

*Avitar Associates of New England, Inc.*

*Municipal Services Company*

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# **Franconia, NH**

## **2016 CYCLICAL REVALUATION**

**April 1, 2016**

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





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**Manual V3.15**

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## **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 appraisal 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 1.C. Personnel & Qualifications.* Sources include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection card 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. *See Section 1.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 1<sup>st</sup>, (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 Revaluation Report is hereby provided to the Town of Franconia for an effective date of new values of 4/1/2016.

Avitar appraised all taxable property (fee simple) within the municipality according to NH Revised Statute 75:1 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 \$284,825,015.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## **RESUME' OF SUPERVISOR OR SIGNOR**

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

### **Experience:**

1999 - Present      Assessor, Avitar Associates of N.E., Inc., Chichester, NH  
Working as the field agent for Avitar in the northern country of New Hampshire. Handling: revaluations; new construction; abatements; defense of values (Milan, Carroll, Berlin) for various communities.

Coos County District 7, State Representative

1991 - Present Selectman/Assessor, Town of Milan, NH  
Various town government boards and committees.  
Worked closely with assessing consultant to maintain fair and equitable assessments in town.

1988 - Present      Vice President & Treasurer, Woodward Bus, Inc., Milan, NH  
Contracted with Milan and Dummer School Districts for the transportation of K-12 students.

1981 - 1985          Petty Officer 2<sup>nd</sup> Class, Machinery Technician, United States Coast Guard  
Cape Canaveral, Florida  
Coast Guardsman of the Quarter, Good Conduct Medal

### **Military:**

1981 - 1985          Petty Officer 2<sup>nd</sup> 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  
NH State Statutes  
Uniform Standards of Professional Appraisal Practice  
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, 2017

Given this day of January 29, 2013

  
Stephan W. Hamilton, Director



# ***SECTION 1***

## **B. CONTRACT & SCOPE OF WORK**



## REVALUATION/UPDATE AGREEMENT

SUBJECT: 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.

**Franconia, 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 Franconia
1.2 Address of Municipality:	P.O. Box 900 / 421 Main Street Franconia, NH 03580
1.3 Contact Email:	selectmen@franconianh.org
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone & Fax Numbers:	(603) 823-5237 Fax 823-5581
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 10/1/2016 with assessments as of 4/1/2016.

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 Standard 6 Report which includes the data collection on 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 approval 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 its best efforts and that of its 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 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 **\$42,800** dollars, in manner and form as follows:

To be billed in 12 equal monthly payments of **\$3,566.66 /month** as specified in the previously executed 5 year general assessors agreement.

**3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY**

**3.1 Development of Unit Costs:**

**3.1.1** The Company shall use Marshall & Swift Cost Manual as a basis to develop the costs of residential, commercial and industrial construction in the area and 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. Before using such unit 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.

**3.2 Collection of Property Data - No Measure & Listing Except Sales Properties Used in the Preliminary Sales Analysis**

**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 UPSAP 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 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 shall be delivered to the Municipal Assessing Officials prior to the notification to taxpayers of preliminary values. Final market analysis will be printed and provided to the Municipal Assessing Officials as part of the USPAP 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 **3** 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 follow closely the most recent edition of Uniform Standards of Appraisal Practice (USPAP) Standard 6. 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 any schedules 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 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 3<sup>rd</sup> and 4<sup>th</sup> 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 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 schedules described in section 3.2. 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 OF 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 prevailing rate will be charged (currently \$125/hr), the services of an expert may be required and the charge shall be **\$1,500** 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 1<sup>st</sup> 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 provided in subparagraph 2.6, 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 1,317 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 \$55 per parcel/tract. In the event of missing utility parcels, the additional cost is \$1,500 per utility property.



12. ADDENDUMS AND APPENDIXES

- No measure & list except sales properties used in the preliminary sales analysis.
- 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 products. This will be communicated in writing to the municipality as soon as it becomes known.

## Agreement Execution

\*Bond Required by Town Please Check One & Initial: Yes  No

Additional Cost of \$1,700

New Total, If Bond Required \$44,500

Total Number of Parcels 1,317

In the presence of:

Municipality of: Franconia, N.H.

Sally L. Small  
Witness

By: [Signature]  
[Signature]  
[Signature]  
Board of Selectmen

Date: 11-17-15

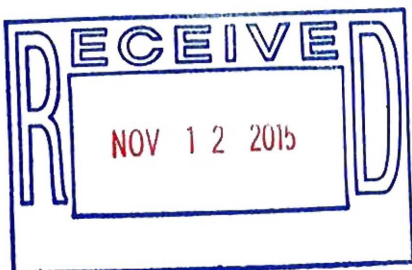
In the presence of:

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

[Signature]  
Witness

By: [Signature]  
Loren J. Martin, President of Assessing Operations  
or Gary J. Roberge, CEO

Date: 11-17-15



## **AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT**

<b><u>ID</u></b>	<b><u>EMPLOYEE</u></b>	<b><u>AVITAR POSITION</u></b>	<b><u>NH DRA CERTIFICATION</u></b>
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
JR	Jonathan Rice	Assessor	Certified Property Assessor
KC	Kerry Connor	Assessor Assistant	Certified Property Assessor Assistant
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
ER	Evan Roberge	Assessor Assistant	Certified Property Assessor Assistant
AD	Adam Denoncour	Assessor Assistant	Certified Building Measurer & Lister
JD	Jaron Downes	Building Data Collector	Certified Building Measurer & Lister

# ***SECTION 1***

## **C. PERSONNEL & QUALIFICATIONS**



**PERSONNEL WHO CONTRIBUTED  
TO THIS PROJECT**

<b><u>ID</u></b>	<b><u>EMPLOYEE</u></b>	<b><u>AVITAR POSITION</u></b>	<b><u>NH DRA CERTIFICATION</u></b>
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
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
ER	Evan Roberge	Assessor Assistant	Certified Property Assessor Assistant

DRA certification can be verified online at the State of NH DRA website at [www.nh.gov/revenue](http://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 (No data collection was part of this update)**

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 who 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 CNT	STORY HEIGHT
MAP:	LOT:	SUBLOT:	CARD #	OF	OWNER	ROOF STYLE	EXT WALLS CNT	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		
						IRREGULAR	PREFIN MTL					
						MANSARD	STN ON MASN			BEDROOMS	#	
						SALT BOX	VINYL SIDING			BATHROOMS		
						SHED	WD SHINGLE			FIXTURES		
						WOOD TRUSS	INTERIOR WALLS			EXTRA KIT		
							AVG FOR USE			FIREPLACE(S)		
							DRYWALL			AC %		
						ROOF COVER	MINIMUM			GENERATOR		
						ASBEST PNL	PLASTERED			QUALITY EST		
						ASBEST SHNG	PL YWD PANEL			B4-AVG-40		
						ASPHALT	WALL BOARD			B3-AVG-30		
						CLAYTILE	WOODLOG			B2-AVG-20		
						COOR COMP				B1-AVG-10		
						HI QUAL COMP	FLOORING			A0-AVG		
						METALTN	CARPET			A1-AVG+10		
						PREFAB MTL	CONCRETE			A2-AVG+20		
						ROLLED/COMP	HARD TILE			A3-AVG+30		
						RUBBER MEM	HARDWOOD			A4-EXC		
						SLATE	LINOMINL			A5-EXC+10		
						STANDING SEAM	MIN PL YWD			A6-EXC+20		
						TARGRAVEL	PARQUET			A7-EXC+40		
						WD SHINGLE	PERGOLAMIN			A8-EXC+60		
							PINESOFT WD			A9-LUXURIOUS		
						EXT WALLS	HEAT FUEL			AA-SPECIAL USE		
						ABOVE AVG	ELECTRIC			CNCL WALLFRMHEIGHT		
						ALUM SIDING	GAS			MASONRY		
						ASBEST SHNG	OIL			REINCONCRETE		
						ASPHALT	SOLAR			SPECIAL		
						AVERAGE	WOOD/COAL			STEEL		
						BELOW AVG						
						BOARD/GATTEN	HEAT TYPE			WOOD		
						BRK ON MASNRY	CERAMIC ORTZ			YEAR BUILT		
						BRK VENEER	CONVECTION			AGE CONDITION EST		
						CB STUCCO	FA DUCTED			A E F G P VP VG		
						CEDAR/REWD	FA NO DUCTED			BLDG DEPRECIATION		
						CEMENT CLPBR	HEAT PUMP			PHYSICAL		
						CLAPBOARD	HOT WATER			FUNCTION		
						CONN OR BLK	NONE			ECONOMIC		
						DECOR BLK	RAD ELEC			TEMPORARY		
						GLASS/THERMO	RAD WTR					
						LOGS	STEAM					
						MASONITE	WALL/FLR FURN			BASE RATE CODE		

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 JDRL" 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 3<sup>rd</sup> 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.

## **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

### **Building Site & Land Topography Description**

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

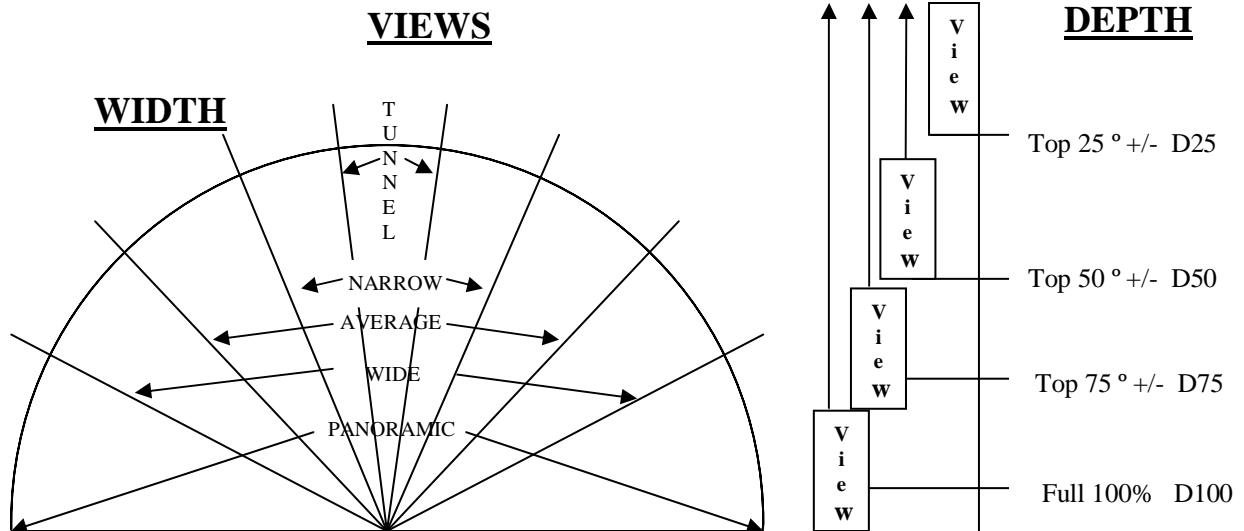
### Topography

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

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

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

Road Gravel/Dirt; Paved; Undeveloped.



**SUBJECT \***

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

**DISTANCE**

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

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

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

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

## LISTING THE PROPERTY

### Building Style & Normal Story Height

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

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



## **Story Height Explanation (See Story Height Examples)**

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

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

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

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

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

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

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

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

- ATF\*** ATTIC FINISHED - Access is through permanent stairs, normally no more than 25% of the total floor area and has 6 foot ceiling height.
- ATU** ATTIC UNFINISHED - No interior finish. (Same as above)
- BMF\*** BASEMENT FINISHED - Below grade and meets at least three of these four criteria: finished floors, finished walls, finished ceilings and heat.
- BMG** BASEMENT GARAGE - Generally sectioned off from the rest of the basement.
- BMU** BASEMENT UNFINISHED - Known as cellar and is below grade.
- COF** COMMERCIAL OFFICE - Refers to office area in commercial buildings not built for offices, such as factories and warehouses.
- CRL** CRAWL - Basement having 5' or less headroom.
- CPT** CARPORT - A roofed structure generally with 1 or 2 walls and attached to the main structure.
- CTH** Cathedral ceiling area, this is where the ceiling height is greater than 12 feet.
- DEK** DECK - An open deck or entrance landing with no roof.
- ENT** ENTRANCE - Entrance Landing with no roof, 3x3 and larger, normally unable to place a chair and sit.
- EPF** ENCLOSED PORCH - Typically unheated & uninsulated area. May have small heater, 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.



## 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.

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

## *ROOF STRUCTURES*

<b>FLAT ROOF:</b>	Flat, no pitch to any direction.
<b>SHED ROOF:</b>	Single direction sloping.
<b>GABLE:</b>	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.

**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.

**GEOHERMAL HEAT:** Listed as electric under heat fuel and heat pump under heat type.

**CERAMIC QUARTZ:** Is generally an electric ceiling mounted unit heater often found in commercial garages.

**WALL/FLOOR FURNACE:** A single unit typically fired by gas or oil and typically found in old mobile homes, camps or garages. Generally, requires no electric.

### **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.

<b>HARD TILES:</b>	Quarry, ceramic tiles or polished stamped concrete. This also includes commercial grade vinyl tiles as seen in some schools and grocery stores.
<b>LINOLEUM/VINYL:</b>	Refers to all forms of linoleum type products of various designs and shapes. Typically sold in rolls or sheets.
<b>PINE OR SOFTWOODS:</b>	Pine or softwood boards covering floor area.
<b>HARDWOOD:</b>	Generally oak, cherry, maple, birch, bamboo or ash woods.
<b>PERGO/LAMINATE:</b>	A laminate wood look floor that is very durable. Often goes by brand name Pergo.
<b>PARQUET FLOORING:</b>	Refers to a surface made of small pieces of hardwood, solids and veneers in various patterns and designs.
<b>CARPET:</b>	Wall to wall carpet of good grade, usually found over the subfloor material, but occasionally covering other floor covers as a replacement.
<b>AVERAGE FOR USE:</b>	Is generally used for commercial/industrial buildings to describe the floor as being normal for this type of structure and use.

### ***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

### ***GENERATORS***

Number of units found. Notes on size and model should be made. This option to assess as part of the building characteristic is available; however, it may or may not be implemented in this community.

### ***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. This option to assess as part of the building characteristic is available; however, it may or may not be implemented in this community.

### ***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.

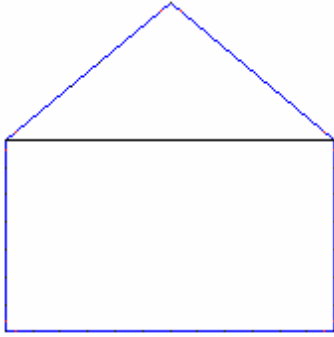
**DECK** - Deck refers to platforms that are not attached to the primary building. Some decks will be attached to the above ground pools.

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.

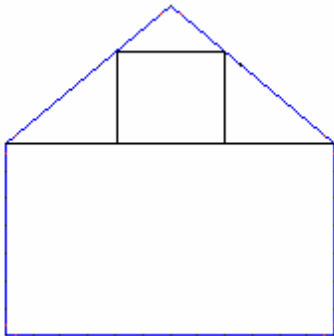
All XFOB's not picked up should be noted.

## STORY HEIGHT EXAMPLES



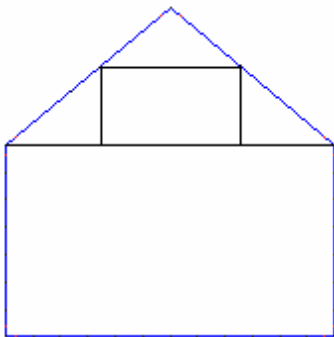
### **1 STORY FRAME**

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



### **1 STORY FRAME & ATTIC**

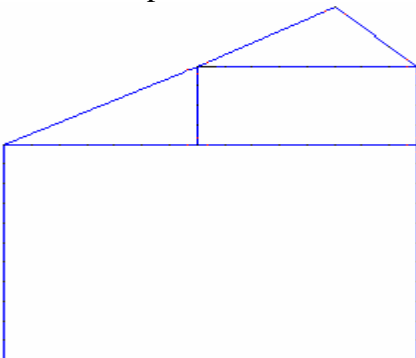
Mixture of Ranch & Cape Cod Style. Camps, Cottages & Mixtures. Low headroom. Only about 25% of the first floor space has 6' headroom on the upper floor. Could be noted as 1 story dwelling or a 1-1/2 story dwelling dependent upon market information.



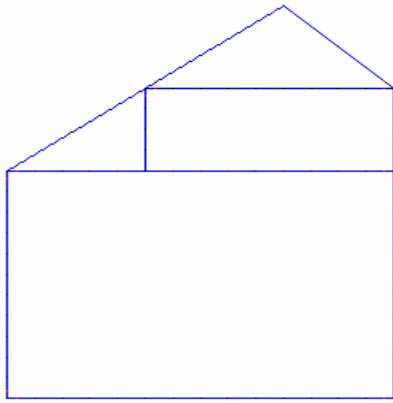
Example A

### **1-1/2 STORY FRAME**

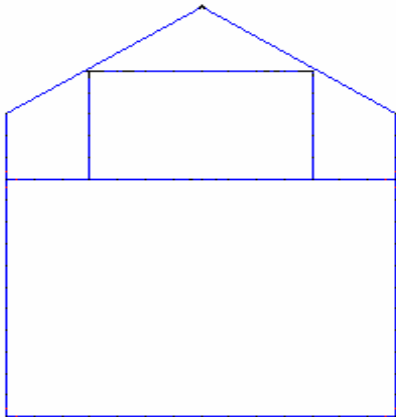
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered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



Example B



Example A

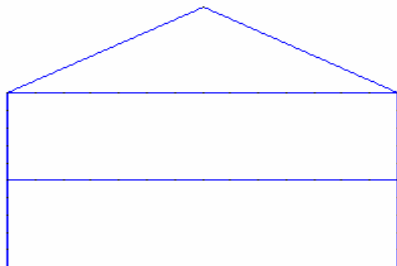


Example B

### **1-3/4 STORY FRAME**

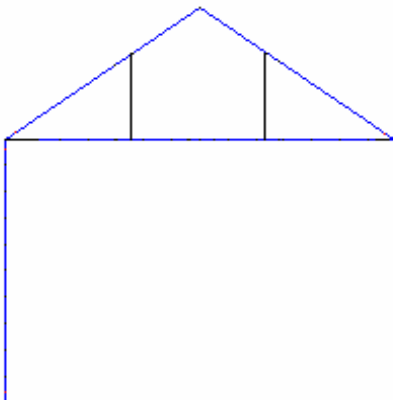
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.

*See Example A & B Left*



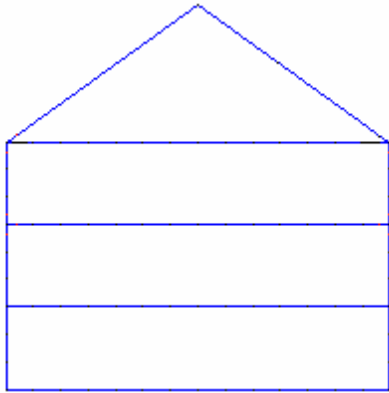
### **2 STORY FRAME**

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.



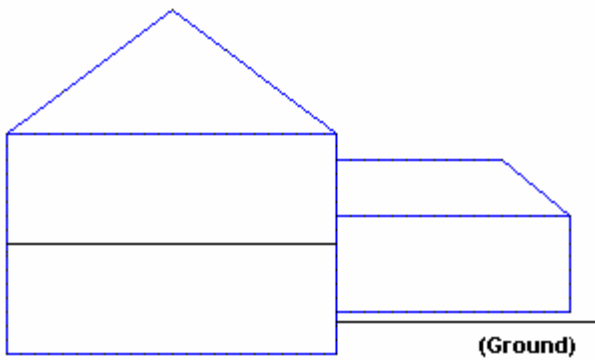
### **2 STORY FRAME & ATTIC**

Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3<sup>rd</sup> floor attic area.

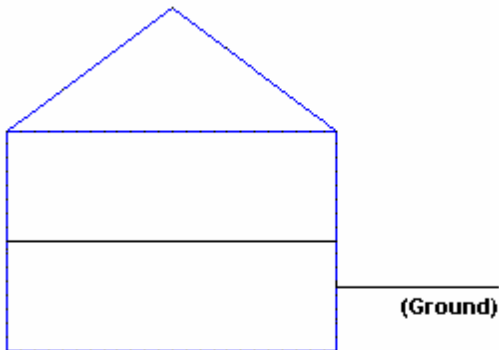


### 3 STORY FRAME

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.



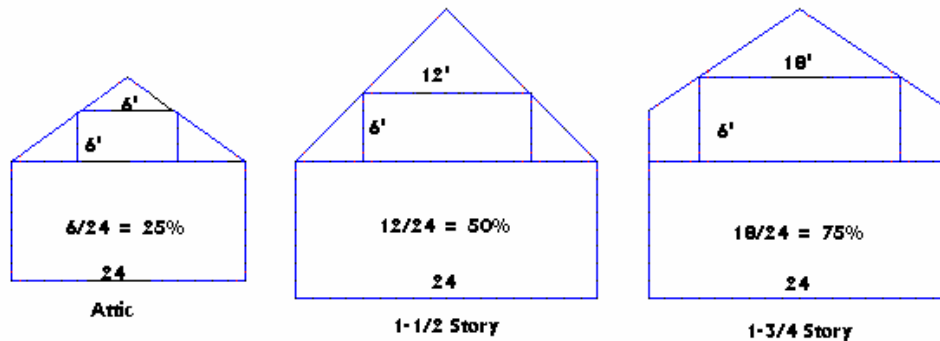
**SPLIT ENTRY** - one story Ranch Style Home  
½ of lower floor foundation exposed.



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.

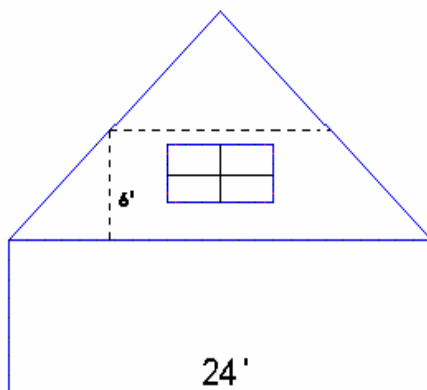
Example: Method 1



- 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 x 2 = 12 (12' total non livable space)  
 24 - 12 = 12 (12' total living space)  
 12 / 24 = 50% = Half Story

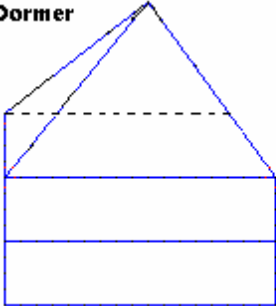
\*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

**Dormers**

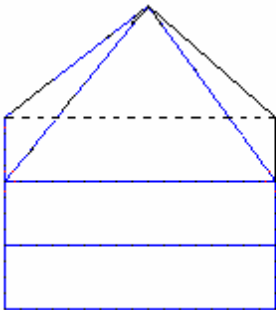
Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

**EXAMPLES:**

**Dormer**



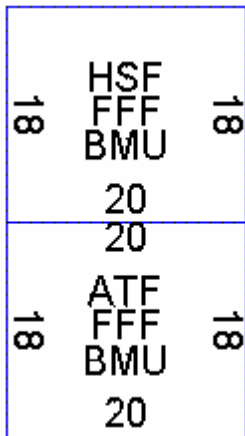
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

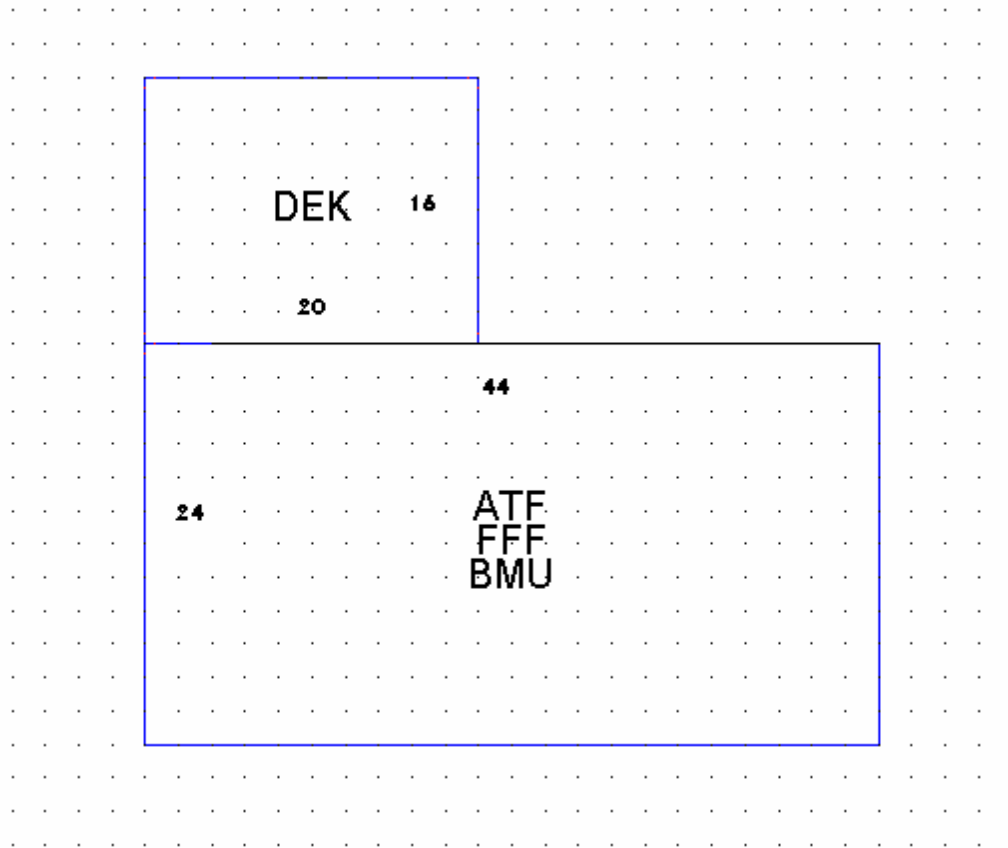


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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.

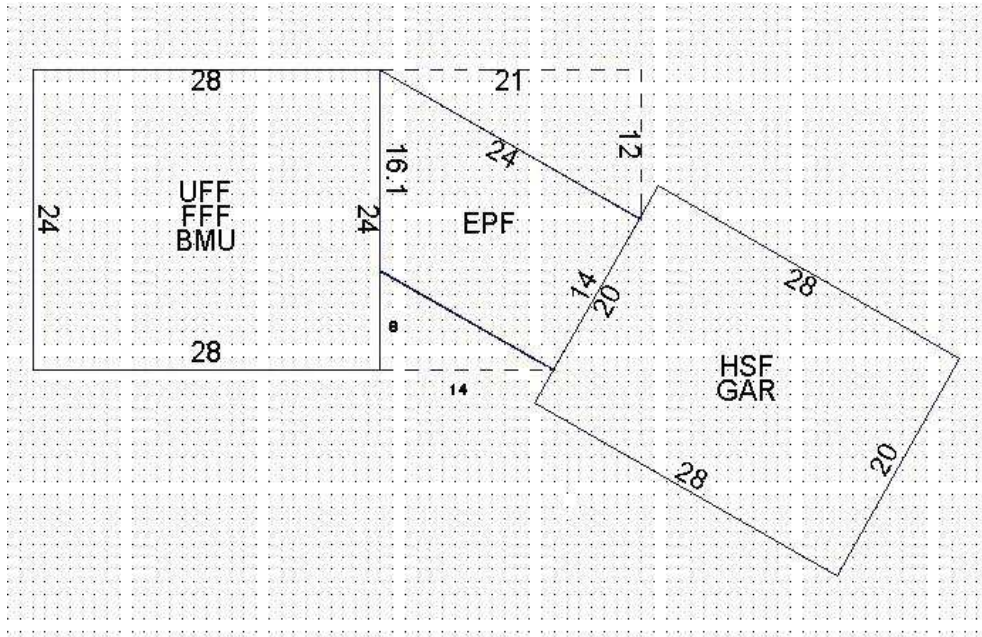
Represents dormer addition





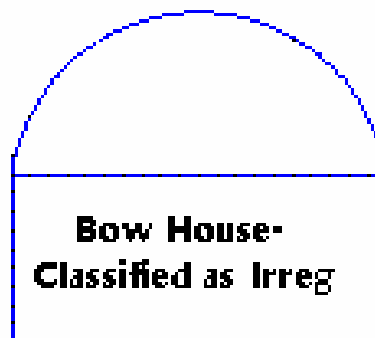
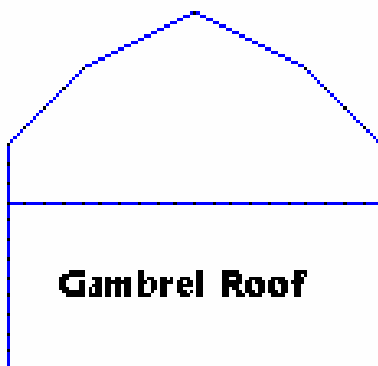
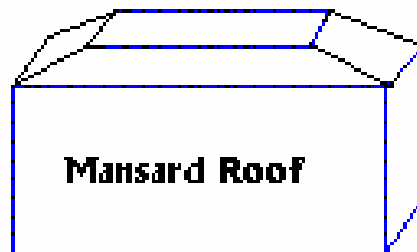
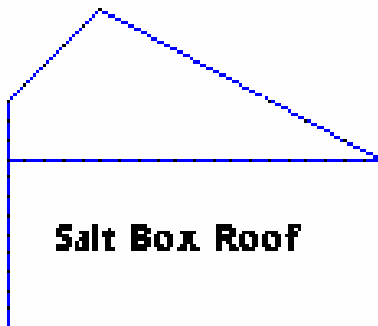
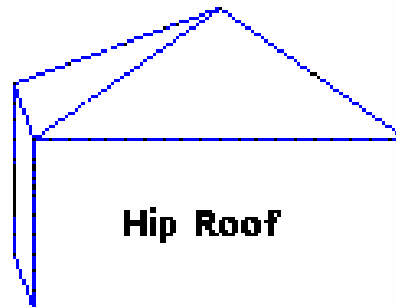
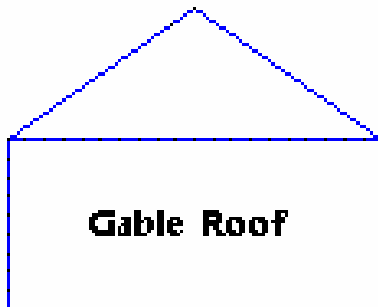
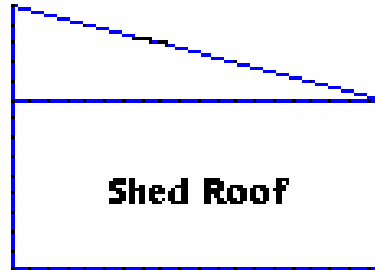
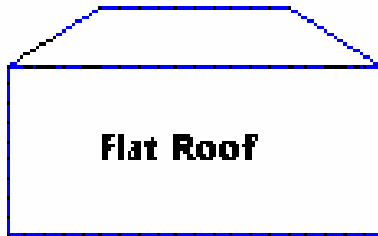
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

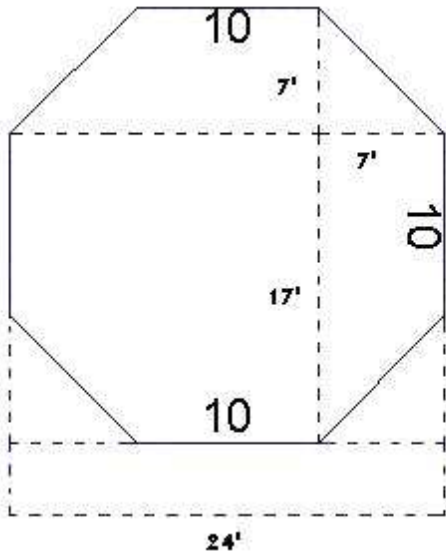
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



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 &amp; 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 or USPAP Standard 6. 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 2015

Overall Median Assessment to Sales Ratio:	<u>106.2</u>
Coefficient of Dispersion:	<u>12.8</u>
Price Related Differential:	<u>1.04</u>

	<u>Ratio</u>	<u>COD</u>
Residential Land Only Sales:	<u>141.2</u>	<u>49.40</u>
Residential Land & Building Sales:	<u>106.2</u>	<u>12.8</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. TELECOMMUNICATIONS &  
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 3<sup>rd</sup> 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. It is a mixture of the cost and sales 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.

# 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, 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.



## **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.

The following pages will define the local zoning as provided by the municipality, as in effect for the assessment date of April 1<sup>st</sup>, the year of this valuation process.

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

Zones:

Residential A	5 Acre Minimum, 200 Front Feet
Residential B	3 Acre Minimum, 150 Front Feet
Business A	1 Acre Minimum, 80 Front Feet
Business B	2 Acre Minimum, 150 Front Feet

# C. Town Parcel Breakdown

## Franconia Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	275	\$ 17,246,100
RESIDENTIAL LAND ONLY WITH CURRENT USE:	137	\$ 1,924,214
RESIDENTIAL LAND & BUILDING (not including current use):	622	\$ 186,451,500
Median: \$ 266,750		
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	82	\$ 33,895,990
MANUFACTURED HOUSING ON OWN LAND:	3	\$ 393,500
MANUFACTURED HOUSING ON LAND OF ANOTHER:	35	\$ 936,600
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	22	\$ 6,518,218
COMMERCIAL/INDUST. LAND ONLY (not including current use):	8	\$ 1,538,400
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	45	\$ 27,020,200
COMMERCIAL/INDUST. WITH CURRENT USE:	4	\$ 3,660,293
UTILITY:	3	\$ 5,240,000
TOTAL TAXABLE:	1236	\$ 284,825,015
TOTAL EXEMPT/NONTAXABLE:	80	\$ 53,536,600
TOTAL NUMBER OF PARCELS:	1316	
(TOTAL NUMBER OF CARDS):	1392	
PROPERTIES WITH VIEWS (included above):	477	
PROPERTIES WITH WATER FRONTAGE (included above):	121	
DRA CERTIFICATION YEAR:	2016	

## D. Time Trending

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

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

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

The following is a summary of our sales ratio studies for 2012, 2013, and 2014:

<u>Sales Analysis Results</u>	<u>Year</u>	<u>Median Ratio</u>	<u>Year</u>	<u>Median Ratio</u>
	2013	1.098	2014	1.035
	2014	1.035	2015	1.014
	2015	1.014	2016	1.000

To determine the trend factor for 2014 using the sales analysis, we took the difference between the 2013 and 2014 ratios (-0.063), divided that number by the 2013 ratio of 1.098 which resulted in a negative trend factor of 5.74% or 0.48% per month.

To determine the trend factor for 2015 using the sales analysis, we took the difference between the 2014 and 2015 ratios (-.021), divided that number by the 2014 ratio of 1.035 which resulted in a negative trend factor of 2.03% or .17% per month.

To determine the trend factor for 2016 using the sales analysis, we took the difference between the 2015 and 2016 ratios (-.014), divided that number by the 2015 ratio of 1.014 which resulted in a negative trend factor of 1.38% or .12% per month.

The average of this analysis suggests a negative 0.25% per month trend.

### DRA Equalization Ratio Study

<u>Year</u>	<u>Median Ratio</u>
2013	106.8%
2014	109.2%
2015	106.2%

To determine the trend factor for 2014 using the DRA figures, we took the difference between the 2013 and 2014 ratios (-2.4), divided that number by the 2013 ratio of 106.8% which resulted in a negative trend factor of 2.25% or .19% per month.

To determine the trend factor for 2015 using the DRA figures, we took the difference between the 2014 and 2015 ratios (-3) divided that number by the 2014 ratio of 109.2% which resulted in a negative trend factor of 2.75% or .23% per month.

We also analyzed 2016 qualified sales through 4/1/2016; however, as this analysis reflected only a portion of 2016, the DRA ratio for the entire year doesn't exist.

The average of this analysis suggests a negative trend of 0.21% per month trend.

### Summary

The conclusion of this analysis suggests the market has depreciated year after year, but may be slowing. The DRA results also included some supplemental sales in 2013 and 2014 which may have skewed the results slightly. As such and relying more heavily on our 2014 to 2015 sales ratio results, we determined that no time trend was needed.

## **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 is then compared to a cost manual, like Marshall & Swift and/or local contractor information to determine the local building square foot cost.

*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. Telecommunications & Utilities Valuation

### 1. Telecommunication

#### 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.) If no data provided, pole count will be estimated as follows: Linear feet of roads ÷ 175, 60% joint ownership and 40% good. RCN of average poles is \$1,100.
- e.) Methodology, # poles x replacement cost x % ownership x % good = valuation.  
(% ownership, example-if 1,000 poles are in use and 500 are 100% owned and 500 are 50% (= 250 poles whole poles.) Total whole poles = 750 or 75% ownership)  
(% good is the average age times 2.5% per year based on 40 years life & 80% maximum depreciation, deducted from 100.) (ie) 30 years @ 2.5% per year = 75% depreciation, 100 - 75 = 25% good

### 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, Requardt & 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

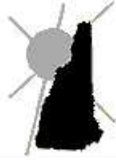
2009 Base Year Index = 553

$150,000 \div 2.33 = 64,377.68 \times 5.53 = \$356,008.57$  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.



*Avitar Associates of New England, Inc.*

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*Municipal Services Company*

**PUBLIC UTILITY  
ASSESSMENT REPORT  
For  
Town of Franconia  
2016**

**New England Power  
PSNH dba Eversource  
NE Power formerly Liberty Utilities**

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

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September 1, 2016

**Town of Franconia  
Board of Selectmen  
P.O. Box 900  
421 Main Street  
Franconia, NH 03580**

**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 4/1/2016, as well as pertinent facts resulting in this opinion.

I have relied upon the data provided by New England Power, PSNH dba Eversource & New England Power formerly Liberty Utilities 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.

New England Power

PSNH dba Eversource

New England Power formerly Liberty Utilities

## **Fair Market Value**

Property taxes in New Hampshire are based on a property's full and true value in money which the NH courts and NH Board of Tax & Land Appeals have determined to be fair market value.

The most commonly used and accepted definition for Fair Market Value is:

The most probable price which a property would bring in an open and competitive market, with reasonable exposure, the buyer and seller each acting prudently and knowledgeably and neither affected by undue stress, stimulus or outside forces. Implicit in this definition, are the following:

1. Buyer and seller are typically motivated.
2. Both are well informed and acting in their best interest.
3. A reasonable time is allowed for exposure in the market.
4. No outside forces exist to buy or sell or otherwise control the sale or sales price.
5. Price is paid in terms of cash unaffected by special or creative financing.

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.

## **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. 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, 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.

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 New England Power, PSNH dba Eversource & New England Power formerly Liberty Utilities 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 New England Power, PSNH dba Eversource & New England Power formerly Liberty Utilities 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 New England Power, PSNH dba Eversource & New England Power formerly Liberty Utilities 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	4.4 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%

Although this is a regulated utility, it also received a protection, if not a guaranteed 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, means the company carries a zero value for that item, despite it still being in use and earning income. This is the reason “Netbook” is such a low 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 4/1/2016**

**New England Power - \$86,800**

**PSNH dba Eversource - \$5,119,000**

**New England Power formerly Liberty Utilities - \$11,500**

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: FRANCONIA - NEP 2016

UTILITY VALUATION YEAR: 2016

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
<b>E354 TRANS, TOWERS &amp; FIXTURES</b>	<b>\$ 54,993</b>	<b>\$ 406,412</b>	<b>%0.786335</b>	<b>\$ 86,836</b>

**GRAND TOTALS FOR FRANCONIA - NEP 2016:**

**\$ 54,993**

**\$ 406,412**

**\$ 86,800\***

\* Value Rounded To Nearest Hundred



OWNER INFORMATION		SALES HISTORY	
Date	Book Page Type	Price	Grantor
NEW ENGLAND POWER CO. PROPERTY TAX DEPARTMENT 40 SYLVAN ROAD WALTHAM, MA 02451-2286			

LISTING HISTORY		NOTES	
10/07/09	DWVL	UTILITY	CONTACT: ELAINE URBEC 781-907-2286
01/29/09	INSP		MARKED FOR INSPECTION
04/01/94	GCS		

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVTAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
ELECTUTIL	100			868.00	100	86,800		
						<b>86,800</b>		

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2014	\$ 0	\$ 69,600	\$ 0
	Parcel Total: \$ 69,600		
2015	\$ 0	\$ 69,600	\$ 0
	Parcel Total: \$ 69,600		
2016	\$ 0	\$ 86,800	\$ 0
	Parcel Total: \$ 86,800		

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 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

NEW ENGLAND POWER CO.  
PROPERTY TAX DEPARTMENT  
40 SYLVAN ROAD  
WALTHAM, MA 02451-2286

District Percentage

PERMITS

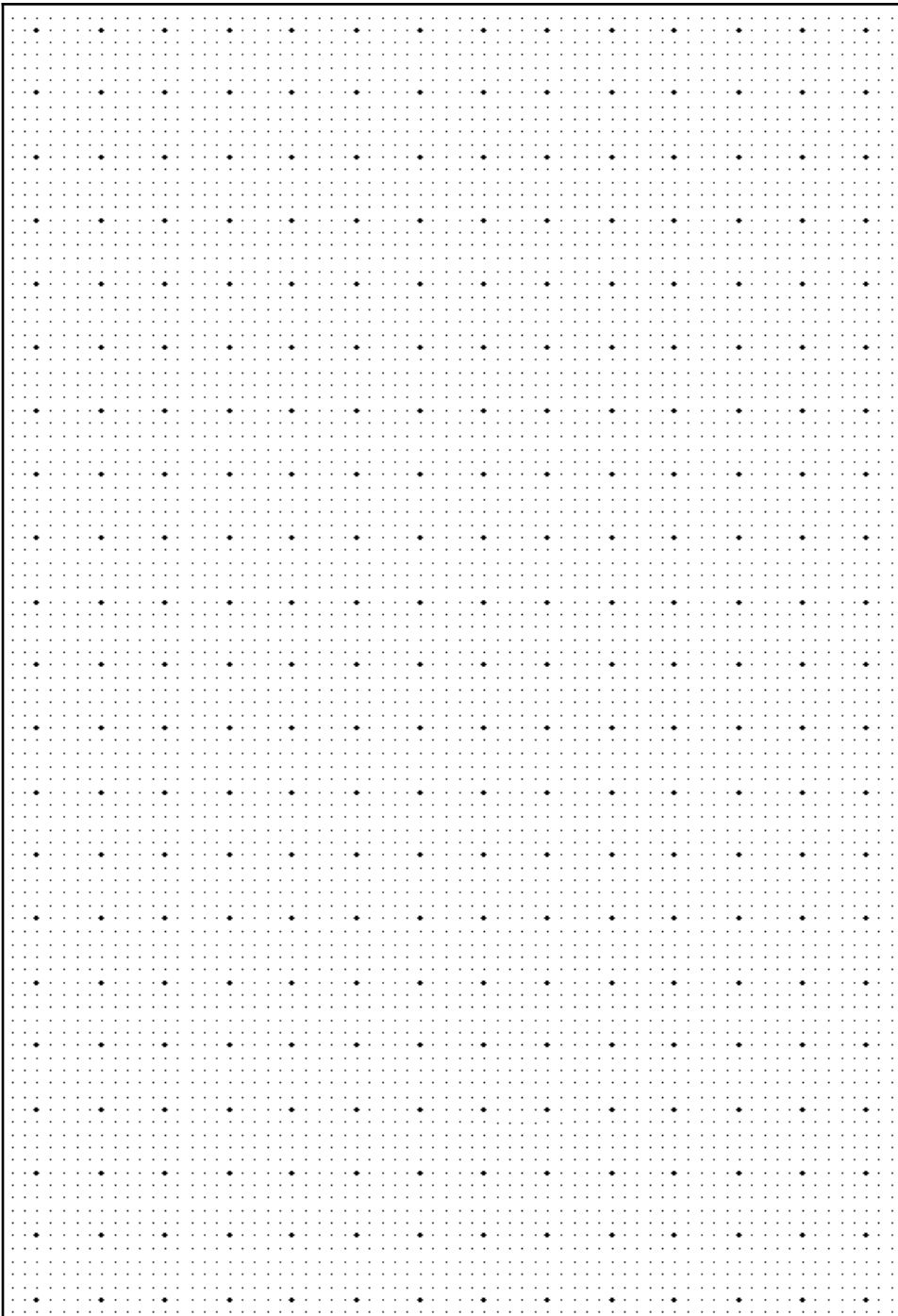
Date Permit ID Permit Type Notes

Model:  
Roof:  
Ext:  
Int:  
Floor:  
Heat:  
Bedrooms:  
Baths:  
Extra Kitchens:  
A/C:  
Quality:  
Com. Wall:  
Stories:  
Fixtures:  
Fireplaces:  
Generators:  
Base Type:

BUILDING SUB AREA DETAILS

2016 BASE YEAR BUILDING VALUATION

Year Built:  
Condition For Age:  
Physical:  
Functional:  
Economic:  
Temporary:



AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: FRANCONIA - NEP (FORMERLY GSE) 2016

UTILITY VALUATION YEAR: 2016

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
<b>E353 TRANS, STATION EQUIPMENT</b>	<b>\$ 10,458</b>	<b>\$ 14,389</b>	<i>%0.202516</i>	<b>\$ 11,475</b>

**GRAND TOTALS FOR FRANCONIA - NEP (FORMERLY GSE) 2016:**

**\$ 10,458**

**\$ 14,389**

**\$ 11,500\***

\* Value Rounded To Nearest Hundred





**OWNER INFORMATION**  
**NEW ENGLAND POWER CO.**  
 FORMERLY LIBERTY ELECTRIC (GSE)  
 PROPERTY TAX DEPARTMENT  
 40 SYLVAN ROAD  
 WALTHAM, MA 02451-2286

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor

**NOTES**

**LISTING HISTORY**

**EXTRA FEATURES VALUATION**

**MUNICIPAL SOFTWARE BY AVTAR**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
MICRODISH	1			11,500.00	100	11,500	
						<b>11,500</b>	

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 0	\$ 11,000	\$ 0
		Parcel Total: \$ 11,000	
2015	\$ 0	\$ 11,000	\$ 0
		Parcel Total: \$ 11,000	
2016	\$ 0	\$ 11,500	\$ 0
		Parcel Total: \$ 11,500	

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 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

NEW ENGLAND POWER CO.  
FORMERLY LIBERTY ELECTRIC (GSE)  
PROPERTY TAX DEPARTMENT  
40 SYLVAN ROAD  
WALTHAM, MA 02451-2286

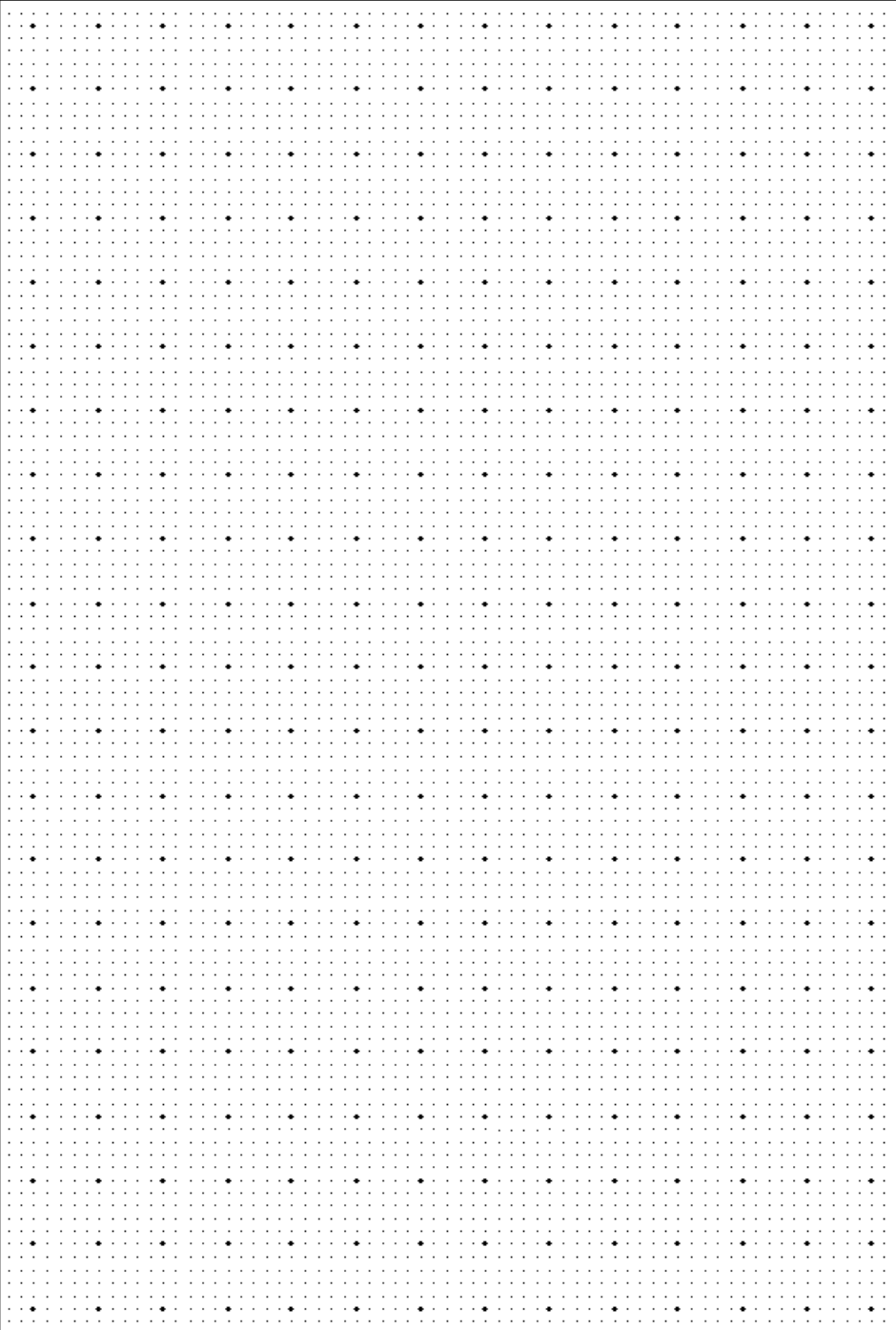
District Percentage

PERMITS

Date Permit ID Permit Type Notes

Model:  
Roof:  
Ext:  
Int:  
Floor:  
Heat:  
Bedrooms:  
Baths:  
Extra Kitchens:  
A/C:  
Quality:  
Com. Wall:  
Stories:  
Fixtures:  
Fireplaces:  
Generators:  
Base Type:

BUILDING SUB AREA DETAILS



2016 BASE YEAR BUILDING VALUATION

Year Built:  
Condition For Age:  
Physical:  
Functional:  
Economic:  
Temporary:

%  
%

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: FRANCONIA-EVERSOURCE-16

UTILITY VALUATION YEAR: 2016

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E356 TRANS, OVER CONDUCT & DE	\$ 2,444	\$ 2,265	%0.157616	\$ 1,908
E364 DISTR, POLES, TOWERS & FXT	\$ 653,154	\$ 1,843,465	%0.602886	\$ 732,066
E365 DISTR, OVER CONDUCT & DE	\$ 1,515,980	\$ 4,524,906	%0.542727	\$ 2,069,116
E366 DISTR, UNDERGRND CONDUIT	\$ 40,474	\$ 81,786	%0.381532	\$ 50,582
E367 DISTR, UNDER COND & DEVIC	\$ 615,088	\$ 1,262,607	%0.313556	\$ 866,709
E368 DISTR, PAD TRANSFORMERS	\$ 559,316	\$ 559,316	%0.000000	\$ 559,316
E369 DISTR, SERVICES OVER&UND	\$ 483,382	\$ 748,467	%0.306508	\$ 519,056
E370 DISTR, METERS INSTALLED	\$ 212,166	\$ 212,166	%0.000000	\$ 212,166
E373 DISTR, STR LIGHTS OVERHD	\$ 82,987	\$ 257,686	%0.660944	\$ 87,370
E400 UNCLASSIFIED CONSTRUCTIO	\$ 20,758	\$ 20,758	%0.000000	\$ 20,758

GRAND TOTALS FOR FRANCONIA-EVERSOURCE-16:

\$ 4,185,749                      \$ 9,513,422                      \$ 5,119,000\*

\* Value Rounded To Nearest Hundred



OWNER INFORMATION		SALES HISTORY	
Date	Book Page Type	Price	Grantor
<b>PUBLIC SERVICE CO. OF N.H.</b> DBA EVERSOURCE TAX ACCOUNTING PO BOX 270 HARTFORD, CT 06141-0270			

LISTING HISTORY	NOTES
10/14/10 DWVL 09/16/10 INSP 04/01/94 GCS	MARKED FOR INSPECTION  COST LESS DEPPE BASED ON REPORT OF INVENTORY PROVIDED BY PSNH. FULL REPORT IN FILE.

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
PSNH SYSTM	10		100	511,900.00	100	5,119,000
R/W	3,000		100	7.58	100	22,740
						<b>5,141,700</b>

MUNICIPAL SOFTWARE BY AVTAR			
Year	Building	Features	Land
2014	\$ 0	\$ 3,524,500	\$ 0
		Parcel Total: \$ 3,524,500	
2015	\$ 0	\$ 3,524,500	\$ 0
		Parcel Total: \$ 3,524,500	
2016	\$ 0	\$ 5,141,700	\$ 0
		Parcel Total: \$ 5,141,700	

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 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 CO. OF NH.  
DBA EVERSOURCE  
TAX ACCOUNTING  
PO BOX 270  
HARTFORD, CT 06141-0270

District Percentage

PERMITS

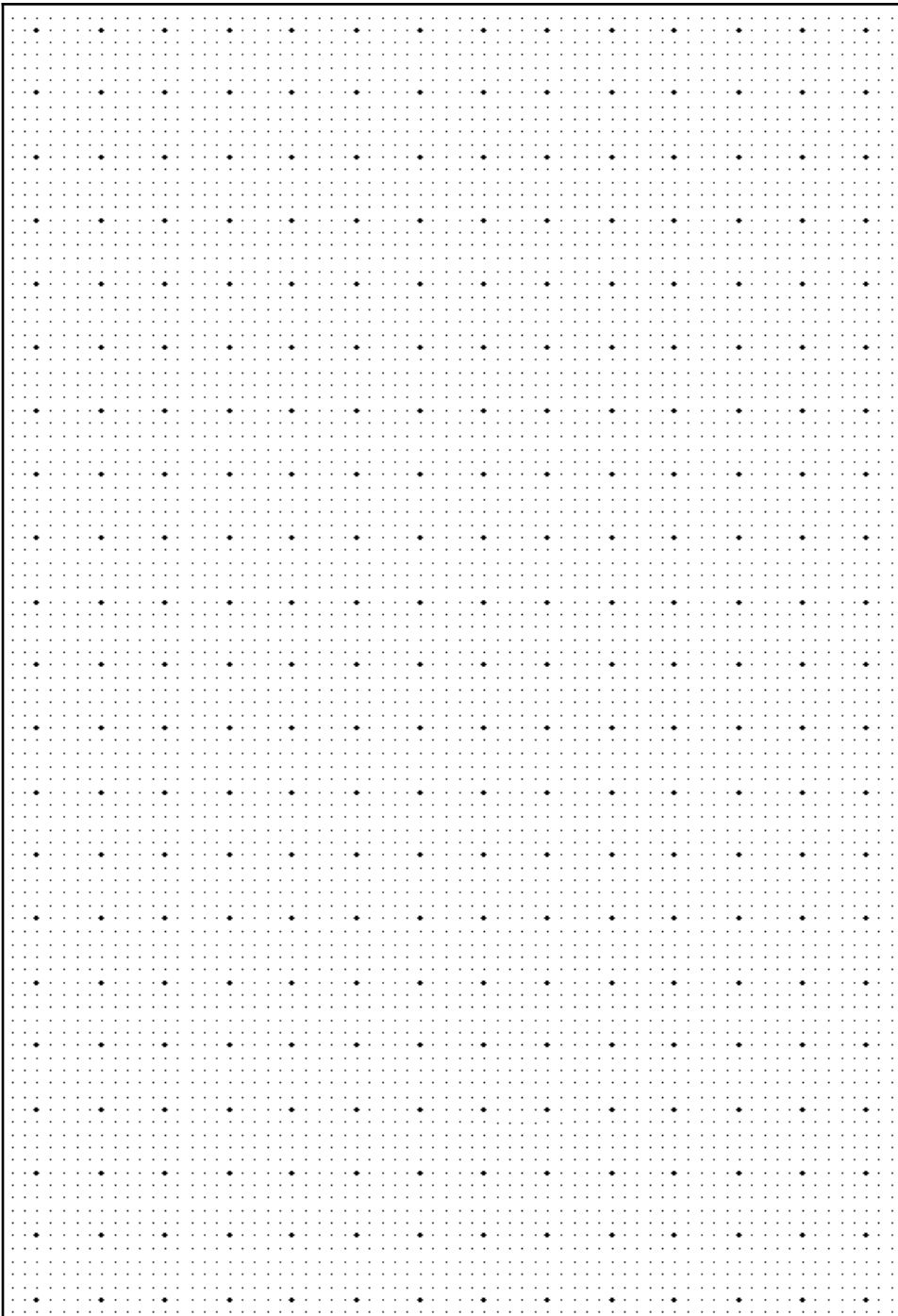
Date Permit ID Permit Type Notes

Model:  
Roof:  
Ext:  
Int:  
Floor:  
Heat:  
Bedrooms:  
Baths:  
Extra Kitchens:  
A/C:  
Quality:  
Com. Wall:  
Stories:  
Fixtures:  
Fireplaces:  
Generators:  
Base Type:

BUILDING SUB AREA DETAILS

2016 BASE YEAR BUILDING VALUATION

Year Built:  
Condition For Age:  
Physical:  
Functional:  
Economic:  
Temporary:



# ***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	
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**

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.

## **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**

<b><u>SUB AREA</u></b> <b><u>IDS</u></b>		<b><u>ACTUAL</u></b> <b><u>AREAS</u></b>	<b><u>COST FACTOR</u></b> <b><u>ADJUSTMENT</u></b>	<b><u>EFFECTIVE</u></b> <b><u>AREA</u></b>
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
<b>TOTAL AREAS GROSS</b>	=	<b>3,576</b>	<b>EFFECTIVE =</b>	<b>2,281</b>

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.

## **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.

## 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%
<b>Good</b>	<b>28%</b>
Excellent	14%

### EXAMPLE - For the 200 year old home in good condition

Building Value	=	129,900
Depreciation	=	x 28%
Depreciation Value	=	- 36,372
<hr/>		
<b>Depreciated Bldg. Value =</b>		<b>93,528</b>
- OR -		
Building Value	=	129,900
% Condition Good	=	x 72%
<b>Depreciated Bldg. Value =</b>		<b>93,528</b>

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 1<sup>st</sup> 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

<u># Acres</u>	<u>Value</u>
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***

## **CAMA APPRAISAL REVIEW CARD**

### **ABBREVIATIONS, SAMPLES & DEFINITIONS**

**Notices may not be exact copies**





OWNER INFORMATION		SALES HISTORY			
Date	Book	Page	Type	Price	Grantor
12/30/2011	5276	0789	U 138		SCHULTE, FRANCIS ANDRE
					(8)

LISTING HISTORY		NOTES		
05/06/15	ERVM	LIGHT GREY; BMU - 50% DIRT; VERY OLD; DNV UFF P/HM OWNR; 4/12		
04/04/12	GRPM	SHED; 5/15- 5 NEW WINS & NEW SIDING ON 2 SIDES OF 17X17; NO OTHER		
04/06/05	GRUM	CHANGES;		
05/13/00	BHRL			
08/27/96	EST			
				(7)

EXTRA FEATURES VALUATION (9)							MUNICIPAL SOFTWARE BY AVTAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000				
SHED-WOOD	80	8 x 10	260	7.00	100	1,456				
						<b>4,500</b>				

LAND VALUATION (11)										
Year	Building	Features	Land							
2014	\$ 254,600	\$ 4,500	\$ 320,600							
			Parcel Total:	\$ 579,700						
2015	\$ 254,600	\$ 4,500	\$ 320,600							
			Parcel Total:	\$ 579,700						
2016	\$ 254,600	\$ 4,500	\$ 320,600							
			Parcel Total:	\$ 579,700						

LAND VALUATION (11)														
Zone:	MU MIXED USE	Minimum Acreage:	0.46	Minimum Frontage:	100									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes	
IF RES	0.160 ac	337,500	E	100	100	100	100	95 -- MILD	100	320,600	0	320,600		
											<b>0.160 ac</b>	<b>320,600</b>	<b>320,600</b>	

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

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.

Map: 000013

Lot: 000016

Sub: 000000

Card: 1 of 1

1 MAIN STREET

ANYTOWN

Printed: 8/19/2016



PICTURE

OWNER  
DOW, JOHN  
1 MAIN STREET  
ANYTOWN, NH 03123

OWNER

TAXABLE DISTRICTS

District	Percentage
(2)	(3)

PERMITS (5)

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 2 STORY COLONIAL  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CLAP BOARD  
 Int: PLASTERED  
 Floor: PINE/SOFT WD/LINOLEUM OR SIM  
 Heat: OIL/STEAM  
 Bedrooms: 4 Baths: 2.0  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A6 EXC+20  
 Com. Wall:  
 Size Adj: 1.0408 Base Rate: RSA 86,000  
 Bidg. Rate: 1,5187  
 Sq. Foot Cost: \$ 130.61

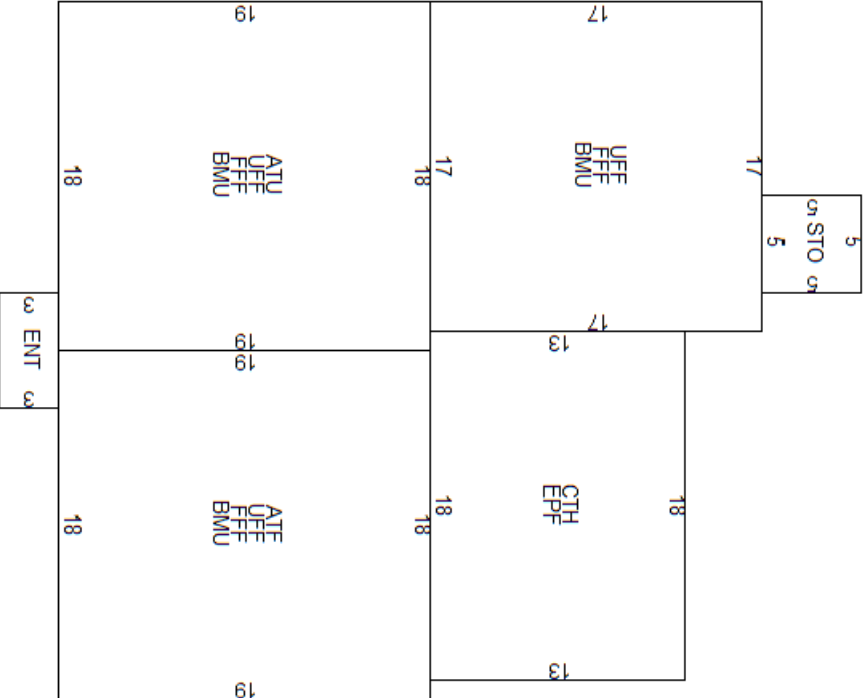
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	25	0.25	6
UFF	UPPER FLR FIN	973	1.00	973
FFF	FST FLR FIN	973	1.00	973
CTH	CATHEDRAL	234	0.10	23
BMU	BSMNT	973	0.15	146
ATF	ATTIC FINISHED	342	0.25	86
ATU	ATTIC	342	0.10	34
ENT	ENTRY LANDING	18	0.10	2
EPF	ENCLOSED	234	0.70	164
		4,114		2,407

(7)

2011 BASE YEAR BUILDING VALUATION (8)

Market Cost New: \$ 314,378  
 Year Built: 1850  
 Condition For Age: VERY GOOD 19 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 19 %  
 Building Value: \$ 254,600



(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,



<b>GENERAL</b>	
<b>COMMONLY USED ABBREVIATIONS</b>	

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 1, 2016**

**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, 4/12/16 thru Thursday, 4/14/16 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  
123 Main Street  
Anytown, NH 03123

DOW, JOHN  
1 MAIN STREET  
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

## NOTICE OF PRELIMINARY ASSESSMENT VALUES

**May 9, 2016**

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](http://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 **603-555-5555 starting on Mon, 5/16/16 thru, Thurs, 5/19/16 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  
P.O. Box 2  
Anytown, NH 03123

DOW, JOHN  
1 MAIN STREET  
ANYTOWN, NH 03123

Map Lot Sub : 000001 000001 000001

**June 24, 2016**

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).

**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.

**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.

**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 Income:** (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.

**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”.

**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.

**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.

**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 4/1/2016.

Sales that occurred between 4/1/15 and 9/1/16 were used.

Total Number of Qualified Sales Used 46 sales were used.

