



Avitar Associates of New England, Inc.

Municipal Services Company

FRANCONIA, NH

2021 CYCLICAL REVALUATION

April 1, 2021

Avitar Associates of New England, Inc.
150 Suncook Valley Highway • Chichester, NH 03258 • (603) 798-4419
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 assessing staff of Avitar Associates of N.E., Inc., all qualified to do so and approved by the New Hampshire Department of Revenue, Property Appraisal Division. *See Section 1.C. Personnel & Qualifications.* Sources may include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection form (DCF) to facilitate the listing and pricing of buildings which will insure uniformity and accuracy in the collection of data and use of the CAMA system, this information, once entered, is used to generate the "Property Record Card". *See Section 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 1st, (the assessment date for the State of New Hampshire), is not a fact, but rather an opinion of value based on all the local sales data and the social and economic forces observed in the community and represents a "reasonable" assessment that, while likely never matching another assessors opinion of value, should be reasonably close, assuming each opinion of value is factual and accurately established, generally meaning +/- about 10%.

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

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

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

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

Intended Use of Report

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

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

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

Intended Users of Report

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

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

What This Report is Not Intended to Do

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

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

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

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

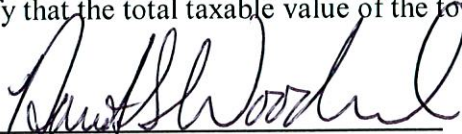
The attached Cyclical Update Report is hereby provided to the Town of Franconia for an effective date of new values of 4/1/2021.

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

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

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I have made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1.B. Contract & Scope of Work*) that are the subject of this report and I or members of my staff have inspected each building's interior when allowed.
- I certify that the total taxable value of the town is \$415,880,823.

Signature: _____



Date: _____

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RESUME' OF SUPERVISOR OR SIGNOR

David S. Woodward Avitar Associates

Experience:

1998 - 2011/2012 - Present

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

1999 - 2004

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

1991 - 2000

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

1987 - 1999

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

Military:

1981 - 1985

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

Education:

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

Professional Designations or Affiliations:

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

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

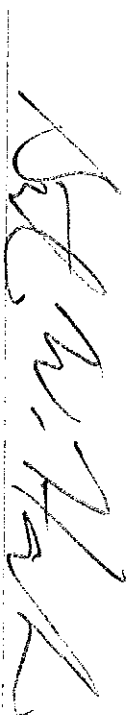
David S. Woodward

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

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2022

Given this day of November 20, 2017


Stephan Hamilton, Director

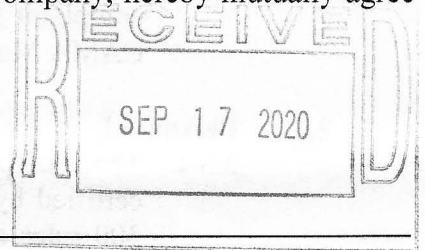
SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

SUBJECT: Cyclical (properties previously measured and listed under separate contract – See 5 Yr Assessors Agreement dated January 2017) 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
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) 823-7752 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, Director 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 10/1/2021 with assessments as of 4/1/2021.

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

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

2.3 Personnel.

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

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

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

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

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

2.4 Public Relations.

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

2.5 Confidentiality.

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

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

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of \$47,244 dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of \$3,937 per month as the work progresses.

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

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

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

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

3.2 Collection of Property Data – All properties were visited as part of the cyclical measure and list under separate contract – See 5 Yr Assessors Agreement signed January 2017. Sales properties will be revisited as part of this contract, if not recently visited.

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

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

plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect market value. (All improvements on the property will be measured but not necessarily listed, ie. sheds, decks, barns, etc.)

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

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

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

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

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

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

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

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

3.3 Market Analysis:

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

- 3.3.2** In order to ensure that appraisals will reflect full and true value, the Municipality shall provide to the Company a copy of all property transfers for a period not to exceed two (2) years immediately preceding the effective date of the update.
- 3.3.3** A market analysis shall be conducted using accepted appraisal methods in order to determine land, building and total property values. Such accepted methodology shall include the consideration of all sales given by the municipality to the Company and their inclusion in the sales section of the USPAP compliant mass appraisal report with appropriate notations for those sales not used in the correlation of values.
- 3.3.4** All qualified property sales shall be included in the USPAP compliant mass appraisal report by photocopy or printout of the property assessment record card and a photograph of the principal buildings shall be attached thereto. A list of all unqualified sales will also be provided.
- 3.3.5** The sales price and terms of the sale shall be verified by the Company and a notation as to qualified or unqualified transaction with unqualified sales noted as to reason made on the property assessment record card along with the sale price, date of the sale, and date of inspection.
- 3.3.6** Land values shall be determined from land only sales whenever possible, however, in the absence of an adequate number of land sales, the appraiser may use the land residual technique to assist him in the determination of land values. The analysis shall show the sale price, adjustments made and final value as of the effective date of the update.
- 3.3.7** The indicated land values shall be shown as, but not limited to, front foot, square foot, front acre or rear acre units or other appropriate units of comparison.
- 3.3.8** The preliminary market analysis showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison or a summary thereof will be provided to the Municipal Assessing Officials prior to the notification to taxpayers of preliminary values. All preliminary analysis, field cards, reports, etc. are work products and are the property of the Company and not provided to taxpayers. Final market analysis will be printed and provided to the Municipal Assessing Officials as part of the USPAP compliant mass appraisal report.

