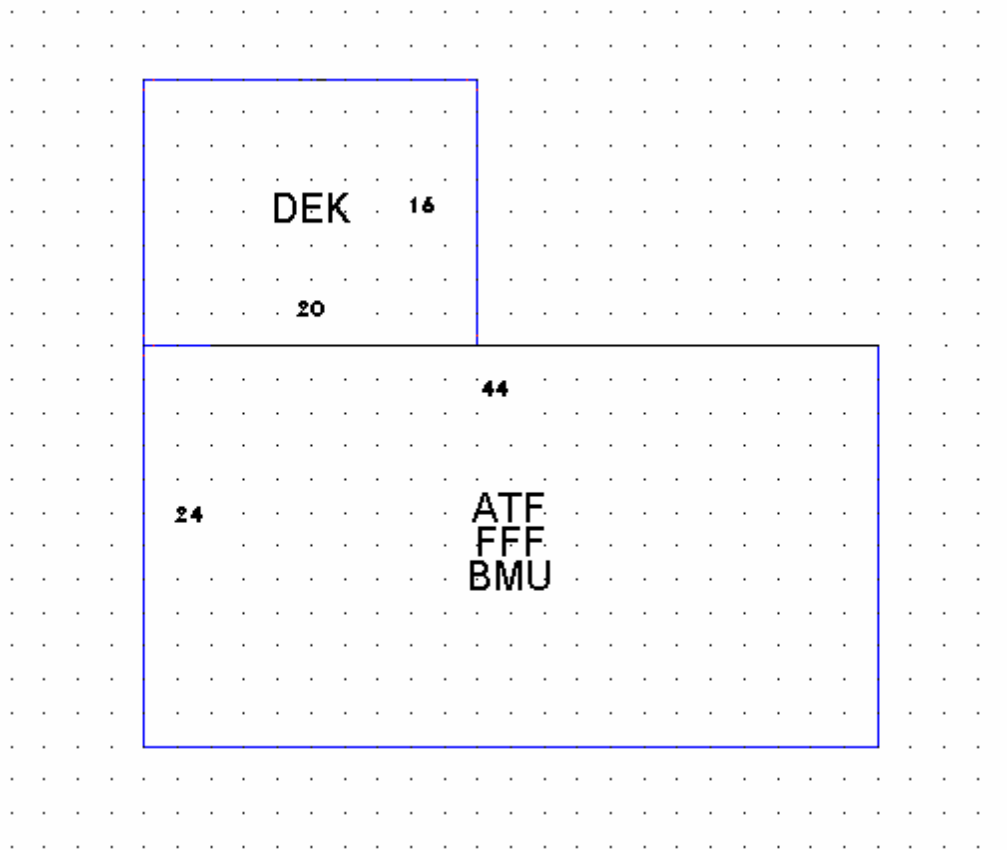


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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.

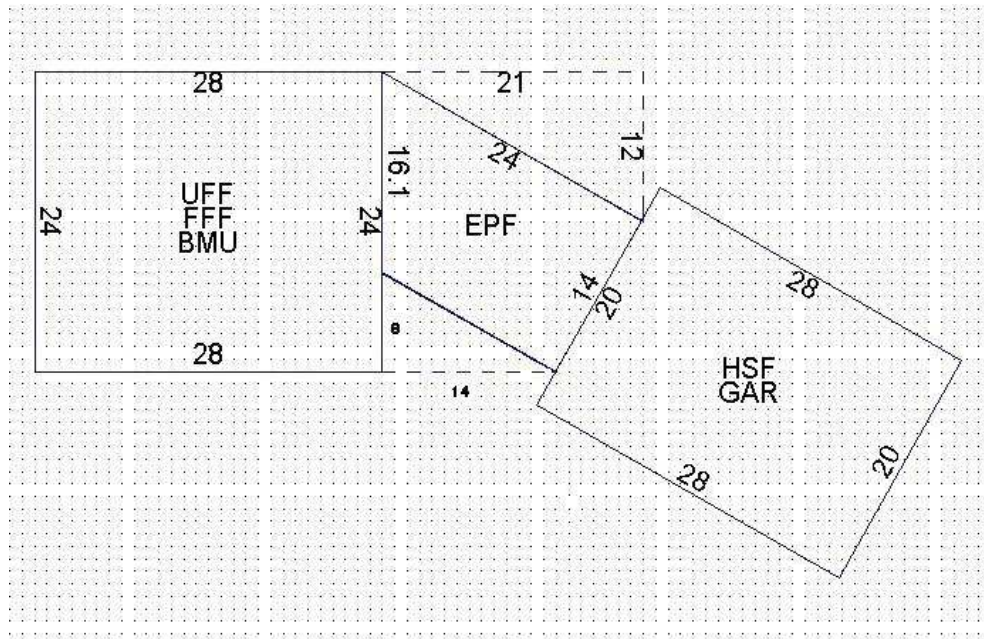
Represents dormer addition





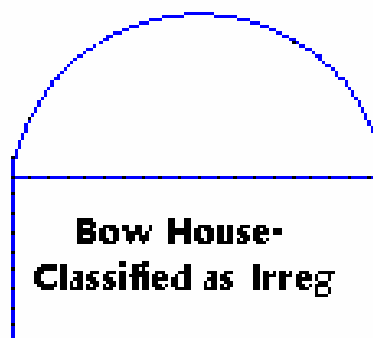
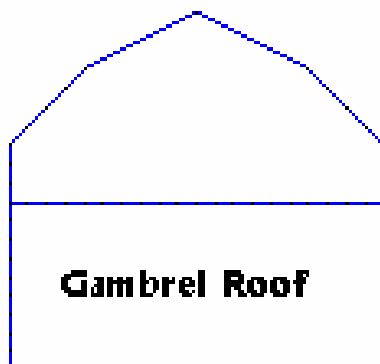
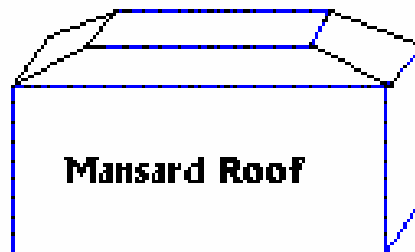
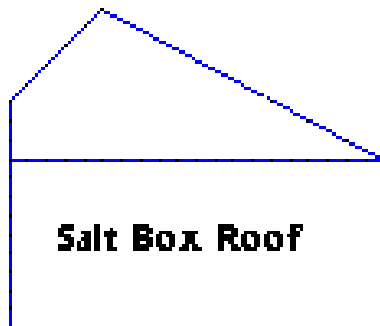
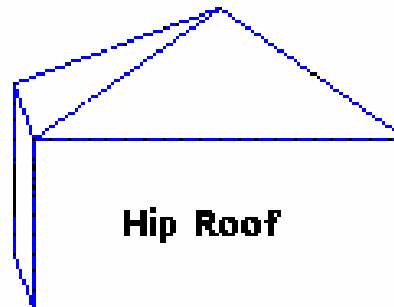
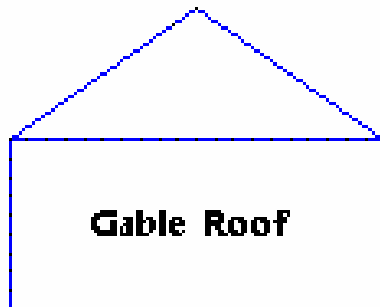
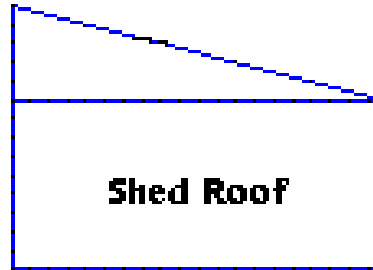
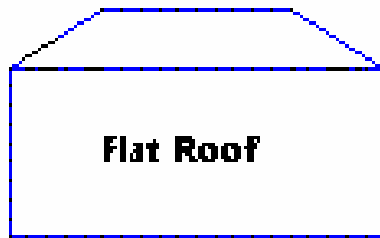
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

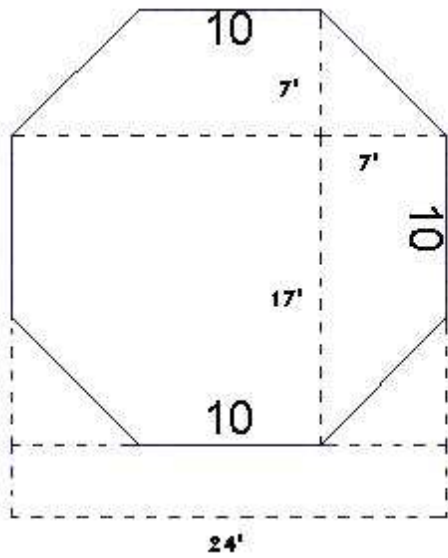
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



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 2018

Overall Median Assessment to Sales Ratio:	<u>91.3</u>
Coefficient of Dispersion:	<u>16.75</u>
Price Related Differential:	<u>1.01</u>

	<u>Ratio</u>	<u>COD</u>
Residential Land Only Sales:	<u>102.60</u>	<u>23.48</u>
Residential Land & Building Sales:	<u>95.00</u>	<u>14.50</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**
- H. PUBLIC RIGHT OF WAY & UTILITIES**

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-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.

The town of Thornton currently has (7) separate zones throughout town. There are two residential, one commercial, one recreational, one located in Waterville Estates and two industrial zones. All zones require a one acre minimum lot size with at least 100 feet of frontage on a public or private right-of-way. There have been no changes to the zoning requirements since the completion of the 2014 town wide update and no proposed changes being considered for the 2020 town meeting.

C. Town Parcel Breakdown

Thornton, NH Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	678	\$ 24,328,300
RESIDENTIAL LAND ONLY WITH CURRENT USE:	237	\$ 1,866,938
RESIDENTIAL LAND & BUILDING (not including current use):	1586	\$ 354,326,500
Median: \$ 206,750		
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	61	\$ 17,638,390
MANUFACTURED HOUSING ON OWN LAND:	86	\$ 9,023,200
MANUFACTURED HOUSING ON LAND OF ANOTHER:	38	\$ 1,456,000
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	24	\$ 7,016,579
COMMERCIAL/INDUST. LAND ONLY (not including current use):	9	\$ 1,547,300
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	22	\$ 8,363,900
COMMERCIAL/INDUST. WITH CURRENT USE:	1	\$ 150,825
UTILITY:	5	\$ 8,610,500
TOTAL TAXABLE:	2747	\$ 434,328,432
TOTAL EXEMPT/NONTAXABLE:	48	\$ 36,218,700
TOTAL NUMBER OF PARCELS:	2795	
(TOTAL NUMBER OF CARDS):	2890	
PROPERTIES WITH VIEWS (included above):	398	
PROPERTIES WITH WATER FRONTAGE (included above):	258	
DRA CERTIFICATION YEAR:	2019	
LARGEST PROPERTIES		

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.

Trending was implemented for the preliminary analysis based on the following analysis. The market in Thornton remained steady for 2016 and 2017. In 2018, we saw an increase of approximately 10%+/-, therefore 10% positive trending was applied. For 2016 and 2017, both the sales analysis and the DRA equalization ratio study showed little to no movement in the market, therefore, no trending was utilized.

The following is a summary of the analysis of the sales used broken down by year and a review of the Department of Revenue sales ratio studies for 2017 and 2018:

Sales Analysis Results	<u>Year</u>	<u>Median Ratio</u>
	2016	1.19
	2017	1.17
	2018	1.07

To determine a trend factor for 2018 using the sales analysis, we took the difference between the 2017 and 2018 ratio (.10), divided that number by the 2017 ratio of 1.17% which resulted in a positive trend factor of 8.5% or .71% per month.

DRA Equalization Ratio Results	<u>Year</u>	<u>Median Ratio</u>
	2016	100.92
	2017	100.94
	2018	91.30

To determine the trend factor for 2018 using the DRA figures, we took the difference between the 2017 and 2018 ratio (9.64), divided that number by the 2017 ratio of 100.94 which resulted in a positive trend factor of 9.5% or .8% per month.

Conclusion: A positive trend factor of 10% per year or .83% per month was reconciled and implemented in the preliminary analysis.

The final analysis time period started 10/1/18, with the start and end date within the current equalization year, no trending was utilized in the final analysis. There were no paired sales within the sales analysis time period.

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.

H. Public Right of Way (PRW) & Utilities Valuation

1. PRW

Assumptions

- a.) DOT miles of road to be accurate and complete.
- b.) Data provided by companies to be accurate and complete.
- c.) Width of Public Right-of-Way (PRW) to be 10 feet.
- d.) Linear feet of PRW used x 10 feet width ÷ 43,560 = acres. Value of PRW acre = average 1 acre residential site x 10% of right of way value x .25% for shape & limited use. Example: \$40,000 residential site value x 10% right of way value x .25% (-75% limited use) limited use = \$1,000.

2. Utilities

Assumptions

- a) Report of inventory provided by each utility is accurate.
- b) If no original year in service provided, an estimate will be made.

Methodology – Replacement Cost New Less Depreciation

The nationally recognized Whitman, Requaardt & Associates, LLP Handy-Whitman Index of Public Utilities Construction Costs manual will be used to trend original costs forward to the present year or the valuation base year for the municipality. As an example:

Towers – Reported Original Cost \$150,000 Year in Service 1984

1984 Index = 233

2009 Base Year Index = 553

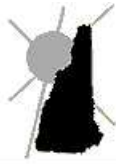
$150,000 \div 2.33 = 64,377.68 \times 5.53 = \$356,008.57$ Replacement Cost New

This replacement cost must then be depreciated for age.

If that depreciation was 59%, the value would be $\$356,008 \times 41\%$

Good = \$145,964 or \$146,000, rounded.

*NHEC uses a “Mass Average” accounting system and does not maintain actual original costs for each item, but rather some sort of average costs. As these average costs are reported and therefore used along with average age data provided in the trended original cost approach to value, I have added a 10% economic depreciation for potential errors inherent in trending average data.



Avitar Associates of New England, Inc.

Municipal Services Company

PUBLIC UTILITY ASSESSMENT REPORT

**For
Town of Thornton
2019**

**PSNH dba Eversource
James Ingram
Lakes Region Water Co
New Hampshire Electric Coop**

**Gary J. Roberge, Sr. Assessor, CNHA #59
NH DRA Certified Assessor Supervisor
Avitar Utility Assessor Since 1986**

September 1, 2019

**Town of Thornton
Board of Selectmen
16 Merrill Access Road
Thornton, NH 03285**

Re: Assessment of Your Public Utilities

Dear Board Members:

As the utility assessor for Avitar Associates of NE, Inc., I have enclosed my assessment report for the above-referenced subject.

The attached report is a complete review and explanation of my market value opinion as of 4/1/2019, as well as pertinent facts resulting in this opinion.

I have relied upon the data provided by PSNH dba Eversource, James Ingram, Lakes Region Water Co and New Hampshire Electric Coop identifying all their property in the town. No field data collection was undertaken by me or anyone from my office.

All assumptions and limiting conditions are identified in this report.

Sincerely,



**Gary J. Roberge, Sr. Assessor, CNHA
CEO, Avitar Associates**

GJR/sjc

Objective

To determine the fair market value of the public utility properties in your town for the following:

PSNH dba Eversource - 1-1-4
James Ingram - 11-1-67-W
Lakes Region Water Co - 11-5-W
New Hampshire Electric Coop - 16-3-4

Fair Market Value

Market Value – Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current economic definition agreed upon by agencies that regulate federal financial institutions in the United States is: The most probable price (in terms of money) which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: The buyer and seller are typically motivated.

Both parties are well informed or well advised, and acting in what they consider their best interests.

A reasonable time is allowed for exposure in the open market.

Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. As defined by the “Glossary for Property Appraisal and Assessment”.

These are three accepted approaches to fair market value:

1. Comparable Sales Approach
2. Capitalized Income Approach
3. Replacement Cost Less Depreciation Approach

Although only one approach applies in the writer’s opinion, all three are discussed and an explanation provided as to why they do or do not apply in this situation.

Highest & Best Use

A principle of appraisal and assessment requiring that each property be appraised as though it were being put to its most profitable use (highest possible present net worth), given probable legal, physical, and financial constraints. The principle entails first identifying the most appropriate market, and second, the most profitable use within the market.¹ As a legally permitted use required for the health and wellbeing of the general public, the current use of the subject properties is estimated to be their highest and best use.

¹ Glossary for Property Appraisal and Assessment

Comparable Sales Approach

This approach assumes the existence of similar properties which have sold and the assessor/appraiser can review and make adjustments to the comparables to develop an opinion of value for the subject property. Implicit in this approach is the existence of arms-length, fair market sales data. Since all public utility property sales are heavily regulated by the local and/or Federal Public Utilities Commission, they are not arms-length fair market transactions. They are rather closely related to Netbook Value, which is the remaining value of the original cost and any added infrastructure investment that has not been recaptured. It has nothing to do with the value of the remaining assets still in service and generating income. **As such, it is my opinion that the Comparable Sales Approach to develop an opinion of market value is not valid.**

Capitalized Income Approach

This approach assumes the availability of accurate income and expense information for the property being assessed and that market data can be found for similar properties to correlate the subject's income and expense information that is provided to be market related. It further assumes normal market conditions, such as risk and no outside forces regulating income. Here again, the problem with using this approach is that the income is governmentally regulated, as well as virtually guaranteed and as such does not follow generally accepted rules of the market income approach. A rate of return of and on the investment is fairly guaranteed and total failure is not allowable for the good of the public. This is unlike reality for other income producing properties in the fair and open market for which the income approach to value was developed. Further, while we can hypothesize the income and expenses within the taxing jurisdiction, due to the interaction with other utilities within the New England Grid with pole and line sharing, as well as power pass through, local assets can be providing income elsewhere, while local income can be dependent on assets of others elsewhere. This intermingling for the good of the public, is what makes the income approach very speculative due to the assumptions, estimates and allocations necessary. This is true in my opinion whether you look at the valuation locally or even statewide because the UNIT, so to speak, is not one company but rather all of them working together to maintain the Electrical Grid for the betterment of the public beyond the local community, as well as beyond the state boundaries. One cannot exist without the other and as such, the so called UNIT is not any one company. As such, it is my opinion that to attempt to use the Income Approach, beyond the known problems of protected return, regional monopoly and protection against failure issues that do not exist for the properties that the market income approach was developed for, the amount of estimates, hypotheses and allocations that are needed make the results highly unreliable. **Based on the above, it is therefore my opinion that this approach is also inappropriate.**

Replacement Cost Less Depreciation

This approach is based on the principal of substitution. It assumes that a prudent purchaser will pay no more for any real property than the cost of acquiring an equally desirable substitute. And, in this case, acquiring a substitute means determining the replacement cost and depreciating for age. This approach is very useful when confronted with unique properties such as Public Utility Companies, where no substitutes exist or arm's length sales exist. As such, to develop an opinion of market value for the property, one must develop what it would cost to replace it and then allow depreciation for age to arrive at a reasonable opinion of market value for the property that exists in that jurisdiction. This approach values what actually exists in the local jurisdiction. As a rate of return of and on the investment is virtually guaranteed, as well as the fact that if any part is destroyed by accident or nature, it will be promptly rebuilt. This approach is very appropriate. Cost data and accurate age life depreciation data is readily available. Therefore, it is

the most practical and accurate method of developing an opinion of market value in my judgment whether locally, statewide or even New England wide.

Age / Life depreciation data is readily available within the data of the utility companies themselves. As a rate of return is virtually guaranteed of and on the investment, the need for any type of economic depreciation is nullified in my opinion, because, while the rate of return is controlled and may be below general market investor desired returns, at times, the risk inherent in normal investments has been removed as has normal market competition! As such, in my opinion, regulation is as positive, if not more positive, than the regulated rate of return is negative. Therefore, no economic adjustment is necessary in my judgement.

The “Encyclopedia of Real Estate Appraising”, Third Edition 1978, by Edith J. Friedman, Published by Prentice Hall, Inc., states on Page 68,

“The cost approach is often the only method suitable for estimating the value of special purpose properties such as churches, funeral homes and schools. Similarly, in the case of residential properties, unique or highly individualized structure for which there are no effective market comparisons can frequently be appraised only by the Cost Approach.”
(Underline added for emphasis).

In the writers’ opinion, public utilities clearly fall into this group.

Assumptions & Limiting Conditions

1. The data provided by PSNH dba Eversource, James Ingram, Lakes Region Water Co and New Hampshire Electric Coop was a complete and accurate inventory for the Town.
2. No asset still in use will depreciate more than 80% despite actual age.
3. No item of the inventory should depreciate to zero value until it has failed.
4. As this is a highly regulated public utility, it is my opinion that I am limited to the use of only the Replacement Cost New Less Depreciation Approach to establish an opinion of market value as discussed on the prior pages of this report.
5. Non-Utility land, owned by PSNH dba Eversource, James Ingram, Lakes Region Water Co and New Hampshire Electric Coop is valued similarly to all other land in the town.

Replacement Cost New Less Depreciation Approach to Value, (RCNLD)

The first step in this approach is to inventory or acquire an inventory of all of the subject property assets by category, original year in service and original cost. This was not done by the writer, but rather provided by PSNH dba Eversource, James Ingram, Lakes Region Water Co and New Hampshire Electric Coop and assumed to be complete and accurate. That provided report can be found in the Exhibits section.

The original costs, or in the case of NHEC, the average cost by classification were then trended forward from the original year, by using a nationally recognized utility cost trend manual, The Handy-Whitman Index of Public Utility Construction Costs, published annually by Whitman, Requardt & Associates, LLP, to arrive at the total replacement cost.

The average life expectancy, based on the data provide by other utilities varies by classification. The following is the depreciation schedule developed from the most recent data:

Electrical

Transmission	2.25% Per Year	44.4 Year Life Average Life
Transformers	2.50% Per Year =	40 Year Life
Distribution Poles & Lines	2.25% Per Year =	44.4 Year Life
Overhead Conductor	2.00% Per Year =	50 Year Life
Conduit	1.75% Per Year =	57 Year Life
Meters & Lights	2.50% Per Year =	40 Year Life

Gas

Transmission & Distribution Systems	1.5% Per Year = 66.6 Year Life
Meters & Regulators	2.25% Per Year = 44.4 Year Life

Water

Transmission & Distribution Systems	3.00% Per Year = 33 Year Life
Meters & Other Equipment	3.00% Per Year = 33 Year Life

Max Depreciation – All Utility Categories is 80%

As a regulated utility, it is virtually guaranteed a rate of a return of/on the investment at an accelerated rate, meaning their investment is returned long before the items life expires and/or needs to be replaced. What this means is that the company carries a zero value for that item, despite it still being in use and earning income. This is the reason “Netbook” is not an opinion of market value. It only represents the value of the utility yet to be returned, while all other parts of the utility carry a “zero value”. Not a realistic approach to market value.

I found no need for any additional economic depreciation.

Final Opinion of Market Value 4/1/2019

PSNH dba Eversource - \$1,358,200

James Ingram - \$77,800

Lakes Region Water Co - \$253,900

New Hampshire Electric Coop - \$6,385,100

Land rights or easements are not included here, but listed and valued on each property record card, according to the concurrent town wide revaluation.

The following spreadsheets showing the Replacement Cost New Less Depreciation (RCNLD) approach to value, document the final values stated above.

Note: In the case of New Hampshire Electric Coop (NHEC), who maintain an accounting method called “mass averaging” where no accurate original costs or age data is available, use of average original costs and average age data in the trending analysis has the potential for erroneous results. As such, the writer recognizes this as allowed for “averaging error” reduction in the resulting total value, as noted on the reports in the spreadsheets of NHEC.

Certification/Resume

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

1. The statements contained herein are accurate and true.
2. The analysis and results are my personal unbiased professional opinion and conclusions.
3. I have no present or prospective interest in the property.
4. I am aware of no bias with respect to this property or any part of this report.
5. My analysis, opinion and conclusions are my own based in whole or in part on my past 30 years assessing utilities here in New Hampshire.



Gary J. Roberge, CEO Avitar Associates, Inc.
Sr. Assessor, CNHA #59
NH DRA Certified Assessor Supervisor

Gary James Roberge
Avitar Associates
150 Suncook Valley Highway
Chichester, NH 03258 (603)798-4419

Experience:

- 2005 – Present** **CEO/Sr. Assessor, Avitar Associates of NE, Inc., Chichester, NH**
Software or Assessing Services in over 160 of the 230 NH Municipalities.
- 1986 – 2005** **President/Sr. Assessor of Avitar Associates of NE, Inc., Chichester, NH**
Avitar is the largest NH based Municipal Services Company, established in 1986 and incorporated in 1989.
- 1981 – 1986** **Chief Assessor & Software Consultant, MMC, Inc, Chelmsford, MA**
Responsible for some twenty (20) employees, and all revaluations in Maine, Vermont, New Hampshire as well as all software design and maintenance.

Education:

University of New Hampshire, Durham NH. Graduated 1976
Bachelor of Science in Forestry – Minors in Hydrology/Computer Science
IAAO Course I – Residential appraising
IAAO Course II – Income approach to value
IAAO Course 201 – Advanced Income Approach to Value
IAAO Course 301 – Mass Appraisal of residential
IAAO Course 302 – Mass Appraisal of income producing properties
IAAO Course 400 – Assessment Administration
IAAO Workshop 158 – Highest & Best Use
NH DRA Courses – Assessing statute; Condominium appraisal; Current use; Sales Ratio Study
IAAO Course 150 – Standard of Practice & Professional Ethics
USPAP – 2001 Uniform Standards of Professional Appraisal Practice
USPAP – 2010 One Day Update / 2016 One Day Update
NH State Statutes/2010 Update Class

Professional Designations or Affiliations:

IAAO - International Assoc. of Assessing Officials
NHAAO - NH Assoc. of Assessing Officials
CNHA - Certified NH Assessor #59
State of NH DRA - Certified Property Assessor Supervisor
Assessing Standards Board Member 2001 - 2006
Lawton B. Chandler Assessment Achievement Award - 2006
View Valuation Expert, BTLA and Superior Court

Qualified as Expert Witness Status in the Following County Superior Courts:

Belknap County	Rockingham County
Carroll County	Sullivan County
Cheshire County	Strafford County
Hillsborough County	Coos County
Merrimack County	Board of Tax & Land Appeals

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: THORNTON-PSNH-2019

UTILITY VALUATION YEAR: 2019

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E355 TRANS, POLES & FIXTURES	\$ 71,146	\$ 386,656	% 0.687484	\$ 120,836
E356 TRANS, OVER CONDUCT & DE	\$ 33,071	\$ 145,089	% 0.638615	\$ 52,433
E364 DISTR, POLES, TOWERS & FXT	\$ 207,318	\$ 571,038	% 0.601592	\$ 227,506
E365 DISTR, OVER CONDUCT & DE	\$ 335,708	\$ 797,850	% 0.417113	\$ 465,056
E366 DISTR, UNDERGRND CONDUIT	\$ 5,895	\$ 12,586	% 0.350310	\$ 8,177
E367 DISTR, UNDER COND & DEVIC	\$ 64,890	\$ 173,575	% 0.337284	\$ 115,031
E368 DISTR, PAD TRANSFORMERS	\$ 104,422	\$ 116,352	-% 0.020618	\$ 118,751
E369 DISTR, SERVICES OVER&UND	\$ 143,943	\$ 267,951	% 0.335759	\$ 177,984
E370 DISTR, METERS INSTALLED	\$ 41,643	\$ 43,546	-% 0.006246	\$ 43,818
E373 DISTR, STR LIGHTS OVERHD	\$ 1,727	\$ 7,904	% 0.693952	\$ 2,419
E400 UNCLASSIFIED CONSTRUCTIO	\$ 27,523	\$ 27,523	% 0.049958	\$ 26,148

GRAND TOTALS FOR THORNTON-PSNH-2019:

\$ 1,037,286

\$ 2,550,070

\$ 1,358,200*

*** Value Rounded To Nearest Hundred**

OWNER INFORMATION				SALES HISTORY				PICTURE					
PUBLIC SERVICE OF NEW HAMPSHIRE DBA EVERSOURCE ENERGY PO BOX 270 HARTFORD, CT 06141-0270				Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY				NOTES									
06/24/15 DWVL 08/04/11 JBVL 06/04/11 INSP MARKED FOR INSPECTION 06/01/09 GRUL 01/01/80 NONE				TOWN WIDE;									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	THORNTON, NH ASSESSING OFFICE					
UTILITY	1	100	358,200.00	100		1,358,200	2019 UPDATE	PARCEL TOTAL TAXABLE VALUE					
EASEMENT	107	100	3,000.00	100		321,000							
PRW	1	100	44,955.00	100		44,955	74.16 AC/3 USER						
						1,724,200							
LAND VALUATION								LAST REVALUATION: 2019					
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:	Driveway:	Road:								
Land Type UTILITY-ELEC	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value	Notes						
0 ac													

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		PUBLIC SERVICE OF NEW HAMPSHIRE DBA EVERSOURCE ENERGY PO BOX 270 HARTFORD, CT 06141-0270		District		Percentage	
		PERMITS				Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Fixtures: Fireplaces: Generators: Base Type:	
Date		Permit ID		Permit Type		Notes	
<div> <div> </div> <div> </div> </div>							
BUILDING SUB AREA DETAILS							
<div> <div> </div> <div> </div> </div>							
2019 BASE YEAR BUILDING VALUATION							
<div> <div> </div> <div> </div> </div>							

OWNER INFORMATION		SALES HISTORY				PICTURE	
INGRAM, JAMES R		Date	Book	Page	Type		Price
4055 RIDGE AVE APT 5605							
PHILADELPHIA, PA 19129							
LISTING HISTORY		NOTES					
		WATER UTILITY SERVES 29 SINGLE FAMILY RESIDENTS & 9 SINGLE FAMILY CONDO UNITS; TWO DRILLED WELLS, ONE DUG WELL; NO METERS IN SYSTEM; ONE ATMOSPHERIC STORAGE TANK 20,000GL, ONE PRESSURE TANK, 3,360GL; DISTRIBUTION = 2" PVC @ 2931' & 4" PVC @ 3829';					
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	
WATER SYST	1			100	77,800.00	100	77,800 2019 UPDATE
SHED-WOOD	288	18 x 16		116	10.00	100	3,341 PUMP/WATER STO
SHED-WOOD	96	12 x 8		227	10.00	100	2,179 PUMP HSE
						83,300	
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2017	\$ 0	\$ 99,500	\$ 0	Parcel Total: \$ 99,500			
2018	\$ 0	\$ 99,500	\$ 0	Parcel Total: \$ 99,500			
2019	\$ 0	\$ 83,300	\$ 0	Parcel Total: \$ 83,300			
LAND VALUATION							LAST REVALUATION: 2019
Zone: RURAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100					
Land Type UTILITY-WATER	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

OWNER INFORMATION				SALES HISTORY				PICTURE	
LAKES REGION WATER CO., INC				Date	Book	Page	Type	Price Grantor	
PO BOX 389									
Moultonboro, NH 03254									
LISTING HISTORY				NOTES					
09/10/12	JBVL	MARKED FOR INSPECTION		WATER SYSTEMS AT 175 ESTATES AND JUDGES RD AND GATEWAY					
07/13/12	INSP	MARKED FOR INSPECTION		CONDO//03 RECLASS TO UTILITY/WATER					
01/29/09	INSP								
01/15/03	GR								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
WATER SYST	1	100	253,900.00	100		253,900 2019 UPDATE			
PRW	1	100	44,955.00	100		44,955 74.16 AC /3USERS			
				298,900					
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 0	\$ 196,900		\$ 0		Parcel Total: \$ 196,900			
2018	\$ 0	\$ 196,900		\$ 0		Parcel Total: \$ 196,900			
2019	\$ 0	\$ 298,900		\$ 0		Parcel Total: \$ 298,900			
LAND VALUATION									
Zone: RURAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100		Site:		Driveway:		Road:	
Land Type UTILITY-WATER	Neighborhood: E			Cond		Ad Valorem		SPI R Tax Value Notes	
				0 ac					

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: THORNTON NHEC 2019

UTILITY VALUATION YEAR: 2019

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E362 DISTR, STATION EQUIPMENT	\$ 759,459	\$ 1,850,922	% 0.578000	\$ 781,089
E364 DISTR, POLES, TOWERS & FXT	\$ 1,346,667	\$ 3,685,897	% 0.758000	\$ 891,987
E365 DISTR, OVER CONDUCT & DE	\$ 2,244,569	\$ 8,112,394	% 0.696000	\$ 2,466,168
E367 DISTR, UNDER COND & DEVIC	\$ 1,127,024	\$ 3,809,528	% 0.634000	\$ 1,394,287
E368 DISTR, PAD TRANSFORMERS	\$ 568,675	\$ 1,775,705	% 0.758000	\$ 429,721
E369 DISTR, SERVICES OVER&UND	\$ 425,620	\$ 1,065,917	% 0.696001	\$ 324,038
E370 DISTR, METERS INSTALLED	\$ 157,024	\$ 302,388	% 0.819999	\$ 54,430
E373 DISTR, STR LIGHTS OVERHD	\$ 74,750	\$ 241,138	% 0.819999	\$ 43,405

GRAND TOTALS FOR THORNTON NHEC 2019:

\$ 6,703,788

\$ 20,843,889

\$ 6,385,100*

*** Value Rounded To Nearest Hundred**

OWNER INFORMATION				SALES HISTORY				PICTURE			
NEW HAMPSHIRE ELECTRIC COOP				Date	Book	Page	Type	Price Grantor			
579 TENNEY MTN HIGHWAY											
PLYMOUTH, NH 03264-3154											
LISTING HISTORY				NOTES							
07/17/17 DWVL				04 NO ABATE;							
05/08/13 INSP				MARKED FOR INSPECTION							
07/06/10 DWVL											
01/01/80 NONE											
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
UTILITY		1			100	385,100.00	100	6,385,100 2019 UPDATE			
PRW		1			100	44,955.00	100	44,955 74.16AC/3USERS			
							6,430,100				
MUNICIPAL SOFTWARE BY AVITAR											
THORNTON, NH ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2017	\$ 0	\$ 5,559,900		\$ 0							
						Parcel Total: \$ 5,559,900					
2018	\$ 0	\$ 5,559,900		\$ 0							
						Parcel Total: \$ 5,559,900					
2019	\$ 0	\$ 6,430,100		\$ 0							
						Parcel Total: \$ 6,430,100					
LAND VALUATION											
Zone: COMMERCIAL				Minimum Acreage: 1.00		Minimum Frontage: 100		Site:		Driveway: Road:	
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWY	Topography	Cond	Ad Valorem SPI R Tax Value Notes
UTILITY-ELEC		1,000 ac	74,000 E	100		100	100	100		0	0 N 0
UTILITY-ELEC		1,310 ac	x 1,000 X	100						0	0 N 0
		2,310 ac								0	0

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) 04/1/2019


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											
		263,200											
		263,200											

*See 1.D.

27,609 ac

263,200

LAST REVALUATION: 2018

Page 115

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.

Map: 000004 Lot: 000013 Sub: 000000 Card: 1 of 1 123 MAIN STREET ANYTOWN Printed: 01/31/2019



(1)

OWNER
DOW, JOHN
 DOW, JANE
 123 MAIN STREET
 ANYTOWN, NH 03123

(2)

TAXABLE DISTRICTS

District	Percentage
(3)	

PERMITS

(5)

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

BUILDING DETAILS
 Model: 2.00 STORY FRAME COLONIAL
 Roof: GABLE OR HIP/ASPHALT
 Ext: CB STUCCO
 Int: DRYWALL
 Floor: CARPET/HARDWOOD
 Heat: OIL/FA DUCTED
 Bedrooms: 3 Baths: 3.0
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: A6 EXC+20
 Corn. Wall:
 Size Adj: 0.8499 Base Rate: RSA 80.00
 Bldg. Rate: 1.3593
 Sq. Foot Cost: \$ 108.74

(4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RB	RAISED BSMNT	119	0.25	30
BMF	BSMNT FINISHED	510	0.30	153
TOF	3/4 STRY FIN	1252	0.75	939
RB	RAISED BSMNT	414	0.50	207
OPF	OPEN PORCH	251	0.25	63
UFF	UPPER FLR FIN	1034	1.00	1034
HSF	1/2 STRY FIN	858	0.50	429
GAR	GARAGE	858	0.45	386
CTH	CATHEDRAL	389	0.10	39
FFF	FST FLR FIN	2678	1.00	2678
BMU	BSMNT	1779	0.15	267
DEK	DECK/ENTRANCE	319	0.10	32
GLA:		5,080	10,461	6,257

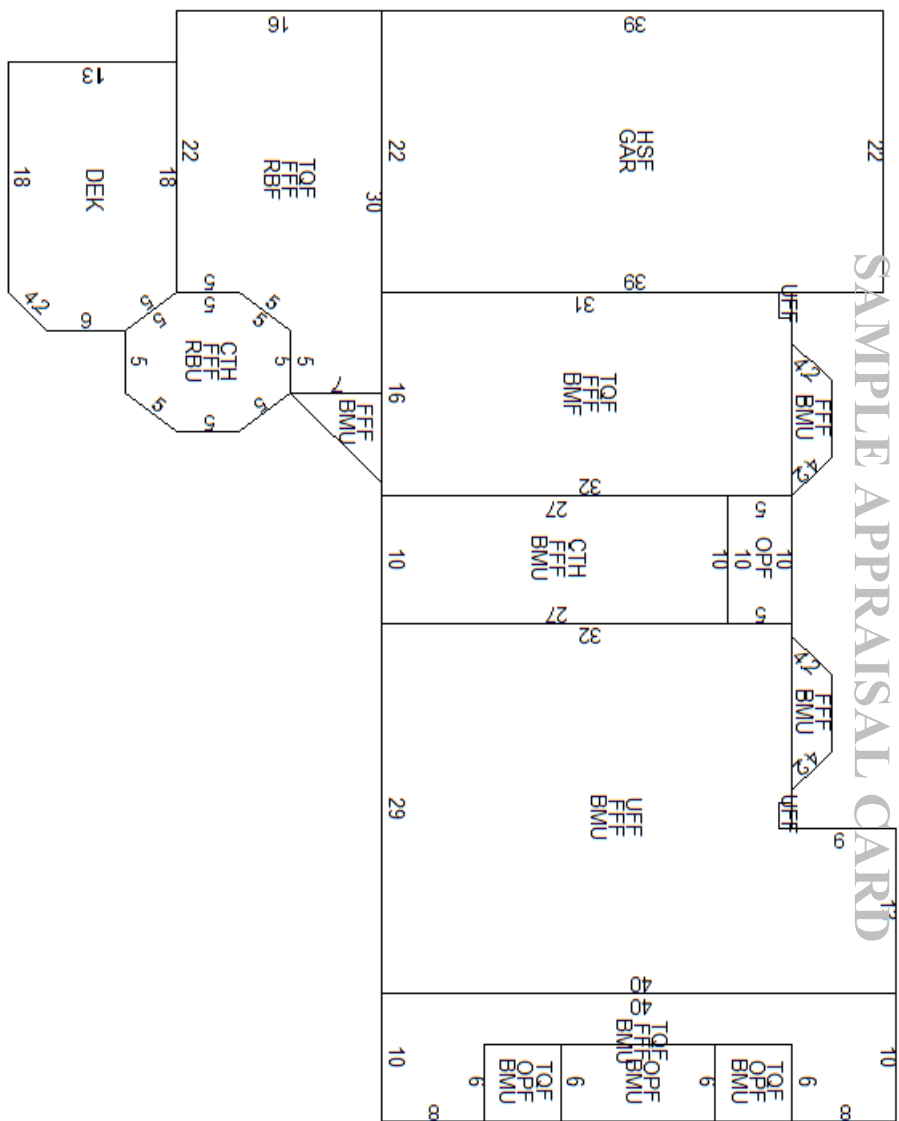
(7)

2018 BASE YEAR BUILDING VALUATION (8)

Market Cost New:	\$ 680,386
Year Built:	2001
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 612,300

SAMPLE APPRAISAL CARD

(6)



- 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 %).

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

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, 2019

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, 4/9/19 thru Thursday, 4/11/19 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 Anytown
Board of Selectmen
25Main Street
Anytown, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES

May 8, 2019

Dear Property Owner:

The **Town of Anytown** has contracted with Avitar Associates to perform a townwide update of values. The new assessed values established for your property during the recent update are listed below. To view your property record card online, go to Avitar's Website at www.avitarassociates.com, click **ONLINE DATA**, then click **Logon & Subscriber**. Enter the **Username Anytown & the Password anytown**. Access to the website will be for the next 30 days from the date of this notice. If you do not have access to the internet, listings of all assessments are available for review at the Town Office. Internet access may also be available at the Library during normal business hours.

Should you feel an error exists or should you like to make an appointment to review your assessment, you should call **603-123-4567 starting on Mon, 5/13/19 thru, Thurs, 5/16/19 from 8:00 am to 4:30 pm** to arrange an appointment. Reviews will be held **BY APPOINTMENT ONLY** at the **Anytown Town Hall** at a later date. Please keep in mind the phone number will only be answered during the times listed above. If you cannot call during this time frame, please put your specific concerns in writing and we will review them. Do not attempt to fax a request for appointment during or after the date above.

If you call for an appointment to review your assessment, please be patient trying to reach our scheduler. Invariably, the phone line is very busy in the first hours of scheduling, so please be prepared to call back later during the scheduling period.

Please note that you should not multiply your new assessment by the old tax rate, as it will produce an erroneous tax amount. **The newly established values will not be implemented until the December bill.**

Thank you for your cooperation.

Land Value: \$ 151,300

Other Value: \$ 209,400

Total Parcel Value: \$ 360,700

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, 2019

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 4/1/19.

Sales that occurred between 4/1/18 and 5/7/19 were used in the preliminary analysis.

Sales that occurred between 10/1/18 and 8/30/19 were used in the final analysis.

Sales after 6/1/19 may not have been inspected.

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.

Thornton, NH 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	
1.123	000017	000014	016B02	05	0.00	R1	G	RSA	B	\$ 270,000	\$ 303,100	I	Q	WATERVILLE BIRCHES LLC	\$ 279,200
								1,651			10/01/2018				
1.007	000016	000001	000206	01	0.00	R1	E	RCD	D	\$ 172,533	\$ 173,700	I	Q	EPSTEIN ELEANOR	\$ 154,400
								1,423			10/03/2018				
1.064	000017	000008	002-1F	01	0.00	R1W	E	RCD	A	\$ 82,533	\$ 87,800	I	Q	GAGNON DANA M	\$ 80,300
								871			10/05/2018				
1.058	000017	000014	000049	05	1.00	R1W	F			\$ 11,533	\$ 12,200	V	Q	STOPAS JASON T	\$ 14,800
											10/05/2018				
0.955	000011	000001	000227	01	0.00	R1	E	RCD	E	\$ 155,000	\$ 148,100	I	Q	HARRINGTON PATRICK H I	\$ 117,300
								1,253			10/11/2018				
1.059	000015	000006	0004-1	03	2.17	R1W	F	RSA	D	\$ 460,000	\$ 487,200	I	Q	MACERA STEPHEN	\$ 376,100
	PURCHASED WITH LOTS 15-6-04-10 & 15-6-04-11							2,591			10/17/2018				
0.994	000006	000009	003528	01	0.00	R1	E	RCD	A	\$ 139,000	\$ 138,100	I	Q	FOSTER CATHY M	\$ 114,200
								1,112			10/19/2018				
1.065	000010	000009	000013	06	1.10	R1	D	RSA	A	\$ 151,200	\$ 161,000	I	Q	DIEMAND SAMANTHAL	\$ 135,500
								1,181			10/22/2018				
1.017	000017	000017	000017	05	1.00	R1	G	RSA	B	\$ 270,000	\$ 274,500	I	Q	RICHARDSON RUPERT	\$ 173,800
								1,574			10/23/2018				
1.167	000017	000004	000002	01	2.00	R1	F	RSA	B	\$ 227,000	\$ 264,800	I	Q	CRYSTAL DOT REALTY LLC	\$ 259,500
								2,535			10/26/2018				
0.992	000007	000002	013-28	02	103.06	R1	F			\$ 125,000	\$ 124,000	V	Q	MOUNTAIN RIVER DEVELOP	\$ 229,400
											10/29/2018				
0.981	000006	000011	000016	01	1.00	R1	F	RSA	B	\$ 180,000	\$ 176,600	I	Q	HILL MARCIA A	\$ 138,700
								1,254			10/30/2018				
1.021	000015	000006	0004-7	03	1.89	R1W	F			\$ 100,000	\$ 102,100	V	Q	ANDREOZZI JOSEPH IV J	\$ 41,200
											10/31/2018				
1.042	000017	000014	016B04	05	0.00	R1	G	RCD	B	\$ 290,000	\$ 302,100	I	Q	SWOPE GREGORY	\$ 275,800
								1,646			10/31/2018				
0.945	000011	000004	000027	02	3.54	R1	F	RSA	A	\$ 268,000	\$ 253,300	I	Q	DIAMOND M. INVESTMENTS	\$ 215,000
								1,977			11/01/2018				
0.940	000012	000001	000017	01	2.85	R1	F			\$ 35,000	\$ 32,900	V	Q	CHARRON STEVEN	\$ 18,200
											11/01/2018				
1.009	000017	000008	002-1E	01	0.00	R1W	E	RCD	A	\$ 87,000	\$ 87,800	I	Q	SUDDARD BENJAMIN C	\$ 80,300
								871			11/02/2018				
0.878	000011	000001	000238	01	0.00	R1	E	RCD	E	\$ 158,000	\$ 138,700	I	Q	ELLSEY JOSEPH	\$ 112,700
								1,257			11/05/2018				
0.918	000013	000002	000007	01	2.20	R1	F	RSA	C	\$ 410,000	\$ 376,300	I	Q	MATTICE 2014 REVOCABLE	\$ 342,000
								2,334			11/05/2018				
0.986	000015	000001	000037	03	3.56	R1	H	RSA	D	\$ 310,000	\$ 305,700	I	Q	LAUFENBERG JOSEPH W &	\$ 242,600
								2,611			11/05/2018				

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
1.015	000013	000005	000416	01	0.00	R1	F	RCD	D	\$141,730	\$143,800	I	Q	JACOBS SCOTT	\$104,300
1.089	000017	000017	0035-4	05	0.00	R1	E	RCD	C	\$138,000	\$150,300	I	Q	LANAGAN JAMES B	\$155,000
1.005	000011	000001	000136	02	2.30	R1	E			\$38,000	\$38,200	V	Q	PENTA AMELIA A & VINCE	\$25,400
0.978	000013 SALE INC LOT 13-6-7	000006	000008	01	1.14	R1	F			\$50,000	\$48,900	V	Q	PATON WILLIAM C	\$32,900
1.085	000011	000003	000005	01	1.05	R1	E	RSA	B	\$125,000	\$135,600	I	Q	TUTTLE RICHARD W	\$121,500
1.016	000015	000003	0006-1	03	2.53	R1	F	RSA	B	\$335,000	\$340,500	I	Q	WINQUIST CARL A	\$364,800
1.018	000007	000002	007-04	02	1.01	R1	E			\$28,000	\$28,500	V	Q	GALLANT JAMIE T	\$29,900
1.032	000017	000014	0000-42	05	1.00	R1	G	RSA	C	\$220,000	\$227,100	I	Q	ZYLA IVAN P	\$192,500
1.097	000013	000005	000415	01	0.00	R1	F	RCD	E	\$125,000	\$137,100	I	Q	MAD RIVER PROPERTIES L	\$95,300
0.980	000010	000003	000015	01	1.00	R1	F	RSA	C	\$313,000	\$306,700	I	Q	BURKE WILLIAM J	\$301,900
1.085	000011	000001	000143	02	1.80	R1	E	RSA	C	\$171,000	\$185,500	I	Q	KENDRICK, KATRINA	\$155,000
1.024	000017	000014	0039F3	05	0.00	R1	E	RCD	C	\$146,000	\$149,500	I	Q	MEDEIROS, WAYNE & KATH	\$44,100
1.017	000010	000009	000045	06	1.60	R1	E	RSA	C	\$202,133	\$205,600	I	Q	LOCKE GREGG D	\$166,200
0.957	000011	000001	000253	01	0.00	R1	E	RCD	E	\$145,000	\$138,800	I	Q	WUNEN-RIEMS FREDERIK	\$112,800
1.111	000017	000001	003-16	01	2.62	R1	F			\$28,000	\$31,100	V	Q	DUBACH MARIA	\$29,800
1.007	000010	000001	003-08	01	31.74	R1	D	RSA	A	\$545,000	\$548,700	I	Q	FLEURY EDWARD L & PAUL	\$650,100
1.019	000011	000001	001736	02	0.00	R1	E	RCD	D	\$181,533	\$184,900	I	Q	DTE INVESTMENTS, LLC	\$168,500
1.126	000011	000001	000237	01	0.00	R1	E	RCD	E	\$123,000	\$138,500	I	Q	MCGRATH, GERALD & THH	\$112,500
0.922	000006	000011	000021	01	8.20	R1	E			\$87,000	\$80,200	V	Q	LOYND, STEPHEN R	\$61,800
0.994	000015	000004	000071	06	1.30	R1	D			\$18,000	\$17,900	V	Q	GRAVEL CAROL YN & ALLAN	\$24,700
0.962	000012	000002	000005	02	3.20	R1	F			\$34,500	\$33,200	V	Q	BENNETT BRICE A	\$39,700

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
0.841	000013	000002	000003	02	2.20	R1	F			\$ 34,500	\$ 29,000	V	Q	BRICE A BENNET	\$ 35,400
1.128	000017	000001	000009	01	2.10	R1	F	RSA	C	\$ 222,533	\$ 251,100	I	Q	MCNALLY JACQUELINE T	\$ 229,200
1.014	000018	000006	000001	01	3.50	R1	F	RSA	B	\$ 317,000	\$ 321,500	I	Q	NAZZARO STEPHEN J	\$ 279,500
1.002	000016	000001	08LS03	04	0.24	R1	G	RSA	D	\$ 465,000	\$ 466,000	I	Q	MICHAUD ADRIENNE A	\$ 373,700
1.010	000017	000014	000047	05	1.00	R1W	F	RSA	C	\$ 279,933	\$ 282,800	I	Q	GOLDBERG SHAYNE R	\$ 253,300
0.892	000013	000007	000015	01	2.60	R1	F	RSA	A	\$ 310,000	\$ 276,600	I	Q	FLIBOTTE JOSEPH & EILE	\$ 224,500
1.066	000016	000004	000030	01	1.30	R1	D	RSA	B	\$ 179,000	\$ 190,900	I	Q	BLAKE ANDY CLIFTON	\$ 156,000
0.985	000011	000001	000077	01	1.13	R1	E	RSA	B	\$ 202,500	\$ 199,500	I	Q	RIBERDY RICHARD L & BO	\$ 146,400
1.005	000017	000015	004B06	05	0.00	R1	E	RCD	A	\$ 128,000	\$ 128,700	I	Q	NAGLE KATHLEEN	\$ 145,500
1.007	000010	000001	002-02	01	0.00	R1	E	RCD	D	\$ 94,933	\$ 95,600	I	Q	TAUTENHAN JEFFREY	\$ 70,500
1.002	000008	000005	000009	02	5.40	R1	D			\$ 47,000	\$ 47,100	V	Q	CURRAN WILLIAM	\$ 33,800
1.007	000015	000004	000021	06	1.08	R1	D	RSA	A	\$ 165,000	\$ 166,200	I	Q	MACDONALD, RICHARD	\$ 141,600
1.071	000013	000005	0004D2	01	0.00	R1	E	RCD	D	\$ 129,000	\$ 138,100	I	Q	PENSCO TRUST COMPANY C	\$ 99,900
0.998	000008	000009	000005	02	10.40	R1	E			\$ 42,000	\$ 41,900	V	Q	SMALTZ REALTY TRUST	\$ 36,200
1.046	000007	000002	013-35	02	12.02	CUUO	F			\$ 50,000	\$ 52,300	V	Q	MOUNTAIN RIVER DEVELOP	\$ 57,500
1.079	000016	000006	000012	01	0.71	R1	D	RSA	C	\$ 252,000	\$ 271,900	I	Q	GRINNELL FAMILY REVOCA	\$ 231,200
0.911	000013	000002	000009	01	3.80	R1	F			\$ 35,333	\$ 32,200	V	Q	ZAKARIA FAIZAH	\$ 39,000
1.042	000016	000001	08GS04	04	0.17	R1	F	RCD	G	\$ 280,000	\$ 291,800	I	Q	LEVESQUE STEPHEN P	\$ 335,300
0.870	000013	000001	000007	01	1.60	R1	G			\$ 40,000	\$ 34,800	V	Q	ROWAN PETER D	\$ 34,500
1.029	000011	000001	000022	01	1.00	R1	E	RSA	A	\$ 149,000	\$ 153,300	I	Q	PROEHL JEFFREY R	\$ 121,400
1.005	000010	000011	000020	03	1.71	R1	E	RSA	D	\$ 505,000	\$ 507,400	I	Q	LANGLOIS DEREK	\$ 439,800

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
0.997	000016	000001	000224	01	0.00	R1	E	RCD	D	\$ 193,000	\$ 192,400	I	Q	EDMONDS DANIEL R & BRI	\$ 171,700
1.139	000011	000004	000029	02	3.01	R1	E			\$ 28,000	\$ 31,900	V	Q	MOUNTAIN RIVER DEVELOP	\$ 31,000
0.989	000017	000014	015-H19	05	0.26	R1	H	RSA	D	\$ 445,000	\$ 439,900	I	Q	DORSEY, KEVIN T	\$ 35,300
0.963	000016	000001	08GS06	04	0.13	R1	F	RCD	G	\$ 300,000	\$ 289,000	I	Q	OLSON ERIC J	\$ 285,500
1.077	000016	000006	000015	01	0.34	R1	E	RSA	A	\$ 135,000	\$ 145,400	I	Q	UHLMAN LEROY PARKER II	\$ 110,800
0.964	000017	000007	003420	01	0.00	R1	E	RCD	F	\$ 115,000	\$ 110,900	I	Q	ZIOLKOWSKI MATTHEW	\$ 105,300
1.006	000011	000001	000266	01	0.00	R1	E	RCD	E	\$ 138,000	\$ 138,800	I	Q	PADYKULA, JOSEPH S	\$ 112,800
0.984	000016	000007	000009	01	1.50	R1	E	RSA	A	\$ 172,933	\$ 170,200	I	Q	ANDERSON ERIC R JR	\$ 144,500
1.055	000016	000007	000061	01	1.00	R1	E			\$ 28,533	\$ 30,100	V	Q	SANBORN GREGORY W	\$ 24,500
0.976	000017	000008	002-1E	01	0.00	R1W	E	RCD	A	\$ 90,000	\$ 87,800	I	Q	HOGAN, MAE	\$ 80,300
0.912	000011	000001	000099	02	1.40	R1	E	RSA	C	\$ 255,000	\$ 232,600	I	Q	BARBANTI FAMILY TRUST	\$ 200,800
0.841	000013	000006	000022	01	1.00	R1	F	RSA	C	\$ 320,000	\$ 269,200	I	Q	MOSSO DAVID	\$ 172,700
1.186	000017	000015	000005	05	1.00	R1	E	RSA	B	\$ 124,000	\$ 147,100	I	Q	PETRIE PAUL E	\$ 115,100
0.926	000011	000001	000263	01	0.00	R1	E	RCD	E	\$ 149,933	\$ 138,800	I	Q	GUTIERREZ MOUNTAIN RIV	\$ 112,800
1.075	000006	000009	000028	01	1.00	R1	E	RSA	A	\$ 195,000	\$ 209,700	I	Q	KERR ROBIN H FAMILY TR	\$ 191,600
1.001	000006	000009	001808	01	0.00	R1	E	RCD	D	\$ 95,000	\$ 95,100	I	Q	LIEMAN STEPHEN L TRUS	\$ 81,600
1.016	000017	000014	000067	05	3.15	R1	E	RSA	C	\$ 254,000	\$ 258,000	I	Q	CAPUTO CHARLES M	\$ 184,300
0.986	000016	000001	07MD02	04	0.00	R1	E	RCD	D	\$ 230,000	\$ 226,800	I	Q	LIEBLER JOHN J	\$ 180,900
1.112	000010	000011	000012	03	1.75	R1	E	RSA	A	\$ 167,500	\$ 186,300	I	Q	MASSE ROGER P & SANDRA	\$ 176,400
1.010	000017	000014	15-H10	05	0.33	R1	H	RSA	D	\$ 450,000	\$ 454,300	I	Q	WHITE MOUNTAIN ESCAPES	\$ 36,600
0.985	000017	000001	000004	01	48.78	CUUO	F			\$ 105,000	\$ 103,400	V	Q	DUBACH FRANZ	\$ 70,400

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
1.175	000002	000005	000007	01	1.50	R1	E	RSA	A	\$ 195,000	\$ 229,100	I	Q	AVERY DANNY R & ALISON	\$ 204,100
1.047	000010	000009	000025	06	1.20	R1	E	RSA	B	\$ 209,933	\$ 219,900	I	Q	NELSON DANIEL	\$ 189,100
0.953	000016	000006	0005-5	01	1.00	R1	D	RSA	A	\$ 195,000	\$ 185,900	I	Q	GANNETT EBEN M	\$ 160,000
1.021	000017	000013	003-04	01	3.49	R1W	F	RSA	D	\$ 475,000	\$ 485,100	I	Q	BOHLIN RONALD	\$ 437,600
1.001	000006	000009	003335	01	0.00	R1	E	RCD	A	\$ 145,000	\$ 145,200	I	Q	SCANNELL WILLIAM J	\$ 129,700
1.092	000013	000008	000007	01	1.00	R1	E	RSA	B	\$ 178,866	\$ 195,400	I	Q	AKEY DEAN K	\$ 158,400
1.009	000016	000001	07MD05	04	0.00	R1	E	RCD	A	\$ 215,000	\$ 216,900	I	Q	MORGAN BRIAN F	\$ 168,300
1.015	000011	000001	000027	01	1.20	R1	D	RSA	B	\$ 160,000	\$ 162,400	I	Q	BALGACH, STEPHEN & JOA	\$ 131,500
1.023	000006	000010	000013	01	3.00	R1	E	RSA	C	\$ 262,000	\$ 268,100	I	Q	DAY, DOREEN MARIE	\$ 205,800
0.923	000010	000001	005-10	01	1.16	R1	F	RSA	D	\$ 325,000	\$ 300,100	I	Q	DOTY DANIEL C & ELIZA	\$ 263,000
0.944	000017	000007	003403	01	0.00	R1	E	RCD	F	\$ 109,000	\$ 102,900	I	Q	REYES, GERALDINE P	\$ 97,800
0.881	000010	000001	005-15	01	2.73	R1	F	RSA	A	\$ 255,000	\$ 224,600	I	Q	JACKSON IRREVOCABLE TR	\$ 191,500
0.913	000010	000009	000007	06	1.00	R1	D	RSA	A	\$ 249,500	\$ 227,800	I	Q	WILLS STACEY	\$ 187,700
0.985	000002	000004	000006	01	10.00	R1	E	RSA	A	\$ 194,000	\$ 191,100	I	Q	BROWN DEBORAH C	\$ 138,100
1.097	000017	000002	000018	01	2.00	R1	E	RSA	C	\$ 230,000	\$ 252,200	I	Q	SPURLING JOHN E &	\$ 306,200
1.022	000010	000002	001-09	01	2.76	R1W	F	RSA	B	\$ 264,000	\$ 269,700	I	Q	JFF/SWF LLC	\$ 226,900
1.032	000017	000019	000024	01	1.00	R1W	E	RSA	D	\$ 495,000	\$ 510,800	I	Q	HAARTZ, LUTHER W	\$ 521,900
1.138	000012	000007	000040	02	1.30	R1	F			\$ 21,500	\$ 24,900	V	Q	CROSBY SCOTT E	\$ 25,900
1.004	000017	000017	000020	05	1.00	R1	G	RSA	E	\$ 278,000	\$ 279,200	I	Q	PERRY, DAVID M	\$ 220,500
0.948	000018	000002	000002	01	1.22	R1	E	RSA	A	\$ 330,000	\$ 313,000	I	Q	WHITNEY DAVID E	\$ 243,300
1.135	000016	000007	000072	01	3.80	R1	E	RSA	C	\$ 190,000	\$ 215,700	I	Q	PENSCO TRUST COMPANY,	\$ 186,700
										1,992					

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
1.019	000006	000002	000013	07	1.00	R1	E	RSA	C	\$ 184,000	\$ 187,500	I	Q	LAVERY EDDA ANN	\$ 163,900
1.134	000016	000001	000414	01	0.00	R1	E	MHS	A	\$ 38,000	\$ 43,100	I	Q	ABRAHAM ANTHONY & MARI	\$ 26,600
0.994	000017	000014	004003	05	0.00	R1	E	RCD	D	\$ 140,000	\$ 139,200	I	Q	COLLAMORE RICHARD F JR	\$ 85,800
0.953	000003	000005	000004	02	2.27	R1W	D			\$ 15,000	\$ 14,300	V	Q	BRADLEY RALPH	\$ 36,900
0.871	000010	000001	003-07	01	11.00	R1	D	RSA	C	\$ 377,533	\$ 328,800	I	Q	ST LAURENT ROGER & CHR	\$ 348,700
1.181	000010	000003	002901	01	0.00	R1	F	RCD	B	\$ 89,000	\$ 105,100	I	Q	BODKINS HILL HANNAH	\$ 85,300
0.991	000017	000015	004B02	05	0.00	R1	E	RCD	A	\$ 130,000	\$ 128,800	I	Q	CHAUVIN CLAUDE C	\$ 145,700

Thornton, NH 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	
282,800.000	000002	000006	000001	01	5.00	R1	E	RSA	C	\$ 1	\$ 282,800	I	U	FAMIL Y/RELAT GRNTR/E	\$ 235,700
								2,548			10/15/2018			FIELEKE ERIC	
0.119	000015	000006	004-10	03	2.10	R1W	F			\$ 460,000	\$ 54,700	V	U	MPC-CAN SELL SEPRTL Y	\$ 103,600
	PURCHASED WITH LOTS 15-6-04-11 & 15-6-04-1										10/17/2018			MACERA STEPHEN	
1.147	000013	000005	0004B3	01	0.00	R2	E	RCD	D	\$ 123,000	\$ 141,100	I	U	LESS THAN 100% INT	
	APT LEASE										11/02/2018			EQUITY TRUST COMPANY	\$ 100,200
0.388	000013	000006	000007	01	1.60	R1	F			\$ 50,000	\$ 19,400	V	U	MPC-CAN SELL SEPRTL Y	
	SALE INC LOT 13-6-8										11/08/2018			PATON WILLIAM C	\$ 33,800
0.116	000015	000006	004-11	03	1.96	R1W	F			\$ 460,000	\$ 53,500	V	U	MPC-CAN SELL SEPRTL Y	\$ 120,500
	PURCHASED WITH LOTS 15-6-04-1 & 15-6-04-10										11/14/2018			MACERA STEPHEN	
1.254	000002	000002	000002	02	7.02	CUUO	A			\$ 18,182	\$ 22,800	V	U	RSA 79-A CURRENT USE	\$ 24,100
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.995	000002	000002	002-01	02	2.01	CUUO	A			\$ 18,182	\$ 18,100	V	U	RSA 79-A CURRENT USE	\$ 17,400
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.973	000002	000002	002-02	02	1.64	CUUO	A			\$ 18,182	\$ 17,700	V	U	RSA 79-A CURRENT USE	\$ 16,700
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
2.370	000002	000002	002-03	02	1.91	CUUO	A			\$ 18,182	\$ 43,100	V	U	RSA 79-A CURRENT USE	\$ 17,200
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
2.343	000002	000002	002-04	02	1.40	CUUO	A			\$ 18,182	\$ 42,600	V	U	RSA 79-A CURRENT USE	\$ 16,300
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
2.392	000002	000002	002-05	02	2.32	CUUO	A			\$ 18,182	\$ 43,500	V	U	RSA 79-A CURRENT USE	\$ 18,000
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
2.337	000002	000002	002-06	02	1.33	CUUO	A			\$ 18,182	\$ 42,500	V	U	RSA 79-A CURRENT USE	\$ 16,100
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
2.337	000002	000002	002-07	02	1.27	CUUO	A			\$ 18,182	\$ 42,500	V	U	RSA 79-A CURRENT USE	\$ 16,000
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.973	000002	000002	002-08	02	1.61	CUUO	A			\$ 18,182	\$ 17,700	V	U	RSA 79-A CURRENT USE	\$ 16,700
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.951	000002	000002	002-09	02	1.26	CUUO	A			\$ 18,182	\$ 17,300	V	U	RSA 79-A CURRENT USE	\$ 16,000
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.946	000002	000002	002-10	02	1.15	CUUO	A			\$ 18,182	\$ 17,200	V	U	RSA 79-A CURRENT USE	\$ 15,800
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.951	000002	000002	002-11	02	1.21	CUUO	A			\$ 18,182	\$ 17,300	V	U	RSA 79-A CURRENT USE	\$ 15,900
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
1.028	000002	000002	002-12	02	2.67	CUUO	A			\$ 18,182	\$ 18,700	V	U	RSA 79-A CURRENT USE	\$ 18,700
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
1.001	000002	000002	002-13	02	2.17	CUUO	A			\$ 18,182	\$ 18,200	V	U	RSA 79-A CURRENT USE	\$ 17,700
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	
0.951	000002	000002	002-14	02	1.21	CUUO	A			\$ 18,182	\$ 17,300	V	U	RSA 79-A CURRENT USE	\$ 15,900
	"\$800,000 SALE ALLOCATED"										12/07/2018			BARRON MOUNTAIN CLUB I	

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
0.957	000002	000002	002-15	02	1.36	CUVO	A			\$18,182	\$17,400	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,200
	"\$800,000 SALE ALLOCATED"														
1.166	000002	000002	002-16	02	5.35	CUVO	A			\$18,182	\$21,200	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$23,800
	"\$800,000 SALE ALLOCATED"														
1.017	000002	000002	002-17	02	2.47	CUVO	A			\$18,182	\$18,500	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$18,300
	"\$800,000 SALE ALLOCATED"														
0.940	000002	000002	002-18	02	1.03	CUVO	A			\$18,182	\$17,100	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,600
	"\$800,000 SALE ALLOCATED"														
0.940	000002	000002	002-19	02	1.04	CUVO	A			\$18,182	\$17,100	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,600
	"\$800,000 SALE ALLOCATED"														
0.951	000002	000002	002-20	02	1.21	CUVO	A			\$18,182	\$17,300	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,900
	"\$800,000 SALE ALLOCATED"														
0.962	000002	000002	002-21	02	1.37	CUVO	A			\$18,182	\$17,500	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,200
	"\$800,000 SALE ALLOCATED"														
0.951	000002	000002	002-22	02	1.26	CUVO	A			\$18,182	\$17,300	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,000
	"\$800,000 SALE ALLOCATED"														
1.325	000002	000002	002-23	02	8.39	CUVO	A			\$18,182	\$24,100	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$29,500
	"\$800,000 SALE ALLOCATED"														
0.979	000002	000002	002-24	02	1.78	CUVO	A			\$18,182	\$17,800	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$17,000
	"\$800,000 SALE ALLOCATED"														
0.968	000002	000002	002-25	02	1.53	CUVO	A			\$18,182	\$17,600	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,500
	"\$800,000 SALE ALLOCATED"														
0.951	000002	000002	002-26	02	1.25	CUVO	A			\$18,182	\$17,300	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,000
	"\$800,000 SALE ALLOCATED"														
0.929	000002	000002	002-27	02	1.31	CUVO	A			\$18,182	\$16,900	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,000
	"\$800,000 SALE ALLOCATED"														
1.012	000002	000002	002-28	02	2.35	CUVO	A			\$18,182	\$18,400	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$18,100
	"\$800,000 SALE ALLOCATED"														
0.979	000002	000002	002-29	02	1.79	CUVO	A			\$18,182	\$17,800	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,700
	"\$800,000 SALE ALLOCATED"														
0.995	000002	000002	002-30	02	2.00	CUVO	A			\$18,182	\$18,100	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$17,400
	"\$800,000 SALE ALLOCATED"														
0.962	000002	000002	002-31	02	1.46	CUVO	A			\$18,182	\$17,500	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,400
	"\$800,000 SALE ALLOCATED"														
0.957	000002	000002	002-32	02	1.35	CUVO	A			\$18,182	\$17,400	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,200
	"\$800,000 SALE ALLOCATED"														
0.968	000002	000002	002-33	02	1.55	CUVO	A			\$18,182	\$17,600	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,500
	"\$800,000 SALE ALLOCATED"														
0.951	000002	000002	002-34	02	1.20	CUVO	A			\$18,182	\$17,300	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,900
	"\$800,000 SALE ALLOCATED"														
0.962	000002	000002	002-35	02	1.39	CUVO	A			\$18,182	\$17,500	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,200
	"\$800,000 SALE ALLOCATED"														

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
0.951	000002	000002	002-36	02	1.19	CUUO	A			\$18,182	\$17,300	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,900
	"\$800,000 SALE ALLOCATED"														
0.957	000002	000002	002-37	02	1.27	CUUO	A			\$18,182	\$17,400	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,000
	"\$800,000 SALE ALLOCATED"														
0.957	000002	000002	002-38	02	1.34	CUUO	A			\$18,182	\$17,400	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,100
	"\$800,000 SALE ALLOCATED"														
0.951	000002	000002	002-39	02	1.20	CUUO	A			\$18,182	\$17,300	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$15,900
	"\$800,000 SALE ALLOCATED"														
0.962	000002	000002	002-40	02	1.38	CUUO	A			\$18,182	\$17,500	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$16,200
	"\$800,000 SALE ALLOCATED"														
0.990	000002	000002	002-41	02	1.97	CUUO	A			\$18,182	\$18,000	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$17,300
	"\$800,000 SALE ALLOCATED"														
12.522	000003	000001	000001	02	164.00	CUUO	A			\$18,192	\$227,800	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$653,400
	"\$800,000 SALE ALLOCATED"														
3.861	000003	000001	000003	02	88.34	CUUO	A			\$18,182	\$70,200	V	U	RSA 79-A CURRENT USE BARRON MOUNTAIN CLUB I	\$221,600
	"\$800,000 SALE ALLOCATED"														
1.272	000017	000007	003405	01	0.00	R1	E	RCD	D	\$85,000	\$108,100	I	U	OTHR SALE OF CONVEYC CAVEZZALI, SACHA	\$102,700
	"\$800,000 SALE ALLOCATED"														
2.005	000016	000006	029-02	01	1.64	R1	E	RSA	B	\$100,000	\$200,500	I	U	FINANCIAL CO GRNTR/E SECRETARY OF HOUSING &	\$180,200
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
1.330	000011	000001	000211	01	0.00	R1	E	RCG	A	\$70,000	\$93,100	I	U	INSUF CNT MKT EXPOSUR WINNE KENNETH J	\$69,800
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
1.438	000013	000005	0004E6	01	0.00	R1	E	RCD	D	\$100,000	\$143,800	I	U	INSUF CNT MKT EXPOSUR WATERVILLE REALTY TRUS	\$104,300
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
2.275	000015	000004	000015	06	4.00	C1	E	CMH	D	\$138,000	\$314,000	I	U	DEED INLIEU FORECLSR MACKAY BRUCE	\$160,400
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
314,000,000	000015	000004	000015	06	4.00	C1	E	CMH	D	\$1	\$314,000	I	U	FAMILY/RELAT GRNTR/E SHUBOV, LEV	\$160,400
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
1.196	000007	000002	013-30	02	5.51	R1	F			\$28,600	\$34,200	V	U	OTHR SALE OF CONVEYC MOUNTAIN RIVER DEVELOP	\$37,000
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
1.377	000017	000008	002-1A	01	0.00	R1W	E	RCD	A	\$62,000	\$85,400	I	U	FORECLOSURE CLOUTIER MICHELE L	\$78,900
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
1.254	000013	000005	0004A2	01	0.00	R2	E	RCD	D	\$111,000	\$139,200	I	U	INSUF CNT MKT EXPOSUR GIULIANO RICHARD	\$98,000
	CAN NOT FIND ON MLS														
4.267	000017	000018	000021	05	1.00	R1	G			\$6,000	\$25,600	V	U	INSUF CNT MKT EXPOSUR REGO ALBANO	\$7,900
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
1.343	000002	000001	000002	02	10.00	R1	D	RSA	B	\$200,000	\$268,600	I	U	INSUF CNT MKT EXPOSUR SARDONE DIANE	\$243,200
	APPEARS PRIV SALE NOT ON MLS/GOOGLE ETC.														
1.488	000016	000007	000072	01	3.80	R1	E	RSA	C	\$145,000	\$215,700	I	U	FINANCIAL CO GRNTR/E U. S. BANK TRUST, N.A.	\$186,700
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														
133,100,000	000013	000005	0004A5	01	0.00	R1	E	RCD	D	\$1	\$133,100	I	U	FAMILY/RELAT GRNTR/E BLANCO PAUL	\$96,000
	NO EVIDENCE OF MARKETTING FOUND ANYWHERE, APPEARS														

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	
1.207	000016	000001	0010-8	01	0.84	R1	G	RSA	C	\$ 387,500	\$ 467,800	I	U	OTHR SALE OF CONVENC	\$ 417,400
	MOTIVATED SELLER, GRANTOR HAD ALREADY PURCHASED A														2,876
0.175	000017	000004	000004	01	1.30	R1	F			\$ 234,533	\$ 41,000	V	U	MULTI PARCEL SALE	\$ 28,500
	LUCE D KYLE														05/02/2019
0.943	000017	000004	000005	01	1.20	R1	F	RSA	C	\$ 234,533	\$ 221,200	I	U	MULTI PARCEL SALE	\$ 205,400
	PARCEL ID 17-4-4 SOLD TOGETHER WITH PARCEL ID 17-4-5 F														1,325
0.764	000010	000016	000002	03	55.00	CUUO	E			\$ 228,000	\$ 174,100	V	U	MULTI PARCEL SALE	\$ 258,900
	MULTI PARCEL SALE WITH 15-1-1 & 15-1-2														05/08/2019
0.192	000015	000001	000001	03	60.00	CUUO	X			\$ 228,000	\$ 43,800	V	U	MULTI PARCEL SALE	\$ 95,400
	MULTI PARCEL SALE WITH 15-1-2 & 10-16-2;														05/08/2019
0.349	000015	000001	000002	03	138.00	CUFL	X			\$ 228,000	\$ 79,500	V	U	MULTI PARCEL SALE	\$ 193,200
	MULTI PARCEL SALE WITH 15-1-1 & 10-16-2														05/08/2019
1.245	000016	000001	08LS08	04	0.09	R1	G	RSA	D	\$ 400,000	\$ 497,900	I	U	INSUF CNT MKT EXPOSUR	\$ 463,500
	APPEARS PRIV SALE NOT ON MLS/GOOGLE ETC.														4,070
212,200.000	000017	000004	000028	01	1.00	R1	F	RSA	A	\$ 1	\$ 212,200	I	U	FAMILY/RELAT GRNTRE	\$ 179,000
	ALMEIDA, NICHOLAS														1,649
1.258	000011	000001	000229	01	0.00	R1	E	RCG	A	\$ 74,000	\$ 93,100	I	U	INSUF CNT MKT EXPOSUR	\$ 72,400
	WEEKS BARRY D & SUSAN														640
50,700.000	000009	000001	003-04	03	1.35	R1	F			\$ 1	\$ 50,700	V	U	FAMILY/RELAT GRNTRE	\$ 36,300
	FREEMAN STANLEY														06/04/2019
1.214	000017	000008	002-1A	01	0.00	R1W	E	RCD	A	\$ 70,333	\$ 85,400	I	U	FINANCIAL CO GRNTRE	\$ 78,900
	WILMINGTON SAVINGS FUN														871
85,400.000	000017	000008	002-1A	01	0.00	R1W	E	RCD	A	\$ 1	\$ 85,400	I	U	FAMILY/RELAT GRNTRE	\$ 78,900
	KALWEIT, KIMBERLY														871
1.203	000015	000004	000051	06	1.19	R1	F	RSA	C	\$ 299,933	\$ 360,700	I	U	INSUF CNT MKT EXPOSUR	\$ 303,100
	FOUR DAYS ON MARKET														3,452
0.543	000008	000014	000001	02	5.00	R1	E	RSA	B	\$ 385,000	\$ 209,000	I	U	MPC-CAN SELL SEPRTRY	\$ 198,000
	SOLD W/8-14-8														2,005
0.155	000008	000014	000008	02	46.88	R1	E			\$ 385,000	\$ 59,800	V	U	MPC-CAN SELL SEPRTRY	\$ 98,000
	SOLD W/8-14-1														06/28/2019
268,400.000	000003	000003	000003	02	6.40	R1	D	RSA	E	\$ 1	\$ 268,400	I	U	FAMILY/RELAT GRNTRE	\$ 241,300
	NOTMAN MALKAH T														2,854
2.493	000016	000001	007-01	01	9.51	R1	E			\$ 30,000	\$ 74,800	V	U	ABUTTER SALE	\$ 68,100
	PURCHASED BY ABUTTER IN TOWN OF CAMPTON. TRUE NOR														07/10/2019
93,100.000	000011	000001	000251	01	0.00	R1	E	RCG	A	\$ 1	\$ 93,100	I	U	FAMILY/RELAT GRNTRE	\$ 73,200
	CUCCINELLO DANIEL P														639
197,900.000	000016	000001	000210	01	0.00	R1	E	RCD	C	\$ 1	\$ 197,900	I	U	FAMILY/RELAT GRNTRE	\$ 175,500
	CARRUTHERS ANTHONY														1,897
1.532	000015	000004	000015	06	4.00	C1	E	CMH	D	\$ 205,000	\$ 314,000	I	U	IMPROVED POST SALE	\$ 160,400
	SHUBOV, IRINA														2,332
510,800.000	000017	000019	000024	01	1.00	R1W	E	RSA	D	\$ 1	\$ 510,800	I	U	ESTATE SALE/FDCY COV	\$ 521,900
	HAARTZ JOEL M														5,552

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	
510,800.000	000017	000019	000024	01	1.00	R1W	E	RSA	D	\$ 1	\$ 510,800	I	U	ESTATE SALE/FDCY COV	\$ 521,900
								5,552			07/29/2019			HAARTZ, LUTHER W	
1.294	000013	000007	000011	01	2.50	R1	F	RSA	D	\$ 227,000	\$ 293,800	I	U	FORECLOSURE	\$ 257,300
								2,385			07/30/2019			CULLEN JOHN F	
1.259	000016	000001	005-01	01	9.07	R1	E	RSA	B	\$ 125,000	\$ 157,400	I	U	FAMILY/RELAT GRNTR/E	\$ 171,600
								2,120			07/31/2019			POPE FAMILY TRUST	
171,400.000	000016	000001	005-02	01	7.66	R1	E	RSA	B	\$ 1	\$ 171,400	I	U	FAMILY/RELAT GRNTR/E	\$ 140,000
	CORRECTIVE WARRANTY DEED							1,524			07/31/2019			POPE FAMILY TRUST	
0.000	000016	000007	000076	01	0.50	R1	X			\$ 1	\$ 0	V	U	NO STAMP PER DEED	\$ 200
											07/31/2019			POPE FAMILY TRUST	
140,200.000	000006	000009	000026	01	1.50	R1	E	RSA	B	\$ 1	\$ 140,200	I	U	TAX SALE	\$ 117,000
	TAX DEED							1,238			08/08/2019			BOYCE KEVIN F	
90,900.000	000011	000001	000049	01	1.00	R1	E	MHS	A	\$ 1	\$ 90,900	I	U	TAX SALE	\$ 47,500
	TAX DEED							1,218			08/08/2019			KING THOMAS	
223,300.000	000015	000004	000052	06	1.07	R1	F	RSA	A	\$ 1	\$ 223,300	I	U	TAX SALE	\$ 190,500
	TAX DEED							1,946			08/08/2019			OUELLETTE MILTON & CAR	
111,400.000	000015	000004	0017-1	06	1.02	R1	D	RSA	A	\$ 1	\$ 111,400	I	U	TAX SALE	\$ 79,800
	TAX DEED							1,049			08/08/2019			TOLMAN FRANK W JR	
287,300.000	000016	000004	000005	01	3.84	R1	E	RSA	D	\$ 1	\$ 287,300	I	U	TAX SALE	\$ 256,100
	TAX DEED							2,448			08/08/2019			MARCH LINDA A REVOCABL	
75,600.000	000017	000007	000048	01	6.50	R1	E			\$ 1	\$ 75,600	V	U	TAX SALE	\$ 99,500
	TAX DEED										08/08/2019			MARCH LINDA A REVOCABL	
1.503	000017	000007	000063	01	1.25	R1	E			\$ 29,000	\$ 43,600	V	U	INSUF CNT MKT EXPOSUR	\$ 31,300
	CAN NOT LOCATE ON MLS OR INTERNET SALE BY OWNER										08/16/2019			OSTERHOUT SAMUEL A	
0.993	000003	000004	000011	02	0.75	R1	E	MHD	A	\$ 142,900	\$ 141,900	I	U	ESTATE SALE/FDCY COV	\$ 91,500
								1,435			08/19/2019			ELDRRED STEVEN	
89,700.000	000006	000006	000004	03	0.75	R1	E	RSA	B	\$ 1	\$ 89,700	I	U	LESS THAN 100% INT	\$ 69,500
	UNDIVIDED 1/2 INTEREST							963			08/29/2019			CLEMENTS, DONALD A	
419,000.000	000016	000001	0010-2	01	0.86	R1	G	RSA	A	\$ 1	\$ 419,000	I	U	FAMILY/RELAT GRNTR/E	\$ 409,600
								2,603			08/30/2019			DAIGLE H JAMES	

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.

Thornton, NH

THORNTON UNDEVELOPED SITE

Annual Trend: 10.00% < 04/01/19 > 0.00%	Average Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$85.00
Site Acreage: 1.000	Acreage Discount Maximum Acreage: 250.00	
Est. Excess Acreage Value: \$1,000	Acreage Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Date/Days	Sale		Zn	Acres	Excess Ac		Excess FF	Site Value	Nbhd	Site	DWay	Road	Topo	Cond	Indicated Site Value
		Price/Adjusted				Value	Value									
JOSHUAS LN	05/16/18	\$29,000	02		1.250	\$238		\$0	\$31,304	1.10	1.20	1.00	1.00	0.95	1.00	\$24,963
000007 000002 013-34	320	\$31,542														
OKRIS RD	08/27/18	\$35,000	02		2.300	\$975		\$0	\$36,106	1.10	1.00	1.00	1.00	0.85	1.00	\$38,616
000013 000001 000002	217	\$37,081														
WOODWINDS DR	11/01/18	\$35,000	01		2.850	\$1,573		\$0	\$34,875	1.10	1.00	1.00	1.00	0.95	1.00	\$33,373
000012 000001 000017	151	\$36,448														
COVERED BRIDGE RD	11/08/18	\$38,000	02		2.300	\$1,170		\$0	\$38,329	1.00	1.00	1.00	1.00	0.95	1.00	\$40,346
000011 000001 000136	144	\$39,499														
EQUINOX DRIVE	11/16/18	\$28,000	02		1.010	\$10		\$0	\$29,033	1.00	1.00	1.00	1.00	0.95	1.00	\$30,561
000007 000002 007-04	136	\$29,043														
FONDUE AVE	12/11/18	\$28,000	01		2.620	\$1,377		\$0	\$27,475	1.10	1.00	1.00	1.00	0.90	1.00	\$27,753
000017 000001 003-16	111	\$28,852														
BLAKE MOUNTAIN RD	01/22/19	\$18,000	06		1.300	\$285		\$0	\$18,055	0.90	1.20	1.00	1.00	0.95	0.50	\$35,195
000015 000004 000071	69	\$18,340														
WOODWINDS DR	02/08/19	\$34,500	02		3.200	\$1,870		\$0	\$33,122	1.10	1.00	1.00	1.00	0.95	1.00	\$31,696
000012 000002 000005	52	\$34,992														
WOODWINDS DR	02/08/19	\$34,500	02		2.200	\$1,020		\$0	\$33,972	1.10	1.00	1.00	1.00	0.85	1.00	\$36,334
000013 000002 000003	52	\$34,992														
WOODWINDS DR	04/10/19	\$35,333	01		3.800	\$2,520		\$0	\$32,813	1.10	1.00	1.00	1.00	0.90	1.00	\$33,144
000013 000002 000009	-9	\$35,333														
HARRIS ROAD	04/15/19	\$40,000	01		1.600	\$570		\$0	\$39,430	1.20	1.00	1.00	1.00	0.95	1.00	\$34,588
000013 000001 000007	-14	\$40,000														
267 MILL BROOK RD	05/07/19	\$28,000	02		3.010	\$1,910		\$0	\$26,090	1.00	1.00	1.00	1.00	1.00	1.00	\$26,090
000011 000004 000029	-36	\$28,000														

Average Indicated Site Value:

\$32,722

Median Indicated Site Value:

\$33,259

12 SALES WERE INCLUDED IN THIS PRELIMINARY ANALYSIS. \$33,000 (ROUNDED) WAS THE INDICATED VALUE. WITH DEVELOPED LAND AT \$74,000, THIS INDICATES AN UNDEVELOPED FACTOR OF .45 WHICH WAS DISTRIBUTED BETWEEN AN UND/WDS FACTOR OF .50 AND AN UNDEVELOPED DRIVEWAY FACTOR OF .9. HOWEVER, IN THE FINAL ANALYSIS, THE UNDEVELOPED FACTOR WAS DETERMINED TO BE .45 FOR UND/WDS AND .65 FOR UND/CLR.