## **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.

**Franconia 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	
1.239	000014	000026	000000	02	0.51	R1	E	RSA	D	\$234,933	\$291,000	I	Q	JOHNSON, PAUL	\$320,700
									2,938		04/03/2015				
0.936	000014	000043	000039	02	0.00	R1	E	MHS	A	\$36,000	\$33,700	I	Q	BOYD REVOC TRUST, MARC	\$36,300
									817		04/27/2015				
1.023	000031	000042	000000	01	3.00	R1	E	RSA	D	\$459,000	\$469,600	I	Q	SIMMONS, RICHARD D.	\$432,500
									2,808		05/18/2015				
1.118	000006	000013	000000	02	15.52	R1	F	RSA	C	\$224,000	\$250,500	I	Q	TOMBARELLI, STEPHEN D.	\$267,900
									1,757		05/22/2015				
1.044	000008	000029	000000	02	2.22	R1	I	RSA	D	\$611,000	\$637,800	I	Q	WALKER 91 REV TRUST, C	\$634,300
									4,991		06/22/2015				
1.013	000016	000023	000000	01	3.27	R1	G	RSA	C	\$540,000	\$547,200	I	Q	PFUHL, PAUL H.	\$607,900
									4,399		06/29/2015				
1.001	000014	000021	000016	02	0.00	R1	E	RCT	D	\$152,000	\$152,100	I	Q	BARROWS, JOSEPH E.	\$171,700
									1,835		06/30/2015				
1.103	000029	000023	000000	01	2.48	R1	E			\$33,000	\$36,400	V	Q	MARQUIS, JOSEPH R.	\$63,400
											07/02/2015				
0.983	000005	000041	000000	02	17.43	R1	F	RSA	A	\$406,654	\$399,700	I	Q	GRIFFIN REVOC TRST, FRE	\$511,300
									3,477		07/15/2015				
0.981	000008	00001A	000005	02	1.70	R1	I	RSA	C	\$500,000	\$490,400	I	Q	WHILES, ROBERT D	\$441,200
									2,732		07/31/2015				
1.067	000024	000034	000000	01	3.20	R1	E	RSA	A	\$248,000	\$264,500	I	Q	WILLIAMS JR., SAMUEL	\$263,400
									2,158		07/31/2015				
0.958	000028	000073	000000	02	0.53	R1	K	RSA	A	\$265,000	\$253,900	I	Q	FLORESCU TRUST	\$249,400
									1,339		08/19/2015				
1.110	000024	000012	000000	01	1.92	R1	E			\$68,000	\$75,500	V	Q	KRONER, GENEL.	\$61,400
											08/24/2015				
0.971	000014	000030	000002	02	0.00	R1	E	MHS	A	\$7,000	\$6,800	I	Q	TOP OF THE NOTCH COOPE	\$5,500
									679		09/04/2015				
0.982	000026	000018	000000	01	6.00	R1	E	RSA	C	\$477,140	\$468,600	I	Q	PHILLIPS, CHARLES W.	\$397,600
									3,463		09/14/2015				
1.018	000013	000049	000000	02	0.37	RIW	E	RSA	B	\$130,000	\$132,300	I	Q	ROBIE REALTY TRUST	\$138,200
									978		09/17/2015				
0.986	000022	000011	000000	03	31.71	R1	E			\$120,000	\$118,300	V	Q	MOORE, DOROTHY D.	\$89,800
											10/02/2015				
0.936	000008	00001A	000002	02	1.46	R1	I			\$90,000	\$84,200	V	Q	FOREIGN II REALTY TRUS	\$89,700
											10/13/2015				
1.050	000034	000004	000001	01	5.00	R1	E	RSA	C	\$257,540	\$270,400	I	Q	EDMUNDS TRUST, MARION	\$299,400
									2,687		10/13/2015				
0.995	000021	000007	000006	02	2.88	R1	E	RSA	A	\$220,000	\$218,800	I	Q	EVANS, THOMAS A.	\$234,900
									1,786		10/16/2015				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
0.821	000034	000005	000000	01	1.29	R1	E	RSA	B	\$ 388,000	10/21/2015	I	Q	MARKS, KENNETH S.	\$ 249,900
0.957	000004	000007	000000	01	9.58	R1	G	RSA	A	\$ 540,000	11/09/2015	I	Q	COOK, JOHN S.	\$ 536,500
1.090	000015	000019	000003	01	8.21	R1	E	RSA	A	\$ 525,000	11/10/2015	I	Q	CANTLON, JAMES F.	\$ 565,200
0.989	000014	000043	000005	02	0.00	R1	E	MHS	A	\$ 35,000	11/23/2015	I	Q	LYDON, DAWN	\$ 46,200
0.990	000028	000029	000000	02	0.36	R1	N	RSA	A	\$ 320,000	12/02/2015	I	Q	PACHTER, JEAN V	\$ 251,000
0.948	000022	000004	000005	01	11.38	CUUH	G			\$ 84,000	12/28/2015	V	Q	TTW, LLC	\$ 137,200
1.019	000020	000002	000012	02	2.75	R1	G	RSA	A	\$ 510,000	01/08/2016	I	Q	REALTRUST, KENNETH M	\$ 477,400
1.003	000014	000021	000006	02	0.00	R1	E	RCT	A	\$ 124,500	01/21/2016	I	Q	DAUTEN, PETER R.	\$ 137,100
0.919	000013	000022	000000	02	20.00	R1	E			\$ 135,000	01/22/2016	V	Q	LAFAYETTE DRIVE TRUST	\$ 78,200
1.016	000024	000059	000000	01	2.54	R1	E			\$ 130,000	02/29/2016	V	Q	BART, LYNN E. & EDMON	\$ 61,700
1.001	000021	000009	000000	02	0.71	R1	E	RSA	B	\$ 150,000	03/02/2016	I	Q	MACNEIL, NANCY E.	\$ 174,400
1.190	000005	000019	000000	01	6.97	R1	E	RSA	C	\$ 241,000	03/10/2016	I	Q	MCGUIGAN, HARRY H.	\$ 347,800
0.978	000014	000030	000005	02	0.00	R1	E	MHS	A	\$ 10,940	03/10/2016	I	Q	DISANO, JOHN	\$ 14,100
1.054	000031	000003	000000	01	6.00	R1	E	RSA	C	\$ 425,000	03/25/2016	I	Q	PERIOD HOMES OF NEW EN	\$ 458,700
0.955	000012	000021	000000	02	1.00	R1	F	RSA	D	\$ 249,000	04/11/2016	I	Q	DONFRO, MARIO	\$ 251,400
1.029	000014	000043	000021	02	0.00	R1	E	MHS	A	\$ 36,540	04/11/2016	I	Q	POLLAK REVOC TRUST, KE	\$ 40,000
0.861	000029	000008	000000	01	1.61	R1	F	RSA	B	\$ 254,940	04/29/2016	I	Q	HAYES TRUST, MATTHEW D	\$ 206,100
1.016	000022	0011.1	000014	01	5.18	R1	G			\$ 56,000	05/04/2016	V	Q	MOLOY FAMILY JOINT TRU	\$ 80,600
0.976	000029	000034	000000	01	1.99	R1	F	RSA	A	\$ 230,000	05/23/2016	I	Q	GEAR, MICHAEL	\$ 238,800
1.058	000012	000006	000000	02	2.57	R1	I			\$ 84,500	06/03/2016	V	Q	MACARTHUR, DOUGALD F	\$ 67,000



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
1.084	000014	000142	000000	02	2.43	R1	E	RSA	C	\$ 190,000	\$ 205,900 06/03/2016	I	Q	WHITON, NANCY	\$ 204,500
1.102	000034	000009	000002	01	5.00	CUUO	E			\$ 50,000	\$ 55,100 06/08/2016	V	Q	MCKENZIE, JOEL C.	\$ 0
1.019	000014	000069	000000	02	0.66	R2	F	RSA	C	\$ 234,540	\$ 239,000 06/13/2016	I	Q	OHARA, PAUL C.	\$ 255,200
0.981	000023	000003	000000	03	9.30	CI	E	CWH	A	\$ 150,000	\$ 147,100 06/17/2016	I	Q	CYRS, MAJORIE S	\$ 238,300
1.097	000014	000111	000000	03	0.30	R1	F	RSA	A	\$ 100,000	\$ 109,700 06/20/2016	I	Q	STRIMBECK, LEE A	\$ 130,000
1.125	000034	000003	000000	01	7.10	R1	E	RSA	C	\$ 265,000	\$ 298,200 06/29/2016	I	Q	PETERS, J. THOMAS	\$ 349,100

Franconia 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	
211,700,000	000015	000002	000002	03	2.50	R1W	E	RSA	C	\$ 1	\$ 211,700	I	U	NONMKT TRUST GRNTR/E	\$ 217,200
								1,644			10/14/2014			WHITTENBURG, ROSS	
237,400,000	000024	000028	000000	01	1.83	R1	E	RSA	A	\$ 1	\$ 237,400	I	U	NONMKT TRUST GRNTR/E	\$ 253,400
								1,889			10/21/2014			CRUIKSHANK, DONNA L.	
2,172	000029	000040	000006	01	3.54	R1	G	RSA	D	\$ 240,000	\$ 521,300	I	U	LESS THAN 100% INT	\$ 526,300
								4,147			11/07/2014			THOMAS & NANCY WILLIS	
1,552	000015	000034	000000	01	1.90	R1	F	RSA	E	\$ 155,340	\$ 241,100	I	U	OTHR SALE OF CONVENC	\$ 240,500
								2,162			12/02/2014			SIMPSON, SUSAN HELENE	
2,667	000021	000008	000001	02	0.56	R1	E			\$ 15,000	\$ 40,000	V	U	BUSIN AFPL GRNTR/E	\$ 52,200
											12/15/2014			WIGGIN, WILLIAM	
1,517	000026	000001	000000	01	1.03	R1	E			\$ 38,040	\$ 57,700	V	U	OTHER FORCED SALE	\$ 64,300
											12/23/2014			FLYNN, PAUL MURRAY	
567,300,000	000031	000010	000000	01	7.20	R1	E	RSA	A	\$ 1	\$ 567,300	I	U	NONMKT TRUST GRNTR/E	\$ 519,300
								3,837			01/15/2015			BUSH REVOCABLE TRUST,	
1,897	000030	000002	000002	01	5.40	R1	D			\$ 36,000	\$ 68,300	V	U	INVESTG IN PROGRESS	\$ 89,500
											04/20/2015			LIBBY TRUST, THE THERE	
0,776	000003	000003	000001	01	16.32	R1	D	RSA	C	\$ 575,000	\$ 446,400	I	U	RSA 79-A CURRENT USE	\$ 371,100
								1,913			04/27/2015			KNEE, JAMES E.	
15,533	000021	000010	000000	02	0.45	R1	E	RSA	C	\$ 12,000	\$ 186,400	I	U	FAMILY/RELAT GRNTR/E	\$ 190,500
								2,131			05/01/2015			BODELL, STANLEY	
0,752	000016	000001	000002	01	5.35	R1	G	RSA	D	\$ 825,000	\$ 620,600	I	U	INVESTG IN PROGRESS	\$ 520,500
								3,818			05/26/2015			LAWTON, DONALD & VICTO	
3,820	000014	000030	000006	02	0.00	R1	E	MHS	A	\$ 10,000	\$ 38,200	I	U	INSUF CNT MKT EXPOSUR	\$ 43,100
								1,136			06/01/2015			GENESE, JEAN	
4,314	000014	000043	000006	02	0.00	R1	E	MHS	A	\$ 2,666	\$ 11,500	I	U	NO STAMP PER DEED	\$ 12,100
								639			06/10/2015			NEAL, LARRY R	
1,305	000013	000007	000000	04	4.40	CI	G	CRS	G	\$ 415,000	\$ 541,500	I	U	FINANCIAL CO GRNTR/E	\$ 753,000
								7,113			06/16/2015			FREDERICKSEN III, RAYM	
1,214	000014	000030	000002	02	0.00	R1	E	MHS	A	\$ 5,600	\$ 6,800	I	U	BUSIN AFPL GRNTR/E	\$ 5,500
								679			06/18/2015			LEYDON, JOSEPH	
1,105	000015	000002	000001	03	2.34	R1W	E	RSA	D	\$ 238,000	\$ 263,100	I	U	FINANCIAL CO GRNTR/E	\$ 314,600
								1,604			06/30/2015			MALCOLM, JEFFERY	
1,132	000014	000038	000000	02	0.48	R1	E	RSA	A	\$ 125,000	\$ 141,500	I	U	INSUF CNT MKT EXPOSUR	\$ 148,800
								1,001			08/07/2015			MCGVIGAN REVOC TRUST,	
1,324	000026	000002	000000	01	1.50	R1	E	RSA	D	\$ 179,733	\$ 237,900	I	U	FINANCIAL CO GRNTR/E	\$ 315,400
								2,707			08/20/2015			FLYNN, JOHN F.	
0,675	000003	000003	000000	01	6.57	R1	D			\$ 61,000	\$ 41,200	V	U	RSA 79-A CURRENT USE	\$ 130,900
											11/06/2015			SEARS REV LIVING TRT, E	
0,996	000004	000011	000010	01	4.71	R1	G			\$ 68,000	\$ 67,700	V	U	MULTI-TOWN PROPERTY	\$ 106,600
											11/13/2015			MERRILL, JANET BOOTHBY	

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	
1.106	000028	000166	000000	02	0.29	R1	K	RSA	D	\$ 271,200	\$ 300,000	I	U	FAMILY/RELAT GRNTR/E	\$ 281,200
									2,496		11/23/2015			LABONTE REVOCABLE TRUS	
1.204	000029	000025	000000	01	1.55	R1	E	RSA	A	\$ 137,000	\$ 165,000	I	U	IMPROVED POST ASMT	\$ 235,300
	NT POOR COND AT TIME OF SALE, INFESTED WITH RODENTS,								1,884		12/04/2015			EARLEY, JOHN W.	
0.952	000028	000111	000000	02	0.28	R1	K	RSA	C	\$ 390,000	\$ 371,200	I	U	FAMILY/RELAT GRNTR/E	\$ 315,700
									2,569		12/23/2015			STRAW 1993 TRUST, MARG	
2.013	000012	000022	000000	02	1.02	R1	F	RSA	A	\$ 143,000	\$ 287,800	I	U	INDETERMINATE PRICE	\$ 253,900
	INTERIOR OF HOME FULL OF MOLD WITH WATER DAMAGE F								2,064		12/31/2015			HAMMOND, CANDACE	
1.728	000023	000022	000000	01	1.30	R1	H			\$ 36,400	\$ 62,900	V	U	FAMILY/RELAT GRNTR/E	\$ 75,800
											02/08/2016			CARROLL, CORDELIA M.	
1.860	000023	000025	000000	01	1.10	R1	H			\$ 31,940	\$ 59,400	V	U	FAMILY/RELAT GRNTR/E	\$ 71,500
											02/08/2016			IMPERIOUS WALRUS, LLC	
1.094	000028	000032	000000	02	0.28	R1	N	RSA	A	\$ 318,540	\$ 348,500	I	U	FAMILY/RELAT GRNTR/E	\$ 341,000
									2,104		02/08/2016			IMPERIOUS WALRUS, LLC	
0.093	000028	000034	000000	02	0.23	R1	N			\$ 132,800	\$ 12,400	V	U	FAMILY/RELAT GRNTR/E	\$ 8,500
											02/08/2016			IMPERIOUS WALRUS, LLC	
0.357	000028	000033	000000	02	0.25	R1	N			\$ 36,400	\$ 13,000	V	U	FAMILY/RELAT GRNTR/E	\$ 14,300
											02/18/2016			IMPERIOUS WALRUS, LLC	
1.393	000031	000013	000000	01	5.00	CUUO	E			\$ 37,533	\$ 52,300	V	U	ABUTTER SALE	\$ 65,900
											03/31/2016			PERIOD HOMES OF NEW EN	



***SECTION 7***

**PRELIMINARY SALES  
ANALYSIS SPREADSHEETS**



## **PRELIMINARY SPREADSHEETS**

The following pages show the spreadsheets used to develop preliminary 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 of 2 to 3 acres or less are selected when available to help eliminate any bias of excess acreage or 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 preliminary 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 road frontage.

Once preliminary land values are determined, we can then develop the preliminary developed site value by using improved sales with relatively new homes, if available. This chart uses a building square foot cost estimate from local contractors and/or the national cost manual by Marshall & Swift.

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

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

All this preliminary information is further tested via the final town wide sales analysis module for the CAMA system. These results are found in Section 9B of this manual.





**FRANCONIA, NH  
UNDEVELOPED 1.0 ACRE BUILDING SITE PRELIMINARY VALUE ANALYSIS**

S #	Map & Lot	Address	Sale		Months to 4/1	Adjusted Sale Price	Acres	XS Acres Value	1.0 Acre Site Value	NHBD Adj.	Cond Adj.	Indicated Site Value
			Date	Price								
2	29-23	Evergreen Drive	7/2/2015	\$ 33,000	9	\$ 33,000	2.48	-\$ 7,600	\$ 40,600	1.10	0.75	\$ 49,212

Trend %/Mnth= 0.00%      ESTIMATED EXCESS ACREAGE VALUE= \$3,000

F+(G÷F5)%      (I-2)\*K5      H-J      K/(L×M)

- S1 Condition Adj = Rolling Site Topo (-10) & Undeveloped DW Access (-10) = 0.75;
- S2 Condition Adj = Mild Topo (-5) & Undeveloped Driveway (-15) 7 Gravel Road (-5) = 0.75;
- S3 Condition Adj = Mild Topo (-5) & Gravel Road (-05) & Gravel Driveway (-5) = 0.85;
- S4 Condition Adj = Moderate Topo (-15) & Gravel Road (-05) & Gravel Driveway (-5) = 0.75;

<b>AVERAGE</b>	<b>\$ 49,212</b>
<b>MEDIAN</b>	<b>\$49,212</b>

**AS THE MEDIAN IS A BETTER INDICATOR OF CENTRAL TENDENCY, THE INDICATED PRELIMINARY UNDEVELOPED SITE VALUE IS ROUNDED TO \$50000**

AFTER REVIEWING UNDEVELOPED AND DEVELOPED LAND VALUES A UNDEVELOPED FACTOR OF .63 (UNDEVELOPED LAND .8 X UNDEVELOPED DRIVEWAY .9)

## FRANCONIA, NH DEVELOPED PRELIMINARY 1.0 ACRE BASE SITE VALUE ANALYSIS

Base Year  
2016

		Trend %/Mth			Bldg Dep			ESTIMATED \$ PER SQUARE FOOT COST = \$88.00										
Sale #	PID	Date	Sale Price	Trend Months	Adj Price	Grade Rate	Year Built	Age Condn	Normal Degr	Adtl Degr	Sq Ft	Value	Extra Features Value	Excess Acs & Rd Frnt Value	Land Residual Value	Location Adj	Site Condition or Topo Adj	Indicated Improved Site Value
1	16-23	06/29/15	\$540,000	9	\$540,000	1.2324	2004	2.5	11		4389	\$ 423,406	\$42,000	\$0	\$ 74,594	1.20	0.90	\$ 69,069
2	21-7-6	10/16/15	\$220,000	5	\$ 220,000	1.03	2003	2.5	11		1786	\$ 143,671	\$3,000	\$0	\$ 73,329	1.00	0.85	\$ 86,269
3	34-4-1	10/13/15	\$257,540	5	\$ 257,540	0.9889	1982	2	15		2687	\$ 198,757	\$0	\$0	\$ 58,783	1.00	0.90	\$ 65,315

D=EXC

Bldg Age

1=exc

1.5=vgood

2=good

2.5=ave

3=avr

4=poor

5=vwpoor

O/(P=O)

- S1 Location Adj = Good Neighborhood (+20) = 1.2; Site/Topo Adj = Rolling Topo (-10) & Gravel Road (.05) & Gravel Driveway (-5) & V. Good Site (+10) = 0.90.
- S2 Excess FF = 0.59 acres in a 2 acre zone. Site Cond/Topo Adj = Mild Topo (-05), Gravel Driveway (.05) & Gravel Road (.05) = 0.85
- S2 Additional Depreciation = Access to building from parking area

<b>AVERAGE</b>
<b>\$ 73,551</b>
<b>MEDIAN</b>
<b>\$ 69,069</b>

**FRANCONIA, NH  
EXCESS ACREAGE PRELIMINARY VALUE ANALYSIS**

S #	Map/Lot	Address	Sale		Months To 4/1	Adjusted Sale Price	NBHD Adj	Cond. Adj	Site Value	XS Rd FF \$	Residual Value	# of XS acres	Per Acre Value	Size Adj.	Topo Adj.	Indicated Acre Value
			Date	Price												
1	13-22	Lafayette Drive	1/22/2016	\$135,000	15	\$135,000	1.0	0.85	\$92,000	\$ 0	\$43,000	17	\$2,529.41	0.96	0.85	\$3,100
2	22-11	Easton Road	10/2/2015	\$120,000	6	\$120,000	1.0	0.85	\$55,700	\$ 0	\$64,300	30.7	\$2,094.46	1.00	0.85	\$2,464

Trend / Mnth % = 0.00%      UNDEVELOPED SITE VALUE = \$ 50,000

- S1    Cond Adj =Undeveloped Driveway (-15) = 0.85; Topo Adj = Moderate Topo (-15) = 0.85
- S2    Neighborhood = Avg; Cond Adj Undeveloped Driveway(-15); Moderate Topo (-15);

<b>Average</b>	<b>\$ 2,782</b>
<b>Median</b>	<b>\$ 2,782</b>

**THE MEDIAN BETWEEN SALE #1 AND #2 IS A BETTER INDICATOR OF VALUE. THEREFORE THE  
PRELIMINARY INDICATED EXCESS ACREAGE VALUE IS ESTIMATED TO BE \$3,000 PER ACRE (ROUNDED)**

## FRANCONIA, NH RESIDENTIAL PRELIMINARY BUILDING SQUARE FOOT COST ANALYSIS

Sale #	PID	Date	Sale Price	Trend Mths	Adj Price	Location Adj	Site Cond or Topo Adj	Land Value	Extra Features Value	Excess Acs & Rd Frnt Value	Building Residual Value	Rate	Year Built	Building Age			Sq Ft	Indicated Bldg Sq Ft Value
														Age	Depr	Add'l Depr		
1	14-26	4/3/2015	\$ 234,933	11	\$ 234,933	1.00	0.95	\$ 81,700	\$ 800	-\$ 13,500	\$ 165,933	1.1038	1930	1.5	18	2	2,938	\$ 62
2	16-23	6/29/2015	\$ 540,000	8	\$ 540,000	1.20	0.90	\$ 92,880	\$ 42,000	-\$ 5,200	\$ 410,320	1.2324	2004	2.5	11	0	4,399	\$ 85
3	21-7-6	10/16/2015	\$ 220,000	5	\$ 220,000	1.00	0.85	\$ 73,100	\$ 3,000	-\$ 6,400	\$ 150,300	1.0300	2003	2.5	3		1,786	\$ 84
4	29-8	4/29/2016	\$ 254,640	0	\$ 254,640	1.10	0.85	\$ 80,410	\$ 1,000	-\$ 10,200	\$ 183,430	1.2317	1996	2.0	11		1,274	\$ 132
5	29-38	2/17/2015	\$ 210,000	13	\$ 210,000	1.10	0.85	\$ 80,410	\$ 4,200	\$ 0	\$ 125,390	0.9854	1986	2.5	18		1,957	\$ 79

Trend %/Mth 0.00%

Depreciation Rate= 1.25

Base developed site value= \$ 86,000

Base Year 2016

D+EES)%

OS\*GH

F+JK

1=exc O\*(set)(RS-N)

L/Q/M/-1-P\*1/10C

- S1 Site/Topo Adj = Gravel Driveway (-05) = 0.95
- S2 Location Adj = Excellent Neighborhood (+40) = 1.40; Site/Topo Adj = Moderate Topo (-15)
- S3 Location Adj = Good Neighborhood (+20) = 1.2; Site/Topo Adj = Rolling Topo (-10) & Gravel Road (-05) & Gravel Driveway (-5) & V. Good Site (+10) = 0.90,
- S4 Location Adj = Ave Neighborhood; Site/Topo Adj = Rolling Topo (-10), Gravel Drive (-05) = 0.85
- S5 Location Adj = Above Ave Neighborhood (+10) = 1.10; Site/Topo Adj = Rolling Topo (-10), Gravel Drive (-05) & Gravel Road (-05) & Good Site (+5) = 0.85

**THE PRELIMINARY COST PER SF FOR RESIDENTIAL BUILDINGS IS \$88, A MID POINT BETWEEN THE AVERAGE AND THE MEDIAN WITH A LITTLE MORE WEIGHT GIVEN TO THE AVERAGE.**

<b>AVERAGE</b>	<b>\$ 88</b>
<b>MEDIAN</b>	<b>\$ 84</b>

# FRANCONIA, NH 2016 VIEW CONTRIBUTORY VALUE ANALYSIS

DEVELOPED SITE VALUE = \$ 86,000

Base Year 2016

Sale #	PID	Date	Trend %/Mth		Trend	Adj	Grade	Year	Age	Age	Age	Building	Addr	Sq Ft	Value	Extra Features & Rd Fmt	Xcess Acs	Land Residual	Locatn	Site	Indicated
			Price	Mths																	
1	04-07-00	11/9/2015	\$ 540,000	5	\$ 540,000	1.103	1990	2.0	13	0	3,580	0	3,580	\$ 304,316	\$ 21,700	\$ 32,000	\$ 178,404	1.20	0.90		\$ 85,524
2	05-41-00	7/15/2015	\$ 406,654	9	\$ 406,654	1.0127	1973	2.5	20	0	3,477	0	3,477	\$ 247,890	\$ 3,000	\$ 26,500	\$ 125,787	1.10	0.81		\$ 49,161
3	08-1A-02	10/13/2015	\$ 90,000	6	\$ 90,000	0.0000	2001	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 0	\$ 90,000	1.40	0.61		\$ 16,556
4	08-1A-05	7/31/2015	\$ 500,000	10	\$ 500,000	1.0753	2001	2.5	13	0	2,732	0	2,732	\$ 224,912	\$ 6,000	\$ 0	\$ 264,356	1.40	0.90		\$ 155,996
5	08-29-00	6/22/2015	\$ 611,000	10	\$ 611,000	1.1915	1990	2.0	13	0	4,991	0	4,991	\$ 455,285	\$ 6,200	\$ 0	\$ 144,524	1.40	0.84		\$ 43,388
6	12-06-00	6/3/2016	\$ 84,500	0	\$ 84,500	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 0	\$ 84,500	1.10	0.60		\$ 27,740
7	13-22-00	1/22/2016	\$ 135,000	2	\$ 135,000	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 34,000	\$ 101,000	1.00	0.53		\$ 55,420
8	15-19-03	11/10/2015	\$ 525,000	2	\$ 525,000	1.0343	1985	2.5	18	5	3,245	0	3,245	\$ 227,423	\$ 6,400	\$ 117,100	\$ 170,832	1.00	0.73		\$ 108,052
9	20-02-12	1/8/2016	\$ 510,000	3	\$ 510,000	1.3309	2005	2.5	10	0	3,420	0	3,420	\$ 360,493	\$ 5,000	\$ 0	\$ 141,087	1.20	0.76		\$ 62,655
10	22-04-05	12/28/2015	\$ 84,000	4	\$ 84,000	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 13,000	\$ 71,000	1.20	0.48		\$ 21,464
11	22-11-00	10/2/2015	\$ 120,000	6	\$ 120,000	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 44,000	\$ 76,000	1.00	0.60		\$ 24,400
12	24-12-00	8/24/2015	\$ 68,000	8	\$ 68,000	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 0	\$ 68,000	1.00	0.57		\$ 18,980
13	24-34-00	7/31/2015	\$ 248,000	9	\$ 248,000	0.9719	1978	2.0	15	0	2,158	0	2,158	\$ 156,883	\$ 5,000	\$ 0	\$ 83,959	1.00	0.86		\$ 9,999
14	24-59-00	2/29/2016	\$ 130,000	1	\$ 130,000	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 0	\$ 130,000	1.00	0.51		\$ 86,140
15	26-15-00	1/5/2015	\$ 105,000	15	\$ 105,000	0.0000	0	0.0	0	0	0	0	0	\$ 0	\$ 0	\$ 0	\$ 105,000	1.20	0.65		\$ 37,920
16	26-18-00	9/14/2015	\$ 477,140	7	\$ 477,140	1.0939	1984	2.0	14	0	3,463	0	3,463	\$ 286,689	\$ 5,500	\$ 2,200	\$ 179,288	1.00	1.47		\$ 52,868
17	29-08-00	4/29/2016	\$ 254,940	0	\$ 254,940	1.3573	1996	2.5	14	0	1,274	0	1,274	\$ 130,868	\$ 1,000	\$ 0	\$ 111,800	1.10	0.90		\$ 36,680
18	30-02-13	3/2/2015	\$ 450,000	1	\$ 450,000	1.1263	2004	2.5	11	0	3,729	0	3,729	\$ 328,942	\$ 3,900	\$ 2,000	\$ 121,429	1.00	1.05		\$ 21,129
19	31-03-00	3/25/2016	\$ 425,000	0	\$ 425,000	0.9931	1975	2.0	16	25	4,855	0	4,855	\$ 250,332	\$ 4,900	\$ 2,500	\$ 162,413	1.00	0.85		\$ 89,313
20	31-42-00	5/18/2015	\$ 459,000	11	\$ 459,000	1.2852	1999	2.0	10	0	2,808	0	2,808	\$ 281,372	\$ 3,000	\$ 0	\$ 171,820	1.00	0.81		\$ 102,160

Excess Acres = \$3,000/acre

D-(E-E5)%

K X055 xG X(1+(H/100))

F-L-M-N

O-(O54 xP xQ)

Conditn= 1=exc 1.5=vgood 2=good 2.5=ave 3=fair 4=poor 5=v.poor Excess acres estimated at \$3,000

- S1 Location Adj = Above Average Neighborhood (-10) = 1.10; Site Condt/Topo Adj = Moderate Topo (-15), Gravel Driveway (05) & Gravel Road (05), Good Site (+5) = 0.80
- S2 Location Adj = Above Average Neighborhood (-10) = 1.10; Site Condt/Topo Adj = Rolling Topo (-10), Gravel Driveway (05) & Gravel Road (05), Fair Site (-5) = 0.80
- S3 Location Adj = Above Average Neighborhood (+10) = 1.1; Site Condt/Topo Adj = Rolling Topo (-10), Gravel Driveway (05) & Gravel Road (05) = 0.80
- S4 Location Adj = Excellent Neighborhood (+40) = 1.4; Site Condt/Topo Adj = Moderate Topo (-15), & Gravel Road (05), Good Site (+5) = 0.85
- S5 Location Adj = Above Average Neighborhood (+20) = 1.2; Site Condt/Topo Adj = Moderate Topo (-15), Gravel Driveway (05) & Gravel Road (05) = 0.75
- S6 Location Adj = Average Neighborhood, Site Condt/Topo Adj = Mild Topo (-5), Gravel Driveway (05), Gravel Road (05) & Good Site (+5) = 0.90

4/1/2016  
S1 = Map 4, Lot 7 includes a distant view of Franconia Notch & Cannon Mt.  
S2 = Map 5, Lot 41 includes a narrow width, top 50 distant view of Franconia Notch and Cannon Mt.

**FRANCONIA, NH  
MANUFACTURED HOUSING PRELIMINARY SQUARE FOOT COST ANALYSIS**

Sale #	PID	Sale Date	Price	Trend Months	Adj Price	Location Adj	Site Cond or Topo Adj	Land Value	Extra Features Value	Excess Acs & Rd Frnt Value	Building Residual Value	Building Rate	Year Built	Age	Age	Sq Ft	Indicated Bldg Sq Ft Value	Trend %/Mth	Depreciation Single Wide = 4	Base developed site value =	Base Year	
																		0.0000%	\$ 0	\$ 0	2016	
<b>Single Wide</b>																						
1	14-30-3	1/20/2015	\$ 30,000	14	\$ 30,000	1.00	1.00	\$ 0	\$ 0	\$ 0	\$ 30,000	0.9338	2010	2.5	24	916	\$ 46					
2	14-43-5	11/23/2015	\$ 35,000	4	\$ 35,000	1.00	1.00	\$ 0	\$ 900	\$ 0	\$ 34,100	1.1085	2000	2.0	32	916	\$ 49					
3	14-43-21	4/11/2016	\$ 36,540		\$ 36,540	1.00	1.00	\$ 0	\$ 2,000	\$ 0	\$ 34,540	0.9422	1997	2.0	36	1,008	\$ 57					
4	14-43-39	4/27/2015	\$ 36,000	11	\$ 36,000	1.00	1.00	\$ 0	\$ 2,000	\$ 0	\$ 34,000	1.0505	2004	2.0	28	916	\$ 49					

D+(E-E5)%

O6\*G-H

F-1-J-K

O\*(sqrt(R5-N))

LQ/M1-(P\*K5/100)

**AS THE MEDIAN IS A BETTER INDICATOR OF CENTRAL TENDENCY, THE INDICATED  
PRELIMINARY VALUE SINGLE WIDE MANUFACTURED HOUSING IS \$50 PER SQUARE FT**

- 1=exc
- 1.5=v:good
- 2=good
- 2.5=ave
- 3=fair
- 4=poor
- 5=v:poor

<b>AVERAGE</b>	<b>\$ 50</b>
<b>MEDIAN</b>	<b>\$ 49</b>

## FRANCONIA, NH PRELIMINARY CONTRIBUTORY WATERFRONT VALUE ANALYSIS

Sale #	PID	Sale Date	Sale Price	Trend Months	Adj Price	Rate	Year Built	Age	Condn*	Building		Sq Ft	Value	Extra Features Value	Xcess Acs & Rd Frnt Value	Land Residual Value	Locatn Adj	Site Cond or Topo Adj	Indicated Waterfront Value
										Age	Depre								
1	12/27/16	4/11/2016	\$249,000	0	\$ 249,000	1.196	1978	2	2	15	5	1,728	\$ 140,964	\$3,000	\$0	\$ 105,036	1.10	0.85	\$ 18,081
2	13-49	9/17/2015	\$130,000	6	\$ 130,000	1.187	1975	2	2	16	10	978	\$ 73,598	\$3,000	\$0	\$ 53,402	1.00	0.085	\$ 45,497

Normal Age Depreciation for average building condition for 2011 year built and newer is 2016=0%, 2015=1%, 2014=3%, 2013=4%, 2012=5% and 2011=6%.

- S1 Add'l Depreciation = poor condition of roof covering; Above Ave Neighborhood 1, 10; Site Cond/Topo= Gravel Drive (-05), Gravel Road (-5) & Fair Site (-5) = 0.85
- S2 Add'l Depreciation = Abutts commercial property; Site Cond/Topo= Gravel Drive (-05), Gravel Road (-5) & Fair Site (-5) = 0.85

DEVELOPED SITE VALUE= \$ 93,000  
ESTIMATED \$ PER SQUARE FOOT COST = \$ 86.00  
Base Year 2016

Trend %/Mth 0.00% Bidg Dep 1.250  
DYEES%  
F(L,M,N)  
K(XOSE, XG, X(-4,1100))  
O(-034, XP, X2)

Excess acres estimated at \$3,000

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor

1=exc 1.5=v-good 2=good 2.5=ave 3=fair 4=poor 5=v-poor





# ***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	-30% (70 Site Modifier)
Undeveloped Land – Cleared Lot	-20% (80 Site Modifier)
Mittersill Slope	+400 (500 Site Modifier)
Second Site (w/Sep. Utilities)	+20 (120 Site Modifier)
Commercial Use	+10 to +300, depending on how extensive the use
Backland Only	-50 % for inaccessibility
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
Less Than Average Access (ACC)	Varies – dependent upon severity
Cost to Develop (CTD)	Varies – determined by field review
Not Buildable (NBD)	-90% (10 Land Condition)
In-Law Apartment or 2 Family	+10% (110 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)
Flood Plain (FLD PLN)	-10 (90 Land Condition)
	-25 (75 Land Condition) Excess Land

## Building Adjustments

Wall Height (WH) -1% to -3% Dependent on Severity  
This adjustment is typically seen on gambrel style dwellings as there is a loss in space in the upper floor due to the pitch of the roof.

Close to Road (CTR) -5%  
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

Utilities -5% per utility

Lacking electricity, water or septic

No Parking Available -5 to -15% 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 5, 2016.

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

The property owners were given 4 days, starting 8/15/16 to 8/18/16 between the hours of 8:00 am & 4:30 pm to call and arrange an appointment.

The hearings were held for 3 days from 8/24/16 to 8/26/16 and resulted in 52 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.



# ***SECTION 9***

**A. CALIBRATION TECHNIQUE**

**B. FINAL STATISTICAL  
ANALYSIS & TESTING**

**C. FINAL VALUATION COST  
TABLES**



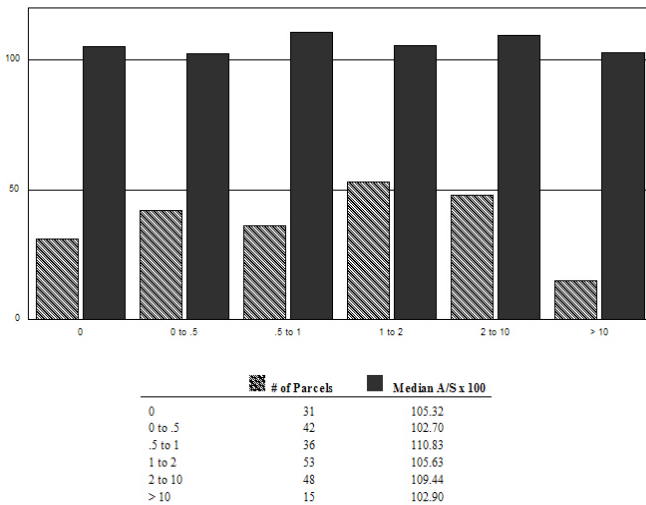


## A. MODEL CALIBRATION TECHNIQUE

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

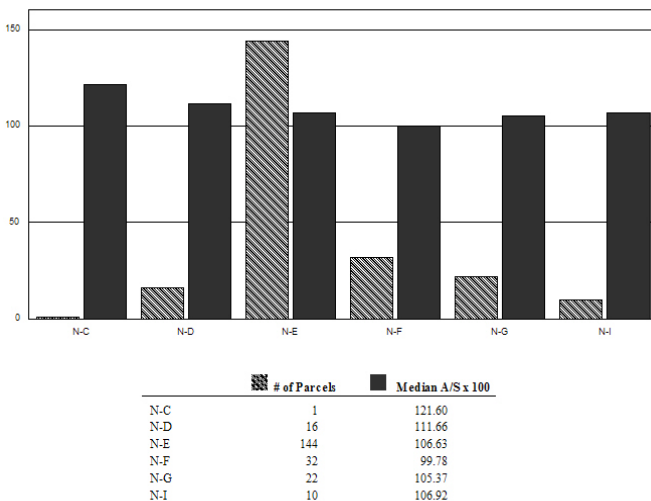
That data is then used to develop preliminary costs for land and building tables needed for the CAMA system to calculate assessment values for all property in the municipality once the rest of the properties are measured and listed.

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

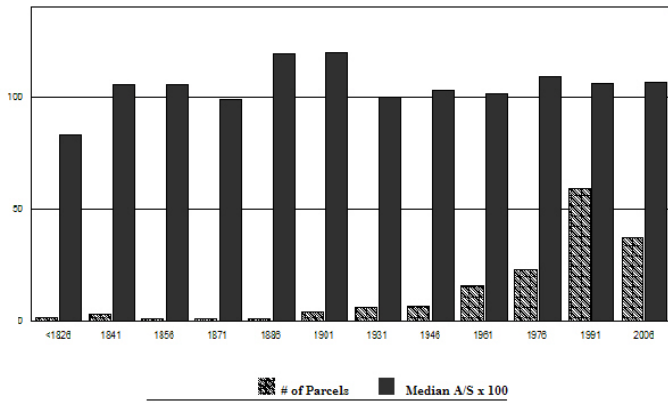


The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

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



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



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

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

### Sales Ratio Bar Graphs

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

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

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

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

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

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

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

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

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

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

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

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

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



# ***SECTION 9***

## **B. FINAL STATISTICAL ANALYSIS REPORTS**



**Sales Analysis Results  
Franconia -- 09/01/2016**

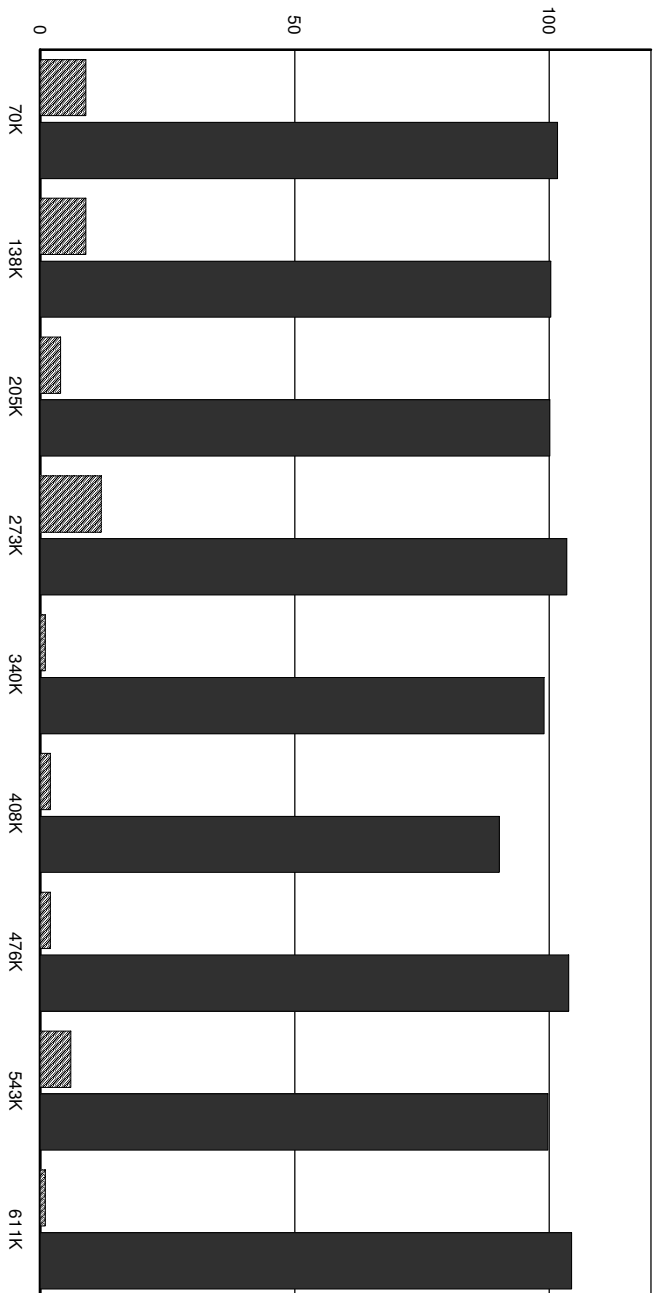
<b>Sales Analysis Statistics</b>			
Number of Sales:	<b>46</b>	Mean Sales Ratio:	<b>1.0172</b>
Minimum Sales Ratio:	<b>0.8214</b>	Median Sales Ratio:	<b>1.0083</b>
Maximum Sales Ratio:	<b>1.2387</b>	Standard Deviation:	<b>0.0764</b>
Aggregate Sales Ratio:	<b>1.0150</b>	Coefficient of Dispersion:	<b>5.5566</b>
		Price Related Differential:	<b>1.0021</b>

<b>Sales Analysis Criteria</b>	
Sold: 4/1/2015 - 7/1/2016	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 - 2016	Trend: 0.000% Prior to 09/01/2016
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	



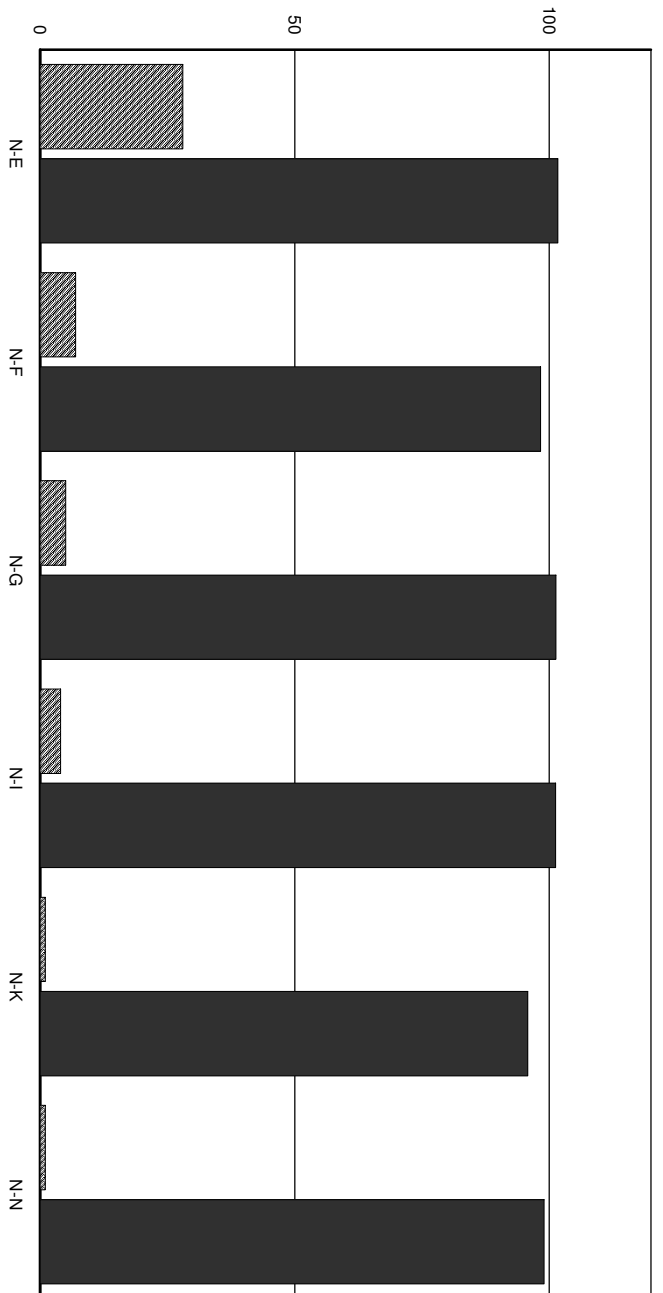


# Franconia: Median A/S Ratio by Sale Price



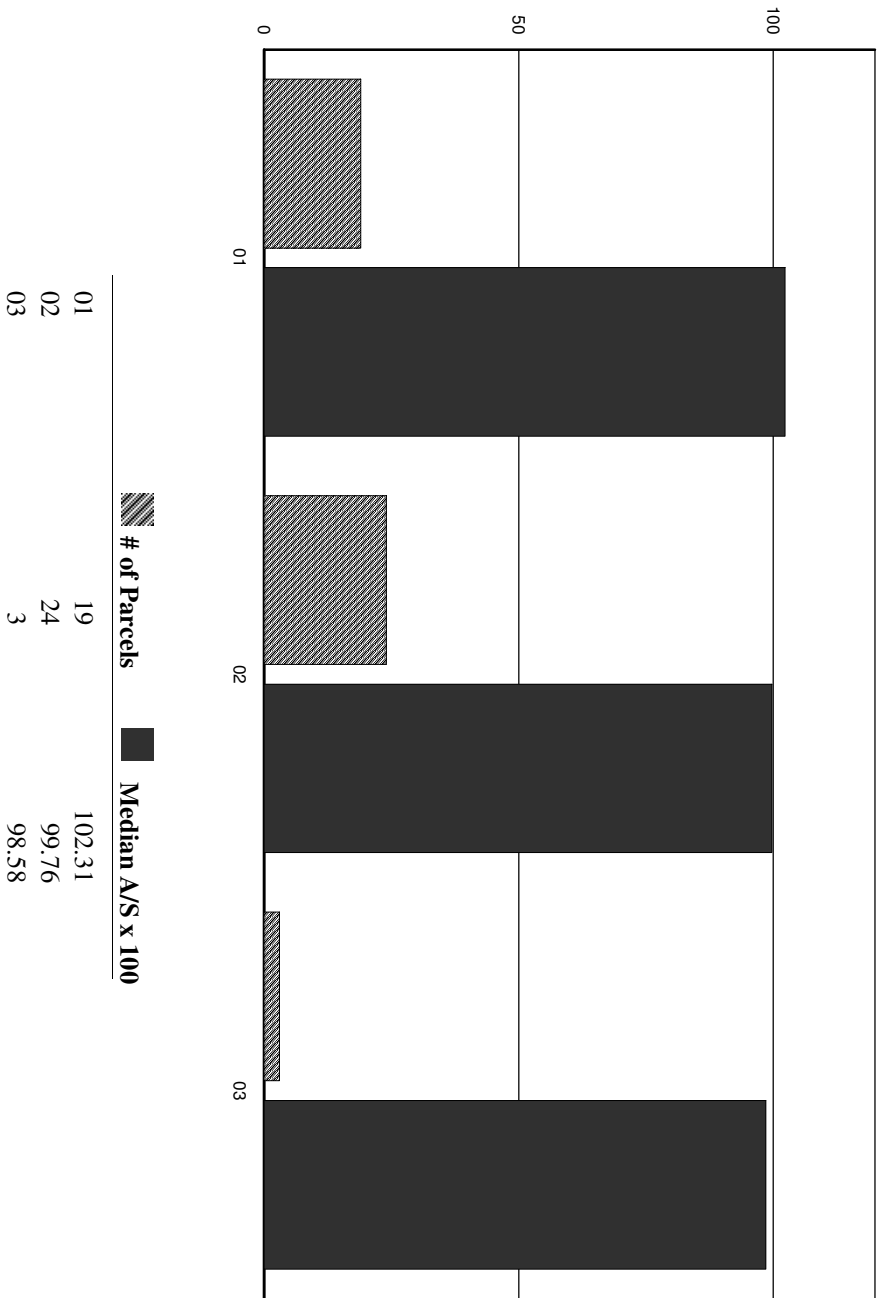
Price Range	# of Parcels	Median A/S x 100
70K	9	101.61
138K	9	100.32
205K	4	100.10
273K	12	103.45
340K	1	98.97
408K	2	90.21
476K	2	103.85
543K	6	99.77
611K	1	104.39

# Franconia: Median A/S Ratio by Neighborhood

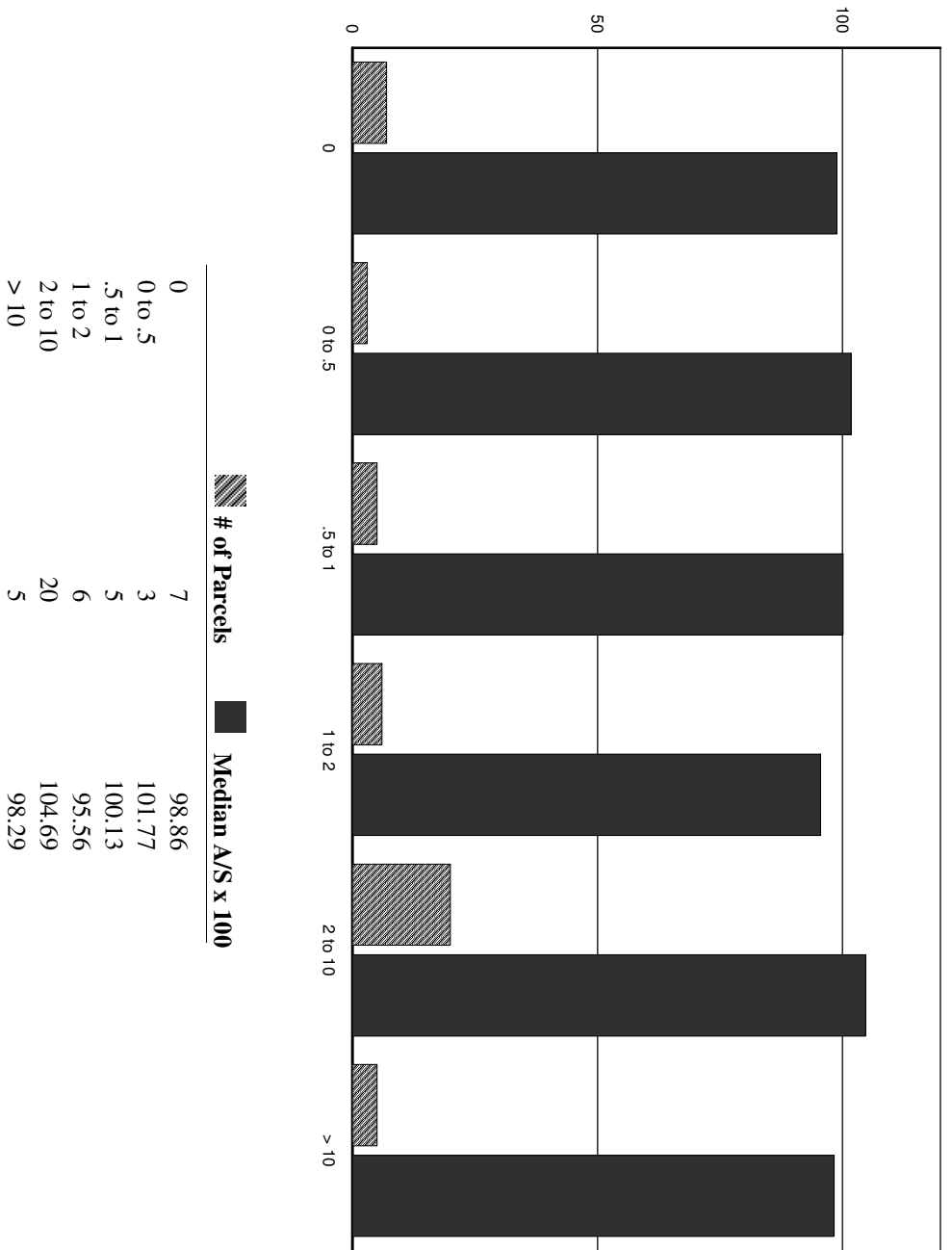


Neighborhood	# of Parcels	Median A/S x 100
N-E	28	101.69
N-F	7	98.29
N-G	5	101.33
N-I	4	101.23
N-K	1	95.81
N-N	1	98.97

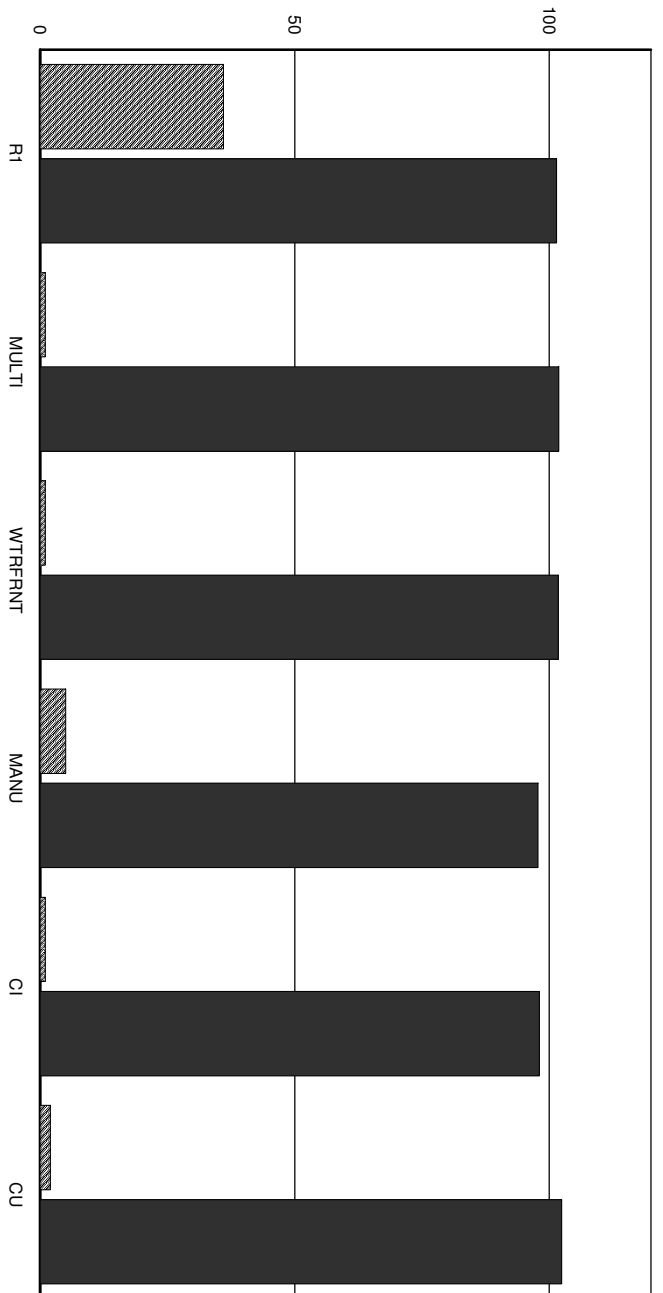
# Franconia: Median A/S Ratio by Zone



# Franconia: Median A/S Ratio by Acreage

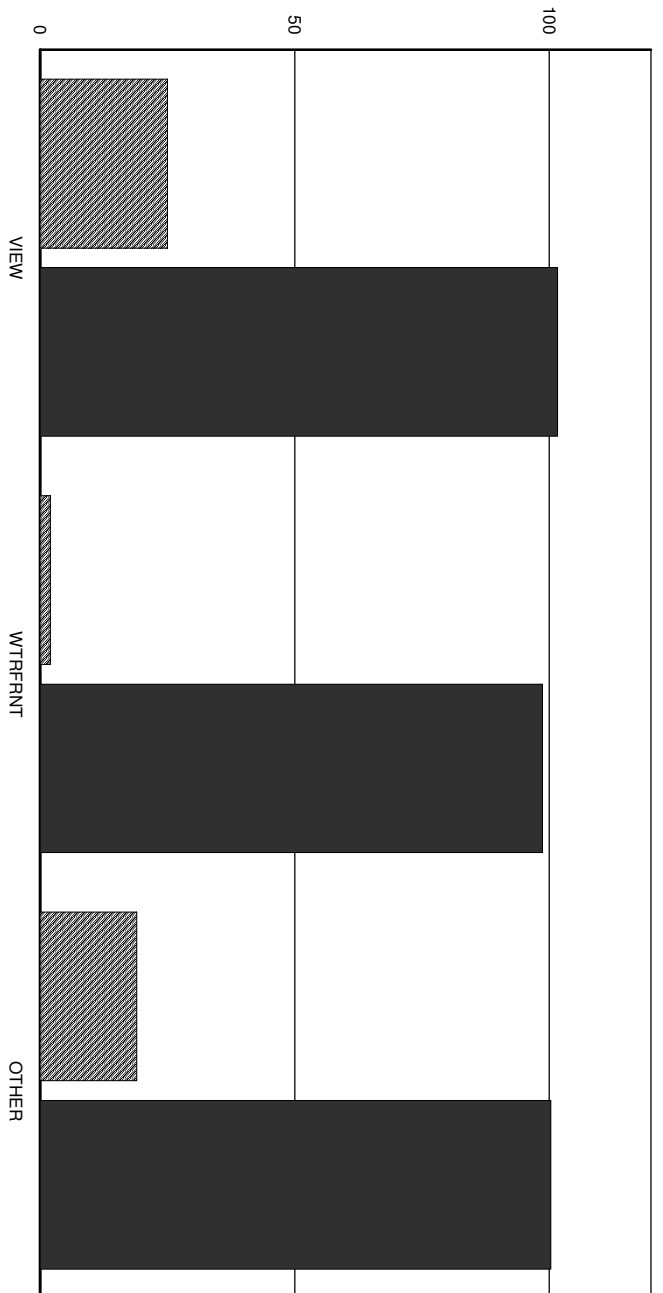


# Franconia: Median A/S Ratio by Improved Use



Category	# of Parcels	Median A/S x 100
R1	36	101.47
MULTI	1	101.90
WTRFRNT	1	101.77
MANU	5	97.81
CI	1	98.07
CU	2	102.48

# Franconia: Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
VIEW	25	101.62
WTRFRNT	2	98.66
OTHER	19	100.32

**Sales Analysis Results  
Franconia -- 09/01/2016**

<b>Sales Analysis Statistics</b>			
Number of Sales:	<b>10</b>	Mean Sales Ratio:	<b>1.0194</b>
Minimum Sales Ratio:	<b>0.9193</b>	Median Sales Ratio:	<b>1.0161</b>
Maximum Sales Ratio:	<b>1.1103</b>	Standard Deviation:	<b>0.0722</b>
Aggregate Sales Ratio:	<b>1.0013</b>	Coefficient of Dispersion:	<b>5.7585</b>
		Price Related Differential:	<b>1.0181</b>

<b>Sales Analysis Criteria</b>	
Sold: 4/1/2015 - 7/1/2016	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 - 2016	Trend: 0.000% Prior to 09/01/2016
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	



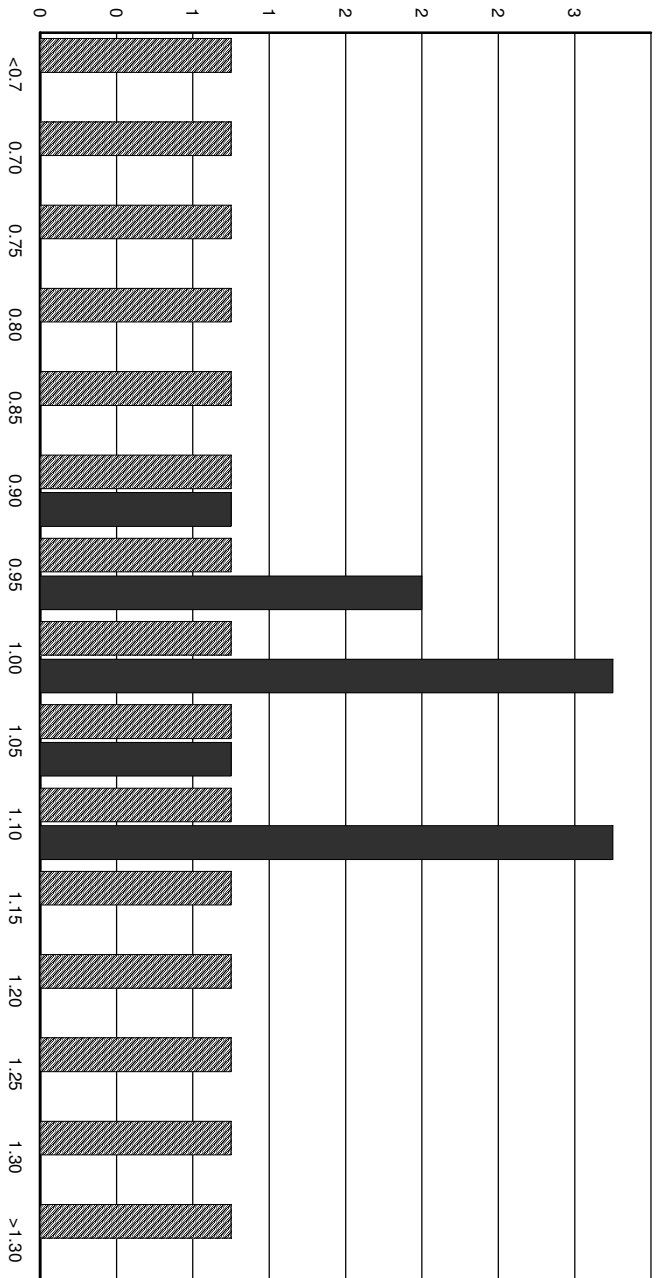


Franconia Sales Analysis Report

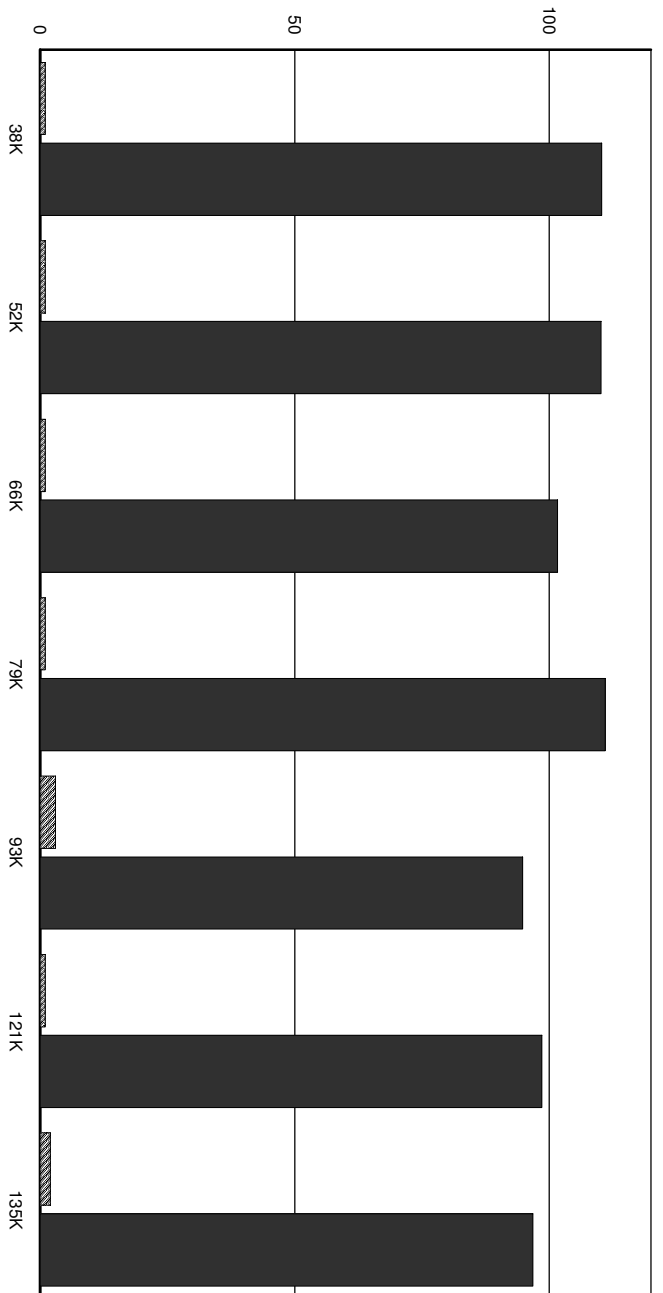
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
1.103	000029	000023	000000	01	2.48	R1	E			\$ 33,000	\$ 36,400	V	Q	MARQUIS, JOSEPH R.	\$ 63,400
1.110	000024	000012	000000	01	1.92	R1	E			\$ 68,000	\$ 75,500	V	Q	KRONER, GENE L.	\$ 61,400
0.986	000022	000011	000000	03	31.71	R1	E			\$ 120,000	\$ 118,300	V	Q	MOORE, DOROTHY D.	\$ 89,800
0.936	000008	00001A	000002	02	1.46	R1	I			\$ 90,000	\$ 84,200	V	Q	FOREIGN II REALTY TRUS	\$ 89,700
0.948	000022	000004	000005	01	11.38	CUUH	G			\$ 84,000	\$ 79,600	V	Q	TTW, LLC	\$ 137,200
0.919	000013	000022	000000	02	20.00	R1	E			\$ 135,000	\$ 124,100	V	Q	LAFAYETTE DRIVE TRUST	\$ 78,200
1.016	000024	000059	000000	01	2.54	R1	E			\$ 130,000	\$ 132,100	V	Q	BART, LYNN E. & EDMON	\$ 61,700
1.016	000022	0011.1	000014	01	5.18	R1	G			\$ 56,000	\$ 56,900	V	Q	MOLOY FAMILY JOINT TRU	\$ 80,600
1.058	000012	000006	000000	02	2.57	R1	I			\$ 84,500	\$ 89,400	V	Q	MACARTHUR, DOUGALD F	\$ 67,000
1.102	000034	000009	000002	01	5.00	CUUO	E			\$ 50,000	\$ 55,100	V	Q	MCKENZIE, JOEL C.	\$ 0



## Franconia: Distribution of Sale Ratios

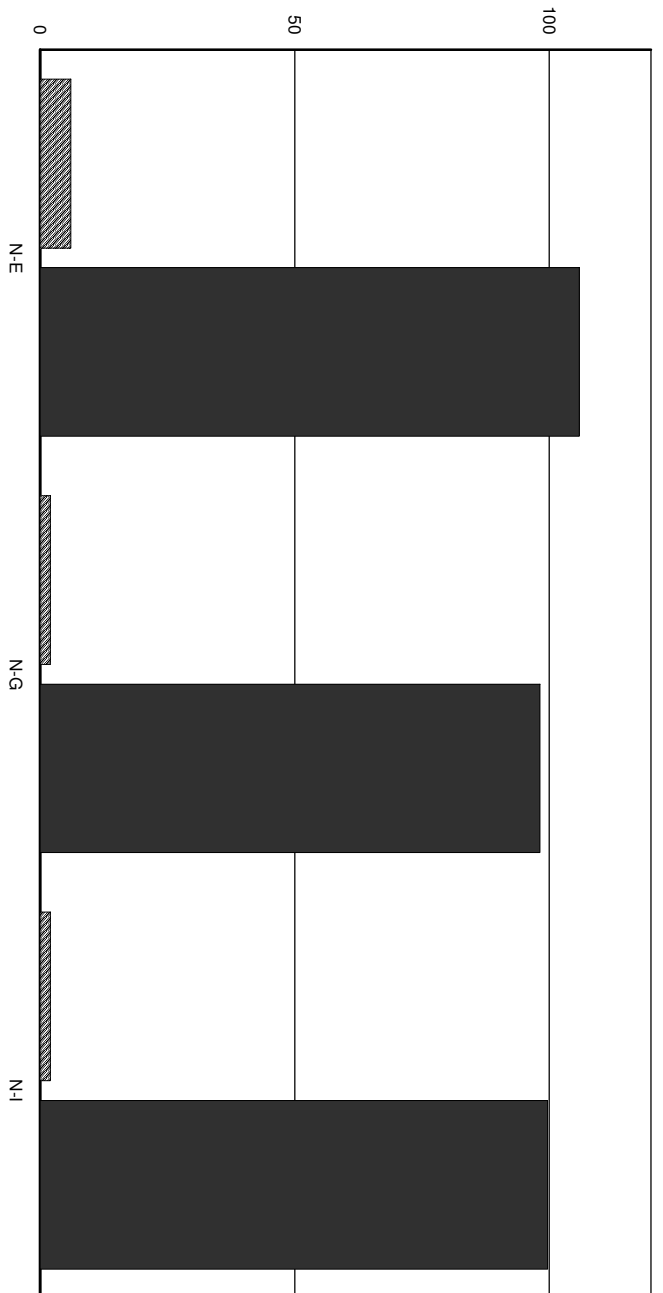


# Franconia: Median A/S Ratio by Sale Price



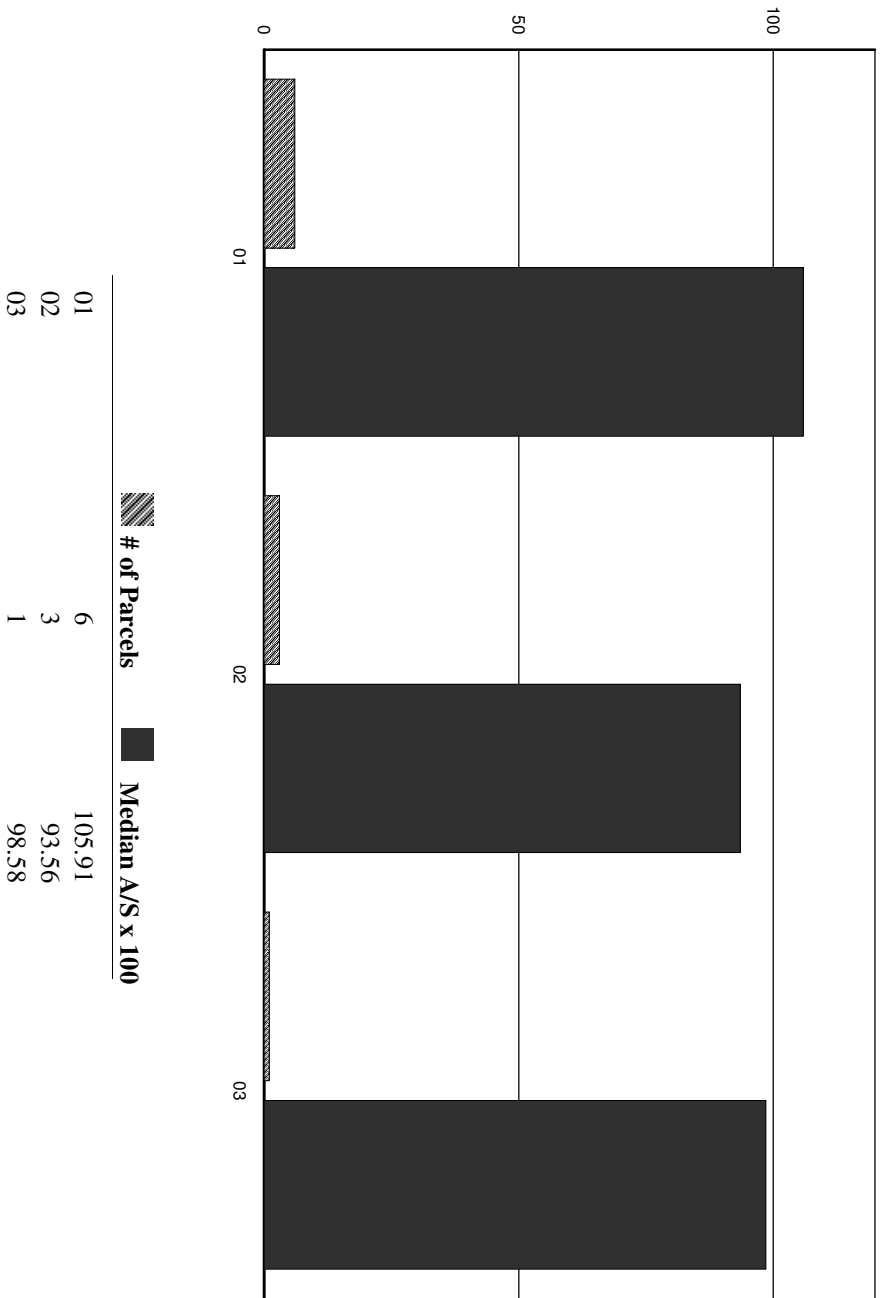
Sale Price	# of Parcels	Median A/S x 100
38K	1	110.30
52K	1	110.20
66K	1	101.61
79K	1	111.03
93K	3	94.76
121K	1	98.58
135K	2	96.77