3.4 Value Notification & Informal Reviews.

- 3.4.1** The Company shall provide the Municipal Assessing Officials with a list of newly established values for review and a sample notice that specifies the dates to call for scheduling an informal hearing.
- 3.4.2** The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 30 days for their ease in review and comparing assessments

and an indication of where else this information is available, ie, the Library, Town Hall, etc. for review. The notice shall also contain the date, time and location of the informal review process including instructions on obtaining an informal review.

3.4.3 The informal review process shall include a **15** day window for property owners go online and schedule an appointment for a phone hearing which will occur at a later date. The informal review process may be monitored by the Municipal Assessing Officials or their designee. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review during the timeframe allowed for setting up appointments.

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

3.5 Manual of Appraisal:

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

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

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

3.6 Property Record Cards:

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

- 3.6.2 The cards shall be arranged based on the Town's CAMA system design, as to show the owner's name, street number, or other designation of the property and the mailing address of the owner, together with the necessary information for determining land value, the number of acres of the parcel, the land classification, any adjustments made to the land values and the value of the improvements to the land.
- 3.6.3 The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be provided in map, lot and subplot sequence and will detail the base valuation year and the print date of the property record card.
- 3.6.4 Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the USPAP compliant mass appraisal report.
- 3.6.5 The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card, along with 3rd and 4th characters that describe the reason for the visit and what was done, ie, M=measured, L=measured & listed. A detailed explanation of these codes is outlined in the USPAP compliant mass appraisal report.

4. HOW THE COMPANY VALUES PROPERTY

- 4.1 Replacement cost shall be computed using the tables described in section 3.1. These values shall then be depreciated according to age, condition, utility and desirability and the appropriate amount of physical, functional and economic depreciation shall be shown on each property record card, or shown as a composite adjustment based on condition, utility and desirability.
- 4.2 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.
- 4.3 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.
- 4.4 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.

5. CONDUCT VALUATION OF PUBLIC UTILITY PROPERTY - Utility Properties include: PSNH (UTIL-ELEC-1), NE Power (UTIL-ELEC-2 & UTIL-ELEC-3)

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

6. **ABATEMENT & TAX APPEALS**

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

7. **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)

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

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

8.2 Office Space and Equipment.

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

8.3 Records and Maps.

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

8.4 Sales Information.

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

9. INDEMNIFICATION AND INSURANCE

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

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

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

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

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

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

10. PERFORMANCE BOND

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

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of 1,316 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 \$100 per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is \$2,500 per utility property.

12. ADDENDUMS AND APPENDIXES

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

Agreement Execution

Contract Total \$47,244

Total Number of Parcels 1,316

In the presence of:

Municipality of: Franconia, N.H.

Jenny Mouch
Witness

By: [Signature]

[Signature]
Board of Selectmen

Date: 9/14/20

In the presence of:

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

Sherry J. Chan
Witness

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

Date: 9-21-20

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

Additional Cost of \$1,890

New Total, If Bond Required \$49,134

Jenny Mouch
Witness

By: [Signature]

[Signature]
Franconia, Board of Selectmen

Date: 9/14/20

AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

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

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

<u>ID</u>	<u>EMPLOYEE</u>	<u>AVITAR POSITION</u>	<u>NH DRA CERTIFICATION</u>
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	Director, Sr Assessor	Certified Property Assessor Supervisor
DW	David Woodward	Assessor/Supervisor	Certified Property Assessor Supervisor
JD	Jaron Downes	Assessor	Certified Property Assessor

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

SECTION 1

D. DATA COLLECTION

I. Introduction to Data

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

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

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

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

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

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

II. Data Collection Form = DCF

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

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

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

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

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

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

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

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

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

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

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

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

History

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

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

Third Character/Why

A = Abatement/Appeal

C = Callback

H = Hearing

P = New Construction/Pickup

S = Subdivision

T = Town/Taxpayer Request

U = Update

V = Verification Process

Fourth Character/Action

E = Estimate

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

M = Measure Only

R = Reviewed

X = Refusal with notes

Used with 3rd Character H only

C = Change used w/Hearing Only

N = No Change used w/Hearing Only

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

DNSA – Did not show for appointment.

ACTIONS

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

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

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

M = MEASURED only.