Thornton, NH

THORNTON DEVELOPED SITE

Annual Trend: 10.00% < 04/01/19 > 0.00%		Site Average: 1.000		Average Discount Minimum Acreage: 10.00	
Building Base Year/Depreciation: 2019/1.00		Est. Excess Acreage Value: \$1,000		Acreage Discount Maximum Acreage: 250.00	
Est. Building Square Foot Cost: \$90.00		Excess Foot Frontage: \$85.00		Acreage Discount Maximum Percentage: 50.00%	

Location	Map Lot Sub	Date/Days	Sale Price/Adjusted	Zn	Bldg Year	Depreciation	Bldg	Building	Features	Excess	Excess Ac	Excess FF	Residual	Indicated								
					Built	Age Other	Sq. Ft.	Value	Value	Acre	Value	Value	Value	Site Value								
66 LEE BROOK RD	000017 000002 000003	04/09/18	\$195,000	01	1.0620	1980	2.00	12	0	1,293	\$108,755	\$2,700	0.000	\$0	\$102,618	1.10	1.05	1.00	1.00	0.95	1.00	\$93,523
		357	\$214,073																			
811 NH RT 49	000017 000007 000039	06/08/18	\$159,533	01	1.0956	1965	2.00	15	0	1,245	\$104,348	\$4,500	0.000	\$0	\$63,666	1.00	1.05	0.95	1.00	1.00	1.00	\$63,826
		297	\$172,514																			
21 JUDGES RD	000013 000005 000012	06/19/18	\$185,000	01	0.9404	1979	2.00	13	0	1,765	\$129,963	\$2,000	0.000	\$0	\$67,533	1.10	0.95	0.95	1.00	0.95	1.00	\$71,607
		286	\$199,496																			
55 SUSIE LN	000016 000007 00027A	07/02/18	\$194,000	01	0.9411	1989	2.00	11	10	2,687	\$179,793	\$0	0.000	\$0	\$28,717	1.00	1.00	0.95	1.00	0.95	0.90	\$35,355
		273	\$208,510																			
97 DOE RUN	000017 000014 000055	09/18/18	\$141,000	05	1.0498	1974	2.00	13	1	1,361	\$110,587	\$0	0.000	\$0	\$37,946	1.10	0.95	0.95	0.95	0.90	1.00	\$44,705
		195	\$148,533																			
6 MITCHELL RD	000010 000009 000013	10/22/18	\$151,200	06	1.0044	1969	2.00	14	0	1,181	\$91,812	\$9,000	0.100	\$100	\$56,957	0.90	1.00	0.95	0.95	1.00	1.00	\$70,122
		161	\$157,869																			
48 WATERTHORN RD	000006 000011 000016	10/30/18	\$180,000	01	1.0505	1974	2.00	13	0	1,254	\$103,147	\$0	0.000	\$0	\$84,398	1.10	1.00	0.95	1.00	0.95	1.00	\$85,014
		153	\$187,545																			
17 JACOBS LN	000011 000004 000027	11/01/18	\$268,000	02	1.0390	2003	2.00	8	0	1,977	\$170,080	\$0	2.540	\$2,413	\$106,594	1.10	1.10	0.95	1.00	0.95	1.00	\$97,611
		151	\$279,087																			
112 MILL BROOK RD	000011 000003 000005	11/13/18	\$125,000	01	1.1376	1960	2.50	19	5	955	\$74,310	\$1,500	0.050	\$25	\$53,925	1.00	1.00	0.95	1.00	0.85	1.00	\$66,780
		139	\$129,760																			
52 AMORY LELAND D	000013 000007 000015	02/19/19	\$310,000	01	1.1260	1998	2.00	9	0	2,143	\$197,626	\$5,000	1.600	\$1,520	\$109,336	1.10	1.00	0.95	0.95	0.95	1.00	\$115,931
		41	\$313,482																			
10 STONINGTON RD	000011 000001 000022	04/16/19	\$149,000	01	0.9926	1980	2.00	12	0	1,227	\$96,459	\$0	0.000	\$0	\$52,541	1.00	1.00	0.95	0.95	0.85	1.00	\$68,491
		-15	\$149,000																			

Average Indicated Improved Site Value: \$73,906
Median Indicated Improved Site Value: \$70,122

PRELIMINARY ANALYSIS INDICATES AN AVERAGE SITE VALUE OF \$73,907. THE ONE ACRE DEVELOPED SITE WAS DETERMINED TO BE \$74,000 (ROUNDED) THROUGH THE FINAL ANALYSIS.

*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

THORNTON DEVELOPED SITE

Thornton, NH

THORNTON EXCESS ACREAGE

Annual Trend: 10.00% < 04/01/19 > 0.00%	Acreage Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$85.00
Buildable Site Value: \$74,000	Acreage Discount Maximum Acreage: 250.00	
	Acreage Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Sale		Zn	Acres	Nbhd	Site	Dway	Road	Cond	Site Value	Bldg/Feet Value	Excess FF Value	Residual Value	Excess Acres	Per Acre Value	Size Adj.	Topo	Cond	Indicated Acre Value
	Date/Days	Price/Adjusted																	
JOSHUAS LN 000007 000002 013-28	10/29/18 154	\$125,000 \$130,274	02	103.059	1.10	0.65	0.90	1.00	1.00	\$47,619	\$1,200	\$20,500	\$60,955	102.559	\$594	0.71	0.85	1.00	\$984
MILL BROOK RD 000008 000009 000005	04/05/19 -4	\$42,000 \$42,000	02	10.400	1.00	0.45	0.90	0.95	1.00	\$28,472	\$0	\$0	\$13,528	9.400	\$1,439	0.96	0.85	1.00	\$1,763
JACOBS LN 000007 000002 013-35	04/08/19 -7	\$50,000 \$50,000	02	12.020	1.10	0.65	0.90	1.00	1.00	\$47,619	\$0	\$0	\$2,381	11.020	\$216	0.95	0.90	0.50	\$505

Average Indicated Excess Acreage Value: \$1,084

Median Indicated Excess Acreage Value: \$984

THE THREE SALES IN THE PRELIMINARY ANALYSIS RANGED IN SIZE FROM 10 TO 103 ACRES AND \$1,200. (ROUNDED) WAS THE INDICATED VALUE. FURTHER ADJUSTMENTS WERE MADE AFTER THE FINAL FIELD REVIEW AND MORE WEIGHT WAS GIVEN TO SALE NUMBER ONE DUE TO ITS LARGE AMOUNT OF ACRAGE.CPFVJ GZEGUUCETGCI GTCVGQH88.222Y CUF GVGTO R GCF0

Thornton, NH

THORNTON RESIDENTIAL BUILDING

Annual Trend:	10.00% < 04/01/19 > 0.00%	Site Average:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/1.00	Est. Excess Acreage Value:	\$1,000	Acreage Discount Maximum Acreage:	250.00
Buildable Site Value:	\$74,000	Excess Foot Frontage:	\$85.00	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		
133 BANJO DR 000015 000001 000037	11/05/18 147	\$310,000 \$322,485	03	1.30	1.00	1.00	1.00	1.00	1.00	\$91,390	\$3,000	\$2,304	\$0	\$225,791	1.0107	1985	2.00	12	0	2,611	\$97.23
29 MOUNTAIN VIEW D 000011 000001 000143	12/03/18 119	\$171,000 \$176,575	02	1.00	1.00	0.95	0.95	0.95	1.00	\$63,446	\$0	\$720	\$0	\$112,409	0.9414	1987	2.00	11	0	1,610	\$83.33
154 AMORY LELAND D 000018 000006 000001	02/12/19 48	\$317,000 \$321,169	01	1.10	1.00	0.95	0.95	1.00	1.00	\$73,464	\$55,600	\$2,375	\$0	\$189,730	1.1589	1987	2.00	11	0	2,047	\$89.86
57 WATERTHORN RD 000006 000012 000006	04/13/18 353	\$200,000 \$219,342	01	1.10	0.95	0.95	1.00	0.90	1.00	\$66,117	\$0	\$0	\$0	\$153,225	1.0751	1987	2.00	11	0	1,701	\$94.14
8 UHLMAN DR 000016 000006 000012	04/09/19 -8	\$252,000 \$252,000	01	0.90	1.00	0.95	0.95	1.00	1.00	\$60,107	\$36,100	\$0	\$0	\$155,793	1.0306	1987	2.00	11	0	2,154	\$78.85
12 DIAMOND LEDGE R 000010 000009 000045	12/04/18 118	\$202,133 \$208,668	06	1.00	0.95	0.95	1.00	0.95	1.00	\$63,446	\$3,000	\$540	\$0	\$141,682	0.8797	1989	2.00	11	0	1,968	\$91.95
21 WALLACE DR 000016 000004 000030	02/19/19 41	\$179,000 \$181,011	01	0.90	1.00	0.95	0.95	1.00	1.00	\$60,107	\$1,800	\$300	\$0	\$118,804	0.9939	1990	2.50	13	0	1,654	\$83.07
5 SOUTH BRANCH RD 000011 000001 000077	03/07/19 25	\$202,500 \$203,887	01	1.00	1.00	0.95	0.95	0.95	1.00	\$63,446	\$10,500	\$117	\$0	\$129,824	1.1193	1991	2.00	11	0	1,400	\$93.09
1082 NH RT 49 000018 000009 0001-3	09/21/18 192	\$237,000 \$249,467	01	1.00	1.05	1.00	1.00	1.00	1.00	\$77,700	\$0	\$1,539	\$0	\$170,228	0.9744	2002	2.50	10	0	2,336	\$83.10
323 MILL BROOK RD 000011 000004 000031	04/30/18 336	\$335,000 \$365,838	02	1.10	1.05	1.00	1.00	1.00	1.00	\$85,470	\$18,900	\$1,957	\$0	\$259,511	0.9949	2004	2.50	10	0	3,127	\$92.68
24 HIDDEN ACRES RD 000010 000001 005-11	04/13/18 353	\$311,533 \$341,662	01	1.10	1.00	0.95	1.00	1.00	1.00	\$77,330	\$0	\$400	\$0	\$263,932	1.0126	2006	2.50	9	0	2,927	\$97.86
114 LAUNDROMAT RD 000015 000004 000021	04/03/19 -2	\$165,000 \$165,000	06	0.90	1.00	0.95	0.95	1.00	1.00	\$60,107	\$2,900	\$76	\$0	\$101,917	0.9787	2007	2.50	9	0	1,286	\$88.98

Average Indicated Square Foot Value: \$89.51

Median Indicated Square Foot Value: \$90.91

PRELIMINARY ANALYSIS INDICATES A SQUARE FOOT COST OF \$90.00/CPF & 2.11% CUMULATIVE CHG/THR CN/CPF CNL UCL

*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

THORNTON RESIDENTIAL BUILDING

Thornton, NH
THORNTON VIEWS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated View Value
	Date/Days	Price/Adjusted Zn						
28 BIRCH BEND DR 000010 000001 002-12	05/02/18 334	\$469,000 01 \$511,917	\$219,600	\$11,800	\$3,800	\$0	\$66,800	\$209,917
112 WOODWINDS DR 000013 000002 000007	11/05/18 147	\$410,000 01 \$426,512	\$209,000	\$19,100	\$600	\$0	\$72,600	\$125,212
74 POINTE OF VIEW D 000010 000001 003-08	01/11/19 80	\$545,000 01 \$556,945	\$419,400	\$0	\$13,700	\$0	\$40,600	\$83,245
55 SUGAR RUN RD 000017 000004 000028	05/04/18 332	\$253,533 01 \$276,594	\$131,500	\$1,200	\$0	\$0	\$73,500	\$70,394
38 NORTHPOINTE RD 000010 000003 000015	12/03/18 119	\$313,000 01 \$323,205	\$184,400	\$3,000	\$0	\$0	\$77,300	\$58,505
11 WEEPING BIRCHES L 000017 000014 000020	04/23/18 343	\$90,000 05 \$98,458	\$0	\$10,300	\$0	\$0	\$50,100	\$38,058
23 LEVI RD 000010 000011 000020	04/30/19 -29	\$505,000 03 \$505,000	\$386,400	\$10,000	\$700	\$0	\$70,300	\$37,600
89 SNOWOOD DR 000017 000016 000007	08/01/18 243	\$370,000 05 \$394,633	\$298,600	\$6,200	\$0	\$0	\$63,300	\$26,533
WANOSHA RD 000008 000005 000009	03/20/19 12	\$47,000 02 \$47,155	\$0	\$0	\$4,000	\$0	\$23,100	\$20,055
2428 NH RT 175 000006 000011 000021	01/18/19 73	\$87,000 01 \$88,740	\$0	\$1,300	\$6,800	\$0	\$63,400	\$17,240
74 LIBERTY LN 000017 000014 000042	11/27/18 125	\$220,000 05 \$227,534	\$109,500	\$33,500	\$0	\$0	\$72,100	\$12,434
MILL BROOK RD 000008 000009 000005	04/05/19 -4	\$42,000 02 \$42,000	\$0	\$0	\$7,700	\$0	\$24,200	\$10,100
CALS HILL RD 000007 000002 013-37	07/02/18 273	\$50,000 02 \$53,740	\$0	\$2,700	\$500	\$0	\$46,600	\$3,940

Average Indicated View Value: \$54,864

Median Indicated View Value: \$37,600

THE VIEWS SHOWN INDICATE A VALUE RANGE OF \$7,400 TO \$209,917. A BASE OF \$100,000 IS USED. DUE TO THE VARIETY OF DIFFERENT VIEWS THAT ARE SPECIFIC TO EACH LOT, THAT BASE WILL THEN BE ADJUSTED BY FACTORS THAT DESCRIBE THE SUBJECT, WIDTH, DEPTH AND DISTANCE USING THE ABOVE SALES AS A GUIDE. REFER TO THE CODES & ADJUSTMENT SECTION OF THE MANUAL FOR FURTHER REFERENCE.

Thornton, NH
PEMIGEWASSET RIVER

Annual Trend: 10.00% < 04/01/19 > 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							
MAXIES WAY 000015 000006 0004-7	10/31/18 152	\$100,000 03 \$104,164	\$0	\$0	\$800	\$0	\$50,300	PEMIGEWASSET RIVER	\$53,064
13 WINQUIST RD 000015 000003 0006-1	11/13/18 139	\$335,000 03 \$347,758	\$193,200	\$5,000	\$1,100	\$0	\$72,700	PEMIGEWASSET RIVER	\$75,758
28 WINQUIST RD 000015 000003 0006-2	06/05/18 300	\$329,900 03 \$357,015	\$201,000	\$3,000	\$1,200	\$0	\$69,400	PEMIGEWASSET RIVER	\$82,415
16 CHADWICK PL 000010 000003 0030-1	06/04/18 301	\$335,000 01 \$362,626	\$181,700	\$1,500	\$6,700	\$0	\$70,100	PEMIGEWASSET RIVER	\$102,626
4 NOTCHWAY RD 000016 000001 000015	04/30/18 336	\$610,000 04 \$666,153	\$435,200	\$5,000	\$1,700	\$0	\$88,200	PEMIGEWASSET RIVER	\$136,053
2 REMINGTON RD 000015 000006 0004-1	10/17/18 166	\$460,000 03 \$480,921	\$225,200	\$0	\$700	\$0	\$62,800	PEMIGEWASSET RIVER	\$192,221

Average Indicated Waterfront Value: \$107,023

Median Indicated Waterfront Value: \$92,521

SALES IN THORNTON ALONG THE PEMIGEWASSET RIVER RANGED FROM A MINIMUM SALE PRICE OF \$100,000 TO A MAXIMUM SALE PRICE OF \$610,000 WITH A CONTRIBUTORY VALUE FOR WATER RANGING FROM \$56,964 TO \$192,221. THE BASE OF \$100,000 WAS DERIVED BASED ON THE INDICATED WATERFRONT VALUES OF THIS ANALYSIS AND THEN TO ACCOUNT FOR SITE SPECIFICS SUCH AS LINEAR FRONTAGE, WATERBODY, ACCESS, TOPOGRAPHY, ETC. SEE SECTION 9, COST TABLES FOR A DETAILED LIST OF ADJUSTMENTS AND FACTORS USED.

Thornton, NH

MOBILE HOME DOUBLE WIDE

Annual Trend:	10.00% < 04/01/19 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	0.00
Building Base Year/Depreciation:	2019/2.00	Est. Excess Acreage Value:	\$0	Acreage Discount Maximum Acreage:	0.00
Buildable Site Value:	\$0	Excess Foot Frontage:	\$0.00	Acreage Discount Maximum Percentage:	0.00%

Location	Map Lot Sub	Sale										Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Year Built	Depreciation		Bldg Sq Ft	Indicated Sq Ft Value	
		Date/Days	Price/Adjusted	Zn	Nhhd	Site	Dway	Road	Topo	Cond	Age							Other				
11 BLUE ICE DR		12/22/17	\$110,000	01	1.00	1.00	1.00	1.00	1.00	1.00	\$0	\$17,000	\$0	\$0	\$107,014	1.2132	1976	1.50	20	0	1,673	\$65.91
000016 000001 000406		465	\$124,014																			

Average Indicated Square Foot Value: \$65.91

Median Indicated Square Foot Value: \$65.91

THE INDICATED SQUARE FOOT VALUE FOR DOUBLE WIDE MOBILE HOMES IS \$66.00.

*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

MOBILE HOME DOUBLE WIDE

Thornton, NH

SINGLE WIDE MOBILE HOMES

Annual Trend:	10.00% < 04/01/19 > 0.00%	Site Acreage:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/3.50	Est. Excess Acreage Value:	\$1,000	Acreage Discount Maximum Acreage:	250.00
Buildable Site Value:	\$74,000	Excess Foot Frontage:	\$85.00	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		
60 MAD RIVER RD	06/22/18		\$99,000	01	1.00	1.00	0.95	1.00	1.00	0.95	\$66,785	\$1,700	\$10	\$0	\$38,181	1.0075	2007	2.00	25	0	1,020	\$49,54
000016 0000006 02402	283		\$106,676																			

Average Indicated Square Foot Value: \$49.54

Median Indicated Square Foot Value: \$49.54

THE INDICATED SQUARE FOOT COST FOR SINGLEWIDE MOBILE HOMES IS \$49.00.

*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 HOMES

Thornton, NH
BIRCH BEND CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
55 BIRCH BEND DR 000010 000001 002-02	03/15/19 17	\$94,933 01 \$95,375	\$67,600	\$0	\$0	\$0	\$0	\$27,775

Average Indicated Amenity Value:

\$27,775

Median Indicated Amenity Value:

\$27,775

THE INDICATED AMENITY IS \$28,000

Thornton, NH
BEAR CHASE CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
15 BEAR CHASE RD 000017 000017 0035-3	07/03/18 272	\$152,533 05 \$163,900	\$109,900	\$0	\$0	\$0	\$0	\$54,000
6 BEAR CHASE RD 000017 000017 0035-4	11/07/18 145	\$138,000 05 \$143,482	\$102,300	\$0	\$0	\$0	\$0	\$41,182

Average Indicated Amenity Value: \$47,591

Median Indicated Amenity Value: \$47,591

THE INDICATED AMENITY VALUE IS \$48,000.

Thornton, NH
BLACK BIRCH CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
9 CAREY CIRCLE 000017 000014 016B04	10/31/18 152	\$290,000 05 \$302,077	\$140,100	\$15,000	\$0	\$0	\$0	\$146,977

Average Indicated Amenity Value: \$146,977

Median Indicated Amenity Value: \$146,977

THE INDICATED AMENITY VALUE IS \$147,000.

Thornton, NH
BROOKSIDE CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
36 BROOKSIDE RD 000011 000001 001736	01/11/19 80	\$181,533 02 \$185,512	\$118,200	\$10,700	\$0	\$0	\$0	\$56,612

Average Indicated Amenity Value: \$56,612

Median Indicated Amenity Value: \$56,612

THE INDICATED AMENITY VALUE IS \$56,000.

Thornton, NH
FOREST CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
17 FOREST EDGE DRIV 000017 000019 0004-3	05/14/18 322	\$147,933 01 \$160,984	\$95,500	\$0	\$0	\$0	\$0	\$65,484

Average Indicated Amenity Value: \$65,484

Median Indicated Amenity Value: \$65,484

THE INDICATED AMENITY VALUE IS \$65,000.

Thornton, NH
GATEWAY CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
865 UPPER MAD RIVE 000013 000005 0004C6	07/05/18 270	\$125,000 01 \$134,247	\$119,600	\$3,000	\$0	\$0	\$0	\$11,647
48 ORRIS RD 000013 000005 0004H5	08/13/18 231	\$130,000 01 \$138,227	\$119,200	\$3,000	\$0	\$0	\$0	\$16,027
26 ORRIS RD 000013 000005 0004G3	09/14/18 199	\$138,800 01 \$146,367	\$119,200	\$3,000	\$0	\$0	\$0	\$24,167
52 ORRIS RD 000013 000005 0004I6	11/07/18 145	\$141,730 01 \$147,360	\$124,800	\$3,000	\$0	\$0	\$0	\$19,560
52 ORRIS RD 000013 000005 0004I5	11/29/18 123	\$125,000 01 \$129,212	\$118,100	\$3,000	\$0	\$0	\$0	\$8,112

Average Indicated Amenity Value: \$15,903

Median Indicated Amenity Value: \$16,027

THE INDICATED AMENITY VALUE IS \$16,000.

Thornton, NH
GREENSCAPE CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
7 GREENSCAPES LN 000016 000001 08GS04	04/12/19 -11	\$280,000 04 \$280,000	\$228,000	\$3,000	\$0	\$0	\$42,800	\$6,200
9 GREENSCAPES LN 000016 000001 08GS06	05/09/19 -38	\$300,000 04 \$300,000	\$232,500	\$3,000	\$0	\$0	\$35,500	\$29,000

Average Indicated Amenity Value:

\$17,600

Median Indicated Amenity Value:

\$17,600

THE INDICATED AMENITY VALUE IS \$18,000.

Thornton, NH
GREY BIRCHES CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
52 WEEPING BIRCHES L 000017 000014 0015G4	03/08/17 754	\$299,933 01 \$361,892	\$182,600	\$0	\$0	\$0	\$0	\$179,292
54 WEEPING BIRCHES L 000017 000014 0015G3	12/26/17 461	\$316,533 01 \$356,512	\$237,200	\$3,000	\$0	\$0	\$0	\$116,312
45 WEEPING BIRCHES L 000017 000014 0015G2	12/28/17 459	\$305,000 01 \$343,355	\$235,200	\$3,000	\$0	\$0	\$0	\$105,155

Average Indicated Amenity Value: \$133,586
Median Indicated Amenity Value: \$116,312

THE INDICATED AMENITY VALUE IS \$116,000.

Thornton, NH
HORIZON AMENITY

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
42 HORIZON DRIVE 000017 000014 015-H9	05/07/19 -36	\$445,000 05 \$445,000	\$275,800	\$3,000	\$0	\$0	\$111,100	\$55,100
44 HORIZON DRIVE 000017 000014 15-H10	06/10/19 -70	\$450,000 05 \$450,000	\$295,000	\$3,000	\$0	\$0	\$106,300	\$45,700

Average Indicated Amenity Value: \$50,400

Median Indicated Amenity Value: \$50,400

THE INDICATED AMENITY VALUE IS \$50,000. THE UNITS AT FOXRUN (10) WERE FOUND TO BE MOST SIMILAR TO HORIZON AS THEY ALSO HAVE LIMITED COMMON AREA AND LACKING SALES, THE \$50,000 AMENITY WAS APPLIED TO FOXRUN AS WELL.

Thornton, NH
MEADOWS CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
43-2 LAFAYETTE RD 000016 000001 07MD02	06/04/19 -64	\$230,000 04 \$230,000	\$167,800	\$3,000	\$0	\$0	\$0	\$59,200
43-5 LAFAYETTE RD 000016 000001 07MD05	06/28/19 -88	\$215,000 04 \$215,000	\$157,900	\$3,000	\$0	\$0	\$0	\$54,100

Average Indicated Amenity Value: \$56,650

Median Indicated Amenity Value: \$56,650

THE INDICATED AMENITY VALUE IS \$56,000. AS THE WINDCREST CONDO COMPLEX HAD NO RECENT SALES, THIS AMENITY VALUE WAS USED AS IT IS THE MOST SIMILAR.

Thornton, NH
MOUNTAIN EDGE CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
34 LIBERTY LN 000017 000014 004003	08/19/19 -140	\$140,000 05 \$140,000	\$74,200	\$3,000	\$0	\$0	\$0	\$62,800

Average Indicated Amenity Value: \$62,800
Median Indicated Amenity Value: \$62,800

THE INDICATED AMENITY VALUE IS \$62,000.

Thornton, NH
MTN RIVER EAST CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
51 MOUNT RIVER EAS 000011 000001 000266	05/13/19 -42	\$138,000 01 \$138,000	\$96,800	\$3,000	\$0	\$0	\$0	\$38,200
94 MOUNT RIVER EAS 000011 000001 000237	01/15/19 76	\$123,000 01 \$125,561	\$96,500	\$3,000	\$0	\$0	\$0	\$26,061
112 MOUNT RIVER EAS 000011 000001 000211	01/02/19 89	\$70,000 01 \$71,707	\$51,100	\$3,000	\$0	\$0	\$0	\$17,607
65 MOUNT RIVER EAS 000011 000001 000253	12/04/18 118	\$145,000 01 \$149,688	\$96,800	\$3,000	\$0	\$0	\$0	\$49,888
94 MOUNT RIVER EAS 000011 000001 000238	11/05/18 147	\$158,000 01 \$164,363	\$96,700	\$3,000	\$0	\$0	\$0	\$64,663
106 MOUNT RIVER EAS 000011 000001 000227	10/11/18 172	\$155,000 01 \$162,304	\$96,500	\$12,600	\$0	\$0	\$0	\$53,204
65 MOUNT RIVER EAS 000011 000001 000258	07/02/18 273	\$130,000 01 \$139,723	\$96,800	\$3,000	\$0	\$0	\$0	\$39,923
106 MOUNT RIVER EAS 000011 000001 000228	07/02/18 273	\$115,000 01 \$123,601	\$96,800	\$3,000	\$0	\$0	\$0	\$23,801
65 MOUNT RIVER EAS 000011 000001 000256	06/01/18 304	\$165,900 01 \$179,717	\$108,800	\$12,600	\$0	\$0	\$0	\$58,317

Average Indicated Amenity Value: \$41,296

Median Indicated Amenity Value: \$39,923

THE INDICATED AMENITY VALUE \$39,000.

Thornton, NH
MTN RIVER WEST CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
56 MOUNT RIVER AVE 000016 000001 000207	06/07/18 298	\$159,533 01 \$172,558	\$112,300	\$3,000	\$0	\$0	\$0	\$57,258
56 MOUNT RIVER AVE 000016 000001 000206	10/03/18 180	\$172,533 01 \$181,041	\$107,700	\$3,000	\$0	\$0	\$0	\$70,341
55 MOUNT RIVER AVE 000016 000001 000224	05/02/19 -31	\$193,000 01 \$193,000	\$126,400	\$3,000	\$0	\$0	\$0	\$63,600

Average Indicated Amenity Value: \$63,733

Median Indicated Amenity Value: \$63,600

THE INDICATED AMENITY VALUE IS \$63,000.

Thornton, NH
OWLS NEST

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
10 LINKSIDE DR 000016 000001 08L.S18	01/14/02 6,286	\$85,000 04 \$231,386	\$162,200	\$0	\$0	\$0	\$46,900	\$22,286
5 LINKSIDE DR 000016 000001 08L.S02	01/09/17 812	\$321,000 04 \$392,412	\$266,100	\$3,000	\$0	\$0	\$40,900	\$82,412
28 LINKSIDE DR 000016 000001 08L.S13	08/25/17 584	\$412,000 04 \$477,920	\$288,800	\$5,000	\$0	\$0	\$66,800	\$117,320
7 LINKSIDE DR 000016 000001 08L.S03	02/15/19 45	\$465,000 04 \$470,733	\$258,500	\$3,000	\$0	\$0	\$62,500	\$146,733

Average Indicated Amenity Value:

\$92,188

Median Indicated Amenity Value:

\$99,866

THE INDICATED AMENITY VALUE IS \$100,000.

Thornton, NH
PEMI CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
94 RIVER RUN RD 000006 000009 001808	05/29/19 -58	\$95,000 01 \$95,000	\$78,100	\$0	\$0	\$0	\$0	\$16,900

Average Indicated Amenity Value: \$16,900

Median Indicated Amenity Value: \$16,900

THE INDICATED AMENITY VALUE IS \$17,000.

Thornton, NH
SNOWOOD CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
143 SNOWOOD DR 000017 000014 0039F3	12/03/18 119	\$146,000 05 \$150,760	\$86,500	\$3,000	\$0	\$0	\$0	\$61,260
129 SNOWOOD DR 000017 000014 0039B1	06/11/18 294	\$158,000 05 \$170,727	\$99,600	\$3,000	\$0	\$0	\$0	\$68,127
143 SNOWOOD DR 000017 000014 0039F5	06/27/18 278	\$162,533 05 \$174,912	\$99,300	\$3,000	\$0	\$0	\$0	\$72,612

Average Indicated Amenity Value: \$67,333
Median Indicated Amenity Value: \$68,127

THE INDICATED AMENITY VALUE IS \$68,000. HOWEVER AFTER FINAL TESTING MORE WEIGHT WAS GIVEN TO THE MOST RECENT SALE AND THE AMENITY VALUE WAS DETERMINED TO BE \$60,000.

Thornton, NH
STANFORD CHASE CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
612 UPPER MAD RIVE 000017 000008 002-1F	10/05/18 178	\$82,533 01 \$86,558	\$75,800	\$0	\$0	\$0	\$0	\$10,758
612 UPPER MAD RIVE 000017 000008 002-1E	11/02/18 150	\$87,000 01 \$90,575	\$75,800	\$0	\$0	\$0	\$0	\$14,775

Average Indicated Amenity Value:

\$12,767

Median Indicated Amenity Value:

\$12,767

THE INDICATED AMENITY VALUE IS \$12,000.

Thornton, NH
STAR RIDGE CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
21 TENNIS LN U-A2 000006 000009 003502	09/28/18 185	\$139,933 01 \$147,025	\$93,600	\$0	\$0	\$0	\$0	\$53,425
70 STAR RIDGE RD D2 000006 000009 003528	10/19/18 164	\$139,000 01 \$145,245	\$84,100	\$0	\$0	\$0	\$0	\$61,145
96 STAR RIDGE RD E3 000006 000009 003535	06/28/19 -88	\$145,000 01 \$145,000	\$91,200	\$0	\$0	\$0	\$0	\$53,800

Average Indicated Amenity Value: \$56,123

Median Indicated Amenity Value: \$53,800

THE INDICATED AMENITY VALUE IS \$54,000.

Thornton, NH

TAME MOBILE HOME PARK AMENITY

Annual Trend:	10.00% < 04/01/19 > 0.00%	Buildable Site Acres/Value:	0.000/\$0	Acreage Discount Minimum Acreage:	0.00
Building Base Year/Depreciation:	2019/3.50	Est. Excess Acreage Value:	\$0	Acreage Discount Maximum Acreage:	0.00
Est. Building Square Foot Cost:	\$49.00	Excess Foot Frontage:	\$0.00	Acreage Discount Maximum Percentage:	0.00%

Location	Map Lot Sub	Sale		Bldg	Year	Depreciation		Bldg	Building	Features	Excess Ac	Excess FF	Nbhd	Site	Dway	Road	Topo	Cond	Site	Indicated
		Date/Days	Price/Adjusted Zn			Rate	Built													
18 POWDER LN	000016 000001 000410	04/21/17	\$49,933.01	0.9787	1970	1.00	25	0	1,188	\$42,729	\$0	\$0	\$0	1.00	1.00	1.00	1.00	1.00	\$0	\$16,917
		710	\$59,646																	
6 TAME RD	000016 000001 000420	02/08/18	\$55,000.01	1.0047	1970	1.50	39	0	1,161	\$34,865	\$0	\$0	\$0	1.00	1.00	1.00	1.00	1.00	\$0	\$26,419
		417	\$61,284																	
16 TAME RD	000016 000001 000414	08/14/19	\$38,000.01	0.8135	1975	2.00	46	0	1,146	\$24,668	\$0	\$0	\$0	1.00	1.00	1.00	1.00	1.00	\$0	\$13,332
		-135	\$38,000																	

Average Indicated Amenity Value: \$18,889

Median Indicated Amenity Value: \$16,917

THE INDICATED AMENITY VALUE FOR TAME MOBILE HOME PARK IS \$17,000.

*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

TAME MOBILE HOME PARK AMENITY

Thornton, NH
VILLAS CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
58 NORTHPOINTE RD 000010 000003 002908	01/30/18 426	\$111,000 01 \$123,955	\$79,100	\$0	\$0	\$0	\$0	\$44,855
58 NORTHPOINTE RD 000010 000003 002901	08/30/19 -151	\$89,000 01 \$89,000	\$74,900	\$200	\$0	\$0	\$0	\$13,900

Average Indicated Amenity Value: \$29,378

Median Indicated Amenity Value: \$29,378

THE INDICATED AMENITY VALUE IS \$30,000.

Thornton, NH
WATERVILLE ACRES CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
71 WATERVILLE ACRE 000017 000007 003404	04/05/18 361	\$90,000 01 \$98,901	\$83,100	\$600	\$0	\$0	\$0	\$15,201
71 WATERVILLE ACRE 000017 000007 003406	08/20/18 224	\$99,000 01 \$105,076	\$84,200	\$700	\$0	\$0	\$0	\$20,176
47 WATERVILLE ACRE 000017 000007 003420	05/10/19 -39	\$115,000 01 \$115,000	\$90,300	\$600	\$0	\$0	\$0	\$24,100

Average Indicated Amenity Value: \$19,826

Median Indicated Amenity Value: \$20,176

THE INDICATED AMENITY VALUE IS \$20,000.

Thornton, NH
WATERVILLE ESTATES

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
56 HOLLAND TRL 000017 000017 000017	10/23/18 160	\$270,000 05 \$281,836	\$163,600	\$3,000	\$0	\$0	\$79,900	\$35,336
74 LIBERTY LN 000017 000014 000042	11/27/18 125	\$220,000 05 \$227,534	\$109,500	\$5,500	\$0	\$0	\$84,100	\$28,434
100 DOE RUN 000017 000014 000047	02/15/19 45	\$279,933 05 \$283,384	\$160,200	\$1,500	\$0	\$0	\$93,100	\$28,584

Average Indicated Amenity Value: \$30,785

Median Indicated Amenity Value: \$28,584

THE INDICATED AMENITY FOR WATERVILLE ESTATES IS \$28,000.

Thornton, NH
WHITE BIRCHES CONDOMINIUMS

Annual Trend: 10.00% < 04/01/19 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Amenity Value
	Date/Days	Price/Adjusted Zn						
13 LAUREL CIRCLE 000017 000015 004B06	03/07/19 25	\$128,000 05 \$128,877	\$99,700	\$3,000	\$0	\$0	\$0	\$26,177
7 LAUREL CIRCLE 000017 000015 004B02	08/30/19 -151	\$130,000 05 \$130,000	\$99,800	\$3,000	\$0	\$0	\$0	\$27,200

Average Indicated Amenity Value: \$26,689
Median Indicated Amenity Value: \$26,689

MORE WEIGHT WAS PLACED ON SALE NUMBER ONE AS IT IS CLOSEST TO THE EFFECTIVE DATE OF 4/1/2019, THEREFORE THE THE INDICATED AMENITY VALUE IS \$26,000.

Thornton, NH
MEADOWS RTE 175

Annual Trend: 10.00% < 04/01/19 > 0.00%		Buildable Site Acres/Value: 1.000/\$74,000		Acreage Discount Minimum Acreage: 10.00	
Building Base Year/Depreciation: 2019/1.00		Est. Excess Acreage Value: \$1,000		Acreage Discount Maximum Acreage: 250.00	
Est. Building Square Foot Cost: \$90.00		Excess Foot Frontage: \$85.00		Acreage Discount Maximum Percentage: 50.00%	

Location	Sale		Bldg		Depreciation		Bldg	Building	Features	Excess Ac	Excess FF	Nhbd	Site	Dway	Road	Topo	Cond	Site	Indicated
Map Lot Sub	Date/Days	Price/Adjusted Zn	Rate	Year	Built	Cond*	Age	Sq. Ft.	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value

6 RIVER VIEW DRIVE	09/21/17	\$440,000 01	1.1275	2001	2.50	11	0	3,438	\$310,495	\$64,100	\$0	\$0	1.20	1.05	1.00	1.00	0.95	0.85	\$75,291	\$57,259
000016 000001 0010-4	557	\$507,145																		\$57,259

Average Indicated Amenity Value: \$57,259

Median Indicated Amenity Value: \$57,259

THE INDICATED AMENITY VALUE IS \$57,000. ADJUSTMENTS WERE MADE AFTER THE FINAL REVIEW.

*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

MEADOWS RTE 175

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	-57% (67 Land Condition)
Undeveloped Land – Cleared Lot	-57% (67 Site Modifier)
Second Site (w/Sep. Utilities)	+10 (110 Site Modifier)
Commercial Use	+25 to +900, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Topography (TOPO)	Varies – dependent upon severity, determined on field review
Less Than Average Access (ACC)	Varies – dependent upon severity, determined on field review
Cost to Develop (CTD)	Varies – dependent upon severity, determined on field review
Not Buildable (NBD)	-90% (10 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)

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) -2% 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

Misc/CNotes 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, ie roof and siding.

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 one on one being mailed first class on: August 4, 2019.

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

The property owners were given 5 days, starting 8/19/19 between the hours of 8:00 am & 4:30 pm to call and arrange an appointment.

The hearings were held for 7 days from 8/26/19 - 8/30/19 & 9/5/19 - 9/6/19 and resulted in 243 taxpayers calling to set up appointments to discuss their assessments.

If they were unable to fit into the normal 8-5 P.M. schedule, their name and phone number were taken and once the appointment period was over, all property owners on this list were contacted and arrangements for evening or Saturday meetings were made.

Once all the informal hearings are complete, the supervisor reviews all the information and recommendations from the hearing officer and makes final changes and produces the final statistical results and graphs.

The hearings went smoothly and gave us an opportunity to correct any physical data, as well as complete any interior inspections of properties that had not previously been inspected.

After the final field review was completed and additional sales were received after 7/1/19, the final analysis was completed. The building square foot cost was reduced from \$92 to \$90 per square foot. Due to the adjustments made to the base square foot value of residential buildings, amenity values of the different condominium complexes were reviewed and adjusted where warranted.

SECTION 9

A. CALIBRATION TECHNIQUE

**B. FINAL STATISTICAL
ANALYSIS & TESTING**

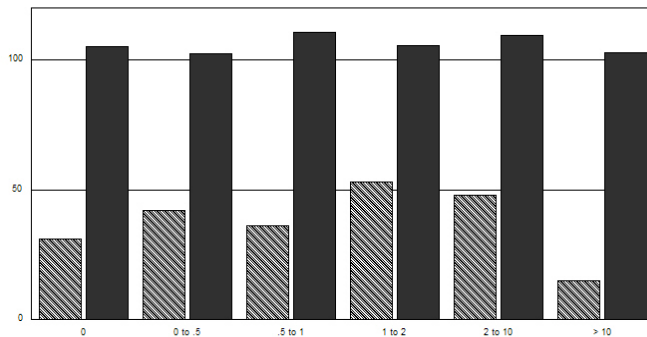
C. FINAL VALUATION TABLES

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.

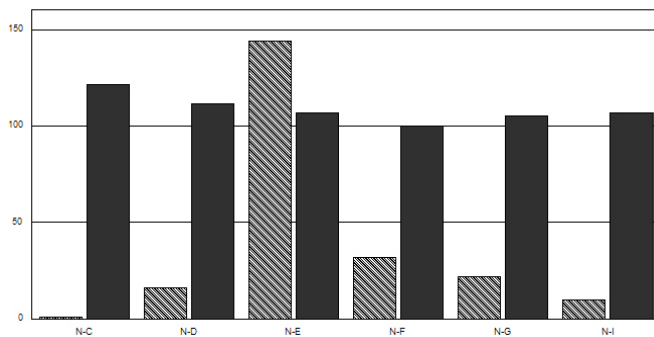
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possible. The following are samples of the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



	# of Parcels	Median A/S x 100
0	31	105.32
0 to .5	42	102.70
.5 to 1	36	110.83
1 to 2	53	105.63
2 to 10	48	109.44
> 10	15	102.90

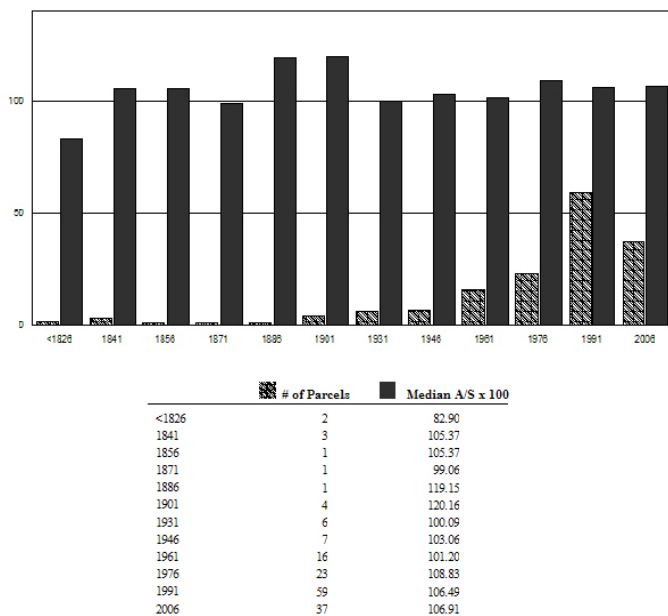
The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

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



	# of Parcels	Median A/S x 100
N-C	1	121.60
N-D	16	111.66
N-E	144	106.63
N-F	32	99.78
N-G	22	105.37
N-I	10	106.92

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

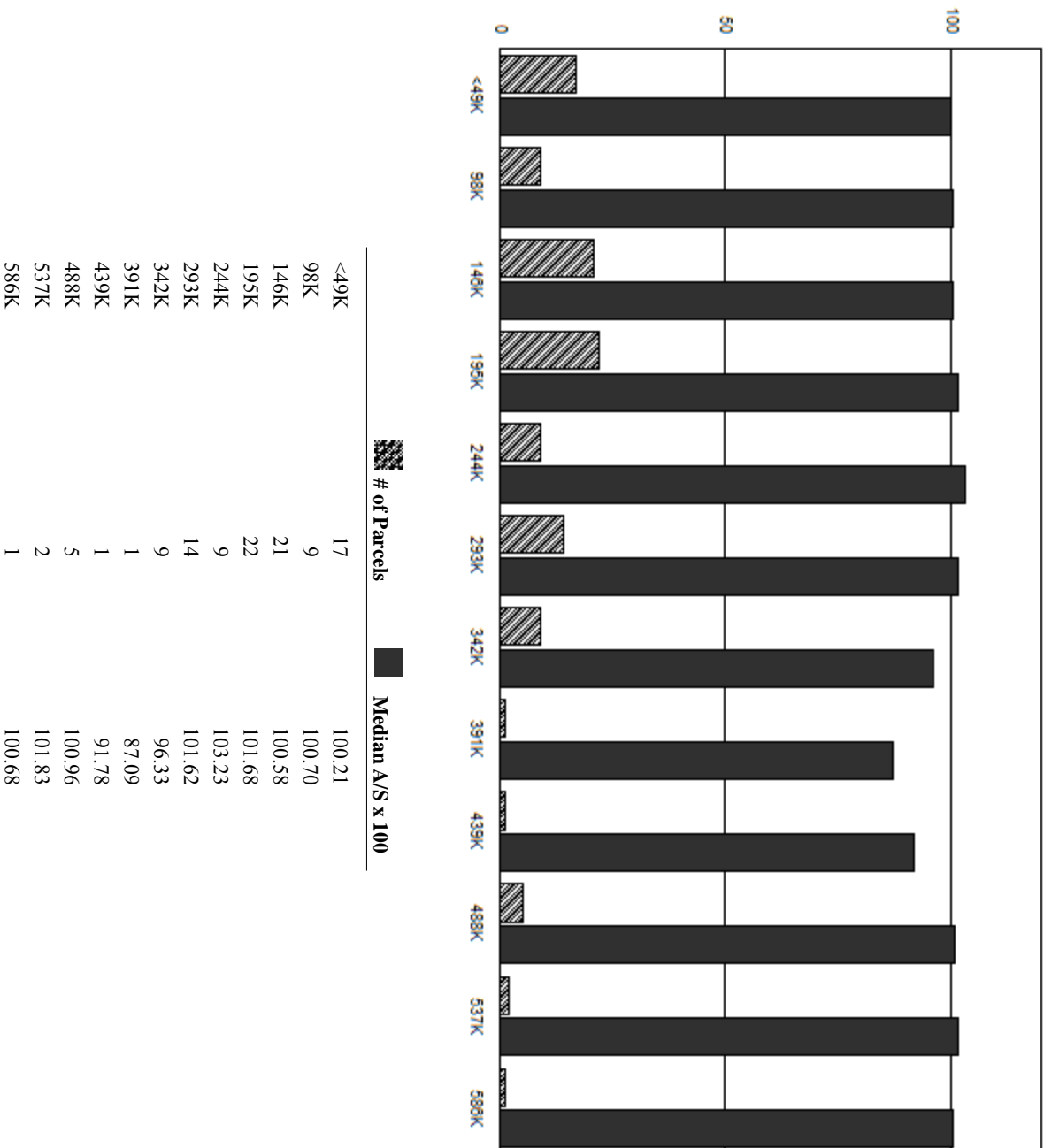
B. FINAL STATISTICAL ANALYSIS REPORTS

Sales Analysis Results
Thornton, NH -- 09/25/2019

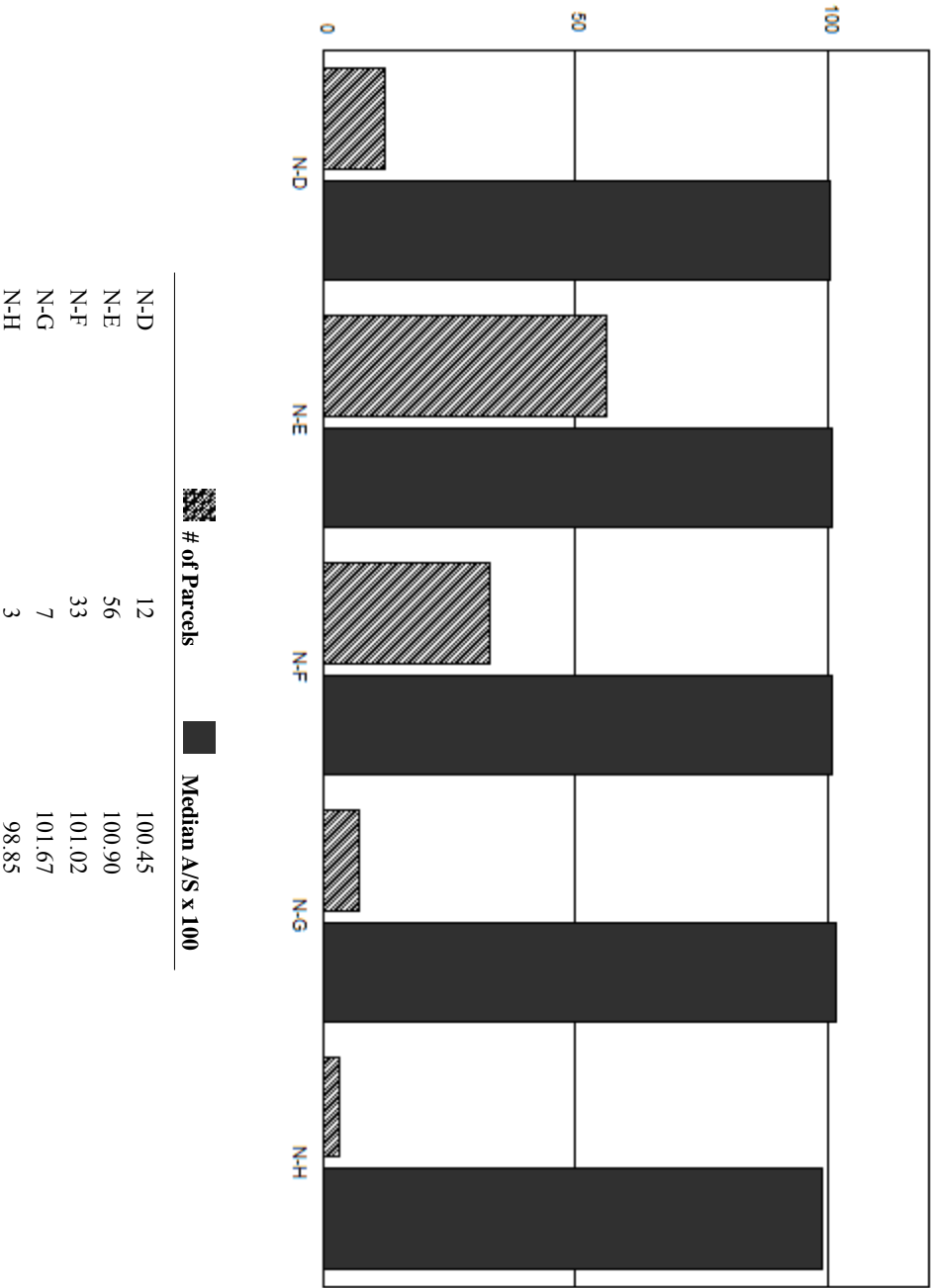
Sales Analysis Statistics			
Number of Sales:	111	Mean Sales Ratio:	1.0131
Minimum Sales Ratio:	0.8406	Median Sales Ratio:	1.0073
Maximum Sales Ratio:	1.1863	Standard Deviation:	0.0716
Aggregate Sales Ratio:	1.0075	Coefficient of Dispersion:	5.2086
		Price Related Differential:	1.0056

Sales Analysis Criteria	
Sold: 10/1/2018 - 8/30/2019	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 - 2019	Trend: 0.000% Prior to 09/25/2019
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

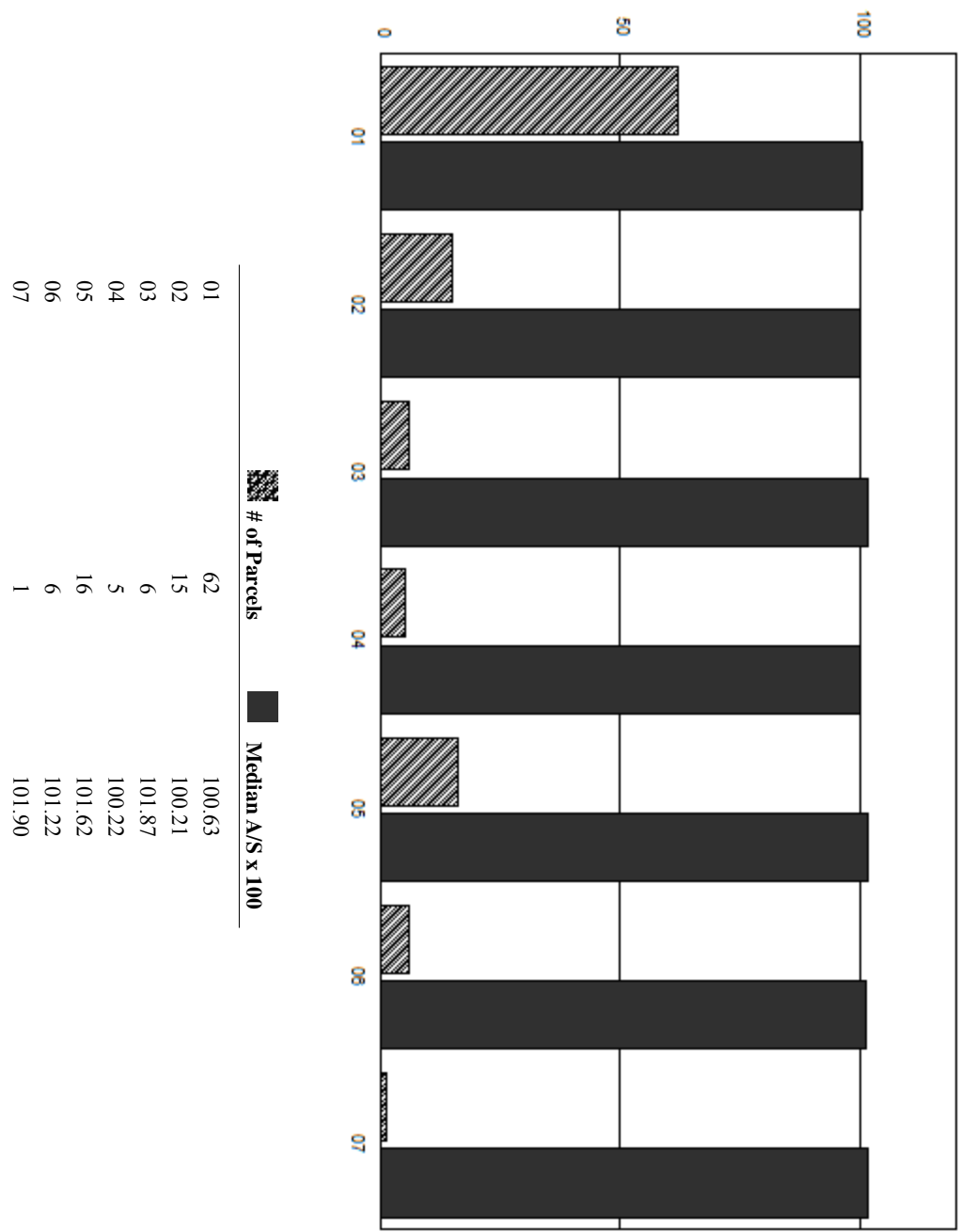
Thornton, NH: Median A/S Ratio by Sale Price



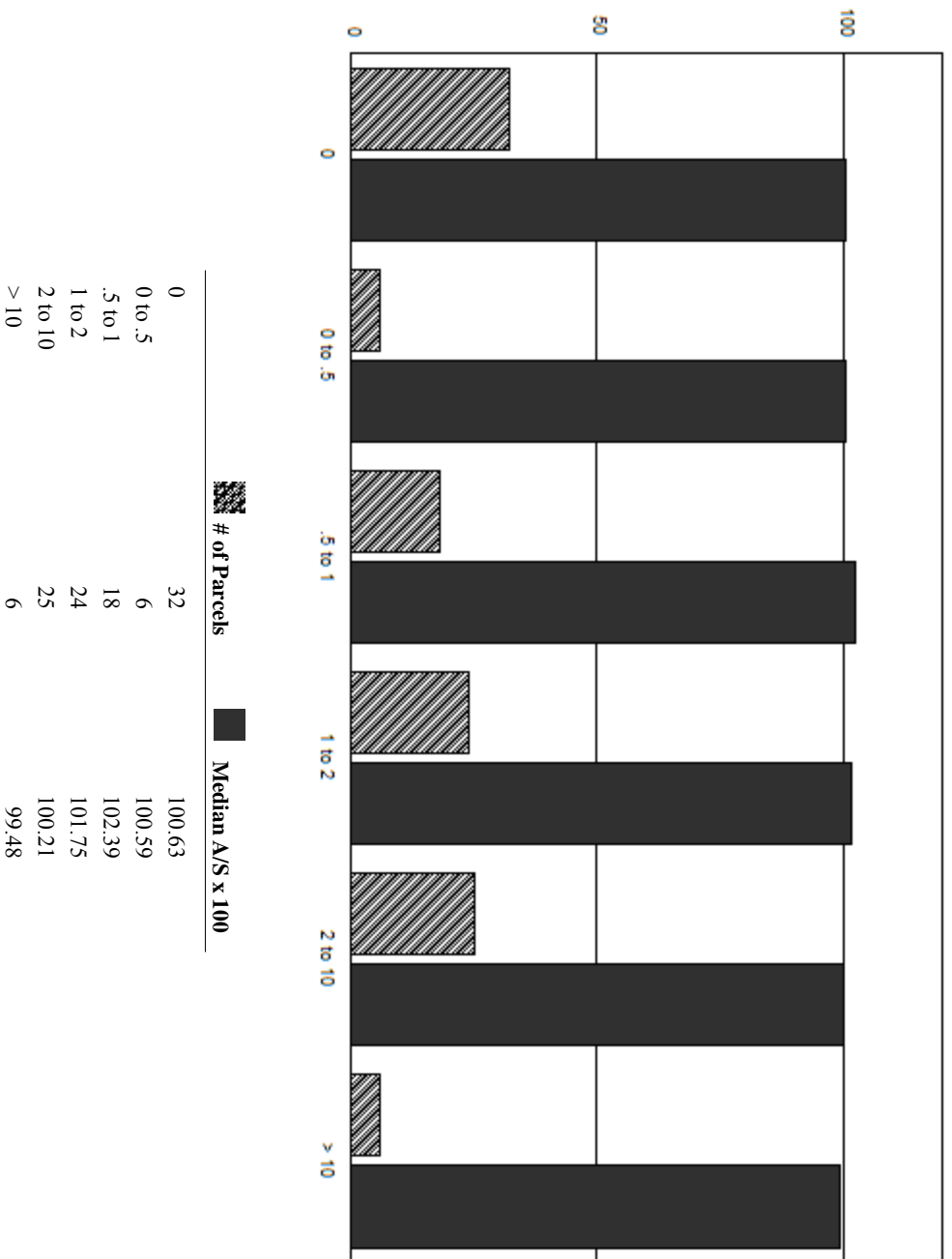
Thornton, NH:Median A/S Ratio by Neighborhood



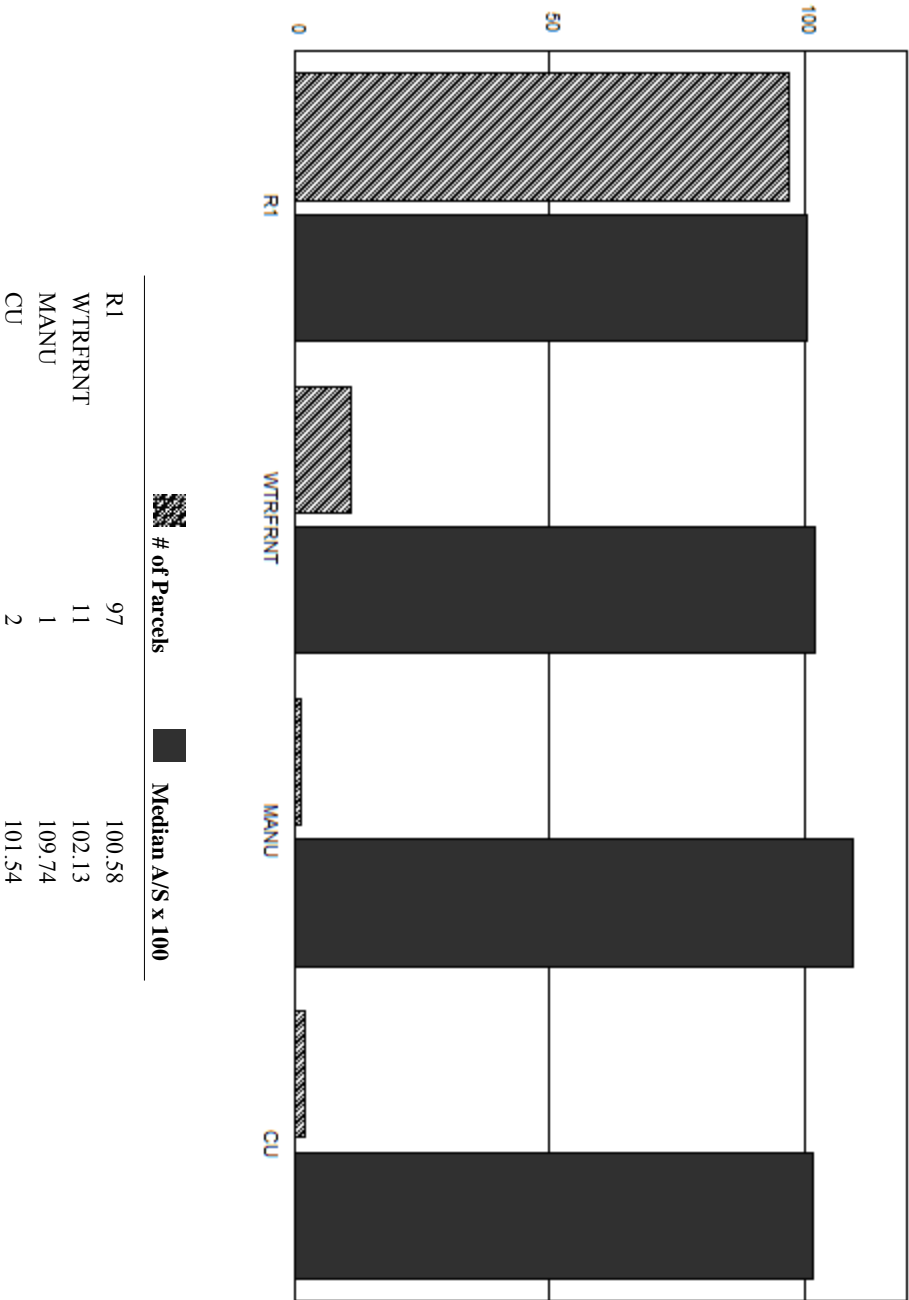
Thornton, NH:Median A/S Ratio by Zone



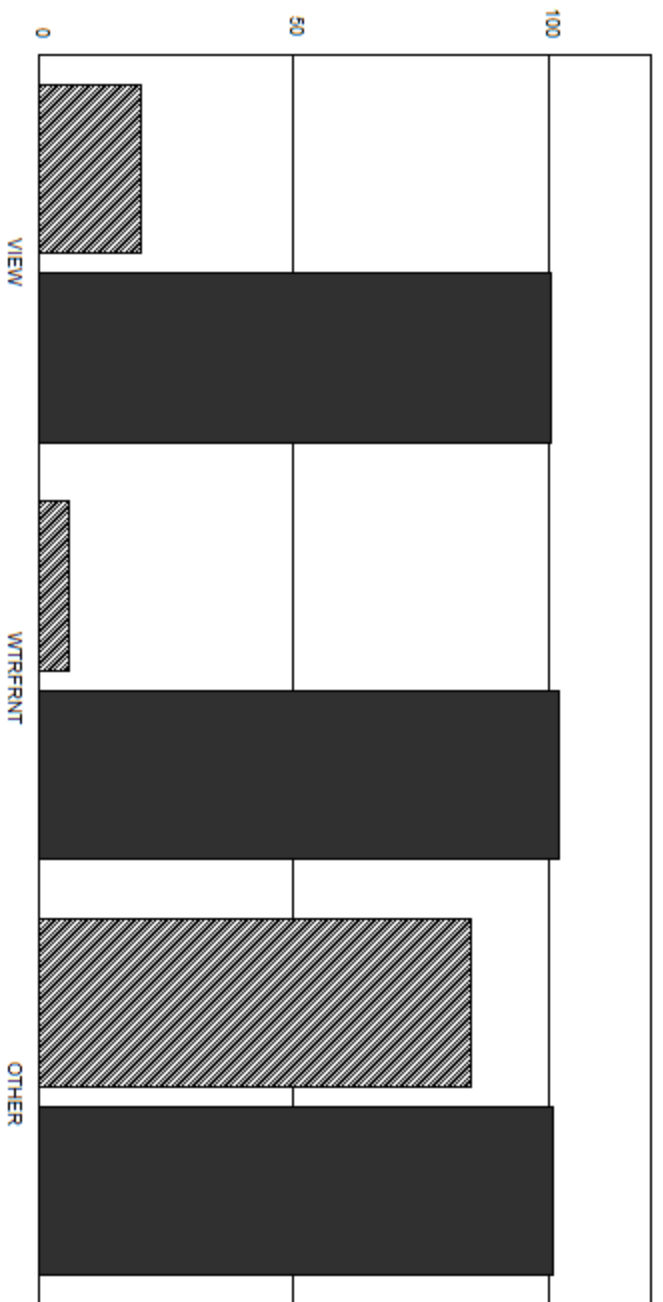
Thornton, NH:Median A/S Ratio by Acreage



Thornton, NH:Median A/S Ratio by Improved Use



Thornton, NH:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
VIEW	20	100.50
WTRFRNT	6	102.13
OTHER	85	100.88

Sales Analysis Results
Thornton, NH -- 09/25/2019

Sales Analysis Statistics			
Number of Sales:	22	Mean Sales Ratio:	0.9982
Minimum Sales Ratio:	0.8406	Median Sales Ratio:	0.9960
Maximum Sales Ratio:	1.1581	Standard Deviation:	0.0787
Aggregate Sales Ratio:	0.9892	Coefficient of Dispersion:	5.7599
		Price Related Differential:	1.0090

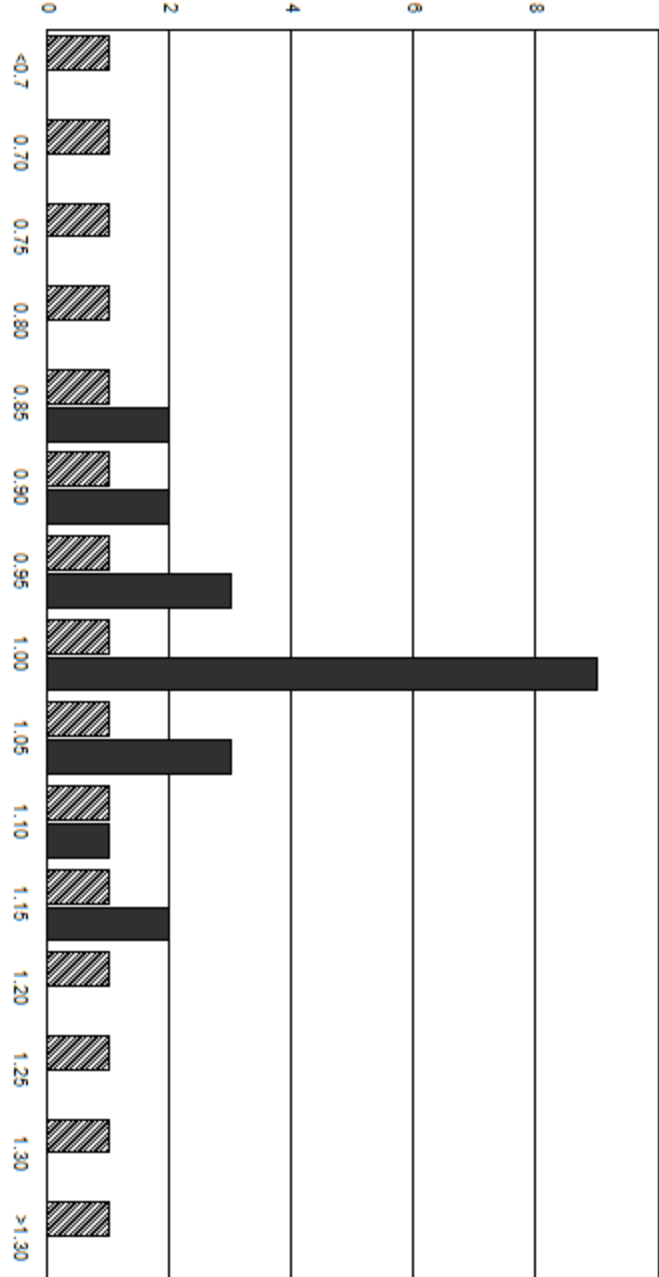
Sales Analysis Criteria	
Sold: 10/1/2018 - 8/30/2019	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2019	Trend: 0.000% Prior to 09/25/2019
Story Height: ALL	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

Thornton, NH Sales Analysis Report

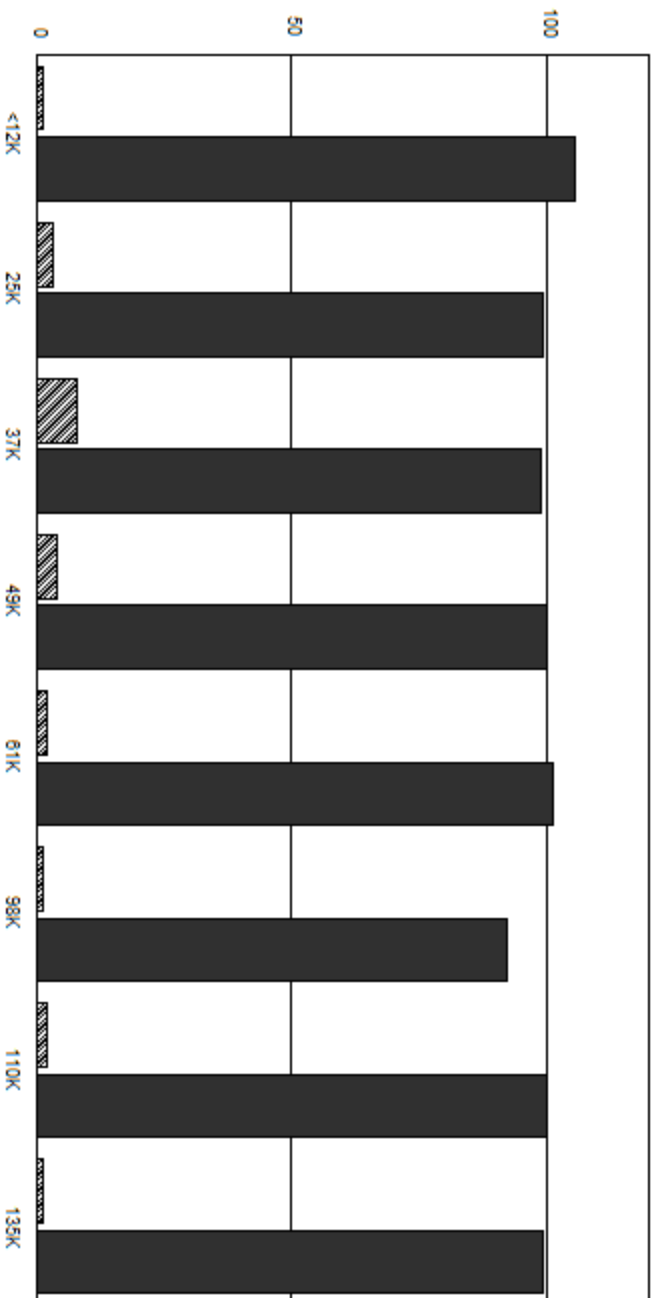
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area			Sale Date			Grantor	
1.058	000017	000014	000049	05	1.00	R1W	F			\$ 11,533	\$ 12,200	V	Q	STOPAS JASON T	\$ 14,800
0.992	000007	000002	013-28	02	103.06	R1	F			\$ 125,000	\$ 124,000	V	Q	MOUNTAIN RIVER DEVELOP	\$ 229,400
1.021	000015	000006	0004-7	03	1.89	R1W	F			\$ 100,000	\$ 102,100	V	Q	ANDREOZZI JOSEPH IV J	\$ 41,200
0.940	000012	000001	000017	01	2.85	R1	F			\$ 35,000	\$ 32,900	V	Q	CHARRON STEVEN	\$ 18,200
1.005	000011	000001	000136	02	2.30	R1	E			\$ 38,000	\$ 38,200	V	Q	PENTA AMELIA A & VINCE	\$ 25,400
0.978	000013	000006	000008	01	1.14	R1	F			\$ 50,000	\$ 48,900	V	Q	PATON WILLIAM C	\$ 32,900
1.018	000007	000002	007-04	02	1.01	R1	E			\$ 28,000	\$ 28,500	V	Q	GALLANT JAMIE T	\$ 29,900
1.111	000017	000001	003-16	01	2.62	R1	F			\$ 28,000	\$ 31,100	V	Q	DUBACH MARIA	\$ 29,800
0.922	000006	000011	000021	01	8.20	R1	E			\$ 87,000	\$ 80,200	V	Q	LOYND, STEPHEN R	\$ 61,800
0.994	000015	000004	000071	06	1.30	R1	D			\$ 18,000	\$ 17,900	V	Q	GRAVEL CAROLYN & ALLAN	\$ 24,700
0.962	000012	000002	000005	02	3.20	R1	F			\$ 34,500	\$ 33,200	V	Q	BENNETT BRICE A	\$ 39,700
0.841	000013	000002	000003	02	2.20	R1	F			\$ 34,500	\$ 29,000	V	Q	BRICE A BENNET	\$ 35,400
1.002	000008	000005	000009	02	5.40	R1	D			\$ 47,000	\$ 47,100	V	Q	CURRAN WILLIAM	\$ 33,800
0.998	000008	000009	000005	02	10.40	R1	E			\$ 42,000	\$ 41,900	V	Q	SMALTZ REALTY TRUST	\$ 36,200
1.046	000007	000002	013-35	02	12.02	CUVO	F			\$ 50,000	\$ 52,300	V	Q	MOUNTAIN RIVER DEVELOP	\$ 57,500
0.911	000013	000002	000009	01	3.80	R1	F			\$ 35,333	\$ 32,200	V	Q	ZAKARIA FAIZAH	\$ 39,000
0.870	000013	000001	000007	01	1.60	R1	G			\$ 40,000	\$ 34,800	V	Q	ROWAN PETER D	\$ 34,500
1.139	000011	000004	000029	02	3.01	R1	E			\$ 28,000	\$ 31,900	V	Q	MOUNTAIN RIVER DEVELOP	\$ 31,000
1.055	000016	000007	000061	01	1.00	R1	E			\$ 28,533	\$ 30,100	V	Q	SANBORN GREGORY W	\$ 24,500
0.985	000017	000001	000004	01	48.78	CUVO	F			\$ 105,000	\$ 103,400	V	Q	DUBACH FRANZ	\$ 70,400

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
1.158	000012	000007	000040	02	1.30	R1	F			\$ 21,500	08/01/2019	V	Q	CROSBY SCOTT E	\$ 25,900
0.953	000003	000005	000004	02	2.27	R1W	D			\$ 15,000	08/30/2019	V	Q	BRADLEY RALPH	\$ 36,900

Thornton, NH: Distribution of Sale Ratios

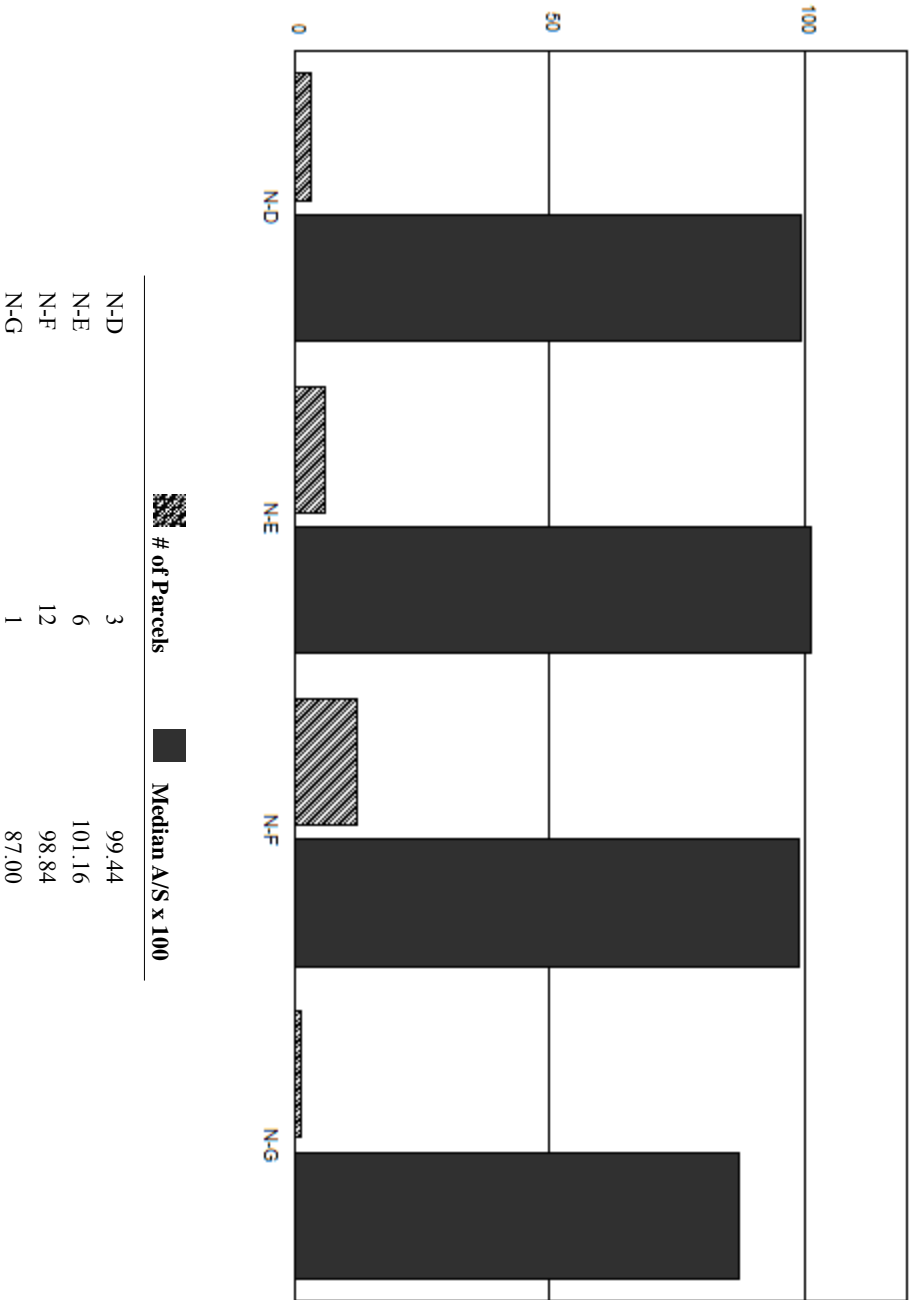


Thornton, NH: Median A/S Ratio by Sale Price

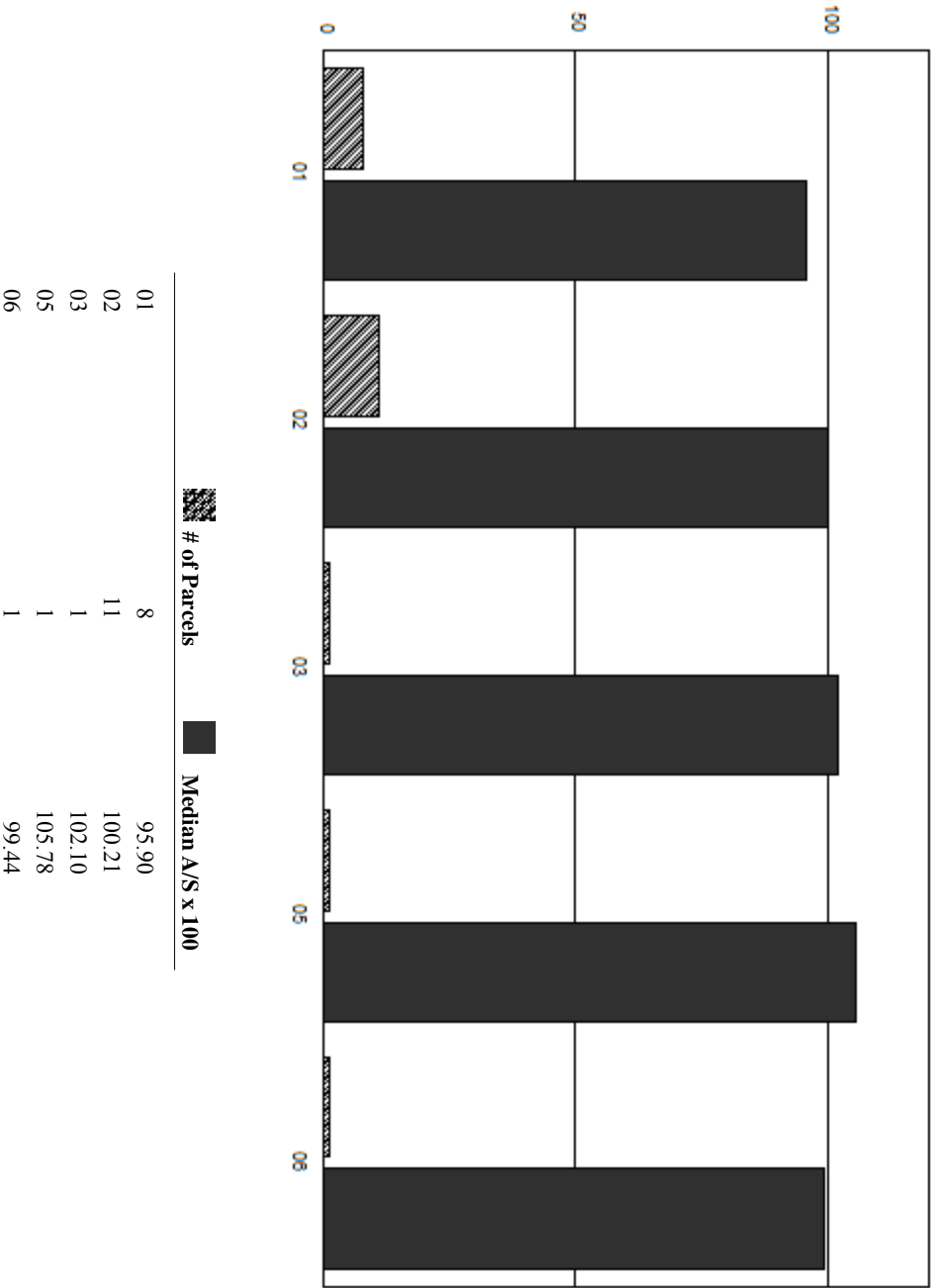


# of Parcels	Median A/S x 100
1	105.78
3	99.44
8	99.01
4	99.99
2	101.20
1	92.18
2	100.29
1	99.20

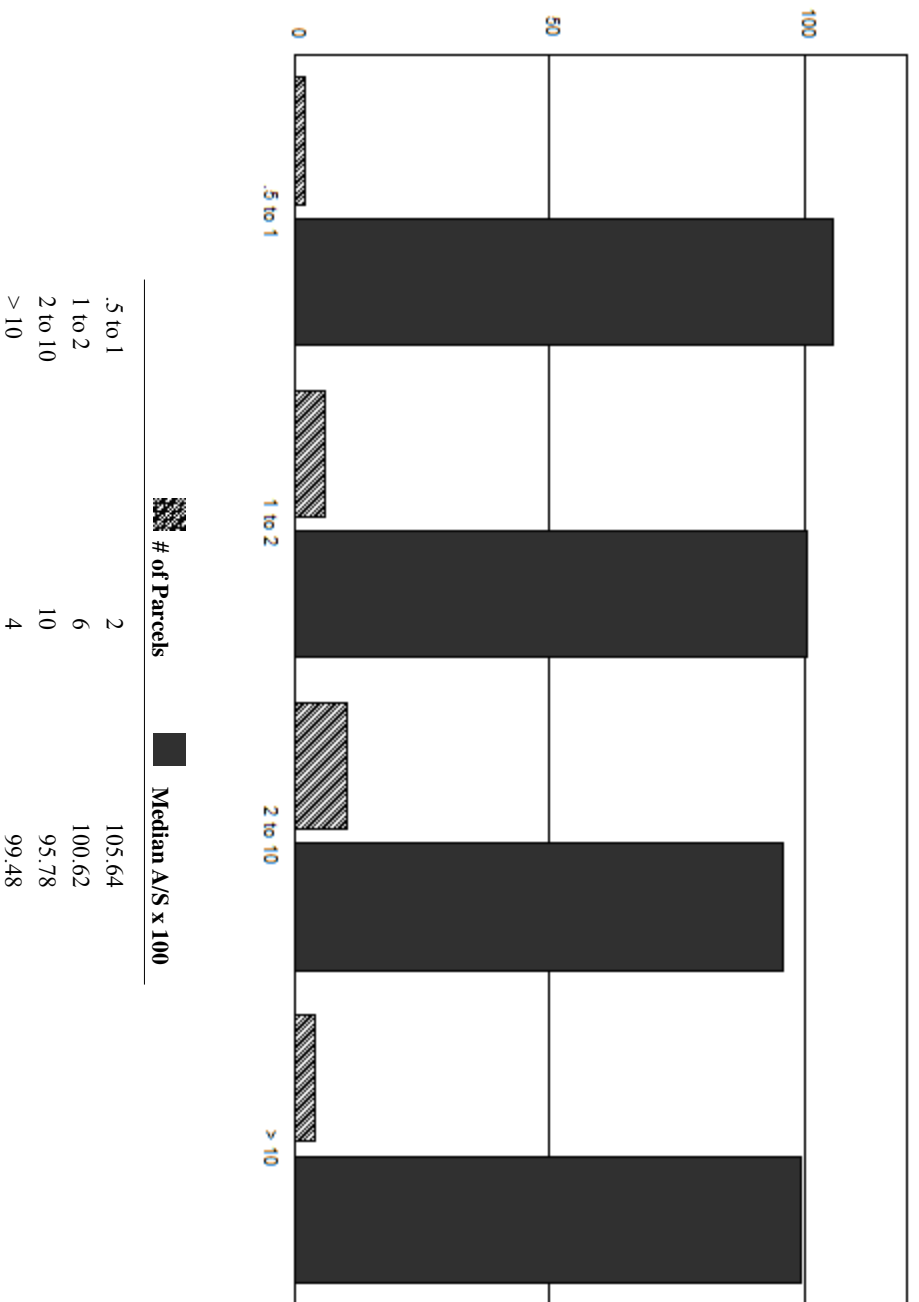
Thornton, NH:Median A/S Ratio by Neighborhood



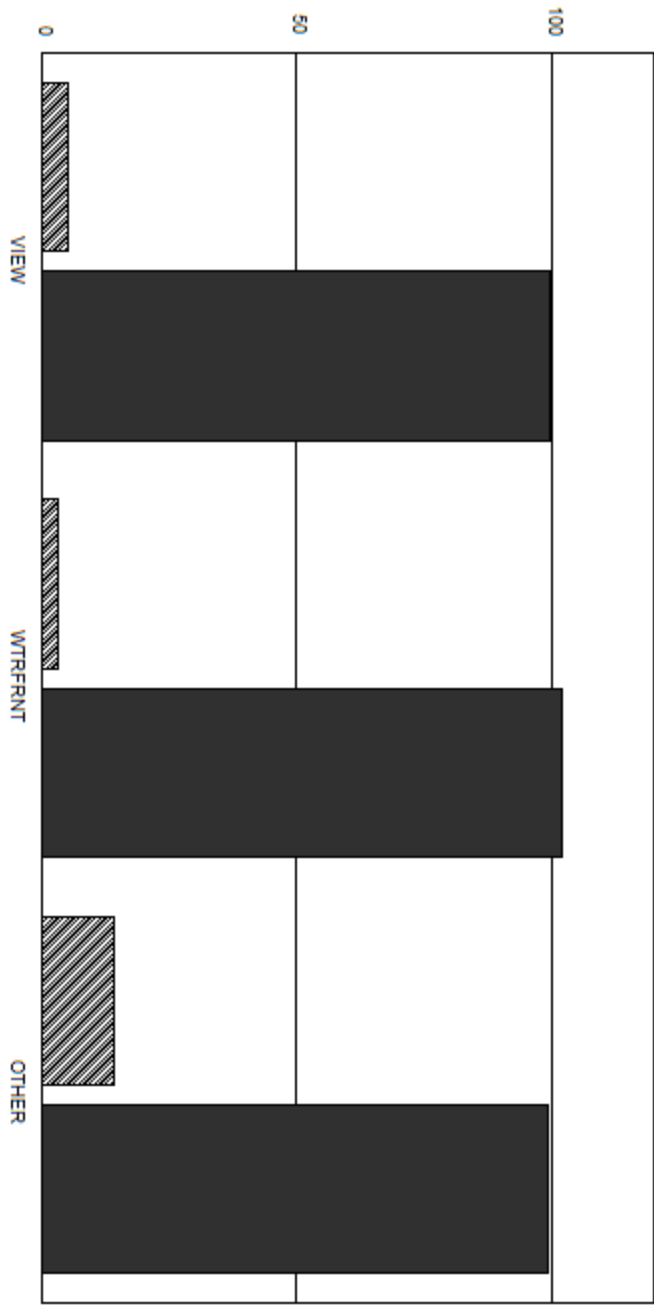
Thornton, NH:Median A/S Ratio by Zone




Thornton, NH:Median A/S Ratio by Acreage



Thornton, NH:Median A/S Ratio for Views/Waterfront/Other




	# of Parcels	Median A/S x 100
VIEW	5	99.76
WTRFRNT	3	102.10
OTHER	14	99.32

OWNER INFORMATION				SALES HISTORY				PICTURE		
JONES, ELIZABETH A PO BOX 6128 AMHERST, NH 03031				Date	Book	Page	Type	Price Grantor		
				01/18/2019	4413	0004	Q V	87,000 LOYND, STEPHEN R		
				07/25/2017	4299	0940	Q V	67,900 KAMMER ROBERT L		
				05/24/2000	2463	0332	Q 1	65,000 BARTLETT, SAMUEL & JOA		
AMHERST, NH 03031										
LISTING HISTORY										NOTES
03/21/19 DWUL 11/10/15 JDVE 08/24/11 JBVE 06/04/11 INSP 01/17/08 DWPL 06/27/07 MVPL 10/24/05 MVUM				S//01 ADJ AC PER DEED STRUCTURE FIRE 02/17/07.; POSTED SSNL/OBST						
EXTRA FEATURES VALUATION										
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes		
SHED-WOOD		96		8 x 12	227	10.00	60	1,308 1,300		
MUNICIPAL SOFTWARE BY AVTAR										
THORNTON, NH ASSESSING OFFICE										
PARCEL TOTAL TAXABLE VALUE										
Year	Building		Features		Land					
2017	\$ 0		\$ 900		\$ 60,900		Parcel Total: \$ 61,800			
2018	\$ 0		\$ 900		\$ 60,900		Parcel Total: \$ 61,800			
2019	\$ 0		\$ 1,300		\$ 80,200		Parcel Total: \$ 81,500			
LAND VALUATION										
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100				
Land Type		Units		Base Rate	NC Adj	Site	Road DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes	
1F RES		1.000 ac		74,000	E	100	95	100	95 -- MILD	100 63,400 0 N 63,400
1F RES		7.200 ac		x 1,000	X	100		95 -- MILD	100 6,800 0 N 6,800	pl/ssnl obst
VIEW				MOUNTAINS, NARROW, TOP25%, DISTANT						80 10,000 80,200
		8.200 ac								80,200
LAST REVALUATION: 2019										
Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED										