# Franconia: Median A/S Ratio by Neighborhood

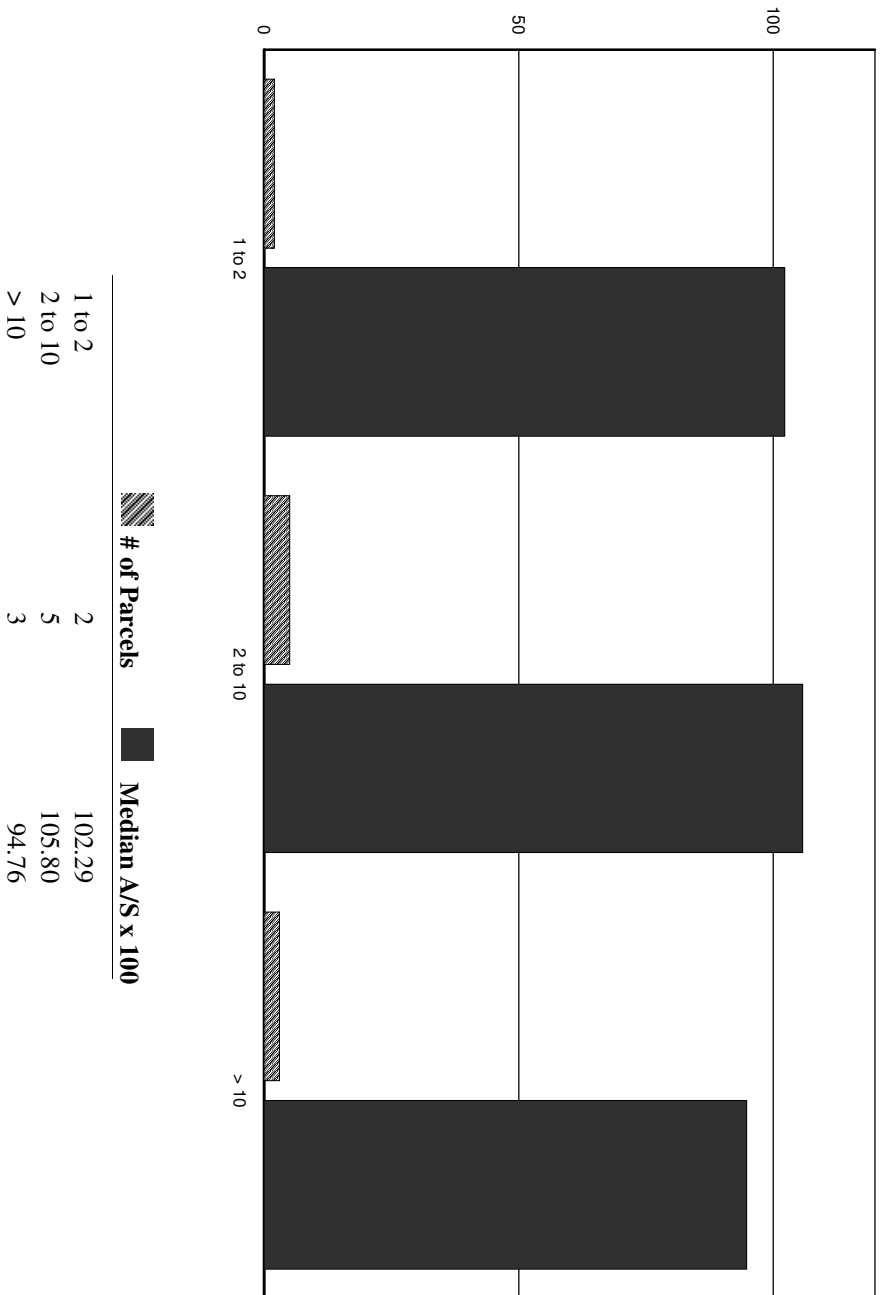


	# of Parcels	Median A/S x 100
N-E	6	105.91
N-G	2	98.18
N-I	2	99.68

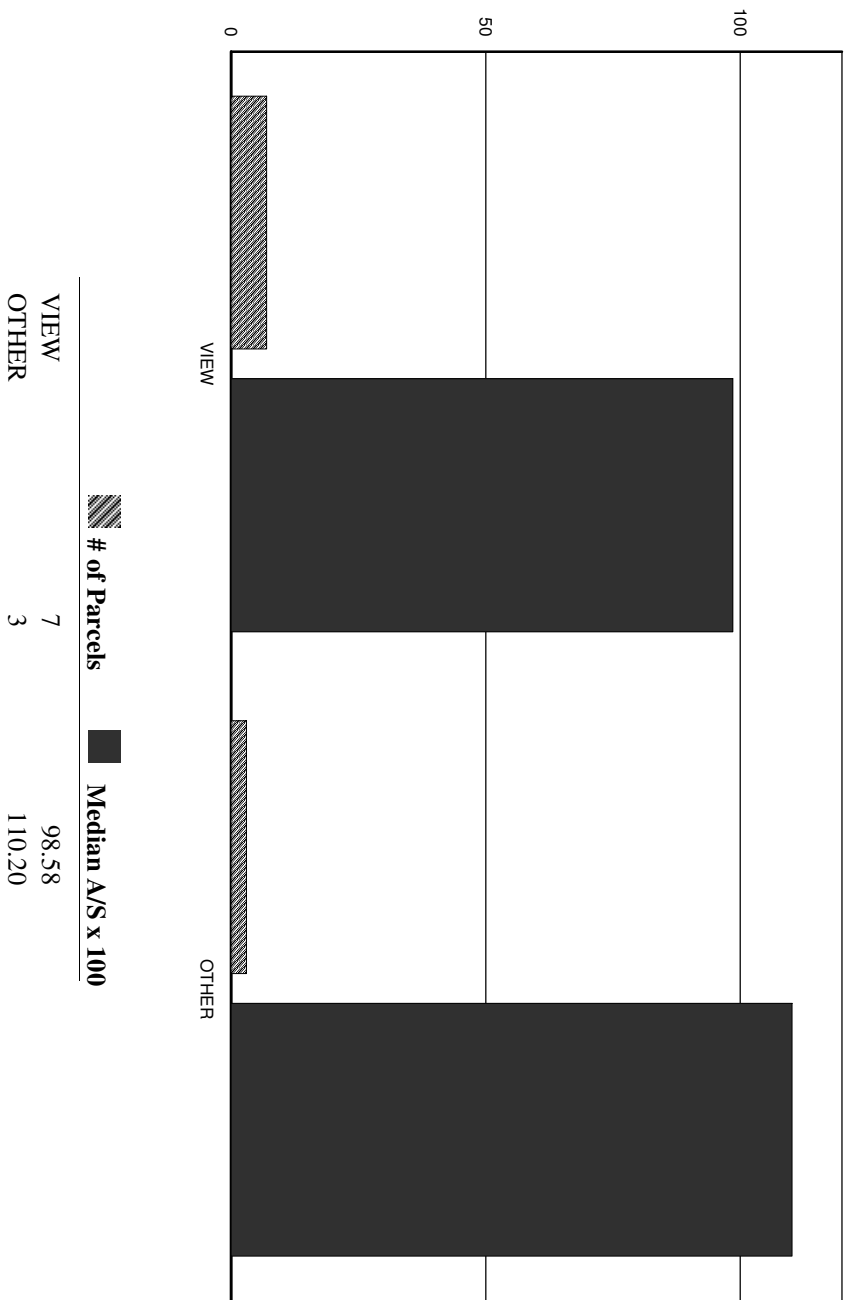
# Franconia: Median A/S Ratio by Zone



# Franconia: Median A/S Ratio by Acreage



# Franconia: Median A/S Ratio for Views/Waterfront/Other





OWNER INFORMATION SALES HISTORY PICTURE

EDDY, MICHAEL D.	Date	Book	Page	Type	Price Grantor
	10/13/2015			Q V	90,000 TOREIGN II REALTY TRUST
25 MEADOW RUE LANE	06/15/2001	2548	657	Q V	65,000 FOREST HILLS ASSOC
FRANCONIA, NH 03580					

LISTING HISTORY NOTES

04/07/16	DWUL	SUB LOT #47 4/03 VAC/WOODED; GRAV DRIVE INTO HSE SITE, SITE CLRD			
09/20/13	DWVL	W/ LIMITED VIEW;			
09/12/03	DWHC				
09/10/03	DWRH				
04/04/03	MVUM				
04/01/99	GRPL				

EXTRA FEATURES VALUATION MUNICIPAL SOFTWARE BY AVITAR

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
<b>FRANCONIA ASSESSING OFFICE</b>							

Year	Building	Features	Land
2014	\$ 0		\$ 89,700
			Parcel Total: \$ 89,700
2015	\$ 0		\$ 89,700
			Parcel Total: \$ 89,700
2016	\$ 0		\$ 84,200
			Parcel Total: \$ 84,200

LAND VALUATION

Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site: UNDEVELOPED CLEARED	Driveway: GRAVEL	Road: GRAVEL									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,460 ac	81,380	I	140	80	95	95	85 -- MODERATE	100	69,900	0	N	69,900	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR	25	14,300			14,300	UND
								1,460 ac		84,200			84,200	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
EDDY, MICHAEL D. 25 MEADOW RUE LANE FRANCONIA, NH 03580		District Percentage		Model: Roof: Ext: Int: Floor: Heat:		Baths: Fixtures: Fireplaces: Generators:	
Date	Permit ID	Permit Type	Notes				
Base Type:							

BUILDING SUB AREA DETAILS							
2016 BASE YEAR BUILDING VALUATION							
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:							

**OWNER INFORMATION**

**HUGGETT, JAMES M.**  
 & CONSTANCE A.  
 261 ROUTE 13  
 BROOKLINE, NH 03033

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
06/03/2016	4209	0494	Q V	84,500 MACARTHUR, DOUGALD F
11/17/2008	3565	335	Q V	150,000 WALKER REVOCABLE
04/07/2008	3505	929	U V 38	CAROL WALKER TRUST
04/24/2007	3398	978	Q V	115,000 PRESBY, THADDEUS D
03/29/2004	2974	231	Q V	80,000 MATORANO/EGBERT

**NOTES**

VAC; WOODED LOT; 08 LOT LINE ADJ W/ LOT 12-7; CK VU WHEN DEVELOPED; ACC FROM PLANTATION RD PART OF FOREST HILLS SUB-DIV;

**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 0		\$ 67,000
			Parcel Total: \$ 67,000
2015	\$ 0		\$ 67,000
			Parcel Total: \$ 67,000
<b>2016</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 89,400</b>
			Parcel Total: \$ 89,400

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: UNDEVELOPED WOODS 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 2.570 ac 84,710 I 140 70 95 90 95 -- MILD 100 67,400 0 N 67,400  
 VIEW 2.570 ac FRANK NOTCH & SKI MTS, AVERAGE, TOP 75, CLOSE/NEAR 25 22,000 22,000 UND  
**2.570 ac 89,400**

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		HUGGETT, JAMES M. & CONSTANCE A. 261 ROUTE 13 BROOKLINE, NH 03033		District	Percentage	Model:	
						Roof:	
				Ext:		Int:	
				Floor:		Heat:	
				PERMITS		Bedrooms:	Baths:
		Date	Permit ID	Permit Type	Notes	Extra Kitchens:	Fixtures:
						A/C:	Fireplaces:
						Quality:	Generators:
						Com. Wall:	
						Stories:	
						Base Type:	

BUILDING SUB AREA DETAILS	
2016 BASE YEAR BUILDING VALUATION Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	

**OWNER INFORMATION**

T & T MTN INVESTMENTS, LLC

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
01/22/2016	4184	0388	Q V	135,000	LAFAYETTE DRIVE TRUST
03/18/1994	2081	0749	Q V	35,000	PEOPLES BANK
01/19/1994	2080	0165	U V 51	7,000	GRILLO, PAUL

224 MAIN STREET  
FRANCONIA, NH 03580

**NOTES**

VERY STEEP SLOPE UP FROM RD THEN LEVELS OFF, ALL WOODED UND LOT; SALE;

04/07/16 DWUL  
09/23/13 DWVL  
11/07/02 MVUL  
11/02/95 GRL

**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 0		\$ 3,781
		Parcel Total:	\$ 3,781
2015	\$ 0		\$ 3,386
		Parcel Total:	\$ 3,386
2016	\$ 0		\$ 3,300
		Parcel Total:	\$ 3,300

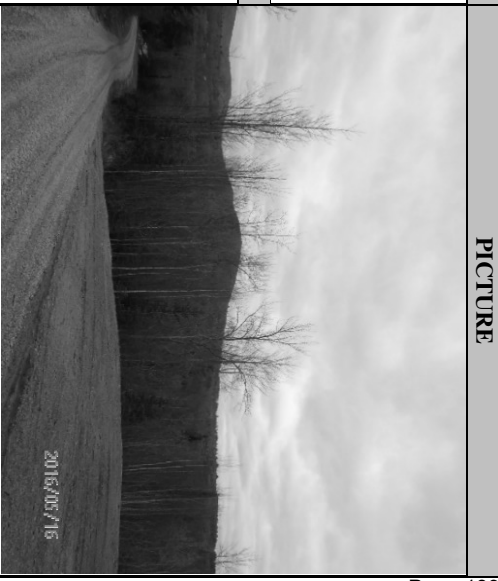
**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: UNDEVELOPED WOODS Driveway: UNDEVELOPED Road: PAVED  
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes  
 UNMNGD PINE 3,000 ac 86,000 E 100 70 100 90 85-- MODERATE 100 46,100 100 N 495  
 UNMNGD PINE 17,000 ac x 2,500 X 94 85-- MODERATE 100 34,000 100 N 2,805  
 VIEW IN CU FRAN NOTCH & SKI MTS, WIDE, FULL 100%, DISTANT 25 44,000 0 UND  
**20,000 ac** **124,100** **3,300**



OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
VOLPE, GERALD M. & LINDA CARAFENO-VOLPE 64 ERICO DRIVE EAST HAVEN, CT 06512		Date	Book	Page	Type	Price Grantor
		12/28/2015	4179	0886	Q V	84,000 TTW, LLC

LISTING HISTORY	NOTES
05/16/16 DWUL	2009 SUBDIVISION/WITH UNDERGROUND UTILITIES, LONG ACC TO BLDNG SITE. SEASON OBSTRUCTED VIEW;



**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
<b>FRANCONIA ASSESSING OFFICE</b>							

**MUNICIPAL SOFTWARE BY AVTAR**

PARCEL TOTAL TAXABLE VALUE		
Year	Building	Land
2014	\$ 0	\$ 790
		Parcel Total: \$ 790
2015	\$ 0	\$ 783
		Parcel Total: \$ 783
<b>2016</b>	<b>\$ 0</b>	<b>\$ 808</b>
		Parcel Total: \$ 808

**LAND VALUATION**

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	UNDEVELOPED WOODS	Driveway:	GRAVEL	Road:	GRAVEL			
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
UNMNGD HARDWD	5,000 ac	92,000	G	120	70	95	95	85 -- MODERATE	90	53,400	100	N	355	ACC
UNMNGD HARDWD	6,380 ac	x 2,500	X	96				85 -- MODERATE	100	13,000	100	N	453	
VIEW IN CU								MOUNTAINS, AVERAGE, TOP 25, CLOSE/NEAR	100	13,200			0	
										79,600			<b>808</b>	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		VOLPE, GERALD M. & LINDA CARAFENO-VOLPE 64 ERICO DRIVE EAST HAVEN, CT 06512		District	Percentage	Model:	
						Roof:	
				Ext:		Int:	
				Floor:		Heat:	
				Bedrooms:	Baths:	Fixtures:	
				Extra Kitchens:	Fireplaces:	Generators:	
				A/C:			
				Quality:			
				Com. Wall:			
				Stories:			
				Base Type:			

BUILDING SUB AREA DETAILS	
<p>2016 BASE YEAR BUILDING VALUATION</p> <p>Year Built: _____</p> <p>Condition For Age: _____</p> <p>Physical: _____</p> <p>Functional: _____</p> <p>Economic: _____</p> <p>Temporary: _____</p>	
%	%



OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
T & T MTN INVESTMENTS, LLC		Date	Book	Page	Type	Price Grantor	
244 MAIN STREET		10/02/2015	4161	0623	Q V	120,000 MOORE, DOROTHY D.	
FRANCONIA, NH 03580		05/30/1997	2253	123	U V 99	MOORE, DOROTHY D.	
		02/23/1996	2182	933	Q V	80,000 NH RED BRICK	

LISTING HISTORY		NOTES	
05/16/16	DWUL	2003 SUB-DIV: VAC: WOODED, WET, STATE HAS DENIED CURB CUT ON	
09/10/03	DWHR	RT 116; ACROSS RD FROM TRANSPER STATION; VIEW POTENTIAL WHEN	
05/20/03	DWPS	DEVELOPED; ACC FROM COVENTRY WOODS RD;	
12/10/96	TWL		

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
<b>FRANCONIA ASSESSING OFFICE</b>							

MUNICIPAL SOFTWARE BY AVITAR			
Year	Building	Features	Land
2014	\$ 0		\$ 2,201
			Parcel Total: \$ 2,201
2015	\$ 0		\$ 2,182
			Parcel Total: \$ 2,182
2016	\$ 0		\$ 28,651
			Parcel Total: \$ 28,651

**LAND VALUATION**

Zone:	BUS-A BUSINESS A	Minimum Acreage:	1.00	Minimum Frontage:	80	Site:	UNDEVELOPED WOODS	Driveway:	UNDEVELOPED	Road:	PAVED			
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
UNMNGD HARDWD	1,000 ac	80,000	E	100	70	100	90	95 -- MILD	100	47,900	100	N	71	
UNMNGD HARDWD	30,710 ac	x 2,500	X	90				85 -- MODERATE	75	44,000	100	N	2,180	WET
VIEW		MOUNTAINS, AVERAGE, TOP 50, CLOSE/NEAR												
	<b>31,710 ac</b>									118,300			<b>28,651</b>	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
T & T MTN INVESTMENTS, LLC 244 MAIN STREET FRANCONIA, NH 03580		District Percentage		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				

BUILDING SUB AREA DETAILS	
2016 BASE YEAR BUILDING VALUATION	
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	Year Built: Condition For Age: Physical: Functional: Economic: Temporary:

**OWNER INFORMATION**

**BURTON, TERENCE T. 1999 FAMILY TRU**  
 BURTON, TERENCE T TRUSTEE  
 49 TECHNOLOGY DRIVE, UNIT #2  
 BEDFORD, NH 03110

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
06/06/2016	4210	0191	U V 38	1	BURTON, TERENCE T.
05/04/2016	4202	900	Q V	56,000	MOLOY FAMILY JOINT
07/23/2007	3430	330	U V 38		R & V MOLOY
08/04/2004	3034	134	Q V	90,200	J.W. POWERS

**NOTES**

VAC. SLOPES UP FROM ROAD. CLEARED AREA FOR HOUSE LOT. LARGE BOULDERS ON LOT = SITE COND

**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 0	\$ 0	\$ 80,600
		Parcel Total:	\$ 80,600
2015	\$ 0	\$ 0	\$ 80,600
		Parcel Total:	\$ 80,600
2016	\$ 0	\$ 0	\$ 56,900
		Parcel Total:	\$ 56,900

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS 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 5,000 ac 92,000 G 120 70 95 90 90 -- ROLLING 95 56,500 0 N 56,500 SITE COND  
 IF RES 0.180 ac x 2,500 X 98 85 -- MODERATE 100 400 0 N 400  
**5.180 ac 56,900 56,900**

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
BURTON, TERENCE T. 1999 FAMILY T BURTON, TERENCE T TRUSTEE 49 TECHNOLOGY DRIVE, UNIT #2 BEDFORD, NH 03110		District Percentage		Model: Roof: Ext: Int: Floor: Heat:		Baths: Fixtures: Fireplaces: Generators:	
Date	Permit ID	Permit Type	Notes		Bedrooms: Extra Kitchens: A/C: Quality: Com. Wall: Stories:		Base Type:

<b>BUILDING SUB AREA DETAILS</b>	
<b>2016 BASE YEAR BUILDING VALUATION</b>	
Year Built:	%
Condition For Age: Physical:	%
Functional: Economic: Temporary:	%

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
CHAFFEE, STEPHANIE D. & LINCOLN D. 22 BEACHWOOD DRIVE EAST GREENWICH, RI 02818		Date	Book	Page	Type	Price Grantor
		08/24/2015	4152	0263	Q V	68,000 KRONER, GENE L.

LISTING HISTORY	NOTES
05/16/16 DWUL 09/15/14 DWVL 12/10/96 BHL	VAC; WOODS, SLOPES DOWN FROM RD; LOT WOODED, LIMITED VIEW AT THIS TIME, 9/14;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
<b>FRANCONIA ASSESSING OFFICE</b>							

**LAND VALUATION**

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	UNDEVELOPED WOODS	Driveway:	UNDEVELOPED	Road:	PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,920 ac	82,760	E	100	70	100	90	90--ROLLING	100	46,900	0	N	46,900	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR	50	28,600			28,600	OBST
	<b>1,920 ac</b>									<b>75,500</b>			<b>75,500</b>	

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2014	\$ 0	\$ 0	\$ 86,400
			Parcel Total: \$ 86,400
2015	\$ 0	\$ 0	\$ 61,400
			Parcel Total: \$ 61,400
2016	\$ 0	\$ 0	\$ 75,500
			Parcel Total: \$ 75,500



OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
<b>RIGLER, DOUGLAS V.</b> & KATHERINE C. 5008 RIVER HILL ROAD BETHESDA, MD 20816		Date	Book	Page	Type	Price Grantor
		02/29/2016	4190	0207	Q V	130,000 BART, LYNN E. & EDMOND
		08/15/2001	2572	160	Q V	62,000 WILDING-WHITE REV TRST
		03/31/1998	2305	711	U V 38	P.Q. WILDING-WHITE

LISTING HISTORY		NOTES	
05/16/16	DWUL	VAC; WOODS; TOPO; VIEW POTENTIAL IS KNOWN = 50 COND	
07/09/14	DWVL		
12/02/08	MVVL		
07/19/97	GRH		
12/10/96	BHL		

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
<b>FRANCONIA ASSESSING OFFICE</b>							

MUNICIPAL SOFTWARE BY AVITAR			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2014	\$ 0		\$ 61,700
			Parcel Total: \$ 61,700
2015	\$ 0		\$ 61,700
			Parcel Total: \$ 61,700
2016	\$ 0		\$ 132,100
			Parcel Total: \$ 132,100

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A		Minimum Acreage: 5.00	Minimum Frontage: 200	Site: UNDEVELOPED WOODS	Driveway: UNDEVELOPED	Road: GRAVEL
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC Adj</b>	<b>Site</b>	<b>Road DWay</b>	<b>Topography</b>
IF RES	2.540 ac	84,620	E 100	70	95	90
VIEW		FRAN NOTCH & SKI MTS, WIDE, FULL 100%, DISTANT		85	--	MODERATE
	<b>2.540 ac</b>			100		50
				43,000		89,100
				0	N	43,000
				89,100		OBST
				<b>132,100</b>		<b>132,100</b>









**OWNER INFORMATION**

**MCGROARY, VINCENT**

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
06/08/2016	4210	0747	Q V	50,000	MCKENZIE, JOEL C.

33 DOVER ROAD

DURHAM, NH 03824

**NOTES**

LISTING HISTORY

**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2016	\$ 0	\$ 0	\$ 255
			Parcel Total: \$ 255

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS Driveway: UNDEVELOPED Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
UNMNGD OTHER	5,000	92,000	E	100	70	100	90	95--MILLD	100	55,100	100	N	255		
													<b>5,000 ac</b>	<b>55,100</b>	<b>255</b>

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
MCGROARY, VINCENT 33 DOVER ROAD DURHAM, NH 03824		District Percentage		Model: Roof: Ext: Int: Floor: Heat:		Baths: Bedrooms: Extra Kitchens: A/C: Quality: Com. Wall: Stories:	
Date	Permit ID	Permit Type	Notes				
[Grid area for notes and permits]							

**BUILDING SUB AREA DETAILS**

Base Type:

**2016 BASE YEAR BUILDING VALUATION**

Year Built: \_\_\_\_\_ %  
 Condition For Age: \_\_\_\_\_ %  
 Physical: \_\_\_\_\_ %  
 Functional: \_\_\_\_\_ %  
 Economic: \_\_\_\_\_ %  
 Temporary: \_\_\_\_\_ %

**Sales Analysis Results  
Franconia -- 09/01/2016**

<b>Sales Analysis Statistics</b>			
Number of Sales:	<b>36</b>	Mean Sales Ratio:	<b>1.0166</b>
Minimum Sales Ratio:	<b>0.8214</b>	Median Sales Ratio:	<b>1.0023</b>
Maximum Sales Ratio:	<b>1.2387</b>	Standard Deviation:	<b>0.0786</b>
Aggregate Sales Ratio:	<b>1.0162</b>	Coefficient of Dispersion:	<b>5.4497</b>
		Price Related Differential:	<b>1.0004</b>

<b>Sales Analysis Criteria</b>	
Sold: 4/1/2015 - 7/1/2016	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 - 2016	Trend: 0.000% Prior to 09/01/2016
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	



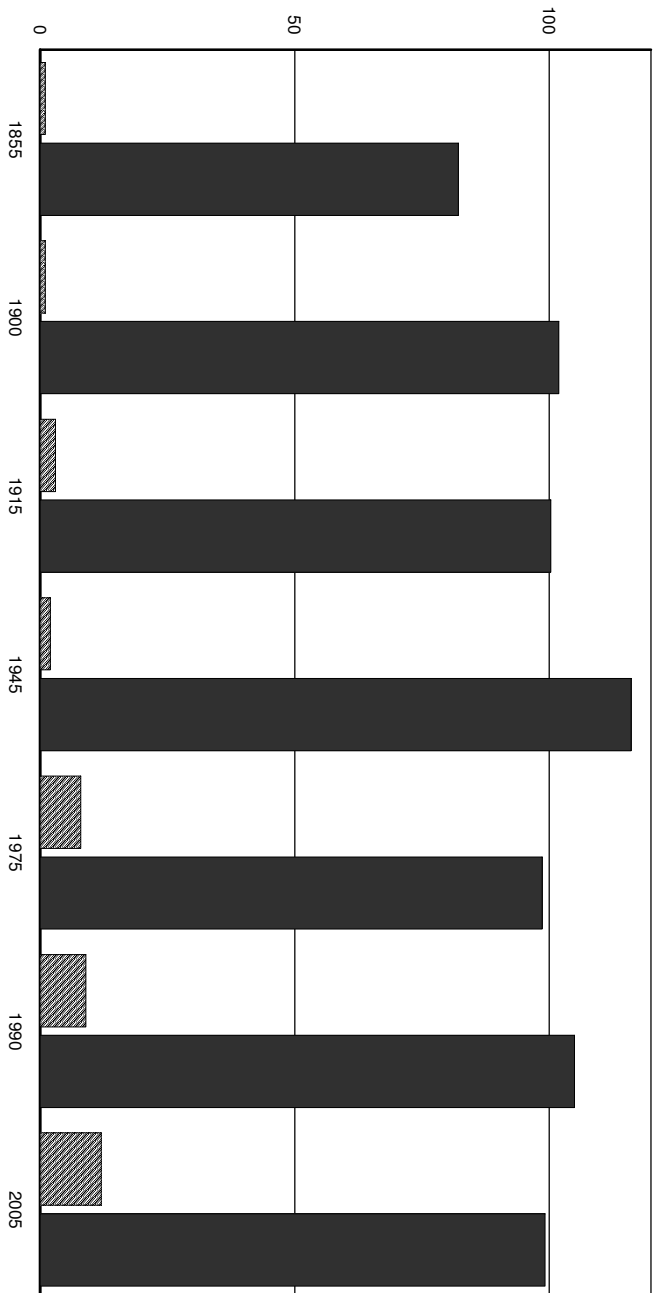
Franconia Sales Analysis Report

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	
1.239	000014	000026	000000	02	0.51	R1	E	RSA	D	\$234,933	\$291,000	I	Q	JOHNSON, PAUL	\$320,700
									2,938		04/03/2015				
0.936	000014	000043	000039	02	0.00	R1	E	MHS	A	\$36,000	\$33,700	I	Q	BOYD REVOC TRUST, MARC	\$36,300
									817		04/27/2015				
1.023	000031	000042	000000	01	3.00	R1	E	RSA	D	\$459,000	\$469,600	I	Q	SIMMONS, RICHARD D.	\$432,500
									2,808		05/18/2015				
1.118	000006	000013	000000	02	15.52	R1	F	RSA	C	\$224,000	\$250,500	I	Q	TOMBARELLI, STEPHEN D.	\$267,900
									1,757		05/22/2015				
1.044	000008	000029	000000	02	2.22	R1	I	RSA	D	\$611,000	\$637,800	I	Q	WALKER 91 REV TRUST, C	\$634,300
									4,991		06/22/2015				
1.013	000016	000023	000000	01	3.27	R1	G	RSA	C	\$540,000	\$547,200	I	Q	PFUHL, PAUL H.	\$607,900
									4,399		06/29/2015				
1.001	000014	000021	000016	02	0.00	R1	E	RCT	D	\$152,000	\$152,100	I	Q	BARROWS, JOSEPH E.	\$171,700
									1,835		06/30/2015				
0.983	000005	000041	000000	02	17.43	R1	F	RSA	A	\$406,654	\$399,700	I	Q	GRIFFIN REVOC TRST, FRE	\$511,300
									3,477		07/15/2015				
0.981	000008	00001A	000005	02	1.70	R1	I	RSA	C	\$500,000	\$490,400	I	Q	WHILES, ROBERT D	\$441,200
									2,732		07/31/2015				
1.067	000024	000034	000000	01	3.20	R1	E	RSA	A	\$248,000	\$264,500	I	Q	WILLIAMS JR., SAMUEL	\$263,400
									2,158		07/31/2015				
0.958	000028	000073	000000	02	0.53	R1	K	RSA	A	\$265,000	\$253,900	I	Q	FLORESCU TRUST	\$249,400
									1,339		08/19/2015				
0.971	000014	000030	000002	02	0.00	R1	E	MHS	A	\$7,000	\$6,800	I	Q	TOP OF THE NOTCH COOPE	\$5,500
									679		09/04/2015				
0.982	000026	000018	000000	01	6.00	R1	E	RSA	C	\$477,140	\$468,600	I	Q	PHILLIPS, CHARLES W.	\$397,600
									3,463		09/14/2015				
1.018	000013	000049	000000	02	0.37	R1W	E	RSA	B	\$130,000	\$132,300	I	Q	ROBIE REALTY TRUST	\$138,200
									978		09/17/2015				
1.050	000034	000004	000001	01	5.00	R1	E	RSA	C	\$257,540	\$270,400	I	Q	EDMUNDS TRUST, MARION	\$299,400
									2,687		10/13/2015				
0.995	000021	000007	000006	02	2.88	R1	E	RSA	A	\$220,000	\$218,800	I	Q	EVANS, THOMAS A.	\$234,900
									1,786		10/16/2015				
0.821	000034	000005	000000	01	1.29	R1	E	RSA	B	\$388,000	\$318,700	I	Q	MARKS, KENNETH S.	\$249,900
									1,866		10/21/2015				
0.957	000004	000007	000000	01	9.58	R1	G	RSA	A	\$540,000	\$516,600	I	Q	COOK, JOHN S.	\$536,500
									3,580		11/09/2015				
1.090	000015	000019	000003	01	8.21	R1	E	RSA	A	\$525,000	\$572,200	I	Q	CANTLON, JAMES F.	\$565,200
									3,245		11/10/2015				
0.989	000014	000043	000005	02	0.00	R1	E	MHS	A	\$35,000	\$34,600	I	Q	LYDON, DAWN	\$46,200
									1,131		11/23/2015				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
								Eff. Area						Grantor	
0.990	000028	000029	000000	02	0.36	R1	N	RSA	A	\$ 320,000	\$ 316,700	I	Q	PACHTER, JEAN V	\$ 251,000
								1,241			12/02/2015				
1.019	000020	000002	000012	02	2.75	R1	G	RSA	A	\$ 510,000	\$ 519,900	I	Q	REALI TRUST, KENNETH M	\$ 477,400
								3,420			01/08/2016				
1.003	000014	000021	000006	02	0.00	R1	E	RCT	A	\$ 124,500	\$ 124,900	I	Q	DAUTEN, PETER R.	\$ 137,100
								820			01/21/2016				
1.001	000021	000009	000000	02	0.71	R1	E	RSA	B	\$ 150,000	\$ 150,200	I	Q	MACNEIL, NANCY E.	\$ 174,400
								1,546			03/02/2016				
1.190	000005	000019	000000	01	6.97	R1	E	RSA	C	\$ 241,000	\$ 286,700	I	Q	MCGUIGAN, HARRY H.	\$ 347,800
								2,944			03/10/2016				
0.978	000014	000030	000005	02	0.00	R1	E	MHS	A	\$ 10,940	\$ 10,700	I	Q	DISANO, JOHN	\$ 14,100
								569			03/10/2016				
1.054	000031	000003	000000	01	6.00	R1	E	RSA	C	\$ 425,000	\$ 447,900	I	Q	PERIOD HOMES OF NEW EN	\$ 458,700
								4,855			03/25/2016				
0.955	000012	000021	000000	02	1.00	R1	F	RSA	D	\$ 249,000	\$ 237,900	I	Q	DONFRO, MARIO	\$ 251,400
								1,728			04/11/2016				
1.029	000014	000043	000021	02	0.00	R1	E	MHS	A	\$ 36,540	\$ 37,600	I	Q	POLLAK REVOC TRUST, KE	\$ 40,000
								1,105			04/11/2016				
0.861	000029	000008	000000	01	1.61	R1	F	RSA	B	\$ 254,940	\$ 219,500	I	Q	HAYES TRUST, MATTHEW D	\$ 206,100
								1,274			04/29/2016				
0.976	000029	000034	000000	01	1.99	R1	F	RSA	A	\$ 230,000	\$ 224,400	I	Q	GEAR, MICHAEL	\$ 238,800
								1,714			05/23/2016				
1.084	000014	000142	000000	02	2.43	R1	E	RSA	C	\$ 190,000	\$ 205,900	I	Q	WHITON, NANCY	\$ 204,500
								1,598			06/03/2016				
1.019	000014	000069	000000	02	0.66	R2	F	RSA	C	\$ 234,540	\$ 239,000	I	Q	OHARA, PAUL C.	\$ 255,200
								1,970			06/13/2016				
0.981	000023	000003	000000	03	9.30	CI	E	CWH	A	\$ 150,000	\$ 147,100	I	Q	CYRS, MAJORIE S	\$ 238,300
								2,371			06/17/2016				
1.097	000014	000111	000000	03	0.30	R1	F	RSA	A	\$ 100,000	\$ 109,700	I	Q	STRIMBECK, LEE A	\$ 130,000
								1,159			06/20/2016				
1.125	000034	000003	000000	01	7.10	R1	E	RSA	C	\$ 265,000	\$ 298,200	I	Q	PETERS, J. THOMAS	\$ 349,100
								2,537			06/29/2016				

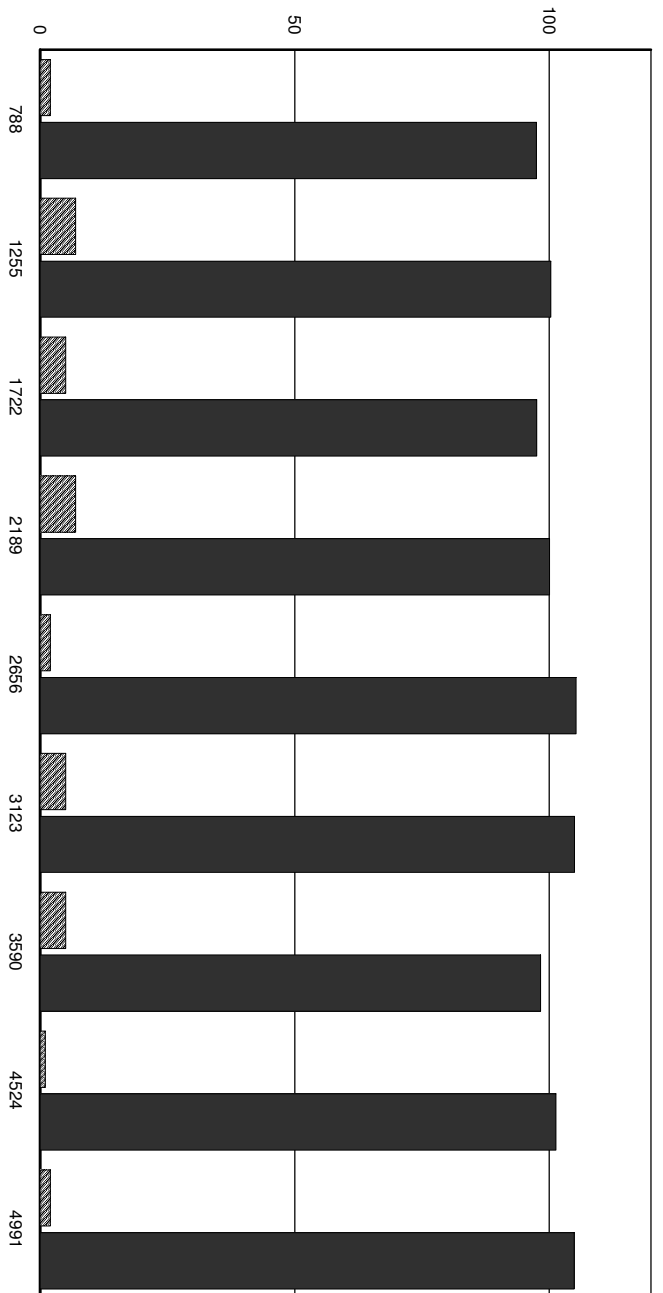


# Franconia: Median A/S Ratio by Year of Construction



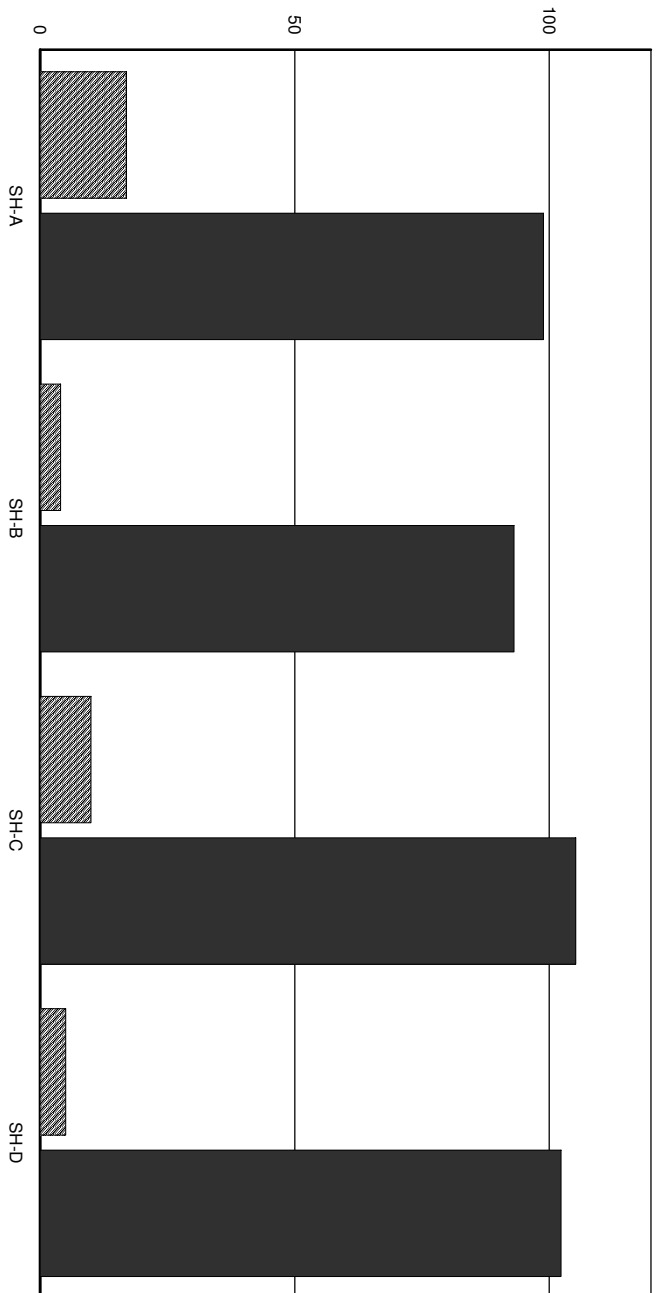
Year	# of Parcels	Median A/S x 100
1855	1	82.14
1900	1	101.90
1915	3	100.32
1945	2	116.12
1975	8	98.63
1990	9	104.99
2005	12	99.16

# Franconia: Median A/S Ratio by Effective Area



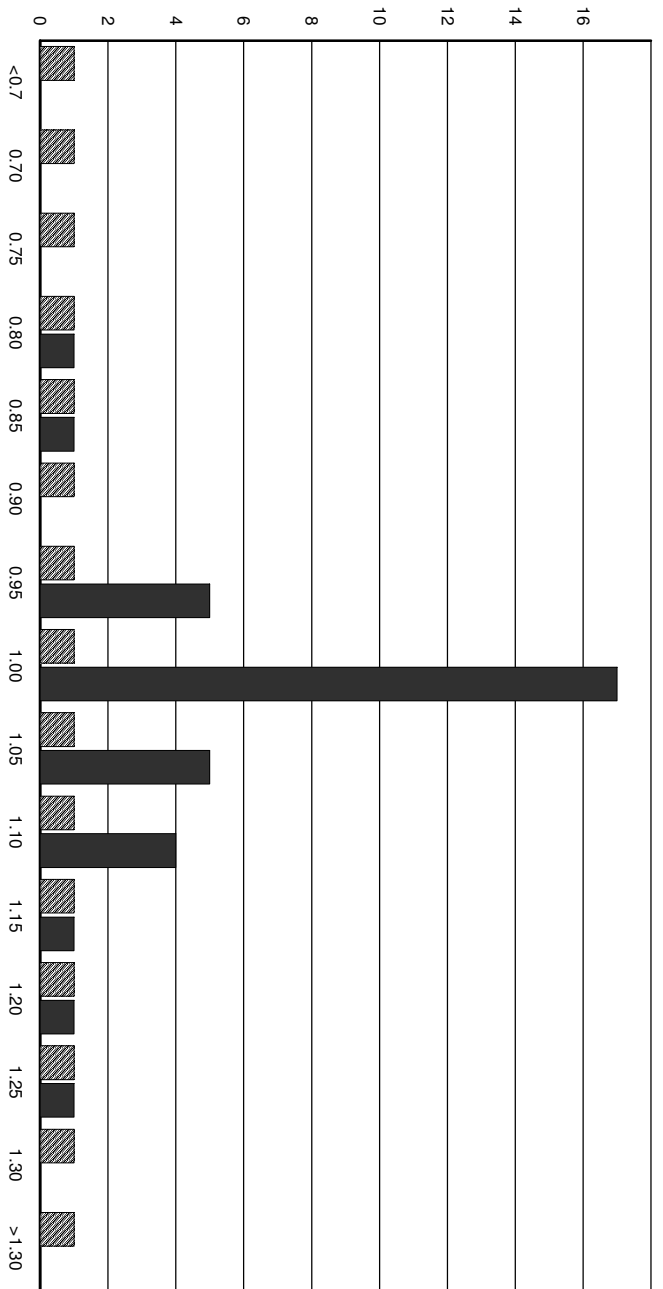
# of Parcels	Median A/S x 100
788	97.47
1255	100.32
1722	97.57
2189	100.07
2656	105.30
3123	104.99
3590	98.29
4524	101.33
4991	104.89

# Franconia: Median A/S Ratio by Story Height

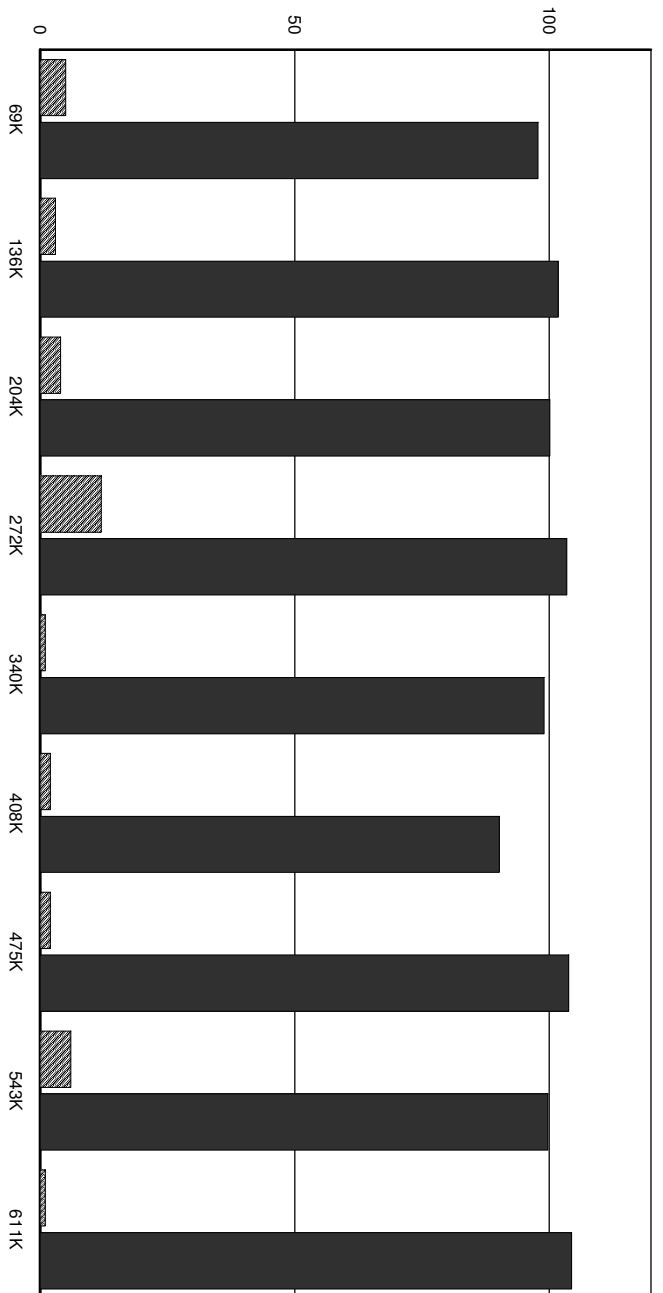


	# of Parcels	Median A/S x 100
SH-A	4	93.12
SH-B	10	105.19
SH-C	5	102.31
SH-D	17	98.86

# Franconia: Distribution of Sale Ratios

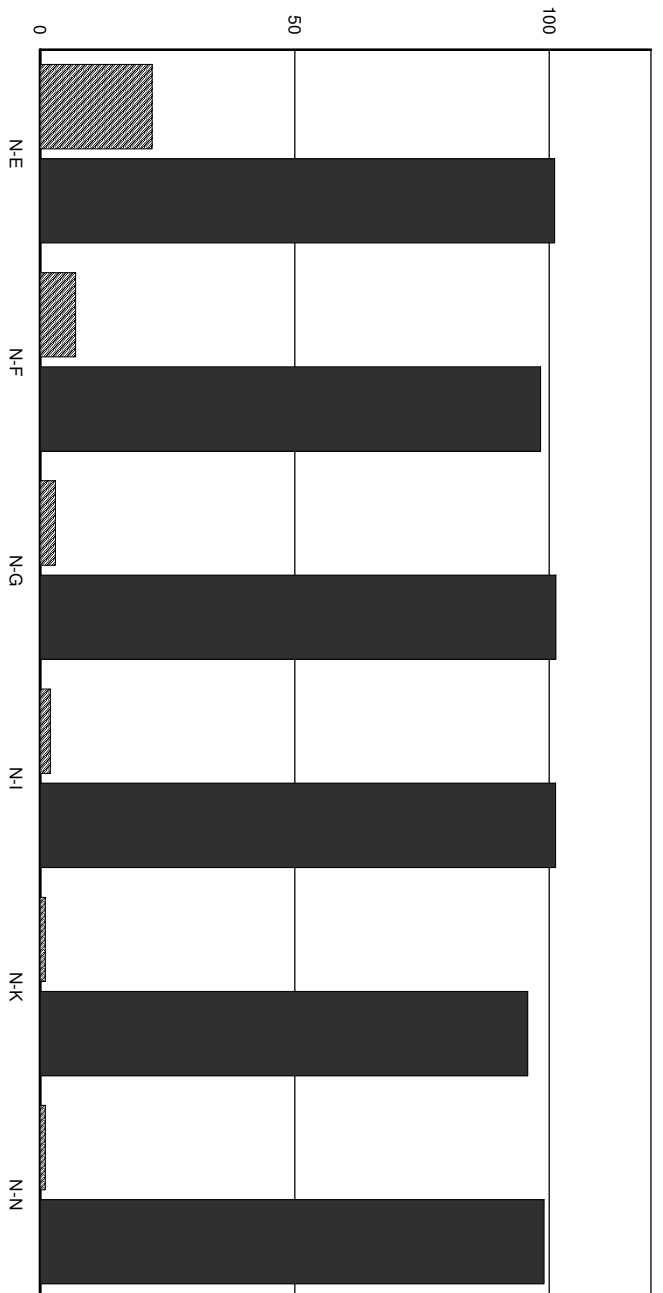


# Franconia: Median A/S Ratio by Sale Price



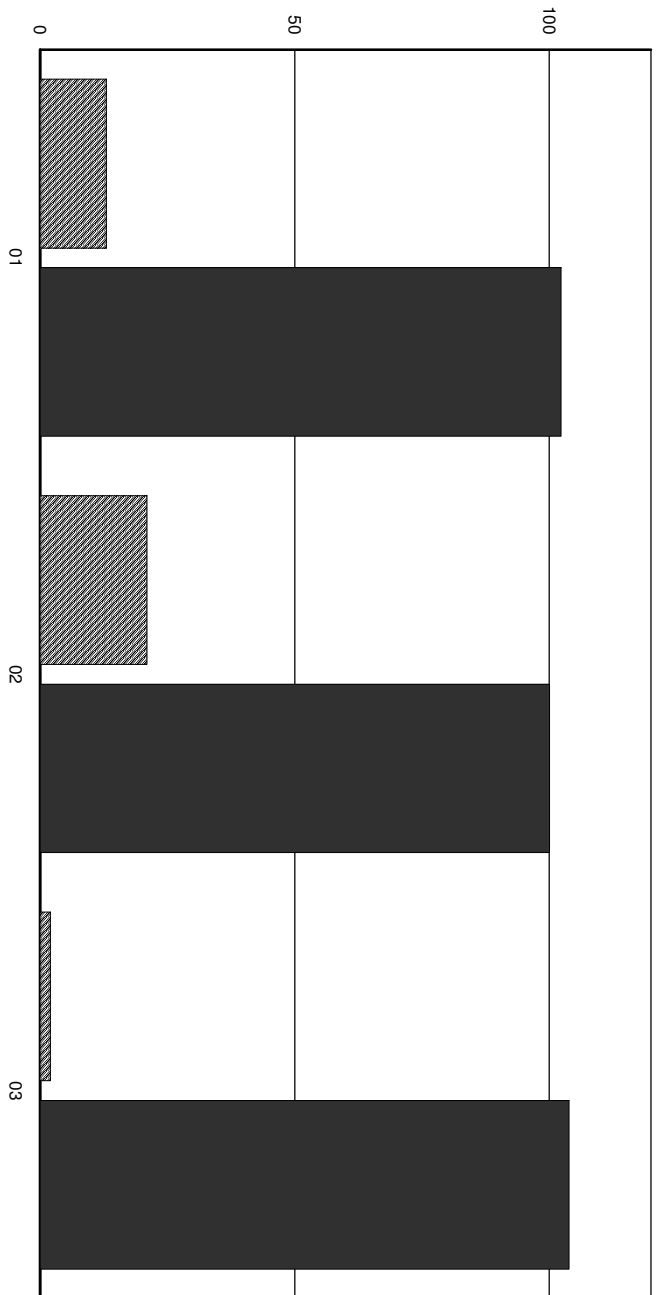
Sale Price Range	# of Parcels	Median A/S x 100
69K	5	97.81
136K	3	101.77
204K	4	100.10
272K	12	103.45
340K	1	98.97
408K	2	90.21
475K	2	103.85
543K	6	99.77
611K	1	104.39

# Franconia: Median A/S Ratio by Neighborhood



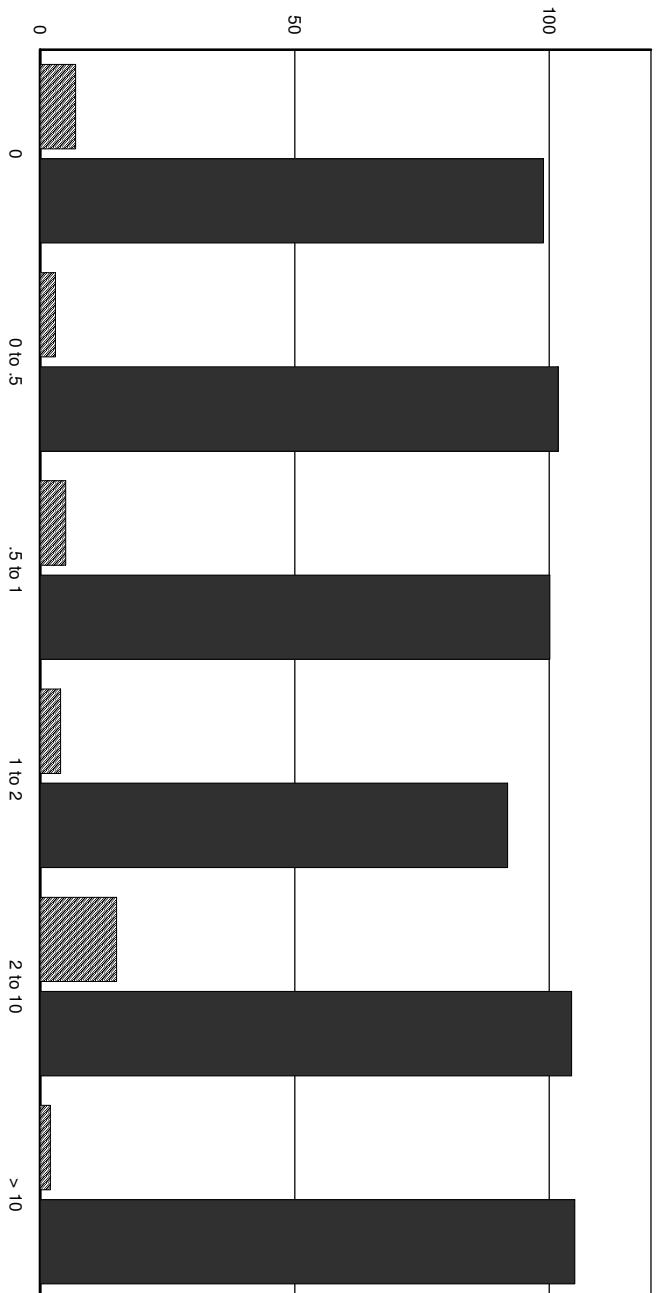
Neighborhood	# of Parcels	Median A/S x 100
N-E	22	101.05
N-F	7	98.29
N-G	3	101.33
N-I	2	101.23
N-K	1	95.81
N-N	1	98.97

# Franconia: Median A/S Ratio by Zone



Zone	# of Parcels	Median A/S x 100
01	13	102.31
02	21	100.07
03	2	103.88

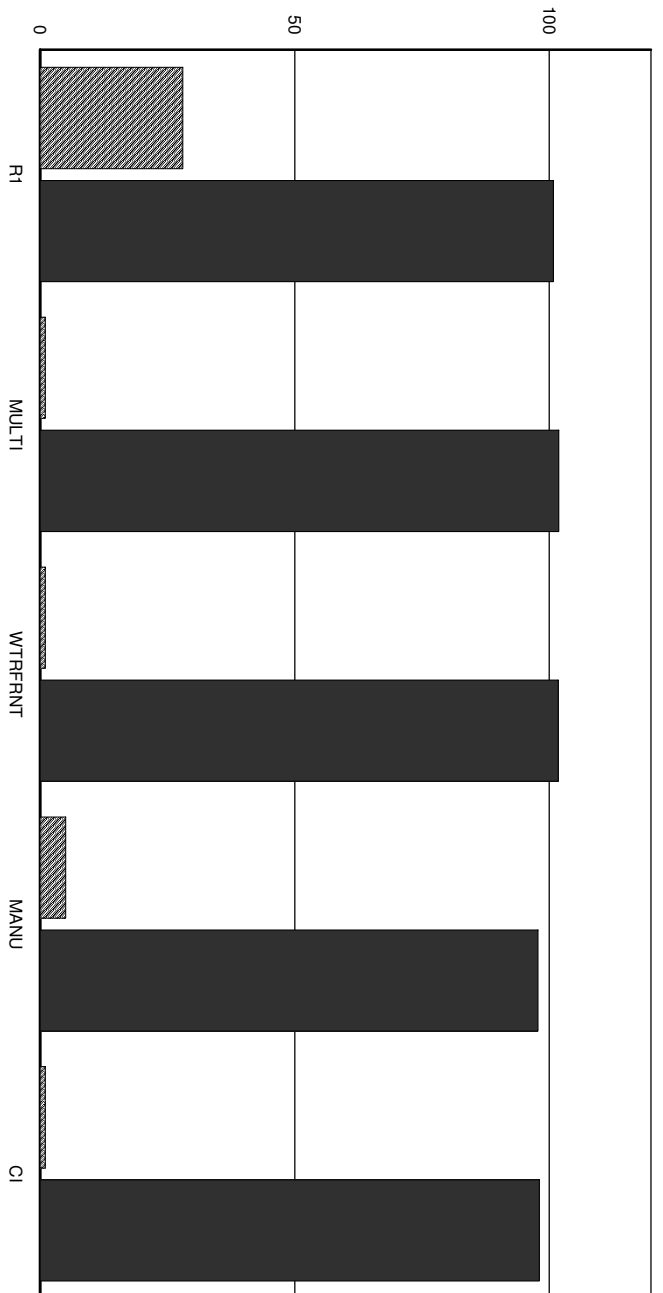
# Franconia: Median A/S Ratio by Acreage



Acreage Range	Median A/S Ratio	# of Parcels
0	98.86	7
0 to .5	101.77	3
.5 to 1	100.13	5
1 to 2	91.83	4
2 to 10	104.39	15
> 10	105.06	2

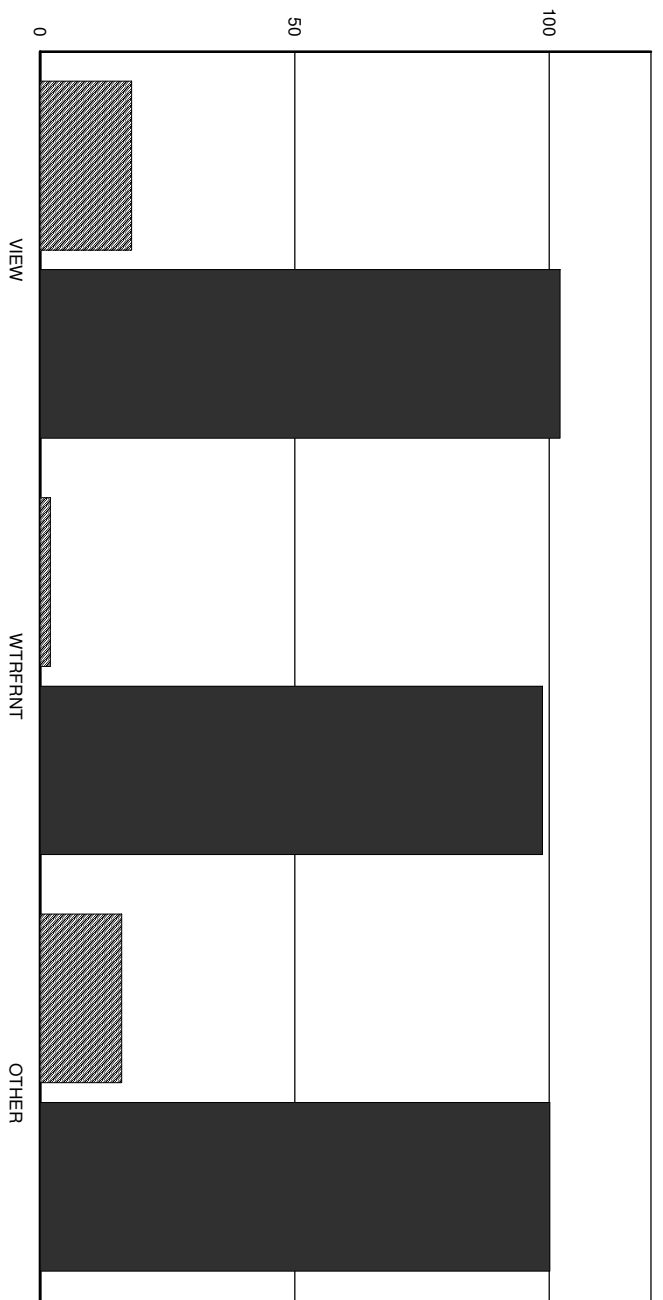


# Franconia: Median A/S Ratio by Improved Use



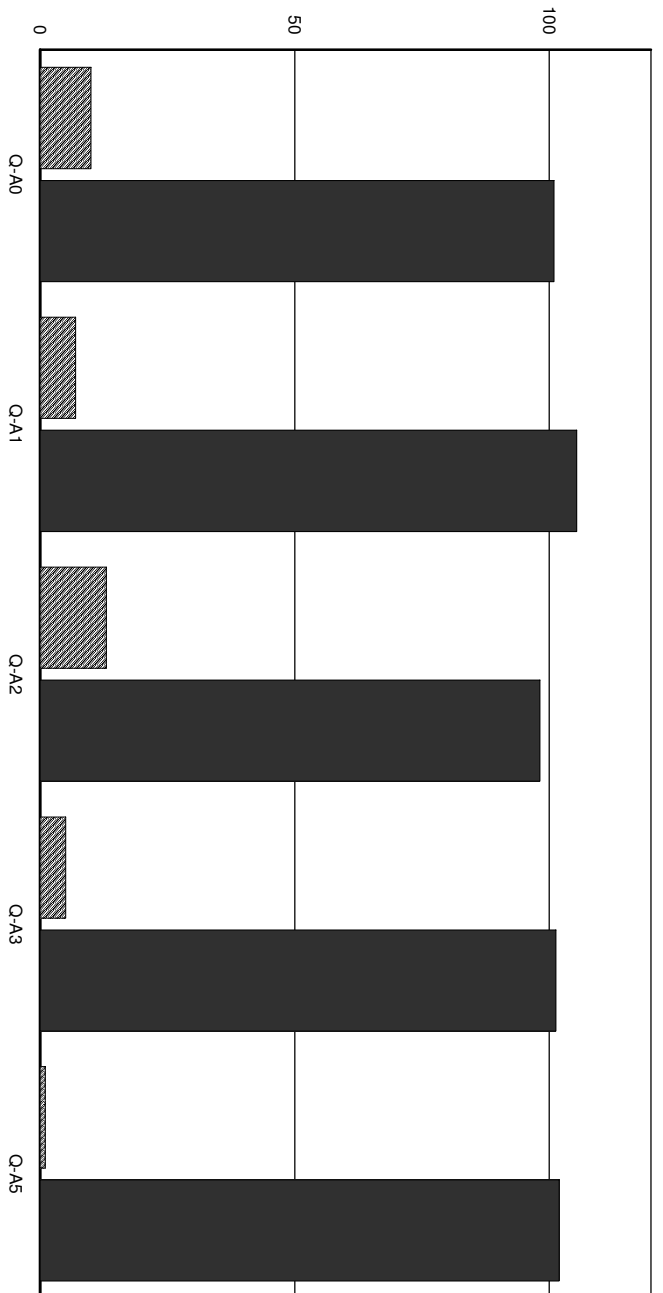
	# of Parcels	Median A/S x 100
R1	28	100.83
MULTI	1	101.90
WTRFRNT	1	101.77
MANU	5	97.81
CI	1	98.07

# Franconia: Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
VIEW	18	102.13
WATERFRONT	2	98.66
OTHER	16	100.10

# Franconia: Median A/S Ratio by Building Quality



	# of Parcels	Median A/S x 100
Q-A0	10	100.95
Q-A1	7	105.39
Q-A2	13	98.21
Q-A3	5	101.33
Q-A5	1	101.94



OWNER INFORMATION		SALES HISTORY			PICTURE	
<b>GROSSMAN, RICHARD E.</b> & MARGOT E. 77 MAPLEWOOD DRIVE TOWNSEND, MA 01469		Date	Book	Page	Type	Price Grantor
		11/09/2015	4169	0897	Q1	540,000 COOK, JOHN S.
		07/19/1994	2100	0887	Q1	275,000 PETERSON, EDITH