OWNER INFORMATION				SALES HISTORY				PICTURE				
O'CONNOR, BRIAN 15 EASTWOOD WAY MANCHESTER, NH 03109				Date	Book	Page	Type	Price	Grantor			
				11/16/2018	4402	0064	Q V	28,000	GALLANT JAMIE T			
				08/11/2014	4075	487	Q V	34,933	TUCHAPSKY LESLIE N			
				11/14/2005	3217	0892	Q V	60,000	POWERS INC, JAMES W			
LISTING HISTORY				NOTES								
01/16/19	JDVL	V-SALE		VACANT, WOODED; 7/15 SLOPES DOWN FROM RD; NO VU FROM PROPERTY; REMOVED VU FACTOR FOR 2015 DV;								
07/09/15	DWVL											
08/15/11	JBVL											
06/04/11	INSP	MARKED FOR INSPECTION										
03/24/05	MVPS											
EXTRA FEATURES VALUATION												
Feature Type	Units			Length	x Width	Size Adj	Rate	Cond	Market Value Notes			
THORNTON, NH ASSESSING OFFICE												
PARCEL TOTAL TAXABLE VALUE												
Year	Building		Features		Land							
2017	\$ 0		\$ 0		\$ 29,900		Parcel Total: \$ 29,900					
2018	\$ 0		\$ 0		\$ 29,900		Parcel Total: \$ 29,900					
2019	\$ 0		\$ 0		\$ 28,500		Parcel Total: \$ 28,500					
LAND VALUATION												
Zone: RURAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/WDS				
Land Type				Units		Base Rate		NC	Adj	Site	Road	
1F RES	1.000 ac		74,000		E	100	45	100	90	95 --	MILD	
1F RES	0.010 ac		x 1,000		X	100			95 --	MILD		
				1.010 ac						28,500	28,500	
LAST REVALUATION: 2019												
				Driveway: UNDEVELOPED		Road: PAVED						

OWNER INFORMATION				SALES HISTORY				PICTURE						
DEMLER, JONATHAN R DEMLER, CARLA M 78 OLD NORTH GROTON ROAD RUMNEY, NH 03266				Date	Book	Page	Type	Price	Grantor					
				10/29/2018 4397 0814 Q V			125,000 MOUNTAIN RIVER							
				06/18/2002 2679 0263 U V 40			INGRAM HERBERT							
LISTING HISTORY				NOTES										
01/07/16 JDVL 08/24/11 JBVL 06/04/11 INSP 09/18/09 GRHC 01/01/80 NONE				POND SITE & EXCAVATION AREA .5 ACRES POND & ACTIVITY 7/02 SUBDIV LOTS 20-35. 08/11 PU 2 SHEDS, DNPU OUTHSE. 11/15: NC.										
EXTRA FEATURES VALUATION														
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value Notes						
SHED-WOOD	24	4 x 6				400	10.00	60	576 AVG COND					
SHED-WOOD	24	4 x 6				400	10.00	60	576 AVG COND					
									1,200					
MUNICIPAL SOFTWARE BY AVITAR														
THORNTON, NH ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features		Land										
2017	\$ 0	\$ 500		\$ 32,087		Parcel Total: \$ 32,587								
2018	\$ 0	\$ 500		\$ 31,995		Parcel Total: \$ 32,495								
2019	\$ 0	\$ 1,200		\$ 47,446		Parcel Total: \$ 48,646								
LAND VALUATION														
Zone: RURAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/CLR Driveway: UNDEVELOPED Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.500 ac	68,000	F	110	65	100	90	95 -- MILD	100	41,600	0	N	41,600	
UNMNGD OTHER	102.559 ac	x 1,000	X	71				85 -- MODERATE	100	61,900	100	N	5,846	
UNMNGD OTHER	400.000 ft	x 85	X	71				85 -- MODERATE	100	20,500	0	N	0	
										124,000			47,446	
										103.059 ac				

OWNER INFORMATION				SALES HISTORY				PICTURE		
PHOLY, PONGSATHYA & DANIELLE 22 LAUREL CREST DRIVE BROOKLINE, NH 03033				Date	Book	Page	Type	Price	Grantor	
				04/08/2019	4425	0730	Q V	50,000 MOUNTAIN RIVER		
LISTING HISTORY				NOTES						
05/09/19 DWUL 11/18/15 DWVL 07/08/10 DWVL 09/17/09 GRHC 01/01/80 NONE				LOT 35//02 SUBDIV//06 LOT LINE/ POND ON LOT LINE						
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR THORNTON, NH ASSESSING OFFICE
Feature Type										

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		PHOLY, PONGSATHYA & DANIELLE 22 LAUREL CREST DRIVE BROOKLINE, NH 03033		<div> <div>District</div> <div>Percentage</div> </div>		<div> <div>Model:</div> <div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> </div> <div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> </div> <div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div> </div> </div>	
		<div> <div>Date</div> <div>Permit ID</div> <div>Permit Type</div> <div>Notes</div> </div>					
						<div> <div>Base Type:</div> </div>	
						<div> <div>BUILDING SUB AREA DETAILS</div> </div>	
						<div> <div>2019 BASE YEAR BUILDING VALUATION</div> </div>	
						<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>%</div> <div>%</div> </div> </div>	

OWNER INFORMATION				SALES HISTORY				PICTURE						
SMITH, CRAIG W LACASSE, KAREN E PO BOX 62 CATAUMET, MA 02534				Date	Book	Page	Type	Price	Grantor					
				03/20/2019 4421 0784 Q V				47,000 CURRAN WILLIAM						
				09/14/2006 3326 0508 Q V				53,067 NYHAN, THOMAS J & ELIZ						
LISTING HISTORY				NOTES										
06/13/16 DWVL														
01/01/80 NONE														
EXTRA FEATURES VALUATION														
Feature Type	Units			Length	x Width	Size Adj	Rate	Cond	Market Value	Notes				
MUNICIPAL SOFTWARE BY AVITAR														
THORNTON, NH ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building		Features		Land									
2017	\$ 0		\$ 0		\$ 33,800									
			Parcel Total:		\$ 33,800									
2018	\$ 0		\$ 0		\$ 33,800									
			Parcel Total:		\$ 33,800									
2019	\$ 0		\$ 0		\$ 47,100									
			Parcel Total:		\$ 47,100									
LAND VALUATION														
Zone: RURAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/WDS		Driveway: UNDEVELOPED	Road: GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1,000 ac	74,000	D	90	45	95	90	--	ROLLING	100	23,100	0	N	23,100
1F RES	4,400 ac	x 1,000	X	100				--	ROLLING	100	4,000	0	N	4,000
VIEW	MOUNTAINS, AVERAGE, TOP50%, DISTANT													
											50	20,000	CTD VU	
											47,100	47,100		

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		SMITH, CRAIG W LACASSE, KAREN E PO BOX 62 CATAUMET, MA 02534		DistrictPercentage		Model: Roof: Ext: Int: Floor: Heat: Baths: Fixtures: Fireplaces: Generators:	
				PERMITS		Notes	
Date	Permit ID	Permit Type					
<div></div>						BUILDING SUB AREA DETAILS	
						2019 BASE YEAR BUILDING VALUATION	
						Year Built:	
						Condition For Age:	
						Physical:	
						Functional:	
						Economic:	
						Temporary:	

OWNER INFORMATION				SALES HISTORY				PICTURE	
HARRISON, BENJAMIN E 12 FLETCHER ROAD WELLESLEY, MA 02481				Date	Book	Page	Type	Price	Grantor
				04/05/2019	4425	0218	Q V	42,000	SMALTZ REALTY TRUST SMALTZ ROBERT & SHEILA
LISTING HISTORY				NOTES					
05/09/19 DWUL 06/13/16 DWVL 01/01/80 NONE				LOT #44					
EXTRA FEATURES VALUATION									
Feature Type	Units Length x Width			Size Adj	Rate	Cond	Market Value Notes		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 0		\$ 0		\$ 36,200 Parcel Total: \$ 36,200				
2018	\$ 0		\$ 0		\$ 36,200 Parcel Total: \$ 36,200				
2019	\$ 0		\$ 0		\$ 41,900 Parcel Total: \$ 41,900				
LAND VALUATION									
Zone: RURAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UNDWDS Driveway: UNDEVELOPED Road: GRAVEL	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1,000 ac	74,000	E	100	45	95	90	85 -- MODERATE	100 24,200 0 N 24,200
1F RES	9,400 ac	x 1,000	X	96				85 -- MODERATE	100 7,700 0 N 7,700
VIEW	MOUNTAINS, AVERAGE, TOP50%, DISTANT			25	10,000 ctd				
10,400 ac				41,900 41,900					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		HARRISON, BENJAMIN E 12 FLETCHER ROAD WELLESLEY, MA 02481		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							
								2019 BASE YEAR BUILDING VALUATION	
								2019 BASE YEAR BUILDING VALUATION	

OWNER INFORMATION				SALES HISTORY				PICTURE									
WANDS, STEPHEN L DUDEK, JILLIAN A 7 FLORENCE STREET, APT 1 CAMBRIDGE, MA 02139				Date Book Page Type Price Grantor 11/08/2018 4400 0295 Q V 38,000 PENTA AMELIA A &													
LISTING HISTORY				NOTES													
01/14/19 JDVL V-SALE 01/01/80 NONE				LOT 65 WOODS AT MILLBROOK; CHECK VIEW FACTOR WHEN DEVELOPED;													
EXTRA FEATURES VALUATION								<div>MUNICIPAL SOFTWARE BY AVITAR</div> <div>THORNTON, NH ASSESSING OFFICE</div>									
Feature Type				Units Length x Width Size Adj Rate Cond Market Value Notes													
LAND VALUATION								PARCEL TOTAL TAXABLE VALUE									
Zone: RURAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site: UND/WDS Driveway: UNDEVELOPED Road: GRAVEL													
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
IF RES		1,000 ac	74,000	E	100	45	95	90	95 -- MILD	100	27,000	0	N	27,000			
IF RES		1,300 ac	x 1,000	X	100				90 -- ROLLING	100	1,200	0	N	1,200			
VIEW			MOUNTAINS, AVERAGE, TOP25%, DISTANT										50		10,000	cid	
		2,300 ac													38,200	38,200	

OWNER INFORMATION				SALES HISTORY				PICTURE	
PRECISION APPLICATIONS LLC				Date	Book	Page	Type	Price Grantor	
PO BOX 1837				05/07/2019	4431	597	Q V	28,000 MOUNTAIN RIVER	
PLYMOUTH, NH 03264				04/19/2019	4427	915	U V 38	INGRAM, HERBERT	
LISTING HISTORY				NOTES					
05/09/19 DWUL				LOT 1					
09/17/09 GRHN									
01/01/80 NONE									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		THORNTON, NH ASSESSING OFFICE	

OWNER INFORMATION				SALES HISTORY				PICTURE	
KARLIN, BENJAMIN 10 BRADFORD TERRACE BROOKLINE, MA 02446				Date	Book	Page	Type	Price	Grantor
				11/01/2018 4398 0717 Q V					35,000 CHARRON STEVEN
LISTING HISTORY				NOTES					
01/15/19 JDVL VER SALE				ABATEMENT REVIEW, UNDERGRND UTIL.; 2019NC, COMBINED 50% VALUE FROM 12-1-17B INTO THIS PARCEL AFTER SALE; LOT 33 WOODWINDS DRIVE					
01/08/19 DWPR									
08/03/16 DWVL									
01/01/80 NONE									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
WOODLANDS	1		100	5,000.00	50	2,500 2,500			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 0	-\$ 13,300		\$ 31,500 Parcel Total: \$ 18,200					
2018	\$ 0	-\$ 13,300		\$ 31,500 Parcel Total: \$ 18,200					
2019	\$ 0	\$ 2,500		\$ 32,900 Parcel Total: \$ 35,400					
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/WDS	
								Driveway: UNDEVELOPED	
								Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	1.000 ac	74,000	F	110	45	100	90	95 -- MILD	100
1F RES	1.850 ac	x 1,000	X	100				85 -- MODERATE	100
									32,900
									32,900
LAST REVALUATION: 2019									
Ad Valorem SPI R Tax Value Notes									
									31,300
									1,600
									32,900

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
<div></div>		KARLIN, BENJAMIN 10 BRADFORD TERRACE BROOKLINE, MA 02446		<div></div>		Model:			
						Roof:			
		PERMITS		District		Percentage		Ext:	
Date		Permit ID		Permit Type		Notes		Int:	
<div></div>								Floor:	
								Heat:	
								Bedrooms:	
								Baths:	
								Extra Kitchens:	
								A/C:	
								Quality:	
								Com. Wall:	
								Stories:	
								Base Type:	
BUILDING SUB AREA DETAILS									
2019 BASE YEAR BUILDING VALUATION									
Year Built:									
Condition For Age:									
Physical:									
Functional:									
Economic:									
Temporary:									

OWNER INFORMATION				SALES HISTORY				PICTURE						
HARRIS, KATHERINE LEMMON, JOSHUA 150 WOODWINDS DRIVE THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor					
				02/08/2019 4415 0837 Q V				34,500 BENNETT BRICE A						
LISTING HISTORY				NOTES										
03/25/19 DWUL 08/03/16 DWVL 01/01/80 NONE				LOT 37/VIEW POTENTIAL; UNDERGRND UTIL; SMALL CLEARED AREA AT ROADSIDE DNPJ;										
EXTRA FEATURES VALUATION														
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value	Notes					
WOODLANDS		1			100	5,000.00	100	5,000	5,000					
MUNICIPAL SOFTWARE BY AVITAR														
THORNTON, NH ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building		Features		Land									
2017	\$ 0		\$ 5,000		\$ 34,700									
			Parcel Total:		\$ 39,700									
2018	\$ 0		\$ 5,000		\$ 34,700									
			Parcel Total:		\$ 39,700									
2019	\$ 0		\$ 5,000		\$ 33,200									
			Parcel Total:		\$ 38,200									
LAND VALUATION														
LAST REVALUATION: 2019														
Zone: RURAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	74,000	F	110	45	100	90	95 -- MILD	100	31,300	0	N	31,300	
1F RES	2.200 ac	x 1,000	X	100				85 -- MODERATE	100	1,900	0	N	1,900	
	3,200 ac										33,200		33,200	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		HARRIS, KATHERINE LEMMON, JOSHUA 150 WOODWINDS DRIVE THORNTON, NH 03285		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories:		Fixtures: Fireplaces: Generators: Base Type:	
		PERMITS		Date	Permit ID	Permit Type	Notes		
<div></div>									
2019 BASE YEAR BUILDING VALUATION							Year Built:		Condition For Age: Physical: Functional: Economic: Temporary:

OWNER INFORMATION				SALES HISTORY				PICTURE						
SHUFFLETON, DANIEL G SHUFFLETON, ASHLEY R 213 HIGHBROOK ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor					
				08/01/2019	4454	0521	Q V	21,500	CROSBY SCOTT E					
				03/08/2012	3865	813	U V 27	10,000	PEACOCK JAMES					
				06/24/2005	3156	0914	Q V	36,000	DOYLE JAMES					
LISTING HISTORY				NOTES										
01/01/80	NONE			50% INTEREST EACH OWNER. JAMES PEACOCK SOLD HIS HALF INTEREST TO SCOTT 3/8/12.										
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR										
Feature Type	Units Length x Width			Size Adj	Rate	Cond	Market Value Notes							
				THORNTON, NH ASSESSING OFFICE										
				PARCEL TOTAL TAXABLE VALUE										
Year	Building		Features		Land									
2017	\$ 0				\$ 25,900									
					Parcel Total: \$ 25,900									
2018	\$ 0				\$ 25,900									
					Parcel Total: \$ 25,900									
2019	\$ 0				\$ 24,900									
					Parcel Total: \$ 24,900									
LAND VALUATION				LAST REVALUATION: 2019										
Zone: RURAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100		Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED										
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	74,000	F	110	45	100	90	75 -- STEEP	100	24,700	0	N	24,700	
1F RES	0.300 ac	x 1,000	X	100				75 -- STEEP	100	200	0	N	200	
	1.300 ac	24,900 24,900												

OWNER INFORMATION				SALES HISTORY				PICTURE	
HARUTYUNYAN, LEVON TRUZYAN, ANAHIT 360 REVERE BEACH BOULEVARD UNIT 107 REVERE, MA 02151				Date	Book	Page	Type	Price Grantor	
				04/15/2019	4426	688	Q V	40,000 ROWAN PETER D	
				06/02/2011	3796	0702	Q V	35,000 DASZKIEWICZ, SHARON	
LISTING HISTORY				NOTES					
05/09/19 DWUL 01/01/80 NONE				UNDERGRND UTIL; SLOPES UP FROM ROAD, GOOD ACCESS AT TOP OF LOT;					
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		THORNTON, NH ASSESSING OFFICE	
WOODLANDS	1		100	5,000.00	100	5,000			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 0	\$ 5,000		\$ 29,500					
		Parcel Total: \$ 34,500							
2018	\$ 0	\$ 5,000		\$ 29,500					
		Parcel Total: \$ 34,500							
2019	\$ 0	\$ 5,000		\$ 34,800					
		Parcel Total: \$ 39,800							
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/WDS	
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay
1F RES	1.000 ac	74,000 G	120	45	100	90	95 -- MILD	100	34,200
1F RES	0.600 ac	x 1,000 X	100				95 -- MILD	100	600
	1.600 ac							34,800	34,800
LAST REVALUATION: 2019									
								Road: PAVED	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
<div> <div> HARUTYUNYAN, LEVON TRUZYAN, ANAHIT 360 REVERE BEACH BOULEVARD UNIT 107 REVERE, MA 02151 </div> </div>		<div> District Percentage </div>		<div> Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: </div>		<div> Fixtures: Fireplaces: Generators: </div>	
		<div> PERMITS </div>		<div> Date Permit ID Permit Type Notes </div>		<div> Base Type: </div>	
<div> 2019 BASE YEAR BUILDING VALUATION </div>						<div> Year Built: Condition For Age: Physical: Functional: Economic: Temporary: </div>	

OWNER INFORMATION				SALES HISTORY				PICTURE	
HARRIS, KATHERINE LEMMON, JOSHUA 150 WOODWINDS DRIVE THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				02/08/2019 4415 0837 Q V				34,500 BRICE A BENNET	
LISTING HISTORY				NOTES					
03/25/19 DWUL 01/01/80 NONE				UNDERGRND UTIL;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
WOODLANDS	1		100	5,000.00	100	5,000	5,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 0	\$ 5,000	\$ 30,400						
		Parcel Total:	\$ 35,400						
2018	\$ 0	\$ 5,000	\$ 30,400						
		Parcel Total:	\$ 35,400						
2019	\$ 0	\$ 5,000	\$ 29,000						
		Parcel Total:	\$ 34,000						
LAND VALUATION									
LAST REVALUATION: 2019									
Zone: RURAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100		Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED					
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1.000 ac	74,000	F	110	45	100	90	85 -- MODERATE	100 28,000
1F RES	1.200 ac	x 1,000	X	100				85 -- MODERATE	100 1,000
	2.200 ac								29,000 29,000

OWNER INFORMATION				SALES HISTORY				PICTURE	
SIEGART FAMILY REV TRUST OF 2014				Date	Book	Page	Type	Price Grantor	
SIEGART, JOHN R & DIANE M				04/10/2019	4426	84	Q V	35,333 ZAKARIA FAIZAH	
PO BOX 1617				11/02/2007	3464	0303	Q V	39,933 ST AMOUR, DAVID & DIAN	
CAMPION, NH 03223				01/14/2004	2947	0882	Q V	28,000 MCMANAMIN WILLIAM	
LISTING HISTORY				NOTES					
05/09/19	DWUL			VIEW POTENTIAL; UNDERGRND UTIL; SLOPES UP FROM ROAD, VERY					
01/01/80	NONE			ROCKY LOT;					
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
WOODLANDS	1		100	5,000.00	100	5,000			
				THORNTON, NH ASSESSING OFFICE					
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 0	\$ 5,000		\$ 34,000					
		Parcel Total: \$		39,000					
2018	\$ 0	\$ 5,000		\$ 34,000					
		Parcel Total: \$		39,000					
2019	\$ 0	\$ 5,000		\$ 32,200					
		Parcel Total: \$		37,200					
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100		Site: UND/WDS		
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay
1F RES	1.000 ac	74,000 F	110	45	100	90	Topography	Cond	Ad Valorem
1F RES	2.800 ac	x 1,000 X	100			90 -- ROLLING	100	29,700	0 N
	3.800 ac					90 -- ROLLING	100	2,500	0 N
								32,200	29,700
									2,500
									32,200
LAST REVALUATION: 2019									
Road: PAVED									

<div>PICTURE</div>	<div>OWNER</div>		<div>TAXABLE DISTRICTS</div>		<div>BUILDING DETAILS</div>
	<div>SIEGART FAMILY REV TRUST OF 20 SIEGART, JOHN R & DIANE M PO BOX 1617 CAMPTON, NH 03223</div>		<div>District</div>	<div>Percentage</div>	
	<div>PERMITS</div>				
	<div>Date</div>	<div>Permit ID</div>	<div>Permit Type</div>	<div>Notes</div>	
<div>BUILDING SUB AREA DETAILS</div>					
<div>Base Type:</div>					
<div>2019 BASE YEAR BUILDING VALUATION</div>					
<div>Year Built: Condition For Age: Physical: Functional: Economic: Temporary:</div>					

OWNER INFORMATION				SALES HISTORY				PICTURE				
FLOATING FEATHER, LLC				Date	Book	Page	Type	Price Grantor				
225 WOOD STREET HOPKINTON, MA 01748				11/08/2018	4400	0308	Q V	50,000 PATON WILLIAM C				
				06/20/2016	4213	0677	Q V	33,532 TOGNACCI MICHAEL P				
				01/09/2007	3366	0378	Q V	43,000 PATON, WILLIAM C				
				08/19/2004	3039	0964	U V 18	100 HOLDERNESS SCHOOL				
LISTING HISTORY				NOTES								
01/15/19	JDVL	V-SALE		8/04 SALE INCLUDED LOT 6-7; UNDERGRND UTIL; 1/19; SALE INCL LOT 6-7; WALKING TRAIL ON PROP;								
01/01/80	NONE											
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR								
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			THORNTON, NH ASSESSING OFFICE			

OWNER INFORMATION				SALES HISTORY				PICTURE							
DALY, STEVEN DALY, MEGANNE L 4 CIRCUIT DRIVE KINGSTON, NH 03848-3303				Date	Book	Page	Type	Price	Grantor						
				01/22/2019 4413 0392 Q V				18,000 GRAVEL CAROLYN &							
LISTING HISTORY				NOTES											
03/25/19 DWUL 01/01/80 NONE				PROPERTY AT EN OF CULD-DE-SAC, BOARDERS HIGHWAY, LEVEL WITH ROAD, SHED ON LOT;											
EXTRA FEATURES VALUATION															
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes							
SHED-WOOD		112		14 x 8	203	10.00	80	1,819 1,800							
MUNICIPAL SOFTWARE BY AVITAR															
THORNTON, NH ASSESSING OFFICE															
PARCEL TOTAL TAXABLE VALUE															
Year	Building		Features		Land										
2017	\$ 0		\$ 0		\$ 24,700 Parcel Total: \$ 24,700										
2018	\$ 0		\$ 0		\$ 24,700 Parcel Total: \$ 24,700										
2019	\$ 0		\$ 1,800		\$ 17,900 Parcel Total: \$ 19,700										
LAND VALUATION															
Zone: INDUSTRIAL I Minimum Acreage: 1.00 Minimum Frontage: 100				Site: UND/CLR Driveway: UNDEVELOPED Road: GRAVEL											
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES		1.000 ac	74,000	D	90	65	95	90	95 -- MILD	50	17,600	0	N	17,600	HWY/LOC
1F RES		0.300 ac	x 1,000	X	100				95 -- MILD	100	300	0	N	300	
		1.300 ac 17,900 17,900													

OWNER INFORMATION				SALES HISTORY				PICTURE			
MEYERJACK, WILLIAM S MEYERJACK, CATHERINE S 1058 GREAT ROAD LINCOLN , RI 02865				Date	Book	Page	Type	Price	Grantor		
				10/31/2018 4398 0351 Q V				100,000	ANDREOZZI JOSEPH IV		
				05/27/2016 4207 0987 Q V				65,000	SMITH WAYNE G		
				01/05/2005 3095 0295 Q V				60,000	STEPHEN MACCERA		
LISTING HISTORY				NOTES							
01/14/19 JDVL V-SALE				02 SUBDIV 15-6-4; 1/19; CHAINED & POSTED ACC; DW ONTO LOT; EST SOME CLEAR;							
01/01/80 NONE											
EXTRA FEATURES VALUATION											
Feature Type				Units Length x Width		Size Adj		Rate	Cond	Market Value	Notes

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MEYERJACK, WILLIAM S MEYERJACK, CATHERINE S 1058 GREAT ROAD LINCOLN , RI 02865		District	Percentage	Model: Roof: Ext: Int: Floor: Heat:	
						Baths:	Fixtures:
		Date	Permit ID	Permit Type	Notes	Bedrooms:	Extra Kitchens:
				A/C: Quality: Com. Wall: Stories: Base Type:			
				BUILDING SUB AREA DETAILS			
				2019 BASE YEAR BUILDING VALUATION			
				Year Built: Condition For Age: Physical: Functional: Economic: Temporary:			
				%			
				%			

OWNER INFORMATION										SALES HISTORY										PICTURE																													
MONROE, ROBERT R MONROE, TANYA 86 OWL STREET CAMPTON, NH 03223										<table><tr><th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price Grantor</th></tr><tr><td>05/14/2019</td><td>4433</td><td>0255</td><td>Q V</td><td>28,533 SANBORN GREGORY W</td></tr><tr><td>01/20/2015</td><td>4107</td><td>0305</td><td>U V 38</td><td>SLEEPER FAMILY TRUST</td></tr><tr><td>01/20/2015</td><td>4107</td><td>0308</td><td>U V 24</td><td>8,000 SLEEPER MARK</td></tr></table>										Date	Book	Page	Type	Price Grantor	05/14/2019	4433	0255	Q V	28,533 SANBORN GREGORY W	01/20/2015	4107	0305	U V 38	SLEEPER FAMILY TRUST	01/20/2015	4107	0308	U V 24	8,000 SLEEPER MARK										
										Date	Book	Page	Type	Price Grantor																																			
										05/14/2019	4433	0255	Q V	28,533 SANBORN GREGORY W																																			
										01/20/2015	4107	0305	U V 38	SLEEPER FAMILY TRUST																																			
01/20/2015	4107	0308	U V 24	8,000 SLEEPER MARK																																													
LISTING HISTORY										NOTES																																							
08/28/19 DWHC 08/15/17 DWVL 06/19/14 DWHC 05/08/13 INSP 09/20/10 BHVM 09/17/09 KCHC 09/17/09 CRHR 01/01/80 NONE										1998 SUBDIVISION; MARKED FOR INSPECTION																																							
EXTRA FEATURES VALUATION																																																	
Feature Type										Units Length x Width Size Adj Rate Cond Market Value Notes																																							
MUNICIPAL SOFTWARE BY AVITAR																																																	
THORNTON, NH ASSESSING OFFICE																																																	
PARCEL TOTAL TAXABLE VALUE																																																	
Year										Building										Features										Land																			
2017										\$ 0										\$ 0										\$ 24,500																			
																				Parcel Total: \$ 24,500																													
2018										\$ 0										\$ 0										\$ 24,500																			
																				Parcel Total: \$ 24,500																													
2019										\$ 0										\$ 0										\$ 30,100																			
																				Parcel Total: \$ 30,100																													
LAND VALUATION																																																	
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: UND/WDS Driveway: GRAVEL/DIRT Road: PAVED																																																	
Land Type										Units										Base Rate NC Adj Site Road DWay Topography										Cond Ad Valorem SPI R Tax Value Notes																			
IF RES										1,000 ac										74,000 E 100 45 100 95 95 -- MILD										100 30,100 0 N 30,100																			
										1,000 ac																				30,100																			

OWNER INFORMATION				SALES HISTORY				PICTURE	
SINGH, JAGMEET PARK, YEREEM 60 PLEASANT STREET APT #418 ARLINGTON, MA 02476				Date	Book	Page	Type	Price	Grantor
				06/18/2019	4443	0226	Q V	105,000	DUBACH FRANZ
				09/12/2014	4082	0550	U V 38		DUBACH FRANZ
LISTING HISTORY				NOTES					
01/31/18	RJVL			VACANT; SLOPES UP FROM RD-EVIDENCE OF LOGGING, NO CLEARED SITE OBVIOUS, ACCESS/LOGGING ROAD SNOWED OVER, COULD NOT VERIFY;					
10/23/13	DWVL								
05/08/13	INSP	MARKED FOR INSPECTION							
01/01/80	NONE								
EXTRA FEATURES VALUATION									
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 0				\$ 3,157				
					Parcel Total: \$ 3,157				
2018	\$ 0				\$ 3,103				
					Parcel Total: \$ 3,103				
2019	\$ 0				\$ 2,549				
					Parcel Total: \$ 2,549				
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/WDS Driveway: GRAVEL/DIRT Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
UNMNGD OTHER	1,000 ac	74,000	F	110	45	100	95	90 -- ROLLING	100
UNMNGD OTHER	47,780 ac	x 1,000	X	84				90 -- ROLLING	100
VIEW IN CU	MOUNTAINS/HILLS, WIDE, TOP75%, DISTANT								50
									103,400
48,780 ac									2,549
LAST REVALUATION: 2019									

<div>PICTURE</div>	<div>OWNER</div> <div>SINGH, JACMEET PARK, YEREEM 60 PLEASANT STREET APT #418 ARLINGTON, MA 02476</div>		<div>TAXABLE DISTRICTS</div> <table><tr><td>District</td><td>Percentage</td></tr><tr><td></td><td></td></tr></table>		District	Percentage		
			District	Percentage				
	<div>PERMITS</div>							
	Date	Permit ID	Permit Type	Notes				
<div></div>								
<div>BUILDING SUB AREA DETAILS</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>Base Type:</div>					
<div>2019 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>					

OWNER INFORMATION				SALES HISTORY				PICTURE							
HAAS, TERRI H 2003 TRUST HAAS, TERRI H TRUSTEE 16504 WELLINGTON LAKES CIRCLE FORT MYERS, FL 33908				Date	Book	Page	Type	Price	Grantor						
				12/1/2018	4406	0425	Q V	28,000	DUBACH MARIA						
				09/12/2014	4082	0550	U V 38		DUBACH FRANZ						
LISTING HISTORY				NOTES											
01/31/18 RJVL 10/23/13 DWVL 05/08/13 INSP 05/13/09 DWPL 04/14/08 MVSC 05/17/07 SUBD				17-1-3 LOT 16//07 SUB 2.62 AC; 1/18; NC; VACANT; SLOPES DOWN FROM ROAD;											
EXTRA FEATURES VALUATION															
Feature Type	Units			Length	x Width	Size Adj	Rate	Cond	Market Value Notes						
MUNICIPAL SOFTWARE BY AVITAR															
THORNTON, NH ASSESSING OFFICE															
PARCEL TOTAL TAXABLE VALUE															
Year	Building		Features		Land										
2017	\$ 0				\$ 29,800 Parcel Total: \$ 29,800										
2018	\$ 0				\$ 29,800 Parcel Total: \$ 29,800										
2019	\$ 0				\$ 31,100 Parcel Total: \$ 31,100										
LAND VALUATION															
LAST REVALUATION: 2019															
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	1.000 ac	74,000	F	110	45	100	90	90 -- ROLLING	100	29,700	0	N	29,700		
1F RES	1.620 ac	x 1,000	X	100				85 -- MODERATE	100	1,400	0	N	1,400		
										2.620 ac	31,100				31,100

OWNER INFORMATION		SALES HISTORY					PICTURE							
PERES, FABRICIO		Date	Book	Page	Type	Price	Grantor							
7 FRANKLIN AVENUE		10/05/2018	4392	0931	Q V	11,533	STOPAS JASON T							
		06/26/2012	3895	335	Q V	10,000	LOGAN JAMES M JR							
		04/22/2003	2807	0334	Q V	6,530	ETHER CYNTHIA A							
MEDFORD,, MA 02155														
LISTING HISTORY		NOTES												
01/10/19 JDVL V-SALE		LOT 1-1//POTENTIAL VIEW; 75'+/- FTG ON MAD RIVER; STEEP TOPO FR RD,												
09/27/18 DWVL		LOT SLOPES DOWN TO COMMON LAND ALONG RIVER; 1/19;												
12/05/13 DWVL														
05/08/13 INSP MARKED FOR INSPECTION														
01/01/80 NONE														
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes	THORNTON, NH ASSESSING OFFICE					
										PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land											
2017	\$ 0	\$ 0	\$ 14,800											
	Parcel Total:		\$ 14,800											
2018	\$ 0	\$ 0	\$ 14,800											
	Parcel Total:		\$ 14,800											
2019	\$ 0	\$ 0	\$ 12,200											
	Parcel Total:		\$ 12,200											
LAND VALUATION										LAST REVALUATION: 2019				
Zone: GR WATERVILLE EST		Minimum Acreage: 1.00		Minimum Frontage: 100		Site: UND/WDS		Driveway: UNDEVELOPED		Road: GRAVEL				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SP1	R	Tax Value	Notes
IF RES WTRFRNT	1,000 ac	74,000	F	110	45	95	90	75 -- STEEP	50	11,700	0	N	11,700	CTD
MAD RIVER	75,000 wf	AVERAGE, RIVER						25 -- SEVERE	25	500	0		500	CTD/dtw/WF
	1,000 ac	12,200												

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
<div></div>		PERES, FABRICIO		District		Model:	
		7 FRANKLIN AVENUE		WV ESTATES		Roof:	
		MEDFORD, MA 02155		Percentage		Ext:	
						Int:	
						Floor:	
						Heat:	
						Bedrooms:	
						Baths:	
						Extra Kitchens:	
						A/C:	
						Quality:	
						Com. Wall:	
						Stories:	
						Base Type:	
BUILDING SUB AREA DETAILS							
<div></div>							
2019 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							

Sales Analysis Results
Thornton, NH -- 09/25/2019

Sales Analysis Statistics			
Number of Sales:	89	Mean Sales Ratio:	1.0168
Minimum Sales Ratio:	0.8413	Median Sales Ratio:	1.0096
Maximum Sales Ratio:	1.1863	Standard Deviation:	0.0696
Aggregate Sales Ratio:	1.0084	Coefficient of Dispersion:	5.0290
		Price Related Differential:	1.0084

Sales Analysis Criteria	
Sold: 10/1/2018 - 8/30/2019	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 - 2019	Trend: 0.000% Prior to 09/25/2019
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

Thornton, NH Sales Analysis Report

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
1.123	000017	000014	016B02	05	0.00	R1	G	RSA	B	\$ 270,000	\$ 303,100 10/01/2018	I	Q	WATERVILLE BIRCHES LLC	\$ 279,200
1.007	000016	000001	000206	01	0.00	R1	E	RCD	D	\$ 172,533	\$ 173,700 10/03/2018	I	Q	EPSTEIN ELEANOR	\$ 154,400
1.064	000017	000008	002-1F	01	0.00	R1W	E	RCD	A	\$ 82,533	\$ 87,800 10/05/2018	I	Q	GAGNON DANA M	\$ 80,300
0.955	000011	000001	000227	01	0.00	R1	E	RCD	E	\$ 155,000	\$ 148,100 10/11/2018	I	Q	HARRINGTON PATRICK H I	\$ 117,300
1.059	000015	000006	0004-1	03	2.17	R1W	F	RSA	D	\$ 460,000	\$ 487,200 10/17/2018	I	Q	MACERA STEPHEN	\$ 376,100
0.994	000006	000009	003528	01	0.00	R1	E	RCD	A	\$ 139,000	\$ 138,100 10/19/2018	I	Q	FOSTER CATHY M	\$ 114,200
1.065	000010	000009	000013	06	1.10	R1	D	RSA	A	\$ 151,200	\$ 161,000 10/22/2018	I	Q	DIEMAND SAMANTHA L	\$ 135,500
1.017	000017	000017	000017	05	1.00	R1	G	RSA	B	\$ 270,000	\$ 274,500 10/23/2018	I	Q	RICHARDSON RUPERT	\$ 173,800
1.167	000017	000004	000002	01	2.00	R1	F	RSA	B	\$ 227,000	\$ 264,800 10/26/2018	I	Q	CRYSTAL DOT REALTY LLC	\$ 259,500
0.981	000006	000011	000016	01	1.00	R1	F	RSA	B	\$ 180,000	\$ 176,600 10/30/2018	I	Q	HILL MARCIA A	\$ 138,700
1.042	000017	000014	016B04	05	0.00	R1	G	RCD	B	\$ 290,000	\$ 302,100 10/31/2018	I	Q	SWOPE GREGORY	\$ 275,800
0.945	000011	000004	000027	02	3.54	R1	F	RSA	A	\$ 268,000	\$ 253,300 11/01/2018	I	Q	DIAMOND M. INVESTMENTS	\$ 215,000
1.009	000017	000008	002-1E	01	0.00	R1W	E	RCD	A	\$ 87,000	\$ 87,800 11/02/2018	I	Q	SUDDARD BENJAMIN C	\$ 80,300
0.878	000011	000001	000238	01	0.00	R1	E	RCD	E	\$ 158,000	\$ 138,700 11/05/2018	I	Q	ELLSEY JOSEPH	\$ 112,700
0.918	000013	000002	000007	01	2.20	R1	F	RSA	C	\$ 410,000	\$ 376,300 11/05/2018	I	Q	MATTICE 2014 REVOCABLE	\$ 342,000
0.986	000015	000001	000037	03	3.56	R1	H	RSA	D	\$ 310,000	\$ 305,700 11/05/2018	I	Q	LAUFENBERG JOSEPH W &	\$ 242,600
1.015	000013	000005	000416	01	0.00	R1	F	RCD	D	\$ 141,730	\$ 143,800 11/07/2018	I	Q	JACOBS SCOTT	\$ 104,300
1.089	000017	000017	0035-4	05	0.00	R1	E	RCD	C	\$ 138,000	\$ 150,300 11/07/2018	I	Q	LANAGAN JAMES B	\$ 155,000
1.085	000011	000003	000005	01	1.05	R1	E	RSA	B	\$ 125,000	\$ 135,600 11/13/2018	I	Q	TUTTLE RICHARD W	\$ 121,500
1.016	000015	000003	0006-1	03	2.53	R1	F	RSA	B	\$ 335,000	\$ 340,500 11/13/2018	I	Q	WINQUIST CARL A	\$ 364,800

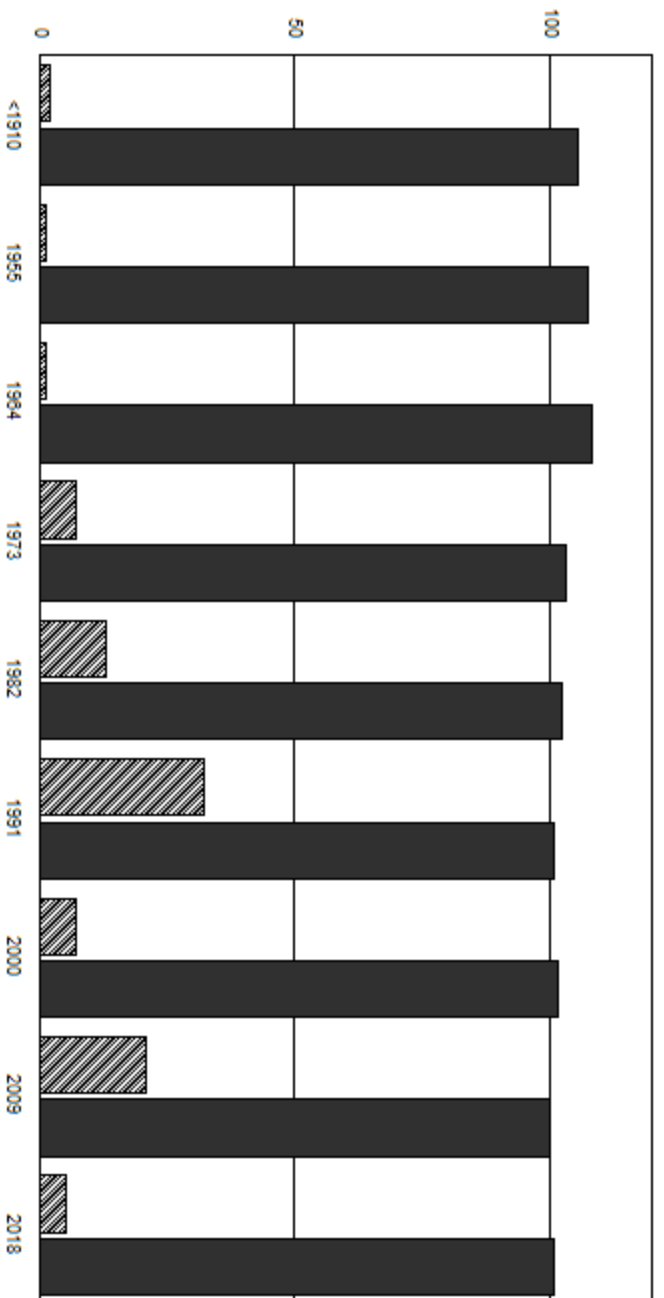
Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.032	000017	000014	000042	05	1.00	R1	G	RSA	C	\$ 220,000	\$ 227,100	I	Q	ZYLAI IVAN P	\$ 192,500
1.097	000013	000005	000415	01	0.00	R1	F	RCD	E	\$ 125,000	\$ 137,100	I	Q	MAD RIVER PROPERTIES L	\$ 95,300
0.980	000010	000003	000015	01	1.00	R1	F	RSA	C	\$ 313,000	\$ 306,700	I	Q	BURKE WILLIAM J	\$ 301,900
1.085	000011	000001	000143	02	1.80	R1	E	RSA	C	\$ 171,000	\$ 185,500	I	Q	KENDRICK, KATRINA	\$ 155,000
1.024	000017	000014	0039F3	05	0.00	R1	E	RCD	C	\$ 146,000	\$ 149,500	I	Q	MEDEIROS, WAYNE & KATH	\$ 44,100
1.017	000010	000009	000045	06	1.60	R1	E	RSA	C	\$ 202,133	\$ 205,600	I	Q	LOCKE GREGG D	\$ 166,200
0.957	000011	000001	000253	01	0.00	R1	E	RCD	E	\$ 145,000	\$ 138,800	I	Q	WINEN-RIEMS FREDERIK	\$ 112,800
1.007	000010	000001	003-08	01	31.74	R1	D	RSA	A	\$ 545,000	\$ 548,700	I	Q	FLEURY EDWARD L & PAUL	\$ 650,100
1.019	000011	000001	001736	02	0.00	R1	E	RCD	D	\$ 181,533	\$ 184,900	I	Q	DTE INVESTMENTS, LLC	\$ 168,500
1.126	000011	000001	000237	01	0.00	R1	E	RCD	E	\$ 123,000	\$ 138,500	I	Q	MCGRATH, GERALD & THI	\$ 112,500
1.128	000017	000001	000009	01	2.10	R1	F	RSA	C	\$ 222,533	\$ 251,100	I	Q	MCNALLY JACQUELINE T	\$ 229,200
1.014	000018	000006	000001	01	3.50	R1	F	RSA	B	\$ 317,000	\$ 321,500	I	Q	NAZZARO STEPHEN J	\$ 279,500
1.002	000016	000001	08LS03	04	0.24	R1	G	RSA	D	\$ 465,000	\$ 466,000	I	Q	MICHAUD ADRIENNE A	\$ 373,700
1.010	000017	000014	000047	05	1.00	RIW	F	RSA	C	\$ 279,933	\$ 282,800	I	Q	GOLDBERG SHAYNE R	\$ 253,300
0.892	000013	000007	000015	01	2.60	R1	F	RSA	A	\$ 310,000	\$ 276,600	I	Q	FLIBOTTE JOSEPH & EILE	\$ 224,500
1.066	000016	000004	000030	01	1.30	R1	D	RSA	B	\$ 179,000	\$ 190,900	I	Q	BLAKE ANDY CLIFTON	\$ 156,000
0.985	000011	000001	000077	01	1.13	R1	E	RSA	B	\$ 202,500	\$ 199,500	I	Q	RIBERDY RICHARD L & BO	\$ 146,400
1.005	000017	000015	004B06	05	0.00	R1	E	RCD	A	\$ 128,000	\$ 128,700	I	Q	NAGLE KATHLEEN	\$ 145,500
1.007	000010	000001	002-02	01	0.00	R1	E	RCD	D	\$ 94,933	\$ 95,600	I	Q	TAUTENHAN JEFFREY	\$ 70,500
1.007	000015	000004	000021	06	1.08	R1	D	RSA	A	\$ 165,000	\$ 166,200	I	Q	MACDONALD, RICHARD	\$ 141,600
1.071	000013	000005	0004D2	01	0.00	R1	E	RCD	D	\$ 129,000	\$ 138,100	I	Q	PENSCO TRUST COMPANY C	\$ 99,900

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
1.079	000016	000006	000012	01	0.71	R1	D	RSA	C	\$ 252,000	\$ 271,900	I	Q	GRINNELL FAMILY REVOCA	\$ 231,200
1.042	000016	000001	08GS04	04	0.17	R1	F	RCD	G	\$ 280,000	\$ 291,800	I	Q	LEVESQUE STEPHEN P	\$ 335,300
1.029	000011	000001	000022	01	1.00	R1	E	RSA	A	\$ 149,000	\$ 153,300	I	Q	PROEHL,JEFFREY R	\$ 121,400
1.005	000010	000011	000020	03	1.71	R1	E	RSA	D	\$ 505,000	\$ 507,400	I	Q	LANGLOIS DEREK	\$ 439,800
0.997	000016	000001	000224	01	0.00	R1	E	RCD	D	\$ 193,000	\$ 192,400	I	Q	EDMONDS DANIEL R & BRI	\$ 171,700
0.989	000017	000014	015-H9	05	0.26	R1	H	RSA	D	\$ 445,000	\$ 439,900	I	Q	DORSEY, KEVIN T	\$ 35,300
0.963	000016	000001	08GS06	04	0.13	R1	F	RCD	G	\$ 300,000	\$ 289,000	I	Q	OLSON ERIC J	\$ 285,500
1.077	000016	000006	000015	01	0.34	R1	E	RSA	A	\$ 135,000	\$ 145,400	I	Q	UHLMAN LEROY PARKER II	\$ 110,800
0.964	000017	000007	003420	01	0.00	R1	E	RCD	F	\$ 115,000	\$ 110,900	I	Q	ZIOLKOWSKI MATTHEW	\$ 105,300
1.006	000011	000001	000266	01	0.00	R1	E	RCD	E	\$ 138,000	\$ 138,800	I	Q	PADYKULA, JOSEPH S	\$ 112,800
0.984	000016	000007	000009	01	1.50	R1	E	RSA	A	\$ 172,933	\$ 170,200	I	Q	ANDERSON ERIC R JR	\$ 144,500
0.976	000017	000008	002-1E	01	0.00	R1W	E	RCD	A	\$ 90,000	\$ 87,800	I	Q	HOGAN, MAE	\$ 80,300
0.912	000011	000001	000099	02	1.40	R1	E	RSA	C	\$ 255,000	\$ 232,600	I	Q	BARBANTI FAMILY TRUST	\$ 200,800
0.841	000013	000006	000022	01	1.00	R1	F	RSA	C	\$ 320,000	\$ 269,200	I	Q	MOSSO DAVID	\$ 172,700
1.186	000017	000015	000005	05	1.00	R1	E	RSA	B	\$ 124,000	\$ 147,100	I	Q	PETRIE PAUL E	\$ 115,100
0.926	000011	000001	000263	01	0.00	R1	E	RCD	E	\$ 149,933	\$ 138,800	I	Q	GUTIERREZ MOUNTAIN RIV	\$ 112,800
1.075	000006	000009	000028	01	1.00	R1	E	RSA	A	\$ 195,000	\$ 209,700	I	Q	KERR ROBIN H FAMILY TR	\$ 191,600
1.001	000006	000009	001808	01	0.00	R1	E	RCD	D	\$ 95,000	\$ 95,100	I	Q	LIEMAN STEPHEN L TRUS	\$ 81,600
1.016	000017	000014	000067	05	3.15	R1	E	RSA	C	\$ 254,000	\$ 258,000	I	Q	CAPUTO CHARLES M	\$ 184,300
0.986	000016	000001	07MD02	04	0.00	R1	E	RCD	D	\$ 220,000	\$ 226,800	I	Q	LIEBLER JOHN J	\$ 180,900
1.112	000010	000011	000012	03	1.75	R1	E	RSA	A	\$ 167,500	\$ 186,300	I	Q	MASSE ROGER P & SANDRA	\$ 176,400

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
1.010	000017	000014	15-H10	05	0.33	R1	H	RSA	D	\$ 450,000	\$ 454,300	I	Q	WHITE MOUNTAIN ESCAPES	\$ 36,600
1.175	000002	000005	000007	01	1.50	R1	E	RSA	A	\$ 195,000	\$ 229,100	I	Q	AVERY DANNY R & ALISON	\$ 204,100
1.047	000010	000009	000025	06	1.20	R1	E	RSA	B	\$ 209,933	\$ 219,900	I	Q	NELSON DANIEL	\$ 189,100
0.953	000016	000006	0005-5	01	1.00	R1	D	RSA	A	\$ 195,000	\$ 185,900	I	Q	GANNETT EBEN M	\$ 160,000
1.021	000017	000013	003-04	01	3.49	R1W	F	RSA	D	\$ 475,000	\$ 485,100	I	Q	BOHLIN RONALD	\$ 437,600
1.001	000006	000009	003535	01	0.00	R1	E	RCD	A	\$ 145,000	\$ 145,200	I	Q	SCANNELL WILLIAM J	\$ 129,700
1.092	000013	000008	000007	01	1.00	R1	E	RSA	B	\$ 178,866	\$ 195,400	I	Q	AKEY DEAN K	\$ 158,400
1.009	000016	000001	07MD05	04	0.00	R1	E	RCD	A	\$ 215,000	\$ 216,900	I	Q	MORGAN BRIAN F	\$ 168,300
1.015	000011	000001	000027	01	1.20	R1	D	RSA	B	\$ 160,000	\$ 162,400	I	Q	BALGACH, STEPHEN & JOA	\$ 131,500
1.023	000006	000010	000013	01	3.00	R1	E	RSA	C	\$ 262,000	\$ 268,100	I	Q	DAY, DOREEN MARIE	\$ 205,800
0.923	000010	000001	005-10	01	1.16	R1	F	RSA	D	\$ 325,000	\$ 300,100	I	Q	DOTY DANIEL C & ELIZA	\$ 263,000
0.944	000017	000007	003403	01	0.00	R1	E	RCD	F	\$ 109,000	\$ 102,900	I	Q	REYES, GERALDINE P	\$ 97,800
0.881	000010	000001	005-15	01	2.73	R1	F	RSA	A	\$ 255,000	\$ 224,600	I	Q	JACKSON IRREVOCABLE TR	\$ 191,500
0.913	000010	000009	000007	06	1.00	R1	D	RSA	A	\$ 249,500	\$ 227,800	I	Q	WILLS STACEY	\$ 187,700
0.985	000002	000004	000006	01	10.00	R1	E	RSA	A	\$ 194,000	\$ 191,100	I	Q	BROWN DEBORAH C	\$ 138,100
1.097	000017	000002	000018	01	2.00	R1	E	RSA	C	\$ 230,000	\$ 252,200	I	Q	SPURLING JOHN E &	\$ 306,200
1.022	000010	000002	001-09	01	2.76	R1W	F	RSA	B	\$ 264,000	\$ 269,700	I	Q	JFF/SWF LLC	\$ 226,900
1.032	000017	000019	000024	01	1.00	R1W	E	RSA	D	\$ 495,000	\$ 510,800	I	Q	HAARTZ, LUTHER W	\$ 521,900
1.004	000017	000017	000020	05	1.00	R1	G	RSA	E	\$ 278,000	\$ 279,200	I	Q	PERRY, DAVID M	\$ 220,500
0.948	000018	000002	000002	01	1.22	R1	E	RSA	A	\$ 330,000	\$ 313,000	I	Q	WHITNEY DAVID E	\$ 243,300
1.135	000016	000007	000072	01	3.80	R1	E	RSA	C	\$ 190,000	\$ 215,700	I	Q	PENSCO TRUST COMPANY,	\$ 186,700

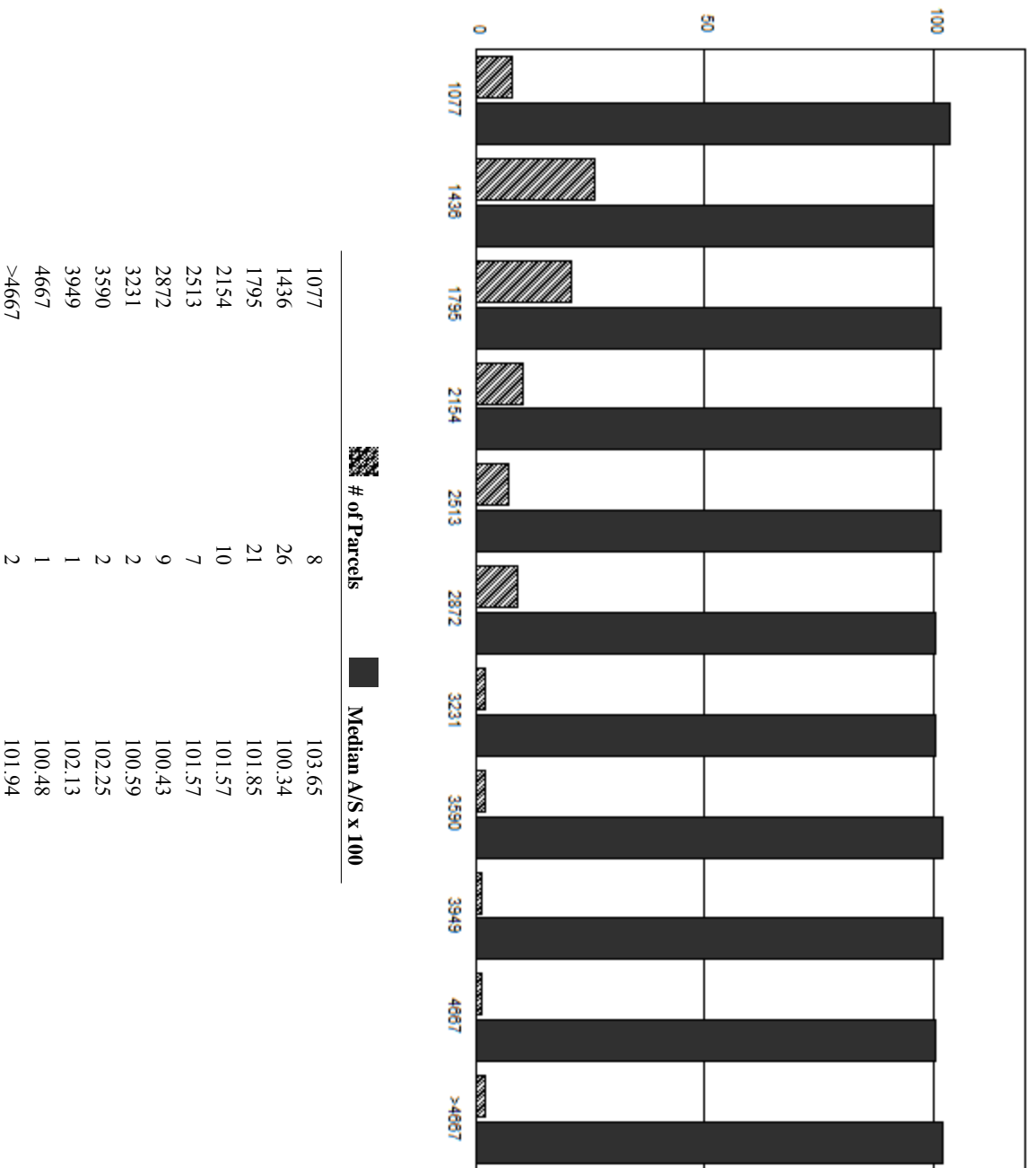
Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.019	000006	000002	000013	07	1.00	R1	E	RSA	C	\$ 184,000	\$ 187,500	I	Q	LAVERY EDDA ANN	\$ 163,900
1.097	000016	000001	000414	01	0.00	R1	E	MHS	A	\$ 38,000	\$ 41,700	I	Q	ABRAHAM ANTHONY & MARI	\$ 26,600
0.994	000017	000014	004003	05	0.00	R1	E	RCD	D	\$ 140,000	\$ 139,200	I	Q	COLLAMORE RICHARD F JR	\$ 85,800
0.871	000010	000001	003-07	01	11.00	R1	D	RSA	C	\$ 377,533	\$ 328,800	I	Q	ST LAURENT ROGER & CHR	\$ 348,700
1.181	000010	000003	002901	01	0.00	R1	F	RCD	B	\$ 89,000	\$ 105,100	I	Q	BODKINS HILL HANNAH	\$ 85,300
0.991	000017	000015	004B02	05	0.00	R1	E	RCD	A	\$ 130,000	\$ 128,800	I	Q	CHAUVIN CLAUDE C	\$ 145,700

Thornton, NH:Median A/S Ratio by Year of Construction

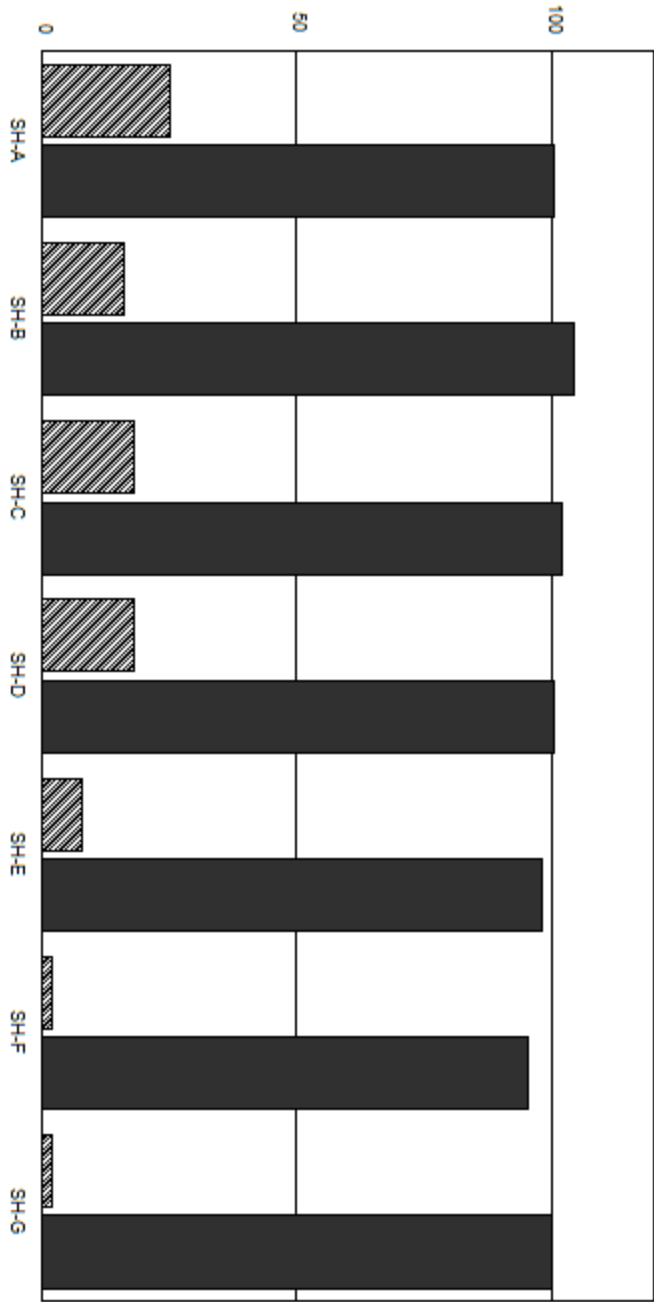


	# of Parcels	Median A/S x 100
<1910	2	105.78
1955	1	107.70
1964	1	108.48
1973	7	103.23
1982	13	102.33
1991	32	100.81
2000	7	101.57
2009	21	100.22
2018	5	101.02

Thornton, NH:Median A/S Ratio by Effective Area

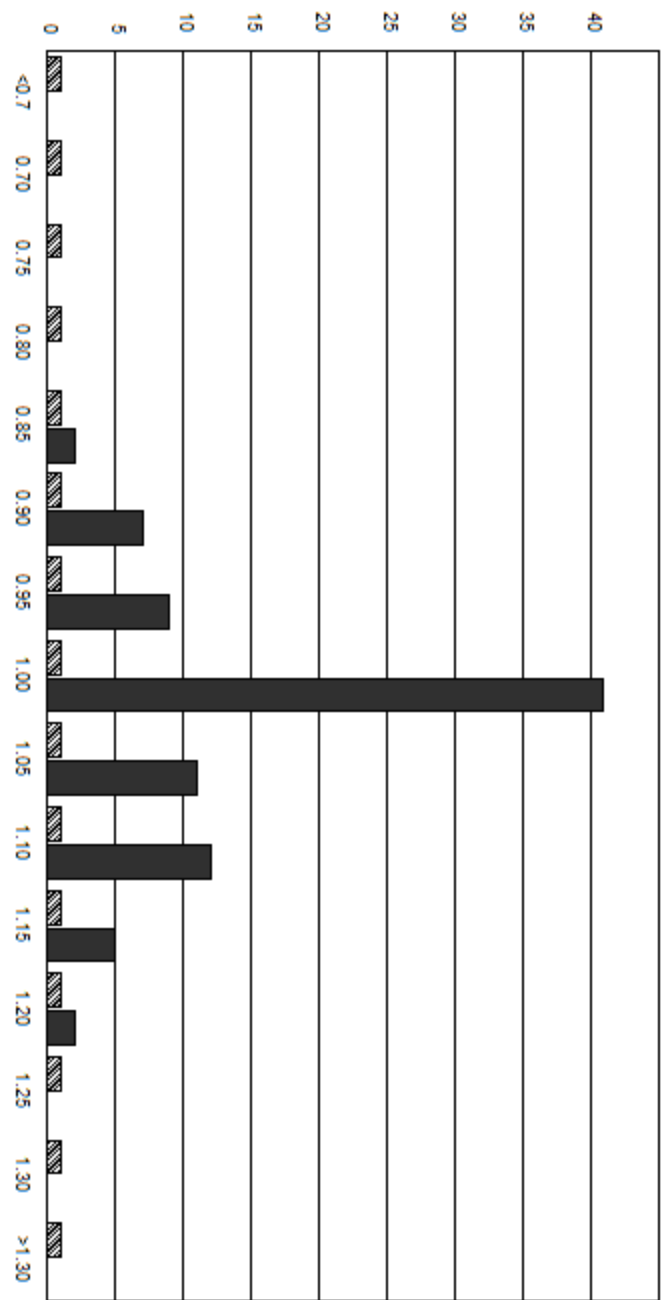


Thornton, NH:Median A/S Ratio by Story Height

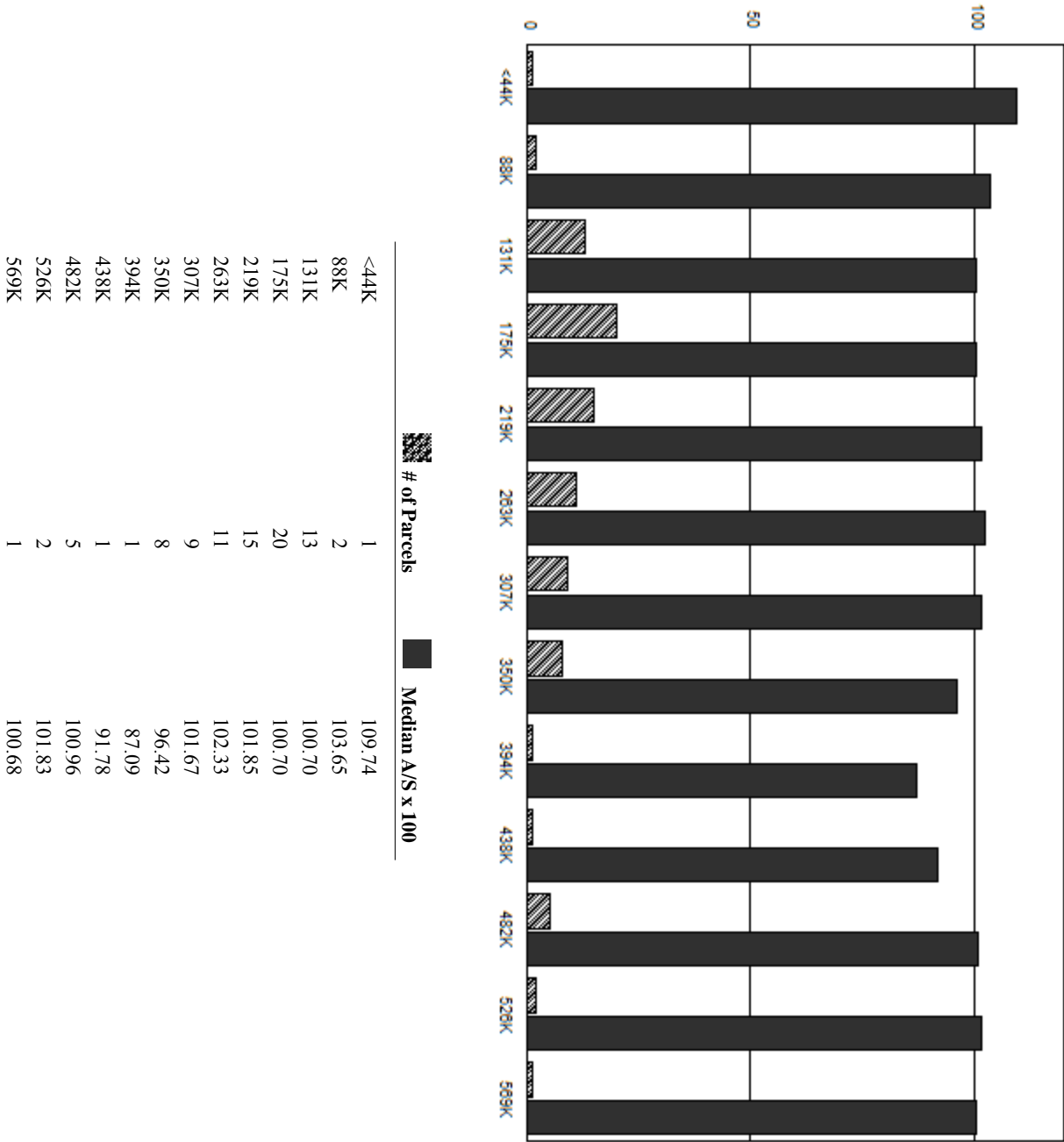


	# of Parcels	Median A/S x 100
SH-A	25	100.55
SH-B	16	104.46
SH-C	18	102.12
SH-D	18	100.58
SH-E	8	98.08
SH-F	2	95.42
SH-G	2	100.27

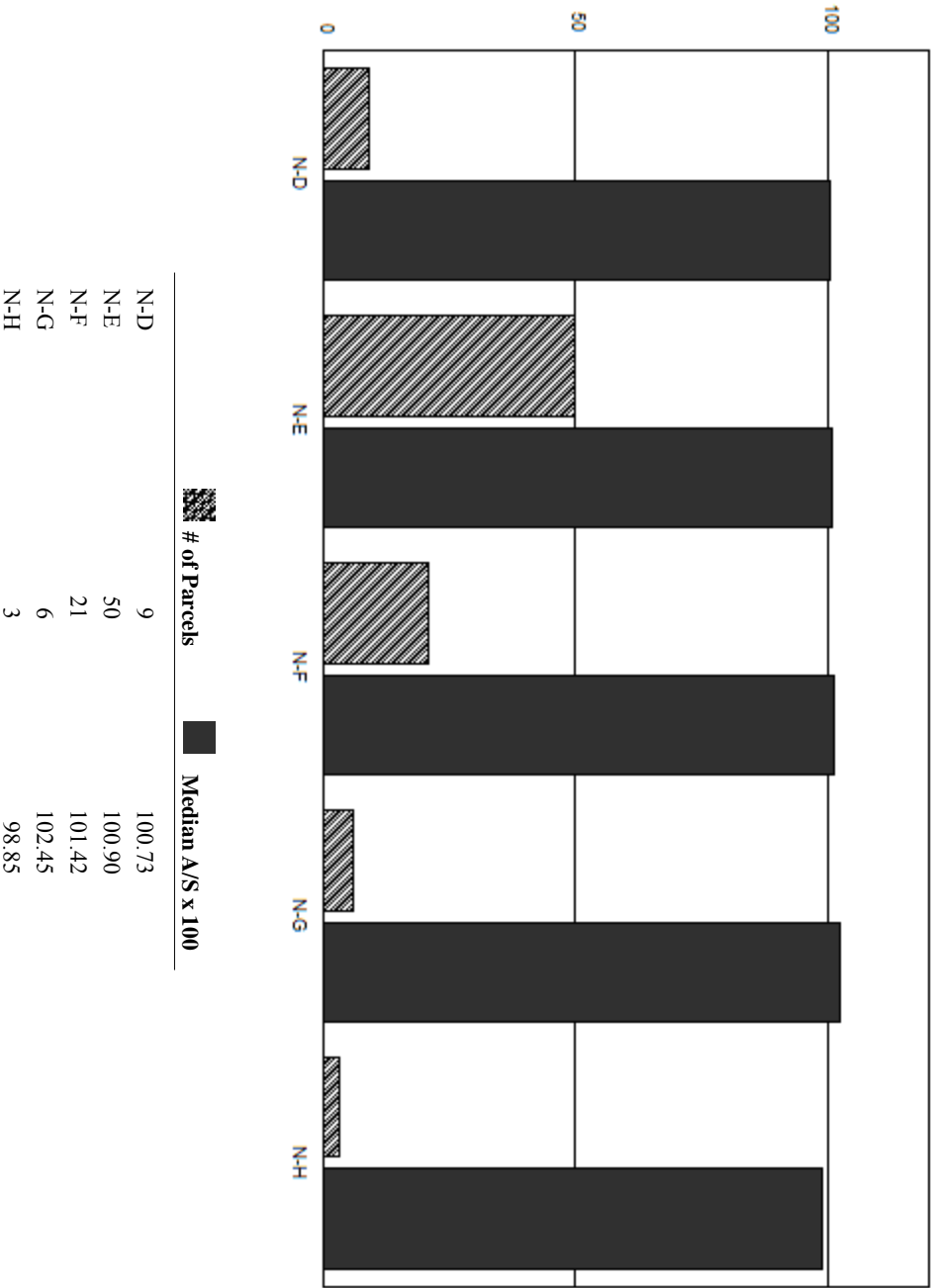
Thornton, NH: Distribution of Sale Ratios



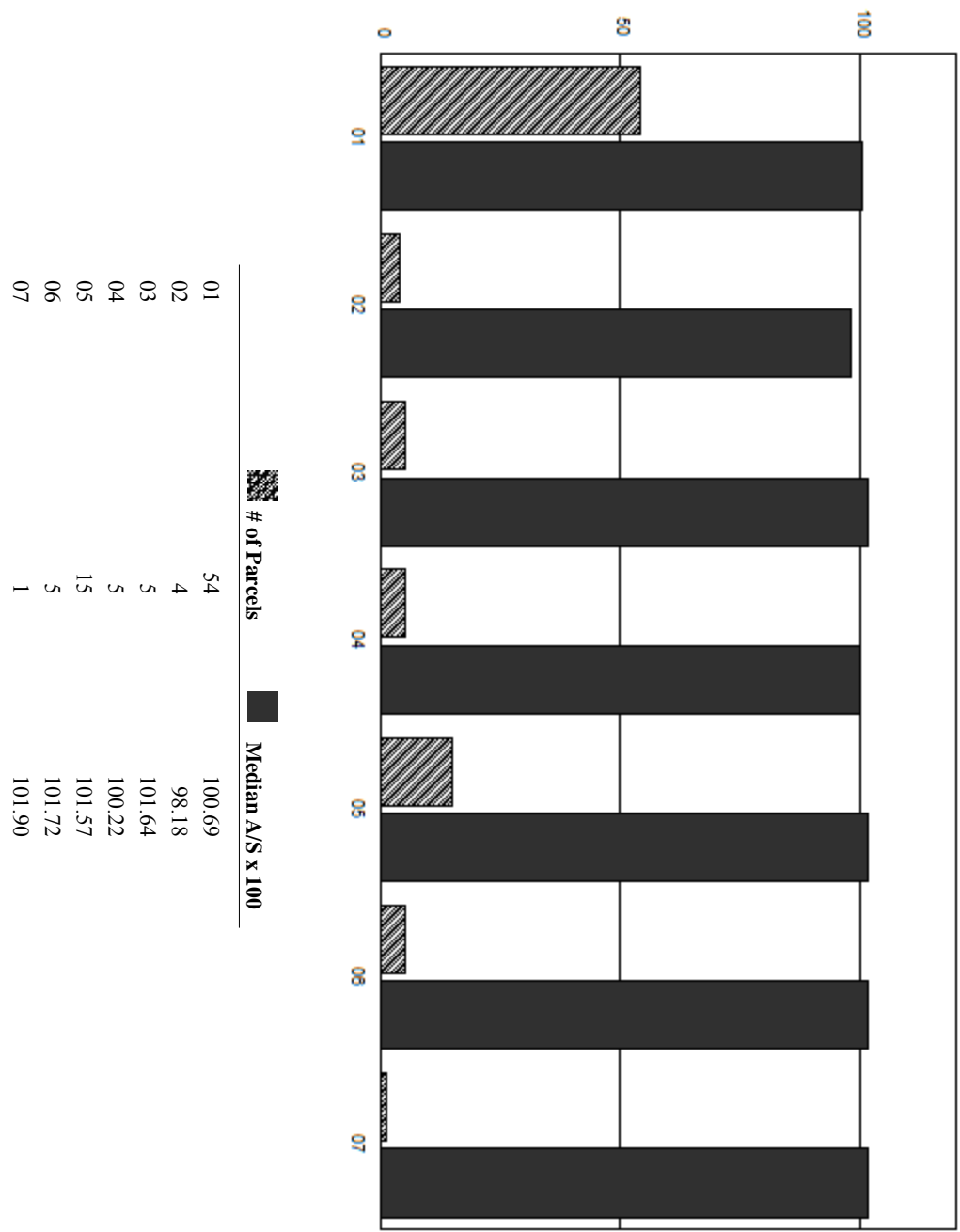
Thornton, NH: Median A/S Ratio by Sale Price



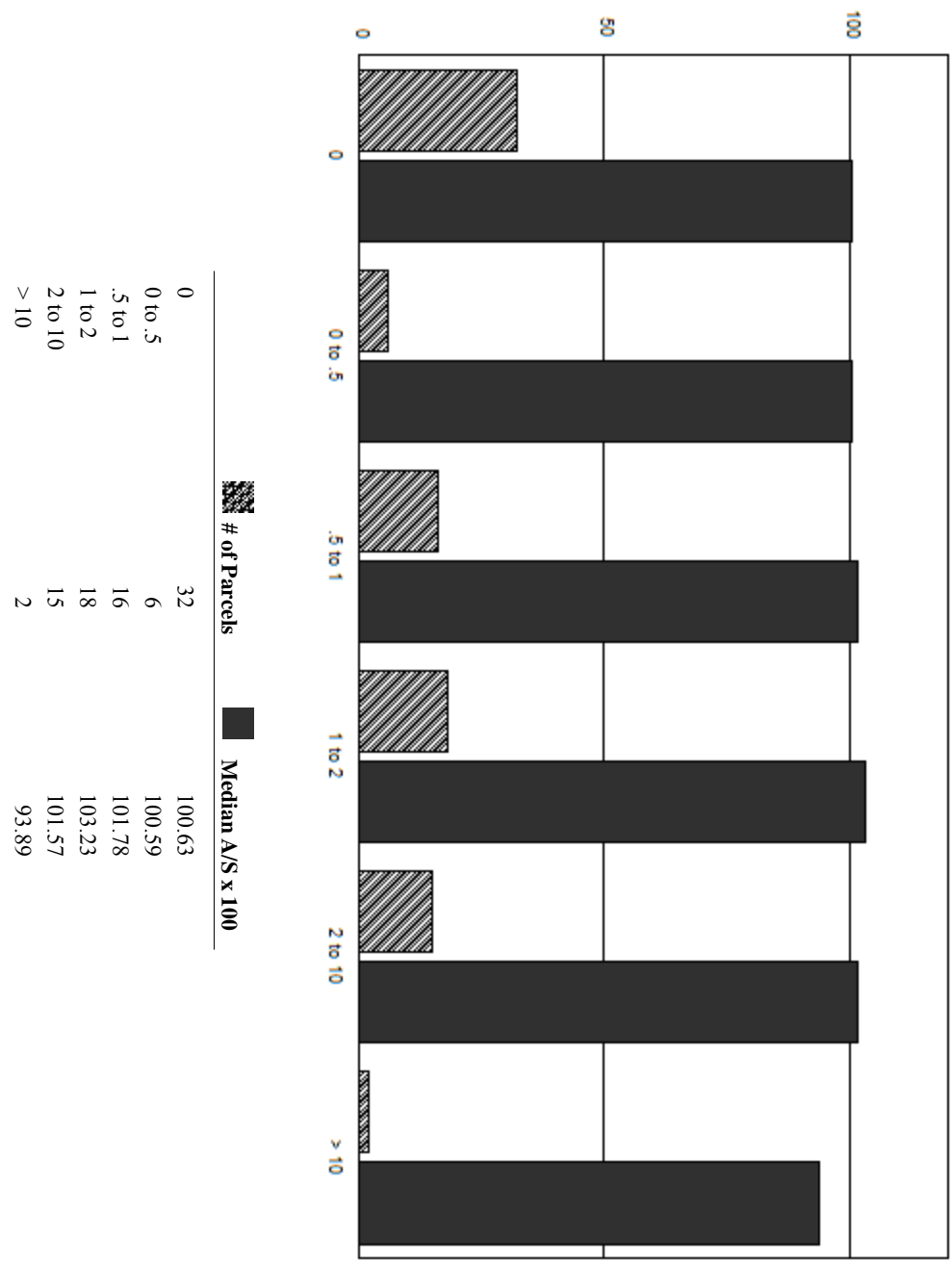
Thornton, NH:Median A/S Ratio by Neighborhood



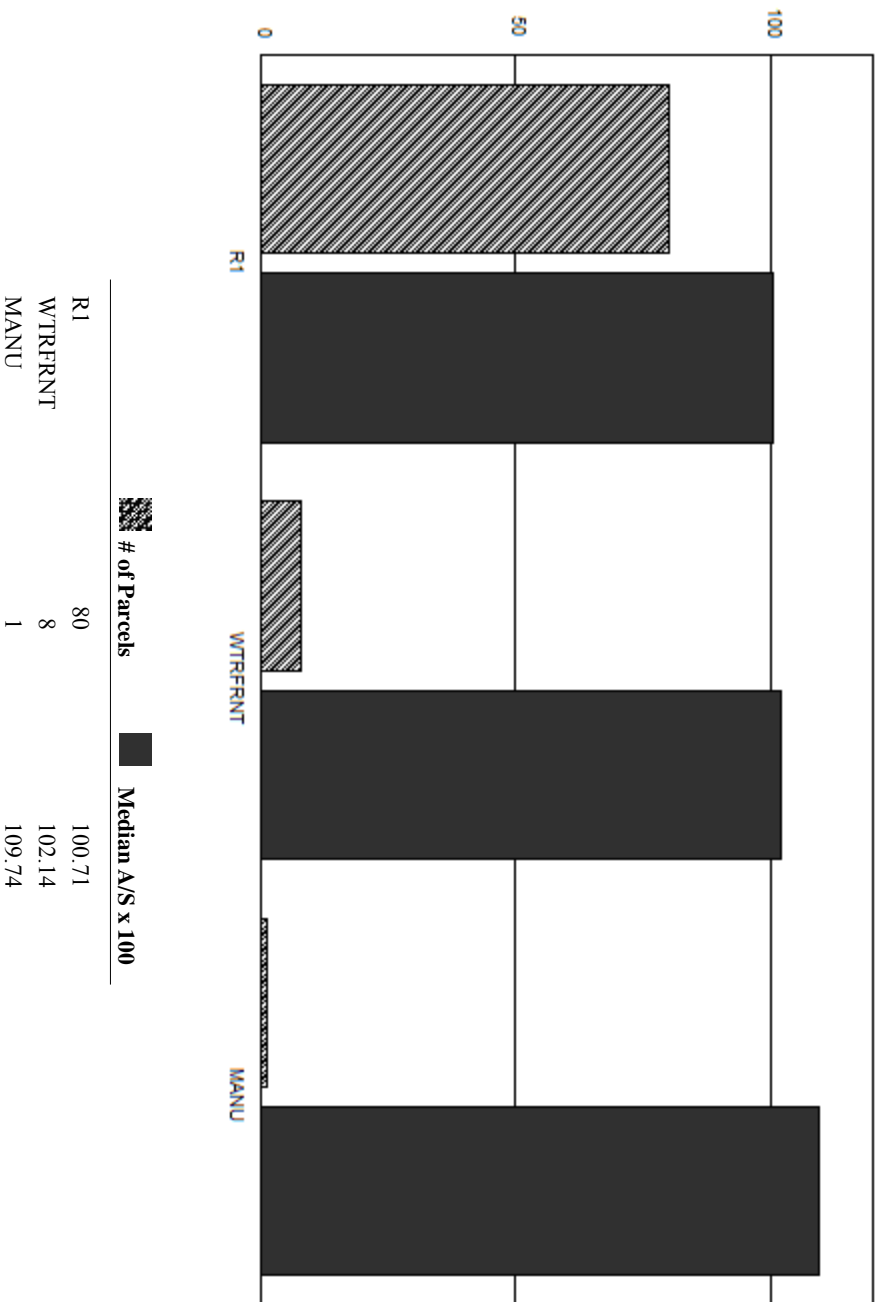
Thornton, NH:Median A/S Ratio by Zone



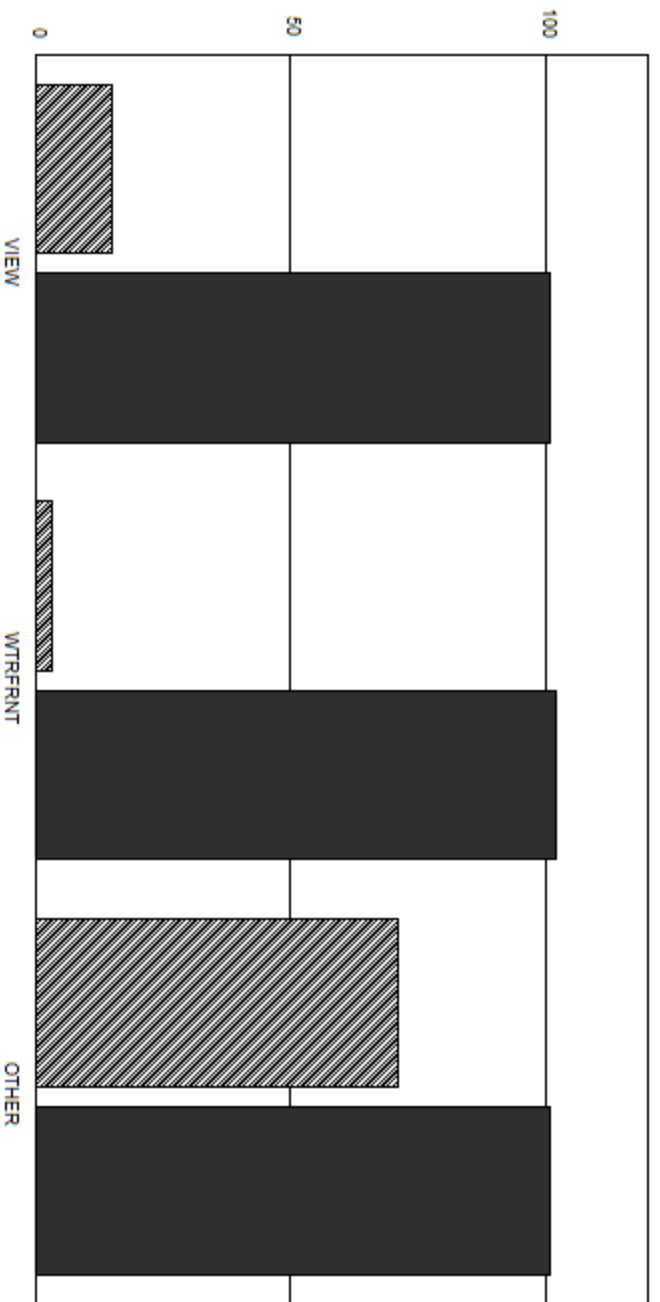
Thornton, NH:Median A/S Ratio by Acreage



Thornton, NH:Median A/S Ratio by Improved Use

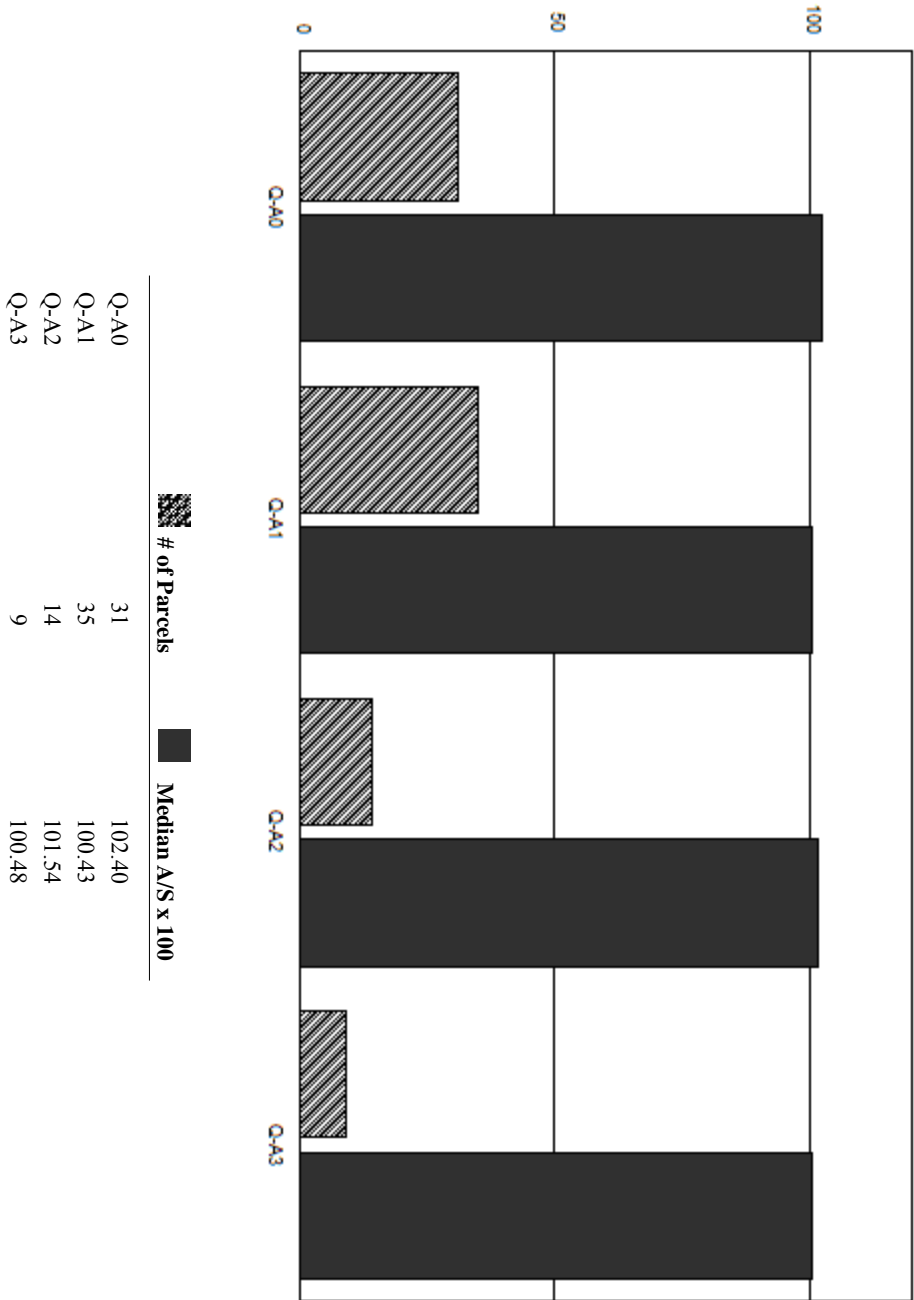


Thornton, NH:Median A/S Ratio for Views/Waterfront/Other




	# of Parcels	Median A/S	Median A/S x 100
VIEW	15	100.96	100.96
WATERFRONT	3	102.16	102.16
OTHER	71	100.92	100.92

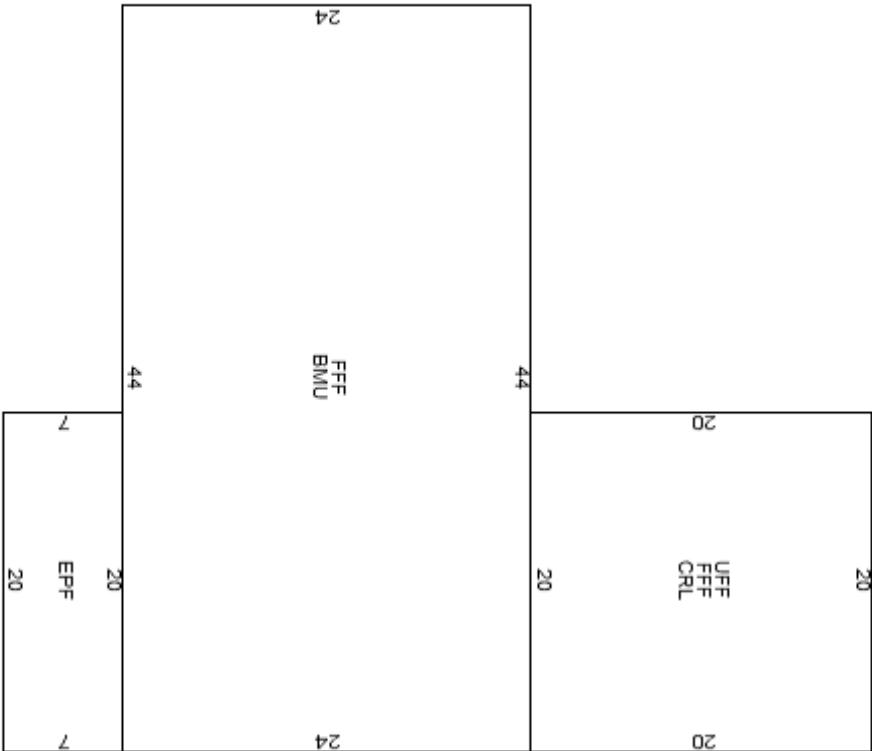
Thornton, NH:Median A/S Ratio by Building Quality



OWNER INFORMATION		SALES HISTORY				PICTURE
DOWNS, CHRISTOPHER MICHEAL		Date	Book	Page	Type	
2832 NH RTE 175		07/18/2019	4451	0631	Q 1	194,000 BROWN DEBORAH C
THORNTON, NH 03285						
LISTING HISTORY		NOTES				
01/10/17 DWPR		BRN; PVT SALE; 08/11 NOH. CTH TO VLT. ROOF LINE TOO LOW. RBF HAS				
02/10/16 DWPR		MONITOR HEATER. FIXED MEAS ON DEK; 7/15 FFF DATED BUT GOOD				
07/08/15 DWVL		COND; RBF AVE COND, NEEDS UPGRADES; DEK & DEKING UNDER OPF				
08/05/11 JBVM		ROTTING & IN POOR COND TO BE REPLACED IN 2016; NO DW TO HSE.				
06/04/11 INSP		PARKING AWAY FROM HOUSE @ ACC RD; 1/17 NC; NC TO DEKS FOR 2017				
06/13/07 MVVM		TY;				
04/09/02 MVPR						
MUNICIPAL SOFTWARE BY AVITAR						
THORNTON, NH ASSESSING OFFICE						
PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land			
2017	\$ 88,300	\$ 500	\$ 49,300	Parcel Total: \$ 138,100		
2018	\$ 88,300	\$ 500	\$ 49,300	Parcel Total: \$ 138,100		
2019	\$ 128,700	\$ 800	\$ 61,600	Parcel Total: \$ 191,100		
LAND VALUATION						
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100						
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay
1F RES	1,000 ac	74,000	E	100	95	100
1F RES	9,000 ac	x 1,000	X	100	85 -- MODERATE	100
						61,600
						61,600
LAST REVALUATION: 2019						
Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED						
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay
1F RES	1,000 ac	74,000	E	100	95	100
1F RES	9,000 ac	x 1,000	X	100	85 -- MODERATE	100
						61,600
						61,600

OWNER INFORMATION				SALES HISTORY				PICTURE	
NELSON, DANIEL E AMES-NELSON, CANDACE M 25 HORSE PASTURE LANE THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				06/24/2019	4444	0519	Q 1	195,000	AVERY DANNY R & ALISON
LISTING HISTORY				NOTES					
07/08/15 DWVM				WHITE 08/11 NOH FIXED X FOBS, HSE APPRS WELL MAINT; 3/14 2014					
03/12/14 DWPL				UC=20X20 UFF AREA IS INSUL ONLY, NEW ADDTN, ADDS 1 BDRM, 1 BTH &					
08/05/11 JBVM				FAMILY FRM, 1 RM IN FFF IS DEN NOT IN BDRM COUNT; 7/15 VIEWED					
06/04/11 INSP				20X20 UFF FROM EXT; EST 100% COMPL;					
02/16/10 DWPL									
03/15/06 MVPO									
10/24/05 MVUL									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	x Width	Size	Adj	Rate	Cond	Market Value	Notes
SHOP-AVG	384	24	x 16	102		18.00	60	4,230	
LEAN-TO	96	8	x 12	227		4.00	5	44 ATT 24 X 16	
LEAN-TO	121	11	x 11	192		4.00	20	186 ATT 8 X 12	
SHED-WOOD	128	16	x 8	185		10.00	20	474 ATT 15 X 16	
SHED-WOOD	56	8	x 7	346		10.00	20	388 ATT 16 X 8	
SUGARHOUSE	240			100		15.00	60	2,160 15 X 16	
SHED-WOOD	96	8	x 12	227		10.00	10	218 OLD COOP AT SHOP	
BARN-ISTRY	120	8	x 15	193		18.00	60	2,501 ATT 15 X 16	
10,200									
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 144,200	\$ 9,500	\$ 50,400						
		Parcel Total: \$ 204,100							
2018	\$ 144,200	\$ 9,500	\$ 50,400						
		Parcel Total: \$ 204,100							
2019	\$ 148,100	\$ 10,200	\$ 70,800						
		Parcel Total: \$ 229,100							
LAND VALUATION									
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	1,000 ac	74,000	E	100	100	100	95	100 -- LEVEL	100
1F RES	0,500 ac	x 1,000	X	100				95 -- MILD	100
	1,500 ac								70,800
									70,800
LAST REVALUATION: 2019									

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		NELSON, DANIEL E AMES-NELSON, CANDACE M 25 HORSE PASTURE LANE THORNTON, NH 03285	District	Percentage	Model: 1.00 STORY RANCH	
					Roof: GABLE HIP/PREFAB METALS	
					Ext: VINYL SIDING	
					Int: DRYWALL	
				Floor: CARPET/LINOLEUM OR SIM		
				Heat: OIL/HOT WATER		
				Bedrooms: 3	Baths: 2.0	Fixtures: 6
				Extra Kitchens:		Fireplaces:
				A/C: No		Generators:
				Quality: A0 AVG		
				Com. Wall:		
				Size Adj: 0.9393	Base Rate: RSA 90.00	
					Bldg. Rate: 0.9299	
				Sq. Foot Cost: \$83.69		




ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	400	1.00	400
CRL	CRAWL SPACE	400	0.05	20
FFF	FST FLR FIN	1456	1.00	1456
BMU	BSMNT	1056	0.15	158
EPF	ENCLOSED	140	0.70	98
GLA: 1,856		3,452		2,132

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:			\$ 178,427
Year Built:			1971
Condition For Age:	AVERAGE		17 %
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:			17 %
Building Value:			\$ 148,100

OWNER INFORMATION			SALES HISTORY					PICTURE					
BROWN, SAMUEL BROWN, SAMANTHA 3331 US ROUTE 3 THORNTON, NH 03285			Date	Book	Page	Type	Price	Grantor					
			08/14/2019	4457	0677	Q 1	184,000	LAVERY EDDA ANN					
			04/29/2009	3603	0497	U V 37	67,000	HSBC MORTGAGE SERVICES					
			03/12/2008	3497	0447	U 1 51	115,500	ROSS, STEPHEN M					
			10/01/2001	2585	0665	Q 1	109,000	GOODWIN CATHERINE					
LISTING HISTORY			NOTES										
07/02/15 DWVM 08/11/11 JBVM 06/04/11 INSP MARKED FOR INSPECTION 11/01/05 MVUM 02/04/02 MVPM			RECENTLY RENOVATED/FD:2ND FLR UNHEATED; 8/11 NOH. FIXED DEK ON SKETCH; 7/15 14X28 FIRST FLR BETTER THAN BMU SPACE BUT NOT HABITABLE; SOME PORTIONS OF BLDG HAS MTL ROOF;										
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 3,000							
MUNICIPAL SOFTWARE BY AVITAR													
THORNTON, NH ASSESSING OFFICE													
PARCEL TOTAL TAXABLE VALUE													
Year	Building		Features		Land								
2017	\$ 118,700		\$ 3,000		\$ 42,200 Parcel Total: \$ 163,900								
2018	\$ 118,700		\$ 3,000		\$ 42,200 Parcel Total: \$ 163,900								
2019	\$ 121,100		\$ 3,000		\$ 63,400 Parcel Total: \$ 187,500								
LAND VALUATION													
Zone: INDUSTRIAL II Minimum Acreage: 1.00 Minimum Frontage: 100 Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED													
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	74,000	E	100	95	100	95 -- MILD	100	63,400	0	N	63,400	
	1.000 ac	63,400											
	1.000 ac	63,400											

OWNER INFORMATION				SALES HISTORY				PICTURE	
SARDONE, DIANE PO BOX 516 NORTH WOODSTOCK, NH 03262				Date	Book	Page	Type	Price	Grantor
				05/29/2019	4436	0348	Q1	195,000	KERR ROBIN H FAMILY
				03/24/2016	4194	0885	Q1	175,000	HARVEY STEVEN
				03/02/2012	3863	194	Q1	164,800	SOUKAS PETER A
				11/18/2008	3565	0622	Q1	170,000	SAPIENZA, MATTHEW V
				09/04/2003	2882	0052	Q1	146,000	WRIGHT DONALD & DIANTH
LISTING HISTORY				NOTES					
02/14/18 DWPM 11/10/15 JDVL 08/16/11 JBVM 06/04/11 INSP 07/09/09 CRVM 10/24/05 MVUL				WOB: 7/09 MTN VU'S; 08/11 NOH. PU ENT. FS. MOUNTAIN CONTRY 726-3742; 11/15 KITCH=LAM CTOPS & CABINETS; UPGRADED KITCH & BTH EST MID 2000'S; ADJ FLR PU (1) BTH & BMF=HEAT WALLS, CEILING, PAINTED CONC FLR; DNP U FIN AREAS IN BSMT W/ NO CEILING; INT=GOOD FOR AGE; EXT=AVG; ADJ COND FROM AVG TO GOOD; FFF>BMF; 2/18; NC; NEW GAR ADDED;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
SHED-WOOD	96	12 x 8	227	10.00	50	1,090			
GARAGE-1 STY	312	24 x 13	111	30.00	60	6,234			
						7,300			
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 101,900	\$ 800	\$ 84,400						
			Parcel Total: \$ 187,100						
2018	\$ 101,900	\$ 5,300	\$ 84,400						
			Parcel Total: \$ 191,600						
2019	\$ 112,100	\$ 7,300	\$ 90,300						
			Parcel Total: \$ 209,700						
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100	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	1.000 ac	74,000	E	100	100	100	95 -- MILD	100	70,300
VIEW		MOUNTAINS, AVERAGE, TOP25%, DISTANT					100	20,000	20,000
						1.000 ac	90,300	90,300	

PICTURE



OWNER

SARDONE, DIANE
PO BOX 516
NORTH WOODSTOCK, NH 03262

TAXABLE DISTRICTS

District

Percentage

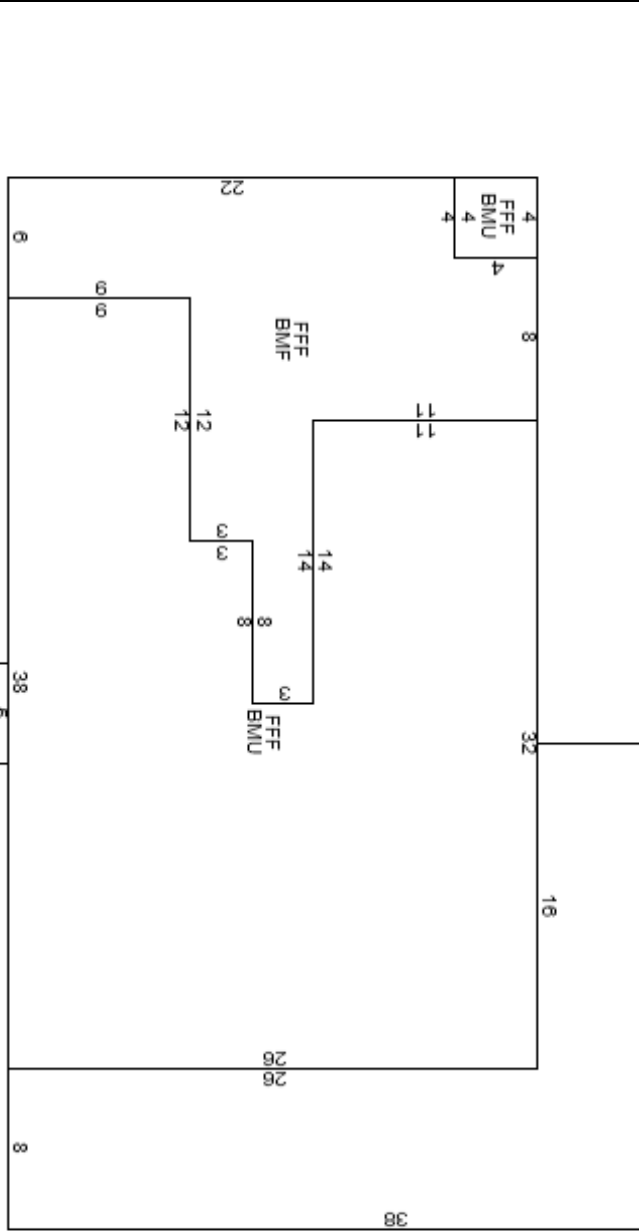
PERMITS

Date	Permit ID	Permit Type	Notes
08/30/17	2017-36	NEW BUILDING	14X24 SHED

BUILDING DETAILS

Model: 1.00 STORY RANCH
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: HARDWOOD/HARD TILE
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0356 Base Rate: RSA 90.00
Bldg. Rate: 1.0252
Sq. Foot Cost: \$ 92.27


BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1144	1.00 1144
BMU	BSMNT	842	0.15 126
BMF	BSMNT FINISHED	302	0.30 91
ENT	ENTRY WAY	20	0.10 2
DEK	DECK/ENTRANCE	496	0.10 50
GLA: 1,144		2,804	1,413



2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 130,378
Year Built:	1968
Condition For Age:	GOOD
Physical:	14 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 112,100

OWNER INFORMATION				SALES HISTORY				PICTURE	
PASQUINO, RUTH				Date	Book	Page	Type	Price	Grantor
94 RIVER RUN RD #8				05/29/2019	4436	0387	Q 1	95,000	LIEMAN STEPHEN L
THORNTON, NH 03285									
LISTING HISTORY				NOTES					
09/23/19	DWHC			GRY; END UNIT; 08/11 NOH. 10/11. PU CTH. FIX BATH COUNT. 2015 DV INT INFO FROM PROPERTY OWNER OVER PHONE:					
07/16/15	DWVM								
10/28/11	JBCL								
08/16/11	JBVM								
06/04/11	INSP								
06/14/07	MVVM			MARKED FOR INSPECTION					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
PEMI CONDOS	1			100	17,000.00	100	17,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 71,600	\$ 10,000		\$ 0					
		Parcel Total:		\$ 81,600					
2018	\$ 71,600	\$ 10,000		\$ 0					
		Parcel Total:		\$ 81,600					
2019	\$ 78,100	\$ 17,000		\$ 0					
		Parcel Total:		\$ 95,100					
LAND VALUATION									
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100		Site:		Driveway:			
Land Type 1F RES	Neighborhood: E			Cond	Ad Valorem	SPI	R	Tax Value	Notes
Road:									
0 ac									
LAST REVALUATION: 2019									

PICTURE



OWNER

PASQUINO, RUTH
94 RIVER RUN RD #8
THORNTON, NH 03285

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 2.00 STORY TOWNHOUSE
Roof: GABLE HIP/PREFAB METALS
Ext: PREFAB WD PNL
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: ELECTRIC/RAD ELECT
Bedrooms: 2 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.1523 Base Rate: RCD 90.00
Bldg. Rate: 1.0177
Sq. Foot Cost: \$ 91.59

UFF
FFF
SLB

20

22

13

13

7

20

3

3

STO

PAT

17

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	12	0.25	3
PAT	PATIO AREA	136	0.10	14
CTH	CATHEDRAL	238	0.10	24
FFF	FST FLR FIN	600	1.00	600
SLB	SLAB	600	0.00	0
UFF	UPPER FLR FIN	362	1.00	362
GLA:	962	1,948		1,003

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 91,865

Year Built: 1985

Condition For Age: GOOD

Physical: 12 %


Functional: 3 %


Economic: CWE

Temporary:

Total Depreciation: 15 %

Building Value: \$ 78,100

OWNER INFORMATION				SALES HISTORY				PICTURE																													
JOHANNIS, RUTH B IRREVOCABLE TRU CANNING, KATHERINE TRUSTEE 17 HYDE AVENUE PAWTUCKET, RI 02861				DateBookPageTypePrice Grantor 10/19/201843950895Q1139,000 FOSTER CATHY M 10/07/201642390865Q1110,000 SCHWING KLAUS R &																																	
LISTING HISTORY				NOTES																																	
01/16/19JDUMV-SALE				BROWN, END UNIT-1ST FLR; BLDG D; 08/11 NOH. 2015 DV, NC TO VALUE;																																	
01/13/16DWVLDWVL				1/19; NOH; DNP U 2X7 STO;																																	
07/13/15DWVMDWVM																																					
08/17/11JBVMJBVM																																					
06/04/11INSPMARKED FOR INSPECTION																																					
10/27/05MVUMMVUM																																					
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVTAR THORNTON, NH ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2017</td><td>\$ 79,000</td><td>\$ 35,200</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 114,200</td><td></td></tr><tr><td>2018</td><td>\$ 79,000</td><td>\$ 35,200</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 114,200</td><td></td></tr><tr><td>2019</td><td>\$ 84,100</td><td>\$ 54,000</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 138,100</td><td></td></tr></table>		Year	Building	Features	Land	2017	\$ 79,000	\$ 35,200	\$ 0			Parcel Total: \$ 114,200		2018	\$ 79,000	\$ 35,200	\$ 0			Parcel Total: \$ 114,200		2019	\$ 84,100	\$ 54,000	\$ 0		
Year	Building	Features	Land																																		
2017	\$ 79,000	\$ 35,200	\$ 0																																		
		Parcel Total: \$ 114,200																																			
2018	\$ 79,000	\$ 35,200	\$ 0																																		
		Parcel Total: \$ 114,200																																			
2019	\$ 84,100	\$ 54,000	\$ 0																																		
		Parcel Total: \$ 138,100																																			
Feature TypeUnitsLength x WidthSize AdjRateCondMarket ValueNotes																																					
STAR RIDGE110054,000.0010054,00054,000																																					
LAND VALUATION								LAST REVALUATION: 2019																													
Zone: GENERAL RESMinimum Acreage: 1.00Minimum Frontage: 100				Site:				Driveway:Road:																													
Land Type 1F RESNeighborhood: E				CondAd ValoremSPl RTax ValueNotes																																	
0 ac																																					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		JOHANNIS, RUTH B IRREVOCABLE TRUSTEE CANNING, KATHERINE TRUSTEE 17 HYDE AVENUE PAWTUCKET, RI 02861		District		Model: 1.00 STORY GARDEN	
				Percentage		Roof: GABLE HIP/ASPHALT	
				PERMITS		Ext: CLAP BOARD	
						Int: DRYWALL	
Date		Permit ID	Permit Type	Notes		Floor: CARPET/LINOLEUM OR SIM	
						Heat: ELECTRIC/RAD ELECT	
						Bedrooms: 2 Baths: 2.0	
						Extra Kitchens:	
						A/C: No	
						Fireplaces:	
						Generators:	
						Quality: A0 AVG	
						Com. Wall:	
						Size Adj: 1.1129	
						Base Rate: RCD 90.00	
						Bldg. Rate: 1.0127	
						Sq. Foot Cost: \$ 91.15	

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	192	0.10	19
FFF	FST FLR FIN	1064	1.00	1064
SLB	SLAB	1064	0.00	0
OPF	OPEN PORCH	114	0.25	29
GLA:	1,064	2,434		1,112


24	24	28	38
DEK			
24	28	38	38
FFF	SLB		
19	28		
OPF			
19			

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 101,359
Year Built:	1987
Condition For Age:	AVERAGE
Physical:	14 %
Functional:	CWEL
Economic:	3 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 84,100

OWNER INFORMATION				SALES HISTORY				PICTURE	
SURDAM, KRISTINE M 96 STAR RIDGE RD UNIT E-35 THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				06/28/2019 4446 0475 Q1					145,000 SCANNELL WILLIAM J
LISTING HISTORY				NOTES					
07/13/15 DWVM 02/12/14 DWUR 08/17/11 JBVM 06/04/11 INSP MARKED FOR INSPECTION 06/13/07 MVVM				BROWN; MIDDLE UNIT-1ST FLR; BLDG E; 08/11 NOH. FIX HSE + DEK MEAS. WID/MTS/D75/NER;					
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 85,700		\$ 44,000		\$ 0 Parcel Total: \$ 129,700				
2018	\$ 85,700		\$ 44,000		\$ 0 Parcel Total: \$ 129,700				
2019	\$ 91,200		\$ 54,000		\$ 0 Parcel Total: \$ 145,200				
LAND VALUATION									
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site:					
Land Type 1F RES Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes					
0 ac									

PICTURE



OWNER

SURDAM, KRISTINE M

TAXABLE DISTRICTS

District

Percentage

96 STAR RIDGE RD UNIT E-35

THORNTON, NH 03285

PERMITS

Date

Permit ID

Permit Type

Notes

Model: 1.00 STORY GARDEN

Roof: GABLE HIP/ASPHALT

Ext: CLAP BOARD

Int: DRYWALL

Floor: CARPET/LINOLEUM OR SIM

Heat: ELECTRIC/RAD ELECT

Bedrooms: 2

Baths: 2.0

Extra Kitchens:

A/C: No

Quality: A0 AVG

Com. Wall:

Size Adj: 1.0564

Base Rate: RCD 90.00

Bldg. Rate: 0.9613

Sq. Foot Cost: \$ 86.52

Fixtures:

Fireplaces:

Generators:

BUILDING SUB AREA DETAILS

ID

Description

Area

Adj. Effect.

DEK

DECK/ENTRANCE

168

0.10

FFF

FST FLR FIN

1288

1.00

SLB

SLAB

1288

0.00

OPF

OPEN PORCH

48

0.25

GLA:

1,288

2,792

1,317

24

7

DEK

24

28

46

FFF

SLB

46

28

4

OPF

4

2019 BASE YEAR BUILDING VALUATION

Market Cost New:

\$ 113,947

Year Built:

1987

Condition For Age:

AVERAGE

14 %

Physical:

CWML

6 %

Functional:

Economic:

Temporary:

Total Depreciation:


20 %

Building Value:

\$ 91,200

OWNER INFORMATION				SALES HISTORY				PICTURE	
SPRY JR, ROY W SPRY, REBECCA L 2338 NH RTE 175 THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				07/11/2019	4449	0369	Q1	262,000	DAY, DOREEN MARIE
				05/07/2009	3606	0575	U139		MILLER CLARK R & DOREE
LISTING HISTORY				NOTES					
11/12/15 JDVL 08/18/11 JBVL 06/04/11 INSP 01/13/06 MVPO				BRN; 08/11 WOODSTOVE NO FPL. BELOW AVG = MASONITE. PU L.T. PERGO FLR. FIXED SKETCH FOR HSF/FFF. PU ENTS, NEW DEK; 11/15 PU NEW ENT; TOF MEAS 21 FT; DNPV SMALL WOODBOX BY BARN;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value Notes		
LEAN-TO	144	8 x 18		171	4.00	80	788 ATT GAR		
BARN-1STRY/LOFT	576	24 x 24		88	22.00	80	8,921		
							9,700		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 147,400		\$ 8,100		\$ 50,300				
			Parcel Total: \$ 205,800						
2018	\$ 147,400		\$ 8,100		\$ 50,300				
			Parcel Total: \$ 205,800						
2019	\$ 189,900		\$ 9,700		\$ 68,500				
			Parcel Total: \$ 268,100						
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay
1F RES	1.000 ac	74,000	E	100	100	100	95	Topography	Cond
1F RES	2.000 ac	x 1,000	X	100			95 -- MILD	100	Ad Valorem
							85 -- MODERATE	100	SPI R
				3.000 ac					0 N
									66,800
									1,700
									0 N
									1,700
									68,500
									68,500
LAST REVALUATION: 2019									
Road: PAVED									

OWNER INFORMATION				SALES HISTORY				PICTURE				
THOMAS, KORY MICHAEL FERREIRA, LAHISSA 48 WATERTHORN ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor			
				10/30/2018 4398 0244 Q 1				180,000 HILL MARCIA A				
LISTING HISTORY				NOTES								
01/16/19 JDVM V-SALE 08/06/15 DWVM 08/24/11 JBVM 06/04/11 INSP MARKED FOR INSPECTION 06/14/07 MVVM				RED. 08/11. NOH. APPEARS ONLY 1 MONITOR HEATER; 1/19; NOH;								
EXTRA FEATURES VALUATION												
Feature Type	Units			Length	x	Width	Size	Adj	Rate	Cond	Market Value	Notes
THORNTON, NH ASSESSING OFFICE												
PARCEL TOTAL TAXABLE VALUE												
Year	Building			Features			Land					
2017	\$ 87,100			\$ 0			\$ 51,600			Parcel Total: \$ 138,700		
2018	\$ 87,100			\$ 0			\$ 51,600			Parcel Total: \$ 138,700		
2019	\$ 103,100			\$ 0			\$ 73,500			Parcel Total: \$ 176,600		
LAND VALUATION												
LAST REVALUATION: 2019												
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED												
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R Tax Value Notes
1F RES	1.000 ac	74,000	F	110	100	100	95	95 -- MILD	100	73,500	0	N 73,500
	1.000 ac									73,500		73,500

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		THOMAS, KORY MICHAEL FERREIRA, IAHISSA 48 WATERTHORN ROAD THORNTON, NH 03285		District Percentage		Model: 1.50 STORY A-FRAME Roof: GABLE HIP/ASPHALT Ext: PREFAB WD PNL Int: PLYWOOD PANEL Floor: CARPET/LINOLEUM OR SIM Heat: GAS/EA NO DUCTS Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators:	
						Quality: A1 AVG+10 Com. Wall:	
		Date Permit ID Permit Type		Notes		Size Adj: 1.0718 Base Rate: RSA 90.00 Bldg. Rate: 1.0505 Sq. Foot Cost: \$ 94.54	

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VL	VAULTED	792	0.05	40
HS	1/2 STRY FIN	792	0.50	396
TQ	3/4 STRY FIN	792	0.75	594
BM	BSMNT	198	0.15	30
BS	BSMNT FINISHED	594	0.30	178
DE	DECK/ENTRANCE	160	0.10	16
GLA:	990	3,328		1,254


2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 118,553
Year Built:	1974
Condition For Age:	GOOD
Physical:	13 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 103,100

OWNER INFORMATION				SALES HISTORY				PICTURE	
MCGOVERN, MARGARET E 12 C BAKER AVENUE DEERFIELD, NH 03037				Date	Book	Page	Type	Price	Grantor
				03/15/2019	4421	0193	Q 1	94,933	TAUTENHAN JEFFREY
				04/22/2005	3130	0441	Q 1	102,000	NOVAK ADAM
				05/28/2002	2670	0950	Q 1	51,000	MCEWAN CHARLES & RUTH
				10/19/2000	2494	0005	Q 1	45,000	RUMSEY, THEODORE
LISTING HISTORY				NOTES					
03/25/19 DWUM 07/25/16 DWVM 08/01/12 DWVL 07/13/12 INSP MARKED FOR INSPECTION 06/14/07 MVVM				GREY TOWNHOUSE; INSIDE UNIT INT INFO FROM TENANT; 7/16 COND AVG TO GD; UNIT #2;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
BIRCH BEND CONDOS	1		100	28,000.00	100	28,000			
							28,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 63,500	\$ 7,000	\$ 0	Parcel Total: \$ 70,500					
2018	\$ 63,500	\$ 7,000	\$ 0	Parcel Total: \$ 70,500					
2019	\$ 67,600	\$ 28,000	\$ 0	Parcel Total: \$ 95,600					
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100	Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL			
Land Type 1F RES				Neighborhood: E		Cond	Ad Valorem	SPI	R Tax Value Notes
0 ac									

OWNER INFORMATION				SALES HISTORY				PICTURE	
POINTE OF VIEW TRUST GIRAGOSIAN, JAMES & SUSAN J TRUSTEES 576 MT AUBURN STREET WATERTOWN, MA 02472				Date	Book	Page	Type	Price	Grantor
				08/30/2019	4461	0796	Q1	377,533	ST LAURENT ROGER & ST LAURENT, ROGER
				06/20/2013	3989	183	U138		200,000 BAY HOLDINGS INC
				08/25/2009	3641	0389	U137		211,500 JOYNER, ALTON E & GAIL
				08/03/2009	3634	0438	U151		44,910 POWERS
				10/27/2000	2495	0536	Q V		
LISTING HISTORY				NOTES					
08/17/16	DWVE			OFF END OF MT WOODLANDS RD/ BSM FIR CRACKED & CTR OF FIREPLACE//CU 4/05 04/11 SIDING = 1/4 LOG. PU GAR, LT. FIXD OPF, SIDING. 2016 DV, ALL INFO EST, PROP POSTED AT END OF LONG DRIVE, NOH;					
05/31/12	DWAL								
04/06/11	JBPM								
09/30/08	DWVM								
02/11/04	MVPL								
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	
SHED-WOOD	192	16 x 12		143		10.00	40	1,098	
GARAGE-1 STY	624	24 x 26		86		30.00	100	16,099	
LEAN-TO	192	8 x 24		143		4.00	90	988 ATT GAR	
				23,200					
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 123,300	\$ 18,600		\$ 190,559					
		Parcel Total:		\$ 332,459					
2018	\$ 123,300	\$ 18,600		\$ 190,552					
		Parcel Total:		\$ 332,452					
2019	\$ 135,300	\$ 23,200		\$ 162,556					
		Parcel Total:		\$ 321,056					
LAND VALUATION									
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100		Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL					
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography		
1F RES	1,000 ac	74,000	D	90	100	95	95	--	MILD
UNMNGD OTHER	10,000 ac	x 1,000	X	96			85	--	MODERATE
VIEW	FRANCONIA NOTCH, WIDE, FULL100%, DISTANT			100	105,000				
				11,000 ac			170,300		
				162,556					
LAST REVALUATION: 2019									

PICTURE



OWNER

POINTE OF VIEW TRUST
GIRAGOSIAN, JAMES & SUSAN J TRUSTEE
576 MT AUBURN STREET
WATERTOWN, MA 02472

TAXABLE DISTRICTS

District

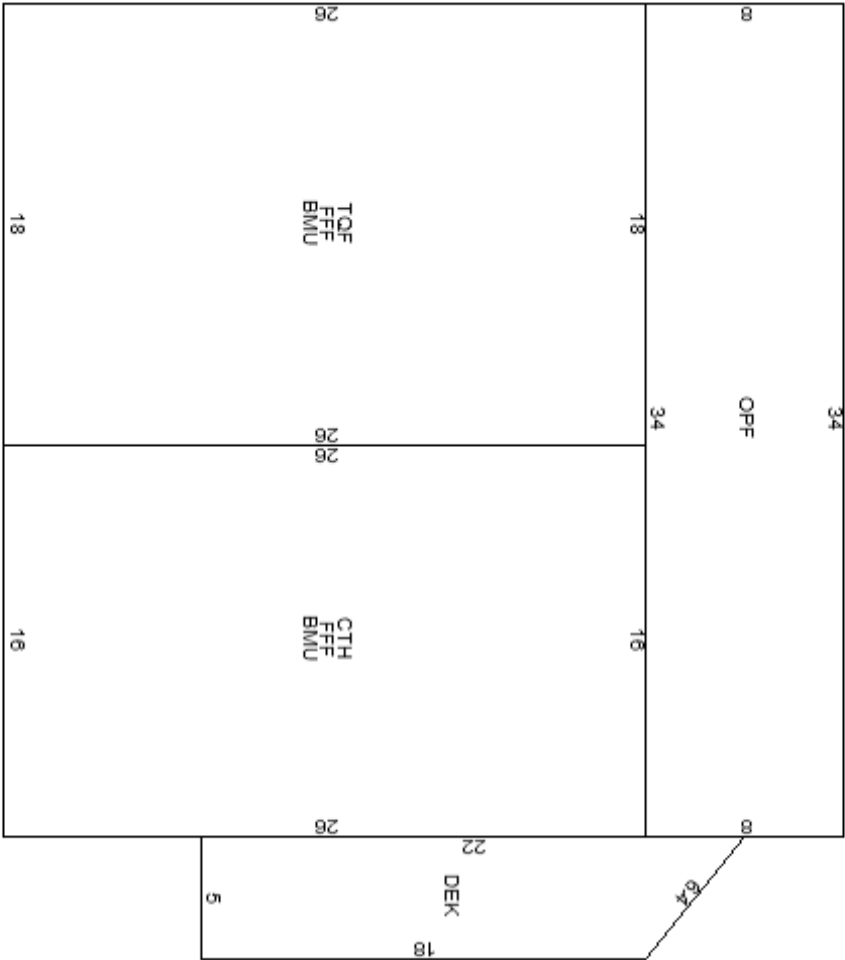
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/02/10	2010-24	GARAGE	NEW GARAGE
02/18/03	874	NEW BUILDING	NEW HOUSE

BUILDING DETAILS


Model: 1.75 STORY CAPE
Roof: GABLE HIP/PREFAB METALS
Ext: AVERAGE
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0212 Base Rate: RSA 90.00
Bldg. Rate: 1.1229
Sq. Foot Cost: \$ 101.06



ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	884	1.00	884
TQF	3/4 STRY FIN	468	0.75	351
DEK	DECK/ENTRANCE	100	0.10	10
OPF	OPEN PORCH	272	0.25	68
BMU	BSMNT	884	0.15	133
CTH	CATHEDRAL	416	0.10	42
GLA:	1,235	3,024		1,488

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 150,377	
Year Built:		2003	
Condition For Age:	AVERAGE	10 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		10 %	
Building Value:		\$ 135,300	

PICTURE



OWNER

THOMAS, TRAIRONG P
MINHUI NIE
35 TALCOTTVILLE ROAD, SUITE 31
VERNON, CT 06066

TAXABLE DISTRICTS

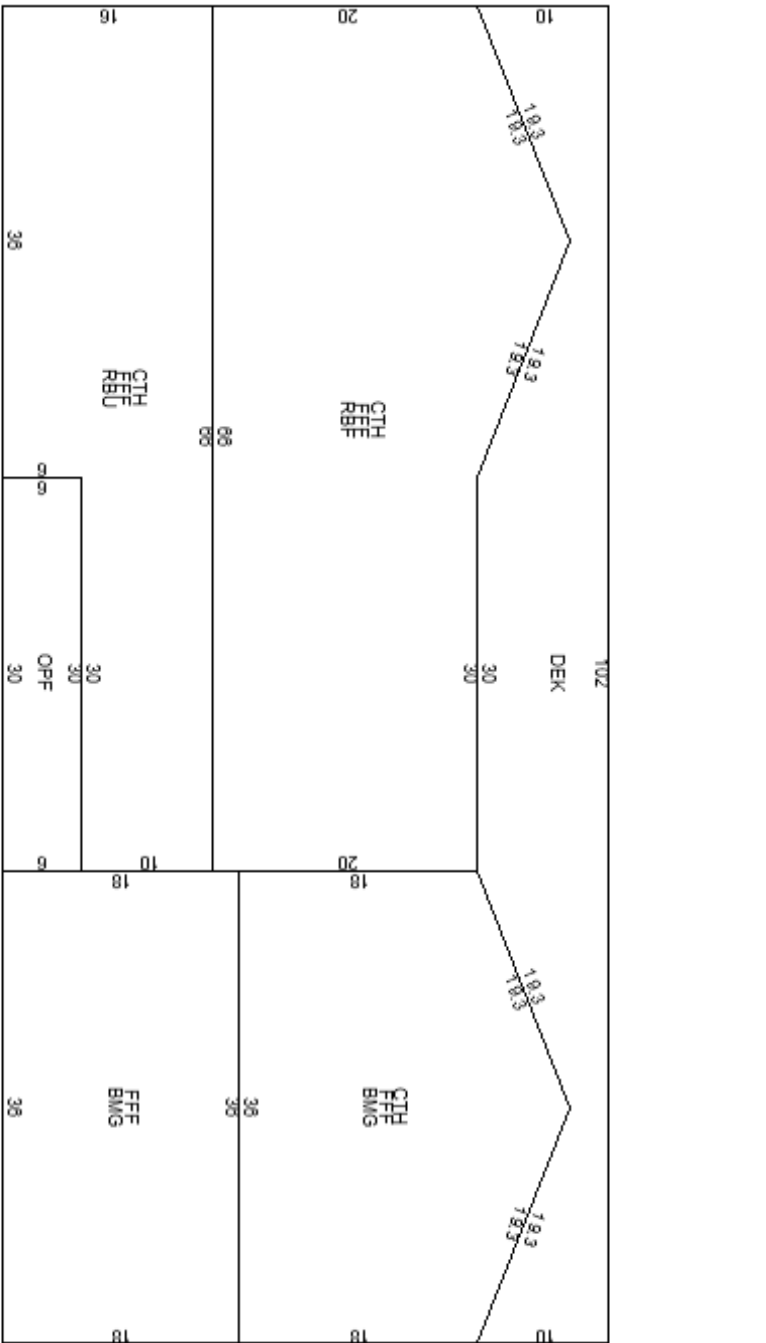
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 1.00 STORY LOG HOME
Roof: GABLE HIP/ASPHALT
Ext: LOGS
Int: WOOD/LOG/DRYWALL
Floor: PINE/SOFT WD
Heat: OIL/HOT WATER
Bedrooms: 5 Baths: 3.0 Fixtures: 10
Extra Kitchens: 1 Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8200 Base Rate: RSA 90.00
Bldg. Rate: 1.0234
Sq. Foot Cost: \$ 92.10



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
CTH	CATHEDRAL	3096	0.10 310
FFF	FST FLR FIN	3744	1.00 3744
RBF	RAISED BSMNT	1446	0.75 1085
OPF	OPEN PORCH	180	0.25 45
BMG	BASEMENT	1422	0.20 284
DEK	DECK/ENTRANCE	768	0.10 77
RBU	RAISED BSMNT	876	0.25 219
GLA: 3,744		11,532	5,764
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 530,864	
Year Built:		1999	
Condition For Age:		AVERAGE 11 %	
Physical:			
Functional:			
Economic:			
Temporary:		UC '19 10 %	
Total Depreciation:		21 %	
Building Value:		\$ 419,400	

OWNER INFORMATION		SALES HISTORY					PICTURE	
CORRIDAN FAMILY TRUST CORRIDAN, DOROTHY M TRUSTEE 112 ADMIRALS WAY BOURNE, MA 02534		Date	Book	Page	Type	Price Grantor		
		07/12/2019	4450	0130	Q1	325,000 DOTY DANIEL C &		
		03/01/2011	3778	0001	Q1	254,000 STOCKWELL, WALTON F &		
		09/30/2005	3198	0697	Q1	290,000 PROFESSIONAL GRADE BUI		
		04/05/2005	3124	0181	U V 40	DEMERS LESLIE K		
		10/13/2004	3062	0975	Q V	35,000 EASTBRIDGE REALTY LLC		
LISTING HISTORY		NOTES						
09/20/12 DWVM 07/13/12 INSP MARKED FOR INSPECTION 01/12/06 MVPL 04/11/05 MVPR		04/05 SUBDIV FM 10-1-5//04-05 CU PEN; 7 8 DEK OFF SECOND STORY,						
EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes
THORNTON, NH ASSESSING OFFICE								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2017	\$ 205,500	\$ 0		\$ 57,500				
		Parcel Total:		\$ 263,000				
2018	\$ 205,500	\$ 0		\$ 57,500				
		Parcel Total:		\$ 263,000				
2019	\$ 218,500	\$ 0		\$ 81,600				
		Parcel Total:		\$ 300,100				
LAND VALUATION								
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: AVERAGE Driveway: PAVED Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWY	Topography
IF RES	1,000 ac	74,000	F	110	100	100	100	-- LEVEL
IF RES	0.160 ac	x 1,000	X	100				100 -- LEVEL
		1.160 ac						81,600
								81,600

OWNER INFORMATION				SALES HISTORY				PICTURE	
ARCIERI, SETH D				Date	Book	Page	Type	Price Grantor	
35 HIDDEN ACRES RD				07/15/2019	4450	0703	Q1	255,000 JACKSON IRREVOCABLE	
				04/17/2007	3396	0277	Q1	47,000 UP NORTH REALTY NOMINE	
				04/04/2005	3122	0993	U V 38	25,000 OAKLEY PETER T	
THORNTON, NH 03285				03/07/2005	3113	0456	U V 38	10,000 EASTBRIDGE REALTY LLC	
LISTING HISTORY				NOTES					
04/05/11 JBPR				TAN 04/05 SUBDIV FM 10-1-5//05 CU PEN WALLS ARE POURED CONCRETE IN					
02/17/10 DWPM				FOAM BLOCKS. 04/11 NOH. SIDING DONE.					
09/16/09 BHHC									
05/01/09 DWPM									
01/25/08 MVPM									
04/11/05 MVPS									
EXTRA FEATURES VALUATION									
Feature Type				Units Length x Width Size Adj			Rate	Cond	Market Value Notes
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 136,800		\$ 0		\$ 54,700		Parcel Total: \$ 191,500		
2018	\$ 136,800		\$ 0		\$ 54,700		Parcel Total: \$ 191,500		
2019	\$ 145,700		\$ 0		\$ 78,900		Parcel Total: \$ 224,600		
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100			
Land Type				Units	Base Rate	NC	Adj	Site	Road DWay
1F RES	1.000 ac		74,000 F	110	100	100	100	100	Topography
1F RES	1.730 ac		x 1,000 X	100	95 -- MILD		100	Ad Valorem	SPI R
				2.730 ac		90 -- ROLLING		100	Tax Value Notes
						77,300		0 N	77,300
						1,600		0 N	1,600
						78,900		78,900	
LAST REVALUATION: 2019									
Site: AVERAGE Driveway: PAVED Road: PAVED									

OWNER INFORMATION		SALES HISTORY				PICTURE	
CHRISTENSEN, TAYLOR BRYCE CHRISTENSEN, JANELLE 28 KEONA ROAD THORNTON, NH 03285		Date	Book	Page	Type	Price	Grantor
		07/29/2019	4453	0667	Q1	264,000	JEF/SWF LLC
		03/20/2015	4117	0254	U147	160,000	BUNKER ROBERT B TRUST
		04/27/2006	3273	0734	U138		BUNKER ROBERT
		11/15/2004	3075	0304	Q1	285,000	SMITH JEFFREY
		06/05/2003	2831	0026	Q V	39,900	MORTON STEVE
LISTING HISTORY		NOTES					
11/16/12 DWVL 09/20/12 DWVM 07/13/12 INSP 01/19/06 MVPR 03/23/05 MVPR 04/02/02 DWPS		LOT 9//02 SUBDIV FM 10-2-1//LUC 03; 11/12 INT AVG COND; PHY DEP=CARPETS THROUGHOUT HSE ARE STRETCHED OUT & RIPPLED; HSE WAS VACANT AT TIME OF VISIT; 10/16/2012 NOTICE FROM HAVERHILL PROBATE DIVISION APPOINTMENT OF GUARDIANSHIP - VERIFIED BY DLM WHO REC'D INFORMATION OF ADDITIONAL GUARDIAN 2/27/2013 - SET UP ADDTL MAIL TO ADDRESSES IN TX SYSTEM; AP \$235,900;					
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 3,000	
MUNICIPAL SOFTWARE BY AVITAR							
THORNTON, NH ASSESSING OFFICE							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features		Land			
2017	\$ 154,700	\$ 3,000		\$ 69,200 Parcel Total: \$ 226,900			
2018	\$ 154,700	\$ 3,000		\$ 69,200 Parcel Total: \$ 226,900			
2019	\$ 189,500	\$ 3,000		\$ 77,200 Parcel Total: \$ 269,700			
LAND VALUATION							
Zone: GENERAL RES		Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWY	Topography
IF RES WTRFRNT	1.000 ac	74,000 F	110	100	95	95	100 -- LEVEL
IF RES WTRFRNT	1.760 ac	x 1,000 X	100				100 -- LEVEL
MILL BROOK	100.000 wf	NATURAL, BROOK					75 -- STEEP
2.760 ac						77,200	
LAST REVALUATION: 2019							

Map: 000010

Lot: 000002

Sub: 001-09

Card: 1 of 1

28 KEONA RD

THORNTON, NH

Printed: 09/25/2019

PICTURE



OWNER

CHRISTENSEN, TAYLOR BRYCE
CHRISTENSEN, JANELLE
28 KEONA ROAD
THORNTON, NH 03285

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/16/04	916	NEW BUILDING	NEW HOUSE & GARAGE

BUILDING DETAILS

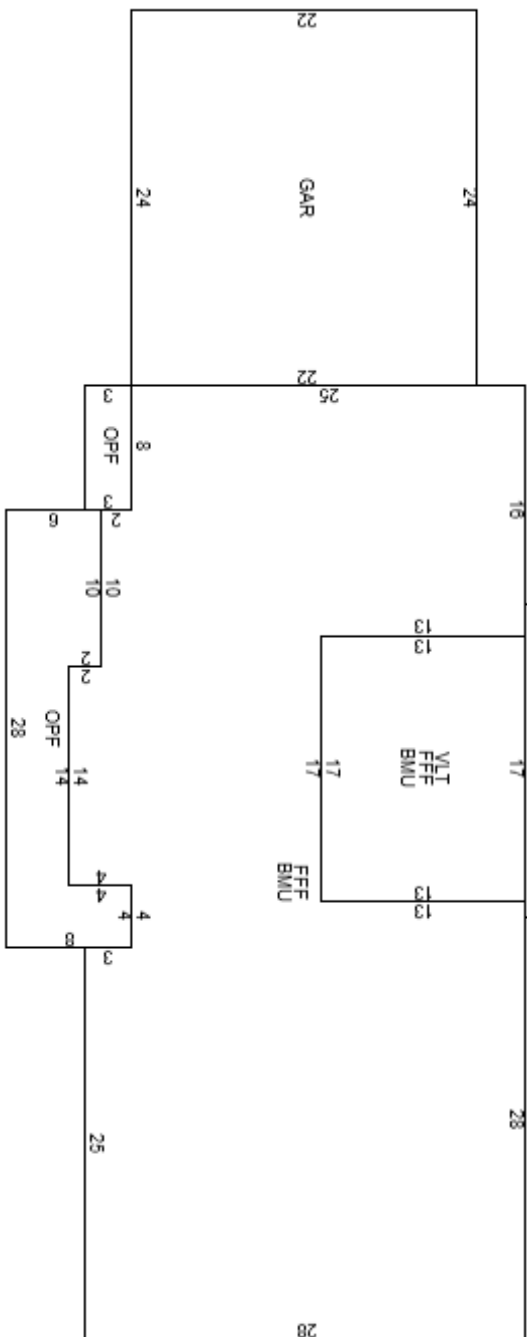
Model: 1.50 STORY RANCH
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 2.0 Fixtures: 7
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators: 1
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9299 Base Rate: RSA 90.00
Bldg. Rate: 1.0430
Sq. Foot Cost: \$ 93.87


BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
VL T	VAULTED	221	0.05	11
FFF	FST FLR FIN	1676	1.00	1676
DEK	DECK/ENTRANCE	240	0.10	24
GAR	GARAGE ATTCHD	528	0.45	238
OPF	OPEN PORCH	172	0.25	43
BMU	BSMNT	1676	0.15	251
GLA:	1,676	4,513		2,243

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 210,550
Year Built: 2004
Condition For Age: AVERAGE 10 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 10 %
Building Value: \$ 189,500




OWNER INFORMATION				SALES HISTORY				PICTURE								
BOISVERT, SHAWN A BOISVERT, MICHELLE L PO BOX 272 CAMPION, NH 03223-1191				Date	Book	Page	Type	Price	Grantor							
				12/03/2018	4404	0518	Q 1	313,000	BURKE WILLIAM J							
				07/22/2004	3028	0299	Q 1	225,000	BECKWITH ANN G							
LISTING HISTORY				NOTES												
09/05/19 JDHC 01/15/19 JDVM V-SALE 06/19/14 DWHC 08/22/12 DWVL 07/13/12 INSP MARKED FOR INSPECTION 09/16/09 DWHN 07/24/07 MVVM 02/27/03 DWPA				BEIGE: MODULAR HOME ; INT AVE COND AVE QUALITY, TOE/HSF=ONE BEDROOM, BATHRM AND LARGE SITTING AREA W/KIT COUNTER +SINK; 1/19; NOH; HOUSE ON EDGE												
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								
PARCEL TOTAL TAXABLE VALUE																
Year	Building		Features		Land											
2017	\$ 175,300				\$ 3,000		Parcel Total: \$ 123,600									
2018	\$ 175,300				\$ 3,000		Parcel Total: \$ 301,900									
2019	\$ 184,400				\$ 3,000		Parcel Total: \$ 119,300									
LAST REVALUATION: 2019																
LAND VALUATION				LAST REVALUATION: 2019												
Zone: GENERAL RES				Minimum Acreage: 1.00				Minimum Frontage: 100								
Land Type		Units		Base Rate		NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value Notes
1F RES		1.000 ac		74,000		F	110	100	100	100	100 -- LEVEL	95	77,300	0	N	77,300 -5%=SLOPE
VIEW		MOUNTAINS/PASTURE, AVERAGE, FULL100%, CLOSE														
		1.000 ac														


PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BOISVERT, SHAWN A BOISVERT, MICHELLE L PO BOX 272 CAMPTON, NH 03223-1191		District		Percentage	
PERMITS							
Date	Permit ID	Permit Type	Notes				
08/20/02	808	GARAGE					
						Model: 1.75 STORY CAPE	
						Roof: GABLE HIP/ASPHALT	
						Ext: VINYL SIDING	
						Int: DRYWALL	
						Floor: CARPET/LINOLEUM OR SIM	
						Heat: OIL/HOT WATER	
						Bedrooms: 3	Baths: 2.0
						Extra Kitchens:	
						A/C: No	
						Quality: A1 AVG+10	
						Com. Wall:	
						Size Adj: 0.9161	Base Rate: RSA 90.00
						Bldg. Rate: 0.9481	
						Sq. Foot Cost: \$ 85.32	

BUILDING SUB AREA DETAILS				2019 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
TQF	3/4 STRY FIN	616	0.75	462	
BMU	BSMNT	1232	0.15	185	
ENT	ENTRY WAY	24	0.10	2	
DEK	DECK/ENTRANCE	320	0.10	32	
FFF	FST FLR FIN	1232	1.00	1232	
HSF	1/2 STRY FIN	616	0.50	308	
GAR	GARAGE ATTCHD	462	0.45	208	
GLA: 2,002		4,502		2,429	
2019 BASE YEAR BUILDING VALUATION					
Market Cost New:				\$ 207,242	
Year Built:				2001	
Condition For Age:				AVERAGE	11 %
Physical:					
Functional:					
Economic:					
Temporary:					
Total Depreciation:					11 %
Building Value:					\$ 184,400

OWNER INFORMATION				SALES HISTORY				PICTURE	
TANZOSH, DREW W				Date	Book	Page	Type	Price	Grantor
66 SPRING STREET				08/30/2019	4462	0027	Q 1	89,000	BODKINS HILL HANNAH
MARION, MA 02738				05/15/2007	3405	0449	Q 1	118,533	EDDLESTON, GAIL C
				09/01/2000	2484	0175	Q 1	53,000	MARIANNE FORMAN
LISTING HISTORY				NOTES					
09/23/19 DWHC				BEIGE; TOWNHOUSE; END UNIT (1); 5/16 CORR ROOF TYPE;					
08/19/19 JDHC									
05/14/16 DWVM									
08/01/12 DWVM									
07/13/12 INSP									
12/12/07 DWVL				MARKED FOR INSPECTION					
06/18/07 MVVM									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
VILLAS	1			100		30,000.00	100	30,000	
PATIO	112	8 x 14		203		7.00	10	159	
								30,200	
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 71,100	\$ 14,200	\$ 0	Parcel Total: \$ 85,300					
2018	\$ 71,100	\$ 14,200	\$ 0	Parcel Total: \$ 85,300					
2019	\$ 74,900	\$ 30,200	\$ 0	Parcel Total: \$ 105,100					
LAST REVALUATION: 2019									
LAND VALUATION									
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:						
Land Type 1F RES	Neighborhood: F		Cond	Ad Valorem	SPI	R	Tax Value	Notes	
				0 ac					

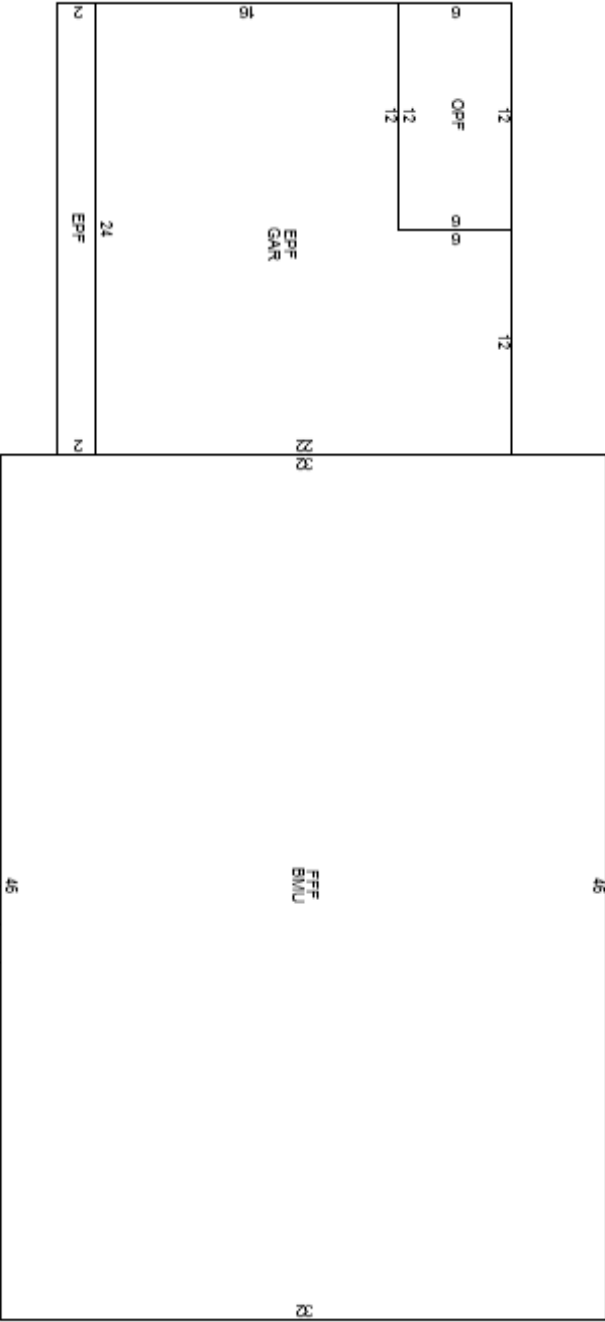
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		TANZOSH, DREW W 66 SPRING STREET MARION, MA 02738		District	Percentage	Model: 1.50 STORY TOWNHOUSE Roof: GABLE HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 2.0 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.1978 Base Rate: RCD 90.00 Bldg. Rate: 1.1265 Sq. Foot Cost: \$ 101.39	
Date	Permit ID	Permit Type	Notes				

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	624	1.00
ENT	ENTRY WAY	12	0.10
STO	STORAGE AREA	12	0.25
CTH	CATHEDRAL	98	0.10
SLB	SLAB	624	0.00
HSF	1/2 STRY FIN	526	0.50
GLA:	887	1,896	901
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 91,352	
Year Built:		1985	
Condition For Age:		AVERAGE	
Physical:		15 %	
Functional:		CWE	
Economic:		3 %	
Temporary:			
Total Depreciation:		18 %	
Building Value:		\$ 74,900	

		OWNER MITCHELL, ROBERT DECAREAU, RICHARD A 27 MITCHELL ROAD THORNTON, NH 03285		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									
Date		Permit ID		Permit Type					
Notes		[Empty field for notes]							


Model: 1.00 STORY RANCH Roof: GABLE HIP/ASPHALT Ext: PREFAB WD PNL Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9275 Base Rate: RSA 90.00 Bldg. Rate: 0.9488 Sq. Foot Cost: \$ 85.39	
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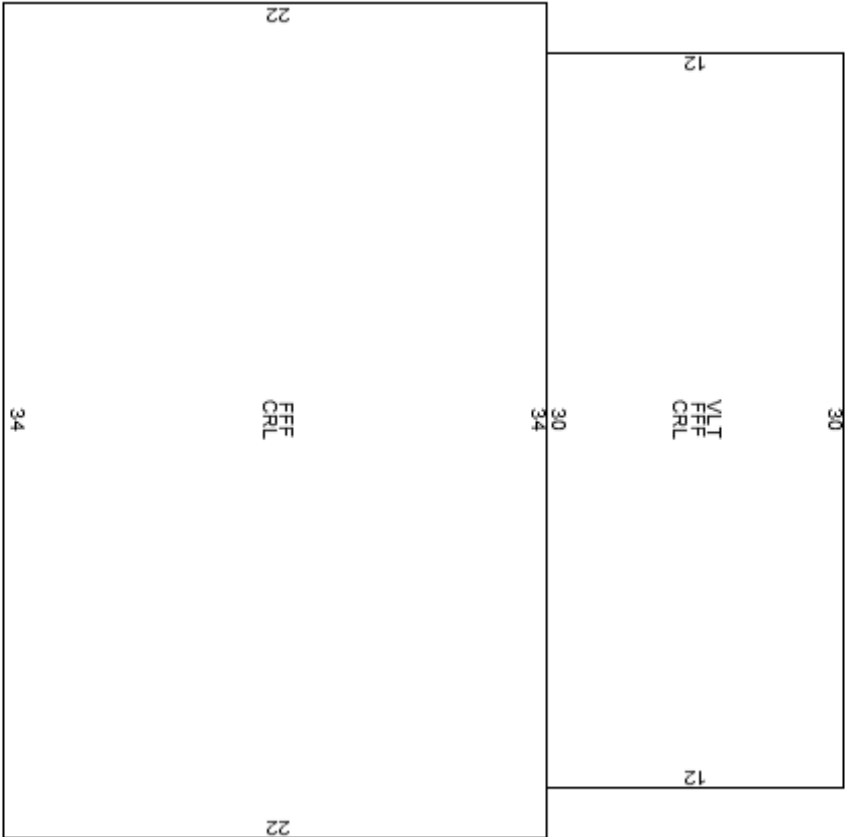
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1472	1.00	1472
BMU	BSMNT	1472	0.15	221
GAR	GARAGE ATTCHD	456	0.45	205
OPF	OPEN PORCH	84	0.25	21
EPE	ENCLOSED	504	0.70	353
ENT	ENTRY WAY	12	0.10	1
GLA: 1,472		4,000		2,273



2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 194,091
Year Built:	1978
Condition For Age:	GOOD 13 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 168,900


OWNER INFORMATION				SALES HISTORY				PICTURE	
ALLAIN, GERALD 6 MITCHELL ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price Grantor	
				03/25/2019	4423	0067	U 122	GOLDING, REBECCA R	
				10/22/2018	4396	0108	Q 1	151,200 DIEMAND SAMANTHA L	
				09/26/2018	4390	0360	U 138	1 BUSWELL LORI A &	
				04/24/2015	4123	0667	U 154	107,000 UNION BANK	
				02/04/2015	4109	0526	U 151	90,000 GORDON FRANCIS E &	
LISTING HISTORY				NOTES					
01/15/19 JDVM V-SALE				NAT; LOG HOME; INT OF HOME IN GOOD COND, NEW INT RENO AT TIME					
07/27/16 DWVL				OF ADDITION; UPGRADED PLB & ELEC; 7/16 ADJ OUTBLDG DIMENSION;					
09/17/12 DWVM				ADDED FPL & 2ND EXT SIDING; ALL INT INFO @ DOOR, DOG & CHILD; 1/19;					
07/13/12 INSP MARKED FOR INSPECTION				NOH; PU PAT;					
02/12/07 DWVL									
01/16/06 MVVM									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-EQUIPMENT	70	10 x 7	289	8.00	60	971			
SHED-WOOD	210	10 x 21	136	10.00	60	1,714 ATT TO 10 X 7			
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000			
PATIO	240	30 x 8	127	7.00	60	1,280 CONC/ATT HSE			
				9,000					
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 86,200			\$ 6,900 \$ 42,400					
				Parcel Total: \$ 135,500					
2018	\$ 86,200			\$ 6,900 \$ 42,400					
				Parcel Total: \$ 135,500					
2019	\$ 91,800			\$ 9,000 \$ 60,200					
				Parcel Total: \$ 161,000					
LAND VALUATION									
Zone: INDUSTRIAL 1				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	1,000 ac	74,000	D	90	100	95	100 -- LEVEL	100	60,100
1F RES	0.100 ac	x 1,000	X	100			100 -- LEVEL	100	0 N
				1,100 ac				60,200	
								60,200	
LAST REVALUATION: 2019									
Road: GRAVEL									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		ALLAIN, GERALD 6 MITCHELL ROAD THORNTON, NH 03285		District	Percentage	Model: 1.00 STORY LOG HOME Roof: GABLE HIP/ASPHALT Ext: LOGS/WOOD SHINGLE Int: WOOD/LOG/DRYWALL Floor: CARPET Heat: GAS/FA NO DUCTS Bedrooms: 3 Baths: 1.0 Fixtures: 3 Extra Kitchens: A/C: No Fireplaces: Quality: A0 AVG Generators: Com. Wall: Size Adj: 1.0917 Base Rate: RSA 90.00 Bldg. Rate: 1.0044 Sq. Foot Cost: \$ 90.39	
				PERMITS			
		Date	Permit ID	Permit Type	Notes		
		10/04/05	1298	ADDITION	ADDITION, NEW KITCHEN,		




BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
VLT	VAULTED	360	0.05 18
CRL	CRAWL SPACE	1108	0.05 55
FFF	FST FLR FIN	1108	1.00 1108
GLA: 1,108		2,576	1,181
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 106,751	
Year Built:		1969	
Condition For Age:		GOOD 14 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		14 %	
Building Value:		\$ 91,800	

OWNER INFORMATION				SALES HISTORY				PICTURE	
STODDARD, CHRISTOPHER P STODDARD, ALEXANDRIA Q 25 HORSE PASTURE LANE THORNTON, NH 03285				Date	Book	Page	Type	Price Grantor	
				06/24/2019 4444 0793 Q1 209,933 NELSON DANIEL					
				09/11/2009 3645 0195 Q1 175,000 WADDINGTON, KENNETH F					
LISTING HISTORY				NOTES					
08/11/16 DWVM 09/13/12 DWVM 07/13/12 INSP MARKED FOR INSPECTION 02/12/07 DWVL 10/05/06 MVVM				INT IN GOOD COND, GALLEY KIT, MONITOR HEATERS; 8/16 ADJ VLT/FFF/SLB DIM;					
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	THORNTON, NH ASSESSING OFFICE	
SHED-WOOD	252	18 x 14	123	10.00	60	1,860			
DECK	84	21 x 4	250	7.00	60	882	ATT TO 18 X 14		
						2,700			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 139,600	\$ 2,200	\$ 47,300	Parcel Total: \$ 189,100					
2018	\$ 139,600	\$ 2,200	\$ 47,300	Parcel Total: \$ 189,100					
2019	\$ 150,200	\$ 2,700	\$ 67,000	Parcel Total: \$ 219,900					
LAND VALUATION								LAST REVALUATION: 2019	
Zone: INDUSTRIAL 1				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
								Driveway: GRAVEL/DIRT	
								Road: GRAVEL	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	
1F RES	1.000 ac	74,000	E	100	100	95	95	100 -- LEVEL	
1F RES	0.200 ac	x 1,000	X	100			95 -- MILD	100	
						1.200 ac		67,000	
								67,000	

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		STODDARD, CHRISTOPHER P STODDARD, ALEXANDRIA Q 25 HORSE PASTURE LANE THORNTON, NH 03285	District	Percentage	Model: 1.50 STORY A FRAME	
					Roof: GABLE HIP/ASPHALT	
			Ext: PREFAB WD PNL			
			Int: DRYWALL			
			Floor: CARPET/PARQUET			
Heat: OIL/FA NO DUCTS						
Bedrooms: 3		Baths: 2.0	Fixtures: 6			
Extra Kitchens:		Fireplaces:				
A/C: No		Generators:				
Quality: A1 AVG+10						
Com. Wall:						
Size Adj: 0.9591	Base Rate: RSA 90.00					
Bldg. Rate: 0.9713						
Sq. Foot Cost: \$ 87.42						

BUILDING SUB AREA DETAILS				2019 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
OPF	OPEN PORCH	50	0.25		
STO	STORAGE AREA	25	0.25		
HSF	1/2 STRY FIN	503	0.50		
FFF	FST FLR FIN	1270	1.00		
SLB	SLAB	1270	0.00		
UFF	UPPER FLR FIN	169	1.00		
EPF	ENCLOSED	204	0.70		
DEK	DECK/ENTRANCE	470	0.10		
VLT	VAULTED	598	0.05		
GLA: 1,691		4,559	1,930		
2019 BASE YEAR BUILDING VALUATION					
Market Cost New:			\$ 168,721		
Year Built:			1987		
Condition For Age:			GOOD		
Physical:			11 %		
Functional:					
Economic:					
Temporary:					
Total Depreciation:			11 %		
Building Value:			\$ 150,200		


OWNER INFORMATION		SALES HISTORY					PICTURE					
ROUSSEAU, HOLLY A 70 BENTON ROAD THORNTON, NH 03285		Date	Book	Page	Type	Price	Grantor					
		12/04/2018	4405	0141	Q1	202,133	LOCKE GREGG D					
		11/04/2005	3214	0593	Q1	218,000	HAYES, RAYMOND F & ELE					
LISTING HISTORY		NOTES										
01/15/19 JDVE V-SALE 08/11/16 DWVM 09/17/12 DWVL 07/13/12 INSP MARKED FOR INSPECTION 10/31/05 MVUM		GREY; INT INFO FROM TENANT AT DOOR, RBU AREA EST; 8/16 COND GD TO AVG; ROOF STYLE TO SALTBOX; 1/19; NOH; POSTED=EST;										
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						
							THORNTON, NH ASSESSING OFFICE					
							PARCEL TOTAL TAXABLE VALUE					
Year	Building	Features	Land									
2017	\$ 119,900	\$ 3,000	\$ 43,300									
		Parcel Total:	\$ 166,200									
2018	\$ 119,900	\$ 3,000	\$ 43,300									
		Parcel Total:	\$ 166,200									
2019	\$ 138,700	\$ 3,000	\$ 63,900									
		Parcel Total:	\$ 205,600									
LAND VALUATION							LAST REVALUATION: 2019					
Zone: INDUSTRIAL I Minimum Acreage: 1.00 Minimum Frontage: 100							Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED					
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
1F RES	1.000 ac	74,000	E	100	95	100	95 -- MILD	100	63,400	0 N	63,400	
1F RES	0.600 ac	x 1,000	X	100			90 -- ROLLING	100	500	0 N	500	
	1.600 ac								63,900		63,900	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		ROUSSEAU, HOLLY A 70 BENTON ROAD THORNTON, NH 03285		District	Percentage	Model: 1.75 STORY SALT/BOX Roof: SALT BOX/ASPHALT Ext: PREFAB WD PNL Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 0.9550 Base Rate: RSA 90.00 Bldg. Rate: 0.8797 Sq. Foot Cost: \$ 79.18	
PERMITS							
Date	Permit ID	Permit Type	Notes				

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
RBU	RAISED BSMNT	360	0.25	90
RBF	RAISED BSMNT	480	0.75	360
DEK	DECK/ENTRANCE	484	0.10	48
TQF	3/4 STRY FIN	840	0.75	630
FFF	FST FLR FIN	840	1.00	840
GLA: 1,470		3,004		1,968
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 155,826		
Year Built:		1989		
Condition For Age:		GOOD		11 %
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		11 %		
Building Value:		\$ 138,700		

OWNER INFORMATION		SALES HISTORY					PICTURE	
GOODBOUT, CHRISTOPHER M GOODBOUT, ELIZABETH A 14 GOODBOUT ROAD LINCOLN, NH 03251		Date	Book	Page	Type	Price Grantor		
		06/07/2019	4440	0968	Q 1	167,500 MASSE ROGER P & SANDRA		
LISTING HISTORY		NOTES						
08/09/16 09/13/12 07/13/12 09/17/09 10/31/05	DWVE DWVM INSP GRHC MVUM	TUCKED IN THE WOODS-CLOSE TO HIGHWAY ON LEFT AFTER 33 TUXETTE; POSTED @ GATE ALL INFO EST;						
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
SHED-WOOD	120	10 x 12	193	10.00	60	1,390		
PATIO	192	12 x 16	143	7.00	60	1,153		
						2,500		
							THORNTON, NH ASSESSING OFFICE	
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2017	\$ 123,900	\$ 2,100	\$ 50,400	Parcel Total: \$ 176,400				
2018	\$ 123,900	\$ 2,100	\$ 50,400	Parcel Total: \$ 176,400				
2019	\$ 126,300	\$ 2,500	\$ 57,500	Parcel Total: \$ 186,300				
LAND VALUATION							LAST REVALUATION: 2019	
Zone: COMMERCIAL		Minimum Acreage: 1.00	Minimum Frontage: 100		Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	
1F RES	1.000 ac	74,000	E	100	100	95	95 -- LEVEL	
1F RES	0.750 ac	x 1,000	X	100			95 -- MILD	
						57,500	57,500	

PICTURE



OWNER

GOODBOUT, CHRISTOPHER M
GOODBOUT, ELIZABETH A
14 GOODBOUT ROAD
LINCOLN, NH 03251

TAXABLE DISTRICTS

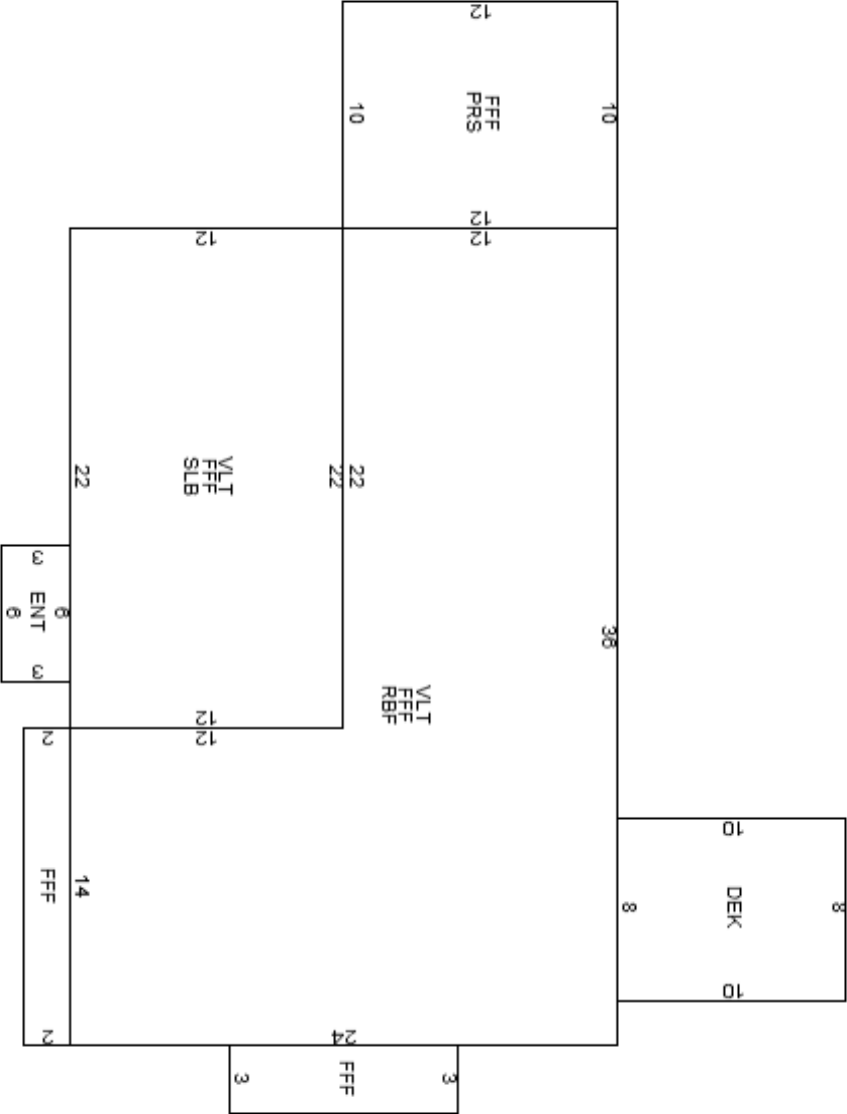
District	Percentage
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BUILDING DETAILS

Model: 1.00 STORY RSD RANCH
Roof: GABLE HIP/ASPHALT
Ext: ABOVE AVG
Int: DRYWALL
Floor: CARPET
Heat: OIL/HOT WATER
Bedrooms: 2 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 1.0122 Base Rate: RSA 90.00
Bldg. Rate: 1.1539
Sq. Foot Cost: \$ 103.85

PERMITS

Date	Permit ID	Permit Type	Notes
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BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLAB	264	0.00	0
RBF	RAISED BSMNT	600	0.75	450
FFF	FST FLR FIN	1042	1.00	1042
PRS	PIERS	120	-0.05	-6
DEK	DECK/ENTRANCE	80	0.10	8
ENT	ENTRY WAY	18	0.10	2
VLT	VAULTED	864	0.05	43
GLA:	1,042	2,988		1,539

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 159,825
Year Built: 1991
Condition For Age: GOOD 11 %
Physical:
Functional:
Economic: LOC HWY 10 %
Temporary:
Total Depreciation: 21 %
Building Value: \$ 126,300

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR
PADDOCK FAMILY REVOCABLE TRUST		Date	Book	Page	
PADDOCK, JANE P TRUSTEE		04/30/2019	4429	486	Q 1
PO BOX 318		505,000 LANGLOIS DEREK			
CAMPION, NH 03223					

LISTING HISTORY		NOTES	
05/09/19	DWUM	VIEW/2001 ADD HOUSE //04 NO ABATE; INT ABOVE AVE; VU COND=SSNL OBST; 8/16 ADJ BLDG FOOTPRINT;INT QUALITY>EXT, BUILT INS, GRANITE CTOPS, MARBLE FLRS, NICE TRIM ETC.	
08/09/16	DWVM		
09/13/12	DWVM		
07/13/12	INSP		
01/29/09	INSP		
05/14/03	DW	MARKED FOR INSPECTION	

EXTRA FEATURES VALUATION						THORNTON, NH ASSESSING OFFICE	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	2		100	5,000.00	100	10,000	

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2017	\$ 329,100	\$ 10,000	\$ 100,700
		Parcel Total:	\$ 439,800
2018	\$ 329,100	\$ 10,000	\$ 100,700
		Parcel Total:	\$ 439,800
2019	\$ 386,400	\$ 10,000	\$ 111,000
		Parcel Total:	\$ 507,400

LAND VALUATION


Zone: COMMERCIAL Minimum Acreage: 1.00 Minimum Frontage: 100 Site: AVERAGE Driveway: PAVED Road: GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1,000 ac	74,000	E	100	100	95	100	100 -- LEVEL	100	70,300	0	N	70,300	
1F RES	0.710 ac	x 1,000	X	100				95 -- MILD	100	700	0	N	700	
VIEW		MOUNTAINS, AVERAGE, TOP50%, DISTANT												
									100	40,000			40,000	
										111,000			111,000	

LAST REVALUATION: 2019



PICTURE



OWNER

PADDOCK FAMILY REVOCABLE TR
PADDOCK, JANE P TRUSTEE
PO BOX 318
CAMPTON, NH 03223

TAXABLE DISTRICTS

District

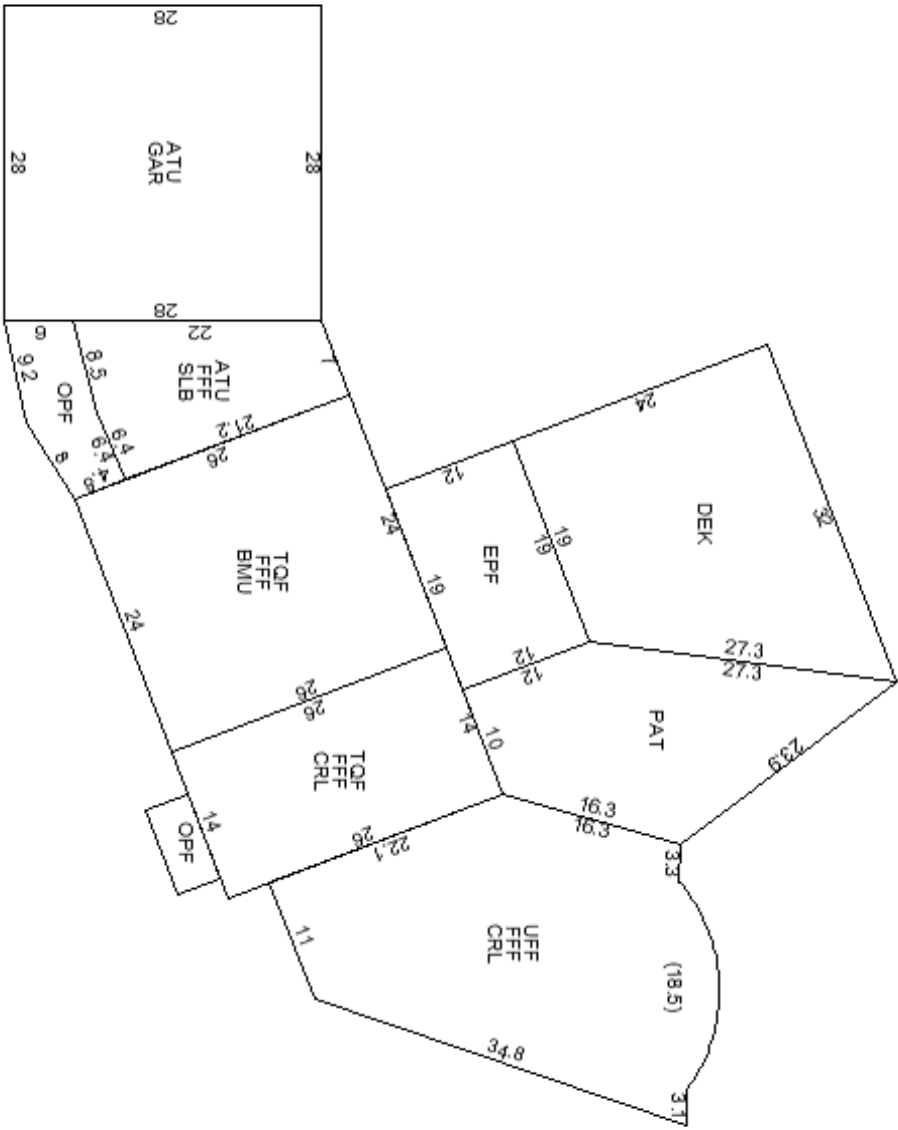
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
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BUILDING DETAILS

Model: 2.00 STORY CONTEMPORARY
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: HARDWOOD/HARD TILE
Heat: OIL/RAD WATER
Bedrooms: 3 Baths: 2.5 Fixtures: 10
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.8426 Base Rate: RSA 90.00
Bldg. Rate: 1.0831
Sq. Foot Cost: \$ 97.48




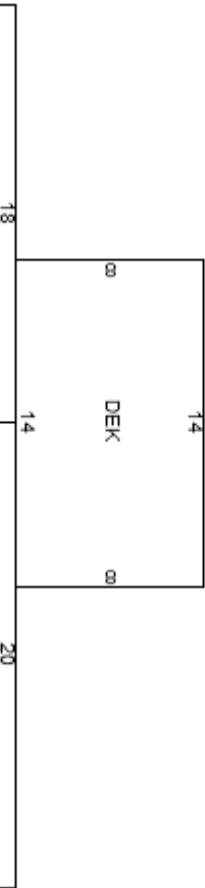
ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	123	0.25	31
UFF	UPPER FLR FIN	748	1.00	748
TOF	3/4 STRY FIN	988	0.75	741
BMU	BSMNT	624	0.15	94
CRL	CRAWL SPACE	1112	0.05	56
DEK	DECK/ENTRANCE	612	0.10	61
EPF	ENCLOSED	228	0.70	160
PAT	PATIO AREA	415	0.10	42
GAR	GARAGE ATTCHD	784	0.45	353
ATU	ATTIC	1017	0.10	102
FFF	FST FLR FIN	1968	1.00	1968
SLB	SLAB	233	0.00	0
GLA:	3,457	8,852		4,356

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 424,623
Year Built: 2000
Condition For Age: GOOD 9 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 9 %
Building Value: \$ 386,400

OWNER INFORMATION			SALES HISTORY					PICTURE	
BLAGOJEVIC, AMBER R BLAGOJEVIC, NEMANJA 10 STONINGTON ROAD THORNTON, NH 03285			Date	Book	Page	Type	Price	Grantor	
			04/16/2019	4427	180	Q 1	149,000	PROEHL, JEFFREY R	
			04/16/2007	3395	0852	Q 1	135,000	HOME EQUITY LOAN TRUST	
			02/22/2007	3379	0544	U 1 51	110,500	CAMBRIA, ROBERT M & IR	
			07/30/2004	3031	0934	Q 1	142,000	SIEGEL FREDRIC & ALISO	
LISTING HISTORY			NOTES						
05/09/19	DWUM		9/10 WALKOUT BSMT IN REAR OF HSE;						
09/20/10	DWVM								
01/01/80	NONE								
EXTRA FEATURES VALUATION									
Feature Type	Units		Length	x Width	Size Adj	Rate	Cond	Market Value	Notes
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 85,500				\$ 0		\$ 35,900		
							Parcel Total: \$ 121,400		
2018	\$ 85,500				\$ 0		\$ 35,900		
							Parcel Total: \$ 121,400		
2019	\$ 96,500				\$ 0		\$ 56,800		
							Parcel Total: \$ 153,300		
LAND VALUATION									
Zone: GENERAL RES			Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	1.000 ac	74,000	E	100	100	95	95	85 -- MODERATE	100
		1.000 ac							
		56,800							
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PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BLAGOJEVIC, AMBER R BLAGOJEVIC, NEMANJA 10 STONINGTON ROAD THORNTON, NH 03285		District	Percentage	Model: 1.00 STORY RANCH Roof: GABLE HIP/HIGH QUAL COMP Ext: CLAP BOARD/PREFAB WD PNL Int: PLYWOOD PANEL Floor: CARPET Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 1.0 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.0789 Base Rate: RSA 90.00 Bldg. Rate: 0.9926 Sq. Foot Cost: \$ 89.33	
				PERMITS			
				Date	Permit ID		




ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	112	0.10	11
FFF	FST FLR FIN	912	1.00	912
RBU	RAISED BSMNT	216	0.25	54
RBF	RAISED BSMNT	240	0.75	180
BMU	BSMNT	456	0.15	68
ENT	ENTRY WAY	16	0.10	2
GLA:	912	1,952		1,227

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:			\$ 109,608
Year Built:			1980
Condition For Age:	GOOD		12 %
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:			12 %
Building Value:			\$ 96,500

OWNER INFORMATION				SALES HISTORY				PICTURE			
CAPAUL, ANDREW M CAPAUL, JAMIE W 34 CRICHLLOW ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price Grantor			
				07/06/2019	4450	0941	Q 1	160,000 BALGACH, STEPHEN & 07/20/2006 3307 0220 Q 1 155,000 CRICHLLOW, LISSETTE & I 12/30/2002 2759 0288 U V 38 CRICHLLOW IRVING			
LISTING HISTORY				NOTES							
09/10/12 DWVM 07/13/12 INSP 01/29/09 INSP 04/08/02 MVPM				GREY; UNF SLAB REMAINS; INT EST FROM EXT INSP, 2012;							
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR							
Feature Type				Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
SHED-METAL				70	10 x 7		289	6.00	20	243 200	
				PARCEL TOTAL TAXABLE VALUE							
				Year	Building	Features	Land				
				2017	\$ 95,200	\$ 200	\$ 36,100 Parcel Total: \$ 131,500				
				2018	\$ 95,200	\$ 200	\$ 36,100 Parcel Total: \$ 131,500				
				2019	\$ 104,900	\$ 200	\$ 57,300 Parcel Total: \$ 162,400				
LAND VALUATION				LAST REVALUATION: 2019							
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100				Site: AVERAGE		
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay	Topography	
1F RES				1.000 ac	74,000	D	90	100	95	95 -- MILD	
1F RES				0.200 ac	x 1,000	X	100			90 -- ROLLING	
				1.200 ac					57,300	57,300	
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PICTURE