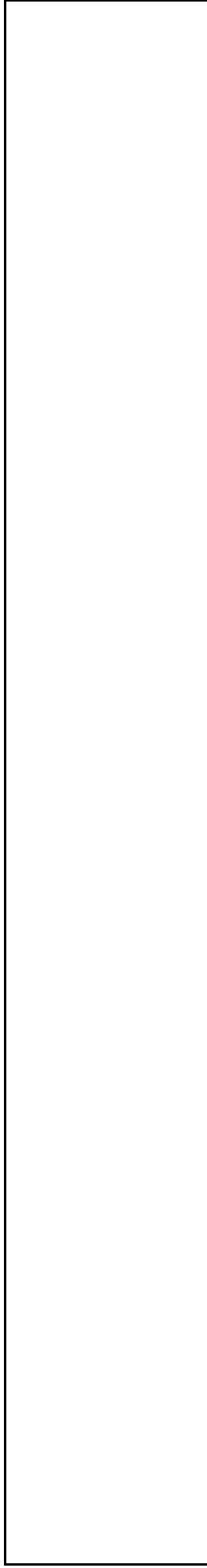
LISTING HISTORY		NOTES	
04/08/16	DWUM	1 BTH = 4 FIXTURES; --4/03 INDOOR 6X12 POOL FOR PHYSICAL THERAPY;	
07/11/13	DWVL	BATH COUNT 3FULL + 2 HAL VES INT IN GOOD COND, GOOD QUALITY KIT	
01/26/10	DWVL	+ BATHS.	
11/10/09	DWVM		
01/29/09	INSP	MARKED FOR INSPECTION	
04/01/03	MVUL		
04/22/98	GRM		
11/03/95	BHL		

EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE I-CUST	1					5,000.00	125	6,250	
SHED-WOOD	140	10	x	14		7.00	60	1,023	
SHED-WOOD	64	8	x	8		7.00	60	833	COND = SCRNR FRONT
SOLAR ELE PANELS	17					800.00	100	13,600	BACK ROOF
								<b>21,700</b>	

MUNICIPAL SOFTWARE BY AVITAR.									
FRANCONIA ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2014	\$ 338,700	\$ 8,100	\$ 189,700	Parcel Total: \$ 536,500					
2015	\$ 338,700	\$ 8,100	\$ 189,700	Parcel Total: \$ 536,500					
2016	\$ 304,300	\$ 21,700	\$ 190,600	Parcel Total: \$ 516,600					

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A												
Land Type	Minimum Acreage:	5.00	Minimum Frontage:	200	Site: GOOD Driveway: GRAVEL Road: GRAVEL							
Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
1F RES	5,000 ac	92,000	G	120	105	95	95	95	99,400	0	99,400	
1F RES	4,580 ac	x 2,500	X	97			85	--	9,400	0	9,400	
1F RES	200,000 F	x 115	G	120			85	--	23,500	0	23,500	
VIEW		FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR										
	<b>9,580 ac</b>								<b>190,600</b>		<b>190,600</b>	





**PICTURE** **OWNER** **TAXABLE DISTRICTS** **BUILDING DETAILS**

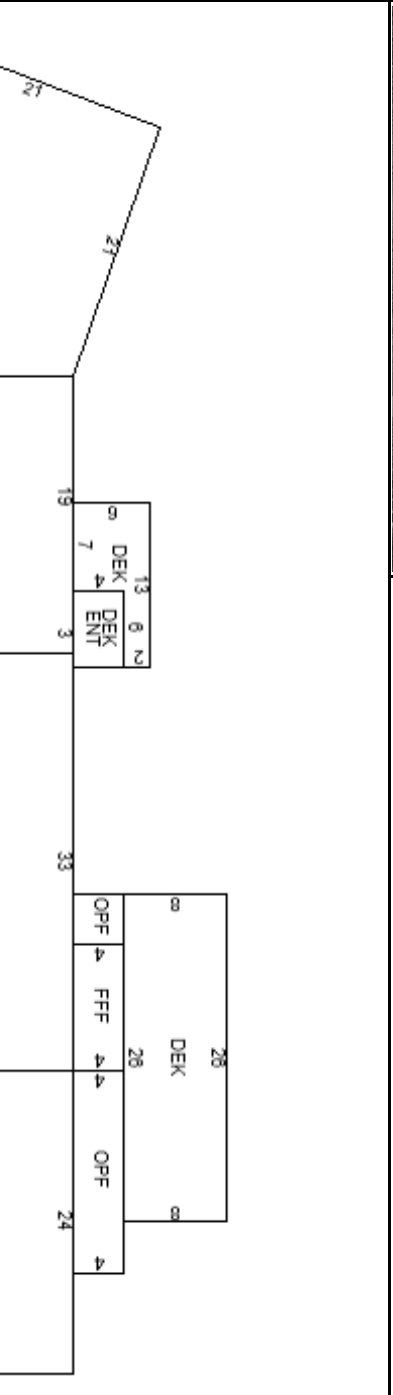
**GROSSMAN, RICHARD E.**  
 & MARGOT E.  
 77 MAPLEWOOD DRIVE  
 TOWNSEND, MA 01469

District	Percentage

Date	Permit ID	Permit Type	Notes

**PERMITS**

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CEDAR/REDWD  
 Int: DRYWALL  
 Floor: HARDWOOD/HARD TILE  
 Heat: OIL/HOT WATER  
 Bedrooms: 3 Baths: 5.0 Fixtures: 13  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 0.8897 Base Rate: RSA 88.00  
 Bldg. Rate: 1.1103  
 Sq. Foot Cost: \$ 97.71



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	286	0.10	29
VLT	VAULTED	1056	0.05	53
FRF	FST FLR FIN	2412	1.00	2412
BMU	BSMNT	1713	0.15	257
EPF	ENCLOSED	75	0.70	53
ATF	ATTIC FINISHED	768	0.25	192
GAR	GARAGE ATTCHD	768	0.45	346
OPF	OPEN PORCH	98	0.25	25
BMF	BSMNT FINISHED	704	0.30	211
ENT	ENTRY WAY	24	0.10	2
		<b>7,904</b>		<b>3,580</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 349,802
Year Built:	1990
Condition For Age:	GOOD
Physical:	13 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 304,300

**OWNER INFORMATION**

LEMEK, BETH  
58 TAMAR CIRCLE  
AVON, CT 06001

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
03/10/2016	4171	0243	Q1	241,000	MCGUIGAN, HARRY H.
04/13/1995	2136	473	Q1	98,000	BRUCE DINING

**NOTES**

--08 DATA VERIFICATION: DNYI OWNER CUTTING FIREWOOD: CHANGES TO DIMENSIONS OF UFF, FFF, SLAB TO 47 X 18 AND DECK-- ROOFING ON BACKSIDE OF ROOF V. POOR COND. 9/13; SALE:



MUNICIPAL SOFTWARE BY AVITAR

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 233,100		\$ 6,000
		Parcel Total:	\$ 347,800
2015	\$ 233,100		\$ 6,000
		Parcel Total:	\$ 347,800
2016	\$ 213,600		\$ 6,000
		Parcel Total:	\$ 286,700

**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	

**LAND VALUATION**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	5,000 ac	92,000	E	100	105	95	95	70 -- STEEP	90	54,900	0	N	54,900	ACC
IF RES	1,970 ac	1,970	X	98				70 -- STEEP	100	3,400	0	N	3,400	
VIEW								MOUNTAINS, NARROW, TOP 25; CLOSE/NEAR	100	8,800			8,800	
										67,100			67,100	

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: GOOD Driveway: GRAVEL Road: GRAVEL



**OWNER** LEMEK, BETH  
**TAXABLE DISTRICTS** District Percentage  
 58 TAMAR CIRCLE  
 AVON, CT 06001

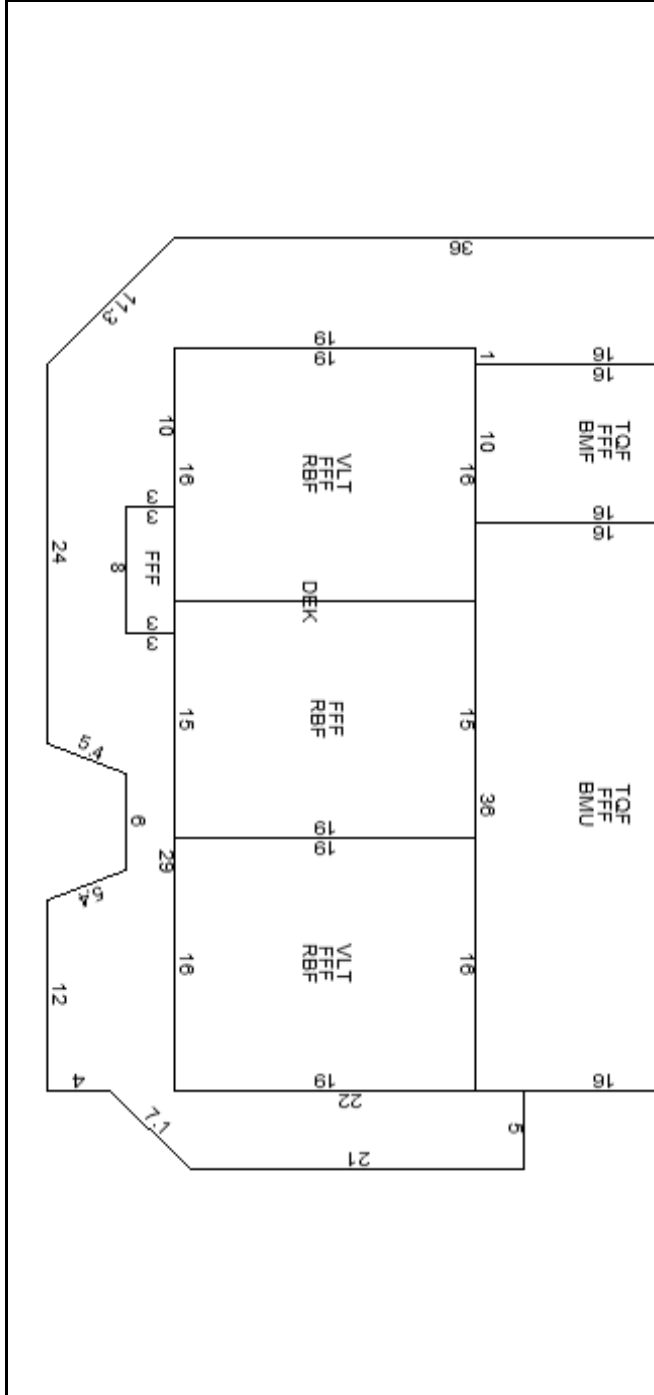
Date	Permit ID	Permit Type	Notes
<b>PERMITS</b>			

**BUILDING DETAILS**

Model: 1.75 STORY FRAME CAPE  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: BOARD/BATTEN/VINYL SIDING  
 Int: DRYWALL/CUSTOM WOOD  
 Floor: CARPET/PARQUET  
 Heat: OIL/HOT WATER  
 Bedrooms: 4 Baths: 3.5 Fixtures:  
 Extra Kitchens: Fireplaces: 2  
 A/C: No Generators:  
 Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 0.9198 Base Rate: RSA 88.00  
 Bldg. Rate: 1.1141  
 Sq. Foot Cost: \$ 98.04

**BUILDING SUB AREA DETAILS**


ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	1075	0.10	108
STO	STORAGE AREA	80	0.25	20
TOF	3/4 STRY FIN	736	0.75	552
FFF	FST FLR FIN	1653	1.00	1653
BMU	BSMNT	576	0.15	86
BMF	BSMNT FINISHED	160	0.30	48
VL.T	VAULTED	608	0.05	30
RBF	RAISED BSMNT	893	0.50	447
			<b>5,781</b>	<b>2,944</b>



**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 288,630  
 Year Built: 1972  
 Condition For Age: AVERAGE  
 Physical: ROOF  
 Functional: 5 %  
 Economic:  
 Temporary:  
 Total Depreciation: 26 %  
 Building Value: \$ 213,600



OWNER INFORMATION	SALES HISTORY	PICTURE																		
<b>WINDER, CALEB M.</b> & PHOEBE S. 19 POND CIRCLE JAMAICA PLAIN, MA 02130	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>07/15/2015</td> <td>4143</td> <td>0160</td> <td>Q1</td> <td>406,654</td> <td>GRIFFIN REVOC</td> </tr> <tr> <td>03/02/1995</td> <td>2131</td> <td>969</td> <td>U138</td> <td></td> <td>GRIFFIN, F.W. &amp; R.D.</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	07/15/2015	4143	0160	Q1	406,654	GRIFFIN REVOC	03/02/1995	2131	969	U138		GRIFFIN, F.W. & R.D.	
Date	Book	Page	Type	Price	Grantor															
07/15/2015	4143	0160	Q1	406,654	GRIFFIN REVOC															
03/02/1995	2131	969	U138		GRIFFIN, F.W. & R.D.															

LISTING HISTORY	NOTES
04/08/16 DWUM 12/17/13 DWVL 09/09/13 DWVM 01/29/09 INSP 03/27/03 MVUM 12/03/99 DWVL 11/02/95 TWMM	BUILT IN 1973 & RENOV. IN 1984; GAR & PART OF HOME ANGLED. BETTER VIEW FROM DEK THAN PIC; INT OF HSE IN GOOD COND. AVERAGE QUALITY KITCHEN & BATHS, ELE BASEBOARD IN FIN BASEMENT AREAS, VIEWED NEW HEAT SYSTEM IN BMU. (POST SALE)

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	PARCEL TOTAL TAXABLE VALUE			
FIREPLACE I-STAND	1		100	3,000.00	100	3,000	Year	Building	Features	Land
							2014	\$ 292,400	\$ 3,000	\$ 177,200
							Parcel Total: \$ 472,600			
							2015	\$ 292,500	\$ 3,000	\$ 177,183
							Parcel Total: \$ 472,683			
							2016	\$ 247,900	\$ 3,000	\$ 123,058
							Parcel Total: \$ 373,958			

LAND VALUATION														
Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150						Site:			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,500 ac	81,500	F	110	95	100	95	90 -- ROLLING	100	72,800	0	N	72,800	
UNMNGD OTHER VIEW	15,930 ac	x 2,500	X	95				70 -- STEEP	100	26,500	80	N	758	
								CANNON MT, AVERAGE, TOP 50, CLOSE/NEAR	100	49,500			49,500	
										148,800			123,058	

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150  
 Site: FAIR Driveway: GRAVEL Road: PAVED  
 Land Type: IF RES Units: 1,500 ac Base Rate: 81,500 F 110 95 100 95 90 -- ROLLING Cond: 100 Ad Valorem: 72,800 SPI: 0 R: N Tax Value: 72,800  
 UNMNGD OTHER VIEW Units: 15,930 ac Base Rate: x 2,500 X 95 70 -- STEEP Cond: 100 Ad Valorem: 26,500 SPI: 80 R: N Tax Value: 758  
 CANNON MT, AVERAGE, TOP 50, CLOSE/NEAR  
 17,430 ac  
 148,800  
 123,058



PICTURE

**OWNER**  
**WINDER, CALEB M.**  
 & PHOEBE S.  
 19 POND CIRCLE  
 JAMAICA PLAIN, MA 02130

TAXABLE DISTRICTS

District	Percentage

PERMITS

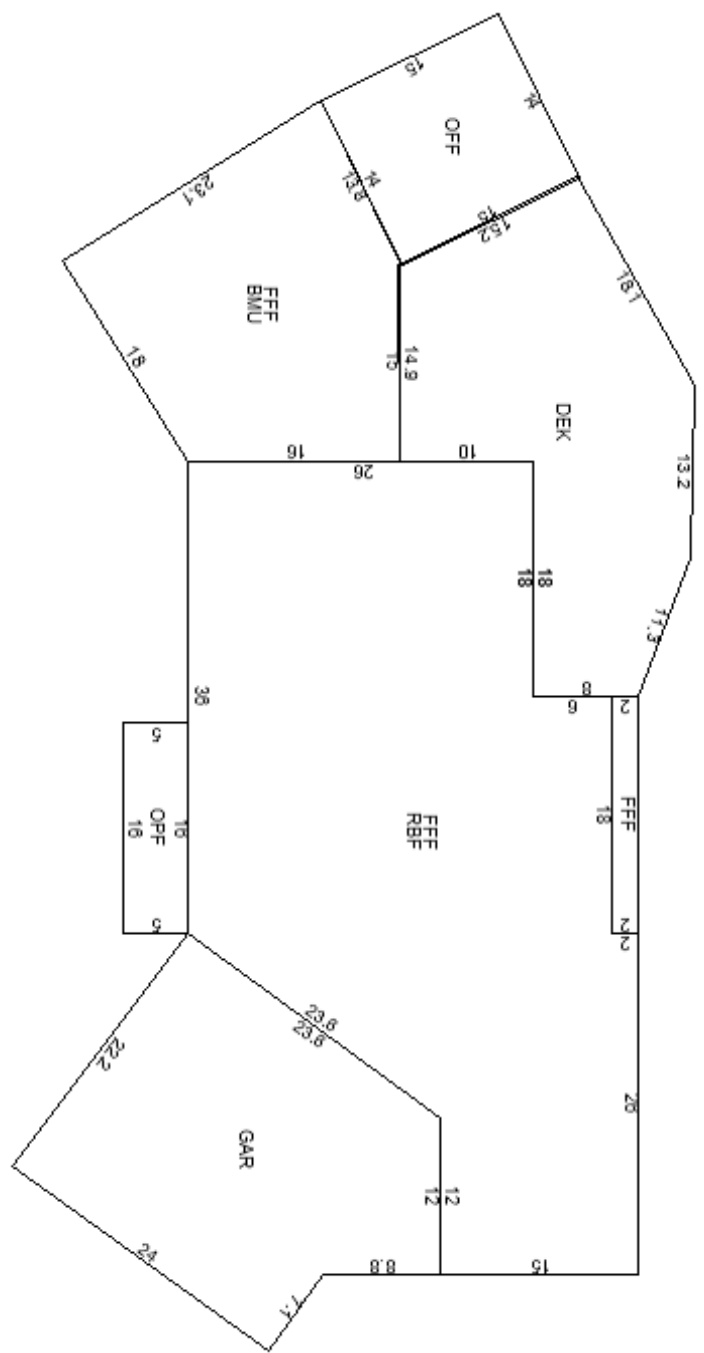
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**  
 Roof: **GABLE OR HIP/ASPHALT**  
 Ext: **PREFAB WD PNL/T111**  
 Int: **DRYWALL/CUSTOM WOOD**  
 Floor: **CARPET/HARD TILE**  
 Heat: **OL/FA DUCTED**  
 Bedrooms: **4** Baths: **3.0** Fixtures: **9**  
 Extra Kitchens: Fireplaces: **2**  
 A/C: **No** Generators: **1**  
 Quality: **A1 AVG+10**  
 Com. Wall:  
 Size Adj: **0.8938** Base Rate: **RSA 88.00**  
 Bidg. Rate: **1.0127**  
 Sq. Foot Cost: **\$ 89.12**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2076	1.00	2076
GAR	GARAGE ATTCHD	577	0.45	260
RBF	RAISED BSMNT	1567	0.50	784
BMU	BSMNT	473	0.15	71
OPF	OPEN PORCH	80	0.25	20
OFF	OFFICE AREA	210	1.00	210
DEK	DECK/ENTRANCE	562	0.10	56
		<b>5,545</b>		<b>3,477</b>



2016 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 309,870**  
 Year Built: **1973**  
 Condition For Age: **AVERAGE** **20 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **20 %**  
 Building Value: **\$ 247,900**

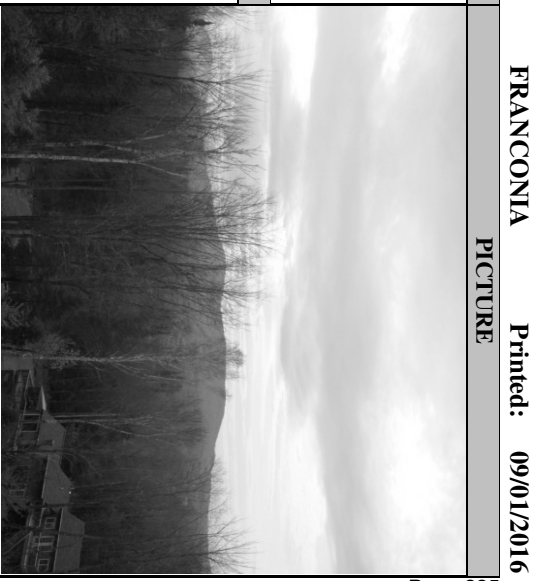
OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
<b>GILL, MARGARET</b> BRACE, ALEXANDER B. 2235 NEWTON STREET, NE WASHINGTON, DC 20018		Date	Book	Page	Type	Price Grantor
		05/22/2015	4114	0978	Q1	224,000 TOMBARELLI, STEPHEN D.
		12/11/2009	3667	866	Q1	240,000 KNIGHT JR, JOSEPH F
		01/17/2001	2511	123	Q1	144,800 STUART & SUSAN BRENNER

LISTING HISTORY	NOTES
04/07/16 DWUM 07/11/13 DWVM 04/24/11 JBVR 10/22/09 DWVM 01/29/09 INSP MARKED FOR INSPECTION 04/01/03 MVUM 05/01/02 DWPA 11/02/95 GRM	LISTED '94; VRY NICE INT; 2002 = REPLACED/ENLARGED EXISTING PORCH WITH ROOF AND SCREENED-IN -- 2010 VOLUNTARY MERGER COMBINED LOT 13 & 14 --; 4/11 NOH; PU SHED, FIXED SKETCH; MERGED LOT WOODED W/MOD TOPO; FUNC DEP ACC FROM PARKING AREA TO HSE;

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	96	12 x 8	227	7.00	60	915
LEAN-TO	56	14 x 4	346	4.00	60	465 ATT TO HSE
						<b>4,400</b>

LAND VALUATION						
Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site: AVERAGE Driveway: GRAVEL Road: GRAVEL			
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography
IF RES	1,500 ac	81,500 F	110	100	95	70 -- STEEP
UNMNGD PINE VIEW	14,020 ac	x 2,500 X	95		95	70 -- STEEP
		FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR				
						50
						108,500
						<b>86,742</b>

MUNICIPAL SOFTWARE BY AVITAR			
FRANCONIA ASSESSING OFFICE			
Year	Building	Features	Land
2014	\$ 172,800	\$ 4,800	\$ 51,267
2015	\$ 172,800	\$ 4,800	\$ 51,077
2016	\$ 137,600	\$ 4,400	\$ 86,742
		Parcel Total: \$ 228,742	
		Parcel Total: \$ 228,742	





OWNER INFORMATION	SALES HISTORY			NOTES	PICTURE
KUNZ, ELIZABETH H. & RANDALL H. PO BOX 529  MATTAPoisETT, MA 02739	Date	Book	Page	Type	Price Grantor
	07/31/2015			Q1	500,000 WHILES, ROBERT D
	06/14/1999	2399	203	Q1	62,000 FOREST HILLS ASSOC

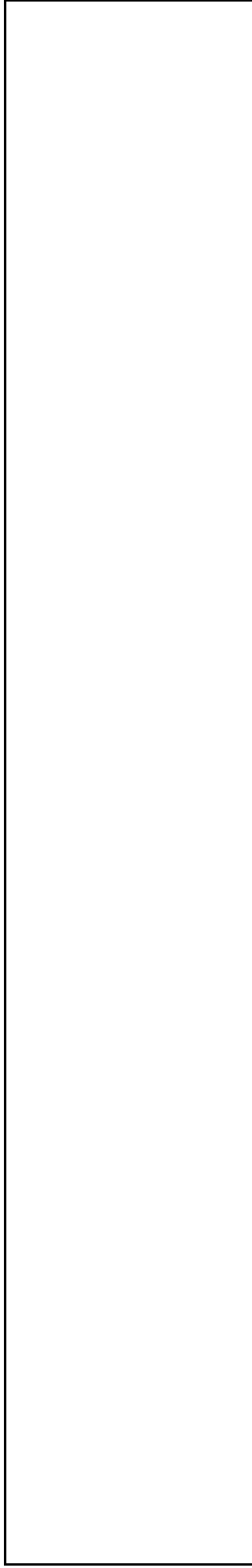
LISTING HISTORY	NOTES
04/07/16 DWUM 12/13/13 DWVL 10/01/13 DWVM 07/11/11 ERHC 01/27/10 DWVL 11/04/09 DWVM 01/29/09 INSP 08/30/06 CJHC	FURNACE ROOM AREA OF BSMNT UNFINISHED. SIZE ESTIMATED. BUILT CLOSE TO NEIGHBORING HOUSE DUE TO SEPTIC AREA RESTRICTIONS KITCHEN BETTER THAN AVE QUALITY, GRANITE COUNTERTOPS AND HARDTILE:  MARKED FOR INSPECTION

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000
						<b>8,000</b>

MUNICIPAL SOFTWARE BY AVITAR						
FRANCONIA ASSESSING OFFICE						
PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land			
2014	\$ 241,100	\$ 7,300	\$ 192,800	Parcel Total: \$ 441,200		
2015	\$ 241,100	\$ 7,300	\$ 192,800	Parcel Total: \$ 441,200		
2016	\$ 224,900	\$ 8,000	\$ 257,500	Parcel Total: \$ 490,400		

**LAND VALUATION**

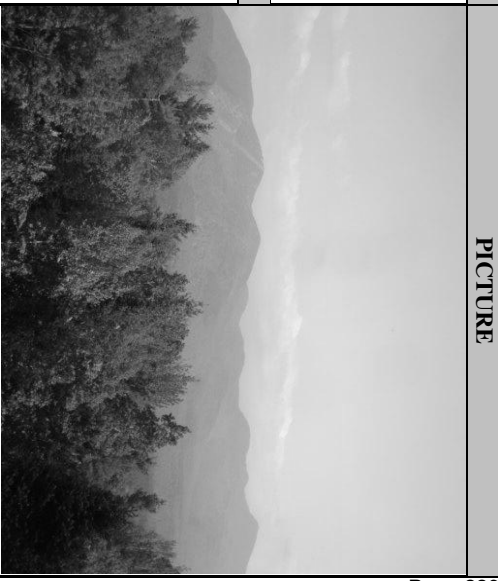
Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site: GOOD Driveway: GRAVEL Road: GRAVEL									
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes	
IF RES VIEW	1.700 ac	82,100	I	140	105	95	95	95 -- MILD	100	103,500	0 N	103,500
FRAN NOTCH & SKI MTS, WIDE, FULL 100%, CLOSE/NEAR												
<b>1.700 ac</b>												
<b>257,500</b>												





OWNER INFORMATION		SALES HISTORY					
<b>PATERSON, DOUGLAS M</b> & KRISTEN C. 25 EVERETT AVENUE WINCHESTER, MA 01890		Date	Book	Page	Type	Price	Grantor
		06/22/2015	4137	0684	Q1	611,000	WALKER 91 REV TRUST,
		04/24/2007	3398	965	U V 38		J. WALKER REV TRST
		08/26/2004	3042	871	Q1	474,000	DALE & MARILYN CHILDS

LISTING HISTORY	NOTES
04/07/16 DWUM 09/30/13 DWVL 10/04/07 MAIL APPT LETTER 04/13/07 MVVM 08/30/06 MVHC 05/15/05 MVPR 07/19/97 GRH 03/26/97 BHM	VERY NICE INT; 4 ZONES IN HOME:CENTRAL VACUUM SYSTEM; UFF/GAR IS ANGLED ----4/07 LOT LINE ADJUSTMENT WITH M8/L28 (LOT DELETED) REFLECTED IN 4/24/07 DEED-- FRONT OF BUILDING NEEDS NEW SIDING & WINDOWS, 9/13; DNP U BRICK WALKWAY AS PART OF PATIO;



EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value
PATIO	480	480 x 1	93	7.00	100	3,125 BRICK
FIREPLACE 1-STAND	1		100	3,000.00	75	2,250 NON-MASONARY
DECK	48	8 x 6	393	7.00	60	792 @ HOT TUB
						<b>6,200</b>

MUNICIPAL SOFTWARE BY AVITAR

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 442,700	\$ 7,500	\$ 184,100
		Parcel Total:	\$ 634,300
2015	\$ 442,700	\$ 7,500	\$ 184,100
		Parcel Total:	\$ 634,300
2016	\$ 455,300	\$ 6,200	\$ 176,300
		Parcel Total:	\$ 637,800

LAND VALUATION										
Zone: RES-B RESIDENTIAL B					Site: GOOD Driveway: PAVED Road: GRAVEL					
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value
IF RES VIEW	2.220 ac	83,660	I	140	105	95	100	85 -- MODERATE	100	99,300
FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR										
<b>2.220 ac</b>										
FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR										
<b>176,300</b>										



PICTURE

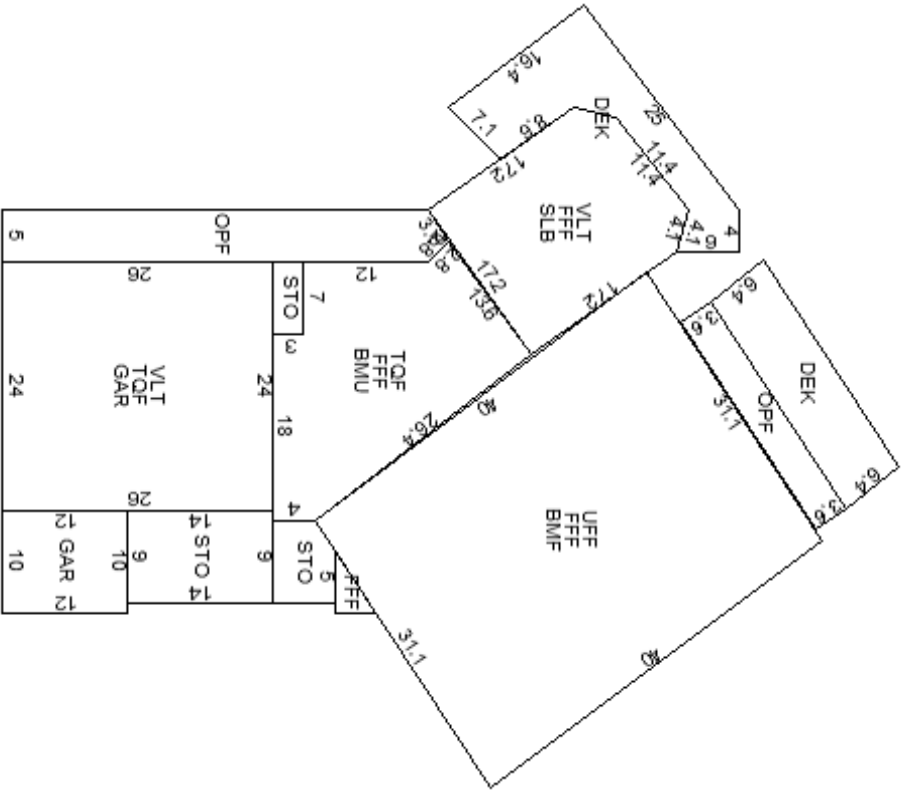
**OWNER**  
**PATERSON, DOUGLAS M**  
 & KRISTEN C.  
 25 EVERETT AVENUE  
 WINCHESTER, MA 01890

**TAXABLE DISTRICTS**

District	Percentage

**BUILDING DETAILS**

Model: 2.00 STORY FRAME CONTEMPORY  
 Roof: GABLE OR HIP/STANDING SEAM  
 Ext: CEDAR/REDWD  
 Int: DRYWALL  
 Floor: CARPET/HARD TILE  
 Heat: OIL/HOT WATER  
 Bedrooms: 5 Baths: 3.0 Fixtures:  
 Extra Kitchens: Fireplaces: 1  
 A/C: No Generators: 1  
 Quality: A3 AVG+30  
 Com. Wall:  
 Size Adj: 0.8502 Base Rate: RSA 88.00  
 Bldg. Rate: 1.1915  
 Sq. Foot Cost: \$ 104.85



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	962	0.05	48
TOF	3/4 STRY FIN	1034	0.75	776
GAR	GARAGE ATTCHD	744	0.45	335
STO	STORAGE AREA	192	0.25	48
OPF	OPEN PORCH	296	0.25	74
FFF	FST FLR FIN	2000	1.00	2000
SLB	SLAB	338	0.00	0
DEK	DECK/ENTRANCE	360	0.10	36
UFF	UPPER FLR FIN	1240	1.00	1240
BMF	BSMNT FINISHED	1240	0.30	372
BMU	BSMNT	410	0.15	62
		<b>8,816</b>		<b>4,991</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 523,306  
 Year Built: 1990  
 Condition For Age: GOOD 13 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 13 %  
 Building Value: \$ 455,300



OWNER INFORMATION		SALES HISTORY			PICTURE	
<b>GILMORE, JAMES S.</b> & DEBRA J. 1044 MANN'S HILL LITTLETON, NH 03561		Date	Book	Page	Type	Price Grantor
		04/11/2016	4197	0845	Q1	249,000 DONPRO, MARIO

LISTING HISTORY		NOTES	
05/18/16	DWUM	2001 14X17 ADDITION FOR BEDROOM. -08 DATA VERIFICATION HAS	
09/19/13	DWVM	GARAGE DOOR TO BMU, DNP AS BMG; CHANGED VLT,HSP,FPF,BMU	
12/01/08	MVVL	AREA AND ADDED DECK TO VLT,FPF,BMU AREA-- 12/08 PHONE LISTING,	
08/20/08	MVVM	ASPHALT ROOFING CURLING AND LIFTING, 9/13;	
08/13/08	INSP	MARKED FOR INSPECTION	
05/01/02	DWPA		
07/16/97	BHH		
11/02/95	GRM		

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	FRANCONIA ASSESSING OFFICE		
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000			

LAND VALUATION														
Zone: RES-B RESIDENTIAL B					Site: FAIR Driveway: GRAVEL Road: GRAVEL									
Land Type	Units	Minimum Acreage:	Minimum Frontage:	Minimum	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,000 ac	3.00	150	110	95	95	95	100 -- LEVEL	90	67,900	0	N	67,900	FLD PLN
IF RES	1,000 wf			100				95 -- MILD	20	22,800	0	N	22,800	GALE RIVER WF
	<b>1,000 ac</b>									<b>90,700</b>			<b>90,700</b>	

PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land	MUNICIPAL SOFTWARE BY AVITAR						
2014	\$ 154,800	\$ 3,000	\$ 93,500	FRANCONIA ASSESSING OFFICE						
		Parcel Total: \$ 251,300								
2015	\$ 154,900	\$ 3,000	\$ 93,500							
		Parcel Total: \$ 251,400								
2016	\$ 144,200	\$ 3,000	\$ 90,700							
		Parcel Total: \$ 237,900								

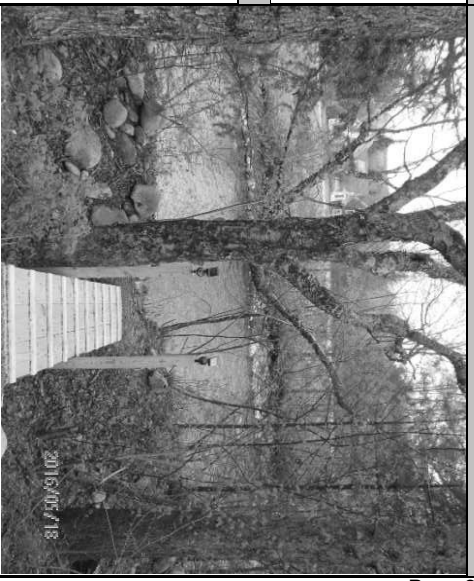


OWNER INFORMATION	SALES HISTORY			PRICE GRANTOR
<b>TRAV &amp; TUCK LLC</b>	Date	Book	Page	Type
PO BOX 309	09/17/2015	4152	0240	Q1
FRANCONIA, NH 03580	130,000 ROBIE REALTY TRUST			

LISTING HISTORY	NOTES
05/14/16 DWUM 02/26/16 DWPR 09/20/13 DWVE 11/13/09 DWVE 01/29/09 INSP 11/20/02 MVUM 12/09/96 JRL	FTG ON GALE RIVER; ACCESS=THRU MOTEL PARKING LOT; ACERAGE CORRECTED AS PER TAX MAP; 2012; 2016 NC, NO CHANGE TO BLDNG; CK 2017 FOR COMPLETION; OPF AFTER 4/1/16 CHANGE DECK TO OPF FOR 2017 TX YR; SALE;

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	

LAND VALUATION					
Year	Building	Features	Land	PARCEL TOTAL TAXABLE VALUE	
2014	\$ 83,400	\$ 3,000	\$ 51,800	Parcel Total: \$ 138,200	
2015	\$ 83,400	\$ 3,000	\$ 51,800	Parcel Total: \$ 138,200	
2016	\$ 66,700	\$ 3,000	\$ 62,600	Parcel Total: \$ 132,300	



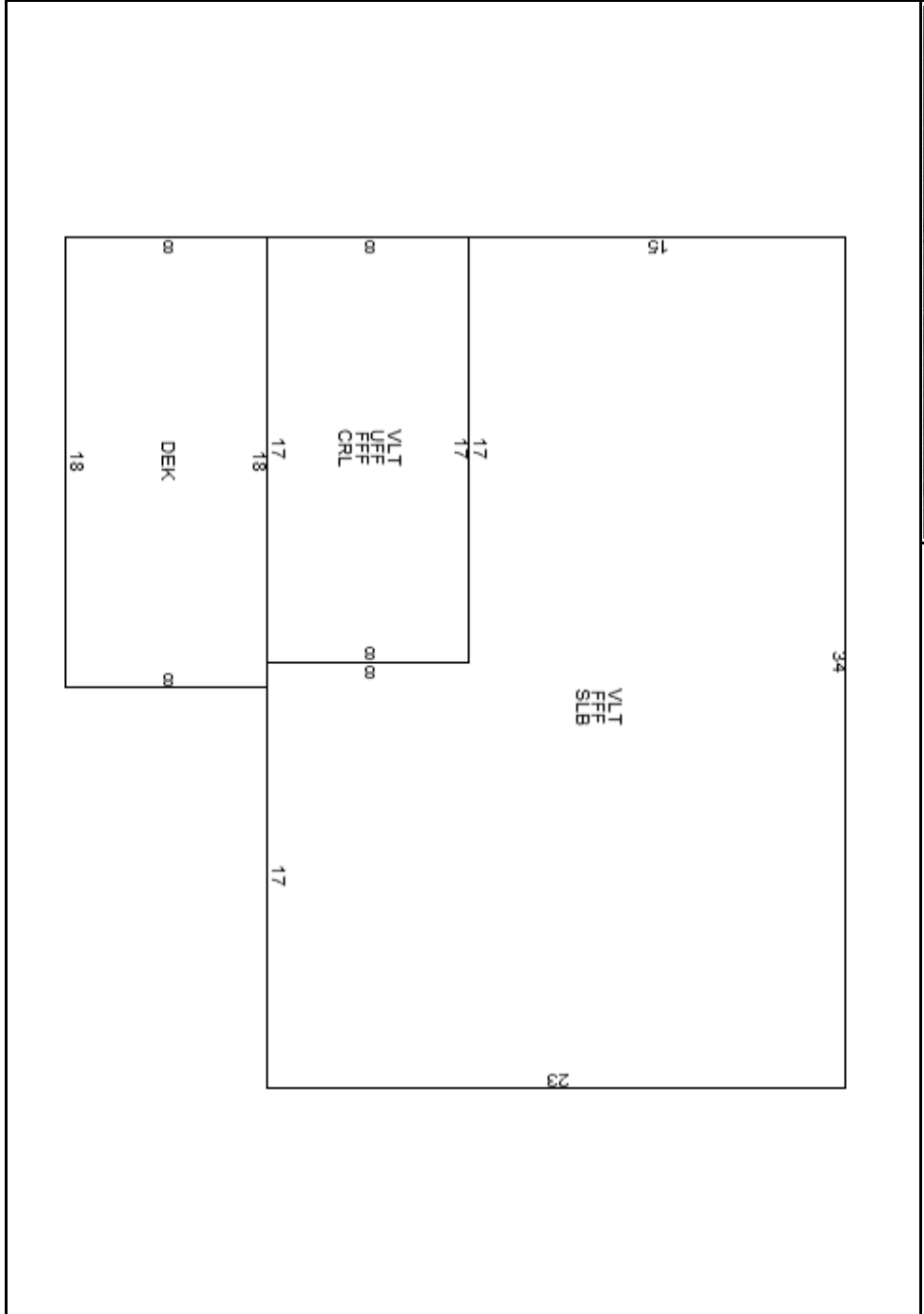
MUNICIPAL SOFTWARE BY AVITAR  
**FRANCONIA ASSESSING OFFICE**

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	FAIR Driveway:	GRAVEL	Road:	GRAVEL				
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
1F RES WTRFRNT	0.370 ac	59,800	E	100	95	95	95	100 -- LEVEL	80	41,000	0	N	41,000	LOC
1F RES WTRFRNT	1.000 wf	x 120,000	X	100				90 -- ROLLING	20	21,600	0	N	21,600	GALE RIVER WF
	<b>0.370 ac</b>									<b>62,600</b>			<b>62,600</b>	



OWNER		TAXABLE DISTRICTS	
<b>TRAV &amp; TUCK LLC</b> PO BOX 309 FRANCONIA, NH 03580		District	Percentage
<b>PERMITS</b>		Date	Permit ID
10/19/15	15-22	ALTERATION	ROOF OVER DECK
Notes		ROOF OVER DECK	

BUILDING DETAILS	
Model: 1.50 STORY FRAME CAPE	Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD	Int: CUSTOM WOOD
Floor: HARDWOOD/PINE/SOFT WD	Heat: GAS/EA DUCTED
Bedrooms: 2	Baths: 1.0
Extra Kitchens:	Fireplaces:
A/C: No	Generators:
Quality: A0 AVG	Com. Wall:
Size Adj: 1.2612	Base Rate: RSA 88.00
	Bldg. Rate: 1.2111
	Sq. Foot Cost: \$ 106.58



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
VLT	VAULTED	782	0.05
FFF	FST FLR FIN	782	1.00
SLB	SLAB	646	0.00
UFF	UPPER FLR FIN	136	1.00
CRL	CRAWL SPACE	136	0.05
DEK	DECK/ENTRANCE	144	0.10
		<b>2,626</b>	<b>978</b>

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 104,235
Year Built:	1975
Condition For Age:	GOOD
Physical:	16 %
Functional:	LOC
Economic:	20 %
Temporary:	36 %
Total Depreciation:	
Building Value:	\$ 66,700

**OWNER INFORMATION**

**QUINN, DOROTHY E.**

# 7 E NEW BEDFORD ROAD

WEST MILFORD, NJ 07480

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
01/21/2016	4183	0973	Q1	124,500 DAUTEN, PETER R.
09/21/2009	3647	569	Q1	131,333 GARRISON, ASHLEY W
08/03/2007	3435	160	Q1	130,000 WILLIAMS JR, WILLIAM E
07/01/2005	3159	721	Q1	125,000 FRANCES G WALES TRUST
07/16/2004	3025	471	Q1	105,000 NANCY WEST

**NOTES**

DOW ACADEMY CONDO UNIT #6 --08 DATA VERIFICATION, DNVI NO WAY TO MEASURE UNIT--

**LISTING HISTORY**

05/16/16 DWUM  
 08/21/15 DWVM  
 08/20/08 MVVE  
 08/13/08 INSP MARKED FOR INSPECTION  
 07/18/97 TWH  
 12/10/96 GRL  
 04/01/94 GCS

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
DOW CONDO AMENITIES	1		100	30,000.00	100	30,000	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

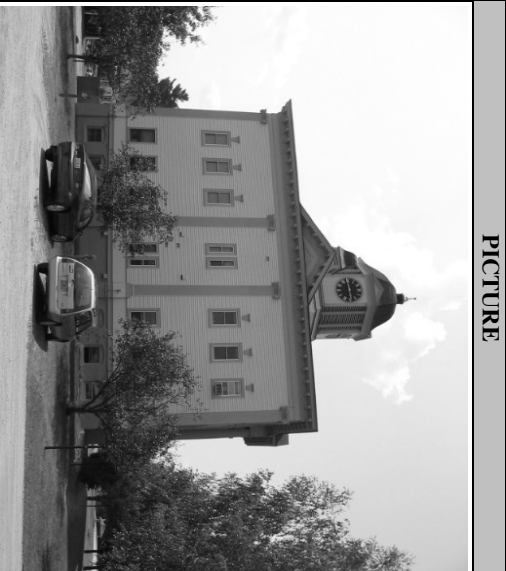
**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 95,100	\$ 42,000	\$ 0
	Parcel Total: \$ 137,100		
2015	\$ 95,100	\$ 42,000	\$ 0
	Parcel Total: \$ 137,100		
2016	\$ 94,900	\$ 30,000	\$ 0
	Parcel Total: \$ 124,900		

**LAND VALUATION**

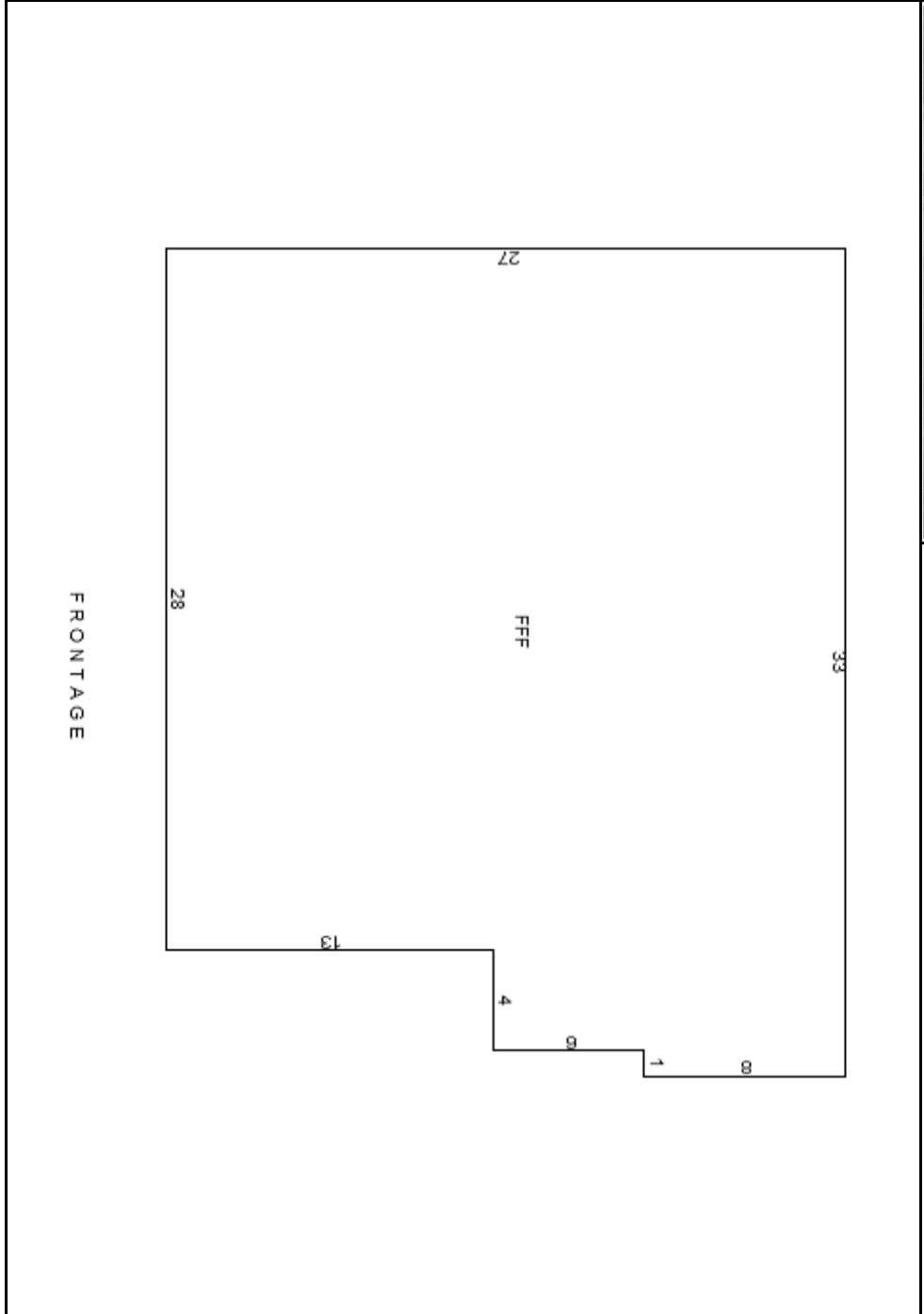
Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: Driveway: Road:  
 Land Type 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes

0 ac



OWNER		TAXABLE DISTRICTS	
<b>QUINN, DOROTHY E.</b> # 7 E NEW BEDFORD ROAD WEST MILFORD, NJ 07480		District	Percentage
<b>PERMITS</b>		Date	Permit ID
PERMIT TYPE		Notes	

BUILDING DETAILS	
Model: 1.00 STORY FRAME CONDO CONV	
Roof: GABLE OR HIP/ASPHALT	
Ext: CLAP BOARD	
Int: DRYWALL	
Floor: CARPET/HARDWOOD	
Heat: ELECTRIC/RAD ELECT	
Bedrooms: 2	Baths: 2.0
Extra Kitchens:	Fixtures:
A/C: No	Fireplaces:
Quality: A3 AVG+30	Generators:
Com. Wall:	
Size Adj: 1.3598	Base Rate: RCT 88.00
	Bldg. Rate: 1.6440
	Sq. Foot Cost: \$ 144.67



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	820	1.00	820
		820		820

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 118,629
Year Built:	1906
Condition For Age:	VERY GOOD
Physical:	20 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	20 %
Building Value:	\$ 94,900

OWNER INFORMATION		SALES HISTORY			PICTURE	
<b>MARION RUTH EDMUNDS REVOCABLE T</b>		Date	Book	Page	Type	Price Grantor
MARION RUTH EDMUNDS, TRUSTEE		06/30/2015			Q1	152,000 BARROWS, JOSEPH E.
1869 EASTON ROAD		05/25/2012	3885	543	Q1	160,000 SULLIVAN, DENNIS J.
FRANCONIA, NH 03580		03/16/2007	3386	302	U181	148,000 MCCONNELL ESTATE, WILL

LISTING HISTORY		NOTES	
09/01/16	DWHC	DOW ACADEMY CONDO UNIT #16 CARRIAGE HOUSE OUTSIDE UNIT	
05/16/16	DWUM		
08/10/15	DWVM		
10/04/07	MAIL	APPT LETTER	
04/18/07	MVVM		
07/21/05	MVUM		
12/10/96	GRR		

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	<b>FRANCONIA ASSESSING OFFICE</b>		
DOW CONDO AMENITIES	1		100	30,000.00	100	30,000			

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2014	\$ 129,700	\$ 42,000	\$ 0
	Parcel Total: \$ 171,700		
2015	\$ 129,700	\$ 42,000	\$ 0
	Parcel Total: \$ 171,700		
2016	\$ 122,100	\$ 30,000	\$ 0
	Parcel Total: \$ 152,100		

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 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**

**MARION RUTH EDMUNDS REYOCCAR**  
 MARION RUTH EDMUNDS, TRUSTEE  
 1869 EASTON ROAD  
 FRANCONIA, NH 03580

**District**  
**Percentage**

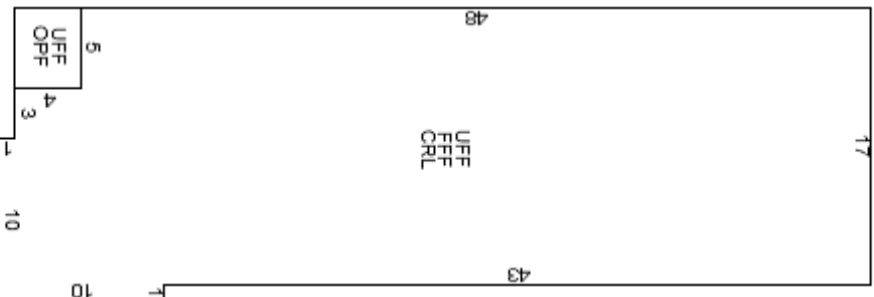
**PERMITS**

Date	Permit ID	Permit Type	Notes

**Model: 2.00 STORY FRAME CONDO CONV**  
**Roof: GABLE OR HIP/ASPHALT**  
**Ext: VINYL SIDING**  
**Int: DRYWALL**  
**Floor: CARPET**  
**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: **1.0225** Base Rate: **RCT 88.00**  
 Bldg. Rate: **1.0361**  
 Sq. Foot Cost: **\$ 91.18**

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	883	1.00	883
CRL	CRAWL SPACE	883	0.05	44
UFF	UPPER FLR FIN	903	1.00	903
OPF	OPEN PORCH	20	0.25	5
		<b>2,689</b>		<b>1,835</b>



**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 167,315**  
 Year Built: **1906**  
 Condition For Age: **VERY GOOD** **20 %**  
 Physical: **NARROW** **7 %**  
 Functional: **NARROW** **7 %**  
 Economic: **NARROW** **7 %**  
 Temporary:  
 Total Depreciation: **27 %**  
 Building Value: **\$ 122,100**



**OWNER INFORMATION**

**JACOBS, JESSICA P.**  
 & JASON K.  
 PO BOX 81  
 FRANCONIA, NH 03580

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
04/03/2015	4118	0997	Q1	234,933	JOHNSON, PAUL
12/20/2011	3844	644	U137	73,540	SECRETARY OF VETERANS
03/23/2011	3782	0352	U151		MCMURRAY, KELLY G.
03/23/2011	3782	0356	U151		WELLS FARGO BANK
08/03/2007	3434	848	Q1	299,000	BOYER, DEBORAH & ADAM

**NOTES**

NEW DECK & NEW SIDING. SIDING=CEMENT CLAPBOARD. DNV1-04; SALE;

05/18/16 DWUM  
 11/02/10 DWVM  
 09/16/10 INSP MARKED FOR INSPECTION  
 08/31/06 MVHC  
 07/22/04 MVUM  
 05/01/02 MVPL  
 12/10/96 GRL

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	209	11 x 19	137	7.00	40	802	FAIR COND
						<b>800</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 245,000	\$ 800	\$ 74,900
			Parcel Total: \$ 320,700
2015	\$ 245,000	\$ 800	\$ 74,900
			Parcel Total: \$ 320,700
2016	\$ 228,300	\$ 800	\$ 61,900
			Parcel Total: \$ 291,000

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B		Minimum Acreage: 3.00	Minimum Frontage: 150	Site: AVERAGE Driveway: GRAVEL Road: PAVED	
Land Type	Units	Base Rate	NC Adj	Site	Road DWay
IF RES	0.506 ac	65,180 E	100	100	95
			100	100	-- LEVEL
			100	100	Ad Valorem SPI R
			100	100	Tax Value Notes
			61,900	0 N	61,900
			61,900		61,900



**OWNER INFORMATION**

**NEHRING, PETER A.**  
 WENTWORTH, SHAND C.  
 925 YBOR WEST  
 VENICE, FL 34285

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
09/04/2015	4155	577	Q1	7,000 TOP OF THE NOTCH
06/18/2015	4136	0401	U140	5,600 LEYDON, JOSEPH
10/20/2011	3828	504	U137	TOP OF THE NOTCH COOPE
12/16/2004	3086	960	Q1	14,000 RICHARD & NANCY LEMIEU

**NOTES**

**LISTING HISTORY**  
 05/16/16 DWUM  
 08/19/08 MYYL  
 08/13/08 INSP MARKED FOR INSPECTION  
 08/30/06 CMHC  
 07/22/04 MYYL  
 12/10/96 GRL

#92, \$400/MONTH RENT; SALE INCLUDED PARK AND TWO MHS ON SITE #2 & #5 180K SALE ALLOCATED; --08 DATA VERIFICATION CHANGED OPF TO OPU--

**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

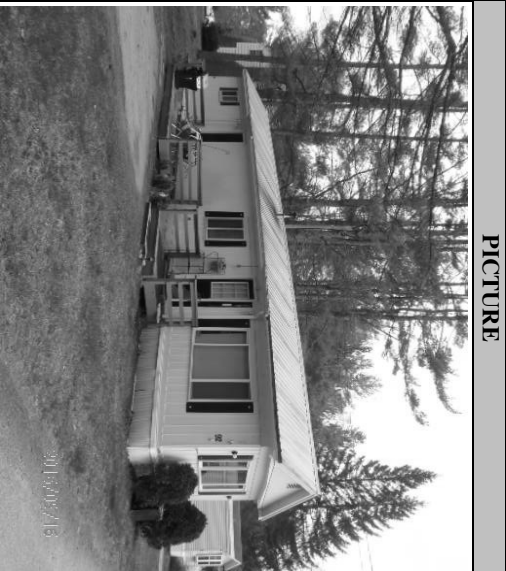
**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 5,500	\$ 0	\$ 0
Parcel Total: \$ 5,500			
2015	\$ 5,500	\$ 0	\$ 0
Parcel Total: \$ 5,500			
2016	\$ 6,800	\$ 0	\$ 0
Parcel Total: \$ 6,800			

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: Driveway: Road:  
 Land Type 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes

0 ac



PICTURE

OWNER

**NEHRING, PETER A.**  
 WENTWORTH, SHAND C.  
 925 YBOR WEST  
 VENICE, FL 34285

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

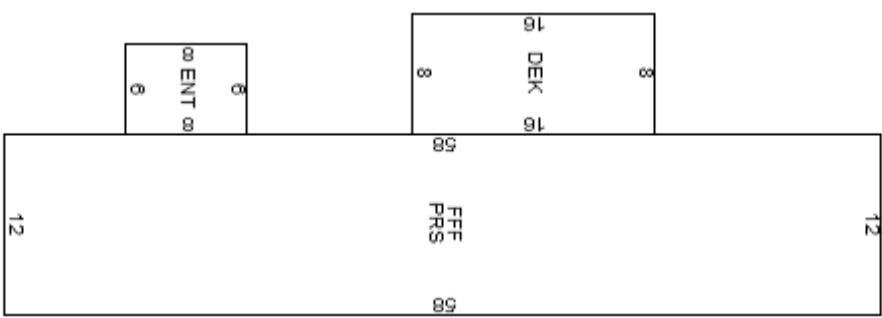
Model: **1.00 STORY FRAME MOBILE HME**  
 Roof: **GABLE OR HIP/PREFAB METALS**  
 Ext: **PREFIN METAL**  
 Int: **PLYWOOD PANEL**  
 Floor: **CARPET/LINOLEUM OR SIM**  
 Heat: **OL/FA DUCTED**  
 Bedrooms: **2** Baths: **1.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: **No** Generators:  
 Quality: **A0 AVG**  
 Com. Wall:  
 Size Adj: **1.0446** Base Rate: **MHS 49.00**  
 Bldg. Rate: **1.0237**  
 Sq. Foot Cost: **\$ 50.16**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	696	1.00	696
PRS	PIER	696	-0.05	-35
DEK	DECK/ENTRANCE	128	0.10	13
ENT	ENTRY WAY	48	0.10	5
		<b>1,568</b>		<b>679</b>



2016 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 34,059**  
 Year Built: **1960**  
 Condition For Age: **GOOD** **60 %**  
 Physical: **WINDWS/OK** **20 %**  
 Economic: **80 %**  
 Temporary:  
 Total Depreciation: **\$ 6,800**  
 Building Value:

**OWNER INFORMATION**

**BURNSIDE, SUSAN**

19 MYRTLE STREET APT. 405

BOSTON, MA 02114

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
03/10/2016	4175	0626	Q1	10,940	DISANO, JOHN
01/23/2012	3852	549	U144		TOP OF THE NOTCH COOPE
12/16/2004	3086	960	Q1	18,000	RICHARD & NANCY LEMIEU
07/13/1999	2406	0037	Q1	12,000	NORRIS, JAMES & MARTHA
10/31/1992	1996	0281	U181	10,995	LYNDE ESTATE, LEONA I

**NOTES**

"SKYLINE" #86, SALE INCLUDED PARK AND TWO MHS ON SITE #2 & #5  
180K SALE ALLOCATED: 2X4 WALLS, UPGRADED WINDOWS;

05/16/16 DWUM  
11/02/10 DWVL  
09/16/10 INSP MARKED FOR INSPECTION  
08/30/06 CMHC  
07/22/04 MVUL  
12/10/96 GRR

**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

**MUNICIPAL SOFTWARE BY AVTAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 14,100	\$ 0	\$ 0
	Parcel Total: \$ 14,100		
2015	\$ 14,100	\$ 0	\$ 0
	Parcel Total: \$ 14,100		
2016	\$ 10,700	\$ 0	\$ 0
	Parcel Total: \$ 10,700		

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: Driveway: Road:  
Land Type 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes

0 ac



PICTURE

OWNER

**BURNSIDE, SUSAN**  
 19 MYRTLE STREET APT. 405  
 BOSTON, MA 02114

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

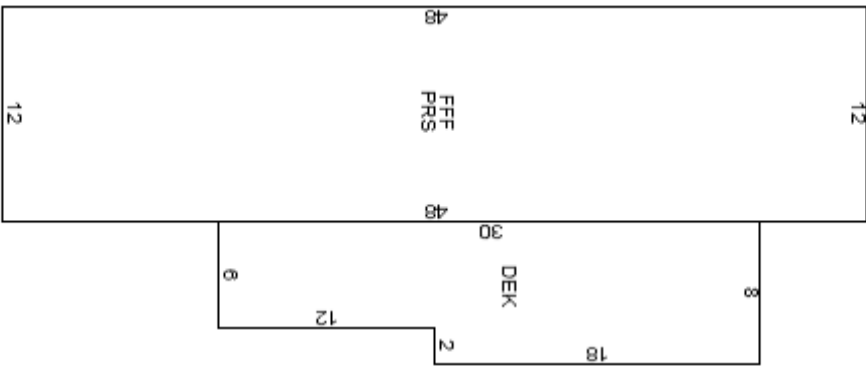
Model: **1.00 STORY FRAME M/H**  
 Roof: **GABLE OR HIP/METAL/TIN**  
 Ext: **VINYL SIDING**  
 Int: **PLYWOOD PANEL/WALL BOARD**  
 Floor: **CARPET/LINOLEUM OR SIM**  
 Heat: **OL/FA DUCTED**  
 Bedrooms: **2** Baths: **1.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: **No** Generators:  
 Quality: **A0 AVVG**  
 Com. Wall:  
 Size Adj: **1.1015** Base Rate: **MHS 49.00**  
 Bldg. Rate: **0.9803**  
 Sq. Foot Cost: **\$ 48.04**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	216	0.10	22
FFF	FST FLR FIN	576	1.00	576
PRS	PIER	576	-0.05	-29
		<b>1,368</b>		<b>569</b>



2016 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 27,335**  
 Year Built: **1970**  
 Condition For Age: **GOOD** **56 %**  
 Physical: **WINDOWS** **5 %**  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **61 %**  
 Building Value: **\$ 10,700**

**OWNER INFORMATION**

**PAYETTE, LAURIE**  
 C/O JAMES KNIGHTS  
 PO BOX 56  
 FRANCONIA, NH 03580

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
11/23/2015	4165	626	Q1	35,000	L YDON, DAWN
06/04/2012	3887	628	Q1	39,940	OAKMAN, DAVID R.
10/04/2005	3200	321	Q1	60,000	HICKS II, ROBIN M & CY
09/15/1997	2272	0207	Q1	13,000	GRAHAM, THERESA

**NOTES**

#5, 2001 NEW TRAILER & DECK WITH MUDROOM. (SITS ON SLAB) INT OF EPF-DRYWALL UNFINISHED --08 DATA VERIFICATION CHANGED SIZE OF EPF & SMALL DECK. REMOVED ENT AND ADDED A SHED--

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FOX HILL MH PARK	1			100		8,000.00	10
SHED-METAL	70	10 x 7		100		5,00	20
							<b>900</b>

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

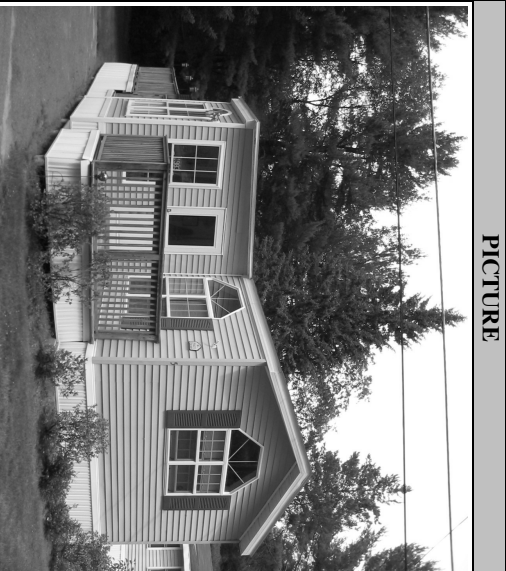
**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 45,300	\$ 900	\$ 0
	Parcel Total: \$ 46,200		
2015	\$ 45,300	\$ 900	\$ 0
	Parcel Total: \$ 46,200		
2016	\$ 33,700	\$ 900	\$ 0
	Parcel Total: \$ 34,600		

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: Driveway: Road:  
 Land Type: 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes

0 ac



**OWNER**  
**PAYETTE, LAURIE**  
 C/O JAMES KNIGHTS  
 PO BOX 56  
 FRANCONIA, NH 03580

TAXABLE DISTRICTS	
District	Percentage

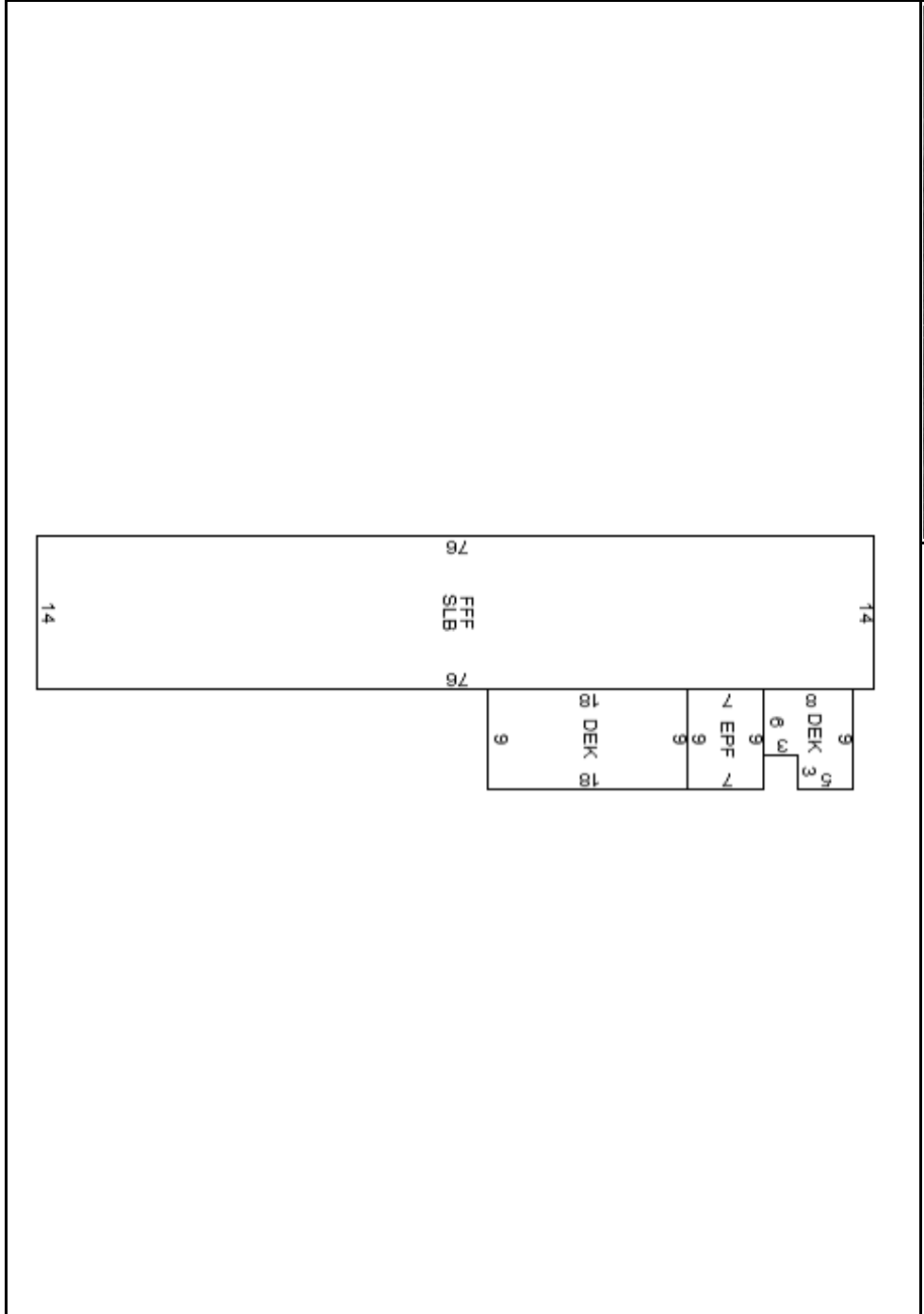
**BUILDING DETAILS**  
 Model: 1.00 STORY FRAME MOBILE HME  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: VINYL SIDING  
 Int: WALL BOARD/PLYWOOD PANEL  
 Floor: CARPET/LINOLEUM OR SIM  
 Heat: GAS/EA DUCTED  
 Bedrooms: 3 Baths: 2.0 Fixtures: 3  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 0.9268 Base Rate: MHS 49.00  
 Bldg. Rate: 1.0121  
 Sq. Foot Cost: \$ 49.59

PERMITS		
Date	Permit ID	Permit Type

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1064	1.00 1064
EPF	ENCLOSED	63	0.70 44
SLB	SLAB	1064	0.00 0
DEK	DECK/ENTRANCE	225	0.10 23
		2,416	1,131

PERMITS			
Date	Permit ID	Permit Type	Notes

2016 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 56,086
Year Built:	2000	
Condition For Age:	AVERAGE	40 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		40 %
Building Value:		\$ 33,700



2016 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 56,086
Year Built:	2000	
Condition For Age:	AVERAGE	40 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		40 %
Building Value:		\$ 33,700



**OWNER INFORMATION**

LANGMAID, JANE  
 1C STONEMALL WAY  
 EXETER, NH 03833

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
04/11/2016	4197	0580	Q1	36,540	POLLAK REVOC TRUST,
11/15/2011	3835	336	U138		POLLAK, KENNETH
09/30/2010	3735	742	Q1	40,000	PROCACINO, JANET
11/02/2001	2597	0259	Q1	52,000	R & B DESAUTEL
07/20/1998	2330	892	U138		DESAUTEL, BARBARA J.

**NOTES**

TAN: 99 NEW MOBILE HOME ON SLAB IN PARK 2001 PREFABRICATED 12X10 SHED;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FOX HILL MH PARK	1	10 x 12	100	8,000.00	10	800	
SHED-WOOD	120		193	7.00	75	1,216	
						<b>2,000</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

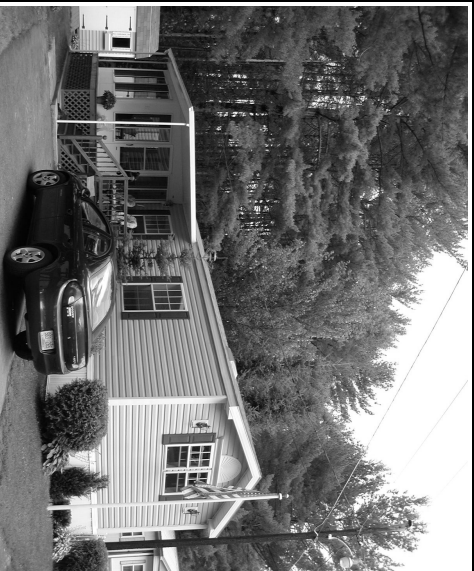
**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 38,000	\$ 2,000	\$ 0
Parcel Total:			\$ 40,000
2015	\$ 38,000	\$ 2,000	\$ 0
Parcel Total:			\$ 40,000
2016	\$ 35,600	\$ 2,000	\$ 0
Parcel Total:			\$ 37,600

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: AVERAGE Driveway: PAVED Road: PAVED  
 Land Type 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes

0 ac

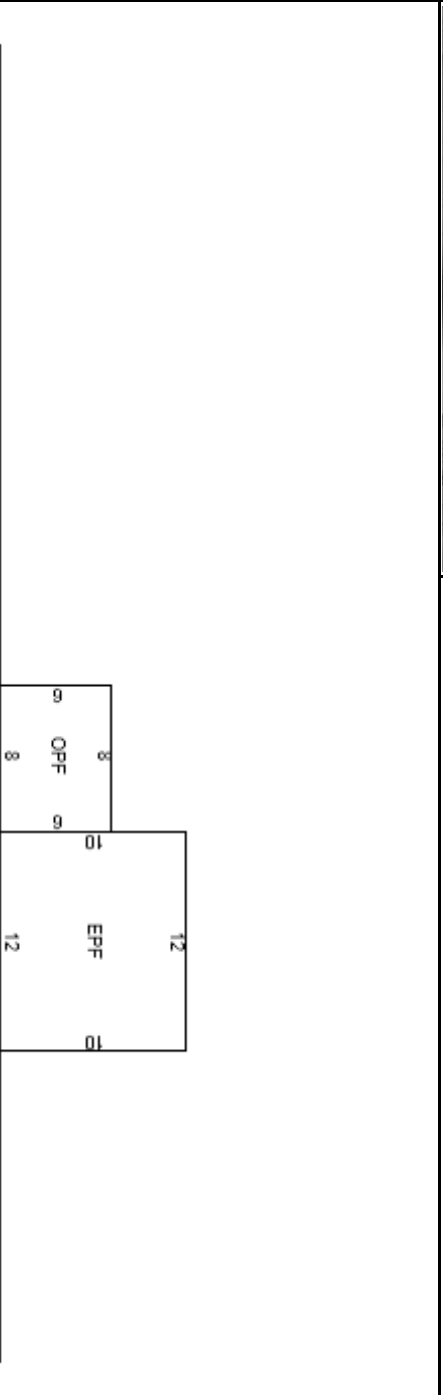


**OWNER** LANGMAID, JANE  
**TAXABLE DISTRICTS** District Percentage  
 IC STONEWALL WAY  
 EXETER, NH 03833

Date	Permit ID	Permit Type	Notes
<b>PERMITS</b>			

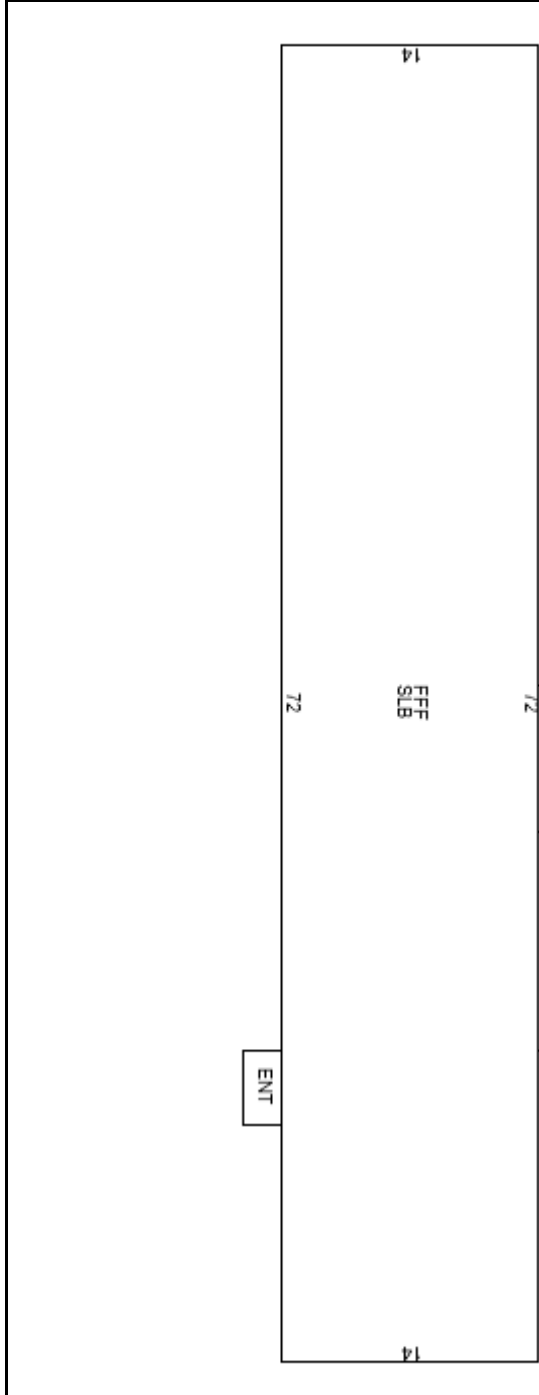
**BUILDING DETAILS**

Model: 1.00 STORY FRAME MOBILE HME  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: VINYL SIDING  
 Int: WALL BOARD  
 Floor: HARDWOOD/CARPET  
 Heat: OIL/FA DUCTED  
 Bedrooms: 2 Baths: 2.0 Fixtures: 6  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 0.9310 Base Rate: MHS 49.00  
 Bldg. Rate: 1.0278  
 Sq. Foot Cost: \$ 50.36



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	120	0.70	84
FFF	FST FLR FIN	1008	1.00	1008
SLB	SLAB	1008	0.00	0
ENT	ENTRY WAY	8	0.10	1
OPF	OPEN PORCH	48	0.25	12
		<b>2,192</b>		<b>1,105</b>



**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 55,648  
 Year Built: 1997  
 Condition For Age: GOOD 36 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 36 %  
 Building Value: \$ 35,600

**OWNER INFORMATION**

**JOHNSON, GALE M.**

PO BOX 358

FRANCONIA, NH 03580

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
04/27/2015	4123	0233	Q1	36,000	BOYD REVOC TRUST,
08/07/2013	4002	545	Q1	40,000	BOYD, BARBARA
07/22/2005	3168	665	Q1	59,900	FOX HILL LANE CORP
04/14/2004	2982	983	U144		SHIRLEY STEFANIK

**NOTES**

#39, FLAG 07-CK NEW DEK; --07 INT INFO FROM HO OVER PHONE--

**LISTING HISTORY**

05/16/16	DWUM
09/08/15	DWVL
10/15/07	AVL
10/04/07	MAIL
03/27/07	MVPM
05/20/05	MVPR
07/26/04	MVUM
12/11/96	GRR

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	7.00	80	1,232	
FOX HILL MH PARK	1		100	8,000.00	10	800	
						<b>2,000</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 34,300	\$ 2,000	\$ 0
	Parcel Total: \$ 36,300		
2015	\$ 34,300	\$ 2,000	\$ 0
	Parcel Total: \$ 36,300		
2016	\$ 31,700	\$ 2,000	\$ 0
	Parcel Total: \$ 33,700		

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 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**

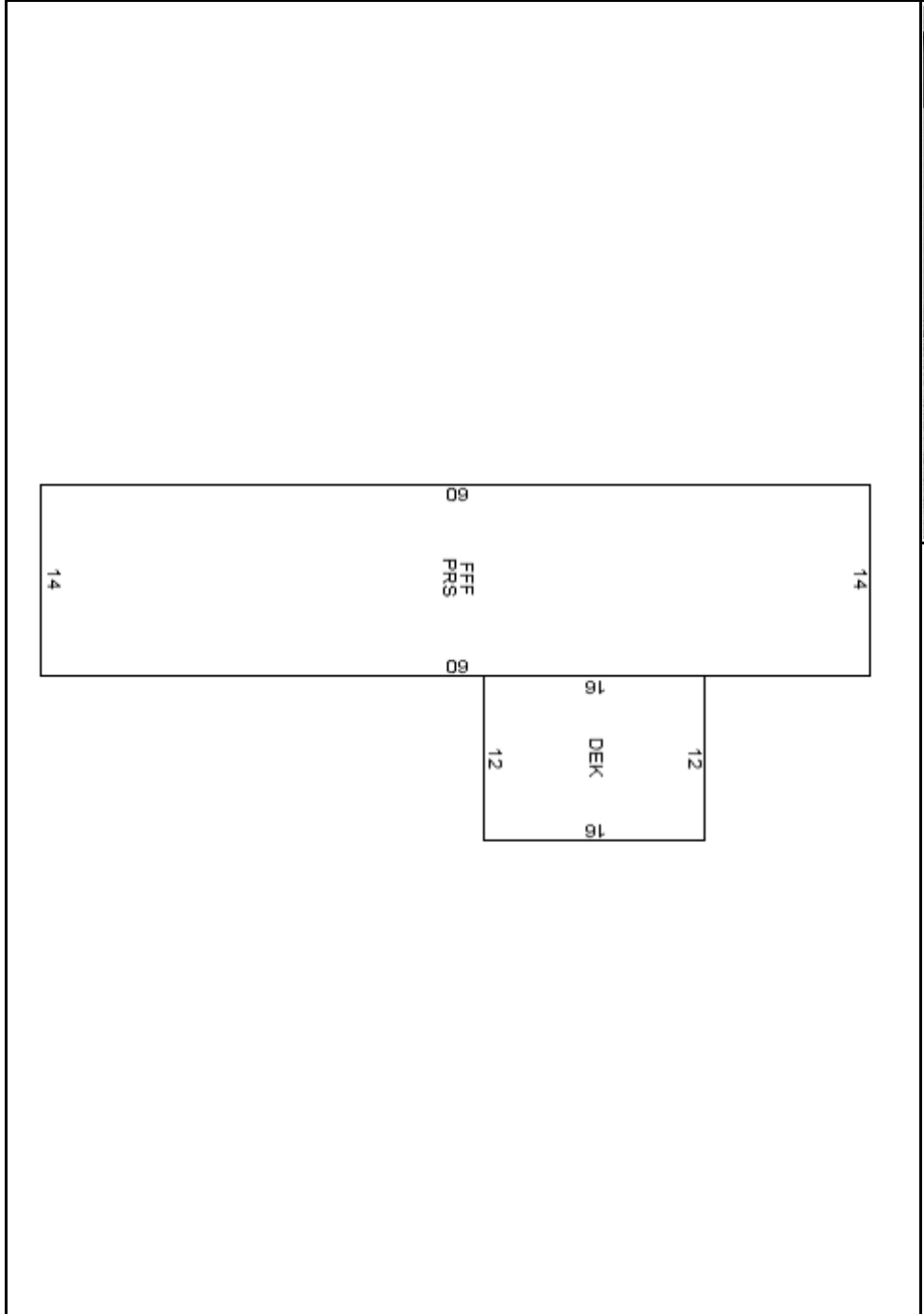
**JOHNSON, GALE M.**  
 PO BOX 358  
 FRANCONIA, NH 03580

Model: **1.00 STORY FRAME MOBILE HME**  
 Roof: **GABLE OR HIP/ASPHALT**  
 Ext: **VINYL SIDING**  
 Int: **DRYWALL**  
 Floor: **CARPET/LINOLEUM OR SIM**  
 Heat: **OL/FA DUCTED**  
 Bedrooms: **2** Baths: **1.0** Fixtures: **3**  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: **A2 AVG+20**  
 Com. Wall:  
 Size Adj: **0.9948** Base Rate: **MHS 49.00**  
 Bldg. Rate: **1.0983**  
 Sq. Foot Cost: **\$ 53.81**

PERMITS		
Date	Permit ID	Permit Type
		Notes

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	192	0.10	19
FFF	FST FLR FIN	840	1.00	840
PRS	PIER	840	-0.05	-42
				<b>1,872</b>
				<b>817</b>



**2016 BASE YEAR BUILDING VALUATION**

Market Cost New:	<b>\$ 43,963</b>
Year Built:	<b>2004</b>
Condition For Age:	<b>GOOD</b>
Physical:	<b>28 %</b>
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>28 %</b>
Building Value:	<b>\$ 31,700</b>

**OWNER INFORMATION**

**MONAHAN, JADE A**

11 WASHINGTON STREET

HYDE PARK, MA 02136-3349

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
06/13/2016	4211	0826	Q1	234,540	O'HARA, PAUL C.
02/12/2008	3489	0539	Q1	285,000	HARWOOD, GARY E & BETH

**NOTES**

BARN ATTHD TO HOME ACCESS 2ND FLR OF BARN THRU TOF., SLOPE EASEMENT. DNV1 -04. BMU DIRT AND STONE FLOOR, LOW HEAD ROOM, FINISH ROOM AND BATH IN UPPER FLOOR OF BARN = COND FACTOR, UPDATED KIT, STONE C-TOPS;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY	477	477 x 1	94	19.00	60	5,112	IRREG SHP
						<b>5,100</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 164,700	\$ 4,800	\$ 85,700
			Parcel Total: \$ 255,200
2015	\$ 164,700	\$ 4,800	\$ 85,700
			Parcel Total: \$ 255,200
<b>2016</b>	<b>\$ 157,100</b>	<b>\$ 5,100</b>	<b>\$ 76,800</b>
			Parcel Total: \$ 239,000

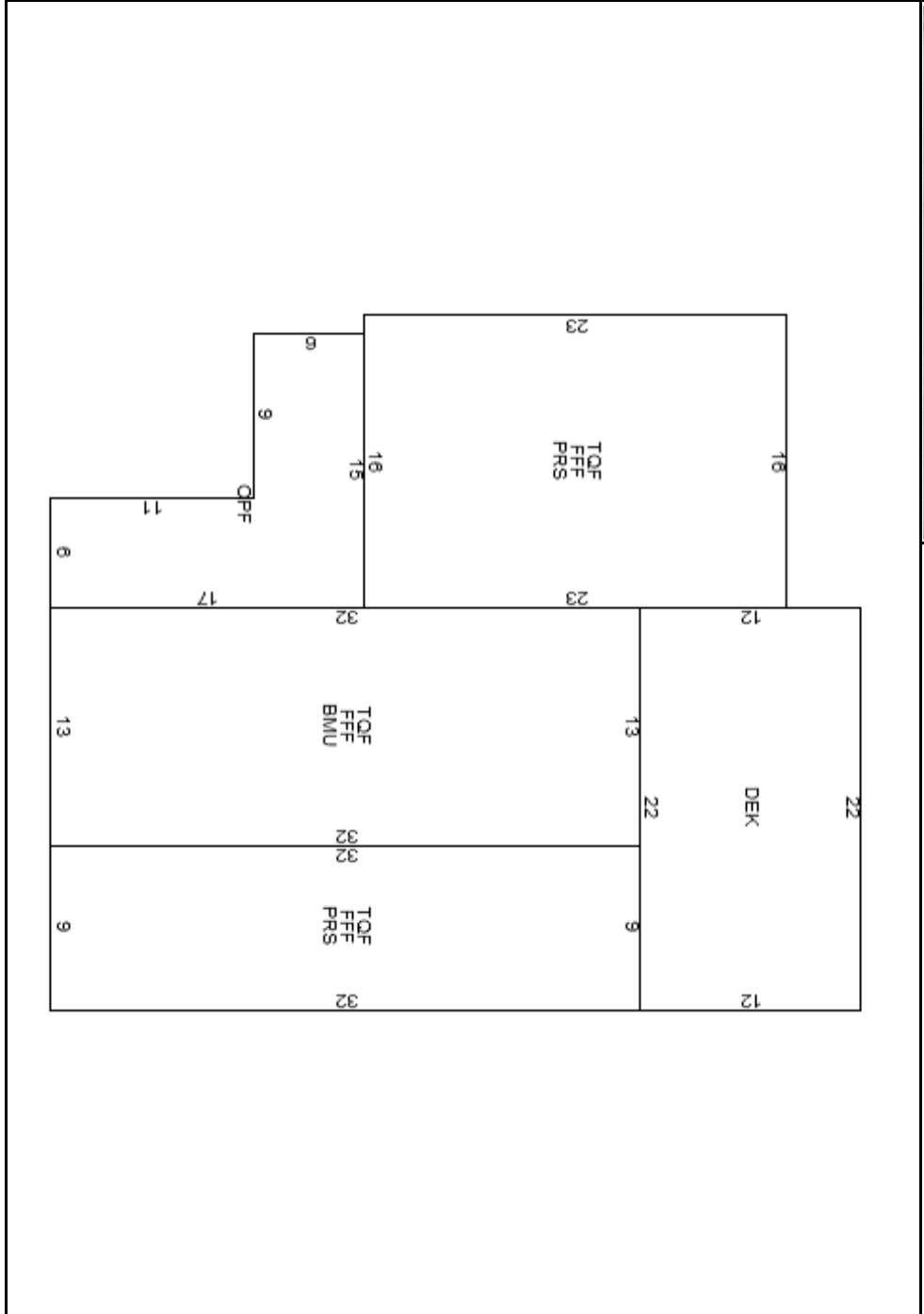
**LAND VALUATION**

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	AVERAGE	Driveway:	PAVED	Road:	PAVED																
Land Type	2F RES	Units	0.660 ac	Base Rate	69,800 F	NC Adj	110	Site	100	Road	100	DWay	100	Topography	100 -- LEVEL	Cond	100	Ad Valorem	76,800	SPI	0	N	R	Tax Value	76,800	Notes	
			<b>0.660 ac</b>																<b>76,800</b>					<b>76,800</b>			



OWNER		TAXABLE DISTRICTS	
<b>MONAHAN, JADE A</b>		District	Percentage
11 WASHINGTON STREET			
HYDE PARK, MA 02136-3349			
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.75 STORY FRAME CONVENTION	
Roof: GABLE OR HIP/ASPHALT	
Ext: CLAP BOARD	
Int: DRYWALL/PLASTERED	
Floor: CARPET/HARDWOOD	
Heat: OIL/HOT WATER	
Bedrooms: 4	Baths: 3.0
Extra Kitchens: 1	Fixtures: 9
A/C: No	Fireplaces:
Quality: A2 AVG+20	Generators:
Com. Wall:	
Size Adj: 1.0038	Base Rate: RSA 88.00
	Bldg. Rate: 1.1923
	Sq. Foot Cost: \$ 104.92

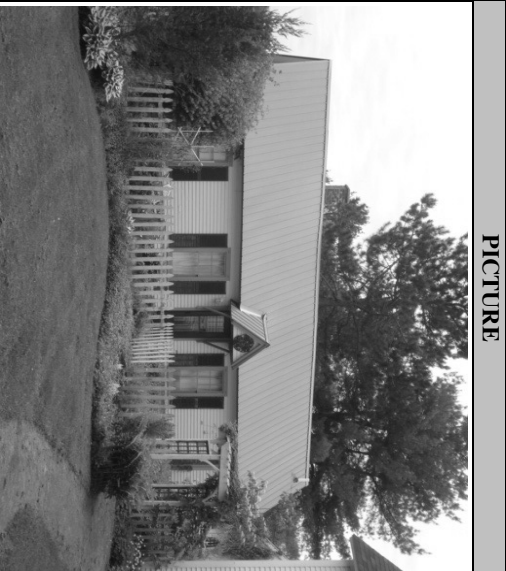


BUILDING SUB AREA DETAILS		
ID	Description	Area Adj. Effect.
FFF	FST FLR FIN	1072 1.00 1072
DEK	DECK/ENTRANCE	264 0.10 26
PRS	PIER	656 -0.05 -33
OPF	OPEN PORCH	156 0.25 39
BMU	BSMNT	416 0.15 62
TQF	3/4 STRY FIN	1072 0.75 804
		<b>3,636 1,970</b>

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 206,692
Year Built:	1890
Condition For Age:	VERY GOOD 21 %
Physical:	
Functional:	BMU 3 %
Economic:	
Temporary:	
Total Depreciation:	24 %
Building Value:	\$ 157,100





PICTURE

OWNER

**CORTESE, JOANNE**  
 OSHEA, PATRICIA  
 15 WINDSOR ROAD  
 WEST MILFORD, NJ 07480

TAXABLE DISTRICTS

District Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

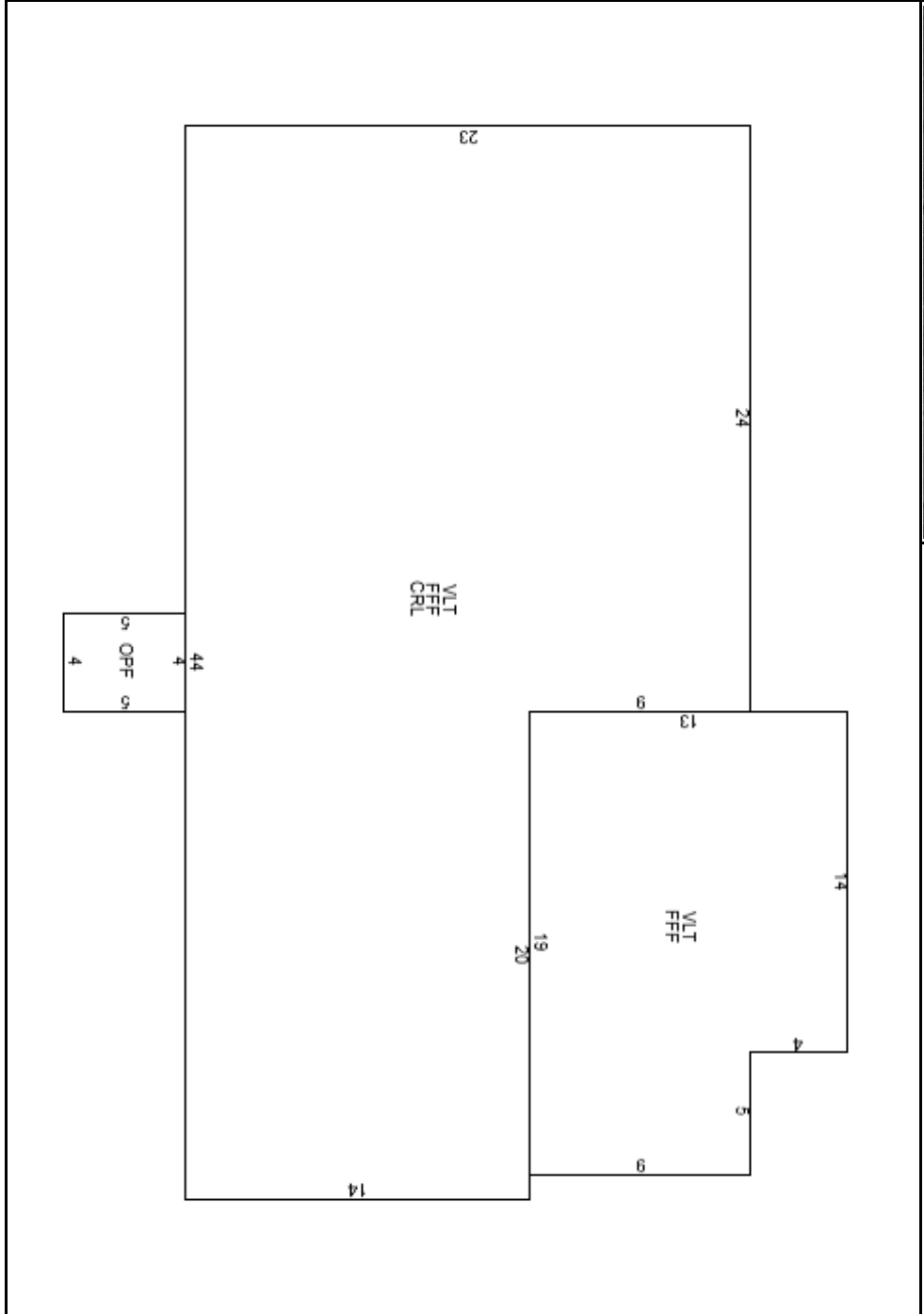
Model: **1.00 STORY FRAME RANCH**  
 Roof: **GABLE OR HIP/PREFAB METALS**  
 Ext: **CLAP BOARD**  
 Int: **WALL BOARD**  
 Floor: **PINE/SOFT WD/HARDWOOD**  
 Heat: **OIL/HOT WATER**  
 Bedrooms: **1** Baths: **1.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: **A0 AVVG**  
 Com. Wall:  
 Size Adj: **1.1814** Base Rate: **RSA 88.00**  
 Bldg. Rate: **1.0869**  
 Sq. Foot Cost: **\$ 95.65**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1059	0.05	53
FFP	FST FLR FIN	1059	1.00	1059
CRL	CRAWL SPACE	832	0.05	42
OPF	OPEN PORCH	20	0.25	5
		<b>2,970</b>		<b>1,159</b>

2016 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 110,858**  
 Year Built: **1900**  
 Condition For Age: **AVERAGE** **34 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **34 %**  
 Building Value: **\$ 73,200**





**OWNER INFORMATION**

CHARETTE, MICHAEL C

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
06/03/2016	4209	0501	Q1	190,000 WHITON, NANCY
01/13/2014	4035	0546	Q1	185,000 ANTHONY, ROBERT W.
09/24/2001	2582	0847	U139	VALERIE A. ANTHONY
12/02/1994	2121	213	Q1	82,500 MARTHA CARPENTER

BEDFORD, MA 01730

**NOTES**

ACREAGE CHANGE PER DEED: GARAGE XFOB #4 NEEDS SIDING



**LISTING HISTORY**

10/27/15	DWVM	
10/04/07	MAIL	APPT LETTER
04/19/07	MVVM	
01/10/05	DWLL	
01/22/04	MVPO	
05/01/02	DWPO	
04/18/01	RCPM	

**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	216	12 x 18	134	7.00	40	810	
LEAN-TO	96	8 x 12	227	4.00	40	349	
GARAGE-2STRY	1,152	36 x 32	74	28.00	60	14,322	
						<b>18,500</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 91,500	\$ 18,500	\$ 94,500
		Parcel Total: \$ 204,500	
2015	\$ 91,500	\$ 18,500	\$ 94,500
		Parcel Total: \$ 204,500	
<b>2016</b>	<b>\$ 95,000</b>	<b>\$ 18,500</b>	<b>\$ 92,400</b>
		Parcel Total: \$ 205,900	

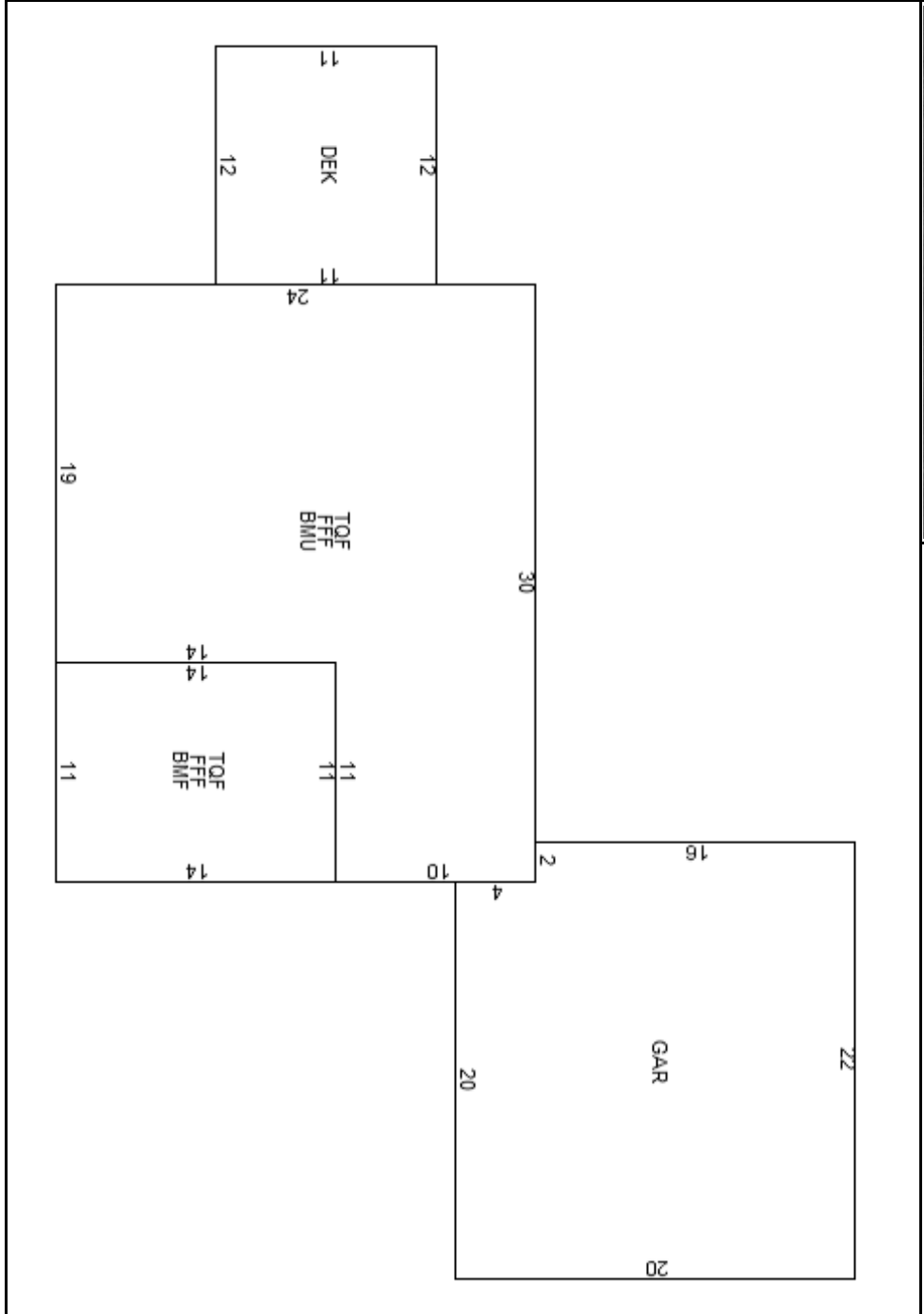
**LAND VALUATION**

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	AVERAGE Driveway: PAVED	Road: PAVED						
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
IF RES	2.430 ac	84,290	E	100	100	100	100	100	--	LEVEL	90		75,900	HWY
VIEW										CANNON MT, TUNNEL, TOP 50, CLOSE/NEAR	80		16,500	PL OBST
	<b>2.430 ac</b>												<b>92,400</b>	



OWNER		TAXABLE DISTRICTS	
<b>CHARLETTE, MICHAEL C</b>		District	Percentage
182 NORTH ROAD BEDFORD, MA 01730			
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.75 STORY FRAME CAPE	
Roof: GABLE OR HIP/ASPHALT	
Ext: WOOD SHINGLE	
Int: DRYWALL/CUSTOM WOOD	
Floor: HARDWOOD/LINOLEUM OR SIM	
Heat: OIL/HOT WATER	
Bedrooms: 2	Baths: 1.0
Extra Kitchens:	Fireplaces:
A/C: No	Generators:
Quality: A0 AVVG	
Com. Wall:	
Size Adj: 1.0629	Base Rate: RSA 88.00
	Bldg. Rate: 0.9791
	Sq. Foot Cost: \$ 86.16



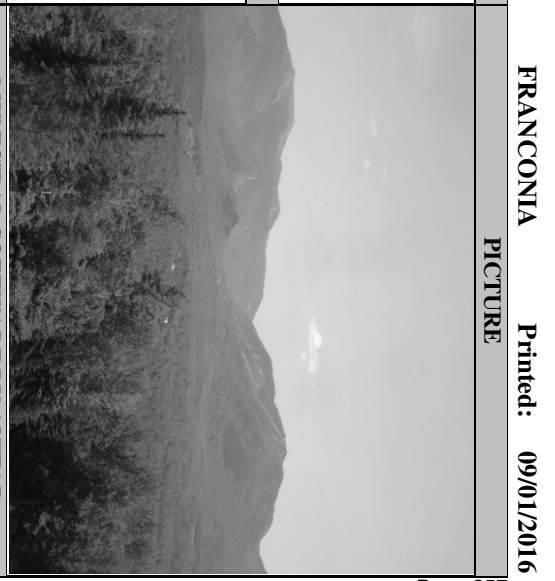
BUILDING SUB AREA DETAILS		
ID	Description	Area Adj. Effect.
DEK	DECK/ENTRANCE	132 0.10 13
TOF	3/4 STRY FIN	720 0.75 540
FRF	FST FLR FIN	720 1.00 720
BMU	BSMNT	566 0.15 85
BMF	BSMNT FINISHED	154 0.30 46
GAR	GARAGE ATTCHD	432 0.45 194
		<b>2,724 1,598</b>

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 137,684
Year Built:	1940
Condition For Age:	GOOD 21 %
Physical:	
Functional:	
Economic:	HWY 10 %
Temporary:	
Total Depreciation:	31 %
Building Value:	\$ 95,000

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
ELLIOTT, GLENDON M. & CAROLINE R. 178 ADAMS POINT ROAD BARRINGTON, RI 02806		Date	Book	Page	Type	Price Grantor	
		11/10/2015	4170	504	Q1	525,000 CANTLON, JAMES F.	
		09/20/2007	3450	328	Q1	615,000 HAMMILTON, MICHAEL L &	
		12/12/2002	2750	0978	Q1	362,500 H & R TAYLOR	

LISTING HISTORY		NOTES	
05/16/16	DWUM	LOT HAS A SPRING EASE, PRIVATE ROAD --INT GOOD COND, BETTER THAN AVE QUAL, GRANITE KIT--	
07/11/15	DWVM		
05/07/15	DWPR		
10/28/10	DWVL		
09/16/10	INSP	MARKED FOR INSPECTION	
07/22/03	DWUM		
04/12/99	GRPL		
05/07/98	GRR		



MUNICIPAL SOFTWARE BY AVITAR  
**FRANCONIA ASSESSING OFFICE**

EXTRA FEATURES VALUATION		PARCEL TOTAL TAXABLE VALUE	
Feature Type	Units	Length x Width	Size Adj
FIREPLACE I-CUST	1	13 x 11	100
SHED-WOOD	143		172
			80
			6,400

Year	Building	Features	Land
2014	\$ 264,300	\$ 10,500	\$ 178,300
		Parcel Total: \$ 453,100	
2015	\$ 381,900	\$ 5,000	\$ 178,300
		Parcel Total: \$ 565,200	
2016	\$ 227,400	\$ 6,400	\$ 227,900(c)
		Parcel Total: \$ 572,200	
(Card Total: \$ 461,700)			

**LAND VALUATION**

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	AVERAGE	Driveway:	GRAVEL	Road:	GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	5,000 ac	92,000	E	100	100	95	95	90 -- ROLLING	90	67,300	0	N	67,300	ACC
IF RES	3,210 ac	x 2,500	X	97				85 -- MODERATE	100	6,600	0	N	6,600	
VIEW		FRAN NOTCH & SKI MTS, WIDE, FULL 100%, CLOSE/NEAR												
		8.210 ac												
		227,900												



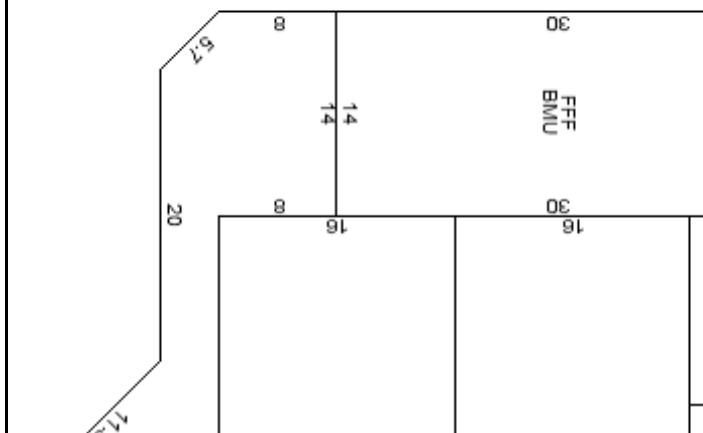
**OWNER** ELLIOTT, GLENDON M. & CAROLINE R.  
178 ADAMS POINT ROAD  
BARRINGTON, RI 02806

TAXABLE DISTRICTS			
District	Percentage		
PERMITS			
Date	Permit ID	Permit Type	Notes
06/16/14	14-07	ALTERATION	RENOVATION OF BARN

BUILDING DETAILS	
Model: 1.00 STORY FRAME RANCH	Roof: GABLE OR HIP/ASPHALT
Ext: CEDAR/REDWD	Int: DRYWALL
Floor: PINE/SOFT WD/HARD TILE	Heat: OIL/HOT WATER
Bedrooms: 3	Baths: 2.5
Extra Kitchens:	Fixtures:
A/C: No	Fireplaces:
Quality: A1 AVG+10	Generators: 1
Com. Wall:	
Size Adj: 0.9041	Base Rate: RSA 88.00
	Bldg. Rate: 1.0343
	Sq. Foot Cost: \$ 91.02

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1968	1.00 1968
BMU	BSMNT	1968	0.15 295
UFF	UPPER FLR FIN	576	1.00 576
VLT	VAULTED	576	0.05 29
GAR	GARAGE ATTCHD	500	0.45 225
DEK	DECK/ENTRANCE	684	0.10 68
EPF	ENCLOSED	120	0.70 84
		<b>6,392</b>	<b>3,245</b>

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 295,360
Year Built:	1985
Condition For Age:	AVERAGE 18 %
Physical:	EXT COND 5 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	23 %
Building Value:	\$ 227,400



**OWNER INFORMATION**

**ELLIOTT, GLENDON M.**  
 & CAROLINE R.  
 178 ADAMS POINT ROAD  
 BARRINGTON, RI 02806

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor

**NOTES**

CONVERTED BARN, ALL INT INFO EST FROM EXT INSPECTION,

**LISTING HISTORY**

07/1/15 DWVM  
 05/07/15 DWPM



**EXTRA FEATURES VALUATION**

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

MUNICIPAL SOFTWARE BY AVITAR  
**FRANCONIA ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2016	\$ 110,500	\$ 0	\$ 0(c)
Parcel Total:			\$ 572,200

LAND VALUATION

(Card Total: \$ 110,500)

**LAND VALUATION**

Zone: Minimum Acreage: Minimum Frontage: Land Type 1F RES Neighborhood:

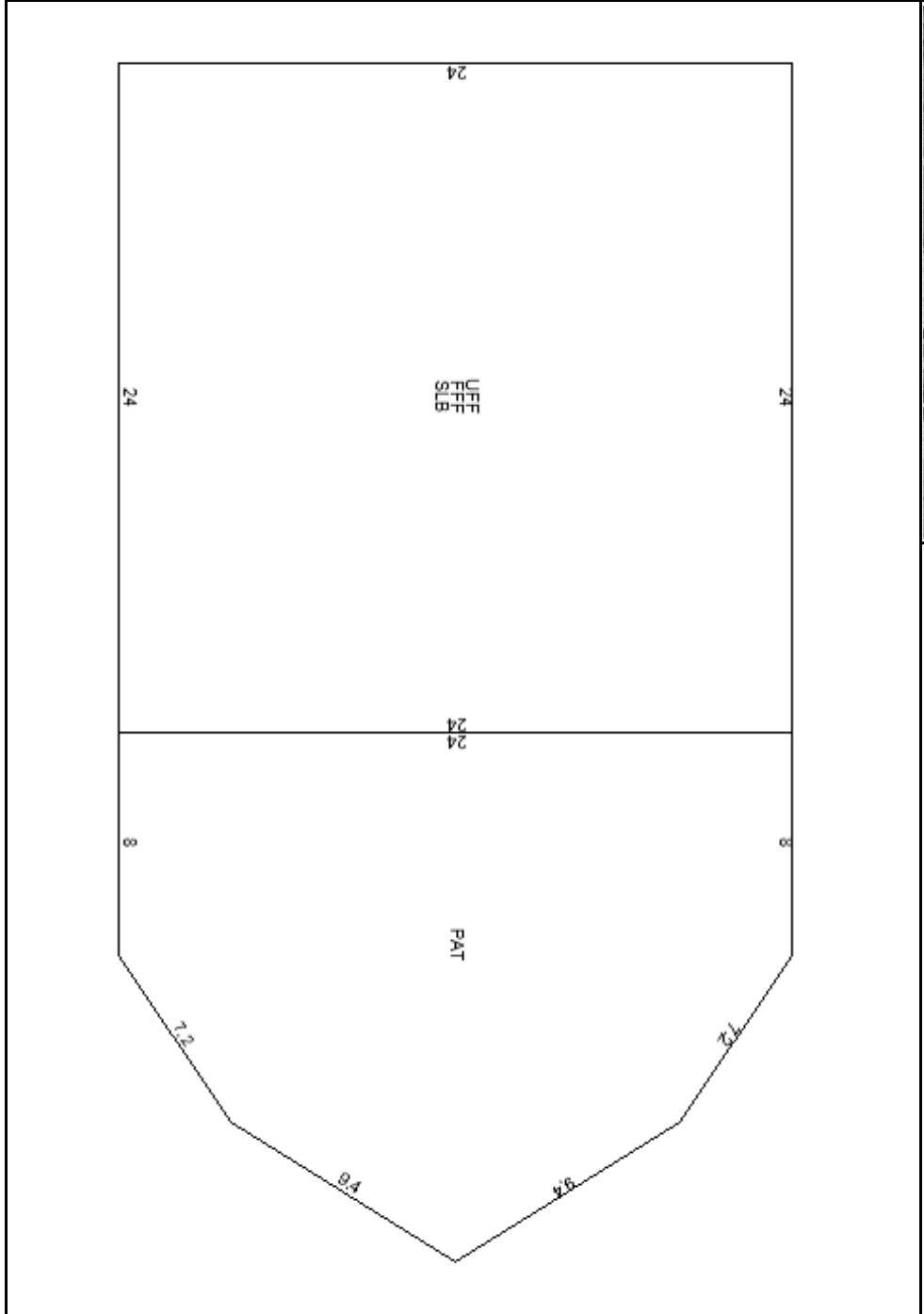
Site: Driveway: Road: Cond Ad Valorem SPI R Tax Value Notes

0 ac



OWNER		TAXABLE DISTRICTS	
<b>ELLIOTT, GLENDON M.</b> & CAROLINE R. 178 ADAMS POINT ROAD BARRINGTON, RI 02806		District	Percentage
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 2.00 STORY FRAME GAMBREL	
Roof: GAMBREL/ASPHALT	
Ext: AVERAGE	
Int: DRYWALL	
Floor: HARDWOOD/HARD TILE	
Heat: GAS/EA NO DUCTS	
Bedrooms: 1	Baths: 1.5
	Fixtures: 5
Extra Kitchens:	Fireplaces:
A/C: No	Generators:
Quality: A0 AVVG	
Com. Wall:	
Size Adj: 1.1712	Base Rate: RSA 88.00
	Bldg. Rate: 1.0904
	Sq. Foot Cost: \$ 95.95



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	576	1.00 576
SLB	SLAB	576	0.00 0
PAT	PATIO	352	0.10 35
UFF	UPPER FLR FIN	576	1.00 576
		<b>2,080</b>	<b>1,187</b>

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 113,893
Year Built:	2015
Condition For Age:	AVERAGE
Physical:	1 %
Functional:	WH
Economic:	2 %
Temporary:	
Total Depreciation:	3 %
Building Value:	\$ 110,500

**OWNER INFORMATION**  
**NICHOLS, WARREN H.**  
 & AGNES P.  
 PO BOX 147  
 FRANCONIA, NH 03580

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
06/29/2015	4139	428	Q1	540,000	PFUHL, PAUL H.
05/01/2001	2537	0384	Q V	34,900	ROGER BONYOULOIR
12/10/1993	2068	0123	U V 51	14,000	NH RED BRICK PROPS

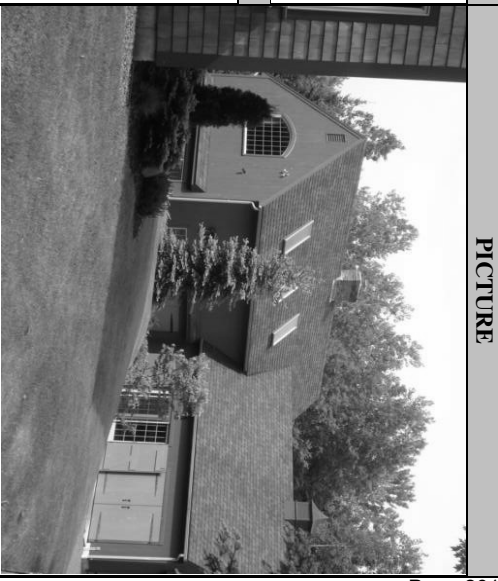


**LISTING HISTORY**

05/18/16 DWUM  
 05/08/15 DWAR  
 09/24/13 DWVM  
 11/03/10 DWVL  
 09/16/10 INSP MARKED FOR INSPECTION  
 09/07/06 MVHC  
 08/31/06 JDHC  
 04/17/06 MVPR

**NOTES**

--04 NEW HOUSE INFO FROM GC-- SHOP-EXC HAS OFFICE SPACE, GALLEY KIT & FULL BATH. INT INFO FROM H.O. AT DOOR, COND FACTOR OF SHOP MIXED QUALITY, GAR & OFFICE SPACE. UPPER STRY ONE LARGE ROOM WITHOUT PLMBNG; INT OF HSE GD QUALITY, ALL INFO FROM H.O. OUTSIDE;



**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHOP-EXC	1,896	1896 x 1	68	25.00	100	32,232	IRREG SHP
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	GAS
LEAN-TO	126	18 x 7	187	4.00	60	565	
GARAGE-1 STY	264	22 x 12	121	22.00	60	4,217	ATT TO SHOP
						<b>42,000</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 452,500	\$ 111,600	\$ 97,400
		Parcel Total: \$ 661,500	
2015	\$ 452,500	\$ 58,000	\$ 97,400
		Parcel Total: \$ 607,900	
2016	\$ 407,000	\$ 42,000	\$ 98,200
		Parcel Total: \$ 547,200	

**LAND VALUATION**

Zone	RES-A RESIDENTIAL A	Minimum Acreage	5.00	Minimum Frontage	200	Site	VERY GOOD	Driveway	GRAVEL	Road	GRAVEL
Land Type	IF RES	Units	3,270 ac	Base Rate	86,810 G	NC Adj	120	Site	110	Road	95
		DWay	95	Topography	95--MILD	Cond	100	Ad Valorem	98,200	SPI	0
		R	98,200	Tax Value	98,200	Notes	98,200				

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: VERY GOOD Driveway: GRAVEL Road: GRAVEL

Land Type: IF RES Units: 3,270 ac Base Rate: 86,810 G NC Adj: 120 Site: 110 Road: 95 DWay: 95 Topography: 95--MILD Cond: 100 Ad Valorem: 98,200 SPI: 0 R: 98,200 Tax Value: 98,200 Notes: 98,200



**OWNER** **TAXABLE DISTRICTS** **BUILDING DETAILS**

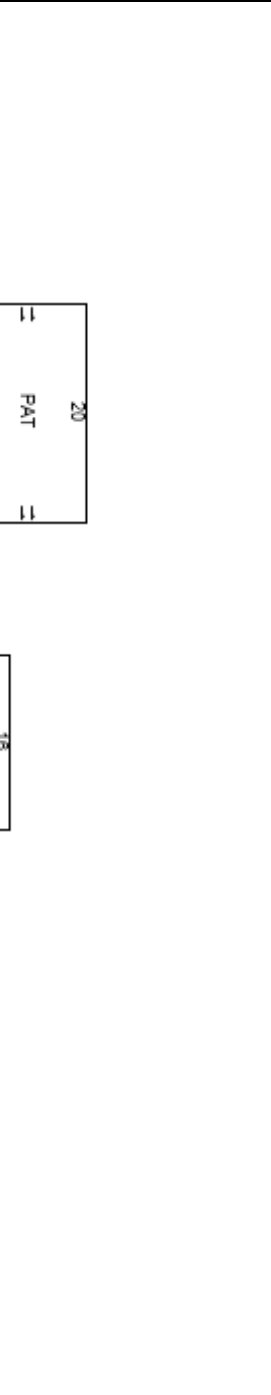
**NICHOLS, WARREN H.**  
 & AGNES P.  
 PO BOX 147  
 FRANCONIA, NH 03580

**District**  
**Percentage**

Model: 1.75 STORY FRAME COVENTON  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CEDAR/REDWD/WOOD SHINGLE  
 Int: DRYWALL  
 Floor: HARD TILE/HARDWOOD  
 Heat: OIL/FA DUCTED  
 Bedrooms: 3 Baths: 2.5 Fixtures: 8  
 Extra Kitchens: Fireplaces:  
 A/C: Yes 100.00 % Generators:  
 Quality: A3 AVG+30  
 Com. Wall:  
 Size Adj: 0.8637 Base Rate: RSA 88.00  
 Bldg. Rate: 1.1554  
 Sq. Foot Cost: \$ 101.67

**PERMITS**

Date	Permit ID	Permit Type	Notes



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2500	1.00	2500
CRL	CRAWL SPACE	224	0.05	11
CTH	CATHEDRAL	524	0.10	52
BMU	BSMNT	2268	0.15	340
TOF	3/4 STRY FIN	1446	0.75	1085
PAT	PATIO	220	0.10	22
GAR	GARAGE ATTCHD	864	0.45	389
		<b>8,046</b>		<b>4,399</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 447,246
Year Built:	2004
Condition For Age:	GOOD
Physical:	9 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	9 %
Building Value:	\$ 407,000



**OWNER INFORMATION**

**RAMSDEN, PETER B.**  
 & LAURA F.  
 153 RUMSTICK ROAD  
 BARRINGTON, RI 02806

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
01/08/2016	4182	0344	Q1	510,000 REALTRUST, KENNETH M.
10/09/2009	3652	231	U V 38	KENNETH/KRISTEN REALI
10/09/2009	3652	233	U V 38	KENNETH/KRISTEN REALI
07/08/2003	2848	513	Q V	105,000 MARSHALL, MARY
07/23/2001	2562	468	Q V	89,900 MICHAEL L. TORRTO

**NOTES**

INT EST NOH, VU IN TWO DIRECTIONS, WALKOUT BMF IN REAR OF HSE.

05/16/16 DWUM  
 09/22/15 DWVM  
 10/14/10 DWVM  
 09/16/10 INSP MARKED FOR INSPECTION  
 07/06/06 DWPM

**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	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**



**LAND VALUATION**

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	AVERAGE Driveway: GRAVEL Road: GRAVEL							
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
IF RES VIEW	2.750 ac	85,250 G	120	100	95	95	85 -- MODERATE	100	125	78,500	0	N	78,500	FRONT MITTERSILL V
	<b>2.750 ac</b>									154,400			<b>154,400</b>	

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 360,200	\$ 5,000	\$ 112,200
	Parcel Total: \$ 477,400		
2015	\$ 360,200	\$ 5,000	\$ 112,200
	Parcel Total: \$ 477,400		
<b>2016</b>	<b>\$ 360,500</b>	<b>\$ 5,000</b>	<b>\$ 154,400</b>
	<b>Parcel Total: \$ 519,900</b>		



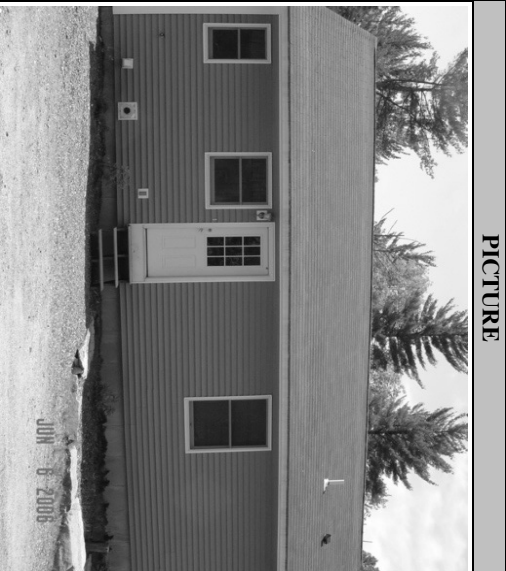
OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
<b>HOPKINS, CHRISTINE</b>		Date	Book	Page	Type	Price Grantor	
SULLIVAN, NICOLE		10/16/2015	4157	298	Q1	220,000 EVANS, THOMAS A.	
55 CEDAR STREET		03/19/2012	3866	0501	Q1	199,000 PAQUETTE, PAUL	
NORWOOD, MA 02062		11/09/2005	3216	779	Q1	282,000 FOOTE FAMILY REV LIVIN	
		05/31/2002	2673	0100	Q V	44,900 JW POWERS, INC	

LISTING HISTORY		NOTES	
04/08/16	DWUM	2003- NEW HOUSE- NO VU --08 INT INFO EST FROM EXT-- 2015 DV , INT	
06/19/15	DWVM	INFO FROM PROPERTY OWNER OVER PHONE; INT SUB-AREAS EST FROM	
08/19/08	DWVM	EXT;	
08/13/08	INSP	MARKED FOR INSPECTION	
01/10/05	DWLL		
01/21/04	MVPR		
04/08/03	MVPR		
11/04/02	MVUL		

EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj
FIREPLACE 1-STAND	1	100	3,000.00
			Rate
			100
			Market Value
			3,000

LAND VALUATION		PARCEL TOTAL TAXABLE VALUE	
Year	Building	Features	Land
2014	\$ 155,300	\$ 3,000	\$ 76,600
		Parcel Total:	\$ 234,900
2015	\$ 155,300	\$ 3,000	\$ 76,600
		Parcel Total:	\$ 234,900
2016	\$ 142,600	\$ 3,000	\$ 73,200
		Parcel Total:	\$ 218,800

Zone: RES-B RESIDENTIAL B		Minimum Acreage: 3.00		Minimum Frontage: 150		Site: AVERAGE Driveway: GRAVEL Road: PAVED	
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes
IF RES	2.880 ac	85,640 E	100	100	95	90--ROLLING	100 73,200 0 N 73,200
	<b>2.880 ac</b>						<b>73,200</b>



**OWNER**  
**HOPKINS, CHRISTINE**  
 SULLIVAN, NICOLE  
 55 CEDAR STREET  
 NORWOOD, MA 02062

**TAXABLE DISTRICTS**  
 District Percentage

**PERMITS**

Date	Permit ID	Permit Type	Notes

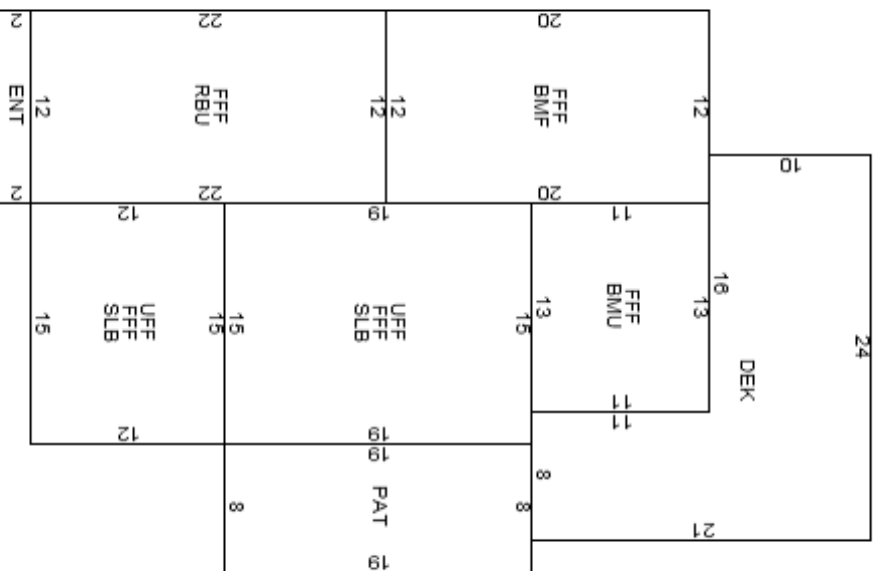
**BUILDING DETAILS**  
 Model: 1.00 STORY FRAME R. RANCH  
 Roof: GABLE OR HIP/PREFAB METALS  
 Ext: VINYL SIDING  
 Int: DRYWALL  
 Floor: CARPET/LINOLEUM OR SIM  
 Heat: GAS/HOT WATER  
 Bedrooms: 3 Baths: 2.0 Fixtures: 6  
 Extra Kitchens: Fireplaces: 1  
 A/C: No Generators:  
 Quality: A0 AVVG  
 Com. Wall:  
 Size Adj: 1.0300 Base Rate: RSA 88.00  
 Bldg. Rate: 1.0197  
 Sq. Foot Cost: \$ 89.73

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1112	1.00	1112
RBU	RAISED BSMNT	264	0.25	66
UFF	UPPER FLR FIN	465	1.00	465
SLB	SLAB	465	0.00	0
PAT	PATTO	152	0.10	15
DEK	DECK/ENTRANCE	328	0.10	33
BMF	BSMNT FINISHED	240	0.30	72
BMU	BSMNT	143	0.15	21
ENT	ENTRY WAY	24	0.10	2
		<b>3,193</b>		<b>1,786</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 160,258  
 Year Built: 2003  
 Condition For Age: AVERAGE 11 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 11 %  
 Building Value: \$ 142,600



OWNER INFORMATION	SALES HISTORY			PRICE GRANTOR
<b>DAILEY, ALLISON M.</b> 2 NORTH KENSINGTON EXETER, NH 03833	Date	Book	Page	Type
	03/02/2016	4190	757	Q1
	150,000 MACNEIL, NANCY E.			

LISTING HISTORY	NOTES
10/19/15 DWVM 05/25/11 RCUM 11/02/10 DWVL 09/16/10 INSP 08/29/06 CMHC 09/09/03 DWHC 04/24/96 GRR	BOW HOUSE; AC ADJ AS PER MAP DEM. FUNC DEP=WH 2% - INT INFO FROM H.O. IN YARD- 2015 DY, CHANGED HEAT TYPE; STEEP DROP TO SMALL BROOK NO INFLUANCE TO VALUE;

EXTRA FEATURES VALUATION								
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE I-STAND	1				100	3,000.00	50	1,500
LEAN-TO	128			8 x 16	185	4.00	60	568
								<b>2,100</b>

MUNICIPAL SOFTWARE BY AVITAR			
<b>FRANCONIA ASSESSING OFFICE</b>			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2014	\$ 108,300	\$ 2,100	\$ 64,000
	Parcel Total: \$ 174,400		
2015	\$ 108,300	\$ 2,100	\$ 64,000
	Parcel Total: \$ 174,400		
2016	\$ 90,200	\$ 2,100	\$ 57,900
	Parcel Total: \$ 150,200		

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site: FAIR Driveway: DIRT Road: PAVED	
Land Type	Units	Base Rate	NC Adj	Site
IF RES	0.710 ac	71,300 E	100	95
	<b>0.710 ac</b>		100	90
			95	95--MILD
			100	Ad Valorem
			100	SPI R
			0	N
				Tax Value
				Notes
				57,900
				<b>57,900</b>





PICTURE

OWNER

**DAILEY, ALLISON M.**  
 2 NORTH KENSINGTON  
 EXETER, NH 03833

TAXABLE DISTRICTS

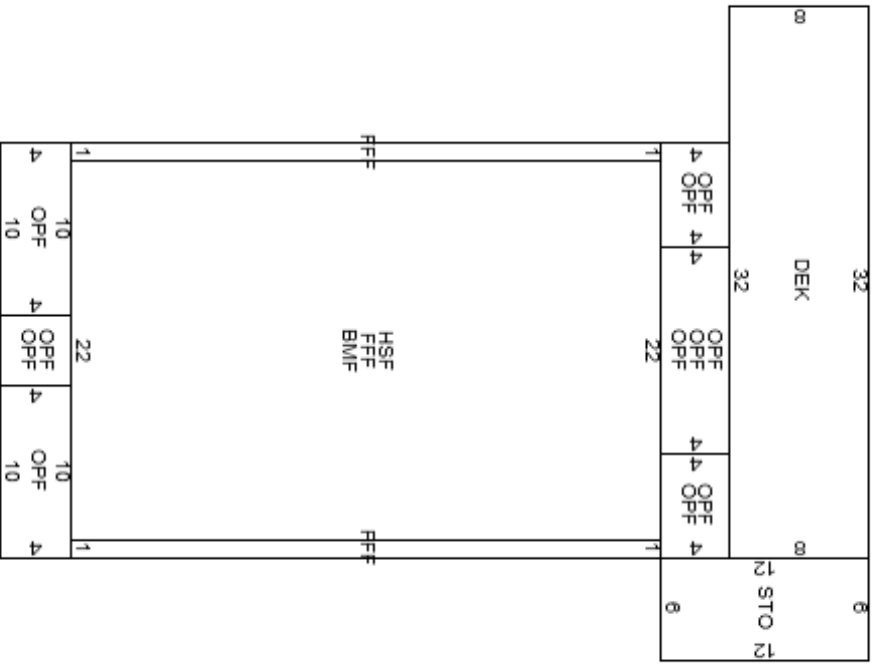
District Percentage

BUILDING DETAILS

Model: 1.50 STORY FRAME BOW HOUSE  
 Roof: IRREGULAR/CORRUGATED COMP  
 Ext: WOOD SHINGLE  
 Int: DRYWALL/CUSTOM WOOD  
 Floor: PINE/SOFT WD  
 Heat: GAS/EA DUCTED  
 Bedrooms: 5 Baths: 3.0 Fixtures: 7  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A0 AVVG  
 Com. Wall:  
 Size Adj: 1.0734 Base Rate: RSA 88.00  
 Bldg. Rate: 1.1052  
 Sq. Foot Cost: \$ 97.26

PERMITS

Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	72	0.25	18
BMF	BSMNT FINISHED	748	0.30	224
OPF	OPEN PORCH	352	0.25	88
HSF	1/2 STRY FIN	748	0.50	374
FFF	FST FLR FIN	816	1.00	816
DEK	DECK/ENTRANCE	256	0.10	26
		<b>2,992</b>		<b>1,546</b>

2016 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 150,364
Year Built:	1962
Condition For Age:	AVERAGE 23 %
Physical:	
Functional:	WH 2 %
Economic:	DESIGN 15 %
Temporary:	
Total Depreciation:	40 %
Building Value:	\$ 90,200

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
TTW, LLC		Date	Book	Page	Type	Price	Grantor
		06/17/2016	4213	0360	Q1	150,000	CYRS, MAJORIE S
		05/29/2002	2671	0584	Q1	145,000	JAMES T. MCCARTHY
244 MAIN STREET							
FRANCONIA, NH 03580							

LISTING HISTORY		NOTES	
09/17/14	DWVM	GARAGE, 12X8 DOORS, HIGH POSTED, INSULATED 2002 ADDITION TO	
11/13/09	DWVL	OFFICE. FLAG 04= MEAS;	
01/29/09	INSP	MARKED FOR INSPECTION	
01/20/04	MVUL		
07/30/97	ABH		
12/11/96	TWL		

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes
<b>FRANCONIA ASSESSING OFFICE</b>								
<b>MUNICIPAL SOFTWARE BY AVITAR</b>								

**LAND VALUATION**

Zone:	BUS-A BUSINESS A	Minimum Acreage:	1.00	Minimum Frontage:	80	Site:	AVERAGE	Driveway:	GRAVEL	Road:	PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
COM/IND	1,000 ac	80,000	E	100	100	100	95	100--LEVEL	90	68,400	0	N	68,400	FLOOD	
COM/IND	8,300 ac	x 2,500	X	97				95--MILD	75	14,300	0	N	14,300	WET	
COM/IND	560,000 ft	x 250	E	100				95--MILD	25	33,300	0	N	33,300	WET/FLOOD	
												<b>9,300 ac</b>	<b>116,000</b>	<b>116,000</b>	

PARCEL TOTAL TAXABLE VALUE		
Year	Building	Land
2014	\$ 56,800	\$ 0
Parcel Total:		\$ 238,300
2015	\$ 56,800	\$ 0
Parcel Total:		\$ 238,300
2016	\$ 31,100	\$ 0
Parcel Total:		\$ 147,100



OWNER		TAXABLE DISTRICTS	
TTW, LLC		District	Percentage
244 MAIN STREET			
FRANCONIA, NH 03580			
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.00 STORY FRAME GARAGE	
Roof: GABLE OR HIP/METAL/TIN	
Ext: PREFAB WD PNL/T111	
Int: AVE FOR USE	
Floor: CNCRT ABV GR	
Heat: WOOD/COAL/NONE	
Bedrooms: Baths: 2.0	Fixtures: 5
Extra Kitchens:	Fireplaces:
A/C: No	Generators:
Quality: A0 AVG	
Com. Wall: WOOD, 12 FT.	1.0000
Size Adj: 1.0663	Base Rate: CWH 20.00
	Bldg. Rate: 0.8211
	Sq. Foot Cost: \$ 16.42

ID	Description	Area	Adj.	Effect.
10	FST FLR FIN	1320	1.00	1320
10	1/2 STRY FIN	100	0.50	50
10	SLAB	1892	0.00	0
10	COM OFFICE	572	1.75	1001
				3,884
				2,371

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 38,932
Year Built:	1986
Condition For Age:	FAIR
Physical:	20 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	20 %
Building Value:	\$ 31,100

BUILDING SUB AREA DETAILS	
34	FFF SLB
30	FFF SLB
44	GOF SLB
44	GOF SLB



OWNER INFORMATION	SALES HISTORY		PRICE GRANTOR
CLARK III, EUGENE R. & BARBARA PO BOX 146 BETHLEHEM, NH 03574	Date	Book Page	Type
	07/31/2015	4147 0075	Q1
			248,000 WILLIAMS JR., SAMUEL

LISTING HISTORY	NOTES
05/16/16 DSU 05/16/16 DWUM 10/28/14 DWVL 10/04/07 MAIL 04/20/07 MVVM 12/10/96 BHM	INT GOOD COND, AVE QUALITY THROUGHOUT, FINISHED BASEMENT AREA AND FINISHED SPACE MIXED QUALITY, 10/14; SALE;

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	

MUNICIPAL SOFTWARE BY AVITAR

### FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2014	\$ 161,900	\$ 5,000	\$ 87,500
		Parcel Total: \$	254,400
2015	\$ 170,900	\$ 5,000	\$ 87,500
		Parcel Total: \$	263,400
2016	\$ 156,900	\$ 5,000	\$ 102,600
		Parcel Total: \$	264,500

LAND VALUATION

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: AVERAGE Driveway: GRAVEL Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES VIEW	3.200 ac	86,600	E	100	100	100	95	90--ROLLING	100	74,000	0	N	74,000	
								FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR	50	28,600			28,600	SSNL
										102,600			102,600	





**PICTURE** **OWNER** **TAXABLE DISTRICTS** **BUILDING DETAILS**

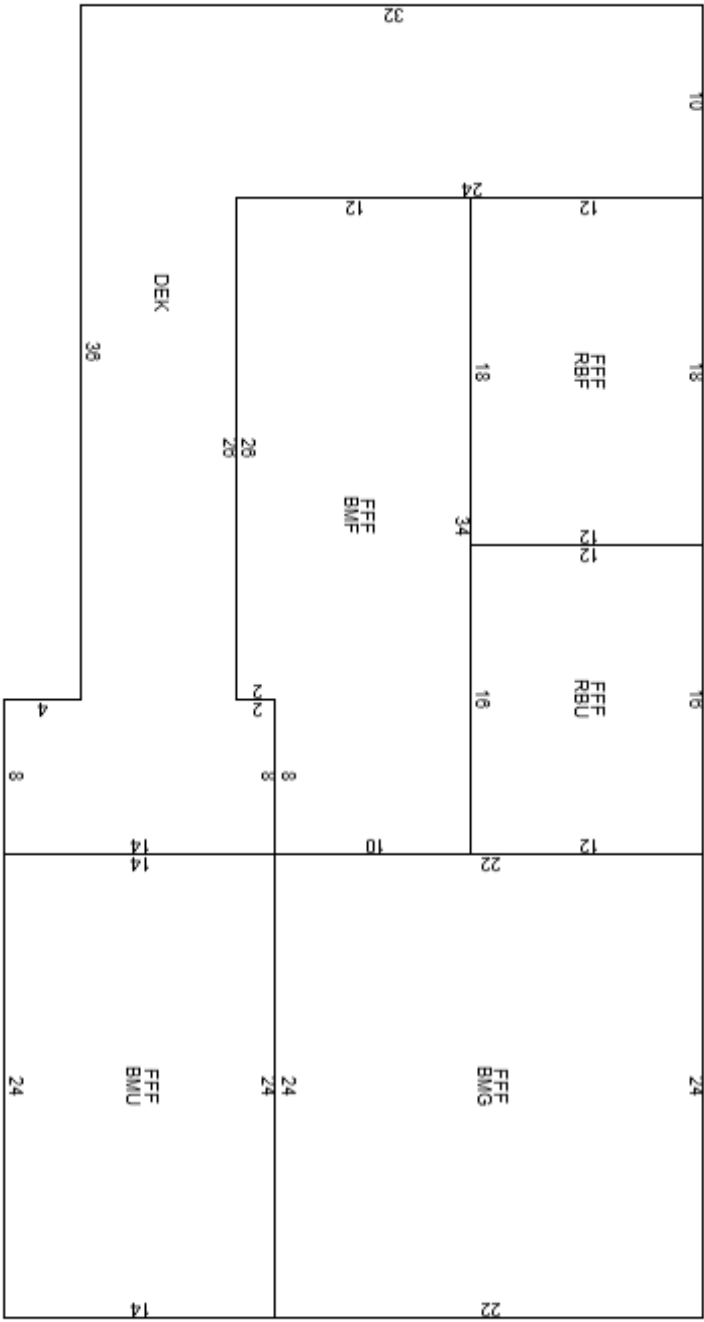
**CLARK III, EUGENE R.**  
 & BARBARA  
 PO BOX 146  
 BETHLEHEM, NH 03574

District	Percentage

**PERMITS**

Date	Permit ID	Permit Type	Notes

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: WOOD SHINGLE/BOARD/BATTEN  
 Int: DRYWALL/CUSTOM WOOD  
 Floor: PINE/SOFT WD  
 Heat: OIL/HOT WATER  
 Bedrooms: 3 Baths: 2.0 Fixtures: 6  
 Extra Kitchens: Fireplaces: 1  
 A/C: No Generators:  
 Quality: A0 AVVG  
 Com. Wall:  
 Size Adj: 0.9817 Base Rate: RSA 88.00  
 Bldg. Rate: 0.9719  
 Sq. Foot Cost: \$ 85.53



**BUILDING SUB AREA DETAILS**

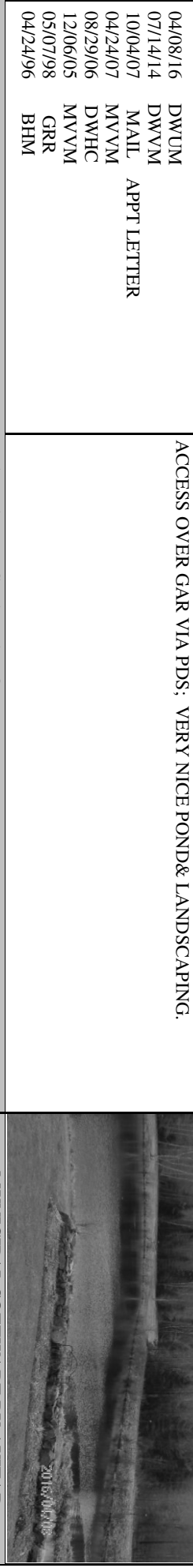
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1664	1.00	1664
BMG	BSMT GARAGE	528	0.20	106
BMF	BSMNT FINISHED	392	0.30	118
BMU	BSMNT	336	0.15	50
DEK	DECK/ENTRANCE	640	0.10	64
RBF	RAISED BSMNT	216	0.50	108
RBU	RAISED BSMNT	192	0.25	48
		<b>3,968</b>		<b>2,158</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 184,574
Year Built:	1978
Condition For Age:	GOOD
Physical:	15 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 156,900

OWNER INFORMATION	SALES HISTORY			PRICE GRANTOR
<b>DRYDEN-PETERSON, SCOTT &amp; SARAH</b> 25 THOMAS STREET JAMAICA PLAIN, MA 02130	Date	Book	Page	Type
	09/14/2015	4156	943	Q1
				477,140 PHILLIPS, CHARLES W.