OWNER

CAPPAUL, ANDREW M
CAPPAUL, JAMIE W
34 CRICHLow ROAD
THORNTON, NH 03285

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE HIP/ASPHALT
Ext: PREFAB WD PNL
Int: DRYWALL
Floor: CARPET
Heat: ELECTRIC/RAD ELECT
Bedrooms: 4 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0424 Base Rate: RSA 90.00
Bldg. Rate: 0.9494
Sq. Foot Cost: \$ 85.45

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	560	0.50	280
FFF	FST FLR FIN	1064	1.00	1064
SLB	SLAB	1064	0.00	0
VL	VAULTED	280	0.05	14
PAT	PATIO AREA	224	0.10	22
GLA:	1,344	3,192		1,380


2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 117,921
Year Built:	1989
Condition For Age:	GOOD
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 104,900

14	28	20
FFF SLB	HSF FFF SLB	
16	20	28
14	28	10
	VL	FFF SLB
8	PAT	
	28	28

OWNER INFORMATION				SALES HISTORY				PICTURE	
ADAMS, NANCY M 1998 REVOCABLE TR				Date	Book	Page	Type	Price	Grantor
ADAMS, JONATHAN S TRUSTEE				03/07/2019	4419	0966	Q 1	202,500	RIBERDY RICHARD L &
34 WILLOW BROOK ROAD				10/27/2008	3560	0982	U 138		RIBERDY RICHARD L & BO
THORNTON, NH 03285									
LISTING HISTORY				NOTES					
03/25/19 DWUM				NAT; 9/10 INT GD COND; AVE QUAL; HOMEOWNER STARTING TO FINISH					
04/10/17 DWPR				BMU CK 11; 04/11 NC TO BMU. HO EST NC FOR 1 TO 2 YRS. DNPV CANVAS					
04/28/12 DWPL				SHED, SMALL LT=COND. CK 2012 FOR CHNG. V. LITTLE WORK DONE TO					
09/23/10 DWVL				BMU N.C.V. 2012; 4/17 NC; ADDED ELEC SOLAR PANELS;					
01/01/80 NONE									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-WOOD	150	10 x 15	167	10.00	60	1,503			
SOLAR ELECT PANEL	15		100	600.00	100	9,000 ON ROOF			
						10,500			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 100,500	\$ 1,100		\$ 44,800					
				Parcel Total: \$ 146,400					
2018	\$ 100,500	\$ 1,100		\$ 44,800					
				Parcel Total: \$ 146,400					
2019	\$ 125,500	\$ 10,500		\$ 63,500					
				Parcel Total: \$ 199,500					
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	1.000 ac	74,000	E	100	100	95	95 -- MILD	100	63,400
1F RES	0.130 ac	x 1,000	X	100			90 -- ROLLING	100	100
									63,500
									63,500
LAST REVALUATION: 2019									
								Road: GRAVEL	

PICTURE



OWNER

ADAMS, NANCY M 1998 REVOCABLE
ADAMS, JONATHAN S TRUSTEE
34 WILLOW BROOK ROAD
THORNTON, NH 03285

TAXABLE DISTRICTS

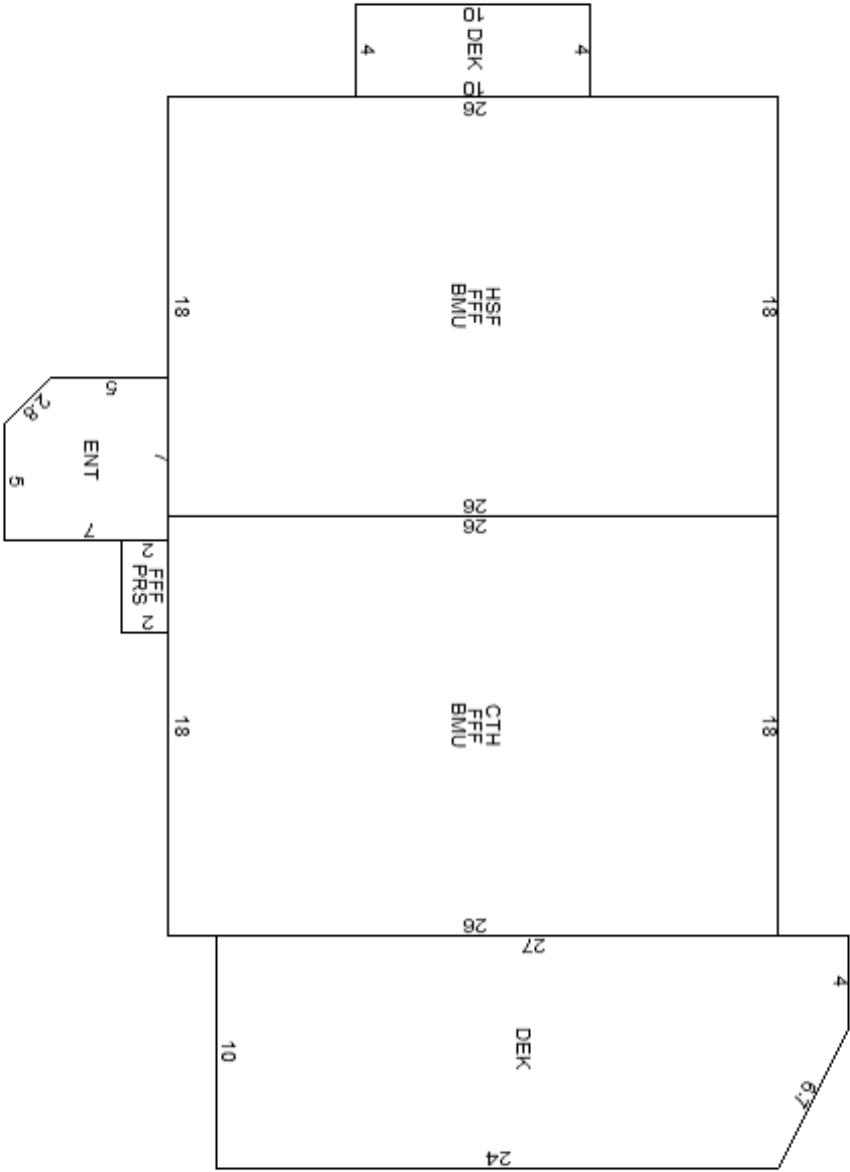
District	Percentage
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PERMITS

Date	Permit ID	Permit Type	Notes
07/20/16	2016-25	EXTERIOR ONLY	SOLAR PANELS

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: LAMINATE/VINYL/CARPET
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0382 Base Rate: RSA 90.00
Bldg. Rate: 1.1193
Sq. Foot Cost: \$ 100.74



BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	468	0.10	47
ENT	ENTRY WAY	47	0.10	5
FFF	FST FLR FIN	944	1.00	944
BMU	BSMNT	936	0.15	140
PRS	PIERS	8	-0.05	0
DEK	DECK/ENTRANCE	301	0.10	30
HSF	1/2 STRY FIN	468	0.50	234
GLA:	1,178	3,172		1,400

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 141,036
Year Built: 1991
Condition For Age: GOOD 11 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 11 %
Building Value: \$ 125,500

OWNER INFORMATION				SALES HISTORY				PICTURE		
SACCOCCHIO, DIANALYNN				Date	Book	Page	Type	Price Grantor		
49 TOTTEN ROAD				05/20/2019	4434	0568	Q 1	255,000 BARBANTI FAMILY TRUST		
ATTLEBORO, MA 02703				12/18/2009	3669	0287	U 138	BARBANTI, CHARLES J &		
				06/06/2001	2545	0807	Q V	10,533 EHSTROM, ALAN & MAUREE		
LISTING HISTORY				NOTES						
08/27/12	DWVM			HOUSE COMPLETED 05; INT INFO EST FROM EXT INSP; WALKOUT RBU						
07/13/12	INSP			UNDER DECK						
03/31/05	MVPR									
01/30/04	MVPR									
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVTAR						
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			THORNTON, NH ASSESSING OFFICE	
PARCEL TOTAL TAXABLE VALUE										
Year	Building		Features		Land					
2017	\$ 160,000		\$ 0		\$ 40,800		Parcel Total: \$ 200,800			
2018	\$ 160,000		\$ 0		\$ 40,800		Parcel Total: \$ 200,800			
2019	\$ 172,000		\$ 0		\$ 60,600		Parcel Total: \$ 232,600			
LAND VALUATION										
Zone: RURAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: FAIR		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	
1F RES	1.000 ac	74,000	E	100	95	95	95 -- MILD	100	60,300	
1F RES	0.400 ac	x 1,000	X	100			85 -- MODERATE	100	300	
									60,600	
									1.400 ac	
									60,600	
LAST REVALUATION: 2019										

PICTURE



OWNER

SACCOCCIO, DIANALYNN
49 TOTTEN ROAD
ATTLEBORO, MA 02703

TAXABLE DISTRICTS

District

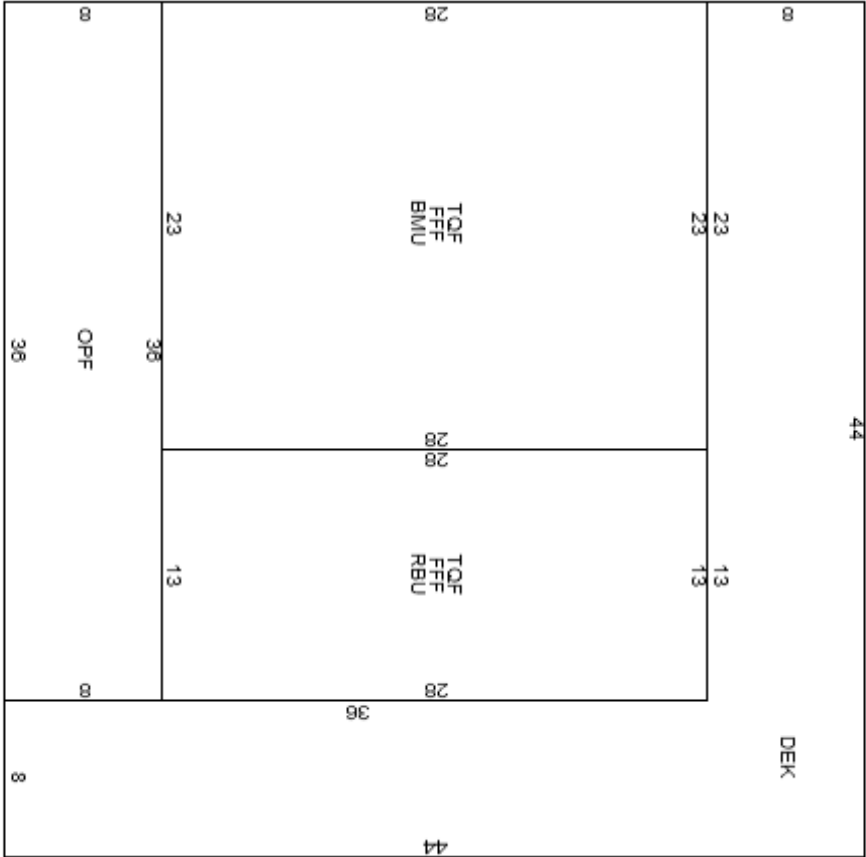
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
10/16/03	987	NEW BUILDING	NEW CEDAR HOME


BUILDING DETAILS

Model: 1.75 STORY CAPE
Roof: GABLE HIP/ASPHALT
Ext: LOGS
Int: WOOD/LOG
Floor: PINE/SOFT WD/HARDWOOD
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 1.5 Fixtures: 5
Extra Kitchens: Fireplaces: Generators: A/C: No
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9432 Base Rate: RSA 90.00
Bldg. Rate: 1.0168
Sq. Foot Cost: \$ 91.51




BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1008	1.00 1008
OPF	OPEN PORCH	288	0.25 72
TOF	3/4 STRY FIN	1008	0.75 756
BMU	BSMNT	644	0.15 97
RBU	RAISED BSMNT	364	0.25 91
DEK	DECK/ENTRANCE	640	0.10 64
GLA: 1,764		3,952	2,088
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 191,073	
Year Built:		2003	
Condition For Age:		AVERAGE 10 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		10 %	
Building Value:		\$ 172,000	

OWNER INFORMATION				SALES HISTORY				PICTURE			
HILL, JESSICA A CHASE, SHAWNA D 29 MOUNTAIN VIEW DRIVE THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor		
				12/03/2018	4404	0797	Q 1	171,000	KENDRICK, KATRINA		
				10/26/2018	4397	0478	U 1 23		HENGSTENBERG TODD		
				05/25/2007	3409	0843	Q 1	148,333	CUSTANCE, BRADLEY A &		
				02/09/2004	2956	0786	Q 1	150,000	STAFFORD THOMAS		
				10/30/2002	2731	0851	Q 1	120,000	ROONEY WILLIAM &		
LISTING HISTORY				NOTES							
01/14/19 JDVM V-SALE 08/29/12 DWVM 07/13/12 INSP MARKED FOR INSPECTION 07/24/07 MVVM 12/04/03 MVUM				GREY; 1/19; NOH; DNP U TENT GAR;							
EXTRA FEATURES VALUATION											
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes					
THORNTON, NH ASSESSING OFFICE											
MUNICIPAL SOFTWARE BY AVTAR											
PARCEL TOTAL TAXABLE VALUE											
Year	Building		Features		Land						
2017	\$ 109,000		\$ 0		\$ 46,000						
					Parcel Total: \$ 155,000						
2018	\$ 109,000		\$ 0		\$ 46,000						
					Parcel Total: \$ 155,000						
2019	\$ 121,400		\$ 0		\$ 64,100						
					Parcel Total: \$ 185,500						
LAND VALUATION											
Zone: RURAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL							
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes
1F RES	1.000 ac	74,000	E	100	100	95	95 -- MILD	100	63,400	0	N 63,400
1F RES	0.800 ac	x 1,000	X	100			90 -- ROLLING	100	700	0	N 700
1.800 ac									64,100	64,100	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		HILL, JESSICA A CHASE, SHAWNA D 29 MOUNTAIN VIEW DRIVE THORNTON, NH 03285		District		Percentage	
		PERMITS					
Date	Permit ID	Permit Type	Notes				
						Model: 1.75 STORY SALTBOX Roof: SALT BOX/ASPHALT Ext: AVERAGE Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.0006 Base Rate: RSA 90.00 Bldg. Rate: 0.9414 Sq. Foot Cost: \$ 84.72	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	264	0.10
FFF	FST FLR FIN	844	1.00
BMU	BSMNT	452	0.15
TQF	3/4 STRY FIN	784	0.75
BMG	BASEMENT	392	0.20
OPF	OPEN PORCH	24	0.25
GLA: 1,432		2,760	1,610
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 136,399	
Year Built:		1987	
Condition For Age:		GOOD	
Physical:		11 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		11 %	
Building Value:		\$ 121,400	

OWNER INFORMATION				SALES HISTORY				PICTURE	
BODEA, SMARANDA BODEA, CORNELIU ALEXANDRU 44 PORTER STREET CAMBRIDGE, MA 02141				Date	Book	Page	Type	Price	Grantor
				10/11/2018	4394	0179	Q 1	155,000	HARRINGTON PATRICK H III
				05/31/2018	4364	0005	U 138		1 HARRINGTON PATRICK H III
LISTING HISTORY				NOTES					
01/08/19 JDVM V-SALE 08/03/12 DWVM 07/13/12 INSP MARKED FOR INSPECTION 11/03/05 MVUM				"G" UNIT 27; 2 LEVEL + LOFT; TOWNHOUSE; GREY; GARAGE #105 PER DEED 9/26/2014 4085/272; 1/19; NOH;					
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		
MTN RIVER EAST	1			100	39,000.00	100	39,000		
GARAGE-1 STY	264	12 x 22		121	30.00	100	9,583 GAR #105		
				51,600					
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 88,300		\$ 29,000		\$ 0		Parcel Total: \$ 117,300		
2018	\$ 88,300		\$ 29,000		\$ 0		Parcel Total: \$ 117,300		
2019	\$ 96,500		\$ 51,600		\$ 0		Parcel Total: \$ 148,100		
LAND VALUATION									
Zone: GENERAL RES	Minimum Acreage: 1.00		Minimum Frontage: 100		Site:		Driveway: Road:		
Land Type 1F RES	Neighborhood: E		Cond		Ad Valorem		SPT R Tax Value Notes		
				0 ac					

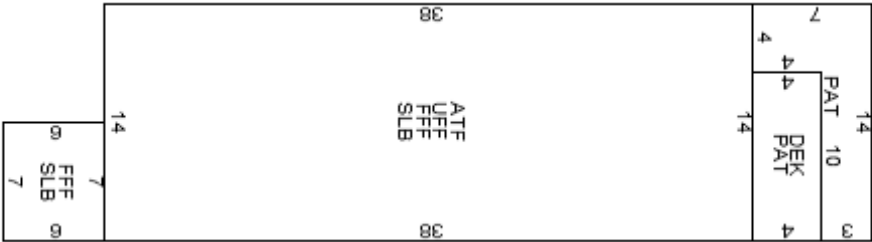
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BODEA, SMARANDA BODEA, CORNELIU ALEXANDRU 44 PORTER STREET CAMBRIDGE, MA 02141		District	Percentage	Model: 2.50 STORY TOWNHOUSE Roof: GABLE HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: ELECTRIC/RAD ELECT Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0720 Base Rate: RCD 90.00 Bldg. Rate: 1.0306 Sq. Foot Cost: \$ 92.76	
				PERMITS			
Date	Permit ID	Permit Type	Notes				


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	40	0.10	4
FFF	FST FLR FIN	574	1.00	574
SLB	SLAB	574	0.00	0
PAT	PATIO AREA	98	0.10	10
ATF	ATTIC FINISHED	532	0.25	133
UFF	UPPER FLR FIN	532	1.00	532
GLA:	1,239	2,350		1,253

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 116,228
Year Built:	1986
Condition For Age:	GOOD
Physical:	11 %
Functional:	CWM
Economic:	6 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 96,500



PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		PAGANO, JOHN A PAGANO, KAREN 9 ROSECROFT COURT WILMINGTON, DE 19808		District	Percentage	Model: 2.50 STORY TOWNHOUSE	
				Roof: GABLE HIP/ASPHALT			
				Ext: CLAP BOARD			
				Int: DRYWALL		Floor: CARPET/LINOLEUM OR SIM	
						Heat: ELECTRIC/RAD ELECT	
						Bedrooms: 3 Baths: 2.0	
						Extra Kitchens: Fireplaces:	
						A/C: No Generators:	
						Quality: A1 AVG+10	
						Com. Wall:	
						Size Adj: 1.0720 Base Rate: RCD 90.00	
						Bldg. Rate: 1.0306	
						Sq. Foot Cost: \$ 92.76	

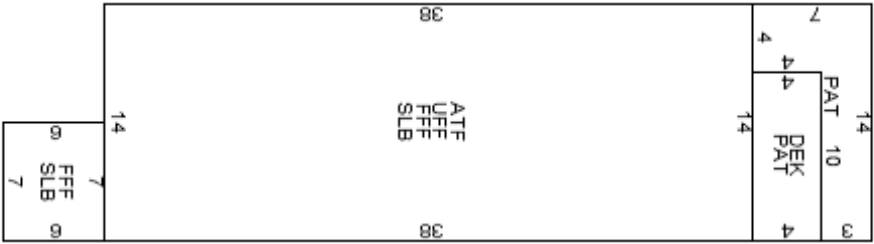
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	40	0.10	4
FFF	FST FLR FIN	574	1.00	574
PAT	PATIO AREA	98	0.10	10
UFF	UPPER FLR FIN	532	1.00	532
ATF	ATTIC FINISHED	532	0.25	133
SLB	SLAB	574	0.00	0

GLA: 1,239 2,350 1,253


2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 116,228
Year Built:	1986
Condition For Age:	GOOD
Physical:	11 %
Functional:	CWM
Economic:	6 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 96,500



OWNER INFORMATION				SALES HISTORY				PICTURE	
NEAL, KRISTAL				Date	Book	Page	Type	Price	Grantor
PO BOX 2279				11/05/2018	4399	0576	Q1	158,000	ELI SEY JOSEPH
CAMPTON, NH 03223				02/02/2016	4186	0168	Q1	121,000	MACDONALD RICHARD S
				02/13/2012	3864	457	U138		MACDONALD RICHARD S &
				06/01/2000	2464	0820	Q1	78,000	MOSS, THOMAS & THERESA
LISTING HISTORY				NOTES					
01/08/19 JDVM V-SALE				"G" UNIT 38; 2 LEVEL + LOFT TOWNHOUSE; GREY//04 ABATED DNP WOOD STO; DIST MTN VIEWS OBST TREES+PL; 1/19; NOH;					
08/03/12 DWVM									
07/13/12 INSP MARKED FOR INSPECTION									
10/09/06 MVVM									
EXTRA FEATURES VALUATION									
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
MTN RIVER EAST		1		100	39,000.00	100	39,000		
FIREPLACE 1-STAND		1		100	3,000.00	100	3,000		
							42,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 90,700	\$ 22,000	\$ 0						
		Parcel Total: \$ 112,700							
2018	\$ 90,700	\$ 22,000	\$ 0						
		Parcel Total: \$ 112,700							
2019	\$ 96,700	\$ 42,000	\$ 0						
		Parcel Total: \$ 138,700							
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100				
Land Type 1F RES				Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value Notes
				0 ac					

PICTURE



OWNER

NEAL, KRISTAL
PO BOX 2279
CAMPTON, NH 03223

TAXABLE DISTRICTS

District
Percentage

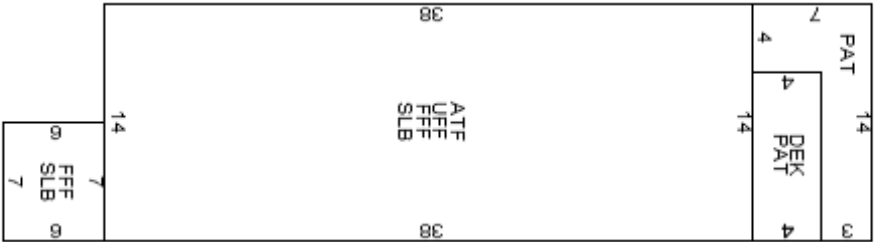
PERMITS

Date	Permit ID	Permit Type	Notes
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BUILDING DETAILS

Model: 2.50 STORY TOWNHOUSE
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: ELECTRIC/RAD ELECT
Bedrooms: 3 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0710 Base Rate: RCD 90.00
Bldg. Rate: 1.0297
Sq. Foot Cost: \$ 92.67

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	40	0.10	4
FFF	FST FLR FIN	574	1.00	574
AIF	ATTIC FINISHED	532	0.25	133
UFF	UPPER FLR FIN	532	1.00	532
SLB	SLAB	574	0.00	0
PAT	PATIO AREA	138	0.10	14
GLA:	1,239	2,390		1,257
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 116,486		
Year Built:		1986		
Condition For Age:		GOOD		
Physical:		11 %		
Functional:		CWM		
Economic:		6 %		
Temporary:				
Total Depreciation:		17 %		
Building Value:		\$ 96,700		



OWNER INFORMATION				SALES HISTORY				PICTURE	
BOUCHER, THOMAS F BOUCHER, ANNE E 11 HAZEL STREET UXBRIDGE, MA 01569				Date	Book	Page	Type	Price	Grantor
				12/04/2018	4405	0065	Q1	145,000	WINEN-RIEMS FREDERIK R
				01/24/2017	4263	0603	Q1	122,000	GOODMAN REALTY TRUST,
LISTING HISTORY				NOTES					
01/08/19 JDVM V-SALE 08/23/12 DWVM 07/13/12 INSP MARKED FOR INSPECTION 10/09/06 MVVM				"G" UNIT 53; 2 LEVEL + LOFT; TOWNHOUSE; DNPU WOOD STO; 1/19; NOH;					
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			
MTN RIVER EAST	1		100	39,000.00	100	39,000			
						42,000			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 90,800	\$ 22,000	\$ 0						
				Parcel Total: \$ 112,800					
2018	\$ 90,800	\$ 22,000	\$ 0						
				Parcel Total: \$ 112,800					
2019	\$ 96,800	\$ 42,000	\$ 0						
				Parcel Total: \$ 138,800					
LAND VALUATION									
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site:					
Land Type 1F RES Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes					
				0 ac					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BOUCHER, THOMAS F BOUCHER, ANNE E 11 HAZEL STREET UXBRIDGE, MA 01569		District	Percentage	Model: 2.50 STORY TOWNHOUSE Roof: GABLE HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: ELECTRIC/RAD ELECT Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0705 Base Rate: RCD 90.00 Bldg. Rate: 1.0292 Sq. Foot Cost: \$ 92.63	
				PERMITS			
				Date	Permit ID Permit Type		
				Notes			


14	3
PAT 10	
DEK PAT	4
4	14

38	ATF	38
UFF	UFF	
SLB	SLB	
8	14	
UFF		
SLB		
8		

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	40	0.10	4
ATF	ATTIC FINISHED	532	0.25	133
SLB	SLAB	580	0.00	0
UFF	UPPER FLR FIN	532	1.00	532
PAT	PATIO AREA	98	0.10	10
UFF	FST FLR FIN	580	1.00	580
GLA:	1,245	2,362		1,259

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 116,621	
Year Built:	1986		
Condition For Age:	GOOD	11 %	
Physical:			
Functional:	CWM	6 %	
Economic:			
Temporary:			
Total Depreciation:		17 %	
Building Value:		\$ 96,800	

OWNER INFORMATION				SALES HISTORY				PICTURE	
SANTOS, DAVID P				Date	Book	Page	Type	Price	Grantor
HOLGATE, DENISE M				05/28/2019	4435	0822	Q 1	149,933	GUTIERREZ MOUNTAIN
154 BEAR HILL ROAD UNIT #406				03/12/2010	3685	0746	U 1 38		GUTIERREZ JOSE J
CUMBERLAND, RI 02864				07/02/2004	3019	0433	Q 1	140,000	JENKINSON
				10/30/2000	2495	0948	Q 1	75,000	RALLO, LAWRENCE J
LISTING HISTORY				NOTES					
08/23/12 DWVM 07/13/12 INSP 10/09/06 MVVM				"G" UNIT 63; 2 LEVEL + LOFT TOWNHOUSE; DNPW WOOD STOVE;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
MTN RIVER EAST	1		100	39,000.00	100	39,000			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000			
						42,000			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 90,800	\$ 22,000	\$ 0						
				Parcel Total: \$ 112,800					
2018	\$ 90,800	\$ 22,000	\$ 0						
				Parcel Total: \$ 112,800					
2019	\$ 96,800	\$ 42,000	\$ 0						
				Parcel Total: \$ 138,800					
LAND VALUATION									
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:	Driveway:	Road:				
Land Type 1F RES	Neighborhood: E		Cond	Ad Valorem	SPI	R	Tax Value	Notes	
0 ac									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		SANTOS, DAVID P HOLGATE, DENISE M 154 BEAR HILL ROAD UNIT #406 CUMBERLAND, RI 02864		District	Percentage	Model: 2.50 STORY TOWNHOUSE	
						Roof: GABLE HIP/ASPHALT	
						Ext: CLAP BOARD	
				Int: DRYWALL		Floor: CARPET/LINOLEUM OR SIM	
						Heat: ELECTRIC/RAD ELECT	
						Bedrooms: 3 Baths: 2.0 Fixtures:	
						Extra Kitchens: Fireplaces:	
						A/C: No Generators:	
						Quality: A1 AVG+10	
						Com. Wall:	
						Size Adj: 1.0705 Base Rate: RCD 90.00	
						Bldg. Rate: 1.0292	
						Sq. Foot Cost: \$ 92.63	


14	3
PAT 9	
DEK 4	
PAT 4	
5	
14	

38	ATF	38
UFF		
UFF		
SLB		
8		14
UFF		
SLB		
8		

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	36	0.10	4
PAT	PATIO AREA	98	0.10	10
SLB	SLAB	580	0.00	0
UFF	UPPER FLR FIN	532	1.00	532
ATF	ATTIC FINISHED	532	0.25	133
UFF	FST FLR FIN	580	1.00	580
GLA:	1,245	2,358		1,259

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:			\$ 116,621
Year Built:			1986
Condition For Age:	GOOD		11 %
Physical:			
Functional:	CWM		6 %
Economic:			
Temporary:			
Total Depreciation:			17 %
Building Value:			\$ 96,800

OWNER INFORMATION				SALES HISTORY				PICTURE																												
MUELLER, DONALD A MUELLER, FRANCOISE L PO BOX 1210 CAMPTON, NH 03223				Date	Book	Page	Type	Price Grantor																												
				05/13/2019	4432	903	Q1	138,000 PADYKULA, JOSEPH S																												
				09/12/2017	4310	0562	Q1	132,533 FLAHERTY KATHLEEN A																												
				12/09/2013	4029	603	Q1	115,000 SACCOCCIA HENRY M & JA																												
				12/24/2003	2940	0903	U138	SACCOCCIA HENRY																												
LISTING HISTORY				NOTES																																
02/12/14 DWUM 08/23/12 DWVM 07/13/12 INSP 06/25/07 MVVM				"G" UNIT 66; 2 LEVEL + LOFT TOWNHOUSE;																																
EXTRA FEATURES VALUATION																																				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	<div>MUNICIPAL SOFTWARE BY AVTAR</div> <div>THORNTON, NH ASSESSING OFFICE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2017</td><td>\$ 90,800</td><td>\$ 22,000</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 112,800</td></tr><tr><td>2018</td><td>\$ 90,800</td><td>\$ 22,000</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 112,800</td></tr><tr><td>2019</td><td>\$ 96,800</td><td>\$ 42,000</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 138,800</td></tr></table>	Year	Building	Features	Land	2017	\$ 90,800	\$ 22,000	\$ 0			Parcel Total:	\$ 112,800	2018	\$ 90,800	\$ 22,000	\$ 0			Parcel Total:	\$ 112,800	2019	\$ 96,800	\$ 42,000	\$ 0			Parcel Total:	\$ 138,800
Year	Building	Features	Land																																	
2017	\$ 90,800	\$ 22,000	\$ 0																																	
		Parcel Total:	\$ 112,800																																	
2018	\$ 90,800	\$ 22,000	\$ 0																																	
		Parcel Total:	\$ 112,800																																	
2019	\$ 96,800	\$ 42,000	\$ 0																																	
		Parcel Total:	\$ 138,800																																	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000																														
MTN RIVER EAST	1		100	39,000.00	100	39,000																														
						42,000																														
LAND VALUATION																																				
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:	Driveway:	Road:																															
Land Type 1F RES	Neighborhood: E		Cond	Ad Valorem	SPI R	Tax Value	Notes																													
						0 ac																														

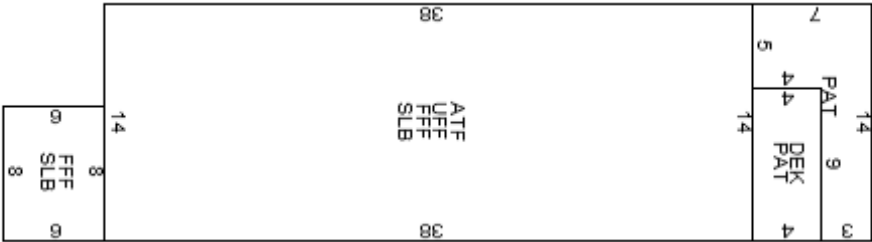
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MUELLER, DONALD A MUELLER, FRANCOISE L PO BOX 1210 CAMPTON, NH 03223		District		Model: 2.50 STORY TOWNHOUSE	
				Percentage		Roof: GABLE HIP/ASPHALT	
						Ext: CLAP BOARD	
						Int: DRYWALL	
						Floor: CARPET/LINOLEUM OR SIM	
						Heat: ELECTRIC/RAD ELECT	
						Bedrooms: 3 Baths: 2.0 Fixtures:	
						Extra Kitchens: Fireplaces:	
						A/C: No Generators:	
						Quality: A1 AVG+10	
						Com. Wall:	
						Size Adj: 1.0705 Base Rate: RCD 90.00	
						Bldg. Rate: 1.0292	
						Sq. Foot Cost: \$ 92.63	

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	532	0.25	133
PAT	PATIO AREA	98	0.10	10
FFF	FST FLR FIN	580	1.00	580
SLB	SLAB	580	0.00	0
DEK	DECK/ENTRANCE	36	0.10	4
UFF	UPPER FLR FIN	532	1.00	532
GLA:	1,245	2,358		1,259


2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 116,621
Year Built:	1986
Condition For Age:	GOOD
Physical:	11 %
Functional:	CWM
Economic:	6 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 96,800



OWNER INFORMATION				SALES HISTORY				PICTURE	
PELTIER, CAROL A				Date	Book	Page	Type	Price	Grantor
7 KLOSTERS WAY, UNIT 090				01/11/2019	4411	0994	Q1	181,533	DTE INVESTMENTS, LLC
WATERVILLE VALLEY, NH 03215				01/11/2018	4337	0736	U151	87,000	KELLY ROBERT E
				05/07/2012	3880	0162	U150		TOWN OF THORNTON
				12/12/2011	3842	0366	U150		KELLY ROBERT E
				01/16/2002	2623	0575	Q1	136,000	INGRAM HERBERT
LISTING HISTORY				NOTES					
03/25/19	DWUL			INSIDE UNIT/GREY//STEEL FPL/DETACHED CONDO GARAGE, REPURCHASED TAX COLLECTORS DEED IN 2012; INT INFO FROM FAMILY MEMBER AT DOOR, NO INT WALK THROUGH; UNIT 6;					
09/21/12	DWVM								
07/13/12	INSP								
05/20/05	MVPR								
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 NON MASONARY
BROOKSIDE CONDOS	1			100		56,000.00	100		56,000 MILLBROOK
GARAGE-1 STY	264	22 x 12		121		30.00	80		7,667
							66,700		
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 109,900	\$ 58,600	\$ 0	Parcel Total: \$ 168,500					
2018	\$ 109,900	\$ 58,600	\$ 0						
				Parcel Total: \$ 168,500					
2019	\$ 118,200	\$ 66,700	\$ 0	Parcel Total: \$ 184,900					
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
LAND VALUATION									
Zone: RURAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:	Driveway:	Road:				
Land Type 1F RES	Neighborhood: E		Cond	Ad Valorem	SPI R	Tax Value	Notes		
0 ac									

PICTURE



OWNER

PELTIER, CAROL A
7 KLOSTERS WAY, UNIT 090
WATERVILLE VALLEY, NH 03215

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS


Model: 2.00 STORY TOWNHALL
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/LAMINATE/VINYL
Heat: OIL/HOT WATER
Bedrooms: 2 Baths: 2.5 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0078 Base Rate: RCD 90.00
Bldg. Rate: 1.0110
Sq. Foot Cost: \$ 90.99

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	149	0.10	15
UFF	UPPER FLR FIN	640	1.00	640
FFF	FST FLR FIN	703	1.00	703
BMF	BSMNT FINISHED	640	0.30	192
BMU	BSMNT	63	0.15	9
PAT	PATIO AREA	48	0.10	5
ENT	ENTRY WAY	12	0.10	1
GLA: 1,343		2,255		1,565
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 142,399		
Year Built:		1989		
Condition For Age:		GOOD		
Physical:		11 %		
Functional:		CWM		
Economic:		6 %		
Temporary:				
Total Depreciation:		17 %		
Building Value:		\$ 118,200		

OWNER INFORMATION				SALES HISTORY				PICTURE						
LAVELLE, KAITLYN				Date	Book	Page	Type	Price	Grantor					
112 MILL BROOK RD				11/13/2018	4401	0107	Q 1	125,000	TUTTLE RICHARD W					
THORNTON, NH 03285				09/14/2018	4388	0429	U 1 45	1	TUTTLE RICHARD W					
				09/14/2018	4388	0434	U 1 45		TUTTLE RICHARD W					
				03/24/2010	3687	0630	U 1 44		TUTTLE RICHARD W					
				07/14/2006	3304	0120	Q 1	45,000	KIMBALL, GLORIA A					
LISTING HISTORY				NOTES										
08/22/19	JDHC			YELLOW, OUTHSE ON PROP. DNP/05; 9/12 HSF NO FLRS + SPIRAL STAIRS TO HSF, BMU = FUNC. ROOF '11 HSF MEAS 9 FT., FIX HEAT TYPE, NO VINYL SIDING. 2018 BLA WITH PARCELS 11-3-1 & 11-3-4; 1/19; NOH; NEWER WINDOWS, SID & ROOF; CORR SIDING; LEVEL AROUND HOUSE THEN DROPS OFF=TOPO										
01/14/19	JDVM	V-SALE												
03/15/18	DWSL													
09/10/12	JBVL													
07/13/12	INSP	MARKED FOR INSPECTION												
02/19/08	MVPM													
02/28/07	MVPM													
03/31/05	MVPR													
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVTAR										
Feature Type	Units	Length x Width	Size Adj							Rate	Cond	Market Value Notes		
SHED-WOOD	96	12 x 8	227							10.00	60	1,308 AVG COND		
LEAN-TO	32	4 x 8	400							4.00	40	205 ATT 12 X 8		
										1,500				
				THORNTON, NH ASSESSING OFFICE										
				PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land											
2017	\$ 70,900	\$ 1,200	\$ 49,900							Parcel Total: \$ 122,000				
2018	\$ 70,900	\$ 1,200	\$ 49,400							Parcel Total: \$ 121,500				
2019	\$ 74,300	\$ 1,500	\$ 59,800							Parcel Total: \$ 135,600				
LAND VALUATION				LAST REVALUATION: 2019										
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100	Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED								
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes					
1F RES	1.000 ac	74,000	E	100	100	95	85 -- MODERATE	100	59,800					
1F RES	0.050 ac	x 1,000	X	100			50 -- SEVERE	100	0					
							1.050 ac	59,800	59,800					

OWNER INFORMATION				SALES HISTORY				PICTURE	
WEESE, PAUL WEESE, JANINE 50 CARMEL STREET MIDDLEBORO, MA 02346				Date	Book	Page	Type	Price	Grantor
				11/01/2018	4399	0001	Q1	268,000	DIAMOND M.
				05/11/2018	4359	0664	U189	165,000	CAGNEY LORI
				07/15/2011	3806	0462	Q1	135,000	LMT 2006-9 TRUST FUND
				04/04/2011	3784	0252	U151	150,000	LAVALLEY, PAUL J & CAR
				12/03/2001	2606	0388	U V 99	45,000	INGRAM HERBERT
LISTING HISTORY				NOTES					
01/15/19 JDVM V-SALE				BLUE GREY; INFO AT DOOR TO BE COMPLETED BY 4/1/04, INT INFO EST FROM EXT INSP, POND IN BACK YARD; 09/12 NOH. WALK OUT BSMNT; 1/19; NC; 22X24 SUB AREA TO GAR, ADJ OPF & DEK DIM; 1/19; DNVI PER PERSON @ DOOR, WANTED HO, NO INFO; NEW SIDING, DEKS & OPF; CONV 22X24 FROM FFF TO GAR, EST DONE BEFORE SALE; EST SOME INT UPDATES; VGOOD SITE=LARGE POND/LANDSCAPING					
01/08/19 DWPM									
09/10/12 JBVM									
07/13/12 INSP MARKED FOR INSPECTION									
10/03/08 DWVM									
01/30/04 MVPO									
EXTRA FEATURES VALUATION									
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			
THORNTON, NH ASSESSING OFFICE									
MUNICIPAL SOFTWARE BY AVITAR									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 153,400				\$ 0 \$ 61,600				
					Parcel Total: \$ 215,000				
2018	\$ 153,400				\$ 0 \$ 61,600				
					Parcel Total: \$ 215,000				
2019	\$ 170,100				\$ 0 \$ 83,200				
					Parcel Total: \$ 253,300				
LAND VALUATION									
Zone: RURAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: VERY GOOD	
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay
1F RES				1.000 ac	74,000 F	110	110	100	95
1F RES				2.540 ac	x 1,000 X	100			95 -- MILD
								95 -- MILD	
								100	
								80,800	
								2,400	
								0 N	
								80,800	
								LARGE POND	
								2,400	
								83,200	
								83,200	
LAST REVALUATION: 2019									
Site: VERY GOOD Driveway: GRAVEL/DIRT Road: PAVED									

PICTURE



OWNER

MACINNES, TRAVIS L
MACINNES, ERICA MS
41 AUDUBON ROAD
WELLESLEY, MA 02481

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

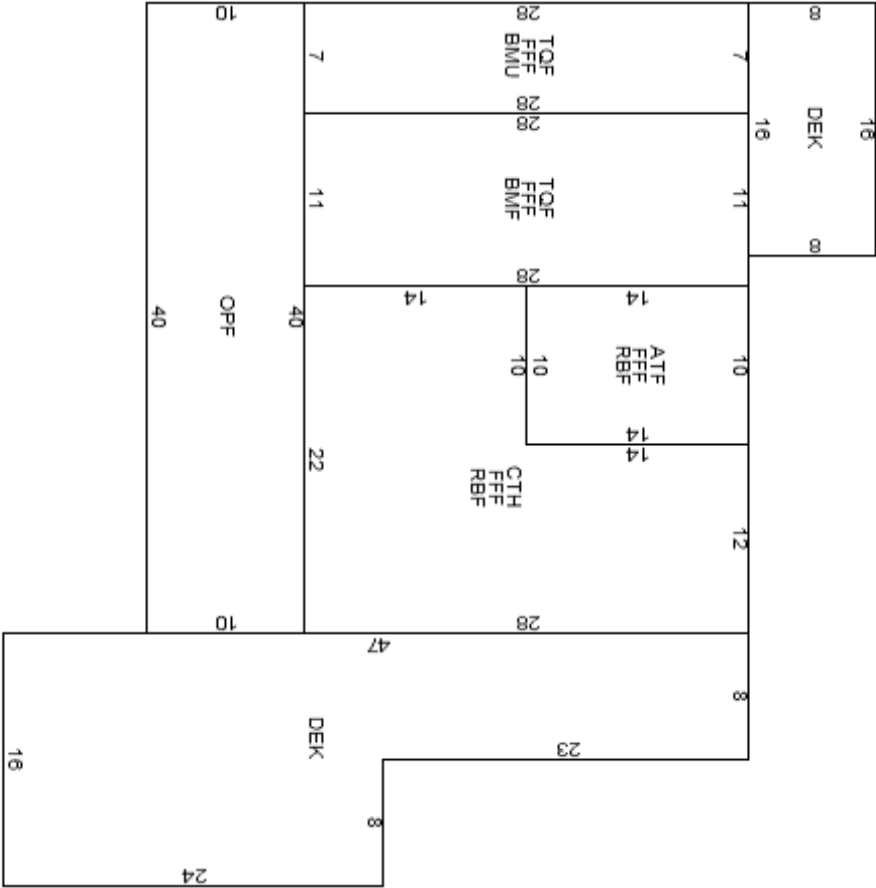
Model: 1.75 STORY CAPE
Roof: GABLE HIP/ASPHALT
Ext: LOGS
Int: WOOD/LOG/DRYWALL
Floor: HARDWOOD/CARPET
Heat: GAS/HOT WATER
Bedrooms: 3 Baths: 3.0 Fixtures: 9
Extra Kitchens: Fireplaces: Generators: 1
A/C: No
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9229 Base Rate: RSA 90.00
Bldg. Rate: 1.1179
Sq. Foot Cost: \$ 100.61

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	696	0.10	70
BMF	BSMNT FINISHED	308	0.30	92
CTH	CATHEDRAL	476	0.10	48
RBF	RAISED BSMNT	616	0.75	462
ATF	ATTIC FINISHED	140	0.25	35
OPF	OPEN PORCH	400	0.25	100
FFF	FST FLR FIN	1120	1.00	1120
TQF	3/4 STRY FIN	504	0.75	378
BMU	BSMNT	196	0.15	29
GLA:	1,533	4,456		2,334

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 234,824
Year Built:	2000
Condition For Age:	AVERAGE
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 209,000



OWNER INFORMATION				SALES HISTORY				PICTURE	
DIODATI, MICHAEL DIODATE, CATHERINE 30 ELVA DRIVE GOFFSTOWN, NH 03045				Date	Book	Page	Type	Price	Grantor
				04/04/2019	4425	0081	Q 1	129,000	PENSCO TRUST COMPANY
				08/24/2015	4152	0751	Q 1	87,533	DENT MARIANNE W
				05/17/2005	3140	0023	Q 1	165,000	BATTEN J RICHARD & PAM
LISTING HISTORY				NOTES					
05/09/19 DWUM 07/30/12 DWVL 07/13/12 INSP MARKED FOR INSPECTION 06/27/07 MVVM				INSIDE UNIT D2;					
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 92,900	\$ 7,000	\$ 0	Parcel Total: \$ 99,900					
2018	\$ 92,900	\$ 7,000	\$ 0	Parcel Total: \$ 99,900					
2019	\$ 119,100	\$ 19,000	\$ 0	Parcel Total: \$ 138,100					
LAND VALUATION									
LAST REVALUATION: 2019									
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site:					
Land Type 1F RES Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes					
0 ac									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		DIODATI, MICHAEL DIODATE, CATHERINE 30 ELVA DRIVE GOFFSTOWN, NH 03045		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			Model: 2.00 STORY TOWNHOUSE Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: GAS/EA NO DUCTS Bedrooms: 4 Baths: 4.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 0.9816 Base Rate: RCD 90.00 Bldg. Rate: 0.9046 Sq. Foot Cost: \$ 81.42	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	108	0.10	11
STO	STORAGE AREA	21	0.25	5
UFF	UPPER FLR FIN	648	1.00	648
RBF	RAISED BSMNT	612	0.75	459
OPF	OPEN PORCH	28	0.25	7
FFF	FST FLR FIN	612	1.00	612
GLA:	1,260	2,029		1,742

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 141,834

Year Built: 1973

Condition For Age: VERY GOOD 10 %

Physical: CWM 6 %

Functional: 6 %

Economic: 6 %


Temporary: 16 %

Total Depreciation: 16 %

Building Value: \$ 119,100

OWNER INFORMATION				SALES HISTORY				PICTURE							
PEACE OF MIND PROPERTIES PO BOX 506 PLYMOUTH, NH 03264				Date	Book	Page	Type	Price	Grantor						
				11/29/2018	4403	0898	Q 1	125,000	MAD RIVER PROPERTIES						
				07/20/2016	4221	0108	Q 1	90,000	GIUSANNA TRUST						
LISTING HISTORY				NOTES											
01/14/19 JDVM V-SALE				TAN; MIDDLE UNIT IS; UNDERGRND UTIL; 1/19; NOH;											
04/07/11 JBPR															
11/30/05 JDLL															
10/20/05 MVUM															
06/20/02 JRHN															
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	THORNTON, NH ASSESSING OFFICE							
FIREPLACE 1-STAND	1			100		3,000.00	100							3,000	
GATEWAY	1			100		16,000.00	100							16,000	
									19,000						
PARCEL TOTAL TAXABLE VALUE															
Year	Building	Features	Land												
2017	\$ 88,300	\$ 7,000	\$ 0												
				Parcel Total: \$ 95,300											
2018	\$ 88,300	\$ 7,000	\$ 0												
				Parcel Total: \$ 95,300											
2019	\$ 118,100	\$ 19,000	\$ 0												
				Parcel Total: \$ 137,100											
LAND VALUATION												LAST REVALUATION: 2019			
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:	Driveway:	Road:										
Land Type 1F RES	Neighborhood: F	Cond	Ad Valorem	SPI	R	Tax Value	Notes								
0 ac															

PICTURE



OWNER

PEACE OF MIND PROPERTIES
PO BOX 506
PLYMOUTH, NH 03264

TAXABLE DISTRICTS

District

Percentage


BUILDING DETAILS

Model: 2.50 STORY TOWNHOUSE
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: GAS/EA NO DUCTS
Bedrooms: 4 Baths: 4.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 0.9812 Base Rate: RCD 90.00
Bldg. Rate: 0.8949
Sq. Foot Cost: \$ 80.54

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH	28	0.25
DEK	DECK/ENTRANCE	144	0.10
UFF	UPPER FLR FIN	648	1.00
STO	STORAGE AREA	21	0.25
FFF	FST FLR FIN	612	1.00
RBF	RAISED BSMNT	612	0.75
GLA: 1,260		2,065	1,745
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 140,542	
Year Built:		1973	
Condition For Age:		VERY GOOD	
Physical:		10 %	
Functional:		CWM	
Economic:		6 %	
Temporary:			
Total Depreciation:		16 %	
Building Value:		\$ 118,100	

18	18	7	7
DEK	UFF	DEK	UFF
7	1	1	1
34	UFF FFF RBF	34	UFF FFF RBF
UFF	UFF	UFF	UFF
STO	STO	STO	STO
4	3	4	3

PICTURE



OWNER

HOWE, ANDREW

162 HOIT ROAD

CONCORD, NH 03301

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 2.00 STORY TOWNHOUSE

Roof: GABLE HIP/ASPHALT

Ext: VINYL SIDING

Int: DRYWALL

Floor: CARPET/LINOLEUM OR SIM

Heat: ELECTRIC/RAD ELECT

Bedrooms: 4

Baths: 4.0

Fixtures: Extra Kitchens:

A/C: No

Fireplaces:

Generators:

Quality: A0 AVG

Com. Wall:

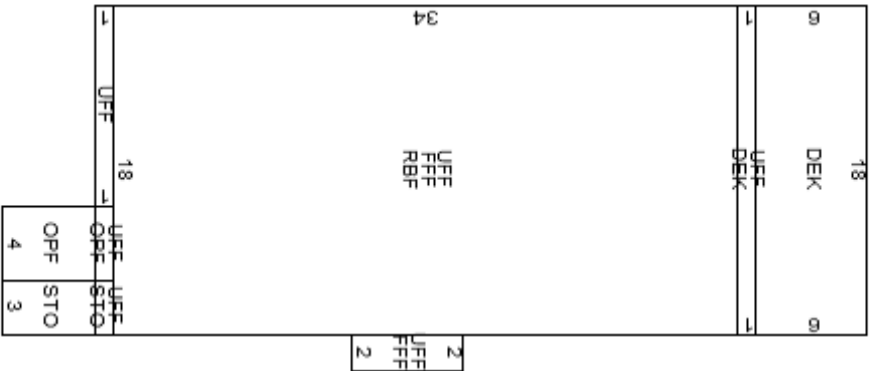
Base Rate: RCD 90.00

Bldg. Rate: 0.9017


Size Adj: 0.9784

Sq. Foot Cost: \$ 81.15

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
UFF	UPPER FLR FIN	660	1.00 660
FFF	FST FLR FIN	624	1.00 624
RBF	RAISED BSMNT	612	0.75 459
OPF	OPEN PORCH	24	0.25 6
STO	STORAGE AREA	18	0.25 5
DEK	DECK/ENTRANCE	126	0.10 13
GLA: 1,284		2,064	1,767
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 143,392	
Year Built:		1973	
Condition For Age:		VERY GOOD 10 %	
Physical:		CWE 3 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		13 %	
Building Value:		\$ 124,800	




OWNER INFORMATION				SALES HISTORY				PICTURE	
KELLY, CARIE ANN KELLY, RYAN EDWARD 6 JUDGES RD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				05/20/2019 4434 0407			Q 1	320,000	MOSSO DAVID
				08/22/2016 4228 0383			Q 1	185,000	GEORGE HARRY E JR
LISTING HISTORY				NOTES					
11/14/12 DWVL 09/12/12 JBVM 07/13/12 INSP 01/31/08 MVPR 12/11/07 DWVL 03/01/07 MVPO				SHED ATTACHED TO HOUSE; UNDERGRND UTIL; PU 2 ENTS. BELOW AVG SIDING = MASONITE;					
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 92,000		\$ 18,300		\$ 62,400				
			Parcel Total: \$ 172,700						
2018	\$ 92,000		\$ 18,300		\$ 62,400				
			Parcel Total: \$ 172,700						
2019	\$ 149,700		\$ 30,000		\$ 89,500				
			Parcel Total: \$ 269,200						
LAND VALUATION									
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100 Site: VERY GOOD Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	1,000 ac	74,000 F	110	110	100	100	100 -- LEVEL	100	89,500
	1,000 ac								89,500

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		KELLY, CARIE ANN KELLY, RYAN EDWARD 6 JUDGES RD THORNTON, NH 03285		District		Model: 1.75 STORY CAPE Roof: GABLE HIP/ASPHALT Ext: BELOW AVG Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: OIL/HOT WATER Bedrooms: 4 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9432 Base Rate: RSA 90.00 Bldg. Rate: 0.8846 Sq. Foot Cost: \$ 79.61	
				PERMITS		BUILDING SUB AREA DETAILS	
				Date	Permit ID	Permit Type	Notes
				04/17/06	1346	GARAGE	GARAGE & SHED

BUILDING SUB AREA DETAILS									
ID	Description	Area	Adj.	Effect.					
VLT	VAULTED	368	0.05	18					
PRS	PIERS	144	-0.05	-7					
DEK	DECK/ENTRANCE	96	0.10	10					
SLB	SLAB	368	0.00	0					
TQF	3/4 STRY FIN	816	0.75	612					
BMU	BSMNT	816	0.15	122					
FFP	FST FLR FIN	1328	1.00	1328					
ENT	ENTRY WAY	60	0.10	6					
GLA: 1,940		3,996	2,089						
2019 BASE YEAR BUILDING VALUATION									
Market Cost New:					\$ 166,305				
Year Built:					1972				
Condition For Age:					VERY GOOD 10 %				
Physical:									
Functional:									
Economic:									
Temporary:									
Total Depreciation:					10 %				
Building Value:					\$ 149,700				

OWNER INFORMATION				SALES HISTORY				PICTURE				
BATES, JAMES BATES, DONNA 232 OLD CENTER STREET MIDDLEBORO, MA 02346				Date	Book	Page	Type	Price	Grantor			
				02/19/2019 4417 0296 Q1					310,000 FLIBOTTE JOSEPH & EILEEN			
LISTING HISTORY				NOTES								
03/25/19 DWUM 07/02/10 DWVM 01/01/80 NONE				7/10 INT INFO EST FROM EXT INSP, GRANITE C'TOPS, ARCH DOORWAYS								
EXTRA FEATURES VALUATION												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR THORNTON, NH ASSESSING OFFICE				
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	5,000					
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2017	\$ 166,700	\$ 3,000	\$ 54,800									
			Parcel Total:	\$ 224,500								
2018	\$ 166,700	\$ 3,000	\$ 54,800									
			Parcel Total:	\$ 224,500								
2019	\$ 197,600	\$ 5,000	\$ 74,000									
			Parcel Total:	\$ 276,600								
LAND VALUATION												
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL								
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
1F RES	1.000 ac	74,000	F	110	100	95	95 -- MILD	100	69,800	0 N	69,800	
1F RES	1.600 ac	x 1,000	X	100			95 -- MILD	100	1,500	0 N	1,500	
MAD RIVER	375.000 wf	NATURAL, RIVER					95 -- MILD	50	2,700	0	2,700	DTW
				2.600 ac					74,000		74,000	

PICTURE



OWNER

BATES, JAMES
BATES, DONNA
232 OLD CENTER STREET
MIDDLEBORO, MA 02346

TAXABLE DISTRICTS

District

Percentage

BUILDING DETAILS

Model: 1.00 STORY RANCH
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: HARDWOOD/HARD TILE
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 2.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9383 Base Rate: RSA 90.00
Bldg. Rate: 1.1260
Sq. Foot Cost: \$ 101.34

PERMITS

Date

Permit ID

Permit Type

Notes

DEK
PAT

31

12

31

40

24

4

DEK

7

4

32

FFF
BMF

16

16

7

OPF

16

7

9

12

22

FFF
BMG

30

22


24

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	112	0.25	28
DEK	DECK/ENTRANCE	400	0.10	40
PAT	PATIO AREA	372	0.10	37
FFF	FST FLR FIN	1608	1.00	1608
BMF	BSMNT FINISHED	1080	0.30	324
BMG	BASEMENT	528	0.20	106
GLA:	1,608	4,100		2,143

2019 BASE YEAR BUILDING VALUATION


Market Cost New: \$ 217,172
Year Built: 1998
Condition For Age: GOOD 9 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 9 %
Building Value: \$ 197,600

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		GILMAN, DANIEL J GILMAN, ALLISON M PO BOX 2273 CAMPTON, NH 03223-2273		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			<p>Model: 1.50 STORY CONTEMPORY Roof: GABLE HIP/PREFAB METALS Ext: AVERAGE Int: DRYWALL/WOOD/LOG Floor: CARPET/LINOLEUM OR SIM Heat: GAS/EA DUCTED Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0271 Base Rate: RSA 90.00 Bldg. Rate: 1.1185 Sq. Foot Cost: \$ 100.67</p>	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	224	0.10	22
VL.T	VAULTED	672	0.05	34
FFF	FST FLR FIN	902	1.00	902
RBF	RAISED BSMNT	672	0.75	504
PRS	PIERS	210	-0.05	-11
OPF	OPEN PORCH	21	0.25	5
GLA:	902	2,701		1,456

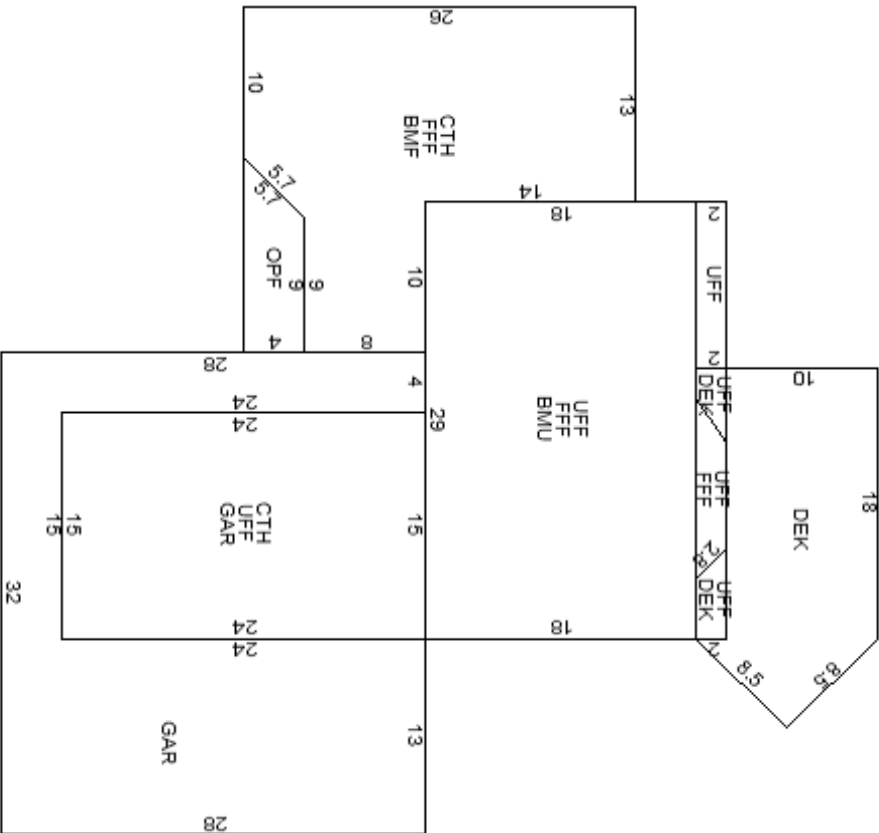
2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 146,576
Year Built:	1982
Condition For Age:	GOOD
Physical:	12 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	12 %
Building Value:	\$ 129,000

OWNER INFORMATION				SALES HISTORY				PICTURE	
LAUFENBERG, PETER A LAUFENBERG, ASHLEY 133 BANJO DRIVE THORNTON, NH 03285				Date	Book	Page	Type	Price Grantor	
				11/05/2018	4399	0508	Q 1	310,000 LAUFENBERG JOSEPH W &	
LISTING HISTORY				NOTES					
01/14/19 JDVM V-SALE 04/06/16 DWSL 09/21/10 DWVL 01/01/80 NONE				WALK-OUT BSMT/ABATEMENT ADJ=GRADE & PHYS; PARTIAL MERGER WITH 15-1-38 FOR TAX YEAR 2016; 1/19; NOH; CORR SKETCH; UFF SIZE LOOKS INCORRECT, DNC=PREV LIST;					
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		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 179,000		\$ 3,000		\$ 60,600				
					Parcel Total: \$ 242,600				
2018	\$ 179,000		\$ 3,000		\$ 60,600				
					Parcel Total: \$ 242,600				
2019	\$ 209,000		\$ 3,000		\$ 93,700				
					Parcel Total: \$ 305,700				
LAND VALUATION									
Zone: COMMERCIAL				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay
1F RES				1.000 ac	74,000	H	130	100	100
1F RES				2.560 ac	x 1,000	X	100		95 -- MILD
									90 -- ROLLING
				3.560 ac					100
									91,400
									2,300
									0 N
									91,400
									2,300
									0 N
									93,700
									93,700
LAST REVALUATION: 2019									
Road: PAVED									

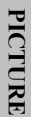
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		LAUFENBERG, PETER A LAUFENBERG, ASHLEY 133 BANJO DRIVE THORNTON, NH 03285		District	Percentage	Model: 2.00 STORY CONTEMPORY Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9045 Base Rate: RSA 90.00 Bldg. Rate: 1.0107 Sq. Foot Cost: \$ 90.97	
				PERMITS			
				Date	Permit ID		

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE ATTCHD	896	0.45 403
UFF	UPPER FLR FIN	940	1.00 940
CTH	CATHEDRAL	774	0.10 77
BMF	BSMNT FINISHED	414	0.30 124
OPF	OPEN PORCH	44	0.25 11
DEK	DECK/ENTRANCE	233	0.10 23
FFP	FST FLR FIN	955	1.00 955
BMU	BSMNT	522	0.15 78
GLA: 1,895		4,778	2,611

2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 237,523
Year Built:	1985
Condition For Age:	GOOD
Physical:	12 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	12 %
Building Value:	\$ 209,000



OWNER INFORMATION				SALES HISTORY				PICTURE					
ZAWODNIAK, LEONARD J & ROBIN				Date	Book	Page	Type	Price	Grantor				
ZAWODNIAK, MATTHEW DAVID				11/13/2018	4401	0185	Q 1	335,000	WINQUIST CARL A				
1439 GARRETT DRIVE				09/13/2000	2486	0170	Q V	45,000	LOST RIVER BLUFF				
WALL, NJ 07719													
LISTING HISTORY				NOTES									
01/14/19 JDVM V-SALE				TAN; 02 15-3-6 SUBDIV 2 LOTS; UNDERGRND UTILITIES; 11/12 INT BETTER THAN AVG QUAL, AVG COND; 20X5 UNFINISHED AREA IN BSMT IS UTILITY RM; 1/19; NOH; EST PAT=SNOW; 150+- RIVER FRONT;									
11/14/12 DWVL													
09/04/12 DWVM													
07/13/12 INSP MARKED FOR INSPECTION													
01/06/09 MVVL													
09/23/08 DWVM													
02/28/03 MVPA													
05/16/02 DWPM													
MUNICIPAL SOFTWARE BY AVITAR													
THORNTON, NH ASSESSING OFFICE													
PARCEL TOTAL TAXABLE VALUE													
Year	Building	Features	Land										
2017	\$ 176,700	\$ 5,000	\$ 183,100										
		Parcel Total: \$ 364,800											
2018	\$ 176,700	\$ 5,000	\$ 183,100										
		Parcel Total: \$ 364,800											
2019	\$ 193,200	\$ 5,000	\$ 142,300										
		Parcel Total: \$ 340,500											
LAND VALUATION													
LAST REVALUATION: 2019													
Zone: COMMERCIAL Minimum Acreage: 1.00 Minimum Frontage: 100 Site: VERY GOOD Driveway: GRAVEL/DIRT Road: GRAVEL													
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,000 ac	74,000	F	110	110	95	95	90 -- ROLLING	100	72,700	0	N	72,700
IF RES	1,530 ac	x 1,000	X	100			75 -- STEEP	100	1,100	0	N	1,100	
VIEW		FRANCONIA NOTCH, AVERAGE, TOP50%, DISTANT											
							75 -- STEEP	50	26,500	0		26,500	DTW
PEMIGEWASSET RIVER	150,000 wf	NATURAL, RIVER											
	2,530 ac												



OWNER

TAXABLE DISTRICTS

BUILDING DETAILS



ZAWODNIAK, LEONARD J & ROBIN
ZAWODNIAK, MATTHEW DAVID
1439 GARRETT DRIVE
WALL, NJ 07719

District	Percentage
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Model: 1.50 STORY CONTEMP
Roof: SALT BOX/PREFAB METALS

Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/HARDWOOD

Heat: **GAS/FA DUCTED**
 drooms: **3** Baths: **2.0** Fixtures: **6**

Extra Kitchens:	Fireplaces:
A/C: No	Generators:

Quality: **A1** **AVG+10**
Com. Wall:

Size Adj: **0.9211** Base Rate: **RSA 90.00**

Bldg. Rate:	1.0231
Sq. Foot Cost:	\$ 92.08

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj. Effect.
ENT	ENTRY WAY	24	0.10
RBU	RAISED BSMNT	55	0.25
BMU	BSMNT	45	0.15
DEK	DECK/ENTRANCE	378	0.10
PAT	PATIO AREA	378	0.10
BMG	BASEMENT	308	0.20
BMF	BSMNT FINISHED	565	0.30
CTH	CATHEDRAL	374	0.10
FFF	FST FLR FIN	1292	1.00
RBf	RAISED BSMNT	319	0.75
HSF	1/2 STRY FIN	918	0.50
GLA:	1,751	4,656	2,358

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 217,125
Year Built:	2001
Condition For Age:	AVERAGE
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 193,200

OWNER INFORMATION				SALES HISTORY				PICTURE	
LUCKERN, KEVIN T LUCKERN, CRYSTAL 436 BERRY ROAD UNIT 1 ALEXANDRIA, NH 03222-1464				Date	Book	Page	Type	Price	Grantor
				04/03/2019	4424	0865	Q 1	165,000	MACDONALD, RICHARD
				12/18/2017	4332	0386	U 1 39	1	MACDONALD MELINDA
				02/28/2008	3494	0145	Q 1	152,000	ANDERSON, BRYAN & AMY
				10/11/2006	3335	0539	Q V	21,000	LAVERY, BRIAN & EDDA
				03/24/2005	3119	0701	U V 52		DUGUAY THOMAS ROBYN
LISTING HISTORY				NOTES					
05/09/19 DWUM 03/01/10 DWPM 07/10/09 CRVM 01/30/08 MVPL				LOT ABUTTS HIGHWAY, 10X12 DEK EST DUE TO DOG; AGP ON LOT NV DNPU;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-WOOD	220	22 x 10	133	10.00	100	2,926 2,900			
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 97,100	\$ 2,100	\$ 42,400 Parcel Total: \$ 141,600						
2018	\$ 97,100	\$ 2,100	\$ 42,400 Parcel Total: \$ 141,600						
2019	\$ 103,100	\$ 2,900	\$ 60,200 Parcel Total: \$ 166,200						
LAND VALUATION									
Zone: INDUSTRIAL 1 Minimum Acreage: 1.00 Minimum Frontage: 100				Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL					
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1.000 ac	74,000	D	90	100	95	95	100 -- LEVEL	100 60,100 0 N 60,100
1F RES	0.080 ac	x 1,000	X	100			95 -- MILD	100	100 0 N 100
							1.080 ac	60,200	60,200

PICTURE



OWNER

HOAR, BERNARD JR
HOAR, COLLEEN
34 SCOTLAND HEIGHTS
HAVERHILL, MA 01832

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: 2.00 STORY LOG HOME
Roof: GABLE HIP/ASPHALT
Ext: LOGS
Int: WOOD/LOG
Floor: PINE/SOFT WD
Heat: OIL/HOT WATER
Bedrooms: 5 Baths: 4.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9057 Base Rate: RSA 90.00
Bldg. Rate: 1.0851
Sq. Foot Cost: \$ 97.66

40

80

40

80

16

24

28

28

UFF
FFF
BMU

UFF
FFF
BMF

4

4

4

4

ENT 4


ENT 4

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
BMU	BSMNT	448	0.15	67
OPF	OPEN PORCH	320	0.25	80
UFF	UPPER FLR FIN	1120	1.00	1120
FFF	FST FLR FIN	1120	1.00	1120
BMF	BSMNT FINISHED	672	0.30	202
GLA:	2,240	3,696		2,591

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 253,037
Year Built:	1999
Condition For Age:	AVERAGE
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 225,200

OWNER INFORMATION				SALES HISTORY				PICTURE																													
LEARY FP LLC				Date	Book	Page	Type	Price	Grantor																												
421 INDIES DRIVE				10/03/2018	4392	0461	U I 38		EPSTEIN ROGER &																												
				10/03/2018	4392	0464	Q 1	172,533	EPSTEIN ELEANOR																												
VERO BEACH, FL 32963																																					
LISTING HISTORY										NOTES																											
01/08/19 JDVM V-SALE										GREY/INSIDE UNIT 6- "B" W/LOFT; 1/19; NOH;																											
07/14/17 DWVM																																					
05/08/13 INSP MARKED FOR INSPECTION																																					
09/20/10 DWVM																																					
01/01/80 NONE																																					
EXTRA FEATURES VALUATION																																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	<div>MUNICIPAL SOFTWARE BY AVITAR</div> <div>THORNTON, NH ASSESSING OFFICE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2017</td><td>\$ 101,400</td><td>\$ 53,000</td><td>\$ 0</td></tr><tr><td></td><td colspan="3">Parcel Total: \$ 154,400</td></tr><tr><td>2018</td><td>\$ 101,400</td><td>\$ 53,000</td><td>\$ 0</td></tr><tr><td></td><td colspan="3">Parcel Total: \$ 154,400</td></tr><tr><td>2019</td><td>\$ 107,700</td><td>\$ 66,000</td><td>\$ 0</td></tr><tr><td></td><td colspan="3">Parcel Total: \$ 173,700</td></tr></table>		Year	Building	Features	Land	2017	\$ 101,400	\$ 53,000	\$ 0		Parcel Total: \$ 154,400			2018	\$ 101,400	\$ 53,000	\$ 0		Parcel Total: \$ 154,400			2019	\$ 107,700	\$ 66,000	\$ 0		Parcel Total: \$ 173,700		
Year	Building	Features	Land																																		
2017	\$ 101,400	\$ 53,000	\$ 0																																		
	Parcel Total: \$ 154,400																																				
2018	\$ 101,400	\$ 53,000	\$ 0																																		
	Parcel Total: \$ 154,400																																				
2019	\$ 107,700	\$ 66,000	\$ 0																																		
	Parcel Total: \$ 173,700																																				
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000																															
MTN RIVER WEST	1		100	63,000.00	100	63,000																															
							66,000																														
LAND VALUATION																																					
Zone: GENERAL RES	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:	Road:																																	
Land Type 1F RES	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value	Notes																														
<div>0 ac</div>																																					

PICTURE



OWNER

LEARY FP LLC
421 INDIES DRIVE
VERO BEACH, FL 32963

TAXABLE DISTRICTS

District
Percentage

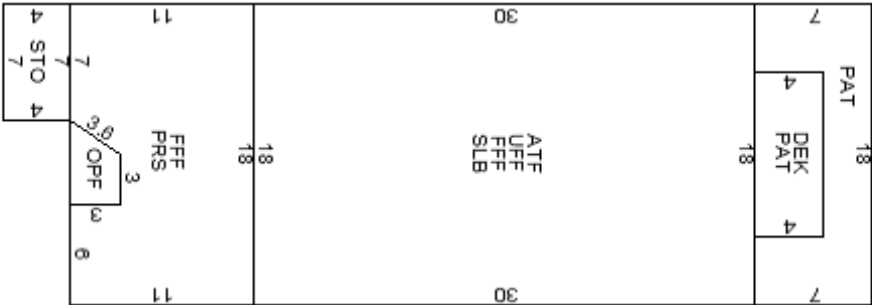
PERMITS

Date Permit ID Permit Type Notes

BUILDING DETAILS


Model: 2.00 STORY TOWNHOUSE
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: ELECTRIC/RAD ELECT
Bedrooms: 2 Baths: 2.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0336 Base Rate: RCD 90.00
Bldg. Rate: 1.0260
Sq. Foot Cost: \$ 92.34

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	40	0.10 4
PRS	PIERS	186	-0.05 -9
STO	STORAGE AREA	28	0.25 7
PAT	PATIO AREA	166	0.10 17
ATF	ATTIC FINISHED	540	0.25 135
UFF	UPPER FLR FIN	540	1.00 540
FFF	FST FLR FIN	726	1.00 726
SLB	SLAB	540	0.00 0
OPF	OPEN PORCH	12	0.25 3
GLA: 1,401		2,778	1,423
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 131,400	
Year Built:		1985	
Condition For Age:		GOOD 12 %	
Physical:		CWM 6 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		18 %	
Building Value:		\$ 107,700	



OWNER INFORMATION				SALES HISTORY				PICTURE	
SCHARF, ALISSA				Date	Book	Page	Type	Price	Grantor
55 MOUNTAIN RIVER AVENUE, UNIT 24				05/02/2019	4430	402	Q1	193,000	EDMONDS DANIEL R &
				10/31/2016	4244	0846	Q1	163,000	GREENE DAVID A
				11/20/2006	3349	0493	Q1	220,000	SIDHU, MANMOHAN S
				06/16/2006	3292	0156	U138		SIDHU MANMOHAN
THORNTON, NH 03285									
LISTING HISTORY				NOTES					
05/09/19 DWUM				GREY/"A" END UNIT 24 W/LOFT MONITOR HEATING; 3X6 OIL TANK SHED DNPJ; GARAGE UNIT # 34 REASSIGNED FROM UNIT 24 TO UNIT 22, 2/19/2016.					
07/14/17 DWVM									
07/24/13 DWVM									
05/21/13 INSP									
05/08/13 INSP									
11/30/05 JDLL									
10/21/05 MVUM									
06/21/02 ABHC									
EXTRA FEATURES VALUATION									
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes		
MTN RIVER WEST		1			100		63,000		
FIREPLACE 1-STAND		1			100		3,000		
							66,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 118,700	\$ 53,000	\$ 0						
	Parcel Total: \$ 171,700								
2018	\$ 118,700	\$ 53,000	\$ 0						
	Parcel Total: \$ 171,700								
2019	\$ 126,400	\$ 66,000	\$ 0						
	Parcel Total: \$ 192,400								
LAND VALUATION									
Zone: GENERAL RES		Minimum Acreage: 1.00	Minimum Frontage: 100		Site:		Road:		
Land Type 1F RES		Neighborhood: E		Cond		Ad Valorem		SPI R	Tax Value Notes
0 ac									

PICTURE



OWNER

SCHARF, ALISSA

55 MOUNTAIN RIVER AVENUE, UNIT 24
THORNTON, NH 03285

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 2.00 STORY TOWNHOUSE

Roof: GABLE HIP/ASPHALT

Ext: CEDAR/REDWD

Int: DRYWALL

Floor: CARPET/LINOLEUM OR SIM

Heat: OIL/FANODUCTS

Bedrooms: 3

Baths: 2.5

Fixtures:

Extra Kitchens:

Fireplaces:

A/C: No

Generators:

Quality: A1 AVG+10

Com. Wall:

Size Adj: 0.9934

Base Rate: RCD 90.00

Bldg. Rate: 0.9966

Sq. Foot Cost: \$ 89.69

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	708	0.25	177
UFF	UPPER FLR FIN	708	1.00	708
FFF	FST FLR FIN	750	1.00	750
SLB	SLAB	750	0.00	0
DEK	DECK/ENTRANCE	40	0.10	4
PAT	PATIO AREA	152	0.10	15
OPF	OPEN PORCH	16	0.25	4
GLA:	1,635	3,124		1,658

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 148,706

Year Built: 1985

Condition For Age: GOOD

Physical: 12 %


Functional: 3 %

Economic: CWE

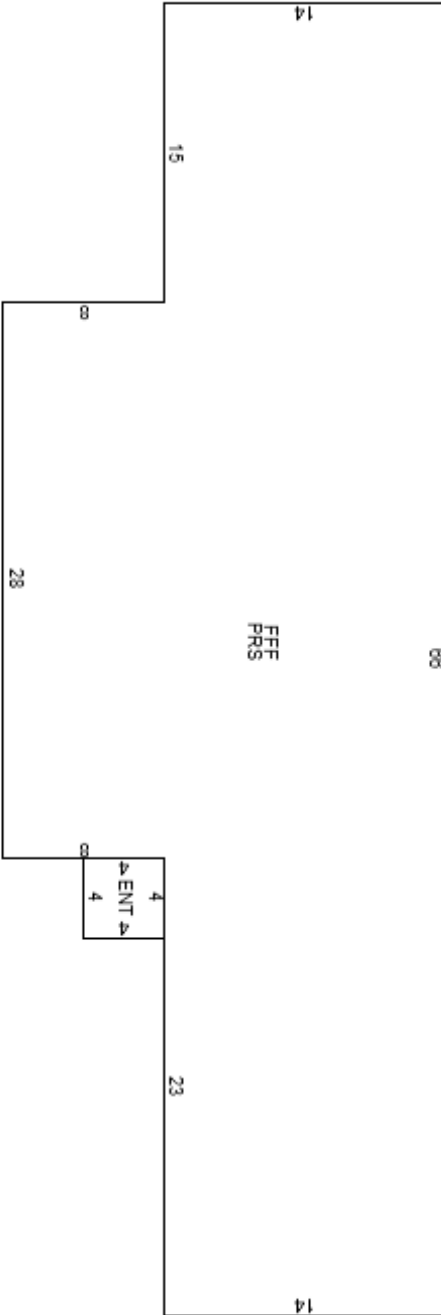
Temporary:

Total Depreciation: 15 %

Building Value: \$ 126,400

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		HARTNETT, JOHN S HARTNETT, CHERYL 2282 MAIN ROAD TIVERTON, RI 02878		District	Percentage	Model: 1.00 STORY MOBILEHOME Roof: GABLE HIP/METAL/TIN Ext: VINYL SIDING Int: WALL BOARD Floor: CARPET/LINOLEUM OR SIM Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 0.9351 Base Rate: MHS 49.00 Bldg. Rate: 0.8135 Sq. Foot Cost: \$ 39.86	
				PERMITS			
				Date	Permit ID Permit Type		

4	8
OPF	EPF
4	8




ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1148	1.00	1148
PRS	PIERS	1148	-0.05	-57
ENT	ENTRY WAY	16	0.10	2
OPF	OPEN PORCH	32	0.25	8
EPF	ENCLOSED	64	0.70	45
GLA:	1,148	2,408		1,146

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 45,680
Year Built:	1975
Condition For Age:	GOOD
Physical:	46 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	46 %
Building Value:	\$ 24,700

OWNER INFORMATION				SALES HISTORY				PICTURE	
LCJ HOLDINGS LLC				Date	Book	Page	Type	Price	Grantor
PO BOX 1684				06/04/2019	4440	0171	Q1	230,000	LIEBLER JOHN J
CAMPTON, NH 03223				03/20/2006	3260	0096	U V 12	75,000	OWL STREET ASSOCIATES
LISTING HISTORY				NOTES					
09/23/19	DWHC			U2 MEADOWS/05 SUBDIV 1/10 INT UC SAME AS UNIT 1; 7/13 UPPER UNIT LEFT SIDE OF COMPLEX; 1/19; TENANT NOT HOME, INFO W/LANDLORD OVER PHONE;					
01/08/19	JDCE								
10/26/18	DWVM								
07/16/13	DWVM								
05/21/13	INSP								
05/08/13	INSP			MARKED FOR INSPECTION					
02/20/07	MVPM								
03/21/06	MVPL								
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	
MEADOWS	1			100		56,000.00	100	56,000	
						59,000			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 157,900	\$ 23,000	\$ 0	Parcel Total: \$ 180,900					
2018	\$ 157,900	\$ 23,000	\$ 0	Parcel Total: \$ 180,900					
2019	\$ 167,800	\$ 59,000	\$ 0	Parcel Total: \$ 226,800					
LAND VALUATION									
Zone: RECREATIONAL WEST				Minimum Acreage: 1.00		Minimum Frontage: 100		Site:	
Land Type 1F RES				Neighborhood: E		Cond		Ad Valorem SPI R Tax Value Notes	
0 ac									

PICTURE



OWNER

LCJ HOLDINGS LLC
PO BOX 1684
CAMPTON, NH 03223

TAXABLE DISTRICTS

District

Percentage

PERMITS

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

BUILDING DETAILS

Model: 2.00 STORY CONDO
Roof: GABLE HIP/ASPHALT
Ext: CEMENT CLAPBOARD/WOOD SHIN
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: GAS/EA DUCTED
Bedrooms: 3 Baths: 3.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.9851 Base Rate: RCD 90.00
Bldg. Rate: 1.2786
Sq. Foot Cost: \$ 115.07


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	297	0.10	30
FFF	FST FLR FIN	998	1.00	998
SLB	SLAB	66	0.00	0
VLT	VAULTED	154	0.05	8
UFF	UPPER FLR FIN	649	1.00	649
OPF	OPEN PORCH	81	0.25	20
DEK	DECK/ENTRANCE	54	0.10	5
STO	STORAGE AREA	24	0.25	6
GLA:	1,647	2,323		1,716


2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 197,460
Year Built: 2006
Condition For Age: AVERAGE 9 %
Physical:
Functional:
Economic: CWUE 6 %
Temporary:
Total Depreciation: 15 %
Building Value: \$ 167,800

OWNER INFORMATION				SALES HISTORY				PICTURE	
VINCENT, JEFFREY J VINCENT, CAROLE 132 HOMESTRAD LANE HANOVER, MA 02339				Date	Book	Page	Type	Price	Grantor
				04/12/2019	4426	275	Q 1	280,000	LEVESQUE STEPHEN P
				08/09/2011	3812	0469	Q 1	365,000	CLOUD, STEPHEN MICHAEL
				07/28/2009	3633	0001	Q 1	345,000	PALMER, MAUREEN A
				06/22/2004	3013	0822	Q V	80,000	OWL STRET ASSO
LISTING HISTORY				NOTES					
05/09/19 DWUM 10/30/18 DWVM 08/22/13 JBVM 05/21/13 INSP 05/08/13 INSP 04/04/05 MVPR				TAN/CRM: 03 SUBDIV 1/2 U3-4 .285AC DIV 1/2 = .143; BL ADJ 1/2 .338AC; 8/13 NOH; PU PAT & OPF TO EPF; DNPW WALKWAY AS PAT; FIX SIDING; SOME CEMENT CLAPBR=WD SHINGLE LOOK; UNIT 4					
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		
GREENSCAPE	1			100	18,000.00	100	18,000		
							21,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 212,300	\$ 54,000	\$ 69,000						
	Parcel Total: \$ 335,300								
2018	\$ 212,300	\$ 54,000	\$ 69,000						
	Parcel Total: \$ 335,300								
2019	\$ 228,000	\$ 21,000	\$ 42,800						
	Parcel Total: \$ 291,800								
LAND VALUATION									
Zone: RECREATIONAL WEST				Minimum Acreage: 1.00				Site: GOOD	
				Minimum Frontage: 100				Driveway: PAVED	
								Road: PAVED	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWWay	Topography	Cond	Ad Valorem
1F RES	0.169 ac	39,040	F	110	105	100	95 -- MILD	100	42,800
	0.169 ac								42,800
									42,800

OWNER INFORMATION			SALES HISTORY					PICTURE
HILLER FAMILY REVOCABLE TRUST HILLER, DENNIS C TRUSTEE PO BOX 685 HOLDERNESS, NH 03245			Date	Book	Page	Type	Price Grantor	
			05/09/2019	4432	120	Q 1	300,000 OLSON ERIC J	
			08/30/2004	3044	0008	Q 1	100,000 OWL STREET ASSOC	
LISTING HISTORY			NOTES					
05/17/19 DWUM 10/30/18 DWVM 08/22/13 JBVM 05/21/13 INSP 05/08/13 INSP 04/04/05 MVPR			TAN; 03 SUBDIV 1/2 U5-6 .238AC DIV 1/2 = .119//04; 06 BL ADJ 1/2 - .253AC; 8/13 NOH; FIX SIDING; PU DEK; FIX SKETCH FOR OPF; SOME CEMENT CLAPBRD=WD SHINGLE LOOK; UNIT 6;					
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		
GREENSCAPE	1		100	18,000.00	100	18,000		
						21,000		
MUNICIPAL SOFTWARE BY AVITAR								
THORNTON, NH ASSESSING OFFICE								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2017	\$ 218,700			\$ 3,000 \$ 63,800 Parcel Total: \$ 285,500				
2018	\$ 218,700			\$ 3,000 \$ 63,800 Parcel Total: \$ 285,500				
2019	\$ 232,500			\$ 21,000 \$ 35,500 Parcel Total: \$ 289,000				
LAND VALUATION								
Zone: RECREATIONAL WEST			Minimum Acreage: 1.00			Minimum Frontage: 100		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes
1F RES	0.127 ac	32,320 F	110	105	100	100	95 -- MILD	100 35,500 0 N 35,500
		0.127 ac	35,500					
			35,500					

PICTURE



OWNER

HILLER FAMILY REVOCABLE TRUS
HILLER, DENNIS C TRUSTEE
PO BOX 685
HOLDERNESS, NH 03245

TAXABLE DISTRICTS

District
Percentage

BUILDING DETAILS

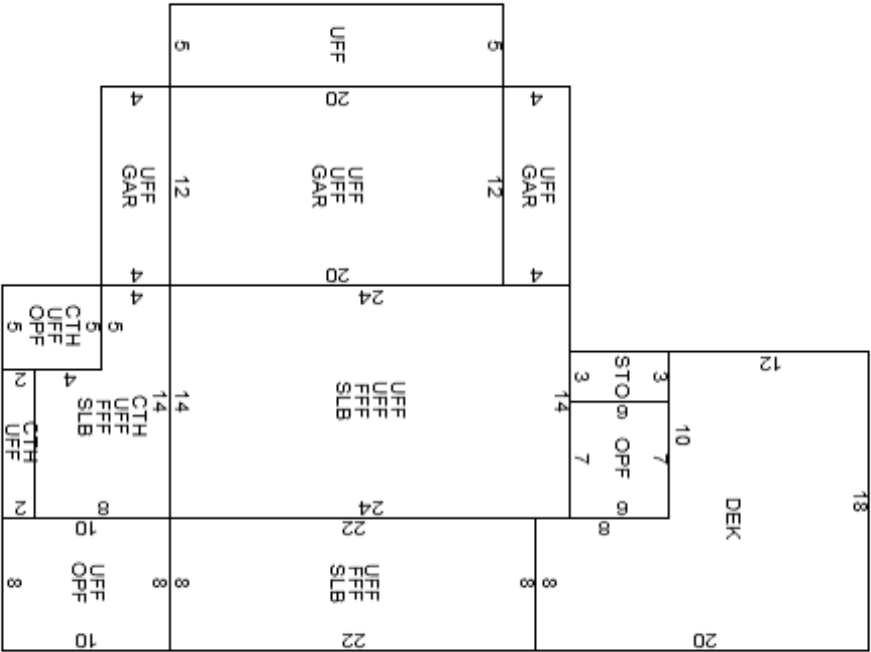
Model: 3.00 STORY TOWNHOUSE
Roof: GABLE HIP/ASPHALT
Ext: CEMENT CLAPBOARD
Int: DRYWALL
Floor: CARPET/PARQUET
Heat: GAS/EA DUCTED
Bedrooms: 4 Baths: 3.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.9062 Base Rate: RCD 90.00
Bldg. Rate: 1.1488
Sq. Foot Cost: \$ 103.40