LISTING HISTORY	NOTES
04/08/16 DWUM 07/14/14 DWVM 10/04/07 MAIL APPT LETTER 04/24/07 MVVM 08/29/06 DWHC 12/06/05 MVVM 05/07/98 GRR 04/24/96 BHM	ACCESS OVER GAR VIA PDS; VERY NICE POND& LANDSCAPING.



MUNICIPAL SOFTWARE BY AVITAR

## FRANCONIA ASSESSING OFFICE

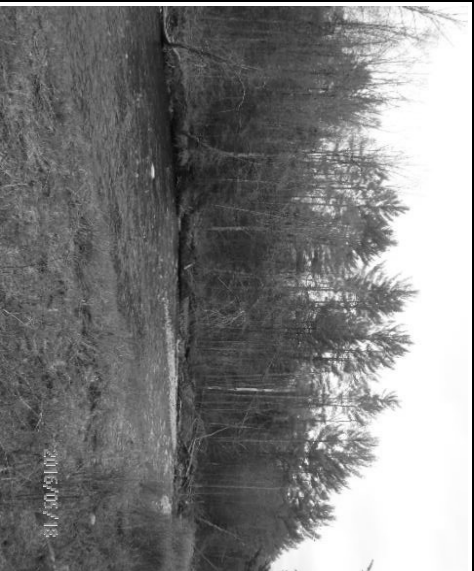
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	7.00	80	1,165	@ GARDEN
SHED-WOOD	96	8 x 12	227	7.00	80	1,220	BACK OF HSE
SHED-EQUIPMENT	192	12 x 16	143	6.00	80	1,318	WD STO
SAUNA	81	9 x 9	87	28.00	60	1,184	BACK OF GAR
DECK	120	20 x 6	193	7.00	40	648	DOCK @ POND
						<b>5,500</b>	

### LAND VALUATION

Zone: RES-A RESIDENTIAL A	Minimum Acreage: 5.00	Minimum Frontage: 200	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	5,000 ac	92,000	E	100	115	100	95	90--ROLLING	150	135,700	0	N	135,700	POND
IF RES	1,000 ac	x 2,500	X	98				90--ROLLING	100	2,200	0	N	2,200	
VIEW								FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR	50	38,500			38,500	SSNL
										<b>176,400</b>			<b>176,400</b>	

Site: EXC Driveway: GRAVEL Road: PAVED

Year	Building	Features	Land
2014	\$ 270,200	\$ 5,300	\$ 122,100
		Parcel Total:	\$ 397,600
2015	\$ 270,200	\$ 5,300	\$ 122,100
		Parcel Total:	\$ 397,600
2016	\$ 286,700	\$ 5,500	\$ 176,400
		Parcel Total:	\$ 468,600



**PICTURE** **OWNER** **TAXABLE DISTRICTS** **BUILDING DETAILS**

**DRYDEN-PETERSON, SCOTT & SARAH**  
 25 THOMAS STREET  
 JAMAICA PLAIN, MA 02130

District	Percentage

**PERMITS**

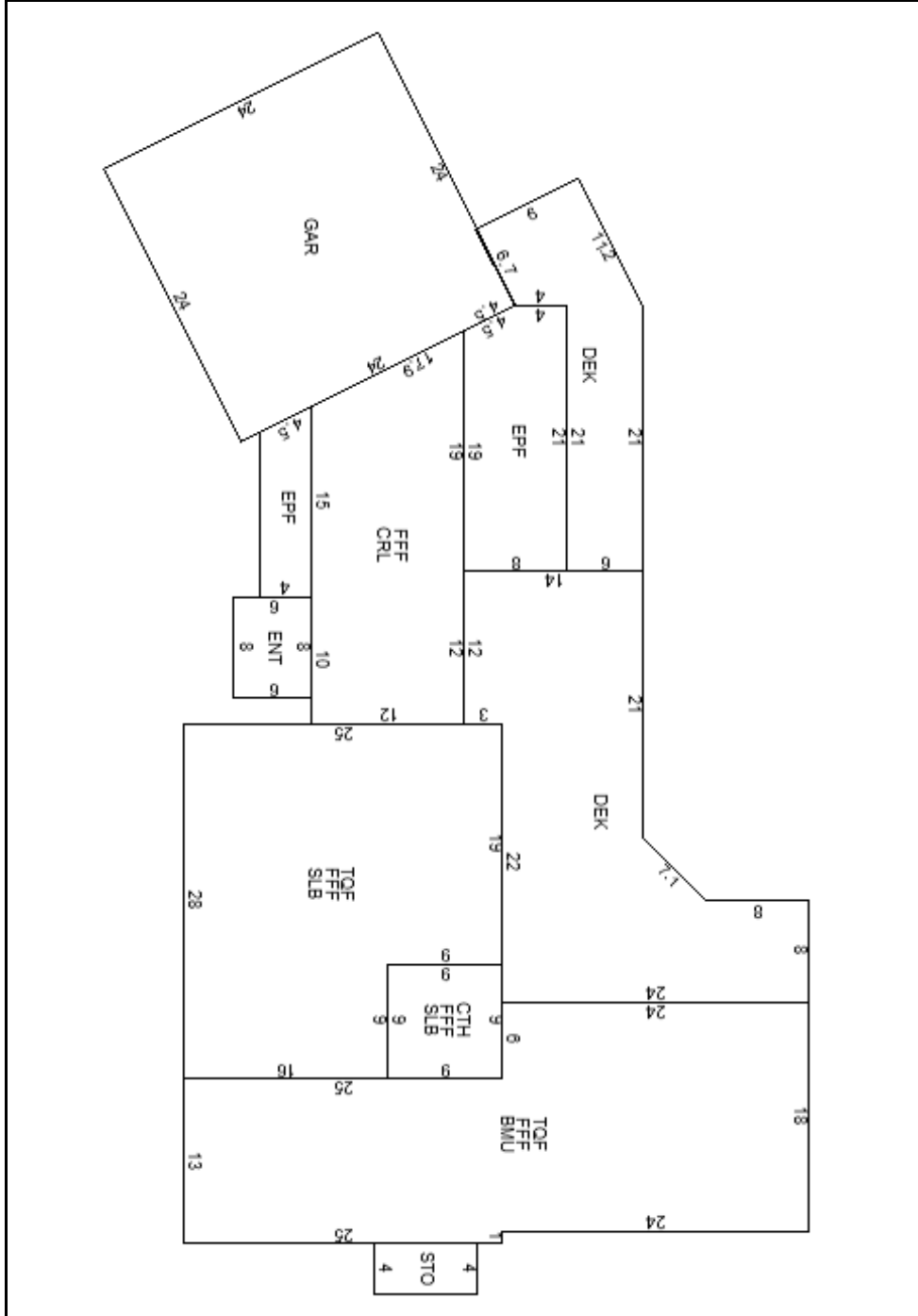
Date	Permit ID	Permit Type	Notes

**Model: 1.75 STORY FRAME CAPE**  
**Roof: GABLE OR HIP/WVD SHINGLE**  
**Ext: BOARD/BATTEN**  
**Int: DRYWALL/CUSTOM WOOD**  
**Floor: HARD TILE/CARPET**  
**Heat: OIL/FA DUCTED**

Bedrooms: **4** Baths: **3.0** Fixtures:      Fireplaces:      Generators:      A/C: **No**

Quality: **A2 AVG+20**

Com. Wall:      Base Rate: **RSA 88.00**  
 Size Adj: **0.8944**      Bldg. Rate: **1.0939**  
 Sq. Foot Cost:      \$ **96.26**



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	32	0.25	8
TOF	3/4 STRY FIN	1376	0.75	1032
EPF	FST FLR FIN	1793	1.00	1793
BMU	BSMNT	757	0.15	114
SLB	SLAB	700	0.00	0
DEK	DECK/ENTRANCE	733	0.10	73
CRL	CRAWL SPACE	336	0.05	17
ENT	ENTRY WAY	48	0.10	5
EPF	ENCLOSED	220	0.70	154
GAR	GARAGE ATTCHD	576	0.45	259
CTH	CATHEDRAL	81	0.10	8
		<b>6,652</b>		<b>3,463</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 333,348**  
 Year Built: **1984**  
 Condition For Age: **GOOD**      **14 %**  
 Physical:      Functional:      Economic:      Temporary:      Total Depreciation:      **14 %**  
 Building Value:      **\$ 286,700**

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
<b>COLDREN, DIANA</b> & MATTHEW F. 25 LIME STREET, 1 BOSTON, MA 02108		Date	Book	Page	Type	Price Grantor
		12/02/2015	4174	0352	Q1	320,000 PACHTER, JEAN V
		10/16/2006	3337	386	Q1	335,000 PEREIRA, PAUL
		03/02/1999	2377	0152	Q1	143,800 SHIRLEY G. FEARY

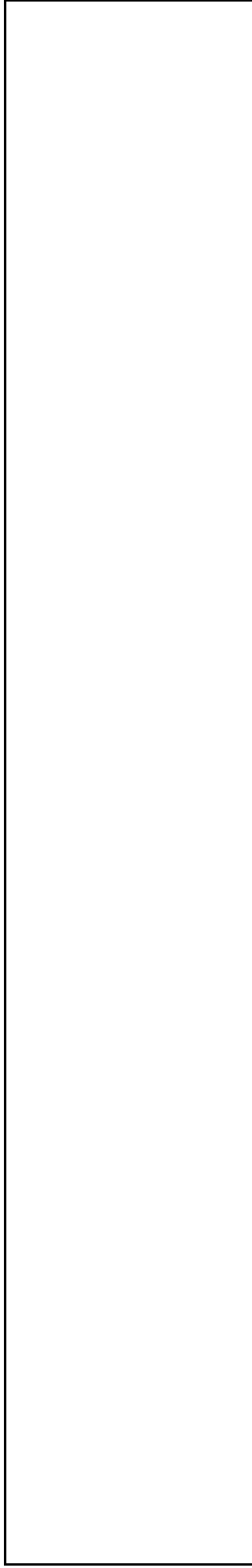
LISTING HISTORY		NOTES	
09/01/16	DWHC	INT INFO EST FROM EXT INSP: 2010 INT INFO FROM H. O. OVER PHONE, WELL MAINTAINED FROM EXTERIOR, 2014 ADDED RBU SUB-AREA, EST FROM EXT INSPECTION, CONCRETE POSTS IN GROUND FOR DEK EXTENTION: NO NEW DEK CONSTRUCTION FOR 2015 TAX YEAR. CK 2016: 2016 NC, NO CHANGE TO VALUE ; NEW DECKS AROUND HSE LOOK POST SALE;	
04/08/16	DWUM		
02/23/16	DWPR		
02/17/15	DWPR		
06/30/14	DWVM		
01/19/10	DWVL		
10/08/09	DWVM		
01/29/09	INSP	MARKED FOR INSPECTION	

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

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2014	\$ 135,400	\$ 3,000	\$ 115,700
		Parcel Total:	\$ 254,100
2015	\$ 132,300	\$ 3,000	\$ 115,700
		Parcel Total:	\$ 251,000
2016	\$ 129,900	\$ 3,000	\$ 183,800
		Parcel Total:	\$ 316,700

**LAND VALUATION**

Zone: RES-B RESIDENTIAL B		Minimum Acreage: 3.00	Minimum Frontage: 150	Site: AVERAGE Driveway: PAVED Road: PAVED	
Land Type	Units	Base Rate	NC Adj	Site Road DWay Topography	Cond Ad Valorem SPI R Tax Value Notes
IF RES VIEW	0.358 ac	59,320 N	190	100 100 100 85 -- MODERATE MOUNTAINS, WIDE, FULL 100%, EXTREME DISTANT	100 95,800 0 N 95,800
					100 88,000
					183,800





**OWNER** **TAXABLE DISTRICTS** **BUILDING DETAILS**

**COLDREN, DIANA**  
 & MATTHEW F.  
 25 LIME STREET, 1  
 BOSTON, MA 02108

**District**  
**Percentage**

Model: 1.00 STORY FRAME CHALET  
 Roof: GABLE OR HIP/STANDING SEAM  
 Ext: CLAP BOARD/CB STUCCO  
 Int: PLYWOOD PANEL/DRYWALL  
 Floor: PINE/SOFT WD/CARPET  
 Heat: OIL/FA DUCTED  
 Bedrooms: 3 Baths: 2.0 Fixtures: 6  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 1.1529 Base Rate: RSA 88.00  
 Bldg. Rate: 1.3835  
 Sq. Foot Cost: \$ 121.75

**PERMITS**

Date	Permit ID	Permit Type	Notes
12/02/15	15-26	ALTERATION	UPDATING 1ST FLR BATHR

ID	Description	Area	Adj. Effect.
31	CTH CATHEDRAL	364	0.10 36
	FFF FST FLR FIN	728	1.00 728
	RBF RAISED BSMNT	598	0.50 299
	ATF ATTIC FINISHED	364	0.25 91
	OPF OPEN PORCH	138	0.25 35
	DEK DECK/ENTRANCE	186	0.10 19
	RBU RAISED BSMNT	130	0.25 33
		<b>2,508</b>	<b>1,241</b>

**BUILDING SUB AREA DETAILS**

31	CTH CATHEDRAL	364	0.10	36
	FFF FST FLR FIN	728	1.00	728
	RBF RAISED BSMNT	598	0.50	299
	ATF ATTIC FINISHED	364	0.25	91
	OPF OPEN PORCH	138	0.25	35
	DEK DECK/ENTRANCE	186	0.10	19
	RBU RAISED BSMNT	130	0.25	33
		<b>2,508</b>		<b>1,241</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 151,092  
 Year Built: 1965  
 Condition For Age: VERY GOOD 14 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 14 %  
 Building Value: \$ 129,900

OWNER INFORMATION	SALES HISTORY	PICTURE												
<b>HERBERT, COREY D.</b> & REBECCA L. 55 GUINEA ROAD DUNBARTON, NH 03046	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>08/19/2015</td> <td>4149</td> <td>0303</td> <td>Q1</td> <td>265,000</td> <td>FLORESCU TRUST</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	08/19/2015	4149	0303	Q1	265,000	FLORESCU TRUST	
Date	Book	Page	Type	Price	Grantor									
08/19/2015	4149	0303	Q1	265,000	FLORESCU TRUST									

LISTING HISTORY	NOTES
09/01/16 DWHC 04/08/16 DWUM 08/18/08 DWVM 08/13/08 INSP 11/23/05 MVUM 02/05/96 GRL	PPL-FULL WALL: INC LOT79: 08 DATA VERIFICATION = SMALL DEK CHANGED TO ENT--- DNP CONCRETE SLAB IN FRONT OF ENT;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE I-CUST	1	100	5,000.00	200		10,000	

**LAND VALUATION**

Year	Building	Features	Land
2014	\$ 123,900	\$ 10,000	\$ 115,500
2015	\$ 123,900	Parcel Total: \$ 249,400	\$ 115,500
2016	\$ 123,700	Parcel Total: \$ 253,900	\$ 120,200

**PARCEL TOTAL TAXABLE VALUE**

**LAND VALUATION**

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	AVERAGE Driveway: PAVED	Road: PAVED						
<b>Land Type</b>	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES VIEW	0.529 ac	65,870	K	160	100	100	100	90--ROLLING MOUNTAINS, AVERAGE, TOP 75, EXTREME DISTANT	100	94,900	0	N	94,900	
									50	25,300			25,300	SSNL OBST
										120,200			120,200	



PICTURE

OWNER

**HERBERT, COREY D.**  
 & REBECCA L.  
 55 GUINEA ROAD  
 DUNBARTON, NH 03046

TAXABLE DISTRICTS

District Percentage

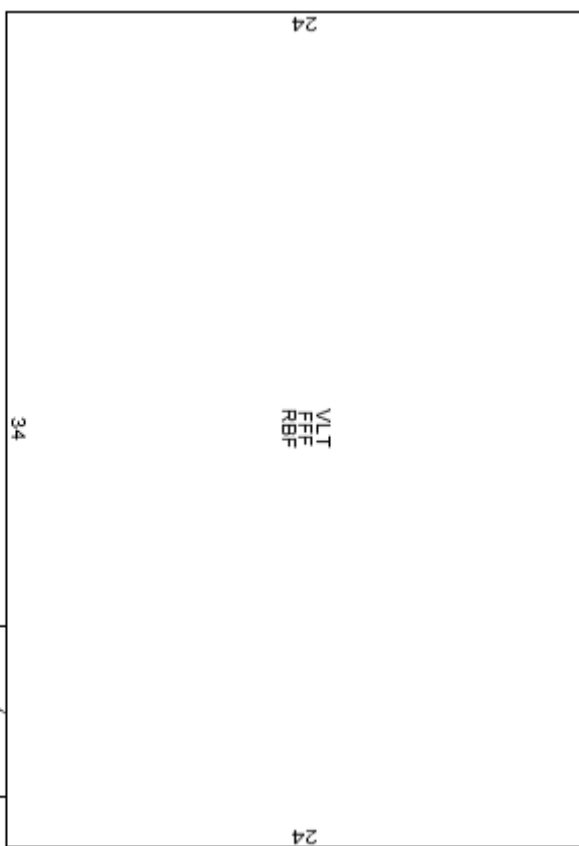
BUILDING DETAILS

Model: 1.00 STORY FRAME CHALET  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CEMENT CLAPBOARDS/CB STUCCO  
 Int: PLYWOOD PANEL/DRYWALL  
 Floor: CARPET/HARD TILE  
 Heat: GAS/EA NO DUCTS  
 Bedrooms: 3 Baths: 1.5 Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 1.1234 Base Rate: RSA 88.00  
 Bldg. Rate: 1.2807  
 Sq. Foot Cost: \$ 112.70

PERMITS

Date	Permit ID	Permit Type	Notes

ID	Description	Area	Adj.	Effect.
24	DEK	144	0.10	14
05	DEK	816	0.05	41
	FST FLR FIN	876	1.00	876
	RAISED BSMNT	816	0.50	408
	PIER	60	-0.05	-3
	ENTRY WAY	28	0.10	3
		<b>2,740</b>		<b>1,339</b>



2016 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 150,905  
 Year Built: 1965  
 Condition For Age: GOOD 18 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 18 %  
 Building Value: \$ 123,700



**OWNER INFORMATION**

**RABY, RONALD A.**  
 FOSSETT, ELIZABETH E.  
 11 FOX TAIL DRIVE  
 YORK, ME 03909

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
04/29/2016	4201	0878	Q1	254,940	HAYES TRUST, MATTHEW D.
04/25/2013	3973	0054	U138		HAYES, MATTHEW
05/15/2003	2820	0243	Q1	225,000	A & P CLAPP
12/31/2001	2617	0733	U199	145,000	W.E. & L.N. WILLIAMS
10/30/1996	2224	781	Q1	125,000	LAHOUT

**NOTES**

--08 DATA VERIFICATION: INT INFO EST FROM EXT; CHANGES IN DIM & SHAPE ON INT AREA, DESC OF CAPE TO LOG HOME; SALE;

05/18/16 DWUM  
 07/10/14 DWVM  
 08/20/08 DWVM  
 08/13/08 INSP MARKED FOR INSPECTION  
 11/29/05 MVVM  
 06/01/00 DWPO  
 04/23/96 GRL

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	140	10 x 14	174	7.00	60	1,023	INCLUDES LN-TO
						<b>1,000</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 124,600	\$ 1,000	\$ 80,500
			Parcel Total: \$ 206,100
2015	\$ 124,600	\$ 1,000	\$ 80,500
			Parcel Total: \$ 206,100
2016	\$ 130,900	\$ 1,000	\$ 87,600
			Parcel Total: \$ 219,500

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: GOOD Driveway: GRAVEL Road: GRAVEL  
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes  
 IF RES 1.610 ac 81,830 F 110 105 95 95 -- MILD 100 81,000 0 N 81,000  
 VIEW MOUNTAINS, AVERAGE, TOP 25, CLOSE/NEAR 50 6,600 6,600 SSNL  
**1.610 ac 87,600**



**PICTURE**

**OWNER**

**RABY, RONALD A.**  
 FOSSETT, ELIZABETH E.  
 11 FOX TAIL DRIVE  
 YORK, ME 03909

**TAXABLE DISTRICTS**

District	Percentage

**BUILDING DETAILS**

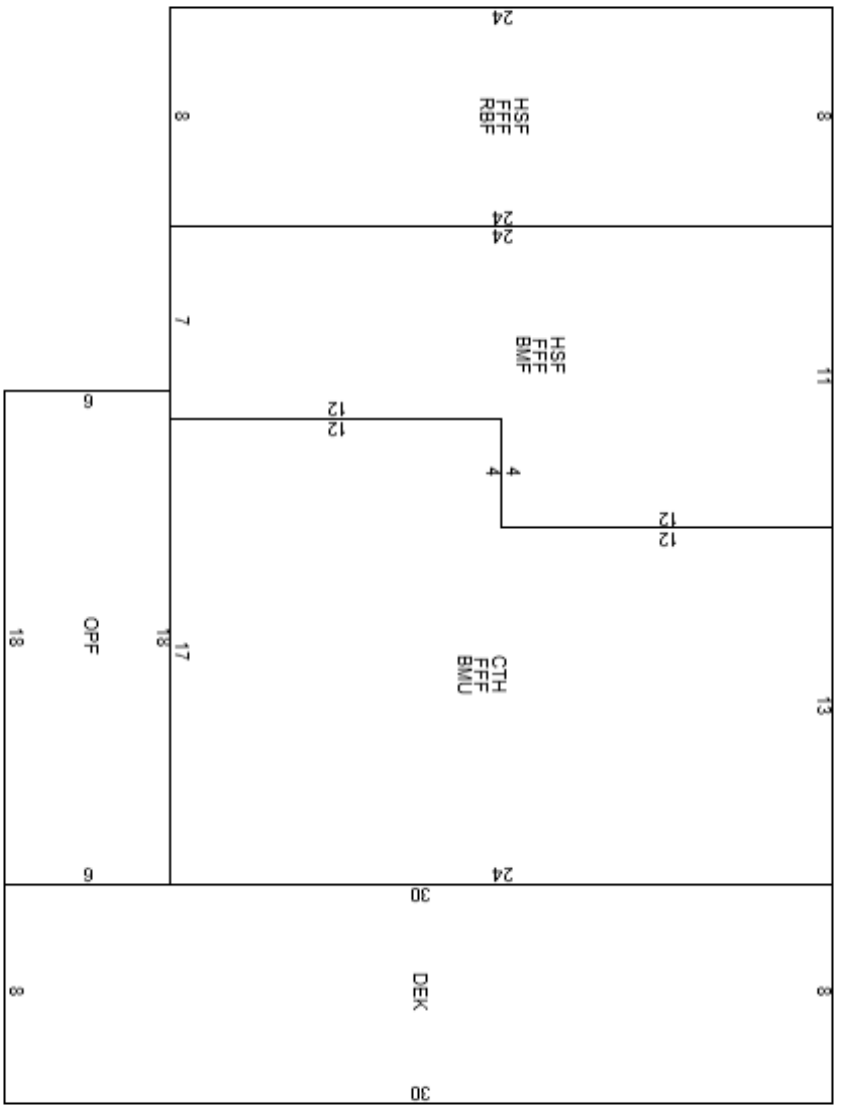
Model: **1.50 STORY FRAME LOG HOME**  
 Roof: **GABLE OR HIP/ASPHALT**  
 Ext: **LOGS**  
 Int: **DRYWALL/CUSTOM WOOD**  
 Floor: **HARDWOOD/CARPET**  
 Heat: **OIL/HOT WATER**  
 Bedrooms: **3** Baths: **3.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: **A2 AVG+20**  
 Com. Wall:  
 Size Adj: **1.1425** Base Rate: **RSA 88.00**  
 Bldg. Rate: **1.3573**  
 Sq. Foot Cost: **\$ 119.44**

**PERMITS**

Date	Permit ID	Permit Type	Notes

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	108	0.25	27
DEK	DECK/ENTRANCE	240	0.10	24
CTH	CATHEDRAL	360	0.10	36
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	360	0.15	54
HSF	1/2 STRY FIN	408	0.50	204
BMF	BSMNT FINISHED	216	0.30	65
RBF	RAISED BSMNT	192	0.50	96
		<b>2,652</b>		<b>1,274</b>



**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 152,167**  
 Year Built: **1996**  
 Condition For Age: **AVERAGE** **14 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **14 %**  
 Building Value: **\$ 130,900**

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
<b>GOEBEL 2013 REVOCABLE TRUST, NANCY WOGAN GOEBEL, TRUSTEE</b>		Date	Book	Page	Type	Price Grantor
7 REMINGTON COURT		05/23/2016	4206	713	Q1	230,000 GEAR, MICHAEL
SUNCOCK, NH 03275		10/14/2002	2721	0848	U115	72,500 ROLFE E. DALHAUS
		07/26/2001	2563	812	U V 38	CAROLYN R. DALHAUS
		03/22/2001	2523	990	Q V	24,900 JAMES W. POWERS INC

LISTING HISTORY		NOTES	
08/05/14	DWVM	RANCH --'05 DNVI INT EST-- DNPU OVER HANG OVER ENT ON REAR OF BUILDING AS AN OPF; SALE	
10/20/10	DWVM		
09/16/10	INSP	MARKED FOR INSPECTION	
11/29/05	MVVM		
01/22/04	MVUM		
04/08/03	MVPR		
05/02/02	MVPM		
03/26/97	BHL		

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR		
FRANCONIA ASSESSING OFFICE		
PARCEL TOTAL TAXABLE VALUE		
Year	Building	Land
2014	\$ 161,200	\$ 0
	Parcel Total: \$ 238,900	
2015	\$ 161,100	\$ 77,700
	Parcel Total: \$ 238,800	
2016	\$ 146,100	\$ 78,300
	Parcel Total: \$ 224,400	

**LAND VALUATION**

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	AVERAGE	Driveway:	GRAVEL	Road:	GRAVEL												
Land Type	IF RES	Units	1,990 ac	Base Rate	82,970 F	NC Adj	110	Site	100	Road DWay	95	Topography	95 -- MILD	Cond	100	Ad Valorem	78,300	SPI	0	N	R	Tax Value	78,300
			<b>1,990 ac</b>														<b>78,300</b>						<b>78,300</b>

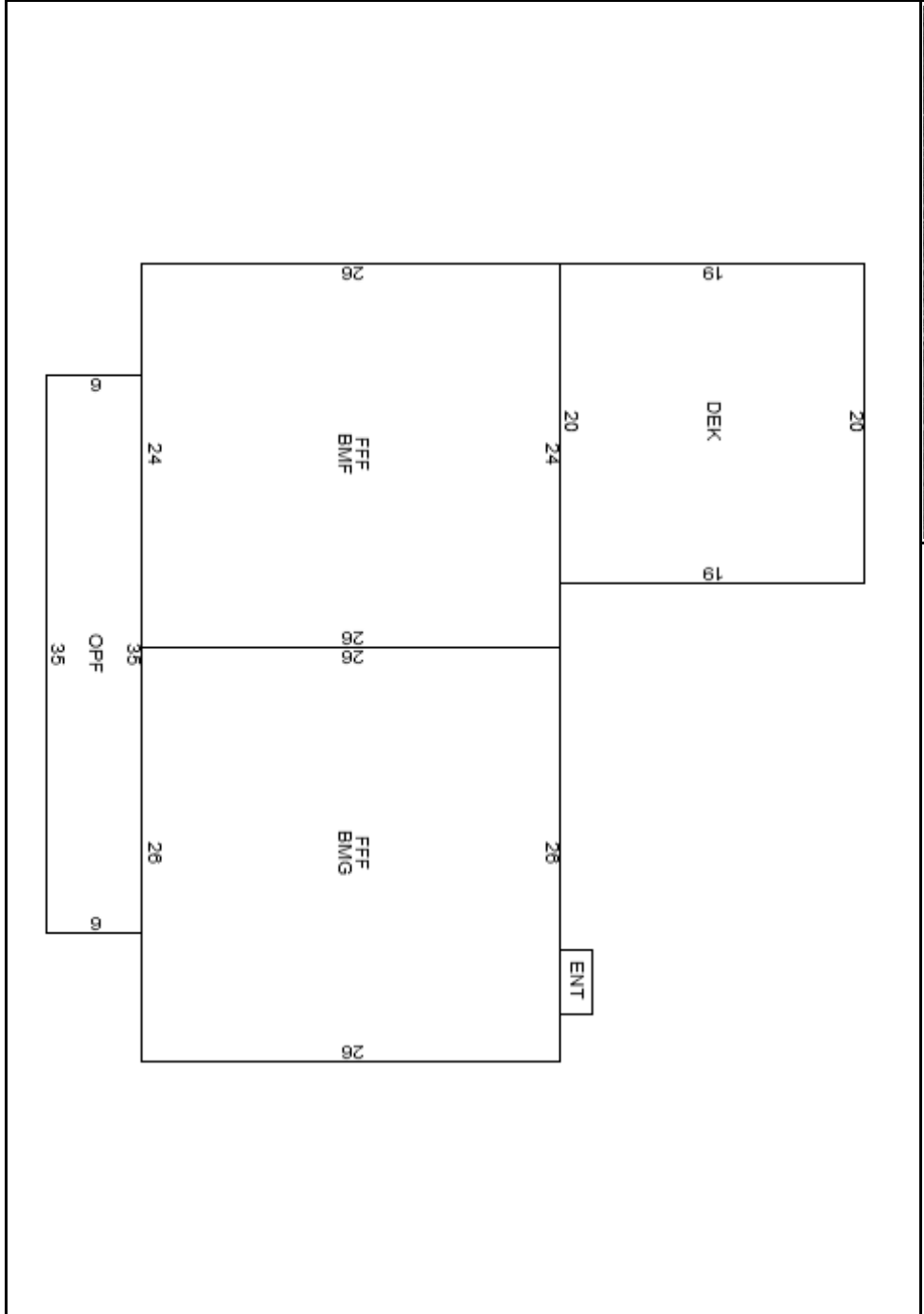


**OWNER**  
**GOEBEL 2013 REVOCABLE TRUST, N**  
 NANCY WOGAN GOEBEL, TRUSTEE  
 7 REMINGTON COURT  
 SUNCOCK, NH 03275

TAXABLE DISTRICTS	
District	Percentage

**BUILDING DETAILS**

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: VINYL SIDING  
 Int: DRYWALL  
 Floor: CARPET/HARDWOOD  
 Heat: GAS/HOT WATER  
 Bedrooms: 3 Baths: 1.0 Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A1 AVG+10  
 Com. Wall:  
 Size Adj: 1.0417 Base Rate: RSA 88.00  
 Bldg. Rate: 1.0886  
 Sq. Foot Cost: \$ 95.79



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1300	1.00	1300
BMF	BSMNT FINISHED	624	0.30	187
BMG	BSMT GARAGE	676	0.20	135
OPF	OPEN PORCH	210	0.25	53
DEK	DECK/ENTRANCE	380	0.10	38
ENT	ENTRY WAY	8	0.10	1
		<b>3,198</b>		<b>1,714</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 164,184  
 Year Built: 2002  
 Condition For Age: AVERAGE 11 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 11 %  
 Building Value: \$ 146,100

**OWNER INFORMATION**

**FLANAGAN, JOSEPH JOHN**  
 83 EDGEWOOD ROAD  
 WESTWOOD, MA 02090

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
03/25/2016	4194	0640	Q1	425,000 PERIOD HOMES OF NEW
01/07/2011	3766	258	U137	200,000 1ST TENNESSEE BANK
07/23/2009	3631	829	U151	632,324 SCOPETTA, JOHN N & MER
05/31/2005	3144	802	U138	JOHN SCOPETTA
09/11/1995	2158	956	U138	SCOPAR INTERNATIONAL

**NOTES**

NEW ADDITION STARTED OCT 98;NO ADDN AS OF 4/99; VU OWNER CONTROL; SALE;

08/12/14 DWVM  
 10/21/10 DWVM  
 09/16/10 INSP MARKED FOR INSPECTION  
 11/30/05 MVVM  
 06/01/00 DWPA  
 04/12/99 DWPR  
 12/09/96 BHM

**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	192	12 x 16	143	7.00	100	1,922	
						<b>4,900</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 332,800	\$ 22,900	\$ 86,000
		Parcel Total: \$ 441,700	
2015	\$ 332,800	\$ 4,900	\$ 121,000
		Parcel Total: \$ 458,700	
2016	\$ 250,300	\$ 4,900	\$ 192,700
		Parcel Total: \$ 447,900	

**LAND VALUATION**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	5,000 ac	92,000	E	100	100	95	95	90--ROLLING	100	74,700	0	N	74,700	
IF RES	1,000 ac	x 2,500	X	98					100	2,500	0	N	2,500	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, FULL 100%, CLOSE/NEA	100	115,500			115,500	
										192,700			<b>192,700</b>	

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: AVERAGE Driveway: GRAVEL Road: GRAVEL  
 Land Type: Minimum Acreage: 5.00 Base Rate: 92,000 E 100 100 95 95 90--ROLLING 100 74,700 0 N 74,700  
 IF RES 1,000 ac x 2,500 X 98 100 2,500 0 N 2,500  
 VIEW FRAN NOTCH & SKI MTS, AVERAGE, FULL 100%, CLOSE/NEA 100 115,500 115,500  
**6,000 ac** 192,700 **192,700**





PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

**FLANAGAN, JOSEPH JOHN**  
 83 EDGEWOOD ROAD  
 WESTWOOD, MA 02090

District  
 Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

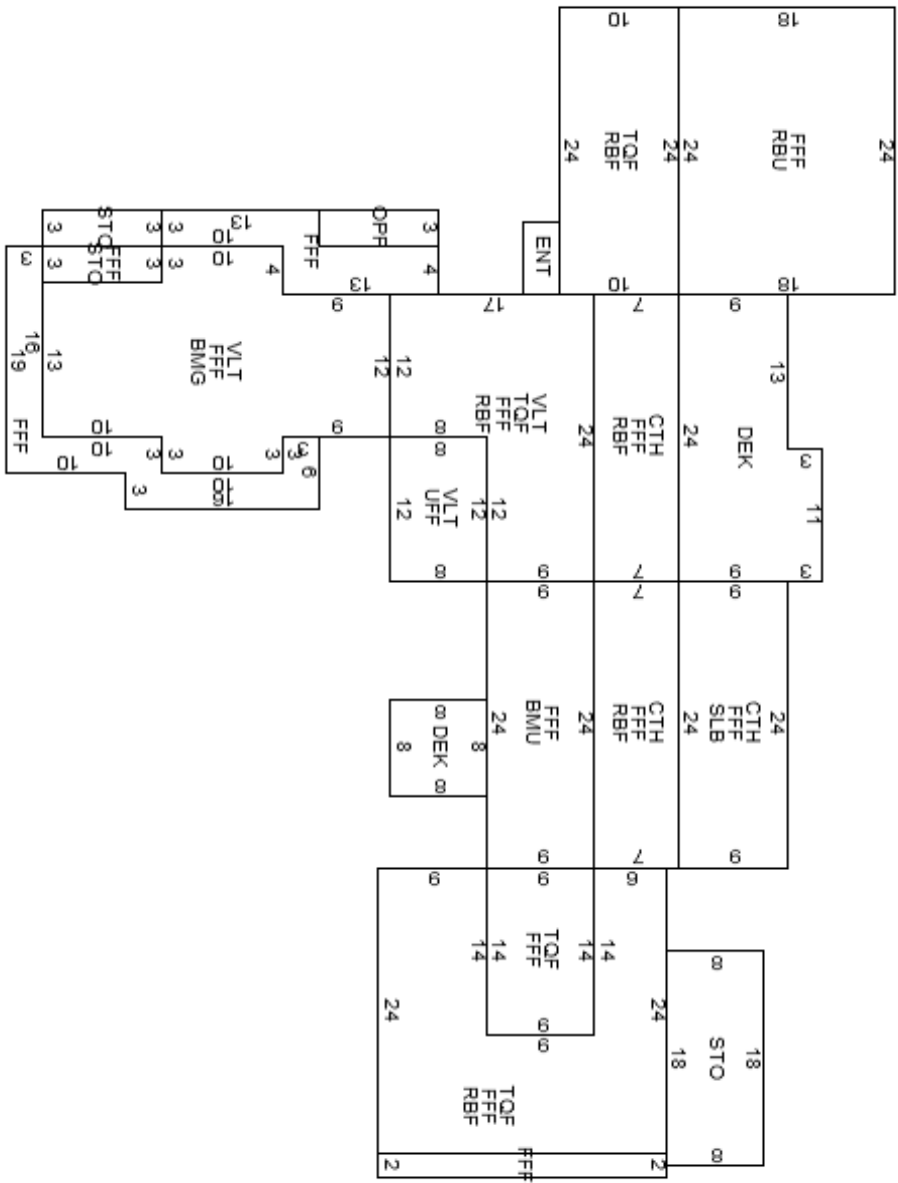
Model: 1.75 STORY FRAME CONTEMP  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: BOARD/BATTEN  
 Int: DRYWALL/PLYWOOD PANEL  
 Floor: PINE/SOFT WD/CARPET  
 Heat: OIL/HOT WATER  
 Bedrooms: 7 Baths: 7.0 Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: Yes 100.00 % Generators: 1  
 Quality: A1 AVG+10  
 Com. Wall:  
 Size Adj: 0.8530 Base Rate: RSA 88.00  
 Bldg. Rate: 0.9931  
 Sq. Foot Cost: \$ 87.39

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2829	1.00	2829
RBU	RAISED BSMNT	432	0.25	108
ENT	ENTRY WAY	18	0.10	2
UFF	UPPER FLR FIN	96	1.00	96
BMG	BSMT GARAGE	428	0.20	86
BMU	BSMNT	216	0.15	32
DEK	DECK/ENTRANCE	313	0.10	31
CTH	CATHEDRAL	552	0.10	55
SLB	SLAB	216	0.00	0
RBF	RAISED BSMNT	1338	0.50	669
TOF	3/4 STRY FIN	1128	0.75	846
OPF	OPEN PORCH	30	0.25	8
STO	STORAGE AREA	204	0.25	51
VLT	VAULTED	836	0.05	42
		<b>8,636</b>		<b>4,855</b>

2016 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 424,278  
 Year Built: 1975  
 Condition For Age: GOOD 16 %  
 Physical: DESIGN 15 %  
 Functional: OVERBUILT 10 %  
 Economic: Temporary: 41 %  
 Total Depreciation:  
 Building Value: \$ 250,300



**OWNER INFORMATION**

**MCDERMOTT JR., JAMES E.**  
 & LINDA A  
 71 NEWELL DRIVE  
 CUMBERLAND, RI 02864

**SALES HISTORY**

Date	Book	Page	Type	Price Grantor
05/18/2015	4128	834	Q1	459,000 SIMMONS, RICHARD D.
12/31/2008	3573	0950	U138	SIMMONS REV TRUST, RIC R & A SIMMONS
12/28/2006	3363	0387	U138	530,000 HOUGH REVOCABLE TRUST, GERALD & ELIZ. HOUGH
02/01/2006	3246	0311	Q1	
01/19/2001	2512	13	U138	

**NOTES**

QUALITY INT. RECESSED LIGHTING;

**LISTING HISTORY**  
 05/16/16 DWUM  
 10/04/07 MAIL APPT LETTER  
 04/20/07 MVVM  
 12/01/05 MVVM  
 09/09/03 DWHR  
 04/12/99 GRPL  
 03/26/97 BHL

**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**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 288,500	\$ 3,000	\$ 141,000
		Parcel Total:	\$ 432,500
2015	\$ 288,500	\$ 3,000	\$ 141,000
		Parcel Total:	\$ 432,500
2016	\$ 281,400	\$ 3,000	\$ 185,200
		Parcel Total:	\$ 469,600

**LAND VALUATION**

**Zone:** RES-A RESIDENTIAL A **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** GRAVEL **Road:** GRAVEL  
**Land Type:** IF RES **Units:** 3.000 ac **Base Rate:** 86,000 E **NC Adj:** 100 **Site:** 105 **Road DWay:** 95 **Topography:** 95 -- MILD **Cond:** 90 **Ad Valorem SPI R:** 0 N **Tax Value Notes:** 69,700 ACC  
**VIEW:** FRANCH NOTCH & SKI MTS, WIDE, FULL 100%, CLOSE/NEAR **SP1 R:** 75 **Tax Value:** 115,500 **PARTS SSNL:** 115,500 **185,200**





**PICTURE**

**OWNER**

**MCDERMOTT JR., JAMES E.**  
 & LINDA A  
 71 NEWELL DRIVE  
 CUMBERLAND, RI 02864

**TAXABLE DISTRICTS**

District	Percentage

**BUILDING DETAILS**

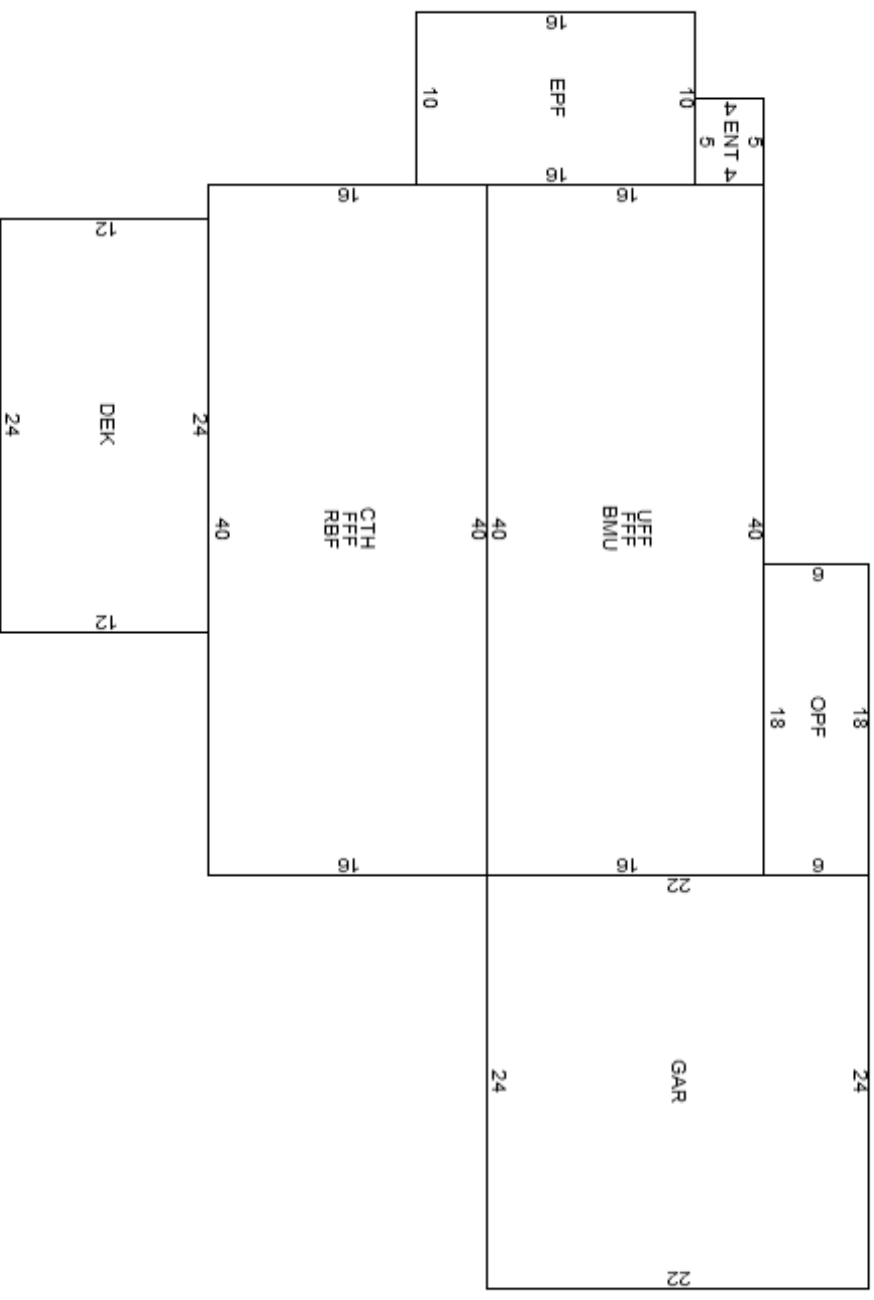
Model: **2.00 STORY FRAME CONTEMP**  
 Roof: **GABLE OR HIP/STANDING SEAM**  
 Ext: **CEMENT CLAPBOARDS**  
 Int: **DRYWALL**  
 Floor: **HARDWOOD/HARD TILE**  
 Heat: **OIL/HOT WATER**  
 Bedrooms: **6** Baths: **3.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: **No** Generators:  
 Quality: **A3 AVG+30**  
 Com. Wall:  
 Size Adj: **0.9281** Base Rate: **RSA 88.00**  
 Bldg. Rate: **1.2652**  
 Sq. Foot Cost: **\$ 111.33**

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	288	0.10	29
CTH	CATHEDRAL	640	0.10	64
FRF	FST FLR FIN	1280	1.00	1280
RBF	RAISED BSMNT	640	0.50	320
URF	UPPER FLR FIN	640	1.00	640
BMU	BSMNT	640	0.15	96
OPF	OPEN PORCH	108	0.25	27
ENT	ENTRY WAY	20	0.10	2
EPR	ENCLOSED	160	0.70	112
GAR	GARAGE ATTCHD	528	0.45	238
		<b>4,944</b>		<b>2,808</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 312,615**  
 Year Built: **1999**  
 Condition For Age: **GOOD** **10 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **10 %**  
 Building Value: **\$ 281,400**





OWNER INFORMATION	SALES HISTORY				PRICE GRANTOR
TING, MARGARET KATHRYN PALMER, WALTER P.O. BOX 834 FRANCONIA, NH 03580	Date	Book	Page	Type	Price Grantor
	06/29/2016	4215	0609	Q1	265,000 PETERS, J. THOMAS
	07/31/1995	2152	50	Q1	144,000 KENNETH & LINDA FORD

LISTING HISTORY	NOTES
11/03/10 DW/VE 09/16/10 INSP MARKED FOR INSPECTION 12/08/05 M/V/M 09/09/03 DW/HR 09/09/03 CJHC 04/24/96 GRR	LOG HOME B/L ADJ 12/93 ADDED 1.5 AC (WAS 5.6 AC) --'05 XFOB #3 EST. IT IS FOR HORSES--

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	840	24 x 35	79	22.00	80	11,679	
SHED-EQUIPMENT	140	4 x 35	174	6.00	80	1,169	
SHED-WOOD	320	20 x 16	110	7.00	80	1,971	
						<b>14,800</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

Year	Building	Features	Land
2014	\$ 216,300	\$ 15,200	\$ 117,600
		Parcel Total:	\$ 349,100
2015	\$ 216,300	\$ 15,200	\$ 117,600
		Parcel Total:	\$ 349,100
2016	\$ 195,300	\$ 14,800	\$ 88,100
		Parcel Total:	\$ 298,200

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: AVERAGE Driveway: GRAVEL Road: GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	5,000 ac	92,000	E	100	100	95	95	100 -- LEVEL	100	83,000	0	N	83,000	
IF RES	2,100 ac	x 2,500	X	98				100 -- LEVEL	100	5,100	0	N	5,100	
													<b>7.100 ac</b>	<b>88,100</b>



PICTURE

OWNER

**TING, MARGARET KATHRYN**  
 PALMER, WALTER  
 P.O. BOX 834  
 FRANCONIA, NH 03580

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

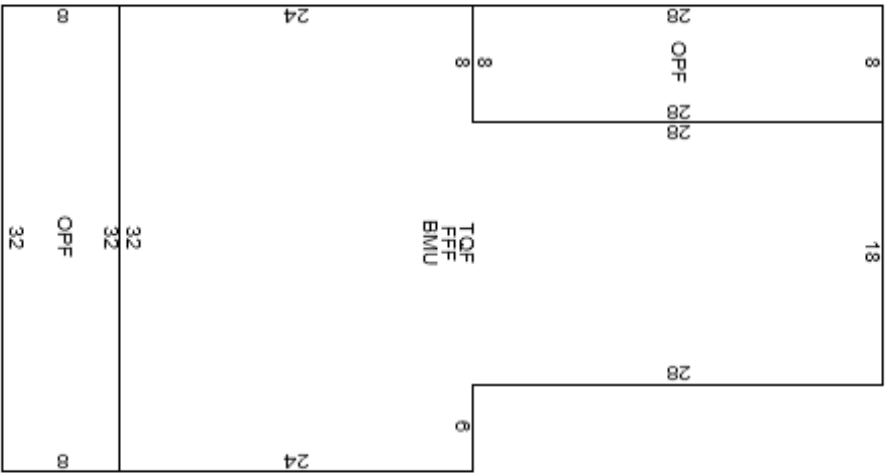
Model: 1.75 STORY FRAME LOG HOME  
 Roof: GABLE OR HIP/PREFAB METALS  
 Ext: LOGS  
 Int: DRYWALL/CUSTOM WOOD  
 Floor: PINE/SOFT WD  
 Heat: OIL/HOT WATER  
 Bedrooms: 3 Baths: 2.5 Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A1 AVG+10  
 Com. Wall:  
 Size Adj: 0.9471 Base Rate: RSA 88.00  
 Bldg. Rate: 1.0414  
 Sq. Foot Cost: \$ 91.64

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	480	0.25	120
TQF	3/4 STRY FIN	1272	0.75	954
FFP	FST FLR FIN	1272	1.00	1272
BMU	BSMNT	1272	0.15	191
				<b>4,296</b>
				<b>2,537</b>



2016 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 232,491  
 Year Built: 1973  
 Condition For Age: GOOD 16 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 16 %  
 Building Value: \$ 195,300

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
<b>PALMER, THOMAS &amp; PAULINE</b> 484 FOREST HILLS ROAD FRANCONIA, NH 03580		Date	Book	Page	Type	Price Grantor
		10/13/2015	4164	103	Q1	257,540 EDMUNDS TRUST, MARION EDMUNDS, MARION RUTH
		03/30/2010	3688	745	U138	A.G. & M.R. EDMUNDS
		08/19/1997	2266	0436	U138	

LISTING HISTORY	NOTES
05/16/16 DWUM 08/12/14 DWVM 11/03/10 DWVL 09/16/10 INSP 12/08/05 MVL 08/14/97 GRHC 06/10/96 GRM	INT INF FROM H.O. AT DOOR VIEW AFTER SALE. SALE;

**EXTRA FEATURES VALUATION**

Feature Type      Units Length x Width Size Adj      Rate      Cond      Market Value Notes

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**MUNICIPAL SOFTWARE BY AVITAR**

**FRANCONIA ASSESSING OFFICE**

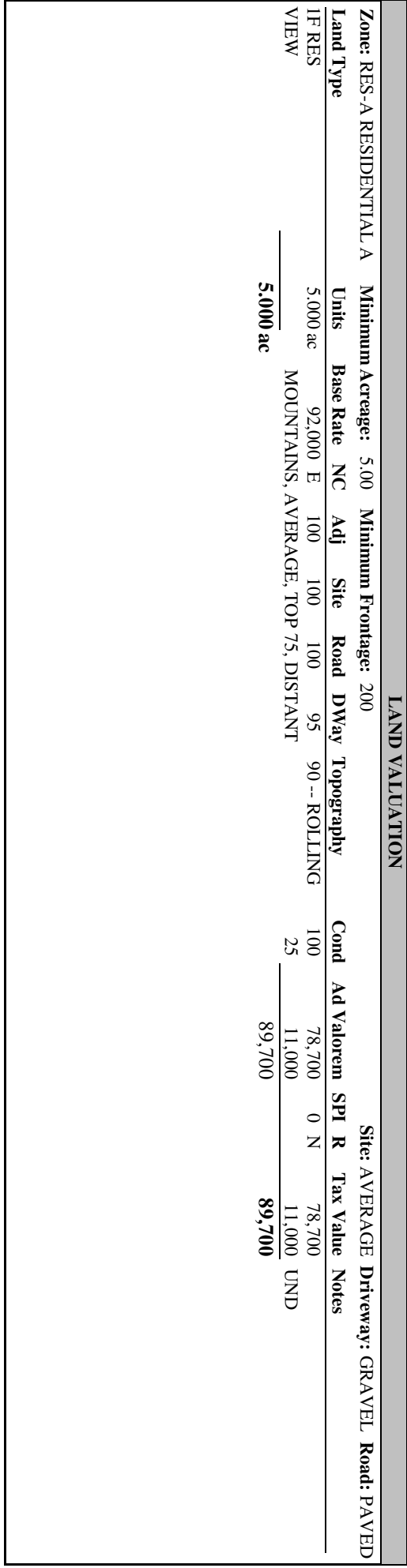
**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2014	\$ 212,800	\$ 0	\$ 86,600
		Parcel Total: \$ 299,400	
2015	\$ 212,800	\$ 0	\$ 86,600
		Parcel Total: \$ 299,400	
<b>2016</b>	<b>\$ 180,700</b>	<b>\$ 0</b>	<b>\$ 89,700</b>
		<b>Parcel Total: \$ 270,400</b>	

**LAND VALUATION**

Zone: RES-A RESIDENTIAL A      Minimum Acreage: 5.00      Minimum Frontage: 200      Site: AVERAGE Driveway: GRAVEL Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES VIEW	5,000 ac	92,000	E	100	100	100	95	90--ROLLING MOUNTAINS, AVERAGE, TOP 75, DISTANT	100	78,700	0	N	78,700	
									25	11,000			11,000	UND
										<b>89,700</b>			<b>89,700</b>	





OWNER INFORMATION	SALES HISTORY			PRICE GRANTOR
SHAPIRO, ANDREW I & RUTH M. BONSIGNORE 55 KINGSBURY STREET NEEDHAM, MA 02492	Date	Book	Page	Type
	10/21/2015	4165	0948	Q1
				388,000 MARKS, KENNETH S.

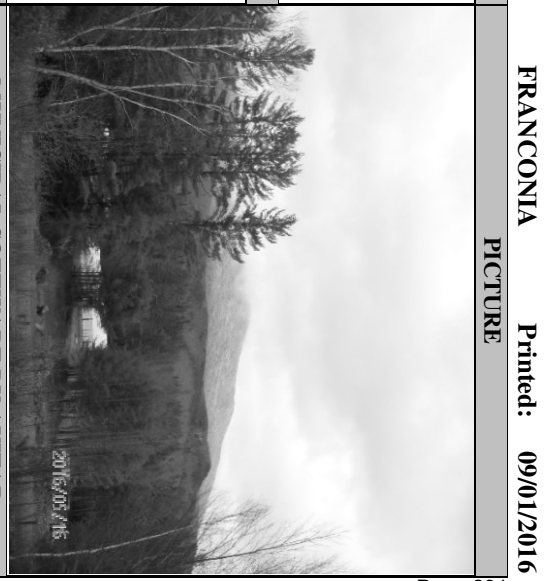
LISTING HISTORY	NOTES
05/16/16 DWUM 07/07/14 DWVM 11/29/11 DWVL 03/22/10 DWPM 08/20/08 DWVM 08/13/08 INSP 12/08/05 MVVM 04/24/96 GRM	SHED-WOOD ADDED, XF0B #1 COND FACTOR=HT, EPF CHANGED TO PFF/SLB;  MARKED FOR INSPECTION

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	342	342	x 1	107	7.00	150	3,842	IRRG SHAPE
							<b>3,800</b>	

EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVTAR			
<p style="text-align: center;"><b>FRANCONIA ASSESSING OFFICE</b></p>							
Year	Building	Features	Land	PARCEL TOTAL TAXABLE VALUE			
2014	\$ 160,300	\$ 4,000	\$ 85,600	Parcel Total: \$ 249,900			
2015	\$ 160,300	\$ 4,000	\$ 85,600	Parcel Total: \$ 249,900			
2016	\$ 178,900	\$ 3,800	\$ 136,000	Parcel Total: \$ 318,700			

**LAND VALUATION**

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	AVERAGE Driveway:	GRAVEL	Road:	PAVED				
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
IF RES	1,286 ac	80,858	E	100	100	100	95	100 -- LEVEL	100	76,800	0	N	76,800	
IF RES	1,000 wf	x 120,000	X	100				MOUNTAINS, WIDE, TOP 50, CLOSE/NEAR	20	24,000	0	N	24,000	WF
VIEW									100	35,200			35,200	
										<b>1,286 ac</b>			<b>136,000</b>	





**OWNER** SHAPPRO, ANDREW I & RUTH M. BONSIGNORE  
 55 KINGSBURY STREET  
 NEEDHAM, MA 02492

PERMITS		District	Percentage
Date	Permit ID	Permit Type	Notes
05/05/09	09-04	ALTERATION	REMODELING EXISTING B.
05/05/09	09-4	ADDITION	ROOM ADDING PORCH AN
05/05/09	09-4	ADDITION	FAMILY ROOM ADDITION

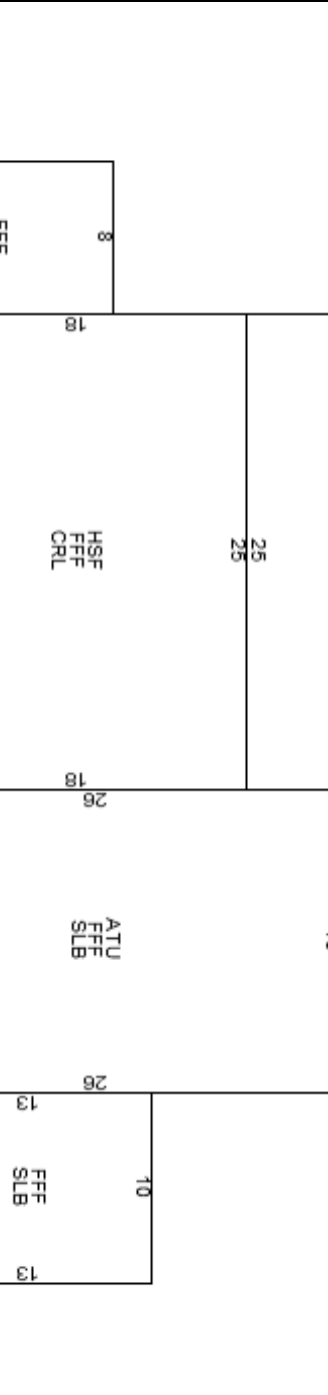
**BUILDING DETAILS**

Model: 1.50 STORY FRAME CONVENTNL  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CEMENT CLAPBOARDS  
 Int: PLASTERED  
 Floor: HARDWOOD/CARPET  
 Heat: GAS/HOT WATER  
 Bedrooms: 3 Baths: 2.0 Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A3 AVG+30  
 Com. Wall:  
 Size Adj: 1.0180 Base Rate: RSA 88.00  
 Bldg. Rate: 1.2971  
 Sq. Foot Cost: \$ 114.14

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	700	0.50	350
FFP	FST FLR FIN	1350	1.00	1350
CRL	CRAWL SPACE	450	0.05	23
BMU	BSMNT	250	0.15	38
OPF	OPEN PORCH	80	0.25	20
SLB	SLAB	650	0.00	0
ATU	ATTIC	416	0.10	42
PAT	PATTO	425	0.10	43
		<b>4,321</b>		<b>1,866</b>

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	700	0.50	350
FFP	FST FLR FIN	1350	1.00	1350
CRL	CRAWL SPACE	450	0.05	23
BMU	BSMNT	250	0.15	38
OPF	OPEN PORCH	80	0.25	20
SLB	SLAB	650	0.00	0
ATU	ATTIC	416	0.10	42
PAT	PATTO	425	0.10	43
		<b>4,321</b>		<b>1,866</b>



ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	700	0.50	350
FFP	FST FLR FIN	1350	1.00	1350
CRL	CRAWL SPACE	450	0.05	23
BMU	BSMNT	250	0.15	38
OPF	OPEN PORCH	80	0.25	20
SLB	SLAB	650	0.00	0
ATU	ATTIC	416	0.10	42
PAT	PATTO	425	0.10	43
		<b>4,321</b>		<b>1,866</b>

**2016 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 212,985
Year Built:	1850
Condition For Age:	EXCELLENT
Physical:	16 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	16 %
Building Value:	\$ 178,900

# ***SECTION 9***

## **C. FINAL VALUATION COST TABLES**





Land Pricing Zones

Zone 01		
<b>Description:</b> RES-A RESIDENTIAL A	\$ 3,400 @	0.010 ac
<b>Lot Size:</b> 5.00	\$ 25,000 @	0.100 ac
<b>Frontage:</b> 200	\$ 55,000 @	0.250 ac
<b>Lot Price:</b> \$ 92,000	\$ 65,000 @	0.500 ac
<b>Excess Acreage:</b> \$ 2,500	\$ 80,000 @	1.000 ac
<b>Excess Frontage:</b> \$ 115	\$ 83,000 @	2.000 ac
<b>Water Frontage:</b> \$ 120,000	\$ 86,000 @	3.000 ac
<b>View:</b> \$ 110,000	\$ 89,000 @	4.000 ac
	\$ 92,000 @	5.000 ac

Zone 02		
<b>Description:</b> RES-B RESIDENTIAL B	\$ 3,400 @	0.010 ac
<b>Lot Size:</b> 3.00	\$ 25,000 @	0.100 ac
<b>Frontage:</b> 150	\$ 55,000 @	0.250 ac
<b>Lot Price:</b> \$ 86,000	\$ 65,000 @	0.500 ac
<b>Excess Acreage:</b> \$ 2,500	\$ 80,000 @	1.000 ac
<b>Excess Frontage:</b> \$ 140	\$ 83,000 @	2.000 ac
<b>Water Frontage:</b> \$ 120,000	\$ 86,000 @	3.000 ac
<b>View:</b> \$ 110,000	\$ 86,000 @	3.000 ac

Zone 03		
<b>Description:</b> BUS-A BUSINESS A	\$ 3,400 @	0.010 ac
<b>Lot Size:</b> 1.00	\$ 25,000 @	0.100 ac
<b>Frontage:</b> 80	\$ 55,000 @	0.250 ac
<b>Lot Price:</b> \$ 80,000	\$ 65,000 @	0.500 ac
<b>Excess Acreage:</b> \$ 2,500	\$ 80,000 @	1.000 ac
<b>Excess Frontage:</b> \$ 250	\$ 80,000 @	1.000 ac
<b>Water Frontage:</b> \$ 120,000	\$ 80,000 @	1.000 ac
<b>View:</b> \$ 110,000	\$ 80,000 @	1.000 ac

Zone 04		
<b>Description:</b> BUS-B BUSINESS B	\$ 3,400 @	0.010 ac
<b>Lot Size:</b> 2.00	\$ 25,000 @	0.100 ac
<b>Frontage:</b> 150	\$ 55,000 @	0.250 ac
<b>Lot Price:</b> \$ 83,000	\$ 65,000 @	0.500 ac
<b>Excess Acreage:</b> \$ 2,500	\$ 80,000 @	1.000 ac
<b>Excess Frontage:</b> \$ 138	\$ 83,000 @	2.000 ac
<b>Water Frontage:</b> \$ 120,000	\$ 83,000 @	2.000 ac
<b>View:</b> \$ 110,000	\$ 83,000 @	2.000 ac

Land Use Codes	
Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
R1	1F RES
R1A	1F RES WTR ACS
R1W	1F RES WTRFRNT
R2	2F RES
R2A	2F RES WTR ACS
R2W	2F RES WTRFRNT
R3	3F RES
R3A	3F RES WTR ACS
R3W	3F RES WTRFRNT
R4	4F RES
R4A	4F RES WTR ACS
R4W	4F RES WTRFRNT
UTL	UTILITY-OTHER
UTLE	UTILITY-ELEC
UTLG	UTILITY-GAS
UTLW	UTILITY-WATER

Neighborhoods			
Code	Adjustment	Factor	
A	AVG -40	60%	60
B	AVG -30	70%	70
C	AVG -20	80%	80
D	AVG -10	90%	90
E	AVG	100%	100
F	AVG +10	110%	110
G	AVG +20	120%	120
H	AVG +30	130%	130
I	AVG +40	140%	140
J	AVG +50	150%	150
K	AVG +60	160%	160
L	AVG +70	170%	170
M	AVG +80	180%	180
N	AVG +90	190%	190
P	AVG +100	200%	200
Q	SPECIAL	225%	225
R	SPECIAL	250%	250
S	SPECIAL	275%	275
T	SPECIAL	300%	300
X	BACKLAND	100%	100

Site Modifiers		
Code	Description	Factor
A	AVERAGE	100
B	BEST	120
C	UNDEVELOPED CLEAR	80
E	EXC	115
F	FAIR	95
G	GOOD	105
M	FIELD	95
MTRSL	MITTERSILL SLOPE	300
N	NATURAL	90
P	POOR	85
U	UNDEVELOPED WOODS	70
Y	VERY GOOD	110

Topography Modifiers		
Code	Description	Factor
A	LEVEL	100
B	MILD	95
C	ROLLING	90
D	MODERATE	85
E	STEEP	70
S	SEVERE	50

Road Modifiers		
Code	Description	Factor
D	DIRT	95
G	GRAVEL	95
K	N/A	100
P	PAVED	100
U	UNDEVELOPED	85

Driveway Modifiers		
Code	Description	Factor
B	BRICK/COBBLE	110
C	CEMENT	100
D	DIRT	90
G	GRAVEL	95
K	UNDEVELOPED	90
N	NATURAL	90
P	PAVED	100
S	STR PARK ONLY	85

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	\$ 28.00	\$ 43.00
CUMO	MNGD OTHER	\$ 20.00	\$ 30.00
CUMW	MNGD PINE	\$ 66.00	\$ 99.00
CUUH	UNMNGD HARDWD	\$ 47.00	\$ 71.00
CUUL	UNPRODUCTIVE	\$ 20.00	\$ 20.00
CUUO	UNMNGD OTHER	\$ 34.00	\$ 51.00
CUUW	UNMNGD PINE	\$ 110.00	\$ 165.00
CUWL	WETLANDS	\$ 20.00	\$ 20.00

View Subjects		
Code	Description	Factor
CANN	CANNON MT	150
NTCH	FRAN NOTCH & SKI MT	175
HLS	HILLS	35
MITT	MITTERSILL SLOPE	150
MTS	MOUNTAINS	80
MTRV	MTS & RIVER	85

View Widths		
Code	Description	Factor
AVE	AVERAGE	60
NAR	NARROW	40
PAN	PANORAMIC	125
TUN	TUNNEL	25
WID	WIDE	80

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View Depths		
Code	Description	Factor
D100	FULL 100%	100
D25	TOP 25	25
D50	TOP 50	50
D75	TOP 75	75

View Distances		
Code	Description	Factor
CLS	CLOSE/NEAR	100
DST	DISTANT	115
EXT	EXTREME DISTANT	125

**Franconia**  
**Land Area Size Adjustment Factors**

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
5	98.00	67	82.00	129	70.00	191	61.00	253	54.00
6	98.00	68	82.00	130	70.00	192	61.00	254	54.00
7	98.00	69	81.00	131	70.00	193	61.00	255	54.00
8	97.00	70	81.00	132	69.00	194	61.00	256	54.00
9	97.00	71	81.00	133	69.00	195	61.00	257	54.00
10	97.00	72	81.00	134	69.00	196	60.00	258	54.00
11	96.00	73	80.00	135	69.00	197	60.00	259	54.00
12	96.00	74	80.00	136	69.00	198	60.00	260	54.00
13	96.00	75	80.00	137	69.00	199	60.00	261	53.00
14	96.00	76	80.00	138	68.00	200	60.00	262	53.00
15	95.00	77	80.00	139	68.00	201	60.00	263	53.00
16	95.00	78	79.00	140	68.00	202	60.00	264	53.00
17	95.00	79	79.00	141	68.00	203	60.00	265	53.00
18	94.00	80	79.00	142	68.00	204	60.00	266	53.00
19	94.00	81	79.00	143	68.00	205	59.00	267	53.00
20	94.00	82	79.00	144	68.00	206	59.00	268	53.00
21	93.00	83	78.00	145	67.00	207	59.00	269	53.00
22	93.00	84	78.00	146	67.00	208	59.00	270	53.00
23	93.00	85	78.00	147	67.00	209	59.00	271	53.00
24	93.00	86	78.00	148	67.00	210	59.00	272	52.00
25	92.00	87	78.00	149	67.00	211	59.00	273	52.00
26	92.00	88	77.00	150	67.00	212	59.00	274	52.00
27	92.00	89	77.00	151	67.00	213	58.00	275	52.00
28	91.00	90	77.00	152	66.00	214	58.00	276	52.00
29	91.00	91	77.00	153	66.00	215	58.00	277	52.00
30	91.00	92	77.00	154	66.00	216	58.00	278	52.00
31	91.00	93	76.00	155	66.00	217	58.00	279	52.00
32	90.00	94	76.00	156	66.00	218	58.00	280	52.00
33	90.00	95	76.00	157	66.00	219	58.00	281	52.00
34	90.00	96	76.00	158	66.00	220	58.00	282	52.00
35	90.00	97	76.00	159	65.00	221	58.00	283	51.00
36	89.00	98	75.00	160	65.00	222	57.00	284	51.00
37	89.00	99	75.00	161	65.00	223	57.00	285	51.00
38	89.00	100	75.00	162	65.00	224	57.00	286	51.00
39	88.00	101	75.00	163	65.00	225	57.00	287	51.00
40	88.00	102	75.00	164	65.00	226	57.00	288	51.00
41	88.00	103	74.00	165	65.00	227	57.00	289	51.00
42	88.00	104	74.00	166	64.00	228	57.00	290	51.00
43	87.00	105	74.00	167	64.00	229	57.00	291	51.00
44	87.00	106	74.00	168	64.00	230	57.00	292	51.00
45	87.00	107	74.00	169	64.00	231	56.00	293	51.00
46	87.00	108	74.00	170	64.00	232	56.00	294	51.00
47	86.00	109	73.00	171	64.00	233	56.00	295	50.00
48	86.00	110	73.00	172	64.00	234	56.00	296	50.00
49	86.00	111	73.00	173	63.00	235	56.00	297	50.00
50	86.00	112	73.00	174	63.00	236	56.00	298	50.00
51	85.00	113	73.00	175	63.00	237	56.00	299	50.00
52	85.00	114	72.00	176	63.00	238	56.00	300	50.00
53	85.00	115	72.00	177	63.00	239	56.00		
54	85.00	116	72.00	178	63.00	240	56.00		
55	85.00	117	72.00	179	63.00	241	55.00		
56	84.00	118	72.00	180	63.00	242	55.00		
57	84.00	119	72.00	181	62.00	243	55.00		
58	84.00	120	71.00	182	62.00	244	55.00		
59	84.00	121	71.00	183	62.00	245	55.00		
60	83.00	122	71.00	184	62.00	246	55.00		
61	83.00	123	71.00	185	62.00	247	55.00		
62	83.00	124	71.00	186	62.00	248	55.00		
63	83.00	125	71.00	187	62.00	249	55.00		
64	82.00	126	70.00	188	61.00	250	55.00		
65	82.00	127	70.00	189	61.00	251	54.00		
66	82.00	128	70.00	190	61.00	252	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	15.00 sf	40.00
BARN-1STRY/BSMNT	17.00 sf	40.00
BARN-1STRY/LOFT	18.00 sf	40.00
BARN-1STRY/LOFT/BSMT	21.00 sf	40.00
BARN-2STRY	19.00 sf	40.00
BARN-2STRY/BSMNT	20.00 sf	40.00
BARN-2STRY/LOFT	21.00 sf	40.00
BARN-2STRY/LOFT/BSMT	23.00 sf	40.00
BATH HOUSE	20.00 sf	50.00
BOAT DOCKS	10.00 sf	0.00
CABIN	25.00 sf	0.00
CAMP/TRAILOR	20.00 sf	50.00
CANOPY	23.00 sf	0.00
CARPORT METAL	8.00 sf	50.00
CARPORT WOOD	11.00 sf	50.00
COLD STORAGE	45.00 sf	0.00
CONCRETE SLAB	3.00 sf	0.00
COOPS-POULTRY	11.00 sf	40.00
DECK	7.00 sf	50.00
DOW CONDO AMENITIES	30,000.00 ea	0.00
ELEVATOR	50,000.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 sf	0.00
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	0.00
FIREPLACE 4-STAND	8,000.00 ea	0.00
FIREPLACE 5-CUST	17,500.00 ea	0.00
FIREPLACE 5-STAND	9,500.00 ea	0.00
FIREPLACE 6-CUST	19,000.00 ea	0.00
FIREPLACE 6-STAND	11,000.00 ea	0.00
FOUNDATION	10.00 sf	50.00
FOX HILL MH PARK	8,000.00 ea	100.00
GARAGE-1 STY	22.00 sf	80.00
GARAGE-1 STY/ATTIC	24.00 sf	80.00
GARAGE-1 STY/BSMT	31.00 sf	80.00
GARAGE-1.5 STORY	26.00 sf	0.00
GARAGE-1.5 STY/BSMT	35.00 sf	0.00
GARAGE-1.75 STY	27.00 sf	0.00
GARAGE-1.75 STY/BSMT	36.00 sf	0.00
GARAGE-2STRY	28.00 sf	80.00
GARAGE-2STRY/BSMT	37.00 sf	80.00
GARAGE-ATTIC/BSMT	33.00 sf	60.00
GAZEBO	12.00 sf	50.00
GENERATOR-COMM	7,500.00 ea	0.00
GOLF COURSE HOLE	75,000.00 ea	0.00
GREENHOUSE NON/COMM	16.00 sf	40.00
GREENHOUSE-GLASS	24.00 sf	0.00
GREENHOUSE-POLY	5.00 sf	0.00
HOT TUB	1,500.00 ea	50.00
HUBERTUS RING AMNTY	40,000.00 ea	0.00
KENNELS	12.00 sf	50.00
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	2,800.00 ea	60.00
LIGHTS-PARKING LOT	1,500.00 ea	0.00
LOADING DOCKS	35.00 sf	0.00
MITTERSILL	60,000.00 ea	0.00
MITTERSILL VILLAGE	30,000.00 ea	0.00
MOBILE HOME SITE	1,500.00 ea	100.00
PARKING SPACES	750.00 ea	75.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00
POLE BARN	8.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	0.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	10.00 sf	0.00
PUMP GAS/OIL DOUBLE	3,500.00 ea	75.00

Description	Rate	DPR
PUMP GAS/OIL MIXING	2,500.00 ea	75.00
PUMP GAS/OIL SINGLE	1,600.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
SAUNA	28.00 sf	50.00
SCREENHOUSE	14.00 sf	50.00
SHED-EQUIPMENT	6.00 sf	50.00
SHED-METAL	5.00 sf	40.00
SHED-WOOD	7.00 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	0.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SOLAR ELE PANELS	800.00 ea	0.00
SOLAR WATER	600.00 ea	0.00
SPRINKLER HEADS	150.00 ea	75.00
STABLES	18.00 sf	50.00
TANK-FUEL/WATER	3.00 ea	75.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOP-OF-NOTCH MH PARK	-95,600.00 ea	0.00
VAULTS	110.00 sf	75.00
XC-SKI TRAIL	20,000.00 ea	0.00

**Franconia**  
**Features & Outbuildings Size Adjustment Factors**

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
50	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
55	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
60	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
65	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
70	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
75	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
80	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
85	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,000	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	1,280	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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**Franconia Building Codes & Values**

<b>Building Base Rate Codes &amp; Values</b>				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.25	84.00	COM
CBB	BED & BREAKFAST/INN	1.00	78.00	COM
CBK	BANK	1.00	125.00	COM
CCS	COUNTRY/CNVNCE STORE	1.00	80.00	COM
CGS	GARAGE/SERVICE SHOP	1.25	40.00	COM
CHM	HOTEL/MOTEL	1.25	95.00	COM
CLC	LODGE/CLUB	1.00	80.00	COM
CMO	MEDICAL OFFICES	1.00	110.00	COM
CNH	NURSING HOME	1.25	95.00	COM
COA	OFFICE/APT	1.00	65.00	COM
COF	OFFICES	1.00	84.00	COM
CPO	POST OFFICE	1.00	90.00	COM
CRS	RESTAURANT	1.25	72.00	COM
CSA	RESIDENTIAL	1.25	88.00	RES
CST	STORE	1.25	85.00	COM
CWH	MINI WAREHOUSE	1.25	20.00	COM
ECH	CHURCH	1.00	92.00	COM
ECR	CHURCH RECTORY	1.25	88.00	RES
EFS	FIRE STATION	1.00	50.00	COM
EGB	EXEMPT GENERAL BLDG	1.00	70.00	RES
EHG	HIGHWAY GARAGE	1.00	50.00	COM
EHS	EXEMPT HOUSING	1.25	88.00	RES
ELB	LIBRARY	1.00	100.00	RES
EPS	POLICE STATION	1.00	90.00	COM
ESC	SCHOOL/COLLEGE	1.00	100.00	COM
ETH	TOWN HALL	1.00	95.00	COM
ETO	TOWN OFFICES	1.00	85.00	COM
MHD	MOBILE HOME-DOUBLE	2.00	66.00	MFH
MHS	MOBILE HOME-SINGLE	4.00	49.00	MFH
RCT	CONDO-TOWNHOME	1.25	88.00	RES
RSA	RESIDENTIAL	1.25	88.00	RES

<b>Building Sub Area Codes &amp; Values</b>		
Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BSMT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
CAN	CANOPY	0.10
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRY WAY	0.10
EPF	ENCLOSED PORCH	0.70
EPU	COVERED BSMNT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTCHD	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.25
LDK	LOADING DOCK	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
PRS	PIER FOUNDATION	-0.05
RBF	RAISED BSMNT FIN	0.50
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	0.35
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.50
VLV	VAULTED	0.05

<b>Building Quality Adjustments</b>		
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	2.75

<b>Building Story Codes &amp; Values</b>		
Code	Description	Factor
A	1.00 STORY FRAME	1.00
B	1.50 STORY FRAME	0.99
C	1.75 STORY FRAME	0.98
D	2.00 STORY FRAME	0.98
E	2.50 STORY FRAME	0.97
F	2.75 STORY FRAME	0.97
G	3.00 STORY FRAME	0.95
H	3.5+ STORY FRAME	0.95
I	SPLT LVL	1.00



Building Roof Structures		
Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Roof Materials		
Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
F	ASBEST SHNGL	3.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	RUBBER MEMBRN	5.00
S	STANDING SEAM	6.00
T	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials		
Code	Description	Points
I	CEMENT CLAPBOARDS	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/T111	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	35.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
W	DECORATIVE BLOCIK	36.00
Y	MASONITE	28.00

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

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	CUSTOM WOOD	30.00
F	PLYWOOD PANEL	27.00
G	AVE FOR USE	22.00
J	CONCRETE	8.00

Building Interior Floor Materials		
Code	Description	Points
A	MIN PLYWD	5.00
B	CNCRT ABV GR	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	PERGO/LAMINATE	9.00

Building Heating Fuel Types		
Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10

Building Heating System Types		
Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
I	CERAMIC/QUARTS	4.00
J	HEAT PUMP	6.00
K	WALL/FLR FURNACE	6.00

<b>Building Accessories</b>	
<b>Description</b>	<b>Points</b>
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	2.00
FIREPLACE	0.00
GENERATOR	3.00

<b>Building Bedroom &amp; Bathroom Points</b>							
		<b>Bedrooms</b>					
		<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>&gt; 4</b>
<b>Bathrooms</b>	<b>0.0</b>	0	2	3	4	5	6
	<b>0.5</b>	6	7	7	8	8	9
	<b>1.0</b>	9	10	10	11	11	12
	<b>1.5</b>	12	11	12	13	14	15
	<b>2.0</b>	13	12	13	14	15	16
	<b>2.5</b>	14	13	13	14	15	16
	<b>3.0</b>	15	14	14	15	16	17
	<b>3.5</b>	16	14	14	15	16	17
	<b>4.0</b>	17	14	15	16	17	18
	<b>&gt; 4.0</b>	18	14	15	16	17	18

**Standard Age Only Building Depreciation Schedule**

Age	Building Age Condition Classifications						
	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
<b>1</b>	5	4	3	1	1	1	1
<b>5</b>	11	9	7	5	4	3	2
<b>10</b>	16	13	9	8	6	5	3
<b>15</b>	19	15	12	10	8	6	4
<b>20</b>	22	18	13	11	9	7	4
<b>30</b>	27	22	16	14	11	8	5
<b>40</b>	32	25	19	16	13	9	6
<b>50</b>	35	28	21	18	14	11	7
<b>60</b>	39	31	23	19	15	12	8
<b>70</b>	42	33	25	21	17	13	8
<b>80</b>	45	36	27	22	18	13	9
<b>90</b>	47	38	28	24	19	14	9
<b>100</b>	50	40	30	25	20	15	10
<b>125</b>	56	45	34	28	22	17	11
<b>150</b>	61	49	37	31	24	18	12
<b>175</b>	66	53	40	33	26	20	13
<b>200</b>	71	57	42	35	28	21	14
<b>225</b>	75	60	45	38	30	23	15
<b>250</b>	79	63	47	40	32	24	16
<b>275</b>	83	66	50	41	33	25	17
<b>300</b>	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.

Franconia

Residential Building Area Size Adjustment Factors

Median Effective Area = 2000sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
154	4.00	218	3.04	303	2.40	495	1.76	1,351	1.12
155	3.98	219	3.03	305	2.39	500	1.75	1,389	1.11
156	3.96	220	3.02	307	2.38	505	1.74	1,429	1.10
157	3.94	221	3.01	309	2.37	510	1.73	1,471	1.09
158	3.92	222	3.00	311	2.36	515	1.72	1,515	1.08
159	3.90	223	2.99	312	2.35	521	1.71	1,562	1.07
160	3.88	224	2.98	314	2.34	526	1.70	1,613	1.06
161	3.86	225	2.97	316	2.33	532	1.69	1,667	1.05
162	3.84	226	2.96	318	2.32	538	1.68	1,724	1.04
163	3.82	227	2.95	321	2.31	543	1.67	1,786	1.03
164	3.80	228	2.94	323	2.30	549	1.66	1,852	1.02
165	3.78	229	2.93	325	2.29	556	1.65	1,923	1.01
166	3.77	230	2.92	327	2.28	562	1.64	2,000	1.00
167	3.75	231	2.91	329	2.27	568	1.63	2,083	0.99
168	3.73	233	2.90	331	2.26	575	1.62	2,174	0.98
169	3.71	234	2.89	333	2.25	581	1.61	2,273	0.97
170	3.69	235	2.88	336	2.24	588	1.60	2,381	0.96
171	3.68	236	2.87	338	2.23	595	1.59	2,500	0.95
172	3.66	237	2.86	340	2.22	602	1.58	2,632	0.94
173	3.64	238	2.85	342	2.21	610	1.57	2,778	0.93
174	3.63	239	2.84	345	2.20	617	1.56	2,941	0.92
175	3.61	240	2.83	347	2.19	625	1.55	3,125	0.91
176	3.59	242	2.82	350	2.18	633	1.54	3,333	0.90
177	3.58	243	2.81	352	2.17	641	1.53	3,571	0.89
178	3.56	244	2.80	355	2.16	649	1.52	3,846	0.88
179	3.55	245	2.79	357	2.15	658	1.51	4,167	0.87
180	3.53	246	2.78	360	2.14	667	1.50	4,545	0.86
181	3.52	248	2.77	362	2.13	676	1.49	5,000	0.85
182	3.50	249	2.76	365	2.12	685	1.48	5,556	0.84
183	3.48	250	2.75	368	2.11	694	1.47	6,250	0.83
184	3.47	251	2.74	370	2.10	704	1.46	7,143	0.82
185	3.46	253	2.73	373	2.09	714	1.45	8,333	0.81
186	3.44	254	2.72	376	2.08	725	1.44	10,000	0.80
187	3.43	255	2.71	379	2.07	735	1.43	12,500	0.79
188	3.41	256	2.70	382	2.06	746	1.42	16,667	0.78
189	3.40	258	2.69	385	2.05	758	1.41	25,000	0.77
190	3.38	259	2.68	388	2.04	769	1.40	50,000	0.76
191	3.37	260	2.67	391	2.03	781	1.39	100,000	0.76
192	3.36	262	2.66	394	2.02	794	1.38	200,000	0.7525
193	3.34	263	2.65	397	2.01	806	1.37	300,000	0.7517
194	3.33	265	2.64	400	2.00	820	1.36	400,000	0.7512
195	3.32	266	2.63	403	1.99	833	1.35	500,000	0.7510
196	3.30	267	2.62	407	1.98	847	1.34	600,000	0.7508
197	3.29	269	2.61	410	1.97	862	1.33	700,000	0.7507
198	3.28	270	2.60	413	1.96	877	1.32	800,000	0.7506
199	3.26	272	2.59	417	1.95	893	1.31	900,000	0.7506
200	3.25	273	2.58	420	1.94	909	1.30	1,000,000	0.7505
201	3.24	275	2.57	424	1.93	926	1.29		
202	3.23	276	2.56	427	1.92	943	1.28		
203	3.21	278	2.55	431	1.91	962	1.27		
204	3.20	279	2.54	435	1.90	980	1.26		
205	3.19	281	2.53	439	1.89	1,000	1.25		
206	3.18	282	2.52	442	1.88	1,020	1.24		
207	3.17	284	2.51	446	1.87	1,042	1.23		
208	3.15	286	2.50	450	1.86	1,064	1.22		
209	3.14	287	2.49	455	1.85	1,087	1.21		
210	3.13	289	2.48	459	1.84	1,111	1.20		
211	3.12	291	2.47	463	1.83	1,136	1.19		
212	3.11	292	2.46	467	1.82	1,163	1.18		
213	3.10	294	2.45	472	1.81	1,190	1.17		
214	3.09	296	2.44	476	1.80	1,220	1.16		
215	3.08	298	2.43	481	1.79	1,250	1.15		
216	3.07	299	2.42	485	1.78	1,282	1.14		
217	3.05	301	2.41	490	1.77	1,316	1.13		

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Commercial Building Area Size Adjustment Factors

Median Effective Area = 3000sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
231	4.00	301	3.24	414	2.56	664	1.88	1,667	1.20
232	3.98	302	3.23	417	2.55	670	1.87	1,705	1.19
233	3.97	304	3.22	419	2.54	676	1.86	1,744	1.18
234	3.96	305	3.21	421	2.53	682	1.85	1,786	1.17
235	3.94	306	3.20	424	2.52	688	1.84	1,829	1.16
236	3.93	307	3.19	426	2.51	694	1.83	1,875	1.15
237	3.92	309	3.18	429	2.50	701	1.82	1,923	1.14
238	3.90	310	3.17	431	2.49	708	1.81	1,974	1.13
239	3.89	311	3.16	434	2.48	714	1.80	2,027	1.12
240	3.88	313	3.15	436	2.47	721	1.79	2,083	1.11
241	3.86	314	3.14	439	2.46	728	1.78	2,143	1.10
242	3.85	315	3.13	441	2.45	735	1.77	2,206	1.09
243	3.84	316	3.12	444	2.44	743	1.76	2,273	1.08
244	3.83	318	3.11	446	2.43	750	1.75	2,344	1.07
245	3.81	319	3.10	449	2.42	758	1.74	2,419	1.06
246	3.80	321	3.09	452	2.41	765	1.73	2,500	1.05
247	3.79	322	3.08	455	2.40	773	1.72	2,586	1.04
248	3.78	323	3.07	457	2.39	781	1.71	2,679	1.03
249	3.76	325	3.06	460	2.38	789	1.70	2,778	1.02
250	3.75	326	3.05	463	2.37	798	1.69	2,885	1.01
251	3.74	328	3.04	466	2.36	806	1.68	3,000	1.00
252	3.73	329	3.03	469	2.35	815	1.67	3,125	0.99
253	3.72	330	3.02	472	2.34	824	1.66	3,261	0.98
254	3.70	332	3.01	475	2.33	833	1.65	3,409	0.97
255	3.69	333	3.00	478	2.32	843	1.64	3,571	0.96
256	3.68	335	2.99	481	2.31	852	1.63	3,750	0.95
257	3.67	336	2.98	484	2.30	862	1.62	3,947	0.94
258	3.66	338	2.97	487	2.29	872	1.61	4,167	0.93
259	3.65	339	2.96	490	2.28	882	1.60	4,412	0.92
260	3.64	341	2.95	493	2.27	893	1.59	4,687	0.91
261	3.62	342	2.94	497	2.26	904	1.58	5,000	0.90
262	3.61	344	2.93	500	2.25	915	1.57	5,357	0.89
263	3.60	346	2.92	503	2.24	926	1.56	5,769	0.88
264	3.59	347	2.91	507	2.23	937	1.55	6,250	0.87
265	3.58	349	2.90	510	2.22	949	1.54	6,818	0.86
266	3.57	350	2.89	514	2.21	962	1.53	7,500	0.85
267	3.56	352	2.88	517	2.20	974	1.52	8,333	0.84
268	3.55	354	2.87	521	2.19	987	1.51	9,375	0.83
269	3.54	355	2.86	524	2.18	1,000	1.50	10,714	0.82
270	3.53	357	2.85	528	2.17	1,014	1.49	12,500	0.81
271	3.52	359	2.84	532	2.16	1,027	1.48	15,000	0.80
272	3.51	361	2.83	536	2.15	1,042	1.47	18,750	0.79
273	3.50	362	2.82	540	2.14	1,056	1.46	25,000	0.78
274	3.49	364	2.81	543	2.13	1,071	1.45	37,500	0.77
275	3.48	366	2.80	547	2.12	1,087	1.44	75,000	0.76
276	3.47	368	2.79	551	2.11	1,103	1.43	100,000	0.76
277	3.46	369	2.78	556	2.10	1,119	1.42	200,000	0.7538
278	3.45	371	2.77	560	2.09	1,136	1.41	300,000	0.7525
279	3.44	373	2.76	564	2.08	1,154	1.40	400,000	0.7519
280	3.43	375	2.75	568	2.07	1,172	1.39	500,000	0.7515
281	3.42	377	2.74	573	2.06	1,190	1.38	600,000	0.7512
282	3.41	379	2.73	577	2.05	1,210	1.37	700,000	0.7511
283	3.40	381	2.72	581	2.04	1,230	1.36	800,000	0.7509
284	3.39	383	2.71	586	2.03	1,250	1.35	900,000	0.7508
285	3.38	385	2.70	591	2.02	1,271	1.34	1,000,000	0.7508
286	3.37	387	2.69	595	2.01	1,293	1.33		
287	3.36	389	2.68	600	2.00	1,316	1.32		
288	3.35	391	2.67	605	1.99	1,339	1.31		
290	3.34	393	2.66	610	1.98	1,364	1.30		
291	3.33	395	2.65	615	1.97	1,389	1.29		
292	3.32	397	2.64	620	1.96	1,415	1.28		
293	3.31	399	2.63	625	1.95	1,442	1.27		
294	3.30	401	2.62	630	1.94	1,471	1.26		
295	3.29	403	2.61	636	1.93	1,500	1.25		
296	3.28	405	2.60	641	1.92	1,531	1.24		
298	3.27	408	2.59	647	1.91	1,563	1.23		
299	3.26	410	2.58	652	1.90	1,596	1.22		
300	3.25	412	2.57	658	1.89	1,630	1.21		

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Industrial Building Area Size Adjustment Factors

Median Effective Area = 3000sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
231	4.00	301	3.24	414	2.56	664	1.88	1,667	1.20
232	3.98	302	3.23	417	2.55	670	1.87	1,705	1.19
233	3.97	304	3.22	419	2.54	676	1.86	1,744	1.18
234	3.96	305	3.21	421	2.53	682	1.85	1,786	1.17
235	3.94	306	3.20	424	2.52	688	1.84	1,829	1.16
236	3.93	307	3.19	426	2.51	694	1.83	1,875	1.15
237	3.92	309	3.18	429	2.50	701	1.82	1,923	1.14
238	3.90	310	3.17	431	2.49	708	1.81	1,974	1.13
239	3.89	311	3.16	434	2.48	714	1.80	2,027	1.12
240	3.88	313	3.15	436	2.47	721	1.79	2,083	1.11
241	3.86	314	3.14	439	2.46	728	1.78	2,143	1.10
242	3.85	315	3.13	441	2.45	735	1.77	2,206	1.09
243	3.84	316	3.12	444	2.44	743	1.76	2,273	1.08
244	3.83	318	3.11	446	2.43	750	1.75	2,344	1.07
245	3.81	319	3.10	449	2.42	758	1.74	2,419	1.06
246	3.80	321	3.09	452	2.41	765	1.73	2,500	1.05
247	3.79	322	3.08	455	2.40	773	1.72	2,586	1.04
248	3.78	323	3.07	457	2.39	781	1.71	2,679	1.03
249	3.76	325	3.06	460	2.38	789	1.70	2,778	1.02
250	3.75	326	3.05	463	2.37	798	1.69	2,885	1.01
251	3.74	328	3.04	466	2.36	806	1.68	3,000	1.00
252	3.73	329	3.03	469	2.35	815	1.67	3,125	0.99
253	3.72	330	3.02	472	2.34	824	1.66	3,261	0.98
254	3.70	332	3.01	475	2.33	833	1.65	3,409	0.97
255	3.69	333	3.00	478	2.32	843	1.64	3,571	0.96
256	3.68	335	2.99	481	2.31	852	1.63	3,750	0.95
257	3.67	336	2.98	484	2.30	862	1.62	3,947	0.94
258	3.66	338	2.97	487	2.29	872	1.61	4,167	0.93
259	3.65	339	2.96	490	2.28	882	1.60	4,412	0.92
260	3.64	341	2.95	493	2.27	893	1.59	4,687	0.91
261	3.62	342	2.94	497	2.26	904	1.58	5,000	0.90
262	3.61	344	2.93	500	2.25	915	1.57	5,357	0.89
263	3.60	346	2.92	503	2.24	926	1.56	5,769	0.88
264	3.59	347	2.91	507	2.23	937	1.55	6,250	0.87
265	3.58	349	2.90	510	2.22	949	1.54	6,818	0.86
266	3.57	350	2.89	514	2.21	962	1.53	7,500	0.85
267	3.56	352	2.88	517	2.20	974	1.52	8,333	0.84
268	3.55	354	2.87	521	2.19	987	1.51	9,375	0.83
269	3.54	355	2.86	524	2.18	1,000	1.50	10,714	0.82
270	3.53	357	2.85	528	2.17	1,014	1.49	12,500	0.81
271	3.52	359	2.84	532	2.16	1,027	1.48	15,000	0.80
272	3.51	361	2.83	536	2.15	1,042	1.47	18,750	0.79
273	3.50	362	2.82	540	2.14	1,056	1.46	25,000	0.78
274	3.49	364	2.81	543	2.13	1,071	1.45	37,500	0.77
275	3.48	366	2.80	547	2.12	1,087	1.44	75,000	0.76
276	3.47	368	2.79	551	2.11	1,103	1.43	100,000	0.76
277	3.46	369	2.78	556	2.10	1,119	1.42	200,000	0.7538
278	3.45	371	2.77	560	2.09	1,136	1.41	300,000	0.7525
279	3.44	373	2.76	564	2.08	1,154	1.40	400,000	0.7519
280	3.43	375	2.75	568	2.07	1,172	1.39	500,000	0.7515
281	3.42	377	2.74	573	2.06	1,190	1.38	600,000	0.7512
282	3.41	379	2.73	577	2.05	1,210	1.37	700,000	0.7511
283	3.40	381	2.72	581	2.04	1,230	1.36	800,000	0.7509
284	3.39	383	2.71	586	2.03	1,250	1.35	900,000	0.7508
285	3.38	385	2.70	591	2.02	1,271	1.34	1,000,000	0.7508
286	3.37	387	2.69	595	2.01	1,293	1.33		
287	3.36	389	2.68	600	2.00	1,316	1.32		
288	3.35	391	2.67	605	1.99	1,339	1.31		
290	3.34	393	2.66	610	1.98	1,364	1.30		
291	3.33	395	2.65	615	1.97	1,389	1.29		
292	3.32	397	2.64	620	1.96	1,415	1.28		
293	3.31	399	2.63	625	1.95	1,442	1.27		
294	3.30	401	2.62	630	1.94	1,471	1.26		
295	3.29	403	2.61	636	1.93	1,500	1.25		
296	3.28	405	2.60	641	1.92	1,531	1.24		
298	3.27	408	2.59	647	1.91	1,563	1.23		
299	3.26	410	2.58	652	1.90	1,596	1.22		
300	3.25	412	2.57	658	1.89	1,630	1.21		

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Manufactured Building Area Size Adjustment Factors

Median Effective Area = 800sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
62	4.00	111	2.55	163	1.98	270	1.49	800	1.00
63	3.94	112	2.54	164	1.97	274	1.48	833	0.99
64	3.89	113	2.52	165	1.96	278	1.47	870	0.98
65	3.85	114	2.51	167	1.95	282	1.46	909	0.97
66	3.80	115	2.49	168	1.94	286	1.45	952	0.96
67	3.75	116	2.48	169	1.93	290	1.44	1,000	0.95
68	3.71	117	2.46	171	1.92	294	1.43	1,053	0.94
69	3.66	118	2.45	172	1.91	299	1.42	1,111	0.93
70	3.62	119	2.43	174	1.90	303	1.41	1,176	0.92
71	3.58	120	2.42	175	1.89	308	1.40	1,250	0.91
72	3.54	121	2.40	177	1.88	313	1.39	1,333	0.90
73	3.50	122	2.39	179	1.87	317	1.38	1,429	0.89
74	3.47	123	2.38	180	1.86	323	1.37	1,538	0.88
75	3.43	124	2.36	182	1.85	328	1.36	1,667	0.87
76	3.39	125	2.35	183	1.84	333	1.35	1,818	0.86
77	3.36	126	2.34	185	1.83	339	1.34	2,000	0.85
78	3.33	127	2.33	187	1.82	345	1.33	2,222	0.84
79	3.29	128	2.31	189	1.81	351	1.32	2,500	0.83
80	3.26	129	2.30	190	1.80	357	1.31	2,857	0.82
81	3.23	130	2.29	192	1.79	364	1.30	3,333	0.81
82	3.20	131	2.28	194	1.78	370	1.29	4,000	0.80
83	3.17	132	2.27	196	1.77	377	1.28	5,000	0.79
84	3.14	133	2.25	198	1.76	385	1.27	6,667	0.78
85	3.11	134	2.24	200	1.75	392	1.26	10,000	0.77
86	3.08	135	2.23	202	1.74	400	1.25	20,000	0.76
87	3.06	136	2.22	204	1.73	408	1.24	100,000	0.75
88	3.03	137	2.21	206	1.72	417	1.23	200,000	0.7510
89	3.00	138	2.20	208	1.71	426	1.22	300,000	0.7507
90	2.98	139	2.19	211	1.70	435	1.21	400,000	0.7505
91	2.95	140	2.18	213	1.69	444	1.20	500,000	0.7504
92	2.93	141	2.17	215	1.68	455	1.19	600,000	0.7503
93	2.91	142	2.16	217	1.67	465	1.18	700,000	0.7503
94	2.88	143	2.15	220	1.66	476	1.17	800,000	0.7502
95	2.86	144	2.14	222	1.65	488	1.16	900,000	0.7502
96	2.84	145	2.13	225	1.64	500	1.15	1,000,000	0.7502
97	2.82	146	2.12	227	1.63	513	1.14		
98	2.80	147	2.11	230	1.62	526	1.13		
99	2.78	148	2.10	233	1.61	541	1.12		
100	2.76	149	2.09	235	1.60	556	1.11		
101	2.74	150	2.08	238	1.59	571	1.10		
102	2.72	152	2.07	241	1.58	588	1.09		
103	2.70	153	2.06	244	1.57	606	1.08		
104	2.68	154	2.05	247	1.56	625	1.07		
105	2.66	155	2.04	250	1.55	645	1.06		
106	2.64	156	2.03	253	1.54	667	1.05		
107	2.62	157	2.02	256	1.53	690	1.04		
108	2.61	159	2.01	260	1.52	714	1.03		
109	2.59	160	2.00	263	1.51	741	1.02		
110	2.57	161	1.99	267	1.50	769	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	IMPRVMT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	NON-PRICE MPC
20	MULTI-TOWN PROPERTY
21	MPC-CAN SELL SEPRTLY
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	NONMKT TRUST GRNTR/E
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	UNSPECFIED DEED CONV
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 PROPRY
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 OLD/INCMP
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



# ***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 3<sup>rd</sup> 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.

For the time period of October 1, 2014 through June 1, 2016, two parcels sold that had frontage on different water bodies throughout town. The two water bodies were the Ham and Gale Rivers. A base waterfront value of \$120,000 was utilized and condition factors for each water body was determined based on the sales. During the field review process, each waterfront was adjusted for any site specific conditions that may have been present.

Ham Branch 20

Gale River 20



# Franconia Waterfront Report

Sorted By Waterfront Value



**Map Lot Sub:** 000014 000010 000000  
**Location:** 485 MAIN STREET  
**Owner:** PAYETTE, PHILIP A.  
**Waterfront Value:** \$ 5,100

**Condition:** 5  
**Notes:** GALE RVR/ACC/SHAPE



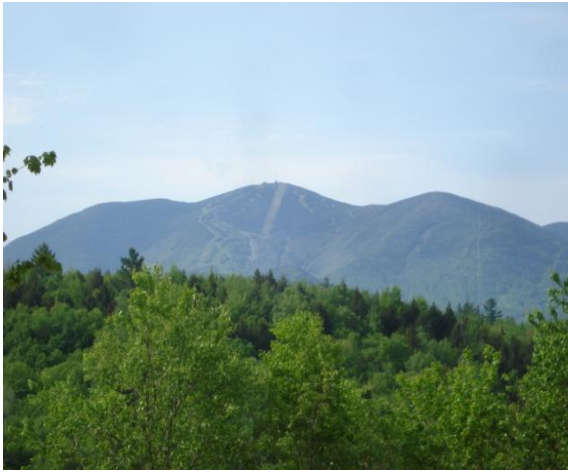
**Map Lot Sub:** 000001 000002 000000  
**Location:** 1217 COAL HILL ROAD  
**Owner:** CORNELL FAMILY PROPERTIES  
**Waterfront Value:** \$ 10,200

**Condition:** 10  
**Notes:** WF/GALE RVR/UND



**Map Lot Sub:** 000002 000004 000000  
**Location:** 1094 FOREST HILL ROAD  
**Owner:** CROCKER REALTY TRUST  
**Waterfront Value:** \$ 10,200

**Condition:** 10  
**Notes:** WF/GALE RVR/UND



**Map Lot Sub:** 000007 000001 000001  
**Location:** 790 FOREST HILL ROAD  
**Owner:** PRESBY, TREVOR B.  
**Waterfront Value:** \$ 10,200

**Condition:** 10  
**Notes:** WF/GALE RVR/UND



**Map Lot Sub:** 000008 000004 000000  
**Location:** 278 EATON ROAD  
**Owner:** SKI CLUB HOCHEBIRGE  
**Waterfront Value:** \$ 10,200

**Condition:** 10  
**Notes:** WF/GALE RVR/DTW



**Map Lot Sub:** 000023 000009 000000  
**Location:** 217 RIDGE ROAD  
**Owner:** SANDROFF, PATIENCE FERRIS  
**Waterfront Value:** \$ 10,200

**Condition:** 10  
**Notes:** WF/HAM BRNCH/UND



**Map Lot Sub:** 000030 000004 000002  
**Location:** 1722 EASTON ROAD  
**Owner:** BERKE, BRUCE A.  
**Waterfront Value:** \$ 10,200

**Condition:** 10  
**Notes:** WF/HAM BRNCH/DTW





**Map Lot Sub:** 000030 000004 000003  
**Location:** 1680 EASTON ROAD  
**Owner:** GUNN, CHARLES P.  
**Waterfront Value:** \$ 11,400

**Condition:** 10  
**Notes:** WF/HAM BRNCH/DTW



**Map Lot Sub:** 000024 000001 000000  
**Location:** EASTON ROAD  
**Owner:** CURLETT, MICHAEL  
**Waterfront Value:** \$ 12,000

**Condition:** 10  
**Notes:** HAM BRANCH XS WF



**Map Lot Sub:** 000031 000001 000000  
**Location:** 300 DELAGE ROAD  
**Owner:** COLE, VICTORIA  
**Waterfront Value:** \$ 12,000

**Condition:** 10  
**Notes:** HAM BRANCH/DTW WF



**Map Lot Sub:** 000033 000001 000000  
**Location:** 1900 EASTON ROAD  
**Owner:** PALMER, WALTER A.  
**Waterfront Value:** \$ 12,000

**Condition:** 10  
**Notes:** WF/HAM BRNCH/DTW



**Map Lot Sub:** 000033 000002 000000  
**Location:** EASTON ROAD  
**Owner:** SHERBURN JR., ROBERT  
**Waterfront Value:** \$ 12,000

**Condition:** 10  
**Notes:** WF/CPPR MINE/UND



**Map Lot Sub:** 000033 000003 000000  
**Location:** 2190 EASTON ROAD  
**Owner:** MCKENZIE, JOEL C.  
**Waterfront Value:** \$ 12,000

**Condition:** 10  
**Notes:** WF/HAM BRNCH/UND



**Map Lot Sub:** 000007 000001 000000  
**Location:** 782 FOREST HILL ROAD  
**Owner:** PRESBY, THADDEUS D  
**Waterfront Value:** \$ 12,600

**Condition:** 15  
**Notes:** GALE RIVER XS/DST



**Map Lot Sub:** 000014 000153 000001  
**Location:** 290 IRON FOUNDRY ROAD  
**Owner:** STANTON, MIRIAM A.  
**Waterfront Value:** \$ 12,600

**Condition:** 15  
**Notes:** HAM BRNCH/DTW WF





**Map Lot Sub:** 000014 000153 000004  
**Location:** 362 IRON FOUNDRY ROAD  
**Owner:** BLODGETT ETAL, JEFFREY W.  
**Waterfront Value:** \$ 12,600

**Condition:** 15  
**Notes:** GALE RVR/DTW WF



**Map Lot Sub:** 000008 000007 000000  
**Location:** 377 PLANTATION ROAD  
**Owner:** HEISKELL, ANDREW  
**Waterfront Value:** \$ 16,800

**Condition:** 20  
**Notes:** GALE RIVER XS/CU W



**Map Lot Sub:** 000007 000002 000000  
**Location:** 484 FOREST HILL ROAD  
**Owner:** PALMER, THOMAS A  
**Waterfront Value:** \$ 17,100

**Condition:** 15  
**Notes:** GALE RVR/XS/DST/CU



**Map Lot Sub:** 000013 000030 000000  
**Location:** 31 PLANTATION ROAD  
**Owner:** ANDREWS, ELIZABETH HARRISON  
**Waterfront Value:** \$ 18,000

**Condition:** 15  
**Notes:** WF GALE RIVER/RD



**Map Lot Sub:** 000014 000150 000000  
**Location:** 270 IRON FOUNDRY ROAD  
**Owner:** GAUDETTE, RICHARD P.  
**Waterfront Value:** \$ 18,000

**Condition:** 15  
**Notes:** HAM BRNCH/DTW WF



**Map Lot Sub:** 000008 000002 000000  
**Location:** 375 PLANTATION ROAD  
**Owner:** BUDDENHAGEN REV TR, JENNIFER S  
**Waterfront Value:** \$ 20,400

**Condition:** 20  
**Notes:** GALE RIVER XS/CU W



**Map Lot Sub:** 000014 000013 000000  
**Location:** ACADEMY STREET  
**Owner:** FRANCONIA, TOWN OF  
**Waterfront Value:** \$ 20,400

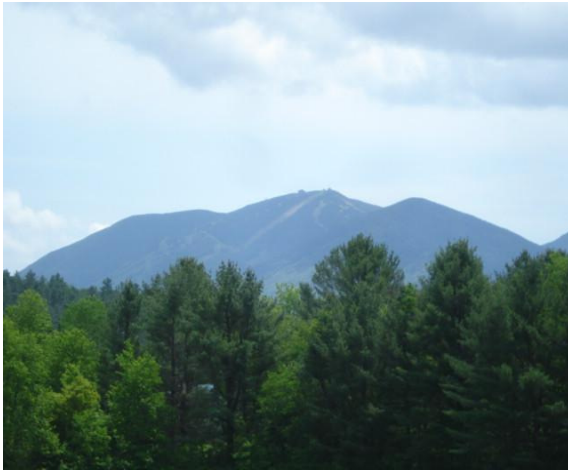
**Condition:** 20  
**Notes:** GALE RIVER WF



**Map Lot Sub:** 000014 000051 000000  
**Location:** 214 CHURCH STREET  
**Owner:** WOLF, LUCILLE  
**Waterfront Value:** \$ 20,400

**Condition:** 20  
**Notes:** WF/HAM BRNCH





**Map Lot Sub:** 000014 000072 000000  
**Location:** 42 CHURCH STREET  
**Owner:** BERLACK, HARRIS S.  
**Waterfront Value:** \$ 20,400

**Condition:** 20  
**Notes:** WF/GALE RVR



**Map Lot Sub:** 000025 000009 000001  
**Location:** 1300 EASTON ROAD  
**Owner:** MORRIS, WILLIAM A.  
**Waterfront Value:** \$ 20,400

**Condition:** 20  
**Notes:** HAM BRANCH WF



**Map Lot Sub:** 000013 000049 000000  
**Location:** 35 DOW AVENUE  
**Owner:** TRAV & TUCK LLC  
**Waterfront Value:** \$ 21,600

**Condition:** 20  
**Notes:** GALE RIVER WF

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	09/17/15	4152/0240	Q I	\$130,000
<b>Current Assessment:</b>				\$132,300



**Map Lot Sub:** 000015 000003 000000  
**Location:** 71 RIDGE ROAD  
**Owner:** BREWER, EDWARD S.  
**Waterfront Value:** \$ 21,600

**Condition:** 20  
**Notes:** WF/HAM BRNCH



**Map Lot Sub:** 000001 000001 000000  
**Location:** 845 COAL HILL ROAD  
**Owner:** OTOROWSKI FAMILY 1996 REV TRST  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** GALE RIVER WF



**Map Lot Sub:** 000014 000059 000000  
**Location:** 65 GARFIELD CLOSE  
**Owner:** KELLEY TRUST 1997, RUTH C  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** WF/HAM BRNCH



**Map Lot Sub:** 000014 000060 000000  
**Location:** 75 GARFIELD CLOSE  
**Owner:** HANLEY, GEORGE A.  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** WF/HAM BRNCH



**Map Lot Sub:** 000014 000061 000000  
**Location:** 81 GARFIELD CLOSE  
**Owner:** MALLICK, STEPHANIE A.  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** WF/HAM BRNCH





**Map Lot Sub:** 000015 000041 000000  
**Location:** 36 HOFFMAN'S DRIVE  
**Owner:** HOFFMAN IRREVOC. TRUST, JILL T  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** HAM BRNCH /WF



**Map Lot Sub:** 000025 000008 000002  
**Location:** 1333 EASTON ROAD  
**Owner:** PATTON REVOC TRST, CHRISTOPHER  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** HAM BRANCH XS/DTW



**Map Lot Sub:** 000025 000009 000000  
**Location:** 1172 EASTON ROAD  
**Owner:** MORRIS, RICHARD G  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** WF/HAM BRNCH/DTW/X



**Map Lot Sub:** 000025 000009 000002  
**Location:** 1302 EASTON ROAD  
**Owner:** MORRIS, RICHARD G.  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** HAM BRANCH WF



**Map Lot Sub:** 000030 000015 000000  
**Location:** 216 DELAGE ROAD  
**Owner:** MOORE TRUST AGREEMENT, RICHA  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** HAM BRANCH WF



**Map Lot Sub:** 000034 000005 000000  
**Location:** 1993 EASTON ROAD  
**Owner:** SHAPIRO, ANDREW I  
**Waterfront Value:** \$ 24,000

**Condition:** 20  
**Notes:** WF

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	10/21/15	4165/0948	Q I	\$388,000
<b>Current Assessment:</b>				\$318,700



**Map Lot Sub:** 000024 000005 000000  
**Location:** 71 LAFAYETTE ROAD  
**Owner:** NOYES, BRADLEY P.  
**Waterfront Value:** \$ 30,000

**Condition:** 25  
**Notes:** WF/HAM BRNCH/XS

## **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 the Town of Franconia in the heart of the White Mountains, views are plentiful from most areas of town. They range from up close hills, streams, pastures to varying degrees of mountains, ranges, ski slopes and distant views of the Presidential Range. The most prominent view is of Franconia Notch, Cannon Mountain and the newly revitalized Mittersill Ski area. Of the 46 qualified sales in the sales analysis 27 had at least some degree of a view. This allowed us to determine the higher end views with the more sought after subject matter down to the lesser views of hills and streams. Subject categories were developed which better defined the different levels of views from both ends of the value spectrum. For a list of subjects and corresponding factors used in the town, see view information outlined in Section 9. C. During the field review process, the view at each property was graded accordingly.





# Franconia View Report

Sorted By View Value



**Map Lot Sub:** 000025 000009 000000  
**Location:** 1172 EASTON ROAD  
**Owner:** MORRIS, RICHARD G  
**View Value:** \$ 0  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 0  
**Notes:** COMM PROP



**Map Lot Sub:** 000033 000001 000000  
**Location:** 1900 EASTON ROAD  
**Owner:** PALMER, WALTER A.  
**View Value:** \$ 0  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** PANORAMIC  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 0  
**Notes:** COMM PROP



**Map Lot Sub:** 000034 000006 000000  
**Location:** 2059 EASTON ROAD  
**Owner:** SHERBURN JR., ROBERT  
**View Value:** \$ 0  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 0  
**Notes:** COMM PROP



**Map Lot Sub:** 000034 000009 000001  
**Location:** 2165 EASTON ROAD  
**Owner:** THOMPSON, SUSAN M.  
**View Value:** \$ 0  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 0  
**Notes:** COMM PROP



**Map Lot Sub:** 000026 000006 000000  
**Location:** 636 WELLS ROAD  
**Owner:** HAYES, BRION G.  
**View Value:** \$ 3,300  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000028 000038 000000  
**Location:** 27 DEER PASS ROAD  
**Owner:** GRACE 2003 FAMILY TRUST  
**View Value:** \$ 3,300  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** EXTREME DISTANT  
**Condition:** 50  
**Notes:** VU/PL OBST



**Map Lot Sub:** 000028 000011 000000  
**Location:** 93 ALPEN HILL ROAD  
**Owner:** LOSCUTOFF, JAMES M  
**View Value:** \$ 4,400  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** PLS OBST





**Map Lot Sub:** 000005 000042 000000  
**Location:** 188 WALLACE HILL ROAD  
**Owner:** COSTA, ANGELO  
**View Value:** \$ 5,500  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000014 000153 000007  
**Location:** 417 IRON FOUNDRY ROAD  
**Owner:** ODELL, ROGER E.  
**View Value:** \$ 5,500  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000021 000000  
**Location:** 15 TOWN EDGE LANE  
**Owner:** SHEA, STEVENS L.  
**View Value:** \$ 5,500  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000018 000002 000000  
**Location:** 272 MAGOWAN HILL ROAD  
**Owner:** HOWE, DAVID  
**View Value:** \$ 5,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL



**Map Lot Sub:** 000020 000002 000004  
**Location:** 89 POWDER HILL DRIVE  
**Owner:** WILHELMSSEN REV TRUST, KAREN H  
**View Value:** \$ 5,500  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 90  
**Notes:** VU/SSNL OBST



**Map Lot Sub:** 000020 000002 000013  
**Location:** 1982 PROFILE ROAD  
**Owner:** SAMPO, VINCENT E  
**View Value:** \$ 5,500  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000022 000004 0001.1  
**Location:** MCKENZIE WOODS ROAD  
**Owner:** TTW, LLC  
**View Value:** \$ 5,500 CU  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000031 000009 000000  
**Location:** 263 KINSMAN ROAD  
**Owner:** MORSE, ROBERT  
**View Value:** \$ 5,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST





**Map Lot Sub:** 000005 000031 000000  
**Location:** 150 FOREST ROAD  
**Owner:** TAKSAR FAMILY TRUST  
**View Value:** \$ 6,600  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000014 000153 000005  
**Location:** 384 IRON FOUNDRY ROAD  
**Owner:** ANDERSON FAMILY REVOC TRUST  
**View Value:** \$ 6,600  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000018  
**Location:** 71 MEADOW CREST DRIVE  
**Owner:** CHILDS, DALE R.  
**View Value:** \$ 6,600  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000030 000001 000000  
**Location:** 1549 EASTON ROAD  
**Owner:** O'LEARY, EDWARD PATRICK  
**View Value:** \$ 6,600  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL OBST



**Map Lot Sub:** 000030 000006 000000  
**Location:** 1532 EASTON ROAD  
**Owner:** COOK, WENDY R.  
**View Value:** \$ 6,600  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000016 000037 000003  
**Location:** 81 COVENTRY RIDGE ROAD  
**Owner:** KRANTZ REV TRUST 1990, ANNE D.  
**View Value:** \$ 7,700  
**Subject:** HILLS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000026 000012 000000  
**Location:** 558 WELLS ROAD  
**Owner:** LOVETT, ELEANOR R.  
**View Value:** \$ 7,700  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL OBST



**Map Lot Sub:** 000003 000005 000000  
**Location:** 602 WALLACE HILL ROAD  
**Owner:** SOUCY, ROBERT  
**View Value:** \$ 8,800  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000005 000019 000000  
**Location:** 438 WALLACE HILL ROAD  
**Owner:** LEMEK, BETH  
**View Value:** \$ 8,800  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	<b>Date</b>	<b>Book/Page</b>	<b>Type</b>	<b>Price</b>
<b>Most Recent Sale:</b>	03/10/16	4171/0243	Q I	\$241,000
<b>Current Assessment:</b>				\$286,700



**Map Lot Sub:** 000015 000015 000000  
**Location:** 49 BICKFORD HILL ROAD  
**Owner:** TIFFANY, JOAN T.  
**View Value:** \$ 8,800  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000016 000001 000004  
**Location:** 135 BALANCING ROCK ROAD  
**Owner:** BECKER, BRUCE  
**View Value:** \$ 8,800  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000020 000002 000024  
**Location:** CHAMPION'S WAY  
**Owner:** ZIEBELL REV TRUST 1998, LISA A  
**View Value:** \$ 8,800  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000025 000002 000004  
**Location:** 862 WELLS ROAD  
**Owner:** JESSEN, MOGENS S.  
**View Value:** \$ 8,800  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000034 000009 000000  
**Location:** 2203 EASTON ROAD  
**Owner:** MCKENZIE, JOEL C.  
**View Value:** \$ 8,800  
**Subject:** HILLS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** PL OBST



**Map Lot Sub:** 000005 000044 000000  
**Location:** 166 WALLACE HILL ROAD  
**Owner:** ALDEN, JAMES H  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000011 000005 000000  
**Location:** 327 MAGOWAN HILL ROAD  
**Owner:** CROSBY ET AL, GEORGE DE FOREST  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** SSSL OBST

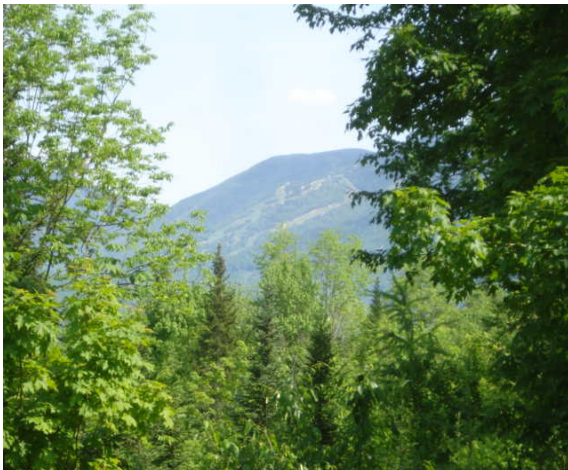




**Map Lot Sub:** 000014 000059 000000  
**Location:** 65 GARFIELD CLOSE  
**Owner:** KELLEY TRUST 1997, RUTH C  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** PL/SSNL OBST



**Map Lot Sub:** 000014 000061 000000  
**Location:** 81 GARFIELD CLOSE  
**Owner:** MALLICK, STEPHANIE A.  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000028 000000  
**Location:** 222 BICKFORD HILL ROAD  
**Owner:** SUYDAM REVOC TRUST, MARILYN N.  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000032 000000  
**Location:** 98 FRANCONIA MTNS ROAD  
**Owner:** BELZ, CARL I.  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000018 000009 000000  
**Location:** 1275 PROFILE ROAD  
**Owner:** ADLER, MICHEL F  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000018 000012 000000  
**Location:** 1421 PROFILE ROAD  
**Owner:** SYMMES FAMILY TRUST, DAVID  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000005  
**Location:** 123 POWDER HILL DRIVE  
**Owner:** MELLIN, DOUG R.  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000021 000017 000000  
**Location:** 348 WELLS ROAD  
**Owner:** MCLEOD, RICHARD  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000022 0011.1 000005  
**Location:** 334 FRANCONIA MTNS ROAD  
**Owner:** CROKE, JONATHAN P.  
**View Value:** \$ 9,900  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000024 000062 000000  
**Location:** 110 ROCKWOOD ROAD  
**Owner:** GIFFORD REALTY TRUST, DONNA  
**View Value:** \$ 9,900  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000026 000019 000001  
**Location:** 705 WELLS ROAD  
**Owner:** BULL, NATHANIEL E.  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



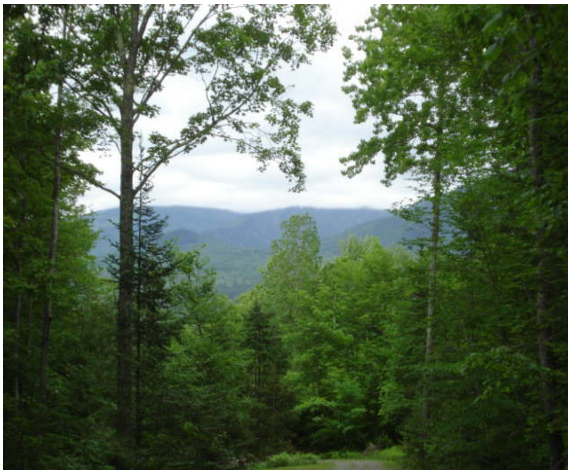
**Map Lot Sub:** 000028 000157 000000  
**Location:** 33 RIDGECUT ROAD  
**Owner:** BOSSELMAN,STEPHEN H.  
**View Value:** \$ 9,900  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** SSNL OBST



**Map Lot Sub:** 000030 000002 000012  
**Location:** EASTON ROAD  
**Owner:** DESHLER JR., H.G.  
**View Value:** \$ 9,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000011 000014  
**Location:** NATURE DRIVE  
**Owner:** HEINRICH, BRUCE  
**View Value:** \$ 11,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000024 000025 000000  
**Location:** 228 TIMBER LANE  
**Owner:** BAYNES, ROBIN K.  
**View Value:** \$ 11,000  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000074 000000  
**Location:** 26 WOODCHUCK TRAIL  
**Owner:** GILLIS, FRANCIS XAVIER  
**View Value:** \$ 11,000  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** SSSL OBST





**Map Lot Sub:** 000034 000004 000001  
**Location:** 1869 EASTON ROAD  
**Owner:** PALMER, THOMAS  
**View Value:** \$ 11,000  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 25  
**Notes:** UND

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	10/13/15	4164/103	Q I	\$257,540
<b>Current Assessment:</b>				\$270,400



**Map Lot Sub:** 000005 000014 000000  
**Location:** 433 WALLACE HILL ROAD  
**Owner:** DANFORTH III, MURRAY S.  
**View Value:** \$ 12,100  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 0011.1 000002  
**Location:** 222 FRANCONIA MTNS ROAD  
**Owner:** PECK, JOHN K  
**View Value:** \$ 12,100  
**Subject:** HILLS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000051 000001  
**Location:** 424 LAFAYETTE ROAD  
**Owner:** DEXTER, LEWIS  
**View Value:** \$ 12,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000005 000017 000000  
**Location:** 574 WALLACE HILL ROAD  
**Owner:** SMALL, RONALD  
**View Value:** \$ 13,200  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL



**Map Lot Sub:** 000008 000001 000018  
**Location:** 71 FOXGLOVE LANE  
**Owner:** MULLINS, ERIC R.  
**View Value:** \$ 13,200  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	06/26/14	4065/0400	Q I	\$369,540
<b>Current Assessment:</b>				\$451,600



**Map Lot Sub:** 000021 000015 000000  
**Location:** 442 WELLS ROAD  
**Owner:** WALKER, DAVID E  
**View Value:** \$ 13,200  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 80  
**Notes:** OWNER CONTROL



**Map Lot Sub:** 000022 000004 000005  
**Location:** MCKENZIE WOODS ROAD  
**Owner:** VOLPE, GERALD M.  
**View Value:** \$ 13,200 CU  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	12/28/15	4179/0886	Q V	\$84,000
<b>Current Assessment:</b>				\$79,600





**Map Lot Sub:** 000014 000136 000000  
**Location:** 81 LAFAYETTE DRIVE  
**Owner:** PAYETTE, PHILIP A.  
**View Value:** \$ 14,300  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** PL OBST



**Map Lot Sub:** 000024 000052 000000  
**Location:** 224 LAFAYETTE ROAD  
**Owner:** WINTHROP CHILDREN'S, FREDERIC  
**View Value:** \$ 14,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000008 000001 000027  
**Location:** 86 FOXGLOVE LANE  
**Owner:** FOXGLOVE LANE TRUST  
**View Value:** \$ 15,400  
**Subject:** HILLS  
**Width:** NARROW  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000013 000020 000000  
**Location:** 295 LAFAYETTE DRIVE  
**Owner:** MACAULAY, ESTATE OF AUSTIN  
**View Value:** \$ 15,400  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** HWY OBST



**Map Lot Sub:** 000013 000024 000000  
**Location:** 405 LAFAYETTE DRIVE  
**Owner:** ROSA, CAROL  
**View Value:** \$ 15,400  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 80  
**Notes:** PL/HWY OBST



**Map Lot Sub:** 000018 000010 000000  
**Location:** 1317 PROFILE ROAD  
**Owner:** PRESBY, THADDEUS D  
**View Value:** \$ 15,400  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000008 000000  
**Location:** 197 LAFAYETTE ROAD  
**Owner:** PATTON REVOC TRST, CHRISTOPHER  
**View Value:** \$ 15,400  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSSL OBST



**Map Lot Sub:** 000028 000013 000000  
**Location:** 117 ALPEN HILL ROAD  
**Owner:** CIBOTTI, DEAN  
**View Value:** \$ 15,400  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 75  
**Notes:** SSSL OBST





**Map Lot Sub:** 000028 000018 000000  
**Location:** 195 ALPEN HILL ROAD  
**Owner:** FLECKNER JR., WILLIAM R.  
**View Value:** \$ 15,400  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000028 000039 000000  
**Location:** 39 DEER PASS ROAD  
**Owner:** MARZOTTO, KEVIN E.  
**View Value:** \$ 15,400  
**Subject:** MOUNTAINS  
**Width:** TUNNEL  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 75  
**Notes:** PLS OBST



**Map Lot Sub:** 000028 000094 000000  
**Location:** 316 MITTERSILL ROAD  
**Owner:** BATTEN, RICHARD E  
**View Value:** \$ 15,400  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000012 000086 000000  
**Location:** 58 SAWMILL LANE  
**Owner:** WEISMAN, JULIE A.  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000012 000087 000000  
**Location:** 38 SAWMILL LANE  
**Owner:** WINTER, RUTH E.  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000142 000000  
**Location:** 173 LAFAYETTE DRIVE  
**Owner:** CHARETTE, MICHAEL C  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 80  
**Notes:** PL OBST

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	06/03/16	4209/0501	Q I	\$190,000
<b>Current Assessment:</b>				\$205,900



**Map Lot Sub:** 000016 000001 000001  
**Location:** 56 BALANCING ROCK ROAD  
**Owner:** MACNEIL TRUST, GEORGE & NANCY  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000002 000001  
**Location:** 123 MEADOW CREST DRIVE  
**Owner:** TRUESDELL, LAURA B  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSSL OBST





**Map Lot Sub:** 000018 000007 000000  
**Location:** 1231 PROFILE ROAD  
**Owner:** PENNEY, SHARON A.  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000018 000008 000000  
**Location:** 1251 PROFILE ROAD  
**Owner:** FITZGERALD, KEVIN C.  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000026  
**Location:** CHAMPION'S WAY  
**Owner:** BOWMAN REID REVOCABLE TRUST  
**View Value:** \$ 16,500  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000022 000004 000004  
**Location:** MCKENZIE WOODS ROAD  
**Owner:** VOLPE, GERALD M.  
**View Value:** \$ 16,500 CU  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000022 000004 000013  
**Location:** MCKENZIE WOODS ROAD  
**Owner:** NELSON REVOC TRST, KATHLEEN M.  
**View Value:** \$ 16,500  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000028 000007 000000  
**Location:** 65 ALPEN HILL ROAD  
**Owner:** MERRILL , MARGARET L.  
**View Value:** \$ 16,500  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000028 000010 000000  
**Location:** 85 ALPEN HILL ROAD  
**Owner:** SWIFT, PAMELA  
**View Value:** \$ 16,500  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 50  
**Notes:** PL OBST



**Map Lot Sub:** 000028 000042 000000  
**Location:** 63 DEER PASS ROAD  
**Owner:** RANDALL, JEFFREY L.  
**View Value:** \$ 16,500  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 75  
**Notes:** PL OBST





**Map Lot Sub:** 000028 000125 000000  
**Location:** 140 HUBERTUS RING  
**Owner:** AUERBACH REV.TRST, JONATHAN D.  
**View Value:** \$ 16,500  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000008 000001 000017  
**Location:** 45 FOXGLOVE LANE  
**Owner:** SCHIBANOFF, JAMES M.  
**View Value:** \$ 17,600  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:** VU/PASTURE/POND



**Map Lot Sub:** 000015 000023 000000  
**Location:** 59 TOWN EDGE LANE  
**Owner:** CONNORS III, JOSEPH N.  
**View Value:** \$ 17,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSNL OBST



**Map Lot Sub:** 000015 000030 000000  
**Location:** 140 IRON FOUNDRY ROAD  
**Owner:** VIRGIN, KARL W.  
**View Value:** \$ 17,600  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 0011.1 000001  
**Location:** 186 FRANCONIA MTNS ROAD  
**Owner:** LAFLAMME, LOTTIE M.  
**View Value:** \$ 17,600  
**Subject:** HILLS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000026 000010 000000  
**Location:** 572 WELLS ROAD  
**Owner:** WHITCOMB, GEORGE A.  
**View Value:** \$ 17,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** PL OBST