PERMITS		
Date	Permit ID	Permit Type
06/29/04	1110	MOVE BUILDING
		Notes
		DUPLEX


BUILDING SUB AREA DETAILS		
ID	Description	Area Adj. Effect.
UFF	UPPER FLR FIN	1744 1.00 1744
GAR	GARAGE ATTCHD	336 0.45 151
FFF	FST FLR FIN	604 1.00 604
SLB	SLAB	604 0.00 0
CTH	CATHEDRAL	140 0.10 14
OPF	OPEN PORCH	152 0.25 38
STO	STORAGE AREA	18 0.25 5
DEK	DECK/ENTRANCE	280 0.10 28
GLA: 2,348		3,878 2,584

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 267,186
Year Built: 2004
Condition For Age: AVERAGE 10 %
Physical:
Functional: CW 3 %
Economic:
Temporary:
Total Depreciation: 13 %
Building Value: \$ 232,500



OWNER INFORMATION				SALES HISTORY				PICTURE	
STEELE, RANDALL E STEELE, ANDREA M 25 BOSSY LANE SCITUATE, MA 02066				Date	Book	Page	Type	Price	Grantor
				02/15/2019	4417	0110	Q1	465,000	MICHAUD ADRIENNE A
				06/12/2012	3891	793	U V 37	320,000	JP MORGAN MORTGAGE
				03/06/2012	3865	690	U 1 51		GAMBLE RYAN
				09/28/2005	3198	0036	Q1	540,000	FRIEDMAN MARA
				08/25/2003	2876	0542	U 1 38		FRIEDMAN GARY
LISTING HISTORY				NOTES					
03/25/19 DWUM				TAN: 1/18 INT COM AC; 2013, HOME OWNER STATED WORK ON DECK WILL BE DONE IN 2013, CK FOR COMPLETION IN 2014; 8/13 NOH; PU EXPANDED DEK; FIX SKETCH FOR UFF AREA; HSE WELL KEPT; FIX SIDING; 10/18; HO DID NOT WANT INT WALK THRU AT THIS TIME;					
10/31/18 DWVM									
03/18/14 DWPR									
08/21/13 JBVM									
05/21/13 INSP									
05/08/13 INSP									
03/28/13 DWPR									
10/19/06 MVVL									
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 PROPANE		
OWLS NEST		1		100	100,000.00	100	100,000		
							103,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 248,800	\$ 53,000		\$ 71,900		Parcel Total: \$ 373,700			
2018	\$ 248,800	\$ 53,000		\$ 71,900		Parcel Total: \$ 373,700			
2019	\$ 258,500	\$ 103,000		\$ 104,500		Parcel Total: \$ 466,000			
LAND VALUATION									
Zone: RECREATIONAL WEST Minimum Acreage: 1.00 Minimum Frontage: 100									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	0.235 ac	49,600	G	120	105	100	100	100 -- LEVEL	100
VIEW		MTS GOLF COURSE, AVERAGE, FULL 100%, CLOSE							100
		0.235 ac							104,500
									104,500
LAST REVALUATION: 2019									
Site: GOOD Driveway: PAVED Road: PAVED									
								Tax Value	
								Notes	


PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		STEELE, RANDALL E STEELE, ANDREA M 25 BOSSY LANE SCITUATE, MA 02066		<div>District</div> <div>Percentage</div>		Model: 2.00 STORY CONTEMP Roof: GABLE HIP/ASPHALT Ext: CEMENT CLAPBOARD Int: DRYWALL Floor: CARPET/HARDWOOD Heat: GAS/HOT WATER Bedrooms: 4 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A3 AVG+30 Com. Wall: Size Adj: 0.8905 Base Rate: RSA 90.00 Bldg. Rate: 1.1113 Sq. Foot Cost: \$ 100.02			
								PERMITS	
				Date	Permit ID			Permit Type	Notes
				03/20/13	2013-02			ADDITION	DECK EXTENSION
				04/01/03	728			NEW BUILDING	HOUSE & GARAGE

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE ATTCHD	456	0.45 205
FFF	FST FLR FIN	1496	1.00 1496
UFF	UPPER FLR FIN	614	1.00 614
BMF	BSMNT FINISHED	880	0.30 264
BMU	BSMNT	136	0.15 20
SLB	SLAB	144	0.00 0
OPF	OPEN PORCH	20	0.25 5
CTH	CATHEDRAL	410	0.10 41
RBF	RAISED BSMNT	240	0.75 180
DEK	DECK/ENTRANCE	467	0.10 47
GLA: 2,110		4,863	2,872
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 287,257	
Year Built:		2003	
Condition For Age:		AVERAGE 10 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		10 %	
Building Value:		\$ 258,500	

OWNER INFORMATION				SALES HISTORY				PICTURE	
TOKARSKI, EDWARD S				Date	Book	Page	Type	Price Grantor	
TOKARSKI, ANGELA M				02/19/2019	4417	0433	Q1	179,000 BLAKE ANDY CLIFTON	
33 BLOOD ROAD				09/23/2002	2715	0164	U139	BLAKE ANDY & LISA W	
TOWNSEND, MA 01469-1256									
LISTING HISTORY				NOTES					
03/25/19 DWUL				9/10 INT IN AVE COND, AVE QUAL;					
05/08/13 INSP				MARKED FOR INSPECTION					
09/22/10 DWVL									
01/01/80 NONE									
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 INCLDS ENT			
LEAN-TO	90	9 x 10	238	4.00	60	514 ATT TO SHED			
						1,800			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 111,800				\$ 1,400 \$ 42,800				
					Parcel Total: \$ 156,000				
2018	\$ 111,800				\$ 1,400 \$ 42,800				
					Parcel Total: \$ 156,000				
2019	\$ 128,700				\$ 1,800 \$ 60,400				
					Parcel Total: \$ 190,900				
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	1,000 ac	74,000	D	90	100	95	95	100 -- LEVEL	100
1F RES	0,300 ac	x 1,000	X	100					100
									60,400
									60,400
LAST REVALUATION: 2019									
Driveway: GRAVEL/DIRT Road: GRAVEL									

OWNER INFORMATION				SALES HISTORY				PICTURE	
KARPINSKI, MICHAEL E II KARPINSKI, ANNE M 1445 STEEPLE RUN DRIVE FAYETTEVILLE, NC 28312				Date	Book	Page	Type	Price	Grantor
				05/10/2019	4432	656	Q1	135,000	UHLMAN LEROY PARKER II
				01/05/2017	4259	0778	U124	50,000	CHICK MARSHALL G
LISTING HISTORY				NOTES					
08/29/19	JDHL			RED; 9/10 4-SALE KING REALTY INC 726-8642; 10/18; HOUSE GUTTED &					
01/17/19	JDPR			REMODELED; GRANITE TOPS IN K&B; STARTED BEFORE 4/1=EST UC; INT IS					
10/10/18	JDVL			COMPL AFTER 4/1; ABV AVG SID=VINYL SHAKES; 1/19; REMVD UC;					
05/08/13	INSP	MARKED FOR INSPECTION							
09/20/10	BHVM								
09/15/09	GRHC								
01/01/80	NONE								
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		Notes	
				THORNTON, NH ASSESSING OFFICE					
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 70,900	\$ 3,000		\$ 36,900		Parcel Total: \$ 110,800			
2018	\$ 70,900	\$ 3,000		\$ 36,900		Parcel Total: \$ 110,800			
2019	\$ 90,500	\$ 0		\$ 54,900		Parcel Total: \$ 145,400			
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	0.340 ac	57,760	E	100	100	95	100 -- LEVEL	100	54,900 0 N 54,900
		0.340 ac		54,900					
LAST REVALUATION: 2019									
Road: PAVED									

PICTURE



OWNER

KARPINSKI, MICHAEL E II
KARPINSKI, ANNE M
1445 STEEPLE RUN DRIVE
FAYETTEVILLE, NC 28312

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 1.00 STORY CABIN/COTT
Roof: GABLE HIP/ASPHALT
Ext: ABOVE AVG
Int: DRYWALL
Floor: PINE/SOFT WD/LAMINATE/VINYL
Heat: OIL/HOT WATER
Bedrooms: 1 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.1479 Base Rate: RSA 90.00
Bldg. Rate: 1.1020
Sq. Foot Cost: \$ 99.18

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	480	0.15	72
FFF	FST FLR FIN	908	1.00	908
CRL	CRAWL SPACE	288	0.05	14
EPU	COVERED BSMNT	36	0.35	13
SLB	SLAB	140	0.00	0
DEK	DECK/ENTRANCE	66	0.10	7
GLA:	908	1,918		1,014

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 100,569

Year Built: 1950

Condition For Age: EXCELLENT

Physical: WB

Functional: 2 %


Economic:

Temporary:

Total Depreciation: 10 %

Building Value: \$ 90,500

PICTURE



OWNER

MORRISON, COLIN E & CLARA
MORRISON, STEFFANIE & PRALL, CHRIST
33 UHLMAN DR
THORNTON, NH 03285

TAXABLE DISTRICTS

District	Percentage
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PERMITS

Date	Permit ID	Permit Type	Notes
03/05/08	01550	NEW BUILDING	NEW HOUSE

BUILDING DETAILS

Model: 1.00 STORY
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: LINOLEUM OR SIM
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0064 Base Rate: RSA 90.00
Bldg. Rate: 0.9561
Sq. Foot Cost: \$ 86.05

12

12

DEK

12

12

7

4

ENT

4

7

52

26

26

FFF

BMU

52

5

ENT

5

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1352	1.00	1352
BMU	BSMNT	1352	0.15	203
ENT	ENTRY WAY	53	0.10	5
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	1,352	2,901		1,574

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 135,443
Year Built:	2008
Condition For Age:	AVERAGE
Physical:	8 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	8 %
Building Value:	\$ 124,600

OWNER INFORMATION				SALES HISTORY				PICTURE	
PURCELL, BILLIE JO PURCELL, SHAWN 21 ANDERSON HILL ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				05/14/2019 4433 0234 Q1 172,933 ANDERSON ERIC R JR					
LISTING HISTORY				NOTES					
12/06/17 DWVM				TAN; FUN DEP = BMU CEILING HGHT, OPEN CONCEPT, SPLIT LEVEL; 10/13					
10/08/13 DWVL				ORG SECTION OF HSE BLT IN 1973; RENOV AFTER FIRE IN 2000; INT AVG					
05/21/13 INSP MARKED FOR INSPECTION				COND; AVG QUALITY; ONE HOOP GARS ON PROP; DNPV;					
05/08/13 INSP MARKED FOR INSPECTION									
01/05/09 MVVL									
09/26/08 MVVL									
02/28/03 MVPR									
04/09/02 DWPR									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-METAL	70	10 x 7	289	6.00	20	243			
SHED-METAL	140	14 x 10	174	6.00	60	877			
PATIO	308	14 x 22	112	7.00	20	483 PAVERS			
						1,600			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 94,000	\$ 900		\$ 47,800					
				Parcel Total: \$ 142,700					
2018	\$ 95,300	\$ 1,400		\$ 47,800					
				Parcel Total: \$ 144,500					
2019	\$ 101,400	\$ 1,600		\$ 67,200					
				Parcel Total: \$ 170,200					
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100		Site: AVERAGE		
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay
1F RES	1.000 ac	74,000	E	100	100	100	95	95 -- MILD	100
1F RES	0.500 ac	x 1,000	X	100			85 -- MODERATE	100	
				1.500 ac			67,200	400	0 N
								67,200	400
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								67,200	400

PICTURE



OWNER

PURCELL, BILLIE JO
PURCELL, SHAWN
21 ANDERSON HILL ROAD
THORNTON, NH 03285

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
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BUILDING DETAILS

Model: 1.00 STORY RANCH

Roof: GABLE HIP/ASPHALT

Ext: VINYL SIDING

Int: DRYWALL

Floor: CARPET/LINOLEUM OR SIM

Heat: OIL/HOT WATER

Bedrooms: 2 Baths: 1.5 Fixtures: 5

Extra Kitchens: Fireplaces:

A/C: No Generators:

Quality: A0 AVG

Com. Wall:

Size Adj: 1.0312 Base Rate: RSA 90.00

Bldg. Rate: 0.9693

Sq. Foot Cost: \$ 87.24

50

13

28

28

4

4

OPF

28

22

22

DEK

22

6

6

EPU

6

6

FFF

BMU

FFF

CRL

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1300	1.00	1300
CRL	CRAWL SPACE	936	0.05	47
BMU	BSMNT	364	0.15	55
EPU	COVERED BSMNT	36	0.35	13
OPF	OPEN PORCH	28	0.25	7
DEK	DECK/ENTRANCE	132	0.10	13
GLA:	1,300	2,796		1,435

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 125,189

Year Built: 1973

Condition For Age: GOOD

Physical: 14 %

Functional: BMU CL HT


Economic: 5 %

Temporary:

Total Depreciation: 19 %

Building Value: \$ 101,400

PICTURE



OWNER

ROLFE, JUDY M
30 CRICKET HOLLOW PATH
THORNTON, NH 03285

TAXABLE DISTRICTS

District

Percentage

BUILDING DETAILS

Model: 1.75 STORY CAPE
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: WOOD/LOG
Floor: PINE/SOFT WD
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 1.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9526 Base Rate: RSA 90.00
Bldg. Rate: 1.0166
Sq. Foot Cost: \$ 91.50

PERMITS

Date

Permit ID

Permit Type

Notes

TOF
FFF
BMU

12

FFF
BMU

12


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	192	0.25	48
FFF	FST FLR FIN	1080	1.00	1080
TOF	3/4 STRY FIN	936	0.75	702
BMU	BSMNT	1080	0.15	162
GLA:	1,782	3,288		1,992

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 182,268
Year Built: 1990
Condition For Age: AVERAGE 13 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 13 %
Building Value: \$ 158,600


OWNER INFORMATION				SALES HISTORY				PICTURE					
JOSEPH, MARTIN P JOSEPH, PATRICIA A 143 NECK ROAD WEYMOUTH, MA 02191				Date	Book	Page	Type	Price	Grantor				
				02/08/2019	4415	0861	Q 1	222,533	MCNALLY JACQUELINE T				
				09/03/2009	3643	0616	Q 1	210,000	WOODS, EVERETT J				
LISTING HISTORY				NOTES									
03/25/19	DWUM			BEIGE/FD=CATHEDRAL CEILING, UNHEATED BREEZEWAY; INT IN GOOD COND, ABOVE AVE QUALITY, 7/13;									
07/09/13	DWVL												
05/08/13	INSP	MARKED FOR INSPECTION											
12/10/10	DWVL												
09/20/10	BHVM												
01/01/80	NONE												
EXTRA FEATURES VALUATION													
Feature Type	Units			Length x Width	Size Adj	Rate	Cond	Market Value Notes					
MUNICIPAL SOFTWARE BY AVITAR													
THORNTON, NH ASSESSING OFFICE													
PARCEL TOTAL TAXABLE VALUE													
Year	Building		Features		Land								
2017	\$ 169,900		\$ 0		\$ 59,300		Parcel Total: \$ 229,200						
2018	\$ 169,900		\$ 0		\$ 59,300		Parcel Total: \$ 229,200						
2019	\$ 172,800		\$ 0		\$ 78,300		Parcel Total: \$ 251,100						
LAND VALUATION													
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED					
Land Type	Units		Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem		
1F RES	1.000 ac		74,000	F	110	100	100	95	100 -- LEVEL	100	77,300		
1F RES	1.100 ac		x 1,000	X	100				95 -- MILD	100	1,000		
										78,300		78,300	
										2.100 ac		78,300	
LAST REVALUATION: 2019													

PICTURE		OWNER		TAXABLE DISTRICTS	
		JOSEPH, MARTIN P JOSEPH, PATRICIA A 143 NECK ROAD WEYMOUTH, MA 02191		District	Percentage
				PERMITS	
				Date	Permit ID Permit Type Notes

BUILDING DETAILS	
Model: 1.75 STORY CONTEMPORARY	
Roof: GABLE HIP/ASPHALT	
Ext: ABOVE AVG	
Int: DRYWALL/WOOD/LOG	
Floor: CARPET/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: 0.9577	Base Rate: RSA 90.00
	Bldg. Rate: 1.1488
	Sq. Foot Cost: \$ 103.39

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
TQF	3/4 STRY FIN	420	0.75 315
BMU	BSMNT	816	0.15 122
DEK	DECK/ENTRANCE	333	0.10 33
TQU	3/4 STRY UNFIN	364	0.20 73
GAR	GARAGE ATTCHD	676	0.45 304
VL	VAULTED	217	0.05 11
SLB	SLAB	217	0.00 0
FFF	FST FLR FIN	1033	1.00 1033
CTH	CATHEDRAL	396	0.10 40
EP	COVERED BSMNT	35	0.35 12
GLA: 1,348		4,507	1,943
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 200,887	
Year Built:		1988	
Condition For Age:		AVERAGE 14 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		14 %	
Building Value:		\$ 172,800	

OWNER INFORMATION				SALES HISTORY				PICTURE	
CIMORELLI, MICHAEL J 367 UPPER MAD RIVER ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				07/22/2019 4452 0302 Q1				230,000 SPURLING JOHN E &	
LISTING HISTORY				NOTES					
08/28/19 JDHC 08/28/19 ZBHL 10/24/18 CLVM 05/08/13 INSP 09/20/10 BHVM 09/16/09 DWHC 01/01/80 NONE				WHITE/FD=WET BSMT,LITTLE INSUL,OLD WIRING,MIXED HEATING SYSTEMS/2ND FLR FHA/STEEM 1ST FLR; 10/18; 8/19; INT MOST ORIG; HO STATES 3 BED SEPTIC; CHNG COND TO AVG=INT/EXT COND; CRACKING FND; INT DATED THROUGH OUT 10%, FNDTN 5% = 15% FD;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
GAZEBO	144	12 x 12	171	12.00	60	1,773 1,800			
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 243,200		\$ 1,800		\$ 61,200				
					Parcel Total: \$ 306,200				
2018	\$ 243,200		\$ 1,800		\$ 61,200				
					Parcel Total: \$ 306,200				
2019	\$ 170,100		\$ 1,800		\$ 80,300				
					Parcel Total: \$ 252,200				
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1.000 ac	74,000	E	100	100	100	95 -- MILD	100	70,300 0 N 70,300
1F RES	1.000 ac	x 1,000	X	100			95 -- MILD	100	1,000 0 N 1,000
VIEW		HILLS, NARROW, TOP50%, CLOSE						80	9,000 PL OBST
2.000 ac		80,300							
80,300									
LAST REVALUATION: 2019									
Site: AVERAGE Driveway: PAVED Road: PAVED									

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		CIMORELLI, MICHAEL J 367 UPPER MAD RIVER ROAD THORNTON, NH 03285	District	Percentage	Model: 1.75 STORY COLONIAL	
					Roof: GABLE HIP/PREFAB METALS	
					Ext: CLAP BOARD	
					Int: PLASTERED	
				Floor: PINE/SOFT WD		
				Heat: OIL/HOT WATER		
				Bedrooms: 5 Baths: 2.0		
				Extra Kitchens:		
				A/C: No		
				Quality: A2 AVG+20		
				Com. Wall:		
				Size Adj: 0.8626		
				Base Rate: RSA 90.00		
				Bldg. Rate: 1.0347		
				Sq. Foot Cost: \$93.12		

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE ATTCHD	288	0.45 130
ATU	ATTIC	952	0.10 95
TOF	3/4 STRY FIN	952	0.75 714
FFF	FST FLR FIN	1852	1.00 1852
BMU	BSMNT	952	0.15 143
HSF	1/2 STRY FIN	900	0.50 450
CRL	CRAWL SPACE	900	0.05 45
DEK	DECK/ENTRANCE	216	0.10 22
OPF	OPEN PORCH	522	0.25 131
GLA: 3,016		7,534	3,582
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 333,556	
Year Built:		1836	
Condition For Age:		AVERAGE 34 %	
Physical:			
Functional:		INT DATED 15 %	
Economic:			
Temporary:			
Total Depreciation:		49 %	
Building Value:		\$ 170,100	

OWNER INFORMATION				SALES HISTORY					PICTURE						
BELCOURT, KEITH PO BOX 2275 CAMPTON, NH 03223-0444				Date	Book	Page	Type	Price	Grantor						
				10/26/2018	4397	0388	Q1	227,000	CRYSTAL DOT REALTY LLC						
				11/20/2013	4026	571	U121	275,533	BENSON TRUST						
				07/12/2002	2688	0822	U138		BENSON GRANT						
LISTING HISTORY				NOTES											
01/10/19 JDVM V-SALE 09/28/18 DWVM 04/14/14 DWUM 05/08/13 INSP MARKED FOR INSPECTION 07/02/10 DWVM 01/01/80 NONE				OLIVE; 4/14 EXT GOOD COND; INT EST; HOT TUB ON DEK PP DNPU; 9/18; STORY HT 1.75 TO 1.5; 1/19; HO REFUSED INT; NO INFO; CK 19 FOR EXT RENO;											
EXTRA FEATURES VALUATION															
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes								
FIREPLACE 1-STAND		2		100	3,000.00	100	6,000								
MUNICIPAL SOFTWARE BY AVITAR															
THORNTON, NH ASSESSING OFFICE															
PARCEL TOTAL TAXABLE VALUE															
Year	Building		Features		Land										
2017	\$ 191,800		\$ 6,000		\$ 61,700 Parcel Total: \$ 259,500										
2018	\$ 191,800		\$ 6,000		\$ 61,700 Parcel Total: \$ 259,500										
2019	\$ 180,500		\$ 6,000		\$ 78,300 Parcel Total: \$ 264,800										
LAND VALUATION															
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100		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		1.000 ac	74,000	F	110	100	100	100	95 -- MILD	100	77,300	0	N	77,300	
1F RES		1.000 ac	x 1,000	X	100				95 -- MILD	100	1,000	0	N	1,000	
		2.000 ac													
			78,300												
			78,300												
LAST REVALUATION: 2019															

Map: 000017

Lot: 000004

Sub: 000002

Card: 1 of 1

32 TAMARACK RD

THORNTON, NH

Printed: 09/25/2019

PICTURE



OWNER

BELCOURT, KEITH

TAXABLE DISTRICTS

District	Percentage

PO BOX 2275

CAMPTON, NH 03223-0444

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

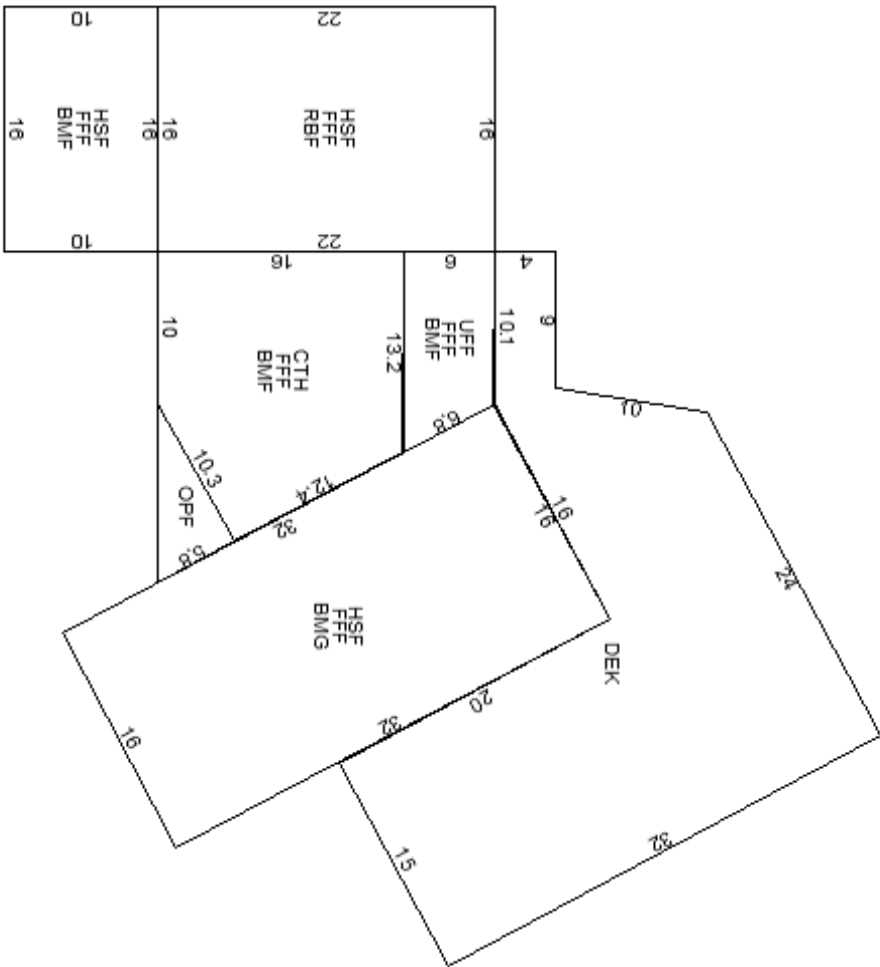
Model: 1.50 STORY CONTEMPORY
 Roof: IRREGULAR/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: OIL/FA DUCTED
 Bedrooms: 3 Baths: 3.0 Fixtures: 9
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.9092 Base Rate: RSA 90.00
 Bldg. Rate: 1.0693
 Sq. Foot Cost: \$ 96.24

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj. Effect.
BMF	BSMNT FINISHED	479	0.30 144
RBF	RAISED BSMNT	352	0.75 264
CTH	CATHEDRAL	249	0.10 25
OPF	OPEN PORCH	30	0.25 8
UFF	UPPER FLR FIN	70	1.00 70
DEK	DECK/ENTRANCE	677	0.10 68
HSF	1/2 STRY FIN	1023	0.50 512
FFF	FST FLR FIN	1342	1.00 1342
BMG	BASEMENT	511	0.20 102
GLA: 1,924		4,733	2,535

2019 BASE YEAR BUILDING VALUATION


Market Cost New: \$ 243,968
 Year Built: 1979
 Condition For Age: AVERAGE 16 %
 Physical:
 Functional: INT DATED 10 %
 Economic:
 Temporary:
 Total Depreciation: 26 %
 Building Value: \$ 180,500

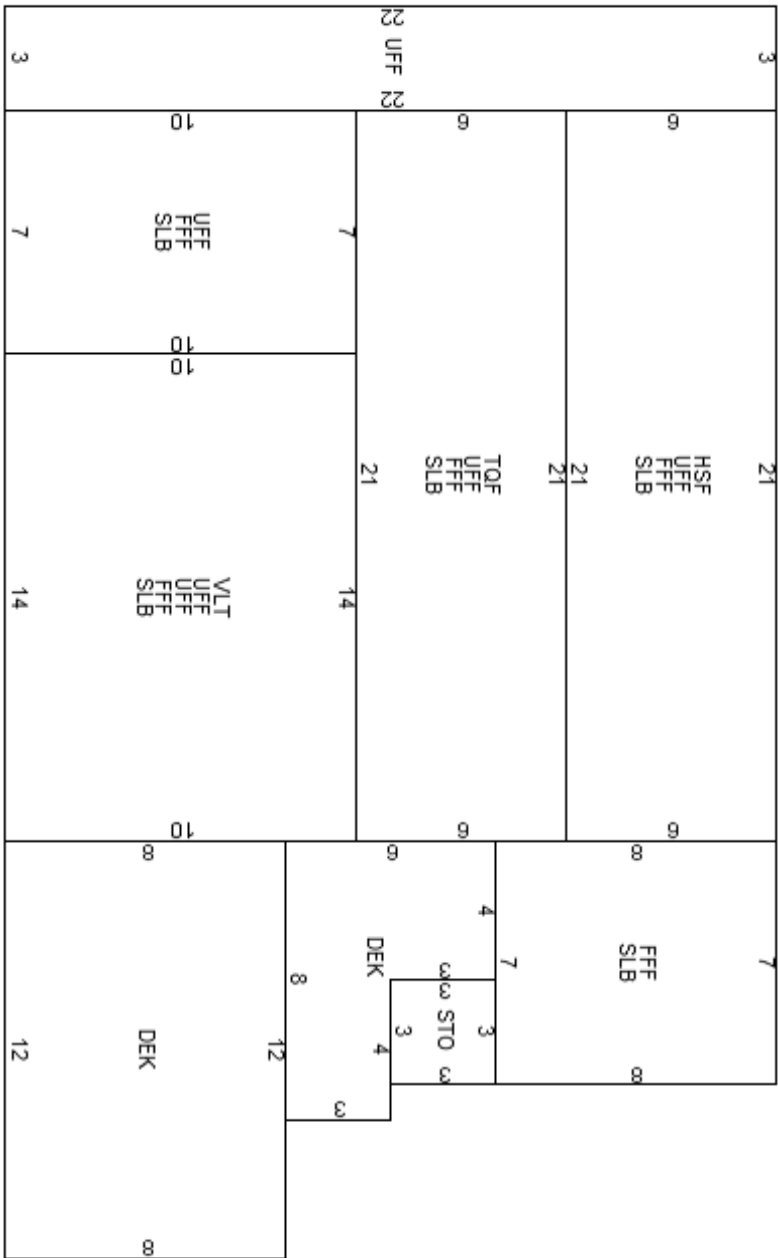


OWNER INFORMATION				SALES HISTORY				PICTURE	
AKEY, DEAN K AKEY, CASSANDRA R 44 CUTTYHUNK ROAD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				07/12/2019	4450	0108	Q1	109,000	REYES, GERALDINE P
				07/01/2014	4066	0586	U137	60,000	NH HOUSING FINANCING
				03/26/2014	4046	642	U137		COIT KRISTINA M
				10/04/2005	3200	0711	Q1	108,000	MAHONEY, HAROLD M & PA
LISTING HISTORY				NOTES					
12/07/17 DWVM 06/17/14 CRHC 05/08/13 INSP MARKED FOR INSPECTION 07/01/10 DWVL 09/15/09 LMHC 01/01/80 NONE				INSIDE UNIT 3;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR THORNTON, NH ASSESSING OFFICE	
SHED-WOOD	27	3 x 9	400	10.00	60	648			
WATERVILLE ACRES	1		100	20,000.00	100	20,000			
						20,600			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 77,300	\$ 20,500	\$ 0						
				Parcel Total: \$ 97,800					
2018	\$ 77,300	\$ 20,500	\$ 0						
				Parcel Total: \$ 97,800					
2019	\$ 82,300	\$ 20,600	\$ 0						
				Parcel Total: \$ 102,900					
LAND VALUATION									
Zone: GENERAL RES Minimum Acreage: 1.00 Minimum Frontage: 100				Site:		Driveway: Road:			
Land Type 1F RES Neighborhood: E				Cond		Ad Valorem SPI R Tax Value Notes			

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		AKEY, DEANK AKEY, CASSANDRA R 44 CUTTYHUNK ROAD THORNTON, NH 03285		District		Percentage	
		PERMITS					
Date	Permit ID	Permit Type	Notes				

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	108	0.10
FFF	FST FLR FIN	537	1.00
PRS	PIERS	42	-0.05
OPF	OPEN PORCH	12	0.25
SLB	SLAB	483	0.00
VLТ	VAULTED	217	0.05
TOF	3/4 STRY FIN	266	0.75
UFF	UPPER FLR FIN	502	1.00
GLA:	1,239	2,167	1,262
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 102,828	
Year Built:		1972	
Condition For Age:		GOOD	
Physical:		14 %	
Functional:		CWM	
Economic:		6 %	
Temporary:			
Total Depreciation:		20 %	
Building Value:		\$ 82,300	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		FRIES, KRISTINA N PO BOX 1085 CAMPTON, NH 03223		District	Percentage	Model: 2.75 STORY TOWNHOUSE Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 1.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.0454 Base Rate: RCD 90.00 Bldg. Rate: 0.8847 Sq. Foot Cost: \$ 79.62	
				PERMITS			
				Date	Permit ID Permit Type Notes		




BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
UFF	UPPER FLR FIN	668	1.00 668
HSF	1/2 STRY FIN	126	0.50 63
DEK	DECK/ENTRANCE	132	0.10 13
TQF	3/4 STRY FIN	126	0.75 95
VLT	VAULTED	140	0.05 7
FFF	FST FLR FIN	518	1.00 518
STO	STORAGE AREA	9	0.25 2
SLB	SLAB	518	0.00 0
GLA: 1,344		2,237	1,366

2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 108,761
Year Built:	1972
Condition For Age:	GOOD
Physical:	14 %
Functional:	CWE
Economic:	3 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 90,300

OWNER INFORMATION				SALES HISTORY				PICTURE																									
LEVIN HOLDINGS, LLC				<table><tr><th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th></tr><tr><td>05/16/2019</td><td>4433</td><td>0894</td><td>Q1</td><td>90,000</td><td>HOGAN, MAE</td></tr><tr><td>11/02/2018</td><td>4399</td><td>0359</td><td>Q1</td><td>87,000</td><td>SUDDARD BENJAMIN C</td></tr><tr><td>01/18/2005</td><td>3098</td><td>0943</td><td>Q1</td><td>87,530</td><td>DEMARCO MARIA</td></tr></table>				Date	Book	Page	Type	Price	Grantor	05/16/2019	4433	0894	Q1	90,000	HOGAN, MAE	11/02/2018	4399	0359	Q1	87,000	SUDDARD BENJAMIN C	01/18/2005	3098	0943	Q1	87,530	DEMARCO MARIA		
Date	Book	Page	Type	Price	Grantor																												
05/16/2019	4433	0894	Q1	90,000	HOGAN, MAE																												
11/02/2018	4399	0359	Q1	87,000	SUDDARD BENJAMIN C																												
01/18/2005	3098	0943	Q1	87,530	DEMARCO MARIA																												
CAMPTON, NH 03223																																	
LISTING HISTORY				NOTES																													
01/11/19 JDVM V-SALE				GREY; UNIT 11-04 SUBDIV, BASEMENT AREA IS INCLUDED IN AMENITIES; 12/13 INT GD COND, AVG QUAL; ORIG KIT & BTH; SHARES HEATING SYS W/UNIT 12; 1/19; NOH;																													
12/12/17 DWVM																																	
12/06/13 DWVL																																	
08/20/13 DWVM																																	
05/21/13 INSP MARKED FOR INSPECTION																																	
05/08/13 INSP MARKED FOR INSPECTION																																	
03/20/07 MVVM																																	
EXTRA FEATURES VALUATION																																	
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes																									
STANFORD CHASE		1				100	12,000.00	100	12,000																								
									12,000																								
MUNICIPAL SOFTWARE BY AVITAR																																	
THORNTON, NH ASSESSING OFFICE																																	
PARCEL TOTAL TAXABLE VALUE																																	
Year	Building		Features		Land																												
2017	\$ 70,300		\$ 10,000		\$ 0		Parcel Total: \$ 80,300																										
2018	\$ 70,300		\$ 10,000		\$ 0		Parcel Total: \$ 80,300																										
2019	\$ 75,800		\$ 12,000		\$ 0		Parcel Total: \$ 87,800																										
LAND VALUATION					LAST REVALUATION: 2019																												
Zone: GENERAL RES		Minimum Acreage: 1.00		Minimum Frontage: 100		Site:		Driveway: Road:																									
Land Type 1F RES WTRFRNT		Neighborhood: E				Cond		Ad Valorem SPI R Tax Value Notes																									
0 ac																																	

PICTURE



OWNER

LEVIN HOLDINGS, LLC
PO BOX 1165
CAMPTON, NH 03223

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes


BUILDING DETAILS

Model: 1.00 STORY CONDO
Roof: GABLE HIP/ASPHALT
Ext: CEMENT CLAPBOARD
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: OIL/RAD WATER
Bedrooms: 2 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.2133 Base Rate: RCD 90.00
Bldg. Rate: 1.1648
Sq. Foot Cost: \$ 104.83

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	780	1.00	780
OPF	OPEN PORCH	364	0.25	91
GLA:	780	1,144		871
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 91,307		
Year Built:		1990		
Condition For Age:		GOOD		
Physical:		11 %		
Functional:		CWEL		
Economic:		6 %		
Temporary:				
Total Depreciation:		17 %		
Building Value:		\$ 75,800		

OWNER INFORMATION				SALES HISTORY				PICTURE	
LEVIN HOLDINGS, LLC				Date	Book	Page	Type	Price	Grantor
PO BOX 1165				10/05/2018	4392	0881	Q1	82,533	GAGNON DANA M
				11/26/2007	3469	0659	Q1	108,000	CROWE, KARI W
				10/19/2004	024	631	Q1	82,000	DEMARCO MARIA
CAMPTON, NH 03223									
LISTING HISTORY				NOTES					
01/11/19	JDVM	V-SALE		GREY; UNIT 12-04 - SECOND FLOOR - BASEMENT INCLUDED IN AMENITIES; 1/19; NOH;					
12/12/17	DWVM								
06/16/14	CRHC								
08/20/13	DWVM								
05/21/13	INSP	MARKED FOR INSPECTION							
05/08/13	INSP	MARKED FOR INSPECTION							
03/20/07	MVVM								
11/08/05	MVUL								
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
STANFORD CHASE	1		100	12,000.00	100	12,000			
							12,000		
								PARCEL TOTAL TAXABLE VALUE	
Year	Building	Features	Land						
2017	\$ 70,300	\$ 10,000	\$ 0						
				Parcel Total: \$ 80,300					
2018	\$ 70,300	\$ 10,000	\$ 0						
				Parcel Total: \$ 80,300					
2019	\$ 75,800	\$ 12,000	\$ 0						
				Parcel Total: \$ 87,800					
LAND VALUATION								LAST REVALUATION: 2019	
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100			Site:	Driveway:
Land Type 1F RES WTRFRNT				Neighborhood: E				Cond	Ad Valorem SPI R
								Tax Value	Notes

PICTURE



OWNER

LEVIN HOLDINGS, LLC
PO BOX 1165
CAMPTON, NH 03223

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type


Notes

BUILDING DETAILS

Model: 1.00 STORY CONDO
Roof: GABLE HIP/ASPHALT
Ext: CEMENT CLAPBOARD
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: OIL/RAD WATER
Bedrooms: 2 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.2133 Base Rate: RCD 90.00
Bldg. Rate: 1.1648
Sq. Foot Cost: \$ 104.83


BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	364	0.25	91
UFF	UPPER FLR FIN	780	1.00	780
GLA: 780		1,144		871
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 91,307		
Year Built:		1990		
Condition For Age:		GOOD		
Physical:		11 %		
Functional:		CWEU		
Economic:		6 %		
Temporary:				
Total Depreciation:		17 %		
Building Value:		\$ 75,800		

OWNER INFORMATION		SALES HISTORY				PICTURE	
ALI GATOR PROPERTIES LLC		Date	Book	Page	Type		Price Grantor
130 CHESTNUT STREET		06/24/2019	4444	0341	Q I	475,000 BOHLIN RONALD	
		10/16/2003	2909	0268	Q V	65,000 GIULIANO FAMILY TR	
NORTH READING, MA 01864							
LISTING HISTORY		NOTES					
10/23/18	CL VM	03 SUBDIV LOT 4 FM 17-13-3: GARAGE HAS WORK SHOP IN TOP BUT NO HEAT SYSTEM OBSERVED; 10/13 INT OF HSE GOOD QUALITY; AVG COND; WD STOVE ON HEARTH; NO FPL; 4/15 ADDED 12X12 EPF TO SKETCH;					
04/08/15	DWPM						
10/07/13	DWVL						
05/21/13	INSP						MARKED FOR INSPECTION
05/08/13	INSP						MARKED FOR INSPECTION
02/05/08	MVPM						
04/05/05	MVPR						




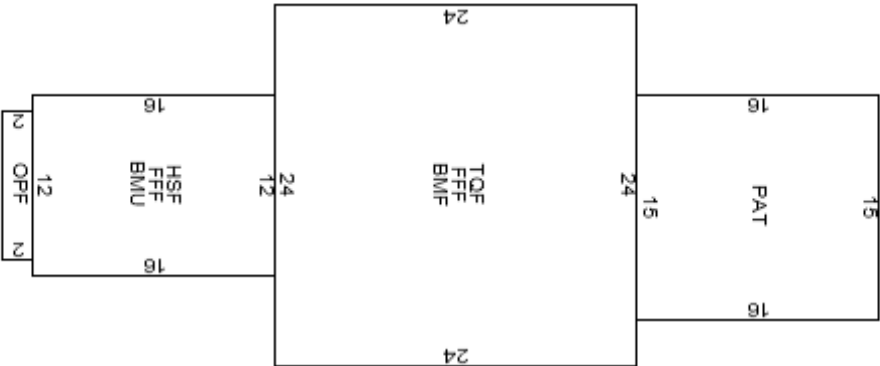
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes	THORNTON, NH ASSESSING OFFICE		
GARAGE-1.75 STY	672	24	x	28	84	35.00	150	29,635				
LEAN-TO	28	14	x	2	400	4.00	100	448	ATT 24X28 GRG	PARCEL TOTAL TAXABLE VALUE		
SHED-WOOD	32	4	x	8	400	10.00	100	1,280				
PATIO	56	14	x	4	346	7.00	100	1,356		Year	Building	Features
									32,700	2017	\$ 263,200	\$ 22,900
										2018	\$ 263,200	\$ 22,900
										2019	\$ 340,500	\$ 32,700
										Parcel Total: \$ 485,100		

LAND VALUATION										LAST REVALUATION: 2019			
Zone: GENERAL RES		Minimum Acreage: 1.00		Minimum Frontage: 100				Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R Tax Value Notes	
1F RES WTRFRNT	1,000 ac	74,000	F	110	100	95	95	90 -- ROLLING	100	66,100	0	N 66,100	
1F RES WTRFRNT	2,490 ac	x 1,000	X	100				75 -- STEEP	100	1,900	0	N 1,900	
VIEW		WELCH-DICKEY, AVERAGE, TOP50%, DISTANT							100	42,000		42,000	
MAD RIVER	125,000 wf	NATURAL, RIVER						75 -- STEEP	50	1,900	0	1,900 DTW	
	3,490 ac										111,900		111,900

OWNER INFORMATION			SALES HISTORY					PICTURE	
POOLER, ROBERT L JR			Date	Book	Page	Type	Price Grantor		
2517 LOG MILL COURT			11/27/2018	4403	0454	Q1	220,000 ZYLA IVAN P		
			06/06/2016	4210	0270	Q1	210,000 ROYCROFT JENNIFER		
			05/29/2007	3410	0062	Q1	178,000 SMITH, MICHAEL & BREND		
CROFTON, MD 21114			05/02/2005	3133	0500	Q1	175,000 MACHAMER JACQUELINE		
LISTING HISTORY			NOTES						
09/23/19 DWHC			LOT 1-7; NEW DECKS ADDED AFTER SALE; 8/13 3X8 DEK EST FR BELOW; 9/18; NC TO PROP; 1/19; NOH; EST PAT=SNOW;						
01/10/19 JDVM V-SALE									
09/25/18 DWVM									
08/14/13 DWVM									
05/21/13 INSP MARKED FOR INSPECTION									
05/08/13 INSP MARKED FOR INSPECTION									
09/16/09 LMHC									
02/05/08 MVPR									
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	70	10 x 7	289	10.00	60	1,214			
PATIO	226	226 x 1	131	7.00	60	1,243	16' DIAMETER		
WATERVILLE ESTATES	1		100	28,000.00	100	28,000			
						33,500			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 113,200	\$ 5,100	\$ 64,200						
	Parcel Total: \$		182,500						
2018	\$ 113,200	\$ 5,100	\$ 74,200						
	Parcel Total: \$		192,500						
2019	\$ 109,500	\$ 33,500	\$ 84,100						
		Parcel Total: \$		227,100					
LAND VALUATION									
Zone: GR WATERVILLE EST			Minimum Acreage: 1.00			Minimum Frontage: 100			
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes	
1F RES	1.000 ac	74,000 G	120	100	95	95	90 -- ROLLING	100 72,100 0 N 72,100	
VIEW		MOUNTAINS/HILLS, TUNNEL, TOP50%, DISTANT					100	12,000	
		1.000 ac						84,100 84,100	
LAST REVALUATION: 2019									


OWNER INFORMATION				SALES HISTORY				PICTURE											
WATERS, KARENE WATERS, STEPHEN P PO BOX 1342 CAMPTON, NH 03223				Date	Book	Page	Type	Price	Grantor										
				02/15/2019	4417	0149	Q1	279,933	GOLDBERG SHAYNE R										
				03/28/2018	4350	0194	U138	1	RUCCIO, KAREN										
				12/05/2016	4252	0644	Q1	259,000	MX2, LLC										
				10/01/2010	3735	0829	U V 82	20,000	HANKIN-BIRKE TRUST, SU										
LISTING HISTORY				NOTES															
09/23/19	DWHC			: 175'+/- FTG ON MAD RIVER; STEEP TOPO TO RIVER, DTW = MIN IMPACT TO VALUE; 04/11 NOH. GAR BURNED FOUNDATION + FOOTERS + SLB. CK' 2012 FOR GAR. 4/12 NOH. PU HSE. UC + INT EST. DNPU 2 FT OH; CK13; 1/13 INT UC EST FR EXT INSP; VU PIC FROM GROUND LEVEL; 2/17 NC; NO GAR AS OF 2/17; 9/18; PLASTIC SHED NV DNPU;															
03/21/19	DWUM																		
09/25/18	DWVM																		
02/01/17	DWPR																		
02/24/16	DWPR																		
03/18/14	DWPR																		
08/16/13	DWVM																		
05/21/13	INSP	MARKED FOR INSPECTION																	
EXTRA FEATURES VALUATION																			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes													
CONCRETE SLAB	576	24 x 24	88	5.00	60	1,521 GAR SLAB													
WATERVILLE ESTATES	1		100	28,000.00	100	28,000													
						29,500													
PARCEL TOTAL TAXABLE VALUE																			
Year	Building	Features	Land																
2017	\$ 137,300	\$ 3,000	\$ 48,000																
	Parcel Total: \$ 188,300																		
2018	\$ 137,300	\$ 3,000	\$ 113,000																
	Parcel Total: \$ 253,300																		
2019	\$ 160,200	\$ 29,500	\$ 93,100																
	Parcel Total: \$ 282,800																		
LAND VALUATION																			
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00		Minimum Frontage: 100													
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
1F RES WTRFRNT				1.000 ac	74,000 F	110	100	95	95	90 -- ROLLING	100	66,100	0	N	66,100				
VIEW					MOUNTAINS, NARROW, TOP50%, DISTANT														
MAD RIVER				175,000 wf	NATURAL, RIVER														
				1.000 ac						75 -- STEEP	50	2,000	0		2,000	DTW			
											93,100				93,100				
LAST REVALUATION: 2019																			
Site: AVERAGE										Driveway: GRAVEL/DIRT						Road: GRAVEL			

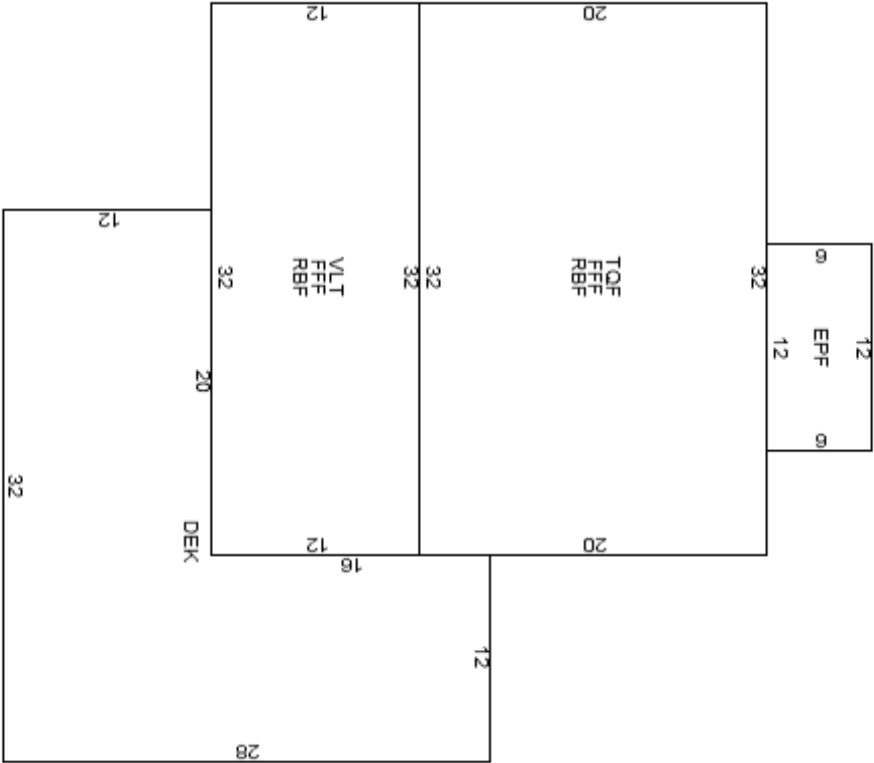
PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		WATERS, KAREN E WATERS, STEPHEN P PO BOX 1342 CAMPTON, NH 03223	District	Percentage	Model: 1.75 STORY CAPE Roof: GABLE HIP/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0142 Base Rate: RSA 90.00 Bldg. Rate: 1.2404 Sq. Foot Cost: \$ 111.64	
			WV ESTATES % 100			
			PERMITS			
			Date	Permit ID		
04/22/11	2011-12	NEW BUILDING	SINGLE FAMILY HOME			
11/01/10	2010-52	NEW BUILDING	FIRE DESTROYED - BLD NI			



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
PAT	PATIO AREA	240	0.10 24
TQF	3/4 STRY FIN	576	0.75 432
OPF	OPEN PORCH	20	0.25 5
BMF	BSMNT FINISHED	576	0.30 173
HSF	1/2 STRY FIN	192	0.50 96
BMU	BSMNT	192	0.15 29
FFF	FST FLR FIN	768	1.00 768
GLA: 1,296		2,564	1,527
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 170,474	
Year Built:		2011	
Condition For Age:		GOOD	
Physical:		6 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		6 %	
Building Value:		\$ 160,200	

OWNER INFORMATION			SALES HISTORY					PICTURE						
FIELD, ADAM BENJAMIN FIELD, DIANE KATHLEEN 2 PAULENE DRIVE FRANKLIN, MA 02038			Date	Book	Page	Type	Price Grantor							
			05/29/2019	4436	0390	Q 1	254,000 CAPUTO CHARLES M							
			09/12/2016	4233	0308	U 1 38	FRITZ FAMILY TRUST							
			09/12/2016	4233	0311	Q 1	225,000 FRITZ MEGAN &							
			12/14/2000	2505	0456	U 1 24	114,000 PETROCELLI, TODD							
LISTING HISTORY			NOTES											
09/26/18 DWVM 05/08/13 INSP 07/02/10 DWVM 01/01/80 NONE			7/10 INT INFO EST FROM EXT INSP											
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								
							3,000							
MUNICIPAL SOFTWARE BY AVITAR														
THORNTON, NH ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2017	\$ 144,700	\$ 3,000	\$ 36,600											
		Parcel Total:	\$ 184,300											
2018	\$ 144,700	\$ 3,000	\$ 36,600											
		Parcel Total:	\$ 184,300											
2019	\$ 186,200	\$ 3,000	\$ 68,800											
		Parcel Total:	\$ 258,000											
LAND VALUATION														
Zone: GR WATERVILLE EST Minimum Acreage: 1.00 Minimum Frontage: 100 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	74,000	E	100	100	100	95	95 -- MILD	100	66,800	0	N	66,800	
1F RES	2.150 ac	x 1,000	X	100				95 -- MILD	100	2,000	0	N	2,000	
	3.150 ac									68,800			68,800	


PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS
		FIELD, ADAM BENJAMIN FIELD, DIANE KATHLEEN 2 PAULENE DRIVE FRANKLIN, MA 02038	District	Percentage	Model: 1.75 STORY SALT/BOX Roof: SALT BOX/ASPHALT Ext: AVERAGE Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 4 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AV-G+10 Com. Wall: Size Adj: 0.9182 Base Rate: RSA 90.00 Bldg. Rate: 0.9799 Sq. Foot Cost: \$ 88.19
			WV ESTATES % 100		
			PERMITS		
Date	Permit ID	Permit Type	Notes		



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
TQF	3/4 STRY FIN	640	0.75 480
FFF	FST FLR FIN	1024	1.00 1024
RBF	RAISED BSMNT	1024	0.75 768
VLТ	VAULTED	384	0.05 19
DEK	DECK/ENTRANCE	576	0.10 58
EPF	ENCLOSED	72	0.70 50
GLA: 1,504		3,720	2,399
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 211,568	
Year Built:		1995	
Condition For Age:		AVERAGE 12 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		12 %	
Building Value:		\$ 186,200	

OWNER INFORMATION				SALES HISTORY				PICTURE	
PERLMUTTER, NANCY G FEINER, JOSEPH P 10 NOUVELLE WAY NATICK, MA 01760				Date	Book	Page	Type	Price	Grantor
				12/03/2018	4404	0369	Q 1	146,000	MEDEIROS, WAYNE &
LISTING HISTORY				NOTES					
08/30/19 JDHC 12/11/17 DWVM 12/05/13 DWVL 08/13/13 DWVM 05/21/13 INSP 05/08/13 INSP 10/18/06 MVVM				MIDDLE UNIT F3; DNP U WOOD STO AREA; 12/13 INT AVG COND, AVG QUAL; NO UPGRADES ALL INT ORIG; VALUE FROM 17-14-39F-B&-C ADDED TO THIS PARCEL AFTER 12/18 SALE; 8/19; LAM C-TOPS, K&B ORIG; PU DEK 2020; CORR BEDRM COUNT; DNP U OPEN LOFT W/NO CLOSET OR LNDRY RM W/O EGRESS ETC AS BEDRM;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SNOWOOD	1			100		60,000.00	100		60,000
FIREPLACE 1-STAND	1			100		3,000.00	100		3,000
				63,000					
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 76,700	-\$ 32,600		\$ 0					
				Parcel Total: \$ 44,100					
2018	\$ 76,700	-\$ 32,600		\$ 0					
				Parcel Total: \$ 44,100					
2019	\$ 86,500	\$ 63,000		\$ 0					
				Parcel Total: \$ 149,500					
LAND VALUATION									
Zone: GR WATERVILLE EST Minimum Acreage: 1.00 Minimum Frontage: 100 Site: Driveway: Road:									
Land Type 1F RES Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes					
				0 ac					

PICTURE



OWNER

PERLMUTTER, NANCY G
FEINER, JOSEPH P
10 NOUVELLE WAY
NATICK, MA 01760

TAXABLE DISTRICTS

District

Percentage

WV ESTATES

% 100

PERMITS

Date	Permit ID	Permit Type	Notes


BUILDING DETAILS

Model: 1.75 STORY TOWNHOUSE
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD/AVERAGE
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: ELECTRIC/RAD ELECT
Bedrooms: 2 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0824 Base Rate: RCD 90.00
Bldg. Rate: 0.9653
Sq. Foot Cost: \$ 86.88

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	520	1.00 520
CTH	CATHEDRAL	40	0.10 4
TQF	3/4 STRY FIN	448	0.75 336
BMF	BSMNT FINISHED	40	0.30 12
RBF	RAISED BSMNT	448	0.75 336
STO	STORAGE AREA	8	0.25 2
OPF	OPEN PORCH	16	0.25 4
GLA: 856		1,520	1,214
2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 105,472	
Year Built:		1980	
Condition For Age:		GOOD	
Physical:		12 %	
Functional:		CWM	
Economic:		6 %	
Temporary:			
Total Depreciation:		18 %	
Building Value:		\$ 86,500	

2	FFF	2
18		
28	TQF FFF RBF	28
10	18	
4	CTH FFF BMF	4
10	44 OFF 4 STO	2

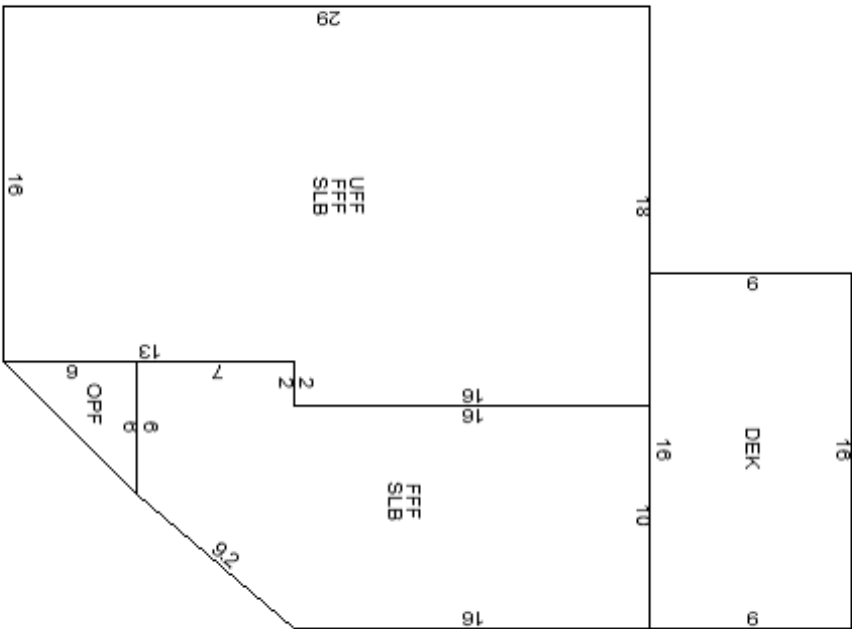
OWNER INFORMATION				SALES HISTORY				PICTURE	
MARCHESE, JEFFREY MARCHESE, AMIE 6 FLINT POND ROAD WORCESTER, MA 01604				Date	Book	Page	Type	Price Grantor	
				08/19/2019	4458	0636	Q1	140,000 COLLAMORE RICHARD F JR	
				07/01/2011	3803	0609	Q1	103,533 CORRIGAN, JOSEPH W & S	
				07/03/2007	3425	0065	Q1	125,000 RUBIN, JERALD G & GAYL	
				04/02/2001	2526	0419	Q1	63,000 REIS, DANIEL & ROSALBA	
LISTING HISTORY				NOTES					
09/23/19 DWHC 12/11/17 DWVM 08/14/13 DWVM 05/21/13 INSP MARKED FOR INSPECTION 05/08/13 INSP MARKED FOR INSPECTION 02/12/07 MVVL 10/18/06 MVVM				MIDDLE UNIT 3 MTN EDGE CONDOS					
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			
MTN EDGE	1		100	62,000.00	100	62,000			
						65,000			
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 62,800		\$ 23,000		\$ 0				
					Parcel Total: \$ 85,800				
2018	\$ 62,800		\$ 23,000		\$ 0				
					Parcel Total: \$ 85,800				
2019	\$ 74,200		\$ 65,000		\$ 0				
					Parcel Total: \$ 139,200				
LAND VALUATION									
Zone: GR WATERVILLE EST Minimum Acreage: 1.00 Minimum Frontage: 100 Site: Driveway: Road:									
Land Type 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes									
0 ac									

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS
	MARCHESE, JEFFREY MARCHESE, AMIE 6 FLINT POND ROAD WORCESTER, MA 01604	District	Percentage	Model: 2.00 STORY TOWNHOUSE Roof: GABLE HIP/ASPHALT Ext: WOOD SHINGLE Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/FA NO DUCTS Bedrooms: 2 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.0770 Base Rate: RCD 90.00 Bldg. Rate: 0.9409 Sq. Foot Cost: \$ 84.68
		WV ESTATES	% 100	
	PERMITS			
	Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	496	1.00	496
FFF	FST FLR FIN	719	1.00	719
SLB	SLAB	719	0.00	0
OPF	OPEN PORCH	18	0.25	5
DEK	DECK/ENTRANCE	144	0.10	14
GLA: 1,215		2,096		1,234



2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 104,495
Year Built:	1977
Condition For Age:	GOOD
Physical:	13 %
Functional:	6 %
Economic:	10 %
Temporary:	29 %
Total Depreciation:	29 %
Building Value:	\$ 74,200

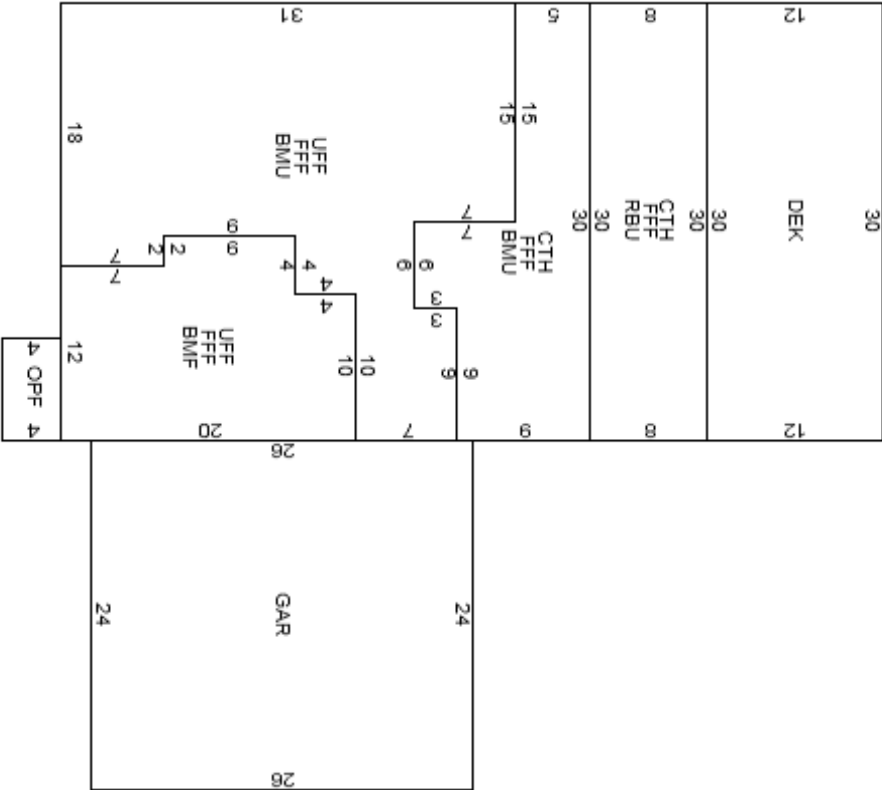
OWNER INFORMATION				SALES HISTORY				PICTURE			
DOORE, RICHARD J DOORE, AOMDAUN 42 HORIZON DRIVE THORNTON, NH 03285				Date	Book	Page	Type	Price Grantor			
				05/07/2019 4431 593 Q1 445,000 DORSEY, KEVIN T							
				06/04/2018 4364 0572 U V 40 1 WHITE MOUNTAIN ESCAPES							
LISTING HISTORY				NOTES							
09/06/19 DWHC 05/09/19 DWUM 01/09/19 JDVL 05/01/18 DWSL				12/5/18 ASSIGNED 911#; 1/19; PU NEW HSE; WLK THRU W/CONTRACTOR; KIT=MAPLE/GRANITE; NICE QUAL INT; CURRENTLY NO FLR/TRIM, ROUGH PLUMB; EST 100% BY 4/1; CK 20 FOR SITE & POSS MORE VU; FLR=VINYL PLANK; POSS 3RD BTH IN BMF;							
EXTRA FEATURES VALUATION											
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes			
HORIZON		1		100		50,000.00	100	50,000			
FIREPLACE 1-STAND		1		100		3,000.00	100	3,000			
								53,000			
MUNICIPAL SOFTWARE BY AVITAR											
THORNTON, NH ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year		Building		Features		Land					
2018		\$ 0		\$ 25,000		\$ 10,300		Parcel Total: \$ 35,300			
2019		\$ 275,800		\$ 53,000		\$ 111,100		Parcel Total: \$ 439,900			
LAND VALUATION											
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00		Minimum Frontage: 100		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		0.260 ac		52,640	H	130	105	100	100	85 -- MODERATE	100 61,100 0 N 61,100
VIEW				MOUNTAINS, WIDE, TOP50%, DISTANT						100	50,000
		0.260 ac								111,100 111,100	
LAST REVALUATION: 2019											


PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		DOORE, RICHARD J DOORE, AOMDAUN 42 HORIZON DRIVE THORNTON, NH 03285		District WV ESTATES Percentage % 100		Model: 2.00 STORY CAPE Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL/WOOD/LOG Floor: LAMINATE/VINYL Heat: GAS/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 10 Extra Kitchens: Fireplaces: Generators:	
				PERMITS		A/C: No Quality: A3 AVG+30 Com. Wall:	
				Date Permit ID Permit Type Notes	05/08/18 2018-24 NEW BUILDING 30X44 SF HOUSE	Base Rate: RSA 90.00 Bldg. Rate: 1.1157 Sq. Foot Cost: \$ 100.41	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
RBU	RAISED BSMNT	240	0.25 60
GAR	GARAGE ATTCHD	624	0.45 281
UFF	UPPER FLR FIN	852	1.00 852
BMF	BSMNT FINISHED	250	0.30 75
BMU	BSMNT	830	0.15 125
CTH	CATHEDRAL	468	0.10 47
DEK	DECK/ENTRANCE	360	0.10 36
FFF	FST FLR FIN	1320	1.00 1320
OPF	OPEN PORCH	28	0.25 7
GLA: 2,172		4,972	2,803

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 281,449
Year Built:	2018
Condition For Age:	AVERAGE
Physical:	WH
Functional:	1 %
Economic:	
Temporary:	
Total Depreciation:	2 %
Building Value:	\$ 275,800



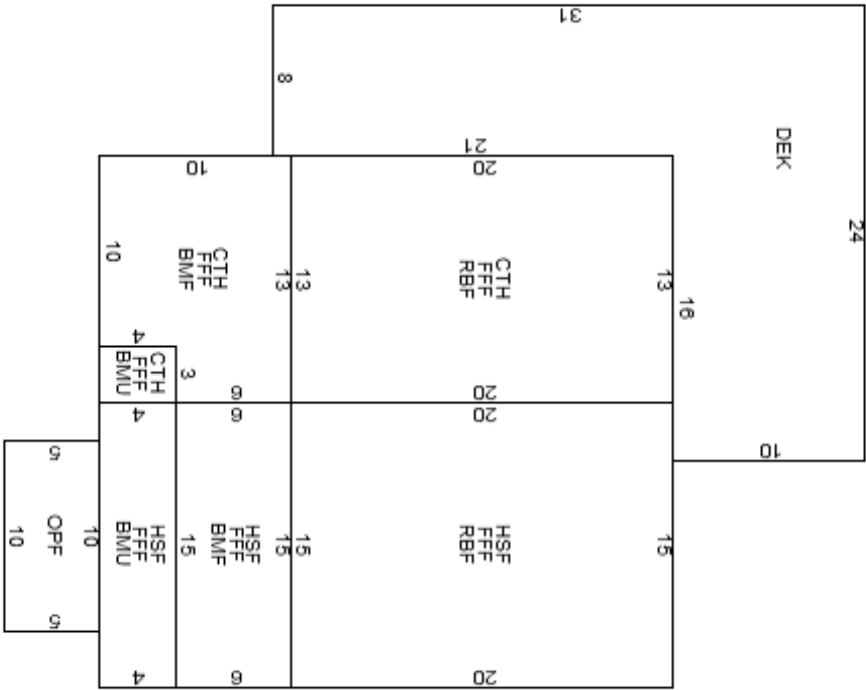
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BENNETT, LOREN N BENNETT, TERRY G PO BOX 1198 CAMPTON, NH 03223		District Percentage WV ESTATES % 100		Model: 1.50 STORY CONTEMP Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9944 Base Rate: RSA 90.00 Bldg. Rate: 1.0612 Sq. Foot Cost: \$ 95.51	
				PERMITS			
				Date Permit ID Permit Type Notes			
		09/05/12	2012-22	NEW BUILDING	NEW BUILDING, NEW DUP		

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	450	0.50	225
CTH	CATHEDRAL	390	0.10	39
BMU	BSMNT	72	0.15	11
OPF	OPEN PORCH	50	0.25	13
DEK	DECK/ENTRANCE	408	0.10	41
FFF	FST FLR FIN	840	1.00	840
RBF	RAISED BSMNT	560	0.75	420
BMF	BSMNT FINISHED	208	0.30	62
GLA: 1,065		2,978		1,651

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 157,687
Year Built:	2013
Condition For Age:	AVERAGE
Physical:	6 %
Functional:	CW
Economic:	3 %
Temporary:	
Total Depreciation:	9 %
Building Value:	\$ 143,500



OWNER INFORMATION				SALES HISTORY				PICTURE	
CONNOLLY, JOHN M CONNOLLY, GAIL F 17 WINSLOW AVENUE SOMERVILLE, MA 02144				Date	Book	Page	Type	Price	Grantor
				10/31/2018	4398	0417	Q1	290,000	SWOPE GREGORY
				08/02/2012	3905	372	U113	270,533	WATERVILLE BIRCHES LLC
LISTING HISTORY				NOTES					
01/10/19	JDVM	V-SALE		TAN; UNIT 1, INT INFO EST FROM EXT INSP, 2012; ASSESSMENT INCLUDES CONDO + GARAGE (BG04); 1/19; NOH;					
12/08/17	DWVM								
05/21/13	INSP	MARKED FOR INSPECTION							
05/08/13	INSP	MARKED FOR INSPECTION							
12/11/12	DWPM								
03/02/10	DWPR								
04/14/08	MVSL								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
BLACK BIRCH CONDOS	1			100	147,000.00	100	147,000		
GARAGE-1 STY	400	20 x 20		100	30.00	100	12,000		
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000		
							162,000		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 127,000	\$ 148,800	\$ 0						
				Parcel Total: \$ 275,800					
2018	\$ 127,000	\$ 148,800	\$ 0						
				Parcel Total: \$ 275,800					
2019	\$ 140,100	\$ 162,000	\$ 0						
				Parcel Total: \$ 302,100					
LAND VALUATION									
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00	Minimum Frontage: 100	Site:			
Land Type 1F RES				Neighborhood: G	Cond		Ad Valorem	SPI	R Tax Value Notes
						Road:			
						0 ac			



OWNER
CONNOLLY, JOHN M
 CONNOLLY, GAIL F
 17 WINSLOW AVENUE
 SOMERVILLE, MA 02144

TAXABLE DISTRICTS

District	Percentage
WV ESTATES	% 100

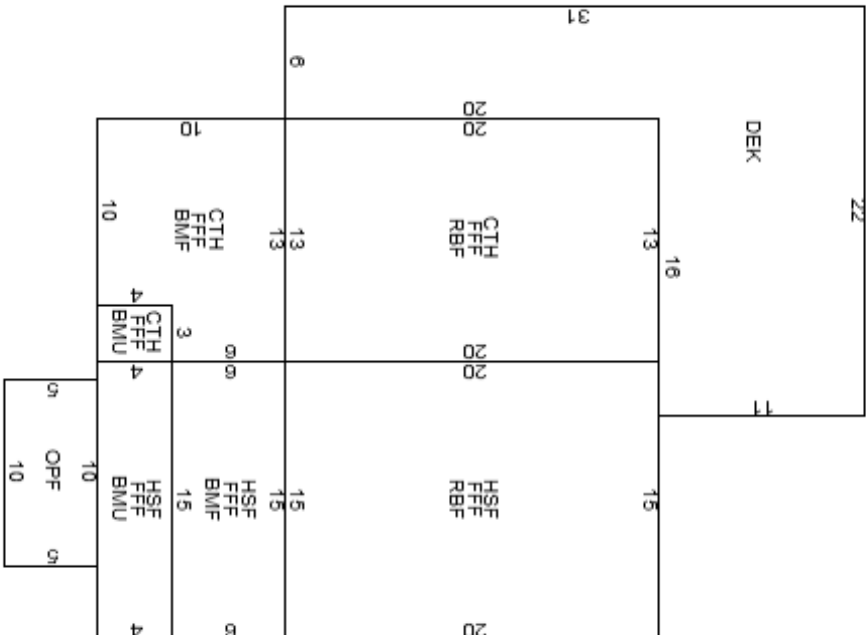
PERMITS			
Date	Permit ID	Permit Type	Notes
11/12/08	2008-06	NEW BUILDING	UNIT B4


Model: 1.50 STORY CONDO
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: GAS/EA DUCTED
Bedrooms: 2 **Baths:** 2.0 **Fixtures:** 6
Extra Kitchens: **Fireplaces:** **Generators:**
A/C: No
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9951 **Base Rate:** RCD 90.00
Bldg. Rate: 1.0512
Sq. Foot Cost: \$ 94.60

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	450	0.50	225
FFF	FST FLR FIN	840	1.00	840
RBF	RAISED BSMNT	560	0.75	420
CTH	CATHEDRAL	390	0.10	39
OPF	OPEN PORCH	50	0.25	13
DEK	DECK/ENTRANCE	362	0.10	36
BMF	BSMNT FINISHED	208	0.30	62
BMU	BSMNT	72	0.15	11
GLA: 1,065		2,932		1,646

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 155,712
Year Built:	2012
Condition For Age:	AVERAGE
Physical:	
Functional:	CW
Economic:	3 %
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 140,100



OWNER INFORMATION				SALES HISTORY					PICTURE		
SORENSEN, GAYATHRI SORENSEN, BENNY 35 MILL BROOK AVENUE WALPOLE, MA 02081				Date	Book	Page	Type	Price	Grantor		
				06/10/2019	4441	0153	Q 1	450,000	WHITE MOUNTAIN ESCAPES		
LISTING HISTORY				NOTES							
09/09/19 DWHC 01/09/19 SBVM 05/01/18 DWSL				CHECK VU WHEN DEVELOPED; 12/5/18 ASSIGNED 911#; 1/19; DNV1 EST=NEIGHBORING HSE; MAPLE/GRANITE KITCH; ROUGH PLUMB, MOSTLY NO FLRING/TRIM; WALLS PINE TONGUE/GROVE; EST 100% BY 4/1; DNPV BLOCKED VU; CK 20 FOR POSS VU, SITE, POSS 3RD BTHRM IN BSMNT;							
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
HORIZON		1			100	50,000.00	100	50,000			
FIREPLACE 1-STAND		1			100	3,000.00	100	3,000 GAS			
								53,000			
MUNICIPAL SOFTWARE BY AVITAR											
THORNTON, NH ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2018	\$ 0	\$ 25,000		\$ 11,600		Parcel Total: \$ 36,600					
2019	\$ 295,000	\$ 53,000		\$ 106,300		Parcel Total: \$ 454,300					
LAND VALUATION											
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00		Minimum Frontage: 100		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	0.330 ac	57,120	H	130	105	100	100	85 -- MODERATE	100	66,300	0 N 66,300
VIEW		MOUNTAINS, AVERAGE, TOP50%, DISTANT					100	40,000		40,000	
		0.330 ac						106,300		106,300	
LAST REVALUATION: 2019											



OWNER		TAXABLE DISTRICTS	
SORENSEN, GAYATHRI SORENSEN, BENNY 35 MILL BROOK AVENUE WALPOLE, MA 02081		District	Percentage
		WV ESTATES	% 100
PERMITS			
Date	Permit ID	Permit Type	Notes
05/08/18	2018-25	NEW BUILDING	30X44 SF HOUSE

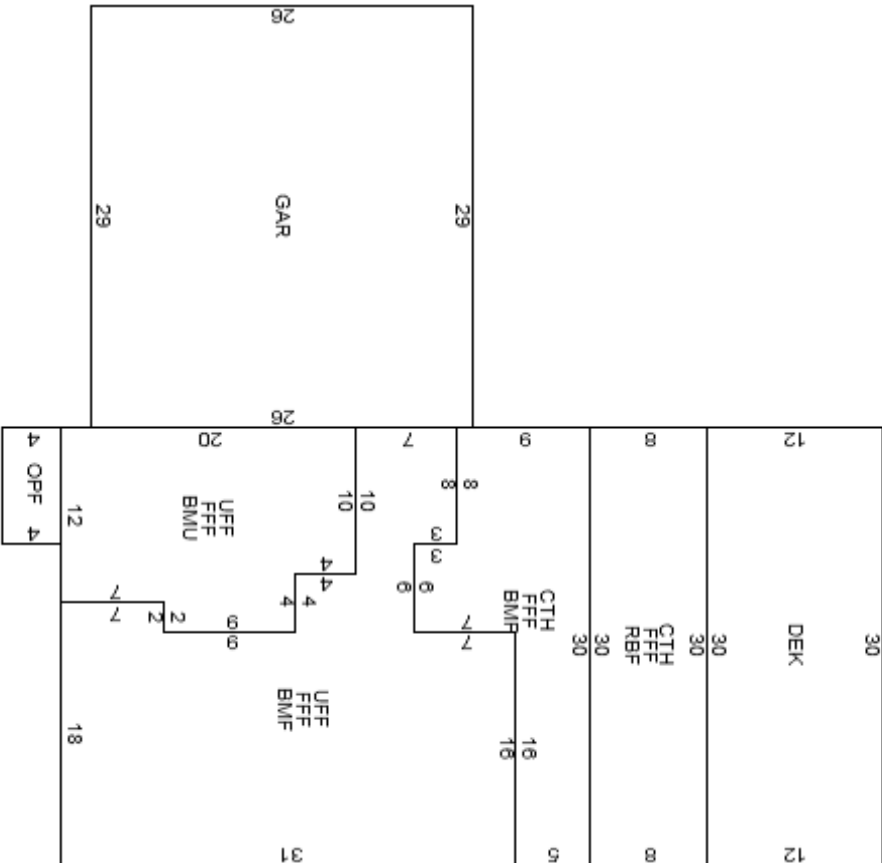
BUILDING DETAILS			
Model: 2.00 STORY COLONIAL Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL/WOOD/LOG Floor: LAMINATE/VINYL Heat: GAS/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A3 AVG+30 Com. Wall: Size Adj: 0.8813 Base Rate: RSA 90.00 Bldg. Rate: 1.0889 Sq. Foot Cost: \$ 98.00			

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	856	1.00	856
FFF	FST FLR FIN	1320	1.00	1320
BMF	BSMNT FINISHED	830	0.30	249
BMU	BSMNT	250	0.15	38
OPF	OPEN PORCH	32	0.25	8
CTH	CATHEDRAL	464	0.10	46
RBF	RAISED BSMNT	240	0.75	180
DEK	DECK/ENTRANCE	360	0.10	36
GAR	GARAGE ATTCHD	754	0.45	339
GLA: 2,176		5,106		3,072


2019 BASE YEAR BUILDING VALUATION


Market Cost New:	\$ 301,056
Year Built:	2018
Condition For Age:	AVERAGE
Physical:	WH
Functional:	1 %
Economic:	
Temporary:	
Total Depreciation:	2 %
Building Value:	\$ 295,000



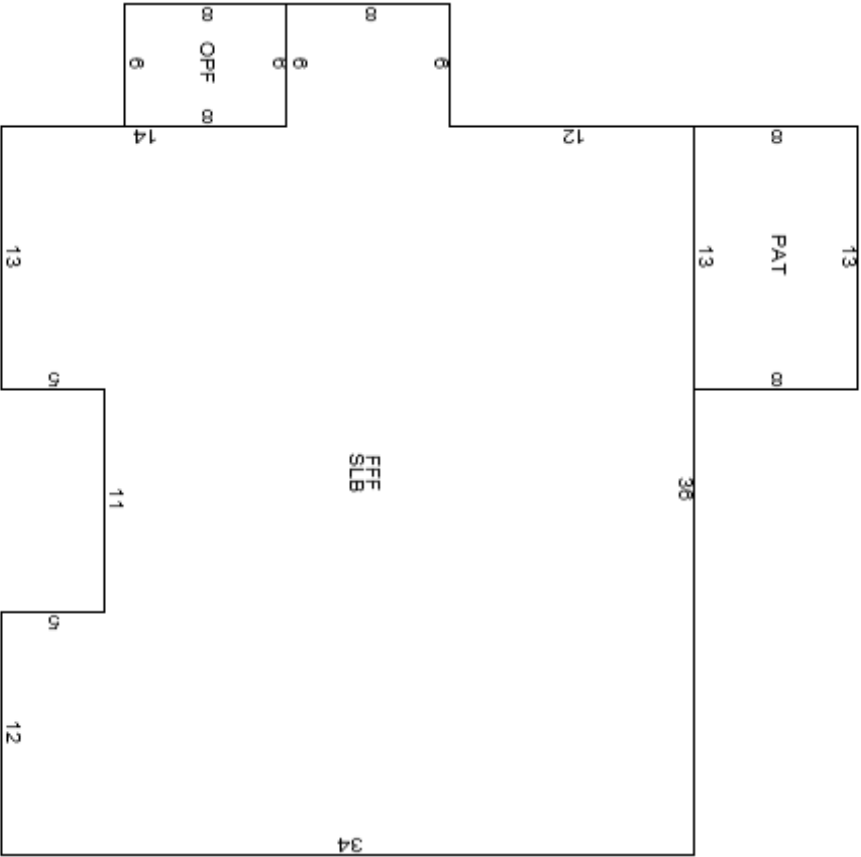
OWNER INFORMATION				SALES HISTORY					PICTURE	
CORMIER, JENNIFER 251 HEATH STREET, APT 403 BOSTON, MA 02130				Date	Book	Page	Type	Price	Grantor	
				05/22/2019	4435	0106	Q 1	124,000	PETRIE PAUL E	
				09/18/2013	4012	99	U 138		PETRIE REALTY TRUST	
				10/10/2012	3922	797	U 138		PETRIE PAUL E	
				06/03/2003	2829	0414	Q 1	147,000	WILSON DAVID	
LISTING HISTORY				NOTES						
09/10/19 JDHC 08/30/19 JDHN 09/25/18 DWVM 08/14/13 DWVL 05/21/13 INSP 05/08/13 INSP 01/05/09 MVVL 09/22/08 MVVM				LOT 4-5//BEIGE: FIREPLACE IS CINDER BLOCK WITH BRICK FACE; 8/13 INT DATED THROUGHOUT; CARPETS & LINO WORN BADLY; STEEP ACC TO ATF; 						

OWNER INFORMATION				SALES HISTORY				PICTURE	
MACLEOD, ROBERT J MACLEOD, MARY E B 120 SNOWOOD DRIVE UNIT B3 THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				08/30/2019	4461	0930	Q1	130,000	CHAUVIN CLAUDE C
				10/02/2013	4016	109	U144	92,000	GEDDRY BERNARD
				09/15/2003	2888	0996	Q1	125,000	PARKER DANNY
				04/06/2001	2528	0176	Q1	69,533	HASKINS, ROBERT
LISTING HISTORY				NOTES					
12/08/17 DWVL 02/06/14 DWUM 08/13/13 DWVM 05/21/13 INSP 05/08/13 INSP 10/18/06 MVVM 12/05/03 MVUM				WEEPING BIRCHES UNIT 2; 2/14 LOWER LEVEL ON RIGHT SIDE OF BLDG; NAR/MTS/D25/DST MINUS SSNL OBST;					
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			
WHITE BIRCHES	1		100	26,000.00	100	26,000			
						29,000			
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 92,700	\$ 53,000	\$ 0	Parcel Total: \$ 145,700					
2018	\$ 92,700	\$ 53,000	\$ 0	Parcel Total: \$ 145,700					
2019	\$ 99,800	\$ 29,000	\$ 0	Parcel Total: \$ 128,800					
LAND VALUATION									
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00	Minimum Frontage: 100	Site:			
Land Type 1F RES	Neighborhood: E			Cond	Ad Valorem	SPI	R	Tax Value	Notes
						Road:			
						0 ac			
LAST REVALUATION: 2019									


OWNER INFORMATION				SALES HISTORY				PICTURE
BYRNE, PATRICK E 156 E. STREET BOSTON, MA 02127				Date	Book	Page	Type	Price Grantor
				03/07/2019 4419 0887 Q1 128,000 NAGLE KATHLEEN				
LISTING HISTORY				NOTES				
03/21/19 DWUM 12/08/17 DWVE 05/08/13 INSP 06/29/10 DWVM 01/01/80 NONE				END/BSMT UNIT 6; WHITE BIRCHES;				
MARKED FOR INSPECTION								
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR THORNTON, NH ASSESSING OFFICE
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes		
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000	
WHITE BIRCHES	1			100	26,000.00	100	26,000	
							29,000	
PARCEL TOTAL TAXABLE VALUE								
Year	Building		Features		Land			
2017	\$ 92,500		\$ 53,000		\$ 0			
Parcel Total:					\$ 145,500			
2018	\$ 92,500		\$ 53,000		\$ 0			
Parcel Total:					\$ 145,500			
2019	\$ 99,700		\$ 29,000		\$ 0			
Parcel Total:					\$ 128,700			
LAND VALUATION								LAST REVALUATION: 2019
Zone: GR WATERVILLE EST Minimum Acreage: 1.00 Minimum Frontage: 100				Site:				
Land Type 1F RES Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes				
0 ac								

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS
		BYRNE, PATRICK E 156 E. STREET BOSTON, MA 02127	District WV ESTATES	Percentage % 100	Model: 1.00 STORY TOWNHOUSE Roof: GABLE HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0757 Base Rate: RCD 90.00 Bldg. Rate: 1.0768 Sq. Foot Cost: \$ 96.91
PERMITS					
Date	Permit ID	Permit Type	Notes		

BUILDING SUB AREA DETAILS					2019 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj.	Effect.		
SLB	SLAB	1217	0.00	0	Market Cost New:	\$ 120,071
OPF	OPEN PORCH	48	0.25	12	Year Built:	1986
PAT	PATIO AREA	104	0.10	10	Condition For Age:	GOOD
FFF	FST FLR FIN	1217	1.00	1217	Physical:	11 %
GLA:	1,217	2,586		1,239	Functional:	CWEL
					Economic:	6 %
					Temporary:	
					Total Depreciation:	17 %
					Building Value:	\$ 99,700



OWNER INFORMATION				SALES HISTORY				PICTURE	
WINNE, KENNETH J WINNE, CYNTHIA A PO BOX 330 CAMPTON, NH 03223				Date	Book	Page	Type	Price	Grantor
				10/23/2018	4396	0447	Q1	270,000	RICHARDSON RUPERT
				11/18/2014	4095	0451	Q1	250,000	SIEGLER SCOTT D
				06/03/2005	3147	0569	Q1	197,000	LAFLEUR KEVIN
				11/26/2001	2603	0267	U V 35		TOWN OF THORNTON
LISTING HISTORY				NOTES					
09/23/19 DWHC 10/24/18 DWVM 08/15/13 DWVL 05/21/13 INSP 05/08/13 INSP 06/13/05 MVPR 04/06/05 MVPR				LOT 2-18; 8/13 INT GOOD COND. BETTER THAN AVG QUAL;					
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR THORNTON, NH ASSESSING OFFICE	
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000		
WATERVILLE ESTATES	1			100	28,000.00	100	28,000		
							31,000		
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 136,800	\$ 3,000	\$ 34,000	Parcel Total: \$ 173,800					
2018	\$ 136,800	\$ 3,000	\$ 34,000	Parcel Total: \$ 173,800					
2019	\$ 163,600	\$ 31,000	\$ 79,900	Parcel Total: \$ 274,500					
LAND VALUATION									
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00	Minimum Frontage: 100	Site: GOOD Driveway: GRAVEL/DIRT Road: GRAVEL			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	1.000 ac	74,000	G	120	105	95	95 -- MILD	100	79,900
	1.000 ac								79,900
									79,900