**Map Lot Sub:** 000014 000060 000000  
**Location:** 75 GARFIELD CLOSE  
**Owner:** HANLEY, GEORGE A.  
**View Value:** \$ 18,700  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** PL/SSNL OBST



**Map Lot Sub:** 000014 000062 000000  
**Location:** GARFIELD CLOSE  
**Owner:** MALLICK, STEPHANIE A.  
**View Value:** \$ 18,700  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** PL OBST





**Map Lot Sub:** 000014 000137 000000  
**Location:** 109 LAFAYETTE DRIVE  
**Owner:** PAYETTE, PHILIP A.  
**View Value:** \$ 18,700  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** PL OBST



**Map Lot Sub:** 000016 000021 000000  
**Location:** 332 OLD COUNTY ROAD  
**Owner:** DOUGLAS, DAVID C.  
**View Value:** \$ 18,700  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000029 000010 000002  
**Location:** 83 PARK VIEW DRIVE  
**Owner:** HOLDEN, BRUCE  
**View Value:** \$ 18,700  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 95  
**Notes:** SSNL OBST



**Map Lot Sub:** 000004 000011 000015  
**Location:** 99 NATURE DRIVE  
**Owner:** PINGREE, SHARON FARRAR  
**View Value:** \$ 19,800  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000019 000000  
**Location:** 61 SKYLINE DRIVE  
**Owner:** AIMETTI, ARTHUR  
**View Value:** \$ 19,800  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000024 000000  
**Location:** 60 INDIAN PIPE ROAD  
**Owner:** STEELE TRUST OF 2008, DAWN K.  
**View Value:** \$ 19,800  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000017  
**Location:** 100 MEADOW CREST DRIVE  
**Owner:** GIROUARD, MICHAEL A.  
**View Value:** \$ 19,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000013 000000  
**Location:** 418 RIDGE ROAD  
**Owner:** FRANKENSTEIN, SUSAN  
**View Value:** \$ 19,800  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000024 000028 000000  
**Location:** 168 TIMBER LANE  
**Owner:** CRUIKSHANK REVOC TRST , DONNA  
**View Value:** \$ 19,800  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000030 000004 000002  
**Location:** 1722 EASTON ROAD  
**Owner:** BERKE, BRUCE A.  
**View Value:** \$ 19,800  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000034 000007 000000  
**Location:** 2079 EASTON ROAD  
**Owner:** SHERBURN JR., ROBERT  
**View Value:** \$ 19,800 CU  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** PL OBST



**Map Lot Sub:** 000005 000025 000000  
**Location:** 344 WALLACE HILL ROAD  
**Owner:** FEBIGER II, WILLIAM S  
**View Value:** \$ 20,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000013 000023 000000  
**Location:** 385 LAFAYETTE DRIVE  
**Owner:** BALL, DAVID P.  
**View Value:** \$ 20,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000150 000000  
**Location:** 270 IRON FOUNDRY ROAD  
**Owner:** GAUDETTE, RICHARD P.  
**View Value:** \$ 20,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000032 000000  
**Location:** 102 IRON FOUNDRY ROAD  
**Owner:** FLESCHER, ARTHUR  
**View Value:** \$ 20,900  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000012 000088 000000  
**Location:** 1028 PROFILE ROAD  
**Owner:** PEABODY, JOEL N.  
**View Value:** \$ 22,000  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSNL OBST

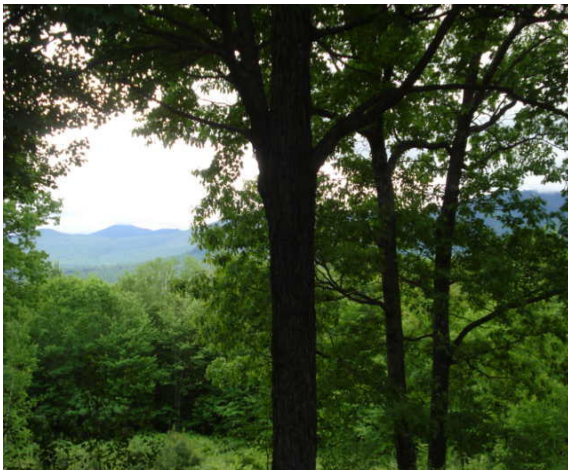




**Map Lot Sub:** 000028 000036 000000  
**Location:** 28 ALPEN HILL ROAD  
**Owner:** MITTERSILL REALTY TRUST  
**View Value:** \$ 22,000  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:** VU



**Map Lot Sub:** 000028 000069 000000  
**Location:** 67 WOODCHUCK TRAIL  
**Owner:** CAMPBELL, ALEXANDER  
**View Value:** \$ 22,000  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:** VU



**Map Lot Sub:** 000031 000007 000000  
**Location:** 209 KINSMAN ROAD  
**Owner:** DOWNEY, WILLIAM H.  
**View Value:** \$ 22,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** OWN CNTRL V



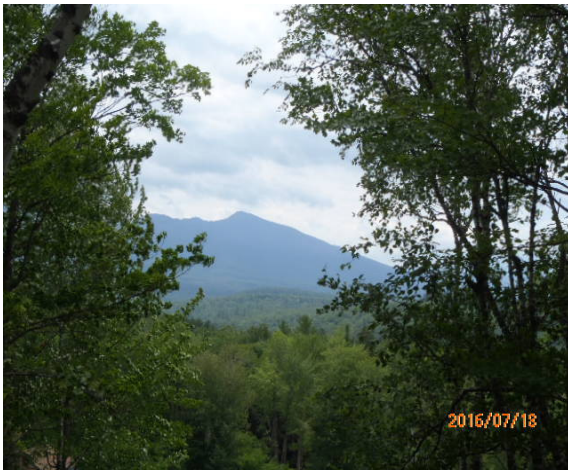
**Map Lot Sub:** 000004 000011 000016  
**Location:** 15 NATURE DRIVE  
**Owner:** TORTORICE, ROBERT M.  
**View Value:** \$ 23,100  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 80  
**Notes:** SSSL OBST



**Map Lot Sub:** 000024 000043 000000  
**Location:** 203 TOAD HILL ROAD  
**Owner:** STARR, NATALIE T.  
**View Value:** \$ 23,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 95  
**Notes:** SSSL OBST



**Map Lot Sub:** 000029 000040 000006  
**Location:** 282 PARK VIEW DRIVE  
**Owner:** WILLIS, NANCY CLAIRMONT  
**View Value:** \$ 23,100  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** SSSL



**Map Lot Sub:** 000006 000003 000000  
**Location:** 371 OVERBROOK ROAD  
**Owner:** LISTERNICK, STANLEY E.  
**View Value:** \$ 24,200  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000019 000004  
**Location:** 100 SPLIT ROCK DRIVE  
**Owner:** IRELAND REVOC TRST, J.B. & S.G  
**View Value:** \$ 24,200  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





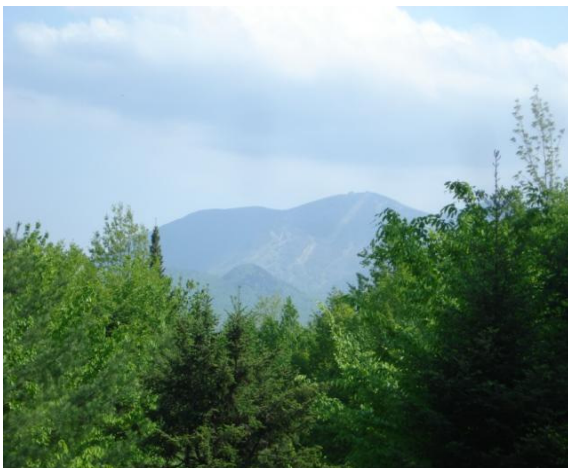
**Map Lot Sub:** 000024 000002 000000  
**Location:** 37 LAFAYETTE ROAD  
**Owner:** ROBINSON, ORRIN J.  
**View Value:** \$ 24,200  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** PL OBST



**Map Lot Sub:** 000024 000002 000001  
**Location:** LAFAYETTE ROAD  
**Owner:** ROBINSON, ORRIN J.  
**View Value:** \$ 24,200  
**Subject:** MOUNTAINS  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** PL OBST



**Map Lot Sub:** 000008 000001 000030  
**Location:** 191 FOXGLOVE LANE  
**Owner:** WENDELL, BARRY J.  
**View Value:** \$ 25,300  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSSL OBST



**Map Lot Sub:** 000008 000017 000000  
**Location:** 131 INDIAN PIPE ROAD  
**Owner:** HORAN FAMILY REVOCABLE TRUST  
**View Value:** \$ 25,300  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSSL



**Map Lot Sub:** 000016 000003 000000  
**Location:** 503 EASTON ROAD  
**Owner:** WHITING, DAVID J.  
**View Value:** \$ 25,300  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** DISTANT  
**Condition:** 90  
**Notes:** SSNL OBST



**Map Lot Sub:** 000025 000004 000000  
**Location:** 1375 EASTON ROAD  
**Owner:** GROTE, G. PETER  
**View Value:** \$ 25,300  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 95  
**Notes:** SSNL OBST



**Map Lot Sub:** 000026 000017 000000  
**Location:** 643 WELLS ROAD  
**Owner:** BELENKY, ALEXEI  
**View Value:** \$ 25,300  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	05/06/14	4054/0178	Q I	\$197,540
<b>Current Assessment:</b>				\$213,300



**Map Lot Sub:** 000028 000058 000000  
**Location:** 34 DEER PASS ROAD  
**Owner:** GRAHAM FAMILY REVOCABLE TRUS  
**View Value:** \$ 25,300  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 75  
**Notes:** SSNL OBST





**Map Lot Sub:** 000028 000073 000000  
**Location:** 36 WOODCHUCK TRAIL  
**Owner:** HERBERT, COREY D.  
**View Value:** \$ 25,300  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST

Date	Book/Page	Type	Price
08/19/15	4149/0303	Q I	\$265,000

**Most Recent Sale:**  
**Current Assessment:** \$253,900



**Map Lot Sub:** 000030 000002 000013  
**Location:** 1671 EASTON ROAD  
**Owner:** KIM, WILBER  
**View Value:** \$ 25,300  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

Date	Book/Page	Type	Price
03/02/15	4112/0823	Q I	\$450,000

**Most Recent Sale:**  
**Current Assessment:** \$456,800



**Map Lot Sub:** 000031 000011 000000  
**Location:** 355 KINSMAN ROAD  
**Owner:** STARER, BRIAN L.  
**View Value:** \$ 25,300  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000018 000001  
**Location:** 255 BICKFORD HILL ROAD  
**Owner:** MCENANY, JOHN F.  
**View Value:** \$ 26,400  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSNL OBST



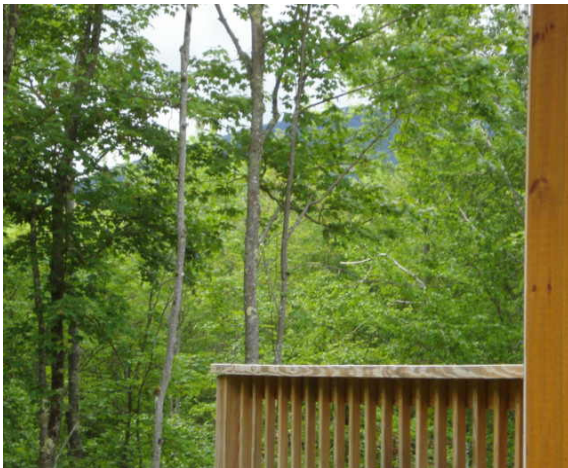
**Map Lot Sub:** 000022 0011.1 000006  
**Location:** 400 FRANCONIA MTNS ROAD  
**Owner:** GALLIGAN, HOWARD J.  
**View Value:** \$ 26,400  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 0011.1 000007  
**Location:** 426 FRANCONIA MTNS ROAD  
**Owner:** CONAWAY, D. ALLEN  
**View Value:** \$ 26,400  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000025 000008 000000  
**Location:** 1366 EASTON ROAD  
**Owner:** KNOX, SCOTT V. S.  
**View Value:** \$ 26,400  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000005 000000  
**Location:** 105 KINSMAN ROAD  
**Owner:** KIPP REVOCABLE TRUST 2015, DAV  
**View Value:** \$ 26,400  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** OWN CTRL VU





**Map Lot Sub:** 000006 000013 000000  
**Location:** 344 OVERBROOK ROAD  
**Owner:** GILL, MARGARET  
**View Value:** \$ 28,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST

	<b>Date</b>	<b>Book/Page</b>	<b>Type</b>	<b>Price</b>
<b>Most Recent Sale:</b>	05/22/15	4114/0978	Q I	\$224,000
<b>Current Assessment:</b>				\$250,500



**Map Lot Sub:** 000013 000026 000002  
**Location:** MEADOW RUE LANE  
**Owner:** TOREIGN II REALTY TRUST  
**View Value:** \$ 28,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000151 000001  
**Location:** 213 IRON FOUNDRY ROAD  
**Owner:** NYBORG, ADAM C.  
**View Value:** \$ 28,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000016 000000  
**Location:** 105 BICKFORD HILL ROAD  
**Owner:** ALLEN, IRENE B.  
**View Value:** \$ 28,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL OBST



**Map Lot Sub:** 000024 000034 000000  
**Location:** 14 TIMBER LANE  
**Owner:** CLARK III, EUGENE R.  
**View Value:** \$ 28,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL  

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	07/31/15	4147/0075	Q I	\$248,000
<b>Current Assessment:</b>				\$264,500



**Map Lot Sub:** 000031 000015 000000  
**Location:** 375 TOAD HILL ROAD  
**Owner:** GEORGE REVOC TRUST, DOUGLAS E.  
**View Value:** \$ 28,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000012 000009 000000  
**Location:** 367 PLANTATION ROAD  
**Owner:** TRAVIS, ROBERT C.  
**View Value:** \$ 29,700  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSNL OBST



**Map Lot Sub:** 000024 000001 000000  
**Location:** EASTON ROAD  
**Owner:** CURLETT, MICHAEL  
**View Value:** \$ 29,700  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** PL OBST





**Map Lot Sub:** 000028 000072 000000  
**Location:** 48 WOODCHUCK TRAIL  
**Owner:** FITZGERALD, DAVID  
**View Value:** \$ 29,700  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 90  
**Notes:** SSNL OBST



**Map Lot Sub:** 000014 000141 000000  
**Location:** 12 BERWICK COURT  
**Owner:** MOULTON LIVING TRUST, LARRY J.  
**View Value:** \$ 30,800  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 80  
**Notes:** PL OBST



**Map Lot Sub:** 000015 000005 000000  
**Location:** 206 RIDGE ROAD  
**Owner:** FOWLER JR., DANIEL W.  
**View Value:** \$ 30,800  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** PL OBST



**Map Lot Sub:** 000024 000041 000000  
**Location:** 145 TOAD HILL ROAD  
**Owner:** CLAYTON, JAMES MARK  
**View Value:** \$ 30,800  
**Subject:** CANNON MT  
**Width:** TUNNEL  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000025 000005 000000  
**Location:** 1421 EASTON ROAD  
**Owner:** KELLY REALTY TRUST  
**View Value:** \$ 30,800  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000030 000000  
**Location:** ALPEN HILL ROAD  
**Owner:** LOSCUTOFF, JAMES M  
**View Value:** \$ 30,800  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000029 000040 000004  
**Location:** 308 PARK VIEW DRIVE  
**Owner:** DIETLEIN, DARREL  
**View Value:** \$ 30,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000029 000040 000008  
**Location:** 220 PARK VIEW DRIVE  
**Owner:** CORNELL, BRADFORD B  
**View Value:** \$ 30,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** OBST





**Map Lot Sub:** 000029 000040 000009  
**Location:** PARK VIEW DRIVE  
**Owner:** MARTINS, CHRISTINA  
**View Value:** \$ 30,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** OBST



**Map Lot Sub:** 000028 000027 000000  
**Location:** 128 ALPEN HILL ROAD  
**Owner:** GRANOFF, EVAN J.  
**View Value:** \$ 31,900  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 95  
**Notes:** SSNL OBST



**Map Lot Sub:** 000029 000040 000010  
**Location:** 132 PARK VIEW DRIVE  
**Owner:** HIBLER, WILLIAM D.  
**View Value:** \$ 31,900  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 80  
**Notes:** SSNL

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	04/02/14	4048/0113	Q V	\$59,067
<b>Current Assessment:</b>				\$307,200



**Map Lot Sub:** 000001 000001 000000  
**Location:** 845 COAL HILL ROAD  
**Owner:** OTOROWSKI FAMILY 1996 REV TRST  
**View Value:** \$ 33,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000008 000016 000000  
**Location:** 28 FOXGLOVE LANE  
**Owner:** PRELL, MARK E.  
**View Value:** \$ 33,000  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000010 000001 000001  
**Location:** 544 MAGOWAN HILL ROAD  
**Owner:** VAILL LIVING TRUST , RUTH A.  
**View Value:** \$ 33,000  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000013 000000  
**Location:** ACADEMY STREET  
**Owner:** FRANCONIA, TOWN OF  
**View Value:** \$ 33,000  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000153 000004  
**Location:** 362 IRON FOUNDRY ROAD  
**Owner:** BLODGETT ETAL, JEFFREY W.  
**View Value:** \$ 33,000  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000016 000025 000000  
**Location:** 59 FRANCONIA MTNS ROAD  
**Owner:** MARVELLI JR, EDMUND  
**View Value:** \$ 33,000  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000008  
**Location:** 180 POWDER HILL DRIVE  
**Owner:** FROIO, JOSPEH M  
**View Value:** \$ 33,000  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000027  
**Location:** KERR ROAD  
**Owner:** PAPALIA, GERARD  
**View Value:** \$ 33,000  
**Subject:** MITTERSILL SLOPE  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000068 000000  
**Location:** 256 TIMBER LANE  
**Owner:** BARROWS, JOSEPH E.  
**View Value:** \$ 33,000  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	05/20/14	4056/0946	Q I	\$223,070
<b>Current Assessment:</b>				\$238,300



**Map Lot Sub:** 000028 000107 000000  
**Location:** 33 SUNSET RIDGE ROAD  
**Owner:** WUNDERMAN, MARC  
**View Value:** \$ 33,000  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000013 000008 000000  
**Location:** 13 SUNSET LANE  
**Owner:** NICODEMUS, CHRISTOPHER F.  
**View Value:** \$ 34,100  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 90  
**Notes:** PL OBST



**Map Lot Sub:** 000025 000002 000005  
**Location:** 840 WELLS ROAD  
**Owner:** EVANS, JOHN C.  
**View Value:** \$ 35,200  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000030 000015 000000  
**Location:** 216 DELAGE ROAD  
**Owner:** MOORE TRUST AGREEMENT, RICHA  
**View Value:** \$ 35,200  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000034 000005 000000  
**Location:** 1993 EASTON ROAD  
**Owner:** SHAPIRO, ANDREW I  
**View Value:** \$ 35,200  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	<b>Date</b>	<b>Book/Page</b>	<b>Type</b>	<b>Price</b>
<b>Most Recent Sale:</b>	10/21/15	4165/0948	Q I	\$388,000
<b>Current Assessment:</b>				\$318,700



**Map Lot Sub:** 000024 000009 000000  
**Location:** 211 LAFAYETTE ROAD  
**Owner:** WINTHROP CHILDREN'S, FREDERIC  
**View Value:** \$ 36,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 95  
**Notes:** OBST



**Map Lot Sub:** 000029 000040 000001  
**Location:** 213 PARK VIEW DRIVE  
**Owner:** MURRAY TRUST 09, ROBERT SCOTT  
**View Value:** \$ 36,300  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 90  
**Notes:** SSSL OBST



**Map Lot Sub:** 000011 000008 000000  
**Location:** 444 MAGOWAN HILL ROAD  
**Owner:** THE MOOG, LLC  
**View Value:** \$ 37,400  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSSL



**Map Lot Sub:** 000013 000030 000000  
**Location:** 31 PLANTATION ROAD  
**Owner:** ANDREWS, ELIZABETH HARRISON  
**View Value:** \$ 37,400  
**Subject:** MTS & RIVER  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000003 000002  
**Location:** 131 RIDGE ROAD  
**Owner:** BOISSONNEAULT, MEREDITH  
**View Value:** \$ 37,400  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL OBST



**Map Lot Sub:** 000019 000012 000001  
**Location:** 454 BUTTERHILL ROAD  
**Owner:** TAYLOR, JOHN K  
**View Value:** \$ 37,400  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSNL/OBST



**Map Lot Sub:** 000028 000127 000000  
**Location:** 120 HUBERTUS RING  
**Owner:** SHAMBO, ALICIA  
**View Value:** \$ 37,400  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 75  
**Notes:** SSNL OBST





**Map Lot Sub:** 000004 000011 000002  
**Location:** OAKS ROAD  
**Owner:** STANTON, ROBERT  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000004 000028 000003  
**Location:** L/O SUMMIT DRIVE  
**Owner:** RAZVI TRUST, RENEE H.  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000004 000028 000004  
**Location:** L/O SUMMIT DRIVE  
**Owner:** MOYER III REV TRST, BENTON L.  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 25  
**Notes:** UND



**Map Lot Sub:** 000005 000018 000000  
**Location:** 466 WALLACE HILL ROAD  
**Owner:** GOPI NOTCH PARTNERS, LLC  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 00001A 000006  
**Location:** 182 WINTERGREEN LANE  
**Owner:** MOORE, JAMES H.  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000025 000000  
**Location:** 34 INDIAN PIPE ROAD  
**Owner:** HESLER, MARK T.  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL OBST



**Map Lot Sub:** 000015 000037 000000  
**Location:** 162 BICKFORD HILL ROAD  
**Owner:** GLIDDEN, STEPHEN H & ALAN B.  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000037 000001  
**Location:** 59 TOAD HILL ROAD  
**Owner:** DAHL, BARBARA E. 91 REV TRUST  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000024 000063 000000  
**Location:** 100 ROCKWOOD ROAD  
**Owner:** BERRIMAN'11 REV. TRST, WILLIAM  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000026 000011 000000  
**Location:** 560 WELLS ROAD  
**Owner:** 560 WELLS ROAD REALTY TRUST  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000026 000015 000000  
**Location:** WELLS ROAD  
**Owner:** CARTER JR., HARRY  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	01/05/15	4104/647	Q V	\$105,000
<b>Current Assessment:</b>				\$109,200



**Map Lot Sub:** 000026 000018 000000  
**Location:** 653 WELLS ROAD  
**Owner:** DRYDEN-PETERSON, SCOTT  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSNL

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	09/14/15	4156/943	Q I	\$477,140
<b>Current Assessment:</b>				\$468,600



**Map Lot Sub:** 000028 000165 000000  
**Location:** 75 PIONEER ROAD  
**Owner:** LAVALLEE, DAVID  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000016 000000  
**Location:** 581 TOAD HILL ROAD  
**Owner:** YOUNG JR, GARY  
**View Value:** \$ 38,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 25  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000010 000000  
**Location:** 301 OAKS ROAD  
**Owner:** ROSENFELD, SAMUEL L  
**View Value:** \$ 40,700  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000005 000029 000000  
**Location:** 170 FOREST ROAD  
**Owner:** STEELE, SUSAN T.  
**View Value:** \$ 42,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSSL OBST





**Map Lot Sub:** 000008 00001A 000007  
**Location:** 25 WOODBINE LANE  
**Owner:** GRASSETT LIVING TRUST  
**View Value:** \$ 42,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSSL OBST



**Map Lot Sub:** 000008 00001A 000008  
**Location:** 183 WINTERGREEN LANE  
**Owner:** MONTAGNO REV TRUST 93, GRACE M  
**View Value:** \$ 42,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSSL OBST



**Map Lot Sub:** 000028 000032 000000  
**Location:** 72 ALPEN HILL ROAD  
**Owner:** IMPERIOUS WALRUS , LLC  
**View Value:** \$ 44,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 50  
**Notes:** SSSL OBST



**Map Lot Sub:** 000028 000108 000000  
**Location:** 41 SUNSET RIDGE ROAD  
**Owner:** BOWMAN REID REVOCABLE TRUST  
**View Value:** \$ 44,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000013 000015 000000  
**Location:** SUNSET LANE  
**Owner:** BREAULT, EDWARD A.  
**View Value:** \$ 45,100  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** HWY OBST



**Map Lot Sub:** 000023 000020 000000  
**Location:** 246 SKI PINE CLUB ROAD  
**Owner:** POOLE FARM REALTY TRUST  
**View Value:** \$ 48,400  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** TUNNEL  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000005 000033 000000  
**Location:** 138 FOREST ROAD  
**Owner:** RUDBERG REV TRUST, NANCY JILL  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000005 000041 000000  
**Location:** 274 WALLACE HILL ROAD  
**Owner:** WINDER, CALEB M.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	07/15/15	4143/0160	Q I	\$406,654
<b>Current Assessment:</b>				\$399,700





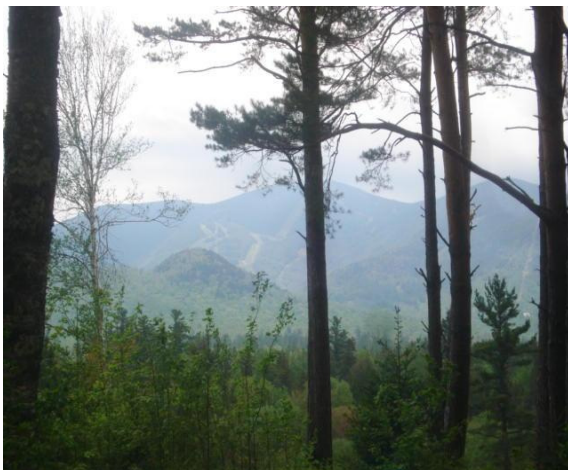
**Map Lot Sub:** 000008 000001 000029  
**Location:** 161 FOXGLOVE LANE  
**Owner:** BZOWSKI, PETER  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000020 000000  
**Location:** 132 INDIAN PIPE ROAD  
**Owner:** STIER, ROBERT J.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000010 000001 000000  
**Location:** 561 MAGOWAN HILL ROAD  
**Owner:** VAILL LIVING TRUST, RUTH A.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000011 000010 000000  
**Location:** 274 MAGOWAN HILL ROAD  
**Owner:** CROSBY ET AL, SHELDON  
**View Value:** \$ 49,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** SSSL OBST



**Map Lot Sub:** 000013 000026 000003  
**Location:** 25 MEADOW RUE LANE  
**Owner:** EDDY, MICHAEL D.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000024 000000  
**Location:** 151 TOWN EDGE LANE  
**Owner:** FAGAN, JAMIE CAMPBELL  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000002  
**Location:** 82 NOTCHWAY DRIVE  
**Owner:** UGO ENTERPRISES, INC.  
**View Value:** \$ 49,500 CU  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000021 000011 000001  
**Location:** 353 WELLS ROAD  
**Owner:** DIMARZIO, JOHN JOSEPH  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000021 000011 000002  
**Location:** 327 WELLS ROAD  
**Owner:** CLARK 2011 TRUST, BRENDA J.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000021 000019 000000  
**Location:** 206 WELLS ROAD  
**Owner:** FERRELLI TRUST, FRANK D.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000005 000000  
**Location:** 71 LAFAYETTE ROAD  
**Owner:** NOYES, BRADLEY P.  
**View Value:** \$ 49,500  
**Subject:** CANNON MT  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000054 000000  
**Location:** 76 DEER PASS ROAD  
**Owner:** HURLEY, THOMAS  
**View Value:** \$ 49,500  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 75  
**Notes:** SSNL OBST

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	12/02/13	4029/0691	Q I	\$289,000
<b>Current Assessment:</b>				\$291,000



**Map Lot Sub:** 000028 000068 000000  
**Location:** 57 WOODCHUCK TRAIL  
**Owner:** CARTER, CHRISTOPHER H.M.  
**View Value:** \$ 49,500  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000123 000000  
**Location:** 162 HUBERTUS RING  
**Owner:** WILSON FAMILY 2010 TRUST  
**View Value:** \$ 49,500  
**Subject:** MITTERSILL SLOPE  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000128 000000  
**Location:** 110 HUBERTUS RING  
**Owner:** SKELTON TRUST, JOHN B  
**View Value:** \$ 49,500  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000009  
**Location:** 53 NOTCHWAY DRIVE  
**Owner:** FITZPATRICK, PATRICK  
**View Value:** \$ 51,700  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSSL OBST





**Map Lot Sub:** 000023 000015 000000  
**Location:** 384 RIDGE ROAD  
**Owner:** CLORAN, JOHN J.  
**View Value:** \$ 51,700  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSSL OBST



**Map Lot Sub:** 000003 000003 000001  
**Location:** 932 WALLACE HILL ROAD  
**Owner:** KERTYZAK, MICHAEL J.  
**View Value:** \$ 52,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000001 000021  
**Location:** 22 LARKSPUR LANE  
**Owner:** DOE, DANA G.  
**View Value:** \$ 52,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000008  
**Location:** 185 NOTCHWAY DRIVE  
**Owner:** TORTOLANI, STEPHEN E  
**View Value:** \$ 52,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000033 000002 000000  
**Location:** EASTON ROAD  
**Owner:** SHERBURN JR., ROBERT  
**View Value:** \$ 52,800 CU  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000034 000008 000000  
**Location:** 2099 EASTON ROAD  
**Owner:** SHERBURN, STANLEY R.  
**View Value:** \$ 52,800  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

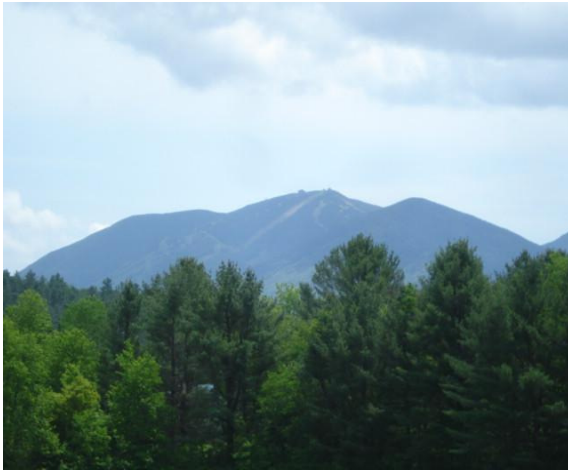


**Map Lot Sub:** 000024 000016 000000  
**Location:** 103 TIMBER LANE  
**Owner:** MICCICHE 02 REV TRUST, JANE H.  
**View Value:** \$ 55,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 95  
**Notes:** SSNL OBST



**Map Lot Sub:** 000008 000001 000028  
**Location:** 102 FOXGLOVE LANE  
**Owner:** LEWIS, GEORGE S.  
**View Value:** \$ 57,200  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000014 000072 000000  
**Location:** 42 CHURCH STREET  
**Owner:** BERLACK, HARRIS S.  
**View Value:** \$ 57,200  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**

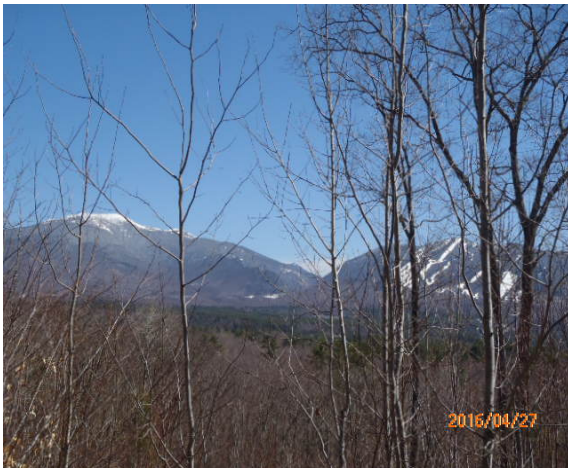


**Map Lot Sub:** 000004 000005 000000  
**Location:** 125 ASPEN ROAD  
**Owner:** ABERNATHY 07 LIVNG TRST,PAMELA  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000007 000000  
**Location:** 235 OAKS ROAD  
**Owner:** GROSSMAN, RICHARD E.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	11/09/15	4169/0897	Q I	\$540,000
<b>Current Assessment:</b>				\$516,600



**Map Lot Sub:** 000006 000007 000000  
**Location:** 393 OVERBROOK ROAD  
**Owner:** COOKE, MICHAEL T.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** SSSL OBST



**Map Lot Sub:** 000015 000019 000006  
**Location:** 357 BICKFORD HILL ROAD  
**Owner:** STONE, ELIZABETH MCPHAUL  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000003  
**Location:** 114 BALANCING ROCK ROAD  
**Owner:** PELLETIER, BRUCE A  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000010  
**Location:** 39 NOTCHWAY DRIVE  
**Owner:** RAUSCHENBACH, KURT  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 0004-1 000002  
**Location:** 140 MORRISTOWN ROAD  
**Owner:** GROOM, DAVID  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSSL





**Map Lot Sub:** 000023 000017 000000  
**Location:** 276 RIDGE ROAD  
**Owner:** FOSS, PAUL W.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000013 000000  
**Location:** 41 TIMBER LANE  
**Owner:** CHAFEE, STEPHANIE D.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000017 000000  
**Location:** 135 TIMBER LANE  
**Owner:** MARSEILLES, CHRISTOPHER M.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



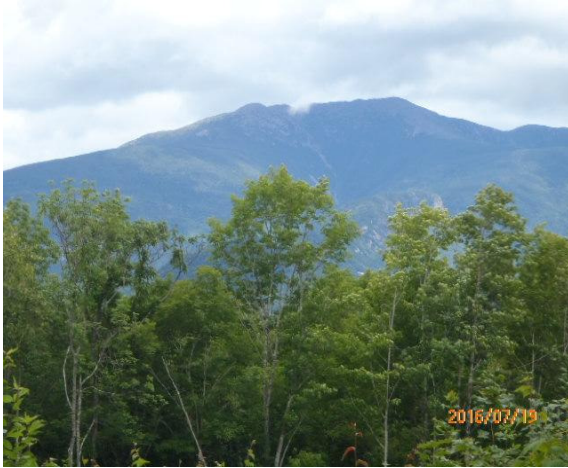
**Map Lot Sub:** 000024 000021 000000  
**Location:** 179 TIMBER LANE  
**Owner:** LAVIN, JEFFREY C.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000022 000000  
**Location:** 201 TIMBER LANE  
**Owner:** BURKE, JOHN P.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000037 000000  
**Location:** 383 LAFAYETTE ROAD  
**Owner:** MAGNESS, RONALD W.  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** NARROW  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000037 000002  
**Location:** 25 TOAD HILL ROAD  
**Owner:** MCLAUGHLIN, JAMES  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000042 000000  
**Location:** 181 TOAD HILL ROAD  
**Owner:** SNOWDALE, ROBERT L  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000024 000051 000000  
**Location:** 446 LAFAYETTE ROAD  
**Owner:** ROY, ANDREA  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000054 000000  
**Location:** 101 ROCKWOOD ROAD  
**Owner:** COLE, WILLIAM R  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000006 000000  
**Location:** 135 KINSMAN ROAD  
**Owner:** THERMOS TRUST, THE  
**View Value:** \$ 58,300  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000071 000000  
**Location:** 56 WOODCHUCK TRAIL  
**Owner:** WOODCHUCK TRAIL REALTY TRUST  
**View Value:** \$ 59,400  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 90  
**Notes:** SSSL OBST



**Map Lot Sub:** 000028 000109 000000  
**Location:** 53 SUNSET RIDGE ROAD  
**Owner:** SHACHOY, N.JAMES  
**View Value:** \$ 59,400  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 90  
**Notes:** SSNL OBST

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	12/05/14	4099/472	Q I	\$319,000
<b>Current Assessment:</b>				\$329,000



**Map Lot Sub:** 000030 000004 000003  
**Location:** 1680 EASTON ROAD  
**Owner:** GUNN, CHARLES P.  
**View Value:** \$ 61,600  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 80  
**Notes:** SSNL



**Map Lot Sub:** 000024 000047 000000  
**Location:** 33 MOUNTAIN VIEW ROAD  
**Owner:** MCCABE II REV TRST, CHARLES H.  
**View Value:** \$ 64,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** OBST



**Map Lot Sub:** 000008 000002 000000  
**Location:** 375 PLANTATION ROAD  
**Owner:** BUDDENHAGEN REV TR, JENNIFER S  
**View Value:** \$ 66,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000015 000027 000000  
**Location:** 438 BICKFORD HILL ROAD  
**Owner:** MOYER, BERYL HATT  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000019 000000  
**Location:** 402 OLD COUNTY ROAD  
**Owner:** DOYLE, SAMUEL C.  
**View Value:** \$ 66,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000010  
**Location:** 170 POWDER HILL DRIVE  
**Owner:** SANTIS, WILLIAM F  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000016  
**Location:** 42 POINT OF VIEW DRIVE  
**Owner:** AYDELOTT TRUST, PETER C.  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000017  
**Location:** 22 POINT OF VIEW DRIVE  
**Owner:** BUDROW TRUST, BEATRICE C.  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000019  
**Location:** 4 POINT OF VIEW DRIVE  
**Owner:** BRUINS, JOHN B  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 000004 000003  
**Location:** MCKENZIE WOODS ROAD  
**Owner:** TTW, LLC  
**View Value:** \$ 66,000 CU  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000039 000000  
**Location:** 95 TOAD HILL ROAD  
**Owner:** RUSSELL, MICHAEL B.  
**View Value:** \$ 66,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000028 000040 000000  
**Location:** 49 DEER PASS ROAD  
**Owner:** SHEA, ROSEMARY ANNE  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000150 000000  
**Location:** 34 RIDGECUT ROAD  
**Owner:** SHALEK, GORDON S  
**View Value:** \$ 66,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:** PL OBST



**Map Lot Sub:** 000033 000003 000000  
**Location:** 2190 EASTON ROAD  
**Owner:** MCKENZIE, JOEL C.  
**View Value:** \$ 70,400  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000001 000025  
**Location:** 26 WINTERGREEN LANE  
**Owner:** RICHMOND DESCENDANT'S, MELIND  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000007 000000  
**Location:** 377 PLANTATION ROAD  
**Owner:** HEISKELL, ANDREW  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000016  
**Location:** 158 MEADOW CREST DRIVE  
**Owner:** BOSWELL LIVING TRUST, LAURIE A  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000015  
**Location:** 54 POINT OF VIEW DRIVE  
**Owner:** MCPHERSON, VICKI A  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000021 000011 000005  
**Location:** WELLS ROAD  
**Owner:** MARCOUX, MARYANN  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000024 000040 000000  
**Location:** 121 TOAD HILL ROAD  
**Owner:** ROSHAK, PHILLIP G.  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000025 000009 000001  
**Location:** 1300 EASTON ROAD  
**Owner:** MORRIS, WILLIAM A.  
**View Value:** \$ 74,800  
**Subject:** CANNON MT  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000120 000000  
**Location:** 16 SUNSET RIDGE ROAD  
**Owner:** GABLE, RICHARD R.  
**View Value:** \$ 74,800  
**Subject:** MITTERSILL SLOPE  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000012  
**Location:** 6 POWDER HILL DRIVE  
**Owner:** RAMSDEN, PETER B.  
**View Value:** \$ 75,900  
**Subject:** MOUNTAINS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** DISTANT  
**Condition:** 125  
**Notes:** FRONT MITTERSILL V

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	01/08/16	4182/0344	Q I	\$510,000
<b>Current Assessment:</b>				\$519,900



**Map Lot Sub:** 000007 000001 000000  
**Location:** 782 FOREST HILL ROAD  
**Owner:** PRESBY, THADDEUS D  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000007 000002 000000  
**Location:** 484 FOREST HILL ROAD  
**Owner:** PALMER, THOMAS A  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000007 000002 000001  
**Location:** 556 FOREST HILL ROAD  
**Owner:** GERMANO REVOCABLE TRST, JOSE  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000001 000024  
**Location:** 192 FOXGLOVE LANE  
**Owner:** O'NEIL, KEVIN P.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000008 000029 000000  
**Location:** 40 FIDDLEHEAD ROAD  
**Owner:** PATERSON, DOUGLAS M  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**  

Date	Book/Page	Type	Price
06/22/15	4137/0684	Q I	\$611,000

**Most Recent Sale:**  
**Current Assessment:** \$637,800



**Map Lot Sub:** 000016 000001 000008  
**Location:** 180 BALANCING ROCK ROAD  
**Owner:** SIMMONS, RICHARD D.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000011  
**Location:** 17 NOTCHWAY DRIVE  
**Owner:** STEBER/MEDANICH 2006 TRUST  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**  

Date	Book/Page	Type	Price
06/11/14	4061/0550	Q V	\$170,000

**Most Recent Sale:**  
**Current Assessment:** \$452,300



**Map Lot Sub:** 000022 000004 000002  
**Location:** MCKENZIE WOODS ROAD  
**Owner:** COYNE. PATRICK  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000011 000000  
**Location:** 345 RIDGE ROAD  
**Owner:** CLOUGH, TIMOTHY A  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000048 000000  
**Location:** 159 MOUNTAIN VIEW ROAD  
**Owner:** TROOBOFF, STEVAN K.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000048 000007  
**Location:** 91 MOUNTAIN VIEW ROAD  
**Owner:** MCCABE II REV TRST, CHARLES H.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000026 000013 000000  
**Location:** 79 MORRISTOWN ROAD  
**Owner:** FORD, MICHAEL J.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000030 000002 000011  
**Location:** 38 RAVEN LANE  
**Owner:** WOODWARD, JEFFREY R.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000030 000004 000005  
**Location:** 1626 EASTON ROAD  
**Owner:** WYMAN, PATRICK J.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000019 000000  
**Location:** 156 MOUNTAIN VIEW ROAD  
**Owner:** LANG, PHILIPP  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000031 000000  
**Location:** TIMBER LANE LOT 3  
**Owner:** CATELLI, JOSEPH L.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 50  
**Notes:** OBST



**Map Lot Sub:** 000031 000040 000000  
**Location:** 470 TIMBER LANE  
**Owner:** PETTIGLIO, MICHAEL  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000032 000003 000000  
**Location:** 157 FOBES ROAD  
**Owner:** BURWELL, RICHARD E.  
**View Value:** \$ 77,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:** OWNER CONTROL



**Map Lot Sub:** 000023 000009 000000  
**Location:** 217 RIDGE ROAD  
**Owner:** SANDROFF, PATIENCE FERRIS  
**View Value:** \$ 78,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSSL OBST



**Map Lot Sub:** 000008 00001A 000009  
**Location:** 54 WOODBINE LANE  
**Owner:** LANGWORTHY REVOC TRST, RICHA  
**View Value:** \$ 82,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 95  
**Notes:** SSSL OBST





**Map Lot Sub:** 000028 000031 000000  
**Location:** 82 ALPEN HILL ROAD  
**Owner:** LODDING, DAVID  
**View Value:** \$ 83,600  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 95  
**Notes:** SSNL OBST



**Map Lot Sub:** 000004 000015 000000  
**Location:** 166 OAKS ROAD  
**Owner:** SHORTSLEEVE, JOHN  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000019 000000  
**Location:** 150 INDIAN PIPE ROAD  
**Owner:** BARNABY, ROLAND T & LINDA L  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 00001A 000001  
**Location:** 42 WINTERGREEN LANE  
**Owner:** KRILL FAMILY TRUST  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 00001A 000003  
**Location:** 58 WINTERGREEN LANE  
**Owner:** MARTINI, NANCY  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100

**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	11/11/14	4088/0599	Q I	\$454,000
<b>Current Assessment:</b>				\$470,700



**Map Lot Sub:** 000008 00001A 000004  
**Location:** 168 WINTERGREEN LANE  
**Owner:** AINSWORTH, PETER F.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100

**Notes:**



**Map Lot Sub:** 000012 000007 000000  
**Location:** 347 PLANTATION ROAD  
**Owner:** HUGGETT, JAMES M.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100

**Notes:**



**Map Lot Sub:** 000014 000140 000000  
**Location:** 39 BERWICK COURT  
**Owner:** MOULTON LIVING TRUST, LARRY J.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100

**Notes:**





**Map Lot Sub:** 000015 000003 000000  
**Location:** 71 RIDGE ROAD  
**Owner:** BREWER, EDWARD S.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000013 000000  
**Location:** 124 RIDGE ROAD  
**Owner:** BLISS PER. RES. TRUST, LEE N.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000019 000002  
**Location:** 137 SPLIT ROCK DRIVE  
**Owner:** CIZEK, ALBERT A.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000028 000003  
**Location:** 85 IRON FOUNDRY ROAD  
**Owner:** CONNOLLY FAMILY REVOCABLE TR  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000041 000000  
**Location:** 36 HOFFMAN'S DRIVE  
**Owner:** HOFFMAN IRREVOC. TRUST, JILL T  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000015  
**Location:** 121 MEADOW CREST DRIVE  
**Owner:** NYBORG, PHILIP S.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



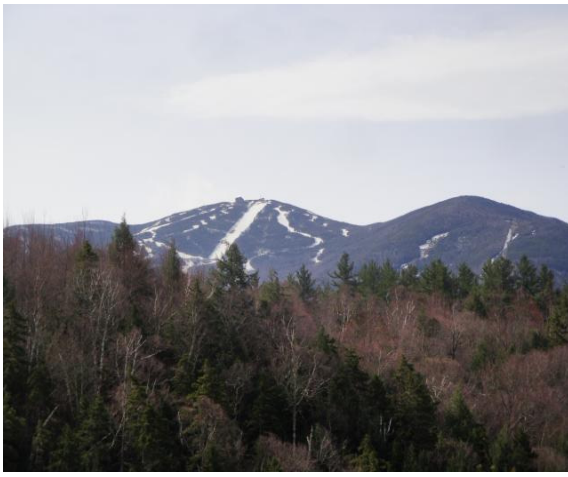
**Map Lot Sub:** 000017 000007 000000  
**Location:** 405 OLD COUNTY ROAD  
**Owner:** KAUFMAN, JEFFREY  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	10/31/13	4022/0665	Q I	\$635,000
<b>Current Assessment:</b>				\$600,900



**Map Lot Sub:** 000018 000018 000000  
**Location:** 214 BUTTERHILL ROAD  
**Owner:** GIVENS, JANE L  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





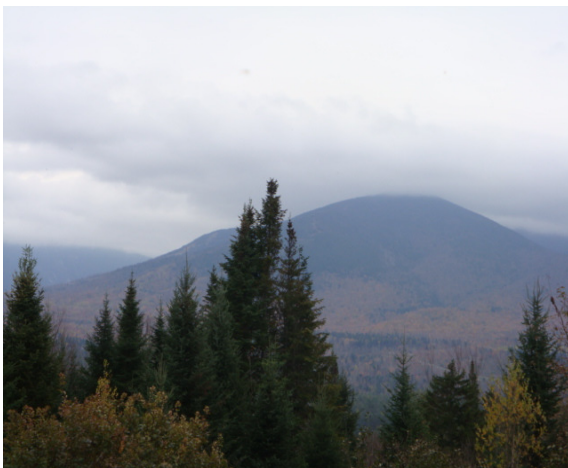
**Map Lot Sub:** 000018 000018 000001  
**Location:** 216 BUTTERHILL ROAD  
**Owner:** FLANDERS SR., HARVEY J.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 0011.1 000010  
**Location:** 447 FRANCONIA MTNS ROAD  
**Owner:** LEVENSON, JANET A.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000019 000000  
**Location:** 270 SKI PINE CLUB ROAD  
**Owner:** NEESON, TRACY  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000014 000000  
**Location:** 67 TIMBER LANE  
**Owner:** DALLAS, ROBERT V.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000023 000000  
**Location:** 223 TIMBER LANE  
**Owner:** HANSBERGER TRUST, ELIZABETH M  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000026 000000  
**Location:** 208 TIMBER LANE  
**Owner:** CANAVAN REVOC. TRUST, LINDA J.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000033 000000  
**Location:** 363 LAFAYETTE ROAD  
**Owner:** NELSON, ALICE REVOC LIVING TRU  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000058 000000  
**Location:** 197 ROCKWOOD ROAD  
**Owner:** GOLDSTONE, JEAN DIPIRO  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000025 000009 000002  
**Location:** 1302 EASTON ROAD  
**Owner:** MORRIS, RICHARD G.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000030 000004 000004  
**Location:** 1628 EASTON ROAD  
**Owner:** D'ONFRO, PAUL J.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000004 000000  
**Location:** 75 KINSMAN ROAD  
**Owner:** KIZZIER, CARR M.  
**View Value:** \$ 86,900  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000028 000029 000000  
**Location:** 108 ALPEN HILL ROAD  
**Owner:** COLDREN, DIANA  
**View Value:** \$ 88,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	12/02/15	4174/0352	Q I	\$320,000
<b>Current Assessment:</b>				\$316,700



**Map Lot Sub:** 000028 000111 000000  
**Location:** 71 SUNSET RIDGE ROAD  
**Owner:** STRAW, JEFFREY S.  
**View Value:** \$ 88,000  
**Subject:** MOUNTAINS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000001 000002 000000  
**Location:** 1217 COAL HILL ROAD  
**Owner:** CORNELL FAMILY PROPERTIES  
**View Value:** \$ 89,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**

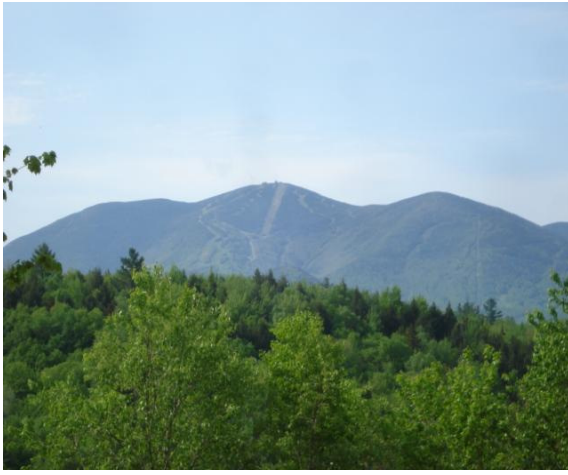


**Map Lot Sub:** 000009 000001 000000  
**Location:** COAL HILL ROAD  
**Owner:** OTOROWSKI FAMILY 1996 REV TRST  
**View Value:** \$ 89,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000013 000026 000004  
**Location:** 123 PENNYROYAL LN  
**Owner:** MANGOLD DAVIS P.  
**View Value:** \$ 89,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 50  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000007 000001 000001  
**Location:** 790 FOREST HILL ROAD  
**Owner:** PRESBY, TREVOR B.  
**View Value:** \$ 99,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000003  
**Location:** 110 NOTCHWAY DRIVE  
**Owner:** ROSHAK, PHILLIP G.  
**View Value:** \$ 99,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000011 000000  
**Location:** 476 BUTTERHILL ROAD  
**Owner:** BUTTERHILL PARTNERS  
**View Value:** \$ 99,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000020 000002 000025  
**Location:** 31 CHAMPION'S WAY  
**Owner:** BOISSONNEAULT, RYAN D.  
**View Value:** \$ 99,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000021 000012 000000  
**Location:** 439 WELLS ROAD  
**Owner:** TRAINOR, CARY RANDOLPH  
**View Value:** \$ 99,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000034 000004 000000  
**Location:** EASTON ROAD  
**Owner:** PALMER, WALTER  
**View Value:** \$ 99,000 CU  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000153 000001  
**Location:** 290 IRON FOUNDRY ROAD  
**Owner:** STANTON, MIRIAM A.  
**View Value:** \$ 100,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000017 000000  
**Location:** 181 BICKFORD HILL ROAD  
**Owner:** WHITNEY JR. REVOC TRST, ROBERT  
**View Value:** \$ 100,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000004 000028 000007  
**Location:** 244 SUMMIT DRIVE  
**Owner:** SPINELLI, SUSAN J.  
**View Value:** \$ 103,400  
**Subject:** MOUNTAINS  
**Width:** PANORAMIC  
**Depth:** TOP 75  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000027 000000  
**Location:** 52 FIDDLEHEAD ROAD  
**Owner:** BRAWN, MALCOLM W.  
**View Value:** \$ 104,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSSL OBST



**Map Lot Sub:** 000015 000012 000000  
**Location:** 158 RIDGE ROAD  
**Owner:** FRANCONIA, TOWN OF  
**View Value:** \$ 104,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSSL



**Map Lot Sub:** 000031 000037 000000  
**Location:** 528 TIMBER LANE  
**Owner:** POMIECKO REVOCABLE TRUST  
**View Value:** \$ 104,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 90  
**Notes:** SSSL



**Map Lot Sub:** 000002 000004 000000  
**Location:** 1094 FOREST HILL ROAD  
**Owner:** CROCKER REALTY TRUST  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000006 000000  
**Location:** 139 ASPEN ROAD  
**Owner:** FORD, STEVEN M.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000011 000011  
**Location:** 110 NATURE DRIVE  
**Owner:** HEINRICH, BRUCE  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000011 000012  
**Location:** 171 NATURE DRIVE  
**Owner:** STADELMANN, COLLEEN  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000004 000011 000013  
**Location:** 173 NATURE DRIVE  
**Owner:** BEDOR , TINA M  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000005 000032 000000  
**Location:** 134 FOREST ROAD  
**Owner:** BEAULIEU, THOMAS J.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	11/26/13	4027/0915	Q I	\$303,000
<b>Current Assessment:</b>				\$355,000



**Map Lot Sub:** 000005 000035 000000  
**Location:** 64 FOREST ROAD  
**Owner:** BUONOPANE, THOMAS J.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000001 000020  
**Location:** 34 LARKSPUR LANE  
**Owner:** SCHAFER II, CARL E.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 000001 000022  
**Location:** 143 FOXGLOVE LANE  
**Owner:** KIRBY, CAROLYN M.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000014 000153 000000  
**Location:** 386 IRON FOUNDRY ROAD  
**Owner:** SCHMUCKER, PAUL  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000003 000001  
**Location:** 115 RIDGE ROAD  
**Owner:** COWLES, TIMOTHY C.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000006 000000  
**Location:** 208 RIDGE ROAD  
**Owner:** ROORBACH 95 RTI,ELIZABETH W  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000015 000014 000000  
**Location:** 94 RIDGE ROAD  
**Owner:** HAMBLIN 92 TRUST, JAMES B.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000026 000000  
**Location:** 440 BICKFORD HILL ROAD  
**Owner:** MCPHAUL JR., DAVID  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000031 000000  
**Location:** 114 IRON FOUNDRY ROAD  
**Owner:** COHEN, RONALD P  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000007  
**Location:** 216 BALANCING ROCK ROAD  
**Owner:** THONIS, PETER W.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	11/25/13	4027/0191	Q I	\$875,000
<b>Current Assessment:</b>				\$732,900



**Map Lot Sub:** 000016 000001 000011  
**Location:** 298 MEADOW CREST DRIVE  
**Owner:** MOSEDALE, KENNETH H.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000012  
**Location:** 201 BALANCING ROCK ROAD  
**Owner:** PLANT, STEVEN L  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000017 000006 000000  
**Location:** 404 OLD COUNTY ROAD  
**Owner:** DIMARZIO, MARK A.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000019 000010 000006  
**Location:** 172 NOTCHWAY DRIVE  
**Owner:** SULLIVAN, JAMES M.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000020 000002 000014  
**Location:** 1980 PROFILE ROAD  
**Owner:** SAMPO, VINCENT E  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000022 000004 000001  
**Location:** 504 MORRISTOWN ROAD  
**Owner:** MACLEOD 2003 TRUST, MARIE M.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000001 000000  
**Location:** 176 LAFAYETTE ROAD  
**Owner:** WINSLOW 2002 REV TRT, ELINOR C  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000012 000000  
**Location:** 393 RIDGE ROAD  
**Owner:** BROOKS, DAVID C.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000007 000000  
**Location:** 189 LAFAYETTE ROAD  
**Owner:** EYMAN, THOMAS H  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000007 000001  
**Location:** 191 LAFAYETTE ROAD  
**Owner:** GILBERT REV TRUST '16, R.M & M  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000024 000007 000002  
**Location:** 193 LAFAYETTE ROAD  
**Owner:** HOLLAND, RAYMOND L  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000025 000007 000000  
**Location:** 955 WELLS ROAD  
**Owner:** GROTE, G. PETER  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000025 000008 000001  
**Location:** 1424 EASTON ROAD  
**Owner:** WEBSTER, STEPHEN H  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000025 000008 000002  
**Location:** 1333 EASTON ROAD  
**Owner:** PATTON REVOC TRST, CHRISTOPHER  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000026 000016 000001  
**Location:** 533 WELLS ROAD  
**Owner:** LOVETT REVOC.TRUST, KATHLEEN M  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000001 000000  
**Location:** 300 DELAGE ROAD  
**Owner:** COLE, VICTORIA  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000003 000000  
**Location:** 19 KINSMAN ROAD  
**Owner:** FLANAGAN, JOSEPH JOHN  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** AVERAGE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	03/25/16	4194/0640	Q I	\$425,000
<b>Current Assessment:</b>				\$447,900



**Map Lot Sub:** 000031 000034 000000  
**Location:** 483 TIMBER LANE  
**Owner:** MODIE, RICHARD E  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000035 000000  
**Location:** 509 TIMBER LANE  
**Owner:** NELSON REVOC TRST, KATHLEEN M.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000036 000000  
**Location:** 529 TIMBER LANE  
**Owner:** HETZNER, PHILIP J.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** SSSL





**Map Lot Sub:** 000031 000039 000000  
**Location:** 476 TIMBER LANE  
**Owner:** MOORE, KAREN  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000041 000000  
**Location:** 396 TIMBER LANE  
**Owner:** CASHMAN-DIAMOND, DANA MARIE  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000042 000000  
**Location:** 394 TIMBER LANE  
**Owner:** MCDERMOTT JR., JAMES E.  
**View Value:** \$ 115,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 75  
**Notes:** PARTS SSNL

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	05/18/15	4128/834	Q I	\$459,000
<b>Current Assessment:</b>				\$469,600



**Map Lot Sub:** 000028 000148 000000  
**Location:** 34 HUBERTUS RING  
**Owner:** VALAR,BREEN, HYDE  
**View Value:** \$ 126,500  
**Subject:** MOUNTAINS  
**Width:** PANORAMIC  
**Depth:** FULL 100%  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000030 000000  
**Location:** 383 TIMBER LANE  
**Owner:** BURT, ALLENE C.  
**View Value:** \$ 126,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 95  
**Notes:** SSSL OBST



**Map Lot Sub:** 000008 000023 000000  
**Location:** 84 INDIAN PIPE ROAD  
**Owner:** CUDDY, ELEANOR M.  
**View Value:** \$ 133,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000012 000089 000000  
**Location:** 994 PROFILE ROAD  
**Owner:** WILLIAMS, RICHARD Q  
**View Value:** \$ 133,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000016 000001 000002  
**Location:** 104 BALANCING ROCK ROAD  
**Owner:** DALEY, PAUL  
**View Value:** \$ 133,100  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000028 000129 000000  
**Location:** 102 HUBERTUS RING  
**Owner:** DWYER, REALTY TRUST  
**View Value:** \$ 137,500  
**Subject:** MOUNTAINS  
**Width:** PANORAMIC  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000011 000003  
**Location:** 22 SUMMIT DRIVE  
**Owner:** AARON TRUST  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000004 000013 000000  
**Location:** 252 OAKS ROAD  
**Owner:** MOYER III REV TRST, BENTON L.  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000008 00001A 000005  
**Location:** 172 WINTERGREEN LANE  
**Owner:** KUNZ, ELIZABETH H.  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	Date	Book/Page	Type	Price
<b>Most Recent Sale:</b>	07/31/15	/	Q I	\$500,000
<b>Current Assessment:</b>				\$490,400



**Map Lot Sub:** 000015 000004 000000  
**Location:** 143 RIDGE ROAD  
**Owner:** GODDARD, THOMAS  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000015 000019 000003  
**Location:** 170 SPLIT ROCK DRIVE  
**Owner:** ELLIOTT, GLENDON M.  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**

	<b>Date</b>	<b>Book/Page</b>	<b>Type</b>	<b>Price</b>
<b>Most Recent Sale:</b>	11/10/15	4170/504	Q I	\$525,000
<b>Current Assessment:</b>				\$572,200



**Map Lot Sub:** 000022 0004-1 000004  
**Location:** 143 MORRISTOWN ROAD  
**Owner:** NOONAN, PHILIP  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000026 000000  
**Location:** 130 SKI PINE CLUB ROAD  
**Owner:** MARTIN 2004 FAMILY TRUST  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000024 000011 000000  
**Location:** 5 TIMBER LANE  
**Owner:** GREENLEAF, DAWN  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000010 000000  
**Location:** 299 KINSMAN ROAD  
**Owner:** BUSH REVOCABLE TRUST, SHARON G  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000029 000000  
**Location:** 351 TIMBER LANE  
**Owner:** RIGLER, DOUGLAS V.  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000031 000033 000000  
**Location:** 461 TIMBER LANE  
**Owner:** BART, LYNN E. & EDMOND B.  
**View Value:** \$ 154,000  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** CLOSE/NEAR  
**Condition:** 100  
**Notes:**





**Map Lot Sub:** 000030 000004 000006  
**Location:** 1624 EASTON ROAD  
**Owner:** SNAMYW, LLC  
**View Value:** \$ 156,200  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** PANORAMIC  
**Depth:** TOP 75  
**Distance:** DISTANT  
**Condition:** 75  
**Notes:** SSNL



**Map Lot Sub:** 000032 000002 000000  
**Location:** 260 FOBES ROAD  
**Owner:** BURWELL RICHARD E.  
**View Value:** \$ 165,000  
**Subject:** CANNON MT  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000021 000000  
**Location:** 172 SKI PINE CLUB ROAD  
**Owner:** POOLE FARM REALTY TRUST  
**View Value:** \$ 192,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME DISTANT  
**Condition:** 100  
**Notes:**



**Map Lot Sub:** 000023 000023 000000  
**Location:** 144 SKI PINE CLUB ROAD  
**Owner:** GRAHAM, DIANE G.  
**View Value:** \$ 192,500  
**Subject:** FRAN NOTCH & SKI MTS  
**Width:** WIDE  
**Depth:** FULL 100%  
**Distance:** EXTREME 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.





**B3 -- AVG-30 (000003 000010 000000)**



**B3 -- AVG-30 (000006 000028 000000)**



**B3 -- AVG-30 (000013 000025 000001)**



**B2 -- AVG-20 (000014 000057 000000)**



**B2 -- AVG-20 (000005 000025 000000)**



**B2 -- AVG-20 (000023 000013 000000)**





**B2 -- AVG-20 (000010 000001 000000)**



**B1 -- AVG-10 (000015 000016 000000)**



**B1 -- AVG-10 (000015 000045 000000)**



**B1 -- AVG-10 (000015 000047 000000)**



**A0 -- AVG (000012 000044 000000)**



**A0 -- AVG (000012 000048 000000)**





A0 -- AVG (000005 000012 000000)



A0 -- AVG (000005 000016 000000)



A1 -- AVG+10 (000004 000011 000015)



A1 -- AVG+10 (000004 000016 000001)



A1 -- AVG+10 (000004 000002 000000)



A1 -- AVG+10 (000012 000086 000000)





A1 -- AVG+10 (000013 000034 000000)



A2 -- AVG+20 (000018 000022 000000)



A2 -- AVG+20 (000001 000001 000000)



A2 -- AVG+20 (000003 000003 000001)



A2 -- AVG+20 (000005 000019 000000)



A3 -- AVG+30 (000011 000002 000000)





**A3 -- AVG+30 (000007 000001 000001)**



**A3 -- AVG+30 (000008 000002 000000)**



**A3 -- AVG+30 (000014 000151 000001)**



**A4 -- EXC (000019 000010 000009)**



**A4 -- EXC (000023 000020 000000)**



**A4 -- EXC (000004 000011 000011)**





**A4 -- EXC (000031 000041 000000)**



**A5 -- EXC+10 (000031 000019 000000)**



**A5 -- EXC+10 (000015 000017 000000)**



**A5 -- EXC+10 (000022 0011.1 000007)**



**A6 -- EXC+20 (000024 000048 000000)**



**A6 -- EXC+20 (000019 000010 000010)**





**A7 -- EXC+40 (000020 000002 000004)**



**A7 -- EXC+40 (000008 000007 000000)**



**A8 -- EXC+60 (000008 000001 000022)**



**A8 -- EXC+60 (000025 000008 000002)**



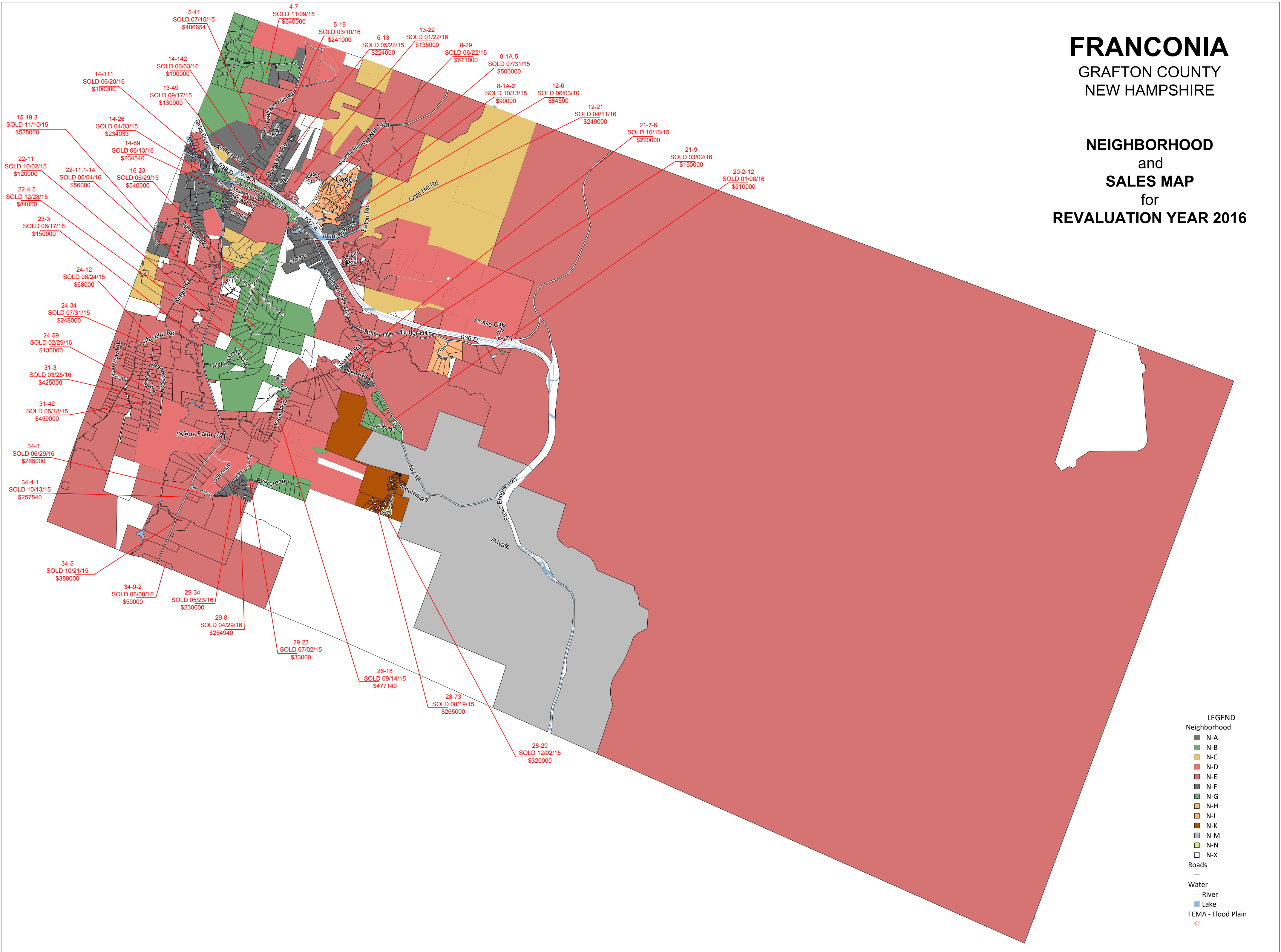
**AA -- SPECIAL USE (000008 000027 000000)**



# FRANCONIA

GRAFTON COUNTY  
NEW HAMPSHIRE

## NEIGHBORHOOD and SALES MAP for REVALUATION YEAR 2016



- LEGEND**
- Neighborhood
- N-A
  - N-B
  - N-C
  - N-D
  - N-E
  - N-F
  - N-G
  - N-H
  - N-I
  - N-K
  - N-M
  - N-N
  - N-X
- Roads
- 
- Water
- River
  - Lake
- FEMA - Flood Plain
- ///