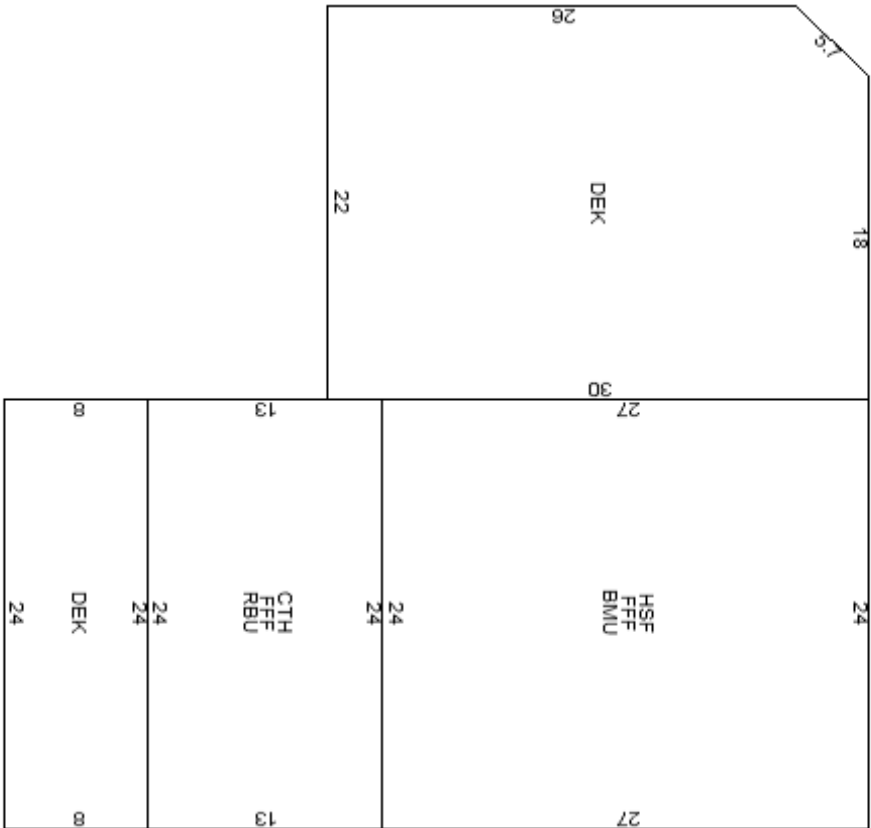
PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS
		WINNE, KENNETH J WINNE, CYNTHIA A PO BOX 330 CAMPTON, NH 03223	District	Percentage	Model: 1.50 STORY CAPE Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: 1 Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0064 Base Rate: RSA 90.00 Bldg. Rate: 1.2554 Sq. Foot Cost: \$ 112.98
			WV ESTATES % 100		
			PERMITS		
Date	Permit ID	Permit Type	Notes		
06/07/04	1087	NEW BUILDING	NEW HOME		

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	648	0.50	324
FFF	FST FLR FIN	960	1.00	960
BMU	BSMNT	648	0.15	97
CTH	CATHEDRAL	312	0.10	31
RBU	RAISED BSMNT	312	0.25	78
DEK	DECK/ENTRANCE	844	0.10	84
GLA:	1.284	3,724		1,574


2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 177,831
Year Built:	2004
Condition For Age:	GOOD
Physical:	8 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	8 %
Building Value:	\$ 163,600



OWNER INFORMATION				SALES HISTORY				PICTURE	
LOMBA, ADAM				Date	Book	Page	Type	Price	Grantor
LOMBA, KAREN				08/05/2019	4455	0577	Q1	278,000	PERRY, DAVID M
70 HOLLAND TRAIL				01/30/2018	4340	0863	Q1	263,533	YEBBA ANTHONY
				05/14/2013	3978	0538	Q1	205,000	FRANKS, WILLIAM & ELAI
				07/21/2009	3630	0901	U1 51	200,000	NORTHERN TERRITORIES T
THORNTON, NH 03285				07/15/2005	3166	0242	Q V	14,930	SMITH DOUGLAS
LISTING HISTORY				NOTES					
01/25/17	DWPR				LOT 2-15/ LOG HOME; INT EAVE COND, AVE QUALITY; GAPS IN LOGS CAN SEE THROUGH EXT WALLS = FUNC DEP; 8/13 CONTRACTORS AT PROP CK14 FOR UPGRADES; 3/14 WALK AROUND EXT OF HSE, NO SIGN OF GAPS IN SIDING, REMOVED FUNC DEP; 1/17 NC TO BLDG;				
03/18/14	DWPR								
02/06/14	DWUM								
08/15/13	DWVM								
05/21/13	INSP	MARKED FOR INSPECTION							
05/08/13	INSP	MARKED FOR INSPECTION							
09/14/12	DWAL								
05/03/12	DWAL								
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 191,400				\$ 0 \$ 29,100				
					Parcel Total: \$ 220,500				
2018	\$ 191,400				\$ 0 \$ 29,100				
					Parcel Total: \$ 220,500				
2019	\$ 207,500				\$ 0 \$ 71,700				
					Parcel Total: \$ 279,200				
LAND VALUATION									
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
IF RES	1,000 ac	74,000	G	120	100	95	100	85 -- MODERATE	100
					71,700				
					71,700				
					71,700				
LAST REVALUATION: 2019									
Road: GRAVEL									

PICTURE



OWNER

LOMBA, ADAM
LOMBA, KAREN
70 HOLLAND TRAIL
THORNTON, NH 03285

TAXABLE DISTRICTS

District

Percentage

WV ESTATES

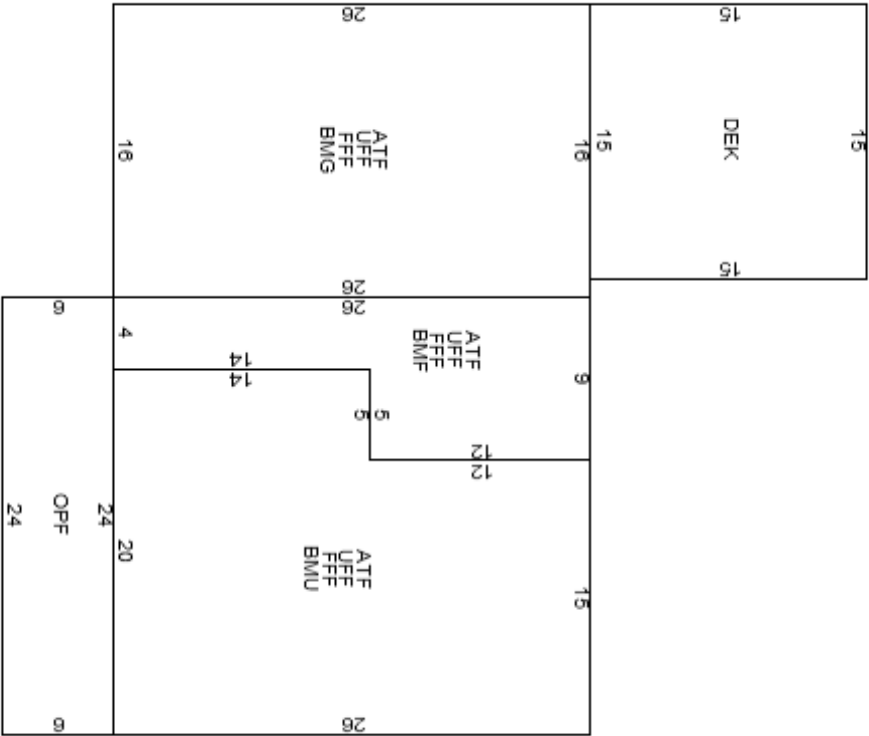
% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/04/05	1296	NEW BUILDING	SINGLE FAMILY HOME

BUILDING DETAILS

Model: 2.50 STORY CONVENTION
Roof: GABLE HIP/ASPHALT
Ext: ABOVE AVG
Int: WOOD/LOG/DRYWALL
Floor: CARPET/HARD TILE
Heat: GAS/HOT WATER
Bedrooms: 3 Baths: 2.5 Fixtures: 8
Extra Kitchens: Fireplaces: Generators: A/C: No
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9052 Base Rate: RSA 90.00
Bldg. Rate: 0.9743
Sq. Foot Cost: \$ 87.69



ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	1040	0.25	260
UFF	UPPER FLR FIN	1040	1.00	1040
FFF	FST FLR FIN	1040	1.00	1040
BMG	BASEMENT	416	0.20	83
OPF	OPEN PORCH	144	0.25	36
DEK	DECK/ENTRANCE	225	0.10	23
BMF	BSMNT FINISHED	164	0.30	49
BMU	BSMNT	460	0.15	69
GLA: 2,340		4,529		2,600

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 227,994	
Year Built:		2006	
Condition For Age:	AVERAGE	9 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		9 %	
Building Value:		\$ 207,500	

OWNER INFORMATION				SALES HISTORY				PICTURE	
AMORES, EDISON U AMORES, KAREN A 77 UNDERWOOD AVENUE WARWICK, RI 02888				Date	Book	Page	Type	Price	Grantor
				11/07/2018	4399	0968	Q 1	138,000	LANAGAN JAMES B
				12/26/2001	2615	0028	Q 1	90,000	NANGLE JEFFERY & PAULS
LISTING HISTORY				NOTES					
09/23/19 DWHC 12/08/17 DWVE 08/15/13 DWVM 05/21/13 INSP MARKED FOR INSPECTION 05/08/13 INSP MARKED FOR INSPECTION 09/17/09 DWHC 10/18/06 MVVM				UNIT 4;					
EXTRA FEATURES VALUATION									
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes	
BEAR CHASE		1			100	48,000.00	100	48,000 48,000	
MUNICIPAL SOFTWARE BY AVTAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 95,000				\$ 60,000 Parcel Total: \$ 155,000				
2018	\$ 95,000				\$ 60,000 Parcel Total: \$ 155,000				
2019	\$ 102,300				\$ 48,000 Parcel Total: \$ 150,300				
LAND VALUATION									
Zone: GR WATERVILLE EST				Minimum Acreage: 1.00		Minimum Frontage: 100		Site:	
Land Type 1F RES				Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes	
0 ac									

AMORES, EDISON U
AMORES, KAREN A
77 UNDERWOOD AVENUE
WARWICK, RI 02888

District
WV ESTATES

Percentage
% 100

Model: 1.75 STORY CAPE
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: ELECTRIC/RAD ELECT
Bedrooms: 2 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.1077 Base Rate: RCD 90.00
Bldg. Rate: 1.1583
Sq. Foot Cost: \$ 104.24

Picture

PERMITS

Date

Permit ID

Permit Type

Notes

Building Sub Area Details

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	15	0.25	4
VLT	VAULTED	120	0.05	6
STO	STORAGE AREA	24	0.25	6
DEK	DECK/ENTRANCE	120	0.10	12
TQF	3/4 STRY FIN	364	0.75	273
UFF	UPPER FLR FIN	140	1.00	140
FFF	FST FLR FIN	687	1.00	687
SLB	SLAB	687	0.00	0
GLA:	1,100	2,157		1,128

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 117,583

Year Built: 1994

Condition For Age: GOOD

Physical: 10 %

Functional: CW

Economic: 3 %

Temporary:


Total Depreciation: 13 %

Building Value: \$ 102,300



12	12	14	14
DEK	UFF FFF SLB	UFF FFF SLB	
12	12	14	
VLT FFF SLB			
10	10	10	14
			TQF FFF SLB
			26
		9	9
		STO	FFF SLB
		3	4
		OPF	
		3	
		2	STO
		2	

OWNER INFORMATION				SALES HISTORY				PICTURE	
OUGH, LANCE F NIGRO, CATHERINE 25 HAARTZ WAY THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				07/29/2019	4453	0391	U 1 81	1	HAARTZ, JOEL M
				07/29/2019	4453	0393	U 1 81	1	HAARTZ, LUTHER W
				07/29/2019	4453	0395	Q 1	495,000	HAARTZ, LUTHER W
				07/01/2004	3018	0868	U 1 39		HAARTZ, JOEL KATRINE
				08/26/2003	2877	0324	U 1 38		HAARTZ, LUTHER
LISTING HISTORY				NOTES					
08/19/13	DWVL	LOT 1 03 SUBDIV// 115.81 FT RE//UC=EXT SIDING; SHD ACC; 8/13 ACC FR							
05/21/13	INSP	DRIVE OFF 800 RTE 49; INT INFO FR FAMILY MEMBER;							
05/08/13	INSP	MARKED FOR INSPECTION							
02/15/08	MVPR								
02/21/07	MVPO								
11/15/05	MVUM								
03/22/04	MVPR								
01/27/04	MVPR								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	<div>THORNTON, NH ASSESSING OFFICE</div> <div>MUNICIPAL SOFTWARE BY AVTAR</div>	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000			
GARAGE-1 STY/ATTIC	660	22 x 30	84	33.00	100	18,295	COND INCL DEK		
						21,300			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2017	\$ 401,300	\$ 16,300	\$ 104,300						
	Parcel Total: \$ 521,900								
2018	\$ 401,300	\$ 16,300	\$ 104,300						
	Parcel Total: \$ 521,900								
2019	\$ 426,200	\$ 21,300	\$ 63,300						
	Parcel Total: \$ 510,800								
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00	Minimum Frontage: 100	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 WTRFRNT	1.000 ac	74,000	E	100	105	100	100 -- LEVEL	70	54,400 SHDW/FP
MAD RIVER	125.000 wf	GRASS, RIVER					95 -- MILD	100	8,900
	1.000 ac								63,300

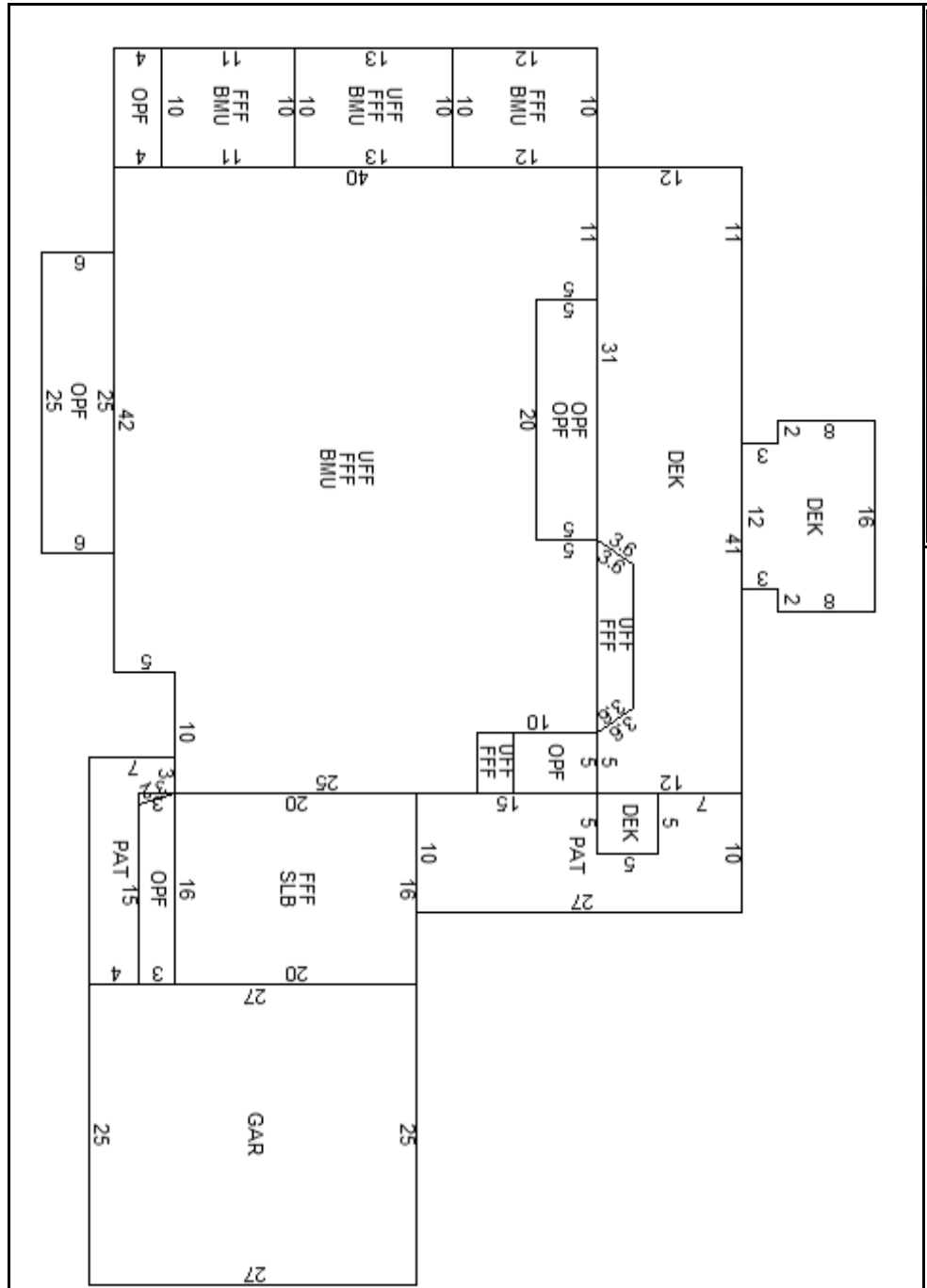


OWNER		TAXABLE DISTRICTS	
OUGH, LANCE F NIGRO, CATHERINE 25 HAARTZ WAY THORNTON, NH 03285		District 25 HAARTZ WAY	Percentage 25

PERMITS			
Date	Permit ID	Permit Type	Notes
09/12/06	1421	ADDITION	TWO CAR GARAGE
06/19/03	900	NEW HOUSE	NEW HOUSE
06/10/03	899	DEMOLITION	DEMOLITION & REMOVE N

BUILDING DETAILS			
Model: 2.00 STORY CONVENTION			
Roof: GABLE HIP/ASPHALT			
Ext: VINYL SIDING			
Int: DRYWALL			
Floor: CARPET/HARDWOOD			
Heat: OIL/HOT WATER			
Bedrooms: 4	Baths: 3.5	Fixtures: 11	
Extra Kitchens:		Fireplaces:	
A/C: No		Generators:	
Quality: A2 AVG+20			
Com. Wall:			
Size Adj: 0.8227	Base Rate: RSA 90.00		
	Bldg. Rate: 0.9478		
	Sq. Foot Cost: \$ 85.30		

GLA: 4,684 9,495 5,552



2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 473,586

Year Built: 2003

Condition For Age: AVERAGE

Physical: 10 %

Functional: 10 %

Economic: 10 %


Temporary: 10 %

Total Depreciation: 10 %

Building Value: \$ 426,200

OWNER INFORMATION				SALES HISTORY				PICTURE	
HEALY, CECILE HEALY, PETER 646 UPPER MAD RIVER RD THORNTON, NH 03285				Date	Book	Page	Type	Price	Grantor
				08/06/2019 4455 0919 Q1			330,000	WHITNEY DAVID E	
				01/15/2013 3948 57 U114			217,533	HAARTZ KARL F & CAROL	
LISTING HISTORY				NOTES					
01/25/17 DWPR				SOME CRACKS IN BSMT FLR; NOH INT EST;11X8 PATIO AREA IN REAR OF GAR = PAVERS ON GROUND, DNP, FUNC DEP = CRACKS IN SUB-FLOOR OF FFF; 3/14 UC-14=FIN WORK IN RBF; 3/16 NC; NO CHANGE TO BLDG; REMOVED TEMP DEP; ADDED PHYS DEP; 1/17 NC TO BLDG;					
03/01/16 DWPR									
03/17/14 DWPR									
08/20/13 DWVM									
05/21/13 INSP									
05/08/13 INSP									
02/13/07 DWVL									
10/20/06 MVVM									
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		
MUNICIPAL SOFTWARE BY AVITAR									
THORNTON, NH ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 193,000		\$ 3,000		\$ 47,300		Parcel Total: \$ 243,300		
2018	\$ 193,000		\$ 3,000		\$ 47,300		Parcel Total: \$ 243,300		
2019	\$ 239,700		\$ 3,000		\$ 70,300		Parcel Total: \$ 313,000		
LAND VALUATION									
Zone: GENERAL RES				Minimum Acreage: 1.00		Minimum Frontage: 100			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	1.000 ac	74,000	E	100	105	95	100	95 -- MILD	100
1F RES	0.220 ac	x 1,000	X	100				90 -- ROLLING	100
	1.220 ac							70,300	70,300
LAST REVALUATION: 2019									
				Site: GOOD Driveway: PAVED Road: GRAVEL					

OWNER INFORMATION		SALES HISTORY						PICTURE	
FRIED, DAVID L FRIED, JUDY S 1255 HIGH HAWK ROAD E. GREENWICH, RI 02818		Date	Book	Page	Type	Price Grantor			
		02/12/2019	4415	0901	Q1	317,000 NAZZARO STEPHEN J			
		06/17/2011	3800	0264	Q1	217,000 FEDERAL NATIONAL			
		10/09/2007	3455	0821	Q1	348,933 THOMAS JR, JOHN A & GE			
LISTING HISTORY		NOTES							
03/25/19 DWUM 05/08/13 INSP 09/22/10 BHVM 01/01/80 NONE		GREY/HEATING MONITORS; 9/10 4-SALE ALPINE LAKES;							
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	THORNTON, NH ASSESSING OFFICE	
GARAGE-1.5 STY	720	30 x 24	82	34.00	250	50,184	FINISHED 1/2 STRY		
SHED-WOOD	128	16 x 8	185	10.00	100	2,368			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000			
						55,600			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2017	\$ 180,100	\$ 43,000		\$ 56,400					
		Parcel Total: \$ 279,500							
2018	\$ 180,100	\$ 43,000		\$ 56,400					
		Parcel Total: \$ 279,500							
2019	\$ 190,000	\$ 55,600		\$ 75,900					
		Parcel Total: \$ 321,500							
LAND VALUATION								LAST REVALUATION: 2019	
Zone: GENERAL RES		Minimum Acreage: 1.00		Minimum Frontage: 100		Site: AVERAGE		Driveway: GRAVEL/DIRT Road: GRAVEL	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWVay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
IF RES	1,000 ac	74,000 F	110	100	95	95	100 -- LEVEL	100	73,500
IF RES	2,500 ac	x 1,000 X	100				95 -- MILD	100	2,400
									75,900
									75,900

PICTURE	OWNER	TAXABLE DISTRICTS								
	FRIED, DAVID L FRIED, JUDY S 1255 HIGH HAWK ROAD E. GREENWICH, RI 02818	<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										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Date</th> <th style="width: 20%;">Permit ID</th> <th style="width: 40%;">Permit Type</th> <th style="width: 20%;">Notes</th> </tr> <tr> <td colspan="4" style="height: 100px;"></td> </tr> </table>			Date	Permit ID	Permit Type	Notes				
Date	Permit ID	Permit Type	Notes							

BUILDING DETAILS	
Model: 1.50 STORY CONTEMPORY Roof: GABLE HIP/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/FANODUCTS Bedrooms: 4 Baths: 3.0 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9471 Base Rate: RSA 90.00 Bldg. Rate: 1.1589 Sq. Foot Cost: \$ 104.30	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSF	1/2 STRY FIN	908	0.50 454
CRL	CRAWL SPACE	220	0.05 11
FFF	FST FLR FIN	1212	1.00 1212
DEK	DECK/ENTRANCE	751	0.10 75
BMU	BSMNT	264	0.15 40
BMF	BSMNT FINISHED	728	0.30 218
CTH	CATHEDRAL	84	0.10 8
VL/T	VAULTED	220	0.05 11
OPF	OPEN PORCH	72	0.25 18
GLA: 1,666		4,459	2,047

2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 213,502
Year Built:	1987
Condition For Age:	GOOD 11 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 190,000

SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01			
Description:	GENERAL RES	\$ 10,000 @	0.010 ac
Lot Size:	1.00	\$ 28,000 @	0.100 ac
Frontage:	100	\$ 52,000 @	0.250 ac
Lot Price:	\$ 74,000	\$ 68,000 @	0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000 @	0.750 ac
Excess Frontage:	\$ 85	\$ 74,000 @	1.000 ac
View:	\$ 100,000	\$ 74,000 @	1.000 ac

Zone 02			
Description:	RURAL RES	\$ 10,000 @	0.010 ac
Lot Size:	1.00	\$ 28,000 @	0.100 ac
Frontage:	100	\$ 52,000 @	0.250 ac
Lot Price:	\$ 74,000	\$ 68,000 @	0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000 @	0.750 ac
Excess Frontage:	\$ 85	\$ 74,000 @	1.000 ac
View:	\$ 100,000	\$ 74,000 @	1.000 ac

Zone 03			
Description:	COMMERCIAL	\$ 10,000 @	0.010 ac
Lot Size:	1.00	\$ 28,000 @	0.100 ac
Frontage:	100	\$ 52,000 @	0.250 ac
Lot Price:	\$ 74,000	\$ 68,000 @	0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000 @	0.750 ac
Excess Frontage:	\$ 85	\$ 74,000 @	1.000 ac
View:	\$ 100,000	\$ 74,000 @	1.000 ac

Zone 04			
Description:	RECREATIONAL WEST	\$ 10,000 @	0.010 ac
Lot Size:	1.00	\$ 28,000 @	0.100 ac
Frontage:	100	\$ 52,000 @	0.250 ac
Lot Price:	\$ 74,000	\$ 68,000 @	0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000 @	0.750 ac
Excess Frontage:	\$ 85	\$ 74,000 @	1.000 ac
View:	\$ 100,000	\$ 74,000 @	1.000 ac

Zone 05			
Description:	GR WATERVILLE EST	\$ 10,000 @	0.010 ac
Lot Size:	1.00	\$ 28,000 @	0.100 ac
Frontage:	100	\$ 52,000 @	0.250 ac
Lot Price:	\$ 74,000	\$ 68,000 @	0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000 @	0.750 ac
Excess Frontage:	\$ 85	\$ 74,000 @	1.000 ac
View:	\$ 100,000	\$ 74,000 @	1.000 ac

Zone 06			
Description:	INDUSTRIAL I	\$ 10,000	@ 0.010 ac
Lot Size:	1.00	\$ 28,000	@ 0.100 ac
Frontage:	100	\$ 52,000	@ 0.250 ac
Lot Price:	\$ 74,000	\$ 68,000	@ 0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000	@ 0.750 ac
Excess Frontage:	\$ 85	\$ 74,000	@ 1.000 ac
View:	\$ 100,000	\$ 74,000	@ 1.000 ac
		\$ 74,000	@ 1.000 ac

Zone 07			
Description:	INDUSTRIAL II	\$ 10,000	@ 0.010 ac
Lot Size:	1.00	\$ 28,000	@ 0.100 ac
Frontage:	100	\$ 52,000	@ 0.250 ac
Lot Price:	\$ 74,000	\$ 68,000	@ 0.500 ac
Excess Acreage:	\$ 1,000	\$ 72,000	@ 0.750 ac
Excess Frontage:	\$ 85	\$ 74,000	@ 1.000 ac
View:	\$ 100,000	\$ 74,000	@ 1.000 ac
		\$ 74,000	@ 1.000 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	EXEMPT ACTIVITY 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
I	AVG+200	300
A	AVG -40	60
B	AVG -30	70
C	AVG -20	80
D	AVG -10	90
E	AVE	100
F	AVG +10	110
G	AVG +20	120
H	AVG +30	130
I	AVG+40	140
J	AVG+50	150
K	AVG+60	160
L	AVG+70	170
M	AVG+80	180
N	AVG+90	190
P	AVG+100	200
Q	AVG+110	210
R	AVG+120	220
S	AVG+130	230
T	AVG+140	240
U	AVG+150	250
V	AVG+160	260
W	AVG+170	270
X	BACKLAND	100
Y	AVG+180	280
Z	AVG+190	290

Site Modifiers		
Code	Description	Factor
A	NATURAL	90
C	FAIR	95
E	AVERAGE	100
G	GOOD	105
J	VERY GOOD	110
L	EXCELLENT	125
N	N/A	100
U	UND/WDS	45
UC	UND/CLR	65

Topography Modifiers		
Code	Description	Factor
A	ROLLING	90
B	SEVERE	50
L	LEVEL	100
M	MILD	95
P	MODERATE	85
S	STEEP	75

Road Modifiers		
Code	Description	Factor
G	GRAVEL	95
K	N/A	100
P	PAVED	100

Driveway Modifiers		
Code	Description	Factor
A	PAVED	100
B	UNDEVELOPED	90
C	GRASS	95
E	PARTIAL PAVED	1
F	GRAVEL/DIRT	95
G	BRICK/COBBLE	110
N	N/A	100
P	CEMENT	105

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
FRAN	FRANCONIA NOTCH	105
HILL	HILLS	90
MTS	MOUNTAINS	100
MTHLL	MOUNTAINS/HILLS	95
MTPAS	MOUNTAINS/PASTURE	105
MTRVR	MOUNTAINS/RIVER	105
MTGLF	MTS GOLF COURSE	105
RVVAL	RIVER VALLEY	105
WLDK	WELCH-DICKEY	105

View Widths		
Code	Description	Factor
AVE	AVERAGE	80
NAR	NARROW	50
PANO	PANORAMIC	125
TUN	TUNNEL	25
WID	WIDE	100

View Depths		
Code	Description	Factor
FULL	FULL100%	100
D25	TOP25%	25
D50	TOP50%	50
D75	TOP75%	75

View Distances		
Code	Description	Factor
CLS	CLOSE	50
DIST	DISTANT	100
EXT	EXTREME	125

Water Body Frontage Foot Factors			
Water Body Name	Base Value	Frontage Feet	Factor
CHICKENBORO BROOK	\$ 2,000		
		1 ft.	100
		1,000 ft.	100
JOHNSON BROOK	\$ 2,000		
		1 ft.	100
		1,000 ft.	100
MAD RIVER	\$ 7,500		
		1 ft.	15
		25 ft.	75
		50 ft.	100
		75 ft.	105
		100 ft.	110
		150 ft.	115
		200 ft.	120
MILL BROOK	\$ 7,500		
		1 ft.	15
		25 ft.	75
		50 ft.	100
		75 ft.	105
		100 ft.	110
		150 ft.	115
		200 ft.	120
PEMIGEWASSET RIVER	\$ 100,000		
		1 ft.	15
		25 ft.	75
		50 ft.	100
		75 ft.	105
		100 ft.	110
		150 ft.	115
		200 ft.	120
WEST BRANCH BROOK	\$ 2,000		
		1 ft.	100
		1,000 ft.	100

Water Frontage Access		
Code	Description	Factor
AVE	AVERAGE	100
BCH	BEACH	125
GRS	GRASS	110
GRSVU	GRASS W/ VIEW	115
NAT	NATURAL	60
STRS	STAIR ACCESS	90
CLR	UNDEVELOPED CLEAR	80
WTACC	WATER ACCESS	50
WDY	WEEDY	75

Water Frontage Location		
Code	Description	Factor
BKWTR	BACK WATER	80
BRK	BROOK	100
RVR	RIVER	100

Water Frontage Topography		
Code	Description	Factor
	LEVEL	100
	MILD	95
	MODERATE	85
	ROLLING	90
	SEVERE	25
	STEEP	75

Thornton, NH
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	96.00	61	80.00	112	69.00	163	61.00	214	54.00
11	96.00	62	80.00	113	69.00	164	60.00	215	54.00
12	95.00	63	80.00	114	69.00	165	60.00	216	54.00
13	95.00	64	80.00	115	68.00	166	60.00	217	54.00
14	95.00	65	79.00	116	68.00	167	60.00	218	53.00
15	94.00	66	79.00	117	68.00	168	60.00	219	53.00
16	94.00	67	79.00	118	68.00	169	60.00	220	53.00
17	94.00	68	79.00	119	68.00	170	60.00	221	53.00
18	93.00	69	78.00	120	68.00	171	59.00	222	53.00
19	93.00	70	78.00	121	67.00	172	59.00	223	53.00
20	93.00	71	78.00	122	67.00	173	59.00	224	53.00
21	92.00	72	78.00	123	67.00	174	59.00	225	53.00
22	92.00	73	77.00	124	67.00	175	59.00	226	53.00
23	92.00	74	77.00	125	67.00	176	59.00	227	52.00
24	91.00	75	77.00	126	66.00	177	59.00	228	52.00
25	91.00	76	77.00	127	66.00	178	58.00	229	52.00
26	91.00	77	76.00	128	66.00	179	58.00	230	52.00
27	90.00	78	76.00	129	66.00	180	58.00	231	52.00
28	90.00	79	76.00	130	66.00	181	58.00	232	52.00
29	90.00	80	76.00	131	66.00	182	58.00	233	52.00
30	89.00	81	76.00	132	65.00	183	58.00	234	52.00
31	89.00	82	75.00	133	65.00	184	58.00	235	52.00
32	89.00	83	75.00	134	65.00	185	57.00	236	51.00
33	88.00	84	75.00	135	65.00	186	57.00	237	51.00
34	88.00	85	75.00	136	65.00	187	57.00	238	51.00
35	88.00	86	74.00	137	65.00	188	57.00	239	51.00
36	87.00	87	74.00	138	64.00	189	57.00	240	51.00
37	87.00	88	74.00	139	64.00	190	57.00	241	51.00
38	87.00	89	74.00	140	64.00	191	57.00	242	51.00
39	87.00	90	74.00	141	64.00	192	57.00	243	51.00
40	86.00	91	73.00	142	64.00	193	56.00	244	51.00
41	86.00	92	73.00	143	64.00	194	56.00	245	51.00
42	86.00	93	73.00	144	63.00	195	56.00	246	50.00
43	85.00	94	73.00	145	63.00	196	56.00	247	50.00
44	85.00	95	72.00	146	63.00	197	56.00	248	50.00
45	85.00	96	72.00	147	63.00	198	56.00	249	50.00
46	84.00	97	72.00	148	63.00	199	56.00	250	50.00
47	84.00	98	72.00	149	63.00	200	56.00		
48	84.00	99	72.00	150	63.00	201	55.00		
49	84.00	100	71.00	151	62.00	202	55.00		
50	83.00	101	71.00	152	62.00	203	55.00		
51	83.00	102	71.00	153	62.00	204	55.00		
52	83.00	103	71.00	154	62.00	205	55.00		
53	83.00	104	71.00	155	62.00	206	55.00		
54	82.00	105	70.00	156	62.00	207	55.00		
55	82.00	106	70.00	157	61.00	208	55.00		
56	82.00	107	70.00	158	61.00	209	54.00		
57	81.00	108	70.00	159	61.00	210	54.00		
58	81.00	109	70.00	160	61.00	211	54.00		
59	81.00	110	69.00	161	61.00	212	54.00		
60	81.00	111	69.00	162	61.00	213	54.00		

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Description	Rate	DPR
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMNT	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/BSMT	30.00 sf	40.00
BATH HOUSE	25.00 sf	50.00
BB COURT	18,000.00 ea	0.00
BEAR CHASE	48,000.00 ea	0.00
BIRCH BEND CONDOS	28,000.00 ea	0.00
BLACK BIRCH CONDOS	147,000.00 ea	0.00
BOAT DOCKS-COMMERCIA	10.00 sf	0.00
BOAT HOUSE	30.00 sf	0.00
BROOKSIDE CONDOS	56,000.00 ea	0.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	60.00
CAMPER	40.00 sf	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 sf	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
FOREST CONDOS	65,000.00 ea	0.00
FOUNDATION	10.00 sf	60.00
FOX RUN	50,000.00 ea	0.00
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
GATEWAY	16,000.00 ea	0.00
GAZEBO	12.00 sf	0.00
GREENHOUSE-GLASS	24.00 sf	0.00
GREENHOUSE-POLY	5.00 sf	0.00
GREENSCAPE	18,000.00 ea	0.00
GREY BIRCHES CONDO	116,000.00 ea	0.00
HORIZON	50,000.00 ea	0.00
HOT TUB	1,500.00 ea	0.00
KENNELS	12.00 sf	50.00
KIMBALL MHP	3,000.00 ea	0.00
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/SINGL	1,700.00 ea	0.00
LIGHTS-PKG LOT/TRIPL	3,700.00 ea	0.00

Description	Rate	DPR
LOAD LEVELER	2,900.00 ea	0.00
LOADING DOCKS	5,000.00 ea	0.00
MEADOWS	56,000.00 ea	0.00
MTN EDGE	62,000.00 ea	0.00
MTN RIVER EAST	39,000.00 ea	0.00
MTN RIVER WEST	63,000.00 ea	0.00
OWLS NEST	100,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00
PEMI CONDOS	17,000.00 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-EXC	25.00 sf	60.00
SHOP-GOOD	21.00 sf	60.00
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
SNOWOOD	60,000.00 ea	0.00
SOLAR ELECT PANEL	600.00 ea	0.00
SOLAR H2O PANEL	600.00 ea	0.00
SPRINKLERED AREA	3.00 sf	0.00
STABLES	21.00 sf	50.00
STANFORD CHASE	12,000.00 ea	0.00
STAR RIDGE	54,000.00 ea	0.00
TAME	17,000.00 ea	0.00
TANKS-FUEL/WATER	3.00 ea	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
VAULTS	150.00 sf	75.00
VILLAS	30,000.00 ea	0.00
WATERVILLE ACRES	20,000.00 ea	0.00
WATERVILLE ESTATES	28,000.00 ea	0.00
WHITE BIRCHES	26,000.00 ea	0.00
WINDCREST	56,000.00 ea	0.00
WOODLANDS	5,000.00 ea	0.00

Thornton, NH
Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
50	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
55	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
60	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
65	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
70	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
75	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
80	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,005	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,285	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

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Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.50	78.00	COM
CIA	GENERAL COMMERCIAL	1.00	70.00	COM
CIL	LODGE OR CLUB	1.00	60.00	COM
CIS	STORES WOOD FRAME	1.00	60.00	COM
CMH	MOTEL / HOTEL	1.00	60.00	COM
CRS	RESTAURANT	1.25	80.00	COM
CSA	COMM/RESIDENTIAL	1.00	83.00	RES
CSG	SERVICE GARAGE	1.00	40.00	COM
CWH	WAREHOUSE	1.00	35.00	COM
ECD	EXEMPT CONDO	1.00	90.00	RES
EMH	DW MANUFACTURED	2.00	66.00	RES
EMX	SW MANUFACTURED	3.50	49.00	MFH
EXA	TOWN BLDG EXEMPT	2.00	48.00	RES
EXB	FIRE STA EXEMPT	1.00	60.00	RES
EXC	SCHOOL EXEMPT	1.00	100.00	RES
EXD	CHURCHES ETC.	1.00	85.00	RES
EXR	EXEMPT RESIDENTIAL	1.00	90.00	RES
MHD	MH DOUBLE WIDE	2.00	66.00	RES
MHS	MH SINGLE WIDE	3.50	49.00	MFH
RCD	CONDOMINIUM	1.00	90.00	RES
RCG	GARDEN CONDO 1BR	1.00	72.00	RES
RSA	RESIDENTIAL	1.00	90.00	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
FFP	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTCHD	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 AREA	0.10
PRS	PIERS	-0.05
RBF	RAISED BSMNT FIN	0.75
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLAB 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	1.50 STORY	0.99
C	1.75 STORY	0.98
D	2.00 STORY	0.96
E	2.50 STORY	0.95
F	2.75 STORY	0.93
G	3.00 STORY	0.92
H	3.5+ STORY	0.90
I	SPLT LVL	1.00

Building Roof Structures		
Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE 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
M	STANDING SEAM	7.00
T	HIGH QUAL COMP	7.00

Building Exterior Wall Materials		
Code	Description	Points
I	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 PNL	32.00
L	WOOD SHINGLE	34.00
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
X	CEMENT CLAPBOARD	36.00
Y	MASONITE	28.00
Z	STONE VENEER	38.00

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	AVERAGE 4 USE	22.00
H	CONCRETE	8.00

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 Accessories	
Description	Points
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	2.00
FIREPLACE	0.00
GENERATOR	3.00

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 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
I	AVERAGE 4 USE	8.00
J	LAMINATE/VINYL	9.00
K	VCT	12.00

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
J	HEAT PUMP	8.00

Building Bedroom & Bathroom Points

	Bedrooms					
	0	1	2	3	4	> 4
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

Bathrooms

Standard Age Only Building Depreciation Schedule

Building Age Condition Classifications							
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.

Thornton, NH

Residential Building Area Size Adjustment Factors

Median Effective Area = 1614sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
124	4.00	185	2.93	259	2.31	425	1.70	1,187	1.09
125	3.99	186	2.92	260	2.30	429	1.69	1,223	1.08
126	3.96	187	2.91	262	2.29	434	1.68	1,261	1.07
127	3.93	188	2.90	264	2.28	439	1.67	1,302	1.06
128	3.91	189	2.89	265	2.27	443	1.66	1,345	1.05
129	3.89	190	2.87	267	2.26	448	1.65	1,391	1.04
130	3.86	191	2.86	269	2.25	453	1.64	1,441	1.03
131	3.84	192	2.85	271	2.24	459	1.63	1,494	1.02
132	3.81	193	2.84	273	2.23	464	1.62	1,552	1.01
133	3.79	194	2.83	274	2.22	469	1.61	1,614	1.00
134	3.77	195	2.82	276	2.21	475	1.60	1,681	0.99
135	3.74	196	2.81	278	2.20	480	1.59	1,754	0.98
136	3.72	197	2.80	280	2.19	486	1.58	1,834	0.97
137	3.70	198	2.79	282	2.18	492	1.57	1,921	0.96
138	3.68	199	2.78	284	2.17	498	1.56	2,018	0.95
139	3.66	200	2.77	286	2.16	504	1.55	2,124	0.94
140	3.64	201	2.76	288	2.15	511	1.54	2,242	0.93
141	3.62	202	2.75	290	2.14	517	1.53	2,374	0.92
142	3.60	203	2.74	292	2.13	524	1.52	2,522	0.91
143	3.58	204	2.73	295	2.12	531	1.51	2,690	0.90
144	3.56	205	2.72	297	2.11	538	1.50	2,882	0.89
145	3.54	206	2.71	299	2.10	545	1.49	3,104	0.88
146	3.52	207	2.70	301	2.09	553	1.48	3,363	0.87
147	3.50	208	2.69	303	2.08	560	1.47	3,668	0.86
148	3.48	209	2.68	306	2.07	568	1.46	4,035	0.85
149	3.46	210	2.67	308	2.06	576	1.45	4,483	0.84
150	3.44	211	2.66	310	2.05	585	1.44	5,044	0.83
151	3.43	212	2.65	313	2.04	593	1.43	5,764	0.82
152	3.41	213	2.64	315	2.03	602	1.42	6,725	0.81
153	3.39	215	2.63	318	2.02	611	1.41	8,070	0.80
154	3.37	216	2.62	320	2.01	621	1.40	10,087	0.79
155	3.36	217	2.61	323	2.00	630	1.39	13,450	0.78
156	3.34	218	2.60	325	1.99	640	1.38	20,175	0.77
157	3.32	219	2.59	328	1.98	651	1.37	40,350	0.76
158	3.31	220	2.58	331	1.97	661	1.36	100,000	0.75
159	3.29	222	2.57	333	1.96	672	1.35	200,000	0.7520
160	3.27	223	2.56	336	1.95	684	1.34	300,000	0.7513
161	3.26	224	2.55	339	1.94	696	1.33	400,000	0.7510
162	3.24	225	2.54	342	1.93	708	1.32	500,000	0.7508
163	3.23	227	2.53	345	1.92	721	1.31	600,000	0.7507
164	3.21	228	2.52	348	1.91	734	1.30	700,000	0.7506
165	3.20	229	2.51	351	1.90	747	1.29	800,000	0.7505
166	3.18	231	2.50	354	1.89	761	1.28	900,000	0.7504
167	3.17	232	2.49	357	1.88	776	1.27	1,000,000	0.7504
168	3.15	233	2.48	360	1.87	791	1.26		
169	3.14	235	2.47	364	1.86	807	1.25		
170	3.13	236	2.46	367	1.85	823	1.24		
171	3.11	237	2.45	370	1.84	841	1.23		
172	3.10	239	2.44	374	1.83	859	1.22		
173	3.08	240	2.43	377	1.82	877	1.21		
174	3.07	242	2.42	381	1.81	897	1.20		
175	3.06	243	2.41	384	1.80	917	1.19		
176	3.04	245	2.40	388	1.79	938	1.18		
177	3.03	246	2.39	392	1.78	961	1.17		
178	3.02	248	2.38	396	1.77	984	1.16		
179	3.01	249	2.37	400	1.76	1,009	1.15		
180	2.99	251	2.36	404	1.75	1,035	1.14		
181	2.98	252	2.35	408	1.74	1,062	1.13		
182	2.97	254	2.34	412	1.73	1,091	1.12		
183	2.96	255	2.33	416	1.72	1,121	1.11		
184	2.94	257	2.32	420	1.71	1,153	1.10		

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Thornton, NH

Commercial Building Area Size Adjustment Factors

Median Effective Area = 2328sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
212	4.00	280	3.19	386	2.51	618	1.83	1,552	1.15
213	3.98	282	3.18	388	2.50	624	1.82	1,587	1.14
214	3.97	283	3.17	390	2.49	629	1.81	1,624	1.13
215	3.95	284	3.16	392	2.48	635	1.80	1,663	1.12
216	3.94	285	3.15	395	2.47	641	1.79	1,703	1.11
217	3.92	286	3.14	397	2.46	647	1.78	1,746	1.10
218	3.91	287	3.13	399	2.45	653	1.77	1,791	1.09
219	3.89	289	3.12	401	2.44	659	1.76	1,838	1.08
220	3.88	290	3.11	404	2.43	665	1.75	1,888	1.07
221	3.86	291	3.10	406	2.42	672	1.74	1,940	1.06
222	3.85	292	3.09	408	2.41	678	1.73	1,995	1.05
223	3.83	293	3.08	411	2.40	685	1.72	2,054	1.04
224	3.82	295	3.07	413	2.39	691	1.71	2,116	1.03
225	3.81	296	3.06	416	2.38	698	1.70	2,182	1.02
226	3.79	297	3.05	418	2.37	705	1.69	2,253	1.01
227	3.78	298	3.04	421	2.36	713	1.68	2,328	1.00
228	3.76	300	3.03	423	2.35	720	1.67	2,408	0.99
229	3.75	301	3.02	426	2.34	728	1.66	2,494	0.98
230	3.74	302	3.01	428	2.33	735	1.65	2,587	0.97
231	3.72	304	3.00	431	2.32	743	1.64	2,686	0.96
232	3.71	305	2.99	434	2.31	751	1.63	2,794	0.95
233	3.70	306	2.98	437	2.30	759	1.62	2,910	0.94
234	3.69	308	2.97	439	2.29	767	1.61	3,037	0.93
235	3.67	309	2.96	442	2.28	776	1.60	3,175	0.92
236	3.66	310	2.95	445	2.27	785	1.59	3,326	0.91
237	3.65	312	2.94	448	2.26	794	1.58	3,492	0.90
238	3.64	313	2.93	451	2.25	803	1.57	3,676	0.89
239	3.62	315	2.92	454	2.24	812	1.56	3,880	0.88
240	3.61	316	2.91	456	2.23	822	1.55	4,108	0.87
241	3.60	317	2.90	459	2.22	831	1.54	4,365	0.86
242	3.59	319	2.89	463	2.21	841	1.53	4,656	0.85
243	3.57	320	2.88	466	2.20	852	1.52	4,989	0.84
244	3.56	322	2.87	469	2.19	862	1.51	5,372	0.83
245	3.55	323	2.86	472	2.18	873	1.50	5,820	0.82
246	3.54	325	2.85	475	2.17	884	1.49	6,349	0.81
247	3.53	326	2.84	478	2.16	895	1.48	6,984	0.80
248	3.52	328	2.83	482	2.15	907	1.47	7,760	0.79
249	3.51	329	2.82	485	2.14	919	1.46	8,730	0.78
250	3.49	331	2.81	488	2.13	931	1.45	9,977	0.77
251	3.48	333	2.80	492	2.12	944	1.44	11,640	0.76
252	3.47	334	2.79	495	2.11	957	1.43	13,968	0.75
253	3.46	336	2.78	499	2.10	970	1.42	17,460	0.74
254	3.45	337	2.77	502	2.09	984	1.41	23,280	0.73
255	3.44	339	2.76	506	2.08	998	1.40	34,920	0.72
256	3.43	341	2.75	510	2.07	1,012	1.39	69,840	0.71
257	3.42	342	2.74	514	2.06	1,027	1.38	100,000	0.71
258	3.41	344	2.73	517	2.05	1,042	1.37	200,000	0.7035
259	3.40	346	2.72	521	2.04	1,058	1.36	300,000	0.7023
260	3.39	347	2.71	525	2.03	1,074	1.35	400,000	0.7017
261	3.38	349	2.70	529	2.02	1,091	1.34	500,000	0.7014
262	3.37	351	2.69	533	2.01	1,109	1.33	600,000	0.7012
263	3.36	353	2.68	537	2.00	1,126	1.32	700,000	0.7010
264	3.35	355	2.67	541	1.99	1,145	1.31	800,000	0.7009
265	3.34	356	2.66	546	1.98	1,164	1.30	900,000	0.7008
266	3.33	358	2.65	550	1.97	1,184	1.29	1,000,000	0.7007
267	3.32	360	2.64	554	1.96	1,204	1.28		
268	3.31	362	2.63	559	1.95	1,225	1.27		
269	3.30	364	2.62	563	1.94	1,247	1.26		
270	3.29	366	2.61	568	1.93	1,270	1.25		
271	3.28	368	2.60	572	1.92	1,293	1.24		
272	3.27	370	2.59	577	1.91	1,318	1.23		
273	3.26	371	2.58	582	1.90	1,343	1.22		
274	3.25	373	2.57	587	1.89	1,369	1.21		
275	3.24	375	2.56	592	1.88	1,397	1.20		
276	3.23	378	2.55	597	1.87	1,425	1.19		
277	3.22	380	2.54	602	1.86	1,455	1.18		
278	3.21	382	2.53	607	1.85	1,486	1.17		
279	3.20	384	2.52	613	1.84	1,518	1.16		

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Thornton, NH

Industrial Building Area Size Adjustment Factors

Median Effective Area = 2500sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
227	4.00	298	3.22	410	2.53	658	1.84	1,667	1.15
228	3.99	299	3.21	412	2.52	664	1.83	1,705	1.14
229	3.98	300	3.20	414	2.51	670	1.82	1,744	1.13
230	3.96	301	3.19	417	2.50	676	1.81	1,786	1.12
231	3.95	302	3.18	419	2.49	682	1.80	1,829	1.11
232	3.93	304	3.17	421	2.48	688	1.79	1,875	1.10
233	3.92	305	3.16	424	2.47	694	1.78	1,923	1.09
234	3.91	306	3.15	426	2.46	701	1.77	1,974	1.08
235	3.89	307	3.14	429	2.45	708	1.76	2,027	1.07
236	3.88	309	3.13	431	2.44	714	1.75	2,083	1.06
237	3.87	310	3.12	434	2.43	721	1.74	2,143	1.05
238	3.85	311	3.11	436	2.42	728	1.73	2,206	1.04
239	3.84	312	3.10	439	2.41	735	1.72	2,273	1.03
240	3.83	314	3.09	441	2.40	743	1.71	2,344	1.02
241	3.81	315	3.08	444	2.39	750	1.70	2,419	1.01
242	3.80	316	3.07	446	2.38	758	1.69	2,500	1.00
243	3.79	318	3.06	449	2.37	765	1.68	2,586	0.99
244	3.78	319	3.05	452	2.36	773	1.67	2,679	0.98
245	3.76	321	3.04	455	2.35	781	1.66	2,778	0.97
246	3.75	322	3.03	457	2.34	789	1.65	2,885	0.96
247	3.74	323	3.02	460	2.33	798	1.64	3,000	0.95
248	3.73	325	3.01	463	2.32	806	1.63	3,125	0.94
249	3.71	326	3.00	466	2.31	815	1.62	3,261	0.93
250	3.70	328	2.99	469	2.30	824	1.61	3,409	0.92
251	3.69	329	2.98	472	2.29	833	1.60	3,571	0.91
252	3.68	330	2.97	475	2.28	843	1.59	3,750	0.90
253	3.67	332	2.96	478	2.27	852	1.58	3,947	0.89
254	3.65	333	2.95	481	2.26	862	1.57	4,167	0.88
255	3.64	335	2.94	484	2.25	872	1.56	4,412	0.87
256	3.63	336	2.93	487	2.24	882	1.55	4,688	0.86
257	3.62	338	2.92	490	2.23	893	1.54	5,000	0.85
258	3.61	339	2.91	493	2.22	904	1.53	5,357	0.84
259	3.60	341	2.90	497	2.21	915	1.52	5,769	0.83
260	3.59	342	2.89	500	2.20	926	1.51	6,250	0.82
261	3.57	344	2.88	503	2.19	937	1.50	6,818	0.81
262	3.56	346	2.87	507	2.18	949	1.49	7,500	0.80
263	3.55	347	2.86	510	2.17	962	1.48	8,333	0.79
264	3.54	349	2.85	514	2.16	974	1.47	9,375	0.78
265	3.53	350	2.84	517	2.15	987	1.46	10,714	0.77
266	3.52	352	2.83	521	2.14	1,000	1.45	12,500	0.76
267	3.51	354	2.82	524	2.13	1,014	1.44	15,000	0.75
268	3.50	355	2.81	528	2.12	1,027	1.43	18,750	0.74
269	3.49	357	2.80	532	2.11	1,042	1.42	25,000	0.73
270	3.48	359	2.79	536	2.10	1,056	1.41	37,500	0.72
271	3.47	361	2.78	540	2.09	1,071	1.40	75,000	0.71
272	3.46	362	2.77	543	2.08	1,087	1.39	100,000	0.71
273	3.45	364	2.76	547	2.07	1,103	1.38	200,000	0.7038
274	3.44	366	2.75	551	2.06	1,119	1.37	300,000	0.7025
275	3.43	368	2.74	556	2.05	1,136	1.36	400,000	0.7019
276	3.42	369	2.73	560	2.04	1,154	1.35	500,000	0.7015
277	3.41	371	2.72	564	2.03	1,172	1.34	600,000	0.7013
278	3.40	373	2.71	568	2.02	1,190	1.33	700,000	0.7011
279	3.39	375	2.70	573	2.01	1,210	1.32	800,000	0.7009
280	3.38	377	2.69	577	2.00	1,230	1.31	900,000	0.7008
281	3.37	379	2.68	581	1.99	1,250	1.30	1,000,000	0.7008
282	3.36	381	2.67	586	1.98	1,271	1.29		
283	3.35	383	2.66	591	1.97	1,293	1.28		
284	3.34	385	2.65	595	1.96	1,316	1.27		
285	3.33	387	2.64	600	1.95	1,339	1.26		
286	3.32	389	2.63	605	1.94	1,364	1.25		
287	3.31	391	2.62	610	1.93	1,389	1.24		
288	3.30	393	2.61	615	1.92	1,415	1.23		
290	3.29	395	2.60	620	1.91	1,442	1.22		
291	3.28	397	2.59	625	1.90	1,471	1.21		
292	3.27	399	2.58	630	1.89	1,500	1.20		
293	3.26	401	2.57	636	1.88	1,531	1.19		
294	3.25	403	2.56	641	1.87	1,563	1.18		
295	3.24	405	2.55	647	1.86	1,596	1.17		
296	3.23	408	2.54	652	1.85	1,630	1.16		

Thornton, NH

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 898sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
82	4.00	136	2.68	195	2.08	321	1.54	898	1.00
83	3.96	137	2.67	197	2.07	325	1.53	929	0.99
84	3.92	138	2.65	198	2.06	329	1.52	962	0.98
85	3.88	139	2.64	200	2.05	333	1.51	998	0.97
86	3.85	140	2.63	201	2.04	337	1.50	1,036	0.96
87	3.81	141	2.61	203	2.03	341	1.49	1,078	0.95
88	3.77	142	2.60	204	2.02	345	1.48	1,123	0.94
89	3.74	143	2.59	206	2.01	350	1.47	1,171	0.93
90	3.71	144	2.57	207	2.00	354	1.46	1,225	0.92
91	3.67	145	2.56	209	1.99	359	1.45	1,283	0.91
92	3.64	146	2.55	210	1.98	364	1.44	1,347	0.90
93	3.61	147	2.53	212	1.97	369	1.43	1,418	0.89
94	3.58	148	2.52	214	1.96	374	1.42	1,497	0.88
95	3.55	149	2.51	216	1.95	379	1.41	1,585	0.87
96	3.52	150	2.50	217	1.94	385	1.40	1,684	0.86
97	3.49	151	2.49	219	1.93	390	1.39	1,796	0.85
98	3.46	152	2.47	221	1.92	396	1.38	1,924	0.84
99	3.43	153	2.46	223	1.91	402	1.37	2,072	0.83
100	3.40	154	2.45	225	1.90	408	1.36	2,245	0.82
101	3.38	155	2.44	226	1.89	414	1.35	2,449	0.81
102	3.35	156	2.43	228	1.88	421	1.34	2,694	0.80
103	3.32	157	2.42	230	1.87	428	1.33	2,993	0.79
104	3.30	158	2.41	232	1.86	435	1.32	3,367	0.78
105	3.27	159	2.39	234	1.85	442	1.31	3,849	0.77
106	3.25	160	2.38	236	1.84	449	1.30	4,490	0.76
107	3.22	161	2.37	238	1.83	457	1.29	5,388	0.75
108	3.20	162	2.36	241	1.82	464	1.28	6,735	0.74
109	3.18	163	2.35	243	1.81	473	1.27	8,980	0.73
110	3.16	164	2.34	245	1.80	481	1.26	13,470	0.72
111	3.13	165	2.33	247	1.79	490	1.25	26,940	0.71
112	3.11	166	2.32	249	1.78	499	1.24	100,000	0.70
113	3.09	167	2.31	252	1.77	508	1.23	200,000	0.7013
114	3.07	168	2.30	254	1.76	518	1.22	300,000	0.7009
115	3.05	169	2.29	257	1.75	528	1.21	400,000	0.7007
116	3.03	171	2.28	259	1.74	539	1.20	500,000	0.7005
117	3.01	172	2.27	262	1.73	550	1.19	600,000	0.7004
118	2.99	173	2.26	264	1.72	561	1.18	700,000	0.7004
119	2.97	174	2.25	267	1.71	573	1.17	800,000	0.7003
120	2.95	175	2.24	269	1.70	586	1.16	900,000	0.7003
121	2.93	176	2.23	272	1.69	599	1.15	1,000,000	0.7003
122	2.91	177	2.22	275	1.68	612	1.14		
123	2.89	178	2.21	278	1.67	627	1.13		
124	2.88	180	2.20	281	1.66	641	1.12		
125	2.86	181	2.19	284	1.65	657	1.11		
126	2.84	182	2.18	287	1.64	673	1.10		
127	2.82	183	2.17	290	1.63	691	1.09		
128	2.81	185	2.16	293	1.62	709	1.08		
129	2.79	186	2.15	296	1.61	728	1.07		
130	2.78	187	2.14	299	1.60	748	1.06		
131	2.76	188	2.13	303	1.59	770	1.05		
132	2.74	190	2.12	306	1.58	792	1.04		
133	2.73	191	2.11	310	1.57	816	1.03		
134	2.71	192	2.10	313	1.56	842	1.02		
135	2.70	194	2.09	317	1.55	869	1.01		

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Code	Description
00	INVESTIG IN PROGRESS
11	NOT ASSESSD SEPARATE
12	SUBDIVIDED POST ASMT
13	IMPROVED POST SALE
14	IMPROVED POST ASMT
15	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTI PARCEL SALE
19	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
21	MPC-CAN SELL SEPRTL
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUF CNT MKT EXPOSUR
26	MINERAL RIGHTS ONLY
27	LESS THAN 100% INT
28	LIFE EST/DEFER 1YR+
29	PLOTAGE/ASMBL IMPACT
30	TIMESHARE
31	EASEMENT/BOATSLIPS
32	TIMBER RIGHTS
33	LNDLRD/TENANT SALE
34	PUBLIC UTIL GRNTR/E
35	GOVMT AGENCY GRNTR/E
36	REL/CHAR/EDU GRNTR/E
37	FINANCIAL CO GRNTR/E
38	FAMILY/RELAT GRNTR/E
39	DIVORCE PRTY GRNTR/E
40	BUSIN AFFIL GRNTR/E
41	GOV REL ENT/NHH/FNMA
43	SHORT SALE RQ 3RDPTY
44	NON MARKET TRANSFER
45	BOUNDARY ADJUSTMT
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
54	DEED TO QUIET TITLE
55	OTHR/UNSPEC DEED COV
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
59	UNFINISH COMMON PROP
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE TOO OLD
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

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.

Water Body:

Pemigewasset River	\$100,000
Mill Brook	\$7,500
Mad River	\$7,500
Chickenboro Brook	\$2,000
Johnson Brook	\$2,000
West Branch Brook	\$2,000

Please refer to Section 9 cost tables for site specific adjustments/factors for access, location & topography.

Thornton, NH Waterfront Report

Sorted By Waterfront Value



Map Lot Sub: 000017 000012 000006
Location: 102 CHICKENBORO RD
Owner: BOUCHER RICHARD A &
Waterfront Value: \$ 200
Water Body: CHICKENBORO BROOK
Access: AVERAGE
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes: WF



Map Lot Sub: 000018 000006 000002
Location: 134 AMORY LELAND DR
Owner: LINDEN REALTY TRUST
Waterfront Value: \$ 700
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: SEVERE
Condition: 50 **Frontage Feet:** 250
Notes: DTW



Map Lot Sub: 000003 000002 000004
Location: THORNTON GORE RD
Owner: HODGEPODGE LODGE, LLC
Waterfront Value: \$ 900
Water Body: JOHNSON BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 100 **Frontage Feet:** 7
Notes:



Map Lot Sub: 000003 000008 000004
Location: 161 JOHNSON BROOK RD
Owner: CLEMENT GARY D
Waterfront Value: \$ 1,000
Water Body: JOHNSON BROOK
Access: NATURAL
Location: BROOK
Topography: MODERATE
Condition: 100 **Frontage Feet:** 100
Notes: WF/STEEP/UND



Map Lot Sub: 000003 000005 000002
Location: 32 JOHNSON BROOK RD
Owner: DAVIS THEO & BELLA TRUST
Waterfront Value: \$ 1,100
Water Body: JOHNSON BROOK
Access: NATURAL
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 300
Notes:



Map Lot Sub: 000003 000005 000003
Location: 22 JOHNSON BROOK RD
Owner: GIORDANO ANDREA L REVOCABLE T
Waterfront Value: \$ 1,100
Water Body: JOHNSON BROOK
Access: NATURAL
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000004 000001 000005
Location: 251 JOHNSON BROOK RD
Owner: WHEELER JONATHAN J
Waterfront Value: \$ 1,100
Water Body: JOHNSON BROOK
Access: NATURAL
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes:



Map Lot Sub: 000008 000011 000006
Location: 598 MILL BROOK RD
Owner: WADSWORTH GEORGE D
Waterfront Value: \$ 1,900
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 125
Notes: DTWWF



Map Lot Sub: 000013 000007 000004
Location: 870 UPPER MAD RIVER RD
Owner: ZIELINSKI GARY W
Waterfront Value: \$ 1,900 **CU**
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 100
Notes: DTW



Map Lot Sub: 000017 000013 003-04
Location: 68 WELCH VIEW DR
Owner: ALI GATOR PROPERTIES LLC
Waterfront Value: \$ 1,900
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 125
Notes: DTW

	Date	Book/Page	Type	Price
Most Recent Sale:	06/24/19	4444/0341	Q I	\$475,000
Current Assessment:				\$485,100



Map Lot Sub: 000017 000014 000047
Location: 100 DOE RUN
Owner: WATERS, KAREN E
Waterfront Value: \$ 2,000
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 175
Notes: DTW

	Date	Book/Page	Type	Price
Most Recent Sale:	02/15/19	4417/0149	Q I	\$279,933
Current Assessment:				\$265,900



Map Lot Sub: 000008 000011 000005
Location: 606 MILL BROOK RD
Owner: DEUDON OLIVER PAUL CHARLES
Waterfront Value: \$ 2,100
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 250
Notes: DTW/WF



Map Lot Sub: 000008 000012 000002
Location: 16 YARDING LN
Owner: PENDER JAMES & JOAN
Waterfront Value: \$ 2,100
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 250
Notes: DTW



Map Lot Sub: 000008 000007 000001
Location: 68 HASELTON RD
Owner: RIPLEY RALPH E & MARY-LINDA
Waterfront Value: \$ 2,200 CU
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 1,000
Notes: MILL BROOK/DTW WF



Map Lot Sub: 000008 000009 000006
Location: 5 FISCHER MOUNTAIN RD
Owner: KINDLON, DANIEL J
Waterfront Value: \$ 2,200
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 900
Notes: DTW



Map Lot Sub: 000008 000012 000005
Location: 8 YARROW RD
Owner: 24 YARDING LANE REALTY TRUST
Waterfront Value: \$ 2,200
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 400
Notes: DTW/WF



Map Lot Sub: 000013 000007 00004A
Location: 862 UPPER MAD RIVER RD
Owner: JAMES FREDERIC III
Waterfront Value: \$ 2,200 CU
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 500
Notes: DTW



Map Lot Sub: 000017 000013 003-02
Location: WELCH VIEW DR
Owner: GIULIANO FAMILY TRUST, RICHARD
Waterfront Value: \$ 2,200
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 450
Notes: WF/DTW



Map Lot Sub: 000017 000013 003-06
Location: 32 WELCH VIEW DR
Owner: GIULIANO RICHARD
Waterfront Value: \$ 2,200
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 50 **Frontage Feet:** 150
Notes: DTW WF



Map Lot Sub: 000017 000013 003-09
Location: 86 WELCH VIEW DR
Owner: SZEKELY SEAN P
Waterfront Value: \$ 2,200
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 750
Notes: DTW



Map Lot Sub: 000018 000002 000101
Location: 676 UPPER MAD RIVER RD
Owner: BOISVERT MICHAEL
Waterfront Value: \$ 2,200
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 525
Notes: DTW



Map Lot Sub: 000018 000006 000007
Location: 92 AMORY LELAND DR
Owner: BOPPE CHARLES
Waterfront Value: \$ 2,200
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 900
Notes: DTW



Map Lot Sub: 000017 000013 003-07
Location: 46 WELCH VIEW DR
Owner: HOYT WILLIAM W
Waterfront Value: \$ 2,400
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 50 **Frontage Feet:** 250
Notes: DTW



Map Lot Sub: 000017 000013 003-08
Location: 54 WELCH VIEW DR
Owner: SOUSA GEORGE & KIMBERLY
Waterfront Value: \$ 2,400
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 50 **Frontage Feet:** 300
Notes: DTW



Map Lot Sub: 000010 000003 000051
Location: 12 BEATRICE LN
Owner: BENTON'S SUGAR SHACK LLC
Waterfront Value: \$ 2,500 CU
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: ROLLING
Condition: 50 **Frontage Feet:** 1,000
Notes: DTW WF



Map Lot Sub: 000011 000001 0066-1
Location: 9 STEELE BRIDGE RD
Owner: NOSEWORTHY BRENT
Waterfront Value: \$ 3,600
Water Body: MILL BROOK
Access: AVERAGE
Location: BROOK
Topography: STEEP
Condition: 50 **Frontage Feet:** 1,000
Notes: DTW WF



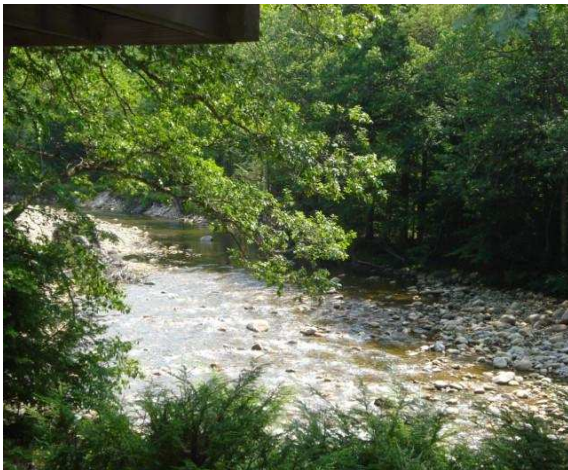
Map Lot Sub: 000013 000007 000003
Location: 900 UPPER MAD RIVER RD
Owner: MAYSHARK MARY-WALTON TRUST
Waterfront Value: \$ 4,000 CU
Water Body: MAD RIVER
Access: GRASS W/ VIEW
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 1,000
Notes: DTW/WF



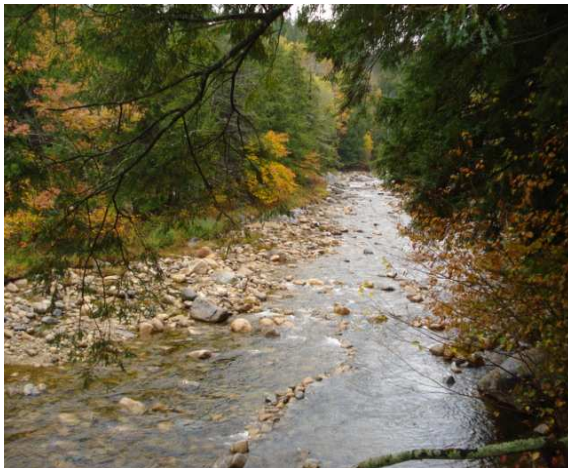
Map Lot Sub: 000018 000003 000010
Location: 1139 NH RT 49
Owner: NADHERNY JEFFREY C
Waterfront Value: \$ 4,000
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 75
Notes:



Map Lot Sub: 000018 000003 000501
Location: 1099 NH RT 49
Owner: TOBIN FAITH REVOCABLE TRUST
Waterfront Value: \$ 4,100
Water Body: MAD RIVER
Access: AVERAGE
Location: RIVER
Topography: ROLLING
Condition: 50 **Frontage Feet:** 200
Notes: DTW



Map Lot Sub: 000017 000019 0015-1
Location: 878 NH RT 49
Owner: FOX LESLIE M
Waterfront Value: \$ 4,200
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 435
Notes: WF



Map Lot Sub: 000018 000003 000011
Location: 1147 NH RT 49
Owner: NADHERNY JEFFREY C
Waterfront Value: \$ 4,300
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 125
Notes: WF



Map Lot Sub: 000018 000003 000008
Location: 1131 NH RT 49
Owner: SANTACROCE GARY M
Waterfront Value: \$ 4,400
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 150
Notes: WF



Map Lot Sub: 000011 000001 000112
Location: 16 COVERED BRIDGE RD
Owner: MILL BROOK CAMP FAMILY TRUST
Waterfront Value: \$ 4,700
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: ROLLING
Condition: 100 **Frontage Feet:** 150
Notes: WF



Map Lot Sub: 000018 000003 000001
Location: 1031 NH RT 49
Owner: PROVOST RICHARD B
Waterfront Value: \$ 4,800
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 450
Notes:



Map Lot Sub: 000017 000011 000001
Location: 13 ANDYS DR
Owner: MCKINNON IAN S
Waterfront Value: \$ 5,100
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: MAD WF



Map Lot Sub: 000008 000009 000019
Location: SULLIVAN DR
Owner: MAHONEY REALTY TRUST
Waterfront Value: \$ 5,300 CU
Water Body: MILL BROOK
Access: NATURAL
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 375
Notes: WF



Map Lot Sub: 000017 000019 000006
Location: 766 NH RT 49
Owner: GLASS LILLIAN H
Waterfront Value: \$ 5,300
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 500
Notes:



Map Lot Sub: 000017 000019 000014
Location: 850 NH RT 49
Owner: BERNARD BARBARA M
Waterfront Value: \$ 5,300
Water Body: MAD RIVER
Access: NATURAL
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 375
Notes: WF



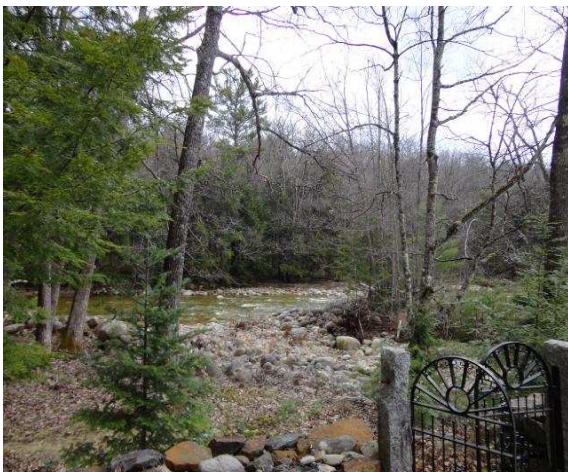
Map Lot Sub: 000018 000006 000006
Location: 102 AMORY LELAND DR
Owner: LISZKA MARGARET E
Waterfront Value: \$ 6,400
Water Body: MAD RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 500
Notes:



Map Lot Sub: 000017 000019 000018
Location: 15 WATERS EDGE RD
Owner: HOYT RAYMOND
Waterfront Value: \$ 8,100
Water Body: MAD RIVER
Access: AVERAGE
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 125
Notes: CTW/WF



Map Lot Sub: 000017 000019 0015-3
Location: 890 NH RT 49
Owner: PARKER BRUCE R
Waterfront Value: \$ 8,600
Water Body: MAD RIVER
Access: AVERAGE
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: WF



Map Lot Sub: 000017 000019 000022
Location: 12 RIVERSMERE WAY
Owner: HUGHES FAMILY TRUST
Waterfront Value: \$ 8,800
Water Body: MAD RIVER
Access: AVERAGE
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 250
Notes:



Map Lot Sub: 000011 000003 000003
Location: 180 MILL BROOK RD
Owner: MITCHELL JASON S
Waterfront Value: \$ 8,900
Water Body: MILL BROOK
Access: AVERAGE
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 600
Notes:



Map Lot Sub: 000017 000008 000003
Location: 35 BURBANK HILL RD
Owner: PERRY GEORGE F JR
Waterfront Value: \$ 8,900
Water Body: MAD RIVER
Access: AVERAGE
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 1,600
Notes:

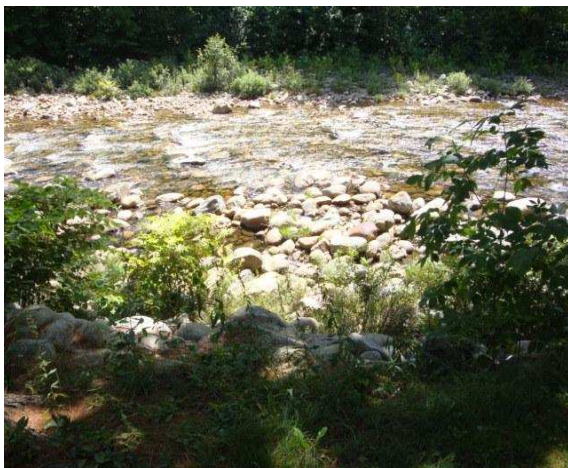


Map Lot Sub: 000017 000019 000020
Location: 4 EDDY RD
Owner: KIPPHUT RICHARD
Waterfront Value: \$ 8,900
Water Body: MAD RIVER
Access: AVERAGE
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 300
Notes:



Map Lot Sub: 000017 000019 000024
Location: 25 HAARTZ WAY
Owner: OUGH, LANCE F
Waterfront Value: \$ 8,900
Water Body: MAD RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 125
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/29/19	4453/0395	Q I	\$495,000
Current Assessment:				\$510,800



Map Lot Sub: 000017 000019 000019
Location: 7 WATERS EDGE RD
Owner: MANNINGHAM J HOWARD II
Waterfront Value: \$ 9,100
Water Body: MAD RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000011 000001 000163
Location: 274 MILL BROOK RD
Owner: PETITTI ALAN ROY
Waterfront Value: \$ 9,500
Water Body: MILL BROOK
Access: GRASS
Location: BROOK
Topography: LEVEL
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000017 000019 000012
Location: 834 NH RT 49
Owner: BARBEAU THOMAS P & ANNE S
Waterfront Value: \$ 9,500
Water Body: MAD RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: WF



Map Lot Sub: 000017 000019 000017
Location: 21 WATERS EDGE RD
Owner: EATON D CRAIG
Waterfront Value: \$ 9,500
Water Body: MAD RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes: WF



Map Lot Sub: 000017 000019 007-03
Location: 18 HAARTZ WAY
Owner: HAARTZ LUTHER W
Waterfront Value: \$ 9,700
Water Body: MAD RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 250
Notes: WF



Map Lot Sub: 000017 000019 007-04
Location: 6 HAARTZ WAY
Owner: HAARTZ LUTHER W
Waterfront Value: \$ 9,800
Water Body: MAD RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 275
Notes:



Map Lot Sub: 000016 000001 000017
Location: 22 NOTCHWAY RD
Owner: TAKAZAWA ANTHONY T REV TRUST
Waterfront Value: \$ 17,300
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: SEVERE
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000015 000003 000005
Location: 2320 US RTE 3
Owner: SANTIAGO MILAGROS
Waterfront Value: \$ 18,500
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: SEVERE
Condition: 100 **Frontage Feet:** 250
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/17/17	4278/0284	Q I	\$200,000
Current Assessment:				\$316,400



Map Lot Sub: 000015 000003 000004
Location: 2330 US RTE 3
Owner: KAPP GEOFFREY D 2012 TRUST
Waterfront Value: \$ 18,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: SEVERE
Condition: 100 **Frontage Feet:** 300
Notes:



Map Lot Sub: 000010 000003 000010
Location: 60 NORTHPOINTE RD
Owner: MOREAU DAMASE F & CELESTE
Waterfront Value: \$ 24,200
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 75
Notes: DTW



Map Lot Sub: 000015 000003 0006-2
Location: 28 WINQUIST RD
Owner: ROSE, KYLE R
Waterfront Value: \$ 26,000
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 125
Notes: DTW

Date	Book/Page	Type	Price
06/05/18	4365/0375	Q I	\$329,900

Most Recent Sale:
Current Assessment: \$340,600



Map Lot Sub: 000015 000003 0006-1
Location: 13 WINQUIST RD
Owner: ZAWODNIAK, LEONARD J & ROBIN
Waterfront Value: \$ 26,500
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 150
Notes: DTW

Date	Book/Page	Type	Price
11/13/18	4401/0185	Q I	\$335,000

Most Recent Sale:
Current Assessment: \$340,500



Map Lot Sub: 000010 000003 0030-3
Location: CHADWICK PL
Owner: KORN FRANK E
Waterfront Value: \$ 28,300
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 250
Notes: DTW WF



Map Lot Sub: 000010 000003 0030-4
Location: 8 CHADWICK PL
Owner: MACDONALD JAMES R
Waterfront Value: \$ 28,300
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 250
Notes: DTW



Map Lot Sub: 000010 000003 0030-6
Location: 12 CHADWICK PL
Owner: GAUMER JEFFREY C
Waterfront Value: \$ 28,300
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 250
Notes: DTW WF



Map Lot Sub: 000015 000006 000001
Location: 2728 US RTE 3
Owner: DIGIACOMO DANIEL SCOTT
Waterfront Value: \$ 28,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 300
Notes: DTW/WF



Map Lot Sub: 000015 000003 000003
Location: 2336 US RTE 3
Owner: ROBSON ELAINE
Waterfront Value: \$ 31,300
Water Body: PEMIGEWASSET RIVER
Access: AVERAGE
Location: RIVER
Topography: SEVERE
Condition: 100 **Frontage Feet:** 750
Notes:



Map Lot Sub: 000006 000009 000020
Location: 2371 NH RT 175
Owner: WOODWORTH TRUST
Waterfront Value: \$ 32,500 CU
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 50 **Frontage Feet:** 300
Notes: dtw



Map Lot Sub: 000006 000009 000029
Location: NH RT 175
Owner: J & B NOMINEE REALTY TRUST
Waterfront Value: \$ 32,500 CU
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 50 **Frontage Feet:** 700
Notes: WF/DTW



Map Lot Sub: 000006 000009 000041
Location: 2743 NH RT 175
Owner: WILEY JUDITH G
Waterfront Value: \$ 33,800 CU
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: ROLLING
Condition: 50 **Frontage Feet:** 700
Notes: DTW



Map Lot Sub: 000006 000009 000011
Location: 69 RIVER RUN RD
Owner: BOC ROBERT W
Waterfront Value: \$ 39,100
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 75 **Frontage Feet:** 150
Notes: DTW



Map Lot Sub: 000006 000009 000013
Location: 85 RIVER RUN RD
Owner: MARKER JAYE WENDY
Waterfront Value: \$ 39,100
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 75 **Frontage Feet:** 150
Notes: DTW



Map Lot Sub: 000006 000009 000014
Location: 91 RIVER RUN RD
Owner: CHERRY CHRISTINE
Waterfront Value: \$ 39,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 75 **Frontage Feet:** 170
Notes: DTW



Map Lot Sub: 000006 000009 000012
Location: 81 RIVER RUN RD
Owner: SLOANE SPENCER R & MARGARET M
Waterfront Value: \$ 40,500
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 75 **Frontage Feet:** 190
Notes: DTW



Map Lot Sub: 000010 000003 000009
Location: 62 NORTHPOINTE RD
Owner: DAVIS P THOMPSON
Waterfront Value: \$ 47,300
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 75
Notes: WF



Map Lot Sub: 000006 000009 000009
Location: 10 HERBERT LN
Owner: MCDERMOTT, JOHN J
Waterfront Value: \$ 49,200
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: ROLLING
Condition: 75 **Frontage Feet:** 200
Notes: DTW WF



Map Lot Sub: 000010 000003 0030-1
Location: 16 CHADWICK PL
Owner: JORTBERG, PAUL J
Waterfront Value: \$ 50,000
Water Body: PEMIGEWASSET RIVER
Access: GRASS
Location: RIVER
Topography: STEEP
Condition: 50 **Frontage Feet:** 230
Notes: DTW

	Date	Book/Page	Type	Price
Most Recent Sale:	06/04/18	4364/0565	Q I	\$335,000
Current Assessment:				\$344,000



Map Lot Sub: 000016 000001 000015
Location: 4 NOTCHWAY RD
Owner: WRIGHT, ROXANA
Waterfront Value: \$ 51,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 150
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/30/18	4356/0831	Q I	\$610,000
Current Assessment:				\$601,900



Map Lot Sub: 000016 000001 000016
Location: 6 NOTCHWAY RD
Owner: WALLACE, JOHN J & CHERYL TRTEE
Waterfront Value: \$ 51,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000016 000001 000018
Location: 32 NOTCHWAY RD
Owner: WARNER JOANNA F
Waterfront Value: \$ 51,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000015 000006 004-12
Location: REMINGTON RD
Owner: LAROCHELLE ROBERT J REV TRUST
Waterfront Value: \$ 54,000
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 200
Notes: WF



Map Lot Sub: 000016 000002 000006
Location: 6 LYFORDS CROSSING
Owner: MACERA STEVE
Waterfront Value: \$ 62,500
Water Body: PEMIGEWASSET RIVER
Access: GRASS
Location: RIVER
Topography: ROLLING
Condition: 50 **Frontage Feet:** 600
Notes: DTW



Map Lot Sub: 000016 000002 000005
Location: 16 LYFORDS CROSSING
Owner: SHAMROCK IRREVOCABLE TRUST
Waterfront Value: \$ 62,700
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes:



Map Lot Sub: 000006 000009 000027
Location: 2415 NH RT 175
Owner: JONES DANIEL WILCOX TRUST
Waterfront Value: \$ 63,800
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 400
Notes:



Map Lot Sub: 000010 000007 000007
Location: 14 AVERY MCGEE ROAD
Owner: AVERY, JAMES H & SHARON B
Waterfront Value: \$ 67,500
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: ROLLING
Condition: 100 **Frontage Feet:** 800
Notes:



Map Lot Sub: 000010 000003 000007
Location: 70 NORTHPOINTE RD
Owner: HAINS NATHALIE REV TRUST OF 20
Waterfront Value: \$ 69,400
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 60
Notes:



Map Lot Sub: 000010 000003 000041
Location: CROSS RD
Owner: BENTON SHIRLEY D
Waterfront Value: \$ 71,300
Water Body: PEMIGEWASSET RIVER
Access: NATURAL
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 2,000
Notes: WF



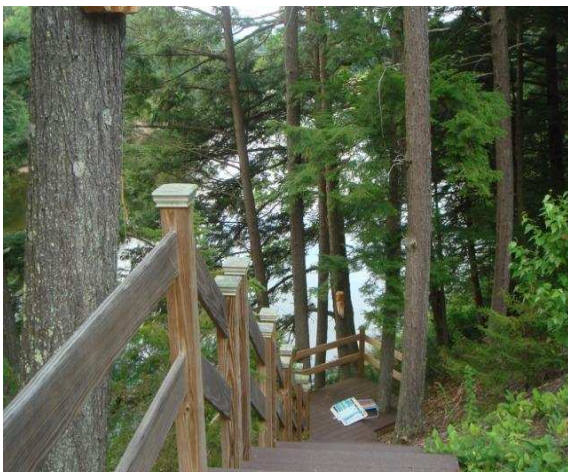
Map Lot Sub: 000016 000001 000011
Location: 149 PEMI RIVER RD
Owner: ARPIN TAYLOR JAMES
Waterfront Value: \$ 76,800
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 125
Notes: STEEP/WF

Date	Book/Page	Type	Price
10/05/16	4239/0292	Q I	\$289,000

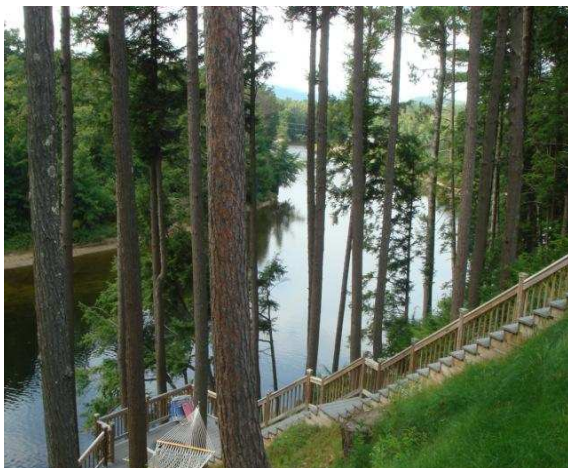
Most Recent Sale:
Current Assessment: \$344,100



Map Lot Sub: 000016 000001 000012
Location: 147 PEMI RIVER RD
Owner: KLAUBERT JEFFREY
Waterfront Value: \$ 78,200
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000016 000001 000013
Location: 139 PEMI RIVER RD
Owner: MURRAY LINEA K
Waterfront Value: \$ 78,200
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000016 000001 000014
Location: 129 PEMI RIVER RD
Owner: GALLAGHER ROBERT S & DIANE V
Waterfront Value: \$ 78,200
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 150
Notes:



Map Lot Sub: 000015 000006 0004-1
Location: 2 REMINGTON RD
Owner: HOAR, BERNARD JR
Waterfront Value: \$ 85,000
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 460
Notes:

Date	Book/Page	Type	Price
10/17/18	4395/0403	Q I	\$460,000

Most Recent Sale:
Current Assessment: \$386,700



Map Lot Sub: 000010 000003 000037
Location: 2015 NH RT 175
Owner: BENTON BRADFORD &
Waterfront Value: \$ 90,000 CU
Water Body: PEMIGEWASSET RIVER
Access: UNDEVELOPED CLEAR
Location: RIVER
Topography: ROLLING
Condition: 100 **Frontage Feet:** 2,000
Notes:



Map Lot Sub: 000015 000006 0004-4
Location: 18 MAXIES WAY
Owner: 18 MAXIES WAY THORNTON NH, LLC
Waterfront Value: \$ 101,500
Water Body: PEMIGEWASSET RIVER
Access: STAIR ACCESS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 175
Notes:



Map Lot Sub: 000016 000002 006-02
Location: 10 LYFORDS CROSSING
Owner: THISTLE CHARLES
Waterfront Value: \$ 113,900
Water Body: PEMIGEWASSET RIVER
Access: GRASS
Location: RIVER
Topography: ROLLING
Condition: 100 **Frontage Feet:** 150
Notes: WF



Map Lot Sub: 000016 000001 000029
Location: NH RT 175
Owner: BENTON SHIRLEY D
Waterfront Value: \$ 123,800 CU
Water Body: PEMIGEWASSET RIVER
Access: GRASS
Location: RIVER
Topography: ROLLING
Condition: 100 **Frontage Feet:** 1,500
Notes: XS WF



Map Lot Sub: 000015 000006 0004-3
Location: 6 MAXIES WAY
Owner: BEVERLY, KERRI L
Waterfront Value: \$ 123,900
Water Body: PEMIGEWASSET RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 175
Notes: WF



Map Lot Sub: 000006 000009 000008
Location: 22 HERBERT LN
Owner: CUGGINO NANCY A
Waterfront Value: \$ 127,900
Water Body: PEMIGEWASSET RIVER
Access: GRASS W/ VIEW
Location: RIVER
Topography: ROLLING
Condition: 100 **Frontage Feet:** 250
Notes:



Map Lot Sub: 000015 000006 0004-2
Location: 42 REMINGTON RD
Owner: LAROCHELLE ROBERT J JR TRUST
Waterfront Value: \$ 136,300
Water Body: PEMIGEWASSET RIVER
Access: GRASS W/ VIEW
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 300
Notes: WF



Map Lot Sub: 000006 000008 000006
Location: 101 DEPOT ROAD
Owner: FALCONI CONSTANCE N
Waterfront Value: \$ 137,500
Water Body: PEMIGEWASSET RIVER
Access: GRASS
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 750
Notes:

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 than 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.

With a total of 15 sales to utilize in our analysis, we had an indicated value range from \$4,443 to \$209,917. The subject matter consisted of views from nearby hills, the river valley to distant mountains. A base of \$100,000 was developed along with graduated adjustments for such factors as the degree of width, depth and distance to the subject matter. These factors were then applied to properties with views throughout town.

Please refer to Section 9 cost tables for detailed adjustments and factors used.

Thornton, NH View Report

Sorted By View Value



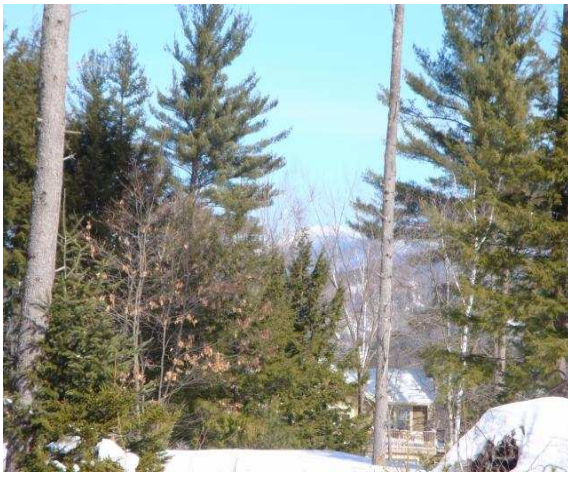
Map Lot Sub: 000006 000006 009-10
Location: HIGHLAND POINTE DR
Owner: RAPLEY JAMES D
View Value: \$ 1,000
Subject: HILLS
Width: TUNNEL
Depth: TOP25%
Distance: CLOSE
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000001 000001 000005
Location: 502 THORNTON GORE RD
Owner: GEIER, LEE L & VICKY C. LONG R
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000003 000002 000016
Location: 313 THORNTON GORE RD
Owner: BRADLEY CYNTHIA E
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: SSNL OBST



Map Lot Sub: 000006 000006 009-06
Location: 58 HIGHLAND POINTE DR
Owner: SULLIVAN PATRICK J III
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000006 000006 009-13
Location: HIGHLAND POINTE DR
Owner: PATRIE THEODORE H JR
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000006 000010 000007
Location: 48 NOTCH VIEW RD
Owner: EMMET HENRY T
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000007 000002 007-15
Location: 12 EQUINOX DRIVE
Owner: TABERSKI JOHN C
View Value: \$ 3,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000008 000002 000004
Location: 35 FADDEN RD
Owner: MONTI JOSEPH M & DONNA J
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: SEAS/OBST



Map Lot Sub: 000008 000011 000008
Location: 564 MILL BROOK RD
Owner: CORDINGLEY JAMES J &
View Value: \$ 3,000
Subject: HILLS
Width: TUNNEL
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000001 005-16
Location: 43 HIDDEN ACRES RD
Owner: O'HARE JONATHAN
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000010 000011 000009
Location: 30 TUXETTE RD
Owner: HYLAND THOMAS D
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000017 000001 000020
Location: 26 BLACKBERRY HILL RD
Owner: COCHRAN ROBERT A
View Value: \$ 3,000
Subject: HILLS
Width: TUNNEL
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000004 000012
Location: TAMARACK RD
Owner: BEARDEN, LYNNE
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000017 000007 000040
Location: 414 UPPER MAD RIVER RD
Owner: GILMAN, ARDELLE B 2017 REV TRU
View Value: \$ 3,000
Subject: HILLS
Width: TUNNEL
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000018 000006 000002
Location: 134 AMORY LELAND DR
Owner: LINDEN REALTY TRUST
View Value: \$ 3,000
Subject: HILLS
Width: TUNNEL
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000003 000002 000018
Location: 363 THORNTON GORE RD
Owner: BALDWIN HEATHER P.
View Value: \$ 5,000
Subject: MOUNTAINS/HILLS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000006 000006 009-05
Location: HIGHLAND POINTE DR
Owner: DOHERTY FAMILY REVOCABLE TRU
View Value: \$ 5,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000006 000009 000013
Location: 85 RIVER RUN RD
Owner: MARKER JAYE WENDY
View Value: \$ 5,000
Subject: MOUNTAINS/HILLS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000007 000002 007-21
Location: WATERTHORN RD
Owner: BOWMAN REID REVOCABLE TRUST
View Value: \$ 5,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 25
Notes: CTD



Map Lot Sub: 000008 000001 000002
Location: 619 MILL BROOK RD
Owner: MARSHALL JOAN E
View Value: \$ 5,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000008 000002 000008
Location: 77 FADDEN RD
Owner: REILLY DANNY
View Value: \$ 5,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 75
Notes: ssnl obst



Map Lot Sub: 000008 000013 000004
Location: 49 YARDING LN
Owner: CULHANE THOMAS F & BONNIE K
View Value: \$ 5,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000010 000003 000021
Location: 8 NORTHPOINTE RD
Owner: HADAWAY NATHAN D
View Value: \$ 5,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 90
Notes: bld obst



Map Lot Sub: 000010 000009 000002
Location: 2785 US RTE 3
Owner: JONES ROBERT & KATHERINE
View Value: \$ 5,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 90
Notes: PL OBST



Map Lot Sub: 000015 000003 000004
Location: 2330 US RTE 3
Owner: KAPP GEOFFREY D 2012 TRUST
View Value: \$ 5,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000016 000006 000021
Location: 40 SHOLAN RD
Owner: SZETELA, LAURENCE C & CAROL E
View Value: \$ 5,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000017 000014 000019
Location: 15 WEEPING BIRCHES LN
Owner: DUPLESSIS ANDRIES J
View Value: \$ 5,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000017 000014 000022
Location: 155 SNOWOOD DR
Owner: ABRAMS FAMILY TRUST
View Value: \$ 5,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000017 000018 000004
Location: 7 HOLLAND TRL
Owner: SCHELLING THOMAS A
View Value: \$ 5,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000003 000003 000002
Location: 432 THORNTON GORE RD
Owner: HALL HERITAGE REALTY TRUST
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000006 009-12
Location: 67 HIGHLAND POINTE DR
Owner: HERALD, GARY S
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000006 000009 000041
Location: 2743 NH RT 175
Owner: WILEY JUDITH G
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 90
Notes: ssnl obst



Map Lot Sub: 000006 000011 000006
Location: 5 ARNOLDS WAY
Owner: LEWIS WALTER F
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000003 000001
Location: 8 FADDEN RD
Owner: WOLF KYLE F
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000008 000011 000009
Location: 586 MILL BROOK RD
Owner: MERRILL WILLIAM III
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000012 000011
Location: 88 YARDING LN
Owner: DEMARAIS STEPHEN
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000013 000005
Location: 55 YARDING LN
Owner: THEOFILOU VASILIOS
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000003 0023-2
Location: 1877 NH RT 175
Owner: LESTER JAMES E AND CARMEN M
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000010 000011 000021
Location: 17 LEVI RD
Owner: FOLEY JOHN & CONSTANCE TRUST
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000011 000001 000132
Location: 207 COVERED BRIDGE RD
Owner: HOUCK JAMES D & JILL M
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: SSNL OBST



Map Lot Sub: 000011 000001 005-15
Location: 85 WILLOW BROOK RD
Owner: JOHNSTON DOUG
View Value: \$ 6,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000011 000001 0066-1
Location: 9 STEELE BRIDGE RD
Owner: NOSEWORTHY BRENT
View Value: \$ 6,000
Subject: HILLS
Width: TUNNEL
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



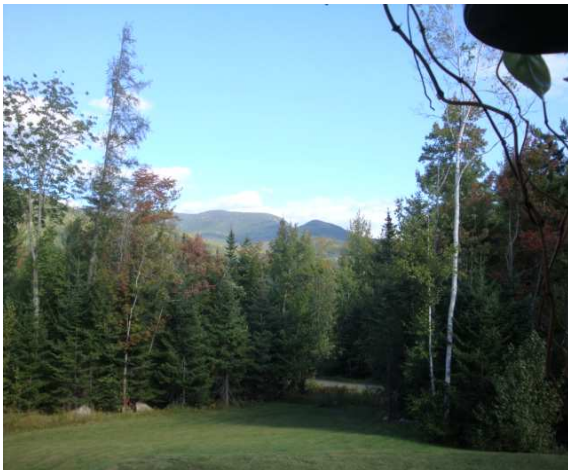
Map Lot Sub: 000012 000001 000003
Location: ORRIS RD
Owner: STUART DOUGLAS
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 25
Notes: CTD



Map Lot Sub: 000012 000007 000025
Location: 256 HIGH BROOK RD
Owner: COMPARI RAYMOND J
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000006 000025
Location: WINDSWEPT CIRCLE
Owner: CERUTI JEFFRY J
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: SSNL OBST



Map Lot Sub: 000013 000010 000008
Location: 79 JUDGES RD
Owner: GAIDES ROGER J
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000005 000002
Location: 34 GRANITE LEDGE RD
Owner: WATERHOUSE ROSS P
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000025
Location: 16 SOUTHWEST SPUR RD
Owner: MCKINNON, DEBORAH SW TRUST
View Value: \$ 6,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000004 000028
Location: 29 DAY DRIVE
Owner: DAY DENNIS J & KAREN J
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000007 000052
Location: 38 BEAR RIDGE RD
Owner: MOFFETT PAUL
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000001 000007
Location: 309 UPPER MAD RIVER RD
Owner: ORSZULAK, NANCY D
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



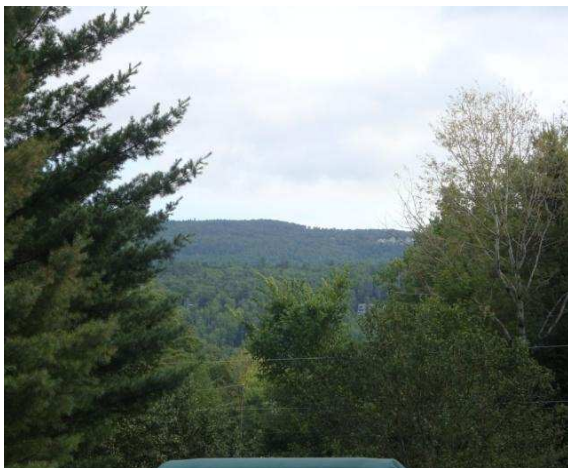
Map Lot Sub: 000017 000001 003-03
Location: 12 FONDUE AVE
Owner: HILLENBERG FAMILY REV TRUST OF
View Value: \$ 6,000
Subject: HILLS
Width: TUNNEL
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000004 000013
Location: 110 TAMARACK RD
Owner: DRESCHER CHRISTOPHER WARD
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000004 000019
Location: 5 MEADOW WAY
Owner: MORRIS JOSEPH G
View Value: \$ 6,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000004 000028
Location: 55 SUGAR RUN RD
Owner: C & L LANDER TRUST
View Value: \$ 6,000
Subject: HILLS
Width: TUNNEL
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000010 0001-3
Location: 39 CHICKENBORO RD
Owner: HODGES CHRISTOPHER C
View Value: \$ 6,000
Subject: HILLS
Width: NARROW
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000014 000041
Location: 60 LIBERTY LN
Owner: WALKER WILLIAM
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 50
Notes: ssnln obst



Map Lot Sub: 000017 000018 000001
Location: 39 HOLLAND TRL
Owner: HANNON, JEFFREY C
View Value: \$ 6,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000008 000014 000002
Location: 910 MILL BROOK RD
Owner: DEVINE DIANE 2014 TRUST
View Value: \$ 7,000
Subject: HILLS
Width: AVERAGE
Depth: TOP25%
Distance: CLOSE
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000010 000008 000007
Location: 2886 US RTE 3
Owner: SUTTON PATRICKI N
View Value: \$ 7,000
Subject: HILLS
Width: AVERAGE
Depth: TOP25%
Distance: CLOSE
Condition: 80
Notes: pl obst



Map Lot Sub: 000006 000009 000011
Location: 69 RIVER RUN RD
Owner: BOC ROBERT W
View Value: \$ 9,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000013 000003 000006
Location: 5 WOODWINDS DR
Owner: NAGLE ROBERT J
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 75
Notes: ssnl obst



Map Lot Sub: 000013 000007 00004A
Location: 862 UPPER MAD RIVER RD
Owner: JAMES FREDERIC III
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 75
Notes: ssnl obst



Map Lot Sub: 000015 000001 000042
Location: 135 ADAMS FARM RD
Owner: TENORIO DANIEL J JTWROS
View Value: \$ 9,000
Subject: HILLS
Width: AVERAGE
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000019
Location: NOTCHWAY RD
Owner: ABODE BUILDERS OF NEW ENGLAND,
View Value: \$ 9,000
Subject: HILLS
Width: AVERAGE
Depth: TOP50%
Distance: CLOSE
Condition: 50
Notes: CTD VU



Map Lot Sub: 000016 000007 000008
Location: 13 ANDERSON HILL RD
Owner: ABEAR CARLETON M & PATRICIA A
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 75
Notes: ssnl obst



Map Lot Sub: 000017 000002 000018
Location: 375 UPPER MAD RIVER RD
Owner: Cimorelli, Michael J
View Value: \$ 9,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 80
Notes: PL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	07/22/19	4452/0302	Q I	\$230,000
Current Assessment:				\$252,200



Map Lot Sub: 000017 000007 000002
Location: 252 UPPER MAD RIVER RD
Owner: LEWIS ALFRED & MYRTLE FAMILY T
View Value: \$ 9,000
Subject: HILLS
Width: AVERAGE
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000002 000005 000002
Location: 2895 NH RT 175
Owner: TOWN LINE LODGE LLC
View Value: \$ 10,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000006 000006 009-02
Location: 32 HIGHLAND POINTE DR
Owner: LAZZARO LISETTE D
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000006 000009 003202
Location: 2507 NH RT 175
Owner: CAMPBELL DONALD S
View Value: \$ 10,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 90
Notes: ssnl obst



Map Lot Sub: 000006 000011 000021

Location: 2428 NH RT 175

Owner: JONES, ELIZABETH A

View Value: \$ 10,000

Subject: MOUNTAINS

Width: NARROW

Depth: TOP25%

Distance: DISTANT

Condition: 80

Notes: pl/ssnl obst

	Date	Book/Page	Type	Price
Most Recent Sale:	01/18/19	4413/0004	Q V	\$87,000
Current Assessment:				\$81,500



Map Lot Sub: 000007 000002 0016-1

Location: 549 MILL BROOK RD

Owner: BENTON MICHAEL C

View Value: \$ 10,000

Subject: MOUNTAINS

Width: AVERAGE

Depth: TOP50%

Distance: DISTANT

Condition: 25

Notes: CTD



Map Lot Sub: 000008 000005 000013

Location: 8 WANOSHA RD

Owner: HARRIS, ANDREW M & LORI D

View Value: \$ 10,000

Subject: MOUNTAINS

Width: NARROW

Depth: TOP25%

Distance: DISTANT

Condition: 80

Notes: ssnl obst



Map Lot Sub: 000008 000006 000001

Location: 171 HASELTON RD

Owner: HARRISON CARTER H JR & SALLY

View Value: \$ 10,000

Subject: MOUNTAINS/HILLS

Width: TUNNEL

Depth: TOP50%

Distance: DISTANT

Condition: 80

Notes: ssnl obst



Map Lot Sub: 000008 000009 000003
Location: 850 MILL BROOK RD
Owner: 850 MILLBROOK RD NOMINEE TRUST
View Value: \$ 10,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000008 000009 000005
Location: MILL BROOK RD
Owner: HARRISON, BENJAMIN E
View Value: \$ 10,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 25
Notes: ctd

	Date	Book/Page	Type	Price
Most Recent Sale:	04/05/19	4425/0218	Q V	\$42,000
Current Assessment:				\$41,900



Map Lot Sub: 000008 000009 000006
Location: 5 FISCHER MOUNTAIN RD
Owner: KINDLON, DANIEL J
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000008 000010 000002
Location: 9 SMOKE RISE LN
Owner: HAYES CHERYL J
View Value: \$ 10,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: PL OBST/SSNL



Map Lot Sub: 000010 000003 000010
Location: 60 NORTHPOINTE RD
Owner: MOREAU DAMASE F & CELESTE
View Value: \$ 10,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000010 000005 008-02
Location: 2285 NH RT 175
Owner: CLIFFORD, SHAUN P
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000010 000010 000005
Location: 2959 US RTE 3
Owner: MCIVER DEVEN S
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: OBST/PL'S



Map Lot Sub: 000010 000010 000013
Location: 42 PEAKED HILL POND RD
Owner: ARNETT MIKE
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: OBST/OG



Map Lot Sub: 000011 000001 000136
Location: COVERED BRIDGE RD
Owner: WANDS, STEPHEN L
View Value: \$ 10,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ctd

	Date	Book/Page	Type	Price
Most Recent Sale:	11/08/18	4400/0295	Q V	\$38,000
Current Assessment:				\$38,200



Map Lot Sub: 000012 000007 000033
Location: 25 ROCKY HILL RD
Owner: NEWCOMB, THOMAS ROBERT JR
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000013 000002 000010
Location: 90 WOODWINDS DR
Owner: VULIKH BORIS
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000015 000004 000068
Location: 100 BEACON HILL RD
Owner: GATEMAN GERALD
View Value: \$ 10,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 25
Notes: CTD



Map Lot Sub: 000015 000005 000001
Location: 20 GRANITE LEDGE RD
Owner: WHEATON FRANK
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000016 000001 000028
Location: 7 SOUTHWEST SPUR RD
Owner: MOSCHELLA, RALPH M
View Value: \$ 10,000
Subject: MTS GOLF COURSE
Width: TUNNEL
Depth: TOP75%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000001 000002
Location: BEAR RIDGE RD
Owner: ENGELHARDT DEBORAH
View Value: \$ 10,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 25
Notes: CTD



Map Lot Sub: 000017 000013 003-11
Location: 41 WELCH VIEW DR
Owner: DIMAN JAY C
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSSL OBST



Map Lot Sub: 000017 000014 000018
Location: WEEPING BIRCHES LN
Owner: O'HARA MARK
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000017 000014 000063
Location: 46 LIBERTY LN
Owner: FORSYTH, JOHN R.
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000017 000014 000064
Location: 26 LIBERTY LN
Owner: CMAYLO PETER J
View Value: \$ 10,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000003 000003 000005
Location: 63 DICK BRADLEY RD
Owner: BRADLEY SHARON
View Value: \$ 11,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000007 0004-2
Location: 3654 US RTE 3
Owner: 3654 THORNTON PROPERTY LLC
View Value: \$ 11,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 90
Notes: pl obst



Map Lot Sub: 000007 000002 007-10
Location: WATERTHORN RD
Owner: ANDREWS JEFFREY R
View Value: \$ 11,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 90
Notes: pl obst



Map Lot Sub: 000007 000002 013-37
Location: CALS HILL RD
Owner: JIMENEZ, GINGER
View Value: \$ 11,000
Subject: HILLS
Width: WIDE
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/02/18	4371/0814	Q V	\$50,000
Current Assessment:				\$60,800



Map Lot Sub: 000007 000002 013-38
Location: CALS HILL RD
Owner: MOUNTAIN RIVER DEVELOPMENT L
View Value: \$ 11,000
Subject: HILLS
Width: WIDE
Depth: TOP25%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000011 000006
Location: 598 MILL BROOK RD
Owner: WADSWORTH GEORGE D
View Value: \$ 11,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000011 000001 000004
Location: 1854 NH RT 175
Owner: SCHEMMEL FRANZ R & JUDITH S
View Value: \$ 11,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 90
Notes: pl onst



Map Lot Sub: 000015 000001 000020
Location: 52 JANSEN FARM RD
Owner: JANSEN RONALD
View Value: \$ 11,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-7
Location: 45 RIVENDELL WAY
Owner: SAKURA FAMILY 2014 REVOC TRUST
View Value: \$ 11,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: TOP25%
Distance: CLOSE
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000017 000004 000005
Location: 44 TAMARACK RD
Owner: DONIS, DAVID J
View Value: \$ 11,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000004 000031
Location: 91 SUGAR RUN RD
Owner: LEISMAN HEATHER M
View Value: \$ 11,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000014 000044
Location: 84 DOE RUN
Owner: SHICK BRUCE F
View Value: \$ 11,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000014 000042
Location: 74 LIBERTY LN
Owner: POOLER, ROBERT L JR
View Value: \$ 12,000
Subject: MOUNTAINS/HILLS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/27/18	4403/0454	Q I	\$220,000
Current Assessment:				\$227,100



Map Lot Sub: 000002 000001 000002
Location: 41 SELLINGHAM RD
Owner: RYGMYR, GARY
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000003 000002 000019
Location: 431 THORNTON GORE RD
Owner: RAWSON ALAN D & SUSAN M REV TR
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000003 000007 000004
Location: 222 THORNTON GORE RD
Owner: SMITH, THEODORE P
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000002 000026
Location: 3257 US RTE 3
Owner: SYMER RAYMOND P
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000006 009-11
Location: 84 HIGHLAND POINTE DR
Owner: MOONEY PAUL W
View Value: \$ 13,000
Subject: FRANCONIA NOTCH
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000006 000006 009-14
Location: HIGHLAND POINTE DR
Owner: NORTH RIVER IRREVOCABLE TRUST
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000009 000027
Location: 2415 NH RT 175
Owner: JONES DANIEL WILCOX TRUST
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000007 000002 000017
Location: 106 BARNARD RD
Owner: KNOCKERS HOLE FARM REALTY TRU
View Value: \$ 13,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 50
Notes: ssnl obst



Map Lot Sub: 000008 000007 000001
Location: 68 HASELTON RD
Owner: RIPLEY RALPH E & MARY-LINDA
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000012 000002
Location: 16 YARDING LN
Owner: PENDER JAMES & JOAN
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000013 000007
Location: 79 YARDING LN
Owner: ANTEBI JOANNA C TRUST
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000009 000001 003-03
Location: 25 TRUE LANE
Owner: CARTER MICHAEL
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000006
Location: 76 NORTHPOINTE RD
Owner: AMES CHRISTINA M
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000011
Location: 56 NORTHPOINTE RD
Owner: KINNE FRANK B & SYLVIA G
View Value: \$ 13,000
Subject: MOUNTAINS/PASTURE
Width: TUNNEL
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000012 000001 000013
Location: 117 WOODWINDS DR
Owner: KARLIN BENJAMIN C
View Value: \$ 13,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000001 000003
Location: 220 ORRIS RD
Owner: COOK THOMAS O
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000002 000002
Location: 203 ORRIS RD
Owner: FITZGERALD FAMILY INVEST TRUST
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000006 000001
Location: 156 JUDGES RD
Owner: WHITE JOSEPH J
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 50
Notes: SSNL/OBST



Map Lot Sub: 000015 000001 050-05
Location: CENTENNIAL WAY
Owner: CENTENNIAL WAY, LLC
View Value: \$ 13,000 CU
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000006 0004-1
Location: 2 REMINGTON RD
Owner: HOAR, BERNARD JR
View Value: \$ 13,000
Subject: MOUNTAINS/RIVER
Width: TUNNEL
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/17/18	4395/0403	Q I	\$460,000
Current Assessment:				\$386,700



Map Lot Sub: 000016 000001 000027
Location: 9 SOUTHWEST SPUR RD
Owner: ADELMANN JAMES
View Value: \$ 13,000
Subject: MTS GOLF COURSE
Width: TUNNEL
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 002401
Location: 12 SOUTHWEST SPUR RD
Owner: LISTON TRUST
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000006 000026
Location: 17 UHLMAN DR
Owner: DUNSTAN JAMES N & BETTY ANN
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000007 000046
Location: 73 BEAR RIDGE RD
Owner: MACDONALD NORMAN
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 50
Notes: SSNL OBST



Map Lot Sub: 000017 000013 003-3B
Location: WELCH VIEW DR
Owner: WELCH VIEW DRIVE LOT 3-B TRUST
View Value: \$ 13,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000010 000010
Location: 6 HAM FARM RD
Owner: HAM JARRETT
View Value: \$ 15,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 75
Notes: bld obst



Map Lot Sub: 000008 000006 000008
Location: 88 HASELTON RD
Owner: TRUCHON DAVID
View Value: \$ 16,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: CLOSE
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000010 000003 0030-3
Location: CHADWICK PL
Owner: KORN FRANK E
View Value: \$ 16,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000015 000002 000006
Location: 25 OAK RIDGE RD
Owner: ROBINSON DAVID JR
View Value: \$ 16,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: pl ssnl obst



Map Lot Sub: 000016 000007 000045
Location: 57 BEAR RIDGE RD
Owner: FREY F KEVIN & MARY H
View Value: \$ 16,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000006 000009 000012
Location: 81 RIVER RUN RD
Owner: SLOANE SPENCER R & MARGARET M
View Value: \$ 17,000
Subject: HILLS
Width: NARROW
Depth: TOP75%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000013 003-3A
Location: WELCH VIEW DR
Owner: WELCH VIEW LOT 3A TRUST
View Value: \$ 17,000
Subject: WELCH-DICKEY
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000007 000002 013-36
Location: JOSHUAS LN
Owner: MOUNTAIN RIVER DEVELOPMENT L
View Value: \$ 18,000
Subject: HILLS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000009 000001 003-08
Location: TRUE LANE
Owner: CARIGNAN G ANDREW
View Value: \$ 18,000 CU
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP75%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000006 000008
Location: 3621 US RTE 3
Owner: DUMONT ROBERT J
View Value: \$ 19,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



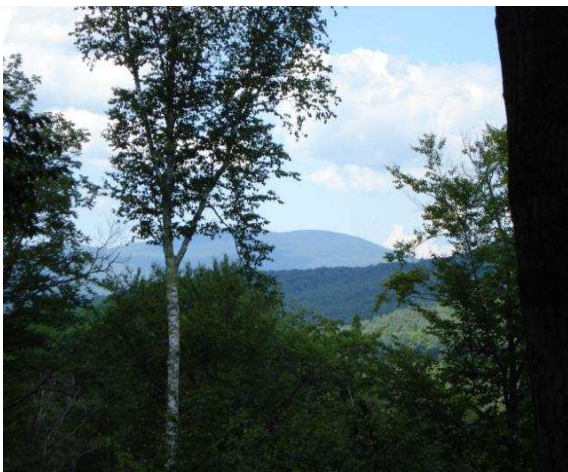
Map Lot Sub: 000010 000003 000019
Location: 18 NORTHPOINTE RD
Owner: NICKERSON AMANDA
View Value: \$ 19,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000010 000015
Location: HAM FARM RD
Owner: HYLAND JENSEN FAMILY TRUST
View Value: \$ 19,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000016 000001 07GL04
Location: 19 EDGEWATER LN
Owner: PAUL ROBERT E
View Value: \$ 19,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 75
Notes: ssnl obst



Map Lot Sub: 000017 000016 000005
Location: 71 SNOWOOD DR
Owner: MCGONAGLE JOHN P
View Value: \$ 19,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000018 000001 000003
Location: 9 DAVIES DR
Owner: LEVIN DAVID
View Value: \$ 19,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000006 009-04
Location: HIGHLAND POINTE DR
Owner: CONWAY PATRICK J
View Value: \$ 20,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000006 000009 000028
Location: 2429 NH RT 175
Owner: SARDONE, DIANE
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/29/19	4436/0348	Q I	\$195,000
Current Assessment:				\$209,700



Map Lot Sub: 000006 000010 000018
Location: 104 MT WOODLANDS RD
Owner: CHAPPELL JEFFREY R
View Value: \$ 20,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000006 000011 000005
Location: 19 MT WOODLANDS RD
Owner: TOLE ROBERT J
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000011 000008
Location: 15 ARNOLDS WAY
Owner: DIETRICH ALICE
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000012 000005
Location: 8 YARROW RD
Owner: 24 YARDING LANE REALTY TRUST
View Value: \$ 20,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000010 000003 0030-6
Location: 12 CHADWICK PL
Owner: GAUMER JEFFREY C
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000008 000006
Location: 2872 US RTE 3
Owner: PEZNOLA JOSEPH D JTWROS
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000011 000001 033-02
Location: 60 OLD SAWMILL ROAD
Owner: BENTON, SHIRLEY DANA
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000001 000004
Location: 218 ORRIS RD
Owner: SCHULTE JEFFREY C & NANCY D
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000002 000005
Location: 16 WOODWINDS DR
Owner: SIEGART FAMILY REVOCABLE TRUST
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



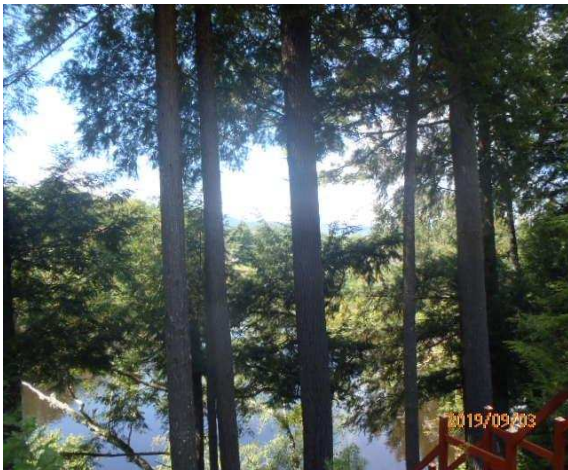
Map Lot Sub: 000013 000004 000002
Location: 26 HARRIS ROAD
Owner: 26 HARRIS ROAD LLC
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000007 000004
Location: 870 UPPER MAD RIVER RD
Owner: ZIELINSKI GARY W
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 50
Notes: BLKD VU OWN CONTRL



Map Lot Sub: 000013 000008 000002
Location: 22 CUTTYHUNK RD
Owner: MILLER JOSHUA
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000012
Location: 147 PEMI RIVER RD
Owner: KLAUBERT JEFFREY
View Value: \$ 20,000
Subject: MOUNTAINS/RIVER
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 75
Notes: OBST/PL'S



Map Lot Sub: 000016 000001 000015
Location: 4 NOTCHWAY RD
Owner: WRIGHT, ROXANA
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/30/18	4356/0831	Q I	\$610,000
Current Assessment:				\$601,900



Map Lot Sub: 000016 000001 07GL10
Location: 52 EDGEWATER LN
Owner: LINCK FAMILY TRUST
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000004 000027
Location: 25 DAY DRIVE
Owner: TRYDER BRETT R
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000004 029-04
Location: LOT 4 DAY DRIVE
Owner: SULLIVAN STEVEN E
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000007 00044A
Location: 187 UPPER MAD RIVER RD
Owner: HYLE STEPHEN P
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000001 003-19
Location: 68 FONDUE AVE
Owner: RYZNAL RACHEL A
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000004 000026
Location: 14 BERRY KNOLL RD
Owner: BROWNSTEIN BARRY
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000014 000003
Location: 934 MILL BROOK RD
Owner: TAYLOR TRUST MARK
View Value: \$ 21,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: ssnl obst



Map Lot Sub: 000010 000002 000002
Location: 2030 NH RT 175
Owner: BAKER, GRANT A
View Value: \$ 21,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: PL/BLD OBST



Map Lot Sub: 000010 000002 000006
Location: 1964 NH RT 175
Owner: BEATON REESE A
View Value: \$ 21,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: PL/BLD OBST



Map Lot Sub: 000010 000003 000016
Location: NORTHPOINTE RD
Owner: BURKE WILLIAM
View Value: \$ 21,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 50
Notes: CTD



Map Lot Sub: 000010 000003 000018
Location: NORTHPOINTE RD
Owner: SHEPARD JEAN E III
View Value: \$ 21,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 50
Notes: CTD



Map Lot Sub: 000010 000003 000022
Location: 22 NORTHPOINTE RD
Owner: SULLIVAN RICHARD A III
View Value: \$ 21,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000010 000003 000042
Location: 6 PINE PATH
Owner: DALEY RONALD B
View Value: \$ 21,000
Subject: MOUNTAINS/RIVER
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000011 000001 000177
Location: 257 COVERED BRIDGE RD
Owner: ADELADE MANDALA TRUST
View Value: \$ 21,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000016 000001 07GL05
Location: 23 EDGEWATER LN
Owner: HOSTETLER JAMES EDWARD
View Value: \$ 21,000
Subject: MTS GOLF COURSE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000006 000010 000005
Location: 28 NOTCH VIEW RD
Owner: CUSTER MICHAEL D
View Value: \$ 23,000
Subject: HILLS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000012 000007 0004-1
Location: LEDGEWAY
Owner: JL BOSCO CORP
View Value: \$ 23,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: HSE/WINDMILLS



Map Lot Sub: 000015 000004 000002
Location: 31 GRANITE LEDGE RD
Owner: VALCOURT CHAD & LAURIE
View Value: \$ 23,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: bld obst



Map Lot Sub: 000017 000011 000001
Location: 13 ANDYS DR
Owner: MCKINNON IAN S
View Value: \$ 23,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: pl obst



Map Lot Sub: 000003 000008 000008
Location: 184 JOHNSON BROOK RD
Owner: SWENDSEN ERIC D
View Value: \$ 24,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000007 000005
Location: 3602 US RTE 3
Owner: BABIN STEVEN
View Value: \$ 24,000
Subject: MOUNTAINS/HILLS
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000013 003-02
Location: WELCH VIEW DR
Owner: GIULIANO FAMILY TRUST, RICHARD
View Value: \$ 24,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000018 0013-2
Location: 138 SNOWOOD DR
Owner: GORDON ALISON R
View Value: \$ 24,000
Subject: WELCH-DICKEY
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: pl obst



Map Lot Sub: 000006 000003 000008
Location: 3356 US RTE 3
Owner: PEABODY MARIANNE
View Value: \$ 25,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000011 000014
Location: 34 WATERTHORN RD
Owner: GRIFFITH, DARA
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000007 000002 007-11
Location: WATERTHORN RD
Owner: BUINICKI STEVEN F
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000001 000003
Location: 617 MILL BROOK RD
Owner: ZANELATO LUIGI F
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000003 000005
Location: 717 MILL BROOK RD
Owner: PERKINS FAMILY REALTY TRUST
View Value: \$ 25,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: TOP75%
Distance: CLOSE
Condition: 80
Notes: pl/ssnl obst



Map Lot Sub: 000008 000011 000005
Location: 606 MILL BROOK RD
Owner: DEUDON OLIVER PAUL CHARLES
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000001 002-12
Location: 28 BIRCH BEND DR
Owner: ERICKSON, JOHN DAVID
View Value: \$ 25,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/02/18	4357/0417	Q I	\$469,000
Current Assessment:				\$327,000



Map Lot Sub: 000010 000003 00042A
Location: 10 PINE PATH
Owner: WALTRIP STEPHANI B
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000011 000019
Location: 27 LEVI RD
Owner: ROBINSON DANIEL J
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000011 000001 000158
Location: 176 COVERED BRIDGE RD
Owner: LECLERC RAYMOND H & KAREN M
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000012 000002 000001
Location: 283 ORRIS RD
Owner: BOLDUC ANDREW R
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000001 000005
Location: 206 ORRIS RD
Owner: GREENBERG KENNETH S
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000006 000027
Location: 28 WINDSWEPT CIRCLE
Owner: HARRISON, JEFFREY C & DEBORAH
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000006 000028
Location: 12 WINDSWEPT CIRCLE
Owner: WAVLE JAMES E JR
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 050-04
Location: CENTENNIAL WAY
Owner: CLAY, ELIZABETH M
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 050-08
Location: CENTENNIAL WAY
Owner: CENTENNIAL WAY, LLC
View Value: \$ 25,000 CU
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000006 000004
Location: 116 UPPER MAD RIVER RD
Owner: FILLION MAROLYN A TRUST
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000006 0007-2
Location: 220 UPPER MAD RIVER RD
Owner: HAARTZ KARL F
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000014 000047
Location: 100 DOE RUN
Owner: WATERS, KAREN E
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	02/15/19	4417/0149	Q I	\$279,933
Current Assessment:				\$282,800



Map Lot Sub: 000010 000003 000012
Location: 52 NORTHPOINTE RD
Owner: LENNON JAMES V FAMILY TRUST
View Value: \$ 26,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000014
Location: 46 NORTHPOINTE RD
Owner: WANAGEL WESLEY
View Value: \$ 26,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000051
Location: 12 BEATRICE LN
Owner: BENTON'S SUGAR SHACK LLC
View Value: \$ 26,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 0030-4
Location: 8 CHADWICK PL
Owner: MACDONALD JAMES R
View Value: \$ 26,000
Subject: MOUNTAINS/PASTURE
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000010 000007
Location: 3039 US RTE 3
Owner: BLAYLOCK NATHAN J
View Value: \$ 26,000
Subject: FRANCONIA NOTCH
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000006 000001
Location: 2728 US RTE 3
Owner: DIGIACOMO DANIEL SCOTT
View Value: \$ 26,000
Subject: MOUNTAINS/RIVER
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000015 000006 0004-4
Location: 18 MAXIES WAY
Owner: 18 MAXIES WAY THORNTON NH, LLC
View Value: \$ 26,000
Subject: MOUNTAINS/RIVER
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000014
Location: 129 PEMI RIVER RD
Owner: GALLAGHER ROBERT S & DIANE V
View Value: \$ 26,000
Subject: MOUNTAINS/RIVER
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000016
Location: 6 NOTCHWAY RD
Owner: WALLACE, JOHN J & CHERYL TRTEE
View Value: \$ 26,000
Subject: MOUNTAINS/RIVER
Width: NARROW
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000013 003-06
Location: 32 WELCH VIEW DR
Owner: GIULIANO RICHARD
View Value: \$ 26,000
Subject: WELCH-DICKEY
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



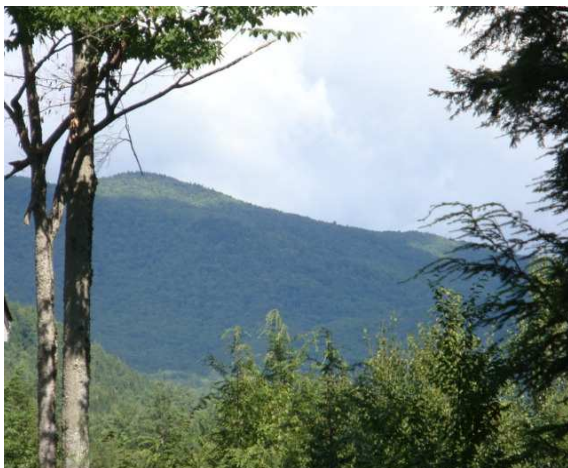
Map Lot Sub: 000017 000013 003-07
Location: 46 WELCH VIEW DR
Owner: HOYT WILLIAM W
View Value: \$ 26,000
Subject: WELCH-DICKEY
Width: WIDE
Depth: TOP25%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000005 000004
Location: 28 WEST MEADOW RD
Owner: SCRIMSHAW SUSAN C
View Value: \$ 26,000
Subject: WELCH-DICKEY
Width: NARROW
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000004 000036
Location: 33 BLAKE MOUNTAIN RD
Owner: REILLY RICHARD C JR
View Value: \$ 27,000
Subject: HILLS
Width: AVERAGE
Depth: TOP75%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000009 000009
Location: 10 HERBERT LN
Owner: MCDERMOTT, JOHN J
View Value: \$ 29,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000012 000001 000008
Location: 325 ORRIS RD
Owner: GETTER, LISA L
View Value: \$ 30,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



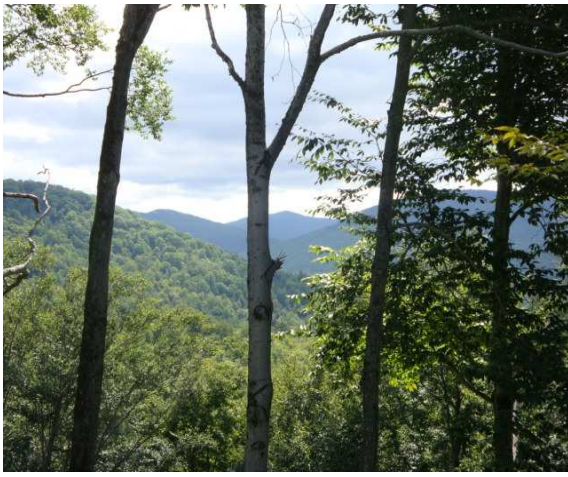
Map Lot Sub: 000015 000001 050-09
Location: CENTENNIAL WAY
Owner: CENTENNIAL WAY, LLC
View Value: \$ 30,000 CU
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000018 000006 000007
Location: 92 AMORY LELAND DR
Owner: BOPPE CHARLES
View Value: \$ 30,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000002 000001 000004
Location: 57 SELLINGHAM RD
Owner: RILEY MARGOT J
View Value: \$ 32,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000007 000002 000021
Location: 79 FOUR WHEEL DRIVE
Owner: VAN DER WAL, ERIC GUSTAV
View Value: \$ 32,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000008 000003 000003
Location: 683 MILL BROOK RD
Owner: SULLIVAN RAYMOND R
View Value: \$ 32,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: TOP75%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000013 000003 000004
Location: 35 WOODWINDS DR
Owner: SMITH, DOROTHY A TRUST
View Value: \$ 32,000
Subject: WELCH-DICKEY
Width: AVERAGE
Depth: TOP75%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000015 000002 000007
Location: 13 OAK RIDGE RD
Owner: MCMILLAN JAMIE
View Value: \$ 32,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: pl ssnl obst



Map Lot Sub: 000016 000007 000037
Location: 13 TURNER RD
Owner: YORK II ROBERT H TRUSTEE
View Value: \$ 32,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000003 000003 000010
Location: 340 YORK HILL DR
Owner: YORK L DAVID JR & SUZANNE S
View Value: \$ 34,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 90
Notes: ssnl obst



Map Lot Sub: 000006 000002 000016
Location: 3301 US RTE 3
Owner: HILDMANN WOLFGANG & JUNE K
View Value: \$ 34,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: pl obst



Map Lot Sub: 000006 000009 000008
Location: 22 HERBERT LN
Owner: CUGGINO NANCY A
View Value: \$ 34,000
Subject: MOUNTAINS/RIVER
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000008 000010 000001
Location: MILL BROOK RD
Owner: TIBERII JOEL M
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: OBST



Map Lot Sub: 000010 000003 0030-1
Location: 16 CHADWICK PL
Owner: JORTBERG, PAUL J
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: ssnl obst

	Date	Book/Page	Type	Price
Most Recent Sale:	06/04/18	4364/0565	Q I	\$335,000
Current Assessment:				\$344,000



Map Lot Sub: 000010 000007 000007
Location: 14 AVERY MCGEE ROAD
Owner: AVERY, JAMES H & SHARON B
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: pl obst



Map Lot Sub: 000010 000008 000009
Location: US RTE 3
Owner: HAM JARRETT
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: pl obst



Map Lot Sub: 000010 000011 000003
Location: 45 LEVASSEUR LN
Owner: LEVASSEUR VINCENT R FAMILY REV
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000011 000002 000003
Location: 1831 NH RT 175
Owner: BENTON JEREL A
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: SSNL OBSt



Map Lot Sub: 000015 000004 000901
Location: 2721 US RTE 3
Owner: SCHROEDER, IRENE
View Value: \$ 34,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 80
Notes: ssnl obst



Map Lot Sub: 000003 000003 000013
Location: 135 DICK BRADLEY RD
Owner: BRADLEY RALPH
View Value: \$ 36,000
Subject: HILLS
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000002 000018
Location: 3285 US RTE 3
Owner: DOWNING TRUST ROLAND & JANET
View Value: \$ 36,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 90
Notes: pl obst



Map Lot Sub: 000006 000009 000014
Location: 91 RIVER RUN RD
Owner: CHERRY CHRISTINE
View Value: \$ 36,000
Subject: MOUNTAINS/HILLS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000010 000003
Location: 24 SMOKE RISE LN
Owner: CENTRELLA FAMILY TRUST
View Value: \$ 36,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 90
Notes: pl obst



Map Lot Sub: 000017 000001 000004
Location: BLACKBERRY HILL RD
Owner: SINGH, JAGMEET
View Value: \$ 36,000 CU
Subject: MOUNTAINS/HILLS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 50
Notes: ctd

	Date	Book/Page	Type	Price
Most Recent Sale:	06/18/19	4443/0226	Q V	\$105,000
Current Assessment:				\$103,400



Map Lot Sub: 000006 000010 000014
Location: 14 MT WOODLANDS RD
Owner: RODRIGUE ROBERT TRUST
View Value: \$ 38,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000012 000001
Location: 11 WATERTHORN RD
Owner: J & B NOMINEE REALTY TRUST
View Value: \$ 38,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000013 000011
Location: 100 SULLIVAN DR
Owner: NEILAN DAVID M REALTY TRUST
View Value: \$ 38,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 90
Notes: pl obst



Map Lot Sub: 000008 000015 000001
Location: 954 MILL BROOK RD
Owner: QUINLAN-NELKEN FAMILY REV TRUS
View Value: \$ 38,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000008 000008
Location: US RTE 3
Owner: ROUTE THREE THORNTON, LLC
View Value: \$ 38,000 CU
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 90
Notes: pl obst



Map Lot Sub: 000010 000009 000036
Location: 39 SUTHERLAND RD
Owner: LYONS PATRICK J &
View Value: \$ 38,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 050-10
Location: CENTENNIAL WAY
Owner: CENTENNIAL WAY, LLC
View Value: \$ 38,000 CU
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000003 000005
Location: 2320 US RTE 3
Owner: SANTIAGO MILAGROS
View Value: \$ 38,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000014 000037
Location: 4 LIBERTY LN
Owner: HEMP FAMILY TRUST
View Value: \$ 38,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000007 000002 000012
Location: 115 MT WOODLANDS RD
Owner: PHILLIPS HEATHER V
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

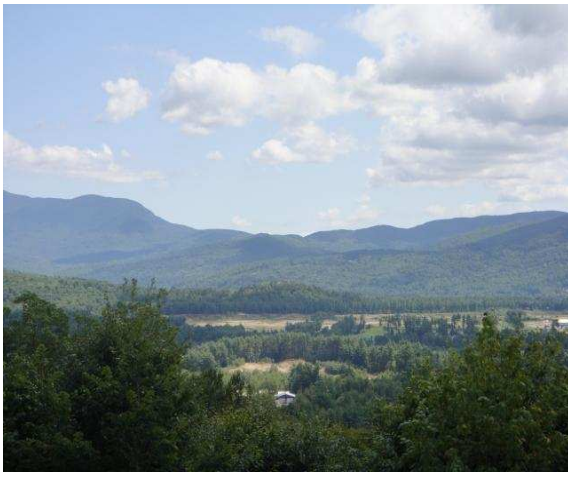


Map Lot Sub: 000010 000011 000020
Location: 23 LEVI RD
Owner: PADDOCK FAMILY REVOCABLE TRU
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/30/19	4429/486	Q I	\$505,000
Current Assessment:				\$507,400



Map Lot Sub: 000011 000005 000006
Location: 188 SUNRISE HILL RD
Owner: JOHNSTON DEAN R & SANDRA J
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 000049
Location: 158 BANJO DR
Owner: DUBOIS INVESTMENT TRUST
View Value: \$ 40,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 80
Notes: SEAS/OBST



Map Lot Sub: 000015 000003 0006-2
Location: 28 WINQUIST RD
Owner: ROSE, KYLE R
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/05/18	4365/0375	Q I	\$329,900
Current Assessment:				\$340,600



Map Lot Sub: 000017 000001 003-17
Location: 70 FONDUE AVE
Owner: DUBACH FRANZ
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000007 000050
Location: 38 BURBANK HILL RD
Owner: GFATTER MAD RIVER REALTY TRUST
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000014 15-H10
Location: 44 HORIZON DRIVE
Owner: SORENSEN, GAYATHRI
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/10/19	4441/0153	Q I	\$450,000
Current Assessment:				\$454,300



Map Lot Sub: 000018 000005 0002-1
Location: 108 SANDWICH NOTCH RD
Owner: SCRIMSHAW MARY W 2006 TRUST
View Value: \$ 40,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000003 000004 000010
Location: 28 DICK BRADLEY RD
Owner: BRADLEY RALPH
View Value: \$ 42,000 CU
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000006 009-01
Location: HIGHLAND POINTE DR
Owner: HERALD, GARY S
View Value: \$ 42,000
Subject: FRANCONIA NOTCH
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000008 000001
Location: MILL BROOK RD
Owner: BOWIE KAREN R TRUST
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000009 000001
Location: MILL BROOK RD
Owner: KINDLON, DANIEL J
View Value: \$ 42,000 CU
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000009 000002
Location: 834 MILL BROOK RD
Owner: SIMMONS TRUST
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000009 000019
Location: SULLIVAN DR
Owner: MAHONEY REALTY TRUST
View Value: \$ 42,000 CU
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000014 000001
Location: 125 SULLIVAN DR
Owner: WATERSTONE ENGINEERING 401K PL
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000013
Location: 48 NORTHPOINTE RD
Owner: JARDIN THOMAS E
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000015
Location: 38 NORTHPOINTE RD
Owner: BOISVERT, SHAWN A
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	12/03/18	4404/0518	Q I	\$313,000
Current Assessment:				\$306,700



Map Lot Sub: 000010 000003 000017
Location: 34 NORTHPOINTE RD
Owner: QUINN TIMOTHY JR &
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 000037
Location: 2015 NH RT 175
Owner: BENTON BRADFORD &
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000013 000007 000003
Location: 900 UPPER MAD RIVER RD
Owner: MAYSHARK MARY-WALTON TRUST
View Value: \$ 42,000
Subject: MOUNTAINS/RIVER
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000015 000003 0006-1
Location: 13 WINQUIST RD
Owner: ZAWODNIAK, LEONARD J & ROBIN
View Value: \$ 42,000
Subject: FRANCONIA NOTCH
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/13/18	4401/0185	Q I	\$335,000
Current Assessment:				\$340,500



Map Lot Sub: 000015 000006 0004-3
Location: 6 MAXIES WAY
Owner: BEVERLY, KERRI L
View Value: \$ 42,000
Subject: MOUNTAINS/RIVER
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000017
Location: 22 NOTCHWAY RD
Owner: TAKAZAWA ANTHONY T REV TRUST
View Value: \$ 42,000
Subject: MOUNTAINS/RIVER
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000020
Location: NOTCHWAY RD
Owner: DEXTER SUSAN &
View Value: \$ 42,000
Subject: MTS GOLF COURSE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-1
Location: 18 RIVER VIEW DRIVE
Owner: RODY D EDWARD J
View Value: \$ 42,000
Subject: MOUNTAINS/RIVER
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-2
Location: 16 RIVER VIEW DRIVE
Owner: DAIGLE, SHIRLEY FAMILY REVOCAB
View Value: \$ 42,000
Subject: MOUNTAINS/RIVER
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-6
Location: 41 RIVENDELL WAY
Owner: POWERS MICHAEL K FAM TR (1/2)
View Value: \$ 42,000
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 07GL07
Location: 41 EDGEWATER LN
Owner: MACOMBER HAROLD, III
View Value: \$ 42,000
Subject: MTS GOLF COURSE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 08LS03
Location: 7 LINKSIDE DR
Owner: STEELE, RANDALL E
View Value: \$ 42,000
Subject: MTS GOLF COURSE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	02/15/19	4417/0110	Q I	\$465,000
Current Assessment:				\$466,000



Map Lot Sub: 000016 000006 000034
Location: BROAD/UHLMAN
Owner: UHLMAN FAMILY TRUST
View Value: \$ 42,000 CU
Subject: MOUNTAINS/PASTURE
Width: AVERAGE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:

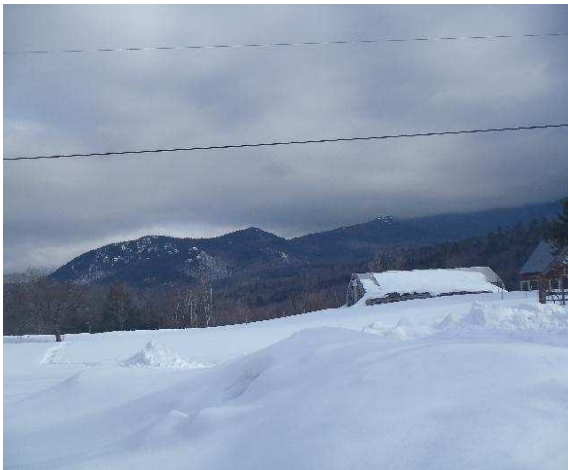


Map Lot Sub: 000017 000013 003-04
Location: 68 WELCH VIEW DR
Owner: ALI GATOR PROPERTIES LLC
View Value: \$ 42,000
Subject: WELCH-DICKEY
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/24/19	4444/0341	Q I	\$475,000
Current Assessment:				\$485,100



Map Lot Sub: 000018 000004 000004
Location: 141 SANDWICH NOTCH RD
Owner: PALMER JOHN R B
View Value: \$ 42,000
Subject: WELCH-DICKEY
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000004 0003-1
Location: 121 SANDWICH NOTCH RD
Owner: ROWE, JENNIFER NAN
View Value: \$ 42,000
Subject: WELCH-DICKEY
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000004 0003-2
Location: 115 SANDWICH NOTCH RD
Owner: SCRIMSHAW STEVEN W
View Value: \$ 42,000
Subject: WELCH-DICKEY
Width: AVERAGE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000011 000004
Location: 51 MT WOODLANDS RD
Owner: LANE WILLIAM E & SHARON
View Value: \$ 46,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000016 000001 0010-9
Location: 56 RIVENDELL WAY
Owner: 56 RIVENDELL WAY REALTY TRUST
View Value: \$ 47,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 90
Notes: SEAS/OBST



Map Lot Sub: 000018 000005 000002
Location: SANDWICH NOTCH RD
Owner: SCRIMSHAW CONSERVATION LAND T
View Value: \$ 47,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 90
Notes: PL'S



Map Lot Sub: 000012 000007 000004
Location: 23 LEDGEWAY
Owner: JL BOSCO CORP
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000012 000007 000055
Location: 168 LEE BROOK RD
Owner: HUMPHRIES MARGARET REVOCABLE
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 000034
Location: BANJO DR
Owner: HAGUE HOWARD J & MARGARET
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 000035
Location: 132 BANJO DR
Owner: MEDAGLIA FAMILY REVOCABLE TR
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000005 000022
Location: 655 UPPER MAD RIVER RD
Owner: FEATHER WILLIAM H III
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000014 0015-2
Location: 19 HORIZON DRIVE
Owner: HAGERTY/GERBER REVOCABLE TRU
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000014 015-H9
Location: 42 HORIZON DRIVE
Owner: DOORE, RICHARD J
View Value: \$ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/07/19	4431/593	Q I	\$445,000
Current Assessment:				\$439,900



Map Lot Sub: 000018 000002 000101
Location: 676 UPPER MAD RIVER RD
Owner: BOISVERT MICHAEL
View Value: \$ 50,000
Subject: MOUNTAINS/RIVER
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 95
Notes: PL'S



Map Lot Sub: 000006 000003 000002
Location: US RTE 3
Owner: STONE DAM FARM LLC
View Value: \$ 53,000 CU
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000009 000015
Location: 103 RIVER RUN RD
Owner: MCINTIRE KENNETH J
View Value: \$ 53,000
Subject: MOUNTAINS/RIVER
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000006 000009 000029
Location: NH RT 175
Owner: J & B NOMINEE REALTY TRUST
View Value: \$ 53,000 CU
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000009 000012
Location: 89 SULLIVAN DR
Owner: MAHONEY REALTY TRUST
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000008 000013 000010
Location: SULLIVAN DR
Owner: NEILAN DAVID M REALTY TRUST
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 0049-1
Location: 30 CRICKET HOLLOW PATH
Owner: BENTON KERRY
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000010 000003 0049-2
Location: CRICKET HOLLOW PATH
Owner: BENTON KERRY
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000015 000006 0004-2
Location: 42 REMINGTON RD
Owner: LAROCHELLE ROBERT J JR TRUST
View Value: \$ 53,000
Subject: MOUNTAINS/RIVER
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-3
Location: 10 RIVER VIEW DRIVE
Owner: HATCHER ROBERT V 2016 TRUST
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-4
Location: 6 RIVER VIEW DRIVE
Owner: BURCHILL, JOSEPH F
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-5
Location: 37 RIVENDELL WAY
Owner: ROBERGE JOHN
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000001 0010-8
Location: 52 RIVENDELL WAY
Owner: MARTIN, PAMELA A
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000016 000006 000033
Location: 132 UPPER MAD RIVER RD
Owner: PENDOLEY ROSALIE
View Value: \$ 53,000
Subject: MOUNTAINS/PASTURE
Width: WIDE
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000017 000013 003-09
Location: 86 WELCH VIEW DR
Owner: SZEKELY SEAN P
View Value: \$ 53,000
Subject: WELCH-DICKEY
Width: WIDE
Depth: TOP50%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000009 000010
Location: 65 RIVER RUN RD
Owner: GREEN LINDSAY C
View Value: \$ 57,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000011 000003
Location: 55 MT WOODLANDS RD
Owner: MCKIVERGAN JAMES B
View Value: \$ 57,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000007 000002 013-29
Location: JOSHUAS LN
Owner: DEMLER, JONATHAN R
View Value: \$ 57,000
Subject: MOUNTAINS/HILLS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000002 000005 000003
Location: 2871 NH RT 175
Owner: LANCELOTTA JOSEPH
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000002 000005 000006
Location: 2825 NH RT 175
Owner: BRADLEY FAMILY TRUST
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000010 000004
Location: 14 NOTCH VIEW RD
Owner: NEWMAN THOMAS R
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000010 000011
Location: 25 NOTCH VIEW RD
Owner: COLLINS FAMILY REV TRUST 2014
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000007 000002 000010
Location: 49 FOUR WHEEL DRIVE
Owner: WHERRY RICHARD V
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000006 000003
Location: 152 HASELTON RD
Owner: HARRISON CARTER H JR TRUST
View Value: \$ 60,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000009 000001 003-07
Location: 33 TRUE LANE
Owner: CARIGNAN GARY A SR
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000003 0023-1
Location: 1887 NH RT 175
Owner: MCCORMACK TRUST
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000008 000005
Location: 2860 US RTE 3
Owner: KERR WILLIAM J
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 000033
Location: 150 BANJO DR
Owner: DELEO WILLIAM & MYRA REV TRUST
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 000047
Location: 170 BANJO DR
Owner: ICKES, THOMAS R
View Value: \$ 60,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000017 000004 000009
Location: 79 SUGAR RUN RD
Owner: SYLVIA JAMES J
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000017 000014 000020
Location: 11 WEEPING BIRCHES LN
Owner: COLLAMORE, RICHARD
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100

Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/23/18	4355/0242	Q V	\$90,000
Current Assessment:				\$120,400



Map Lot Sub: 000017 000016 000007
Location: 89 SNOWOOD DR
Owner: DEJESUS, DAN
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100

Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	08/01/18	4379/0045	Q I	\$370,000
Current Assessment:				\$428,100



Map Lot Sub: 000006 000009 000020
Location: 2371 NH RT 175
Owner: WOODWORTH TRUST
View Value: \$ 63,000
Subject: FRANCONIA NOTCH
Width: AVERAGE
Depth: TOP75%
Distance: DISTANT
Condition: 100

Notes:



Map Lot Sub: 000007 000002 000024
Location: FOUR WHEEL DRIVE
Owner: PHILLIPS HEATHER V
View Value: \$ 63,000 CU
Subject: FRANCONIA NOTCH
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 80
Notes: OBST



Map Lot Sub: 000012 000001 000009
Location: 342 ORRIS RD
Owner: KEENE LANCE L
View Value: \$ 66,000
Subject: WELCH-DICKEY
Width: PANORAMIC
Depth: FULL100%
Distance: CLOSE
Condition: 100
Notes:



Map Lot Sub: 000007 000002 007-22
Location: WATERTHORN RD
Owner: EXTIN DEVELOPMENT LLC
View Value: \$ 68,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 90
Notes: ssnl obst



Map Lot Sub: 000017 000013 003-08
Location: 54 WELCH VIEW DR
Owner: SOUSA GEORGE & KIMBERLY
View Value: \$ 71,000
Subject: MOUNTAINS/HILLS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000010 000017
Location: 74 MT WOODLANDS RD
Owner: ANDREWS, DALE B
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000001 003-08
Location: 74 POINTE OF VIEW DR
Owner: THOMAS, TRAIRONG P
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	01/11/19	4412/0144	Q I	\$545,000
Current Assessment:				\$548,700



Map Lot Sub: 000012 000002 000004
Location: 150 WOODWINDS DR
Owner: HARRIS, KATHERINE
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000002 000007
Location: 112 WOODWINDS DR
Owner: MACINNES, TRAVIS L
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/05/18	4399/0463	Q I	\$410,000
Current Assessment:				\$376,300



Map Lot Sub: 000015 000001 000048
Location: 164 BANJO DR
Owner: BARON FAMILY REALTY TRUST
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000005 000005
Location: 40 WEST MEADOW RD
Owner: BROUWER JOHN
View Value: \$ 79,000
Subject: WELCH-DICKEY
Width: WIDE
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000003 000003 000009
Location: 13 YORK HILL DR
Owner: LOVE WINCHELL TRUSTEE FCDG
View Value: \$ 80,000
Subject: MOUNTAINS
Width: WIDE
Depth: FULL100%
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000007 000002 000018
Location: 37 FOUR WHEEL DRIVE
Owner: HOWE KENNETH
View Value: \$ 80,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: FULL100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000001 000102
Location: 717 UPPER MAD RIVER RD
Owner: BERWICK DONALD
View Value: \$ 94,000
Subject: MOUNTAINS
Width: PANORAMIC
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000005 000003
Location: 24 WEST MEADOW RD
Owner: SCRIMSHAW NORMAN & CYNTH TRUS
View Value: \$ 94,000
Subject: MOUNTAINS
Width: PANORAMIC
Depth: TOP75%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000001 050-11
Location: CENTENNIAL WAY
Owner: CENTENNIAL WAY, LLC
View Value: \$ 95,000
Subject: MOUNTAINS/HILLS
Width: WIDE
Depth: FULL100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000001 003-07
Location: 24 POINTE OF VIEW DR
Owner: POINTE OF VIEW TRUST
View Value: \$ 105,000
Subject: FRANCONIA NOTCH
Width: WIDE
Depth: FULL100%
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	08/30/19	4461/0796	Q I	\$377,533
Current Assessment:				\$328,800



Map Lot Sub: 000006 000011 000002
Location: 11 FOUR WHEEL DRIVE
Owner: BARONOUSKY ARTHUR G TRUST
View Value: \$ 125,000
Subject: MOUNTAINS
Width: PANORAMIC
Depth: FULL100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000010 000016 003-02

Location: 75 LUMBER DR

Owner: REID DONALD C

View Value: \$ 131,000

Subject: FRANCONIA NOTCH

Width: PANORAMIC

Depth: FULL100%

Distance: DISTANT

Condition: 100

Notes:

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 homes' 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 (000007 000003 000004)



B4 -- AVG-40 (000011 000003 001011)



B3 -- AVG-30 (000018 000009 000001)



B3 -- AVG-30 (000003 000003 000011)



B2 -- AVG-20 (000003 000005 000002)



B2 -- AVG-20 (000011 000001 000063)



B1 -- AVG-10 (000011 000001 000085)



B1 -- AVG-10 (000003 000007 000003)



B1 -- AVG-10 (000003 000002 000004)



B1 -- AVG-10 (000016 000007 0001CA)



A0 -- AVG (000002 000005 000003)



A0 -- AVG (000002 000006 000006)



A0 -- AVG (000003 000004 000001)



A0 -- AVG (000006 000009 000007)



A1 -- AVG+10 (000006 000009 000050)



A1 -- AVG+10 (000003 000004 000011)



A1 -- AVG+10 (000006 000005 000004)



A1 -- AVG+10 (000003 000002 000016)



A2 -- AVG+20 (000008 000009 000002)



A2 -- AVG+20 (000008 000009 000012)



A2 -- AVG+20 (000008 000014 000003)



A2 -- AVG+20 (000002 000001 000002)



A3 -- AVG+30 (000016 000001 0010-9)



A3 -- AVG+30 (000016 000001 08LS08)



A3 -- AVG+30 (000015 000001 000049)



A3 -- AVG+30 (000010 000001 005-16)



A3 -- AVG+30 (000010 000002 001-12)



A4 -- EXC (000016 000001 000012)



A4 -- EXC (000013 000007 000010)



A5 -- EXC+10 (000016 000001 000013)



A5 -- EXC+10 (000017 000005 000022)



A6 -- EXC+20 (000016 000001 000016)

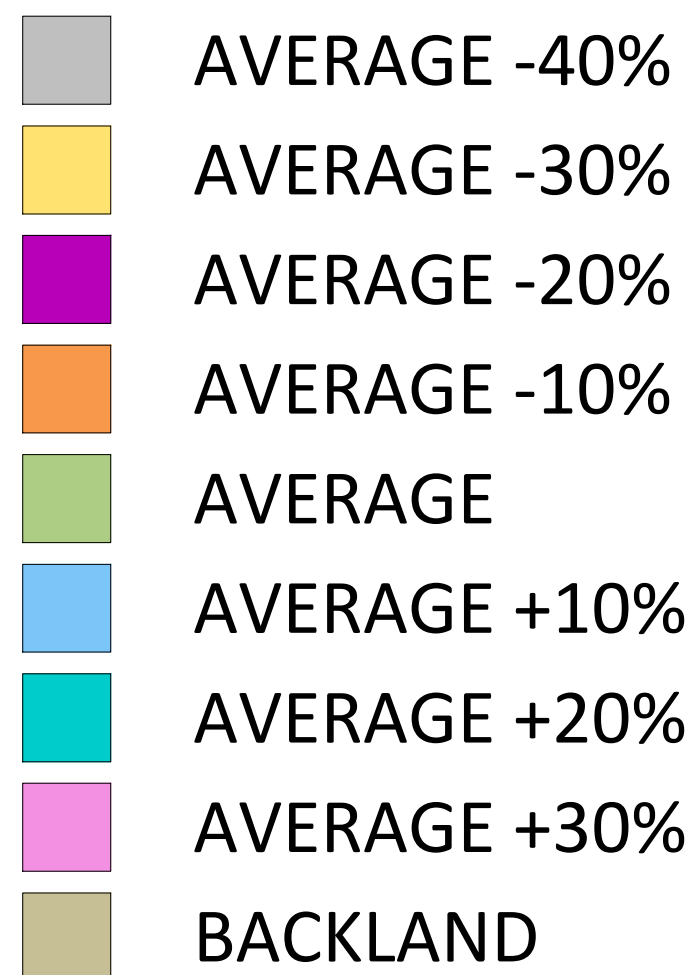
Town Of THORNTON

Grafton County
New Hampshire

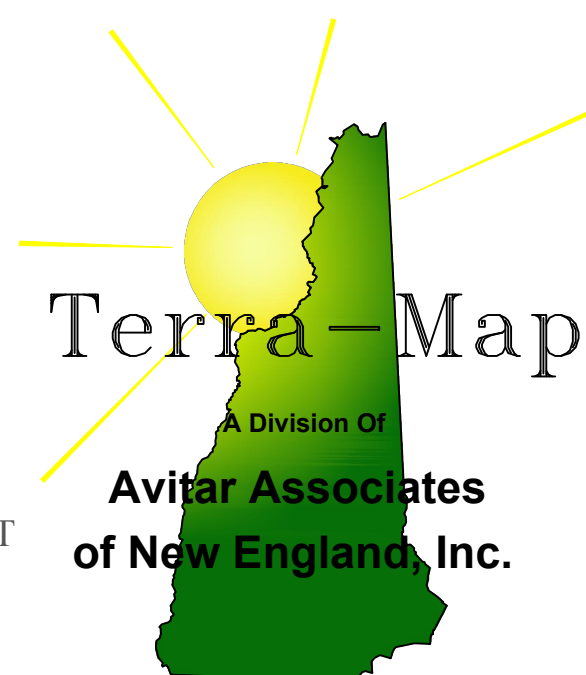
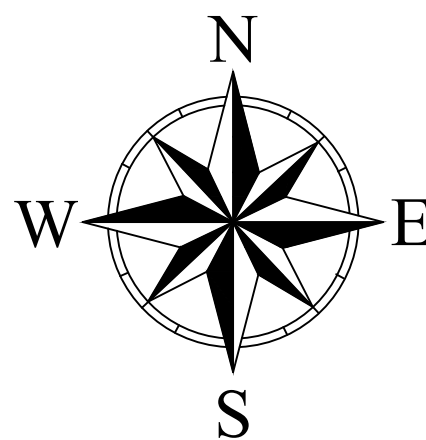
A NEIGHBORHOOD
AND
SALES MAP
2019

LEGEND

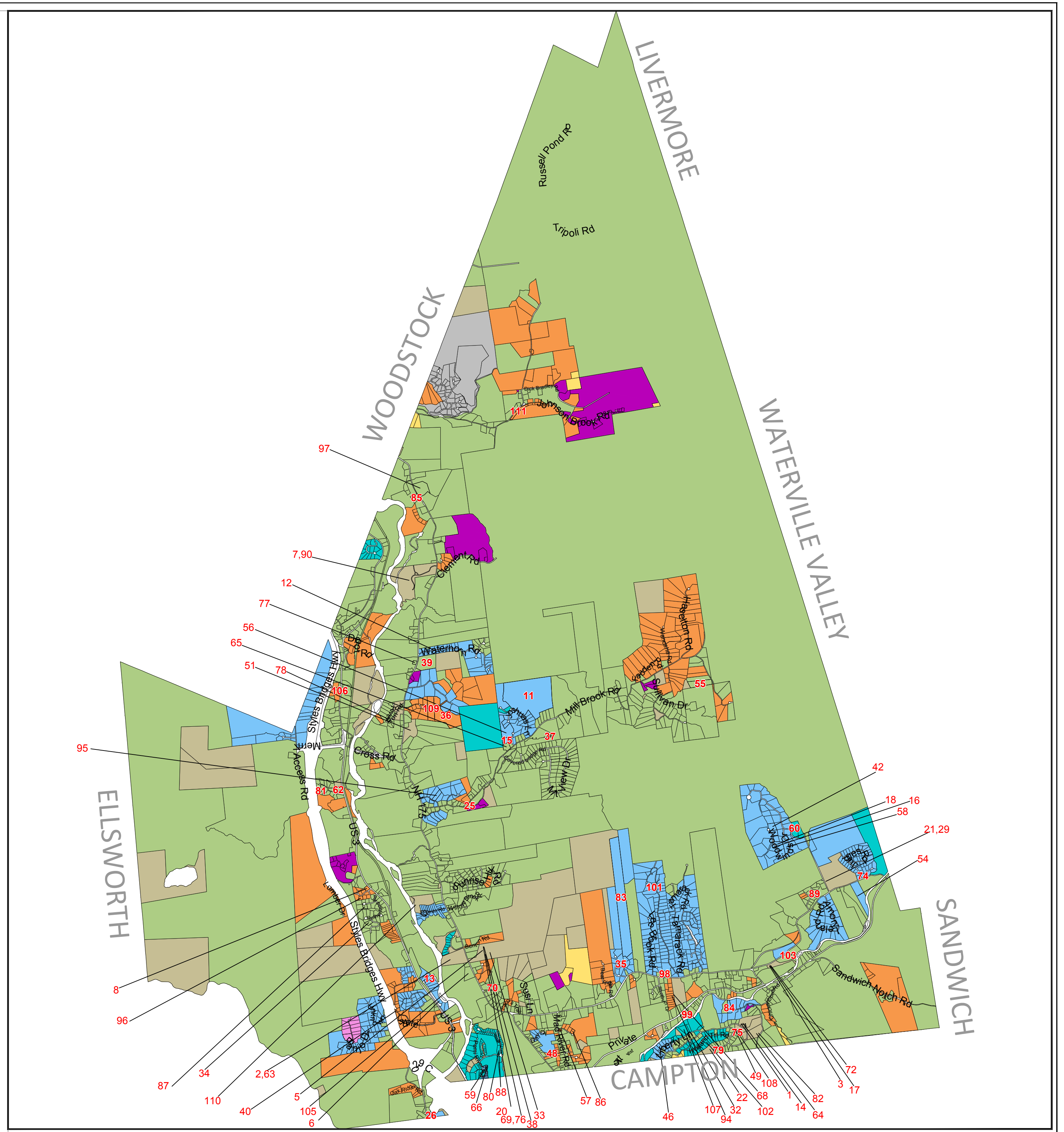
NEIGHBORHOODS



1-111 SALE ID #



Map information was taken from GRANIT
with some info added by Terra-Map.
Sale information was acquired from
Avitar.



SALE ID #	PID	DATED	BOOK	PAGE	QUAL	PRICE	GRANTOR
1	000017000014016B02	2018-10-01	4391	867	Q	\$ 270,000.00	WATERVILLE BIRCHES LLC
2	000016000001000206	2018-10-03	4392	464	Q	\$ 172,533.00	EPSTEIN ELEANOR
3	000017000008002-1F	2018-10-05	4392	881	Q	\$ 82,533.00	GAGNON DANA M
4	000017000014000049	2018-10-05	4392	931	Q	\$ 11,533.00	STOPAS JASON T
5	000011000001000227	2018-10-11	4394	179	Q	\$ 155,000.00	HARRINGTON PATRICK H III
6	0000150000060004-1	2018-10-17	4395	403	Q	\$ 460,000.00	MACERA STEPHEN
7	000006000009003528	2018-10-19	4395	895	Q	\$ 139,000.00	FOSTER CATHY M
8	000010000009000013	2018-10-22	4396	108	Q	\$ 151,200.00	DIEMAND SAMANTHA L
9	000017000017000017	2018-10-23	4396	447	Q	\$ 270,000.00	RICHARDSON RUPERT
10	000017000004000002	2018-10-26	4397	388	Q	\$ 227,000.00	CRYSTAL DOT REALTY LLC
11	000007000002013-28	2018-10-29	4397	814	Q	\$ 125,000.00	MOUNTAIN RIVER DEVELOPMENT LLC
12	000006000011000016	2018-10-30	4398	244	Q	\$ 180,000.00	HILL MARCIA A
13	0000150000060004-7	2018-10-31	4398	351	Q	\$ 100,000.00	ANDREOZZI JOSEPH IV JTWROS
14	000017000014016B04	2018-10-31	4398	417	Q	\$ 290,000.00	SWOPE GREGORY
15	000011000004000027	2018-11-01	4399	1	Q	\$ 268,000.00	DIAMOND M. INVESTMENTS, LLC
16	000012000001000017	2018-11-01	4398	717	Q	\$ 35,000.00	CHARRON STEVEN
17	000017000008002-1E	2018-11-02	4399	359	Q	\$ 87,000.00	SUDDARD BENJAMIN C
18	000013000002000007	2018-11-05	4399	463	Q	\$ 410,000.00	MATTICE 2014 REVOCABLE TRUST
19	000015000001000037	2018-11-05	4399	508	Q	\$ 310,000.00	LAUFENBERG JOSEPH W & LAURA A
20	000011000001000238	2018-11-05	4399	576	Q	\$ 158,000.00	ELLSEY JOSEPH
21	0000130000050004I6	2018-11-07	4400	136	Q	\$ 141,730.00	JACOBS SCOTT
22	0000170000170035-4	2018-11-07	4399	968	Q	\$ 138,000.00	LANAGAN JAMES B
23	000013000006000008	2018-11-08	4400	308	Q	\$ 50,000.00	PATON WILLIAM C
24	000011000001000136	2018-11-08	4400	295	Q	\$ 38,000.00	PENTA AMELIA A & VINCENT
25	000011000003000005	2018-11-13	4401	107	Q	\$ 125,000.00	TUTTLE RICHARD W
26	0000150000030006-1	2018-11-13	4401	185	Q	\$ 335,000.00	WINQUIST CARL A
27	000007000002007-04	2018-11-16	4402	64	Q	\$ 28,000.00	GALLANT JAMIE T
28	000017000014000042	2018-11-27	4403	454	Q	\$ 220,000.00	ZYLA IVAN P
29	0000130000050004I5	2018-11-29	4403	898	Q	\$ 125,000.00	MAD RIVER PROPERTIES LLC
30	000010000003000015	2018-12-03	4404	518	Q	\$ 313,000.00	BURKE WILLIAM J
31	000011000001000143	2018-12-03	4404	797	Q	\$ 171,000.00	KENDRICK, KATRINA
32	0000170000140039F3	2018-12-03	4404	369	Q	\$ 146,000.00	MEDEIROS, WAYNE & KATHY
33	000011000001000253	2018-12-04	4405	65	Q	\$ 145,000.00	WIJNEN-RIEMS FREDERIK R
34	000010000009000045	2018-12-04	4405	141	Q	\$ 202,133.00	LOCKE GREGG D
35	000017000001003-16	2018-12-11	4406	425	Q	\$ 28,000.00	DUBACH MARIA

36	000010000001003-08	2019-01-11	4412	144	Q	\$	545,000.00	FLEURY EDWARD L & PAULINE J
37	000011000001001736	2019-01-11	4411	994	Q	\$	181,533.00	DTE INVESTMENTS, LLC
38	000011000001000237	2019-01-15	4412	658	Q	\$	123,000.00	MCGRATH, GERALD & THIBEAULT, THOMAS
39	000006000011000021	2019-01-18	4413	4	Q	\$	87,000.00	LOYND, STEPHEN R
40	000015000004000071	2019-01-22	4413	392	Q	\$	18,000.00	GRAVEL CAROLYN & ALLAN
41	000017000001000009	2019-02-08	4415	861	Q	\$	222,533.00	MCNALLY JACQUELINE T
42	000012000002000005	2019-02-08	4415	837	Q	\$	34,500.00	BENNETT BRICE A
43	000013000002000003	2019-02-08	4415	837	Q	\$	34,500.00	BRICE A BENNET
44	000018000006000001	2019-02-12	4415	901	Q	\$	317,000.00	NAZZARO STEPHEN J
45	00001600000108LS03	2019-02-15	4417	110	Q	\$	465,000.00	MICHAUD ADRIENNE A
46	000017000014000047	2019-02-15	4417	149	Q	\$	279,933.00	GOLDBERG SHAYNE R
47	000013000007000015	2019-02-19	4417	296	Q	\$	310,000.00	FLIBOTTE JOSEPH & EILEEN
48	000016000004000030	2019-02-19	4417	433	Q	\$	179,000.00	BLAKE ANDY CLIFTON
49	000017000015004B06	2019-03-07	4419	887	Q	\$	128,000.00	NAGLE KATHLEEN
50	000011000001000077	2019-03-07	4419	966	Q	\$	202,500.00	RIBERDY RICHARD L & BONNIE
51	000010000001002-02	2019-03-15	4421	193	Q	\$	94,933.00	TAUTENHAN JEFFREY
52	000008000005000009	2019-03-20	4421	784	Q	\$	47,000.00	CURRAN WILLIAM
53	000015000004000021	2019-04-03	4424	865	Q	\$	165,000.00	MACDONALD, RICHARD
54	0000130000050004D2	2019-04-04	4425	81	Q	\$	129,000.00	PENSCO TRUST COMPANY CUSTODIAN FBO
55	000008000009000005	2019-04-05	4425	218	Q	\$	42,000.00	SMALTZ REALTY TRUST
56	000007000002013-35	2019-04-08	4425	730	Q	\$	50,000.00	MOUNTAIN RIVER DEVELOPMENT LLC
57	000016000006000012	2019-04-09	4425	938	Q	\$	252,000.00	GRINNELL FAMILY REVOCABLE TR
58	000013000002000009	2019-04-10	4426	84	Q	\$	35,333.00	ZAKARIA FAIZAH
59	00001600000108GS04	2019-04-12	4426	275	Q	\$	280,000.00	LEVESQUE STEPHEN P
60	000013000001000007	2019-04-15	4426	688	Q	\$	40,000.00	ROWAN PETER D
61	000011000001000022	2019-04-16	4427	180	Q	\$	149,000.00	PROEHL JEFFREY R
62	000010000011000020	2019-04-30	4429	486	Q	\$	505,000.00	LANGLOIS DEREK
63	000016000001000224	2019-05-02	4430	402	Q	\$	193,000.00	EDMONDS DANIEL R & BRITTANY M
64	000017000014015-H9	2019-05-07	4431	593	Q	\$	445,000.00	DORSEY, KEVIN T
65	000011000004000029	2019-05-07	4431	597	Q	\$	28,000.00	MOUNTAIN RIVER DEVELOPMENT LLC
66	00001600000108GS06	2019-05-09	4432	120	Q	\$	300,000.00	OLSON ERIC J
67	000016000006000015	2019-05-10	4432	656	Q	\$	135,000.00	UHLMAN LEROY PARKER II
68	000017000007003420	2019-05-10	4432	348	Q	\$	115,000.00	ZIOLKOWSKI MATTHEW
69	000011000001000266	2019-05-13	4432	903	Q	\$	138,000.00	PADYKULA, JOSEPH S
70	000016000007000009	2019-05-14	4433	234	Q	\$	172,933.00	ANDERSON ERIC R JR
71	000016000007000061	2019-05-14	4433	255	Q	\$	28,533.00	SANBORN GREGORY W

72	000017000008002-1E	2019-05-16	4433	894	Q	\$	90,000.00	HOGAN, MAE
73	000011000001000099	2019-05-20	4434	568	Q	\$	255,000.00	BARBANTI FAMILY TRUST
74	000013000006000022	2019-05-20	4434	407	Q	\$	320,000.00	MOSSO DAVID
75	000017000015000005	2019-05-22	4435	106	Q	\$	124,000.00	PETRIE PAUL E
76	000011000001000263	2019-05-28	4435	822	Q	\$	149,933.00	GUTIERREZ MOUNTAIN RIVER REALTY TRUST
77	000006000009000028	2019-05-29	4436	348	Q	\$	195,000.00	KERR ROBIN H FAMILY TRUST
78	000006000009001808	2019-05-29	4436	387	Q	\$	95,000.00	LIEMAN STEPHEN L TRUSTEE
79	000017000014000067	2019-05-29	4436	390	Q	\$	254,000.00	CAPUTO CHARLES M
80	00001600000107MD02	2019-06-04	4440	171	Q	\$	230,000.00	LIEBLER JOHN J
81	000010000011000012	2019-06-07	4440	968	Q	\$	167,500.00	MASSE ROGER P & SANDRA E
82	00001700001415-H10	2019-06-10	4441	153	Q	\$	450,000.00	WHITE MOUNTAIN ESCAPES LLC
83	000017000001000004	2019-06-18	4443	226	Q	\$	105,000.00	DUBACH FRANZ
84	000017000013003-04	2019-06-24	4444	341	Q	\$	475,000.00	BOHLIN RONALD
85	000002000005000007	2019-06-24	4444	519	Q	\$	195,000.00	AVERY DANNY R & ALISON F
86	0000160000060005-5	2019-06-24	4444	587	Q	\$	195,000.00	GANNETT EBEN M
87	000010000009000025	2019-06-24	4444	793	Q	\$	209,933.00	NELSON DANIEL
88	00001600000107MD05	2019-06-28	4446	391	Q	\$	215,000.00	MORGAN BRIAN F
89	000013000008000007	2019-06-28	4446	495	Q	\$	178,866.00	AKEY DEAN K
90	000006000009003535	2019-06-28	4446	475	Q	\$	145,000.00	SCANNELL WILLIAM J
91	000011000001000027	2019-07-06	4450	941	Q	\$	160,000.00	BALGACH, STEPHEN & JOANNA
92	000006000010000013	2019-07-11	4449	369	Q	\$	262,000.00	DAY, DOREEN MARIE
93	000010000001005-10	2019-07-12	4450	130	Q	\$	325,000.00	DOTY DANIEL C & ELIZABETH S
94	000017000007003403	2019-07-12	4450	108	Q	\$	109,000.00	REYES, GERALDINE P
95	000010000001005-15	2019-07-15	4450	703	Q	\$	255,000.00	JACKSON IRREVOCABLE TRUST
96	000010000009000007	2019-07-16	4450	828	Q	\$	249,500.00	WILLS STACEY
97	000002000004000006	2019-07-18	4451	631	Q	\$	194,000.00	BROWN DEBORAH C
98	000017000002000018	2019-07-22	4452	302	Q	\$	230,000.00	SPURLING JOHN E &
99	000017000019000024	2019-07-29	4453	395	Q	\$	495,000.00	HAARTZ, LUTHER W
100	000010000002001-09	2019-07-29	4453	667	Q	\$	264,000.00	JFF/SWF LLC
101	000012000007000040	2019-08-01	4454	521	Q	\$	21,500.00	CROSBY SCOTT E
102	000017000017000020	2019-08-05	4455	577	Q	\$	278,000.00	PERRY, DAVID M
103	000018000002000002	2019-08-06	4455	919	Q	\$	330,000.00	WHITNEY DAVID E
104	000016000007000072	2019-08-12	4457	26	Q	\$	190,000.00	PENSCO TRUST COMPANY, LLC
105	000016000001000414	2019-08-14	4457	528	Q	\$	38,000.00	ABRAHAM ANTHONY & MARILYN
106	000006000002000013	2019-08-14	4457	677	Q	\$	184,000.00	LAVERY EDDA ANN
107	000017000014004003	2019-08-19	4458	636	Q	\$	140,000.00	COLLAMORE RICHARD F JR

108	000017000015004B02	2019-08-30	4461	930	Q	\$	130,000.00	CHAUVIN CLAUDE C
109	000010000001003-07	2019-08-30	4461	796	Q	\$	377,533.00	ST LAURENT ROGER & CHRIS TRUST
110	000010000003002901	2019-08-30	4462	27	Q	\$	89,000.00	BODKINS HILL HANNAH
111	000003000005000004	2019-08-30	4461	769	Q	\$	15,000.00	BRADLEY RALPH