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

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

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

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

LISTING THE PROPERTY

Commercial & Industrial (C/I) Properties

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

LISTING THE PROPERTY

Building Site & Land Topography Description

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

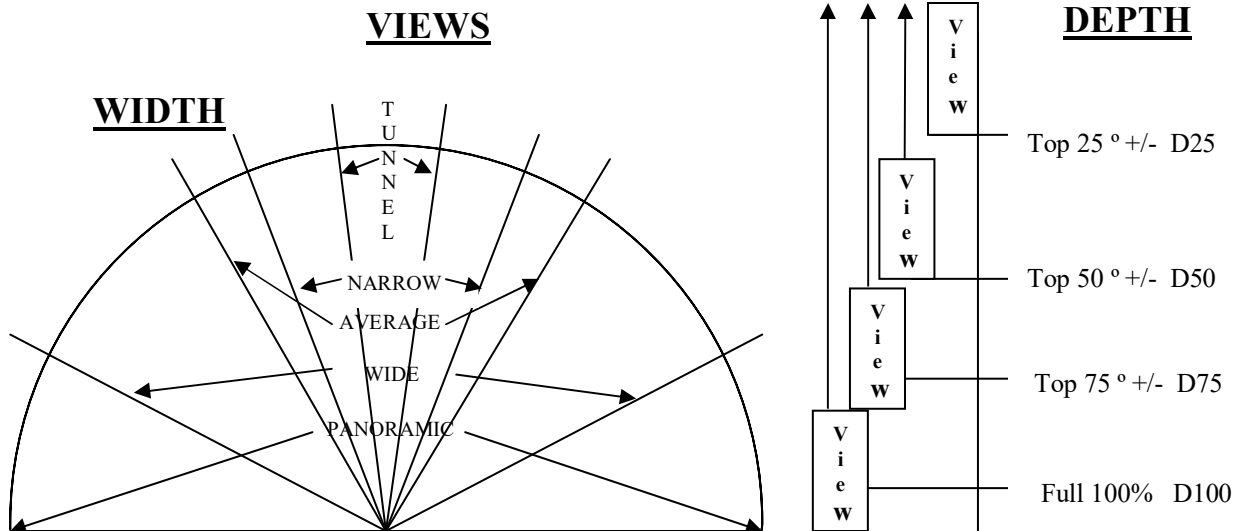
Topography

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

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

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

Road Gravel/Dirt; Paved; Undeveloped.



SUBJECT *

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

DISTANCE

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

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

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

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

LISTING THE PROPERTY

Building Style & Normal Story Height

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

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

Story Height Explanation (See Story Height Examples)

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

STRUCTURAL ELEMENTS

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

EXTERIOR WALLS

Two (2) entries possible, the 2 most predominate

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

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

ROOF STRUCTURES

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

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

ROOF COVER

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

PREFAB METAL: Modified corrugated metal panels that are one piece which run from ridge to soffit. These are either nailed or screwed.

HIGH QUALITY/COMPOSITION:

This is a newer roof that is typically found on higher priced homes. The material can be made with almost any material. Pressed or formed to look like slate or shake. Life expectancy is 50 years.

STANDING SEAM: Heavy gauge metal roofing that “stands up” at seams about 2”, every 6-8 inches in an upside down cone fashion with a 50 year life.

INTERIOR WALLS

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

MASONRY/MINIMUM: Cinder block or concrete form/or studs, no finish.

WALL BOARD: Composition 4' x 8' sheets, such as Celotex, typically found in manufactured homes, low quality, typically 1/8”.

PLASTER: All plaster backed by wood lattice attached to the studs.

****WOOD/LOG:** Tongue & groove construction, logs, wainscoting.

DRYWALL: A rigid sandwich of plaster and paper.

PLYWOOD PANEL: 4' x 8' plywood panel sheathing comes in many grades and styles.

AVERAGE FOR USE: Is generally used for commercial/industrial buildings to describe the interior finish as being normal for that style building and use.

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

HEATING FUEL

WOOD/COAL: Chosen only if there is no conventional heating system. Wood stoves only. (Such as in camps, cottages).

OIL: May be identified on the exterior by the presence of oil filler pipes, kerosene or K1 are also fuel oil.

GAS: LP or propane gas - these can be identified by LP gas which has a meter on the side of the house or propane gas will have a large tank on or in the ground.

ELECTRIC: Baseboards or geothermal.

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

HEATING TYPE

NONE: No heat.

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

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

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

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

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

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

HEAT PUMP: Electric unit which provides forced air heat, usually combined with central air conditioning. Newer heat pump units being installed are valued similarly and will be adjusted to account for the percentage of the home that is cooled, ie 25%, 50%, 75% or 100%.

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

INTERIOR FLOORING

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

MINIMUM PLYWOOD: Plywood subfloor or underlayment.

CONCRETE: Concrete slab usually commercial or industrial.

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

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

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

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

NUMBER OF BEDROOMS

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

BATHS OR BEDROOMS

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

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

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

GENERATORS

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

EXTRA KITCHEN

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

AIR CONDITION SYSTEMS

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

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

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

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

NUMBER OF STORIES

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

QUALITY ADJUSTMENT

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

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

CONDITION

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

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

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

Defined as:

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

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

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

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

XFOB

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

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

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

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

Common AGP diameters and AREA calculators for round pools.

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

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

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

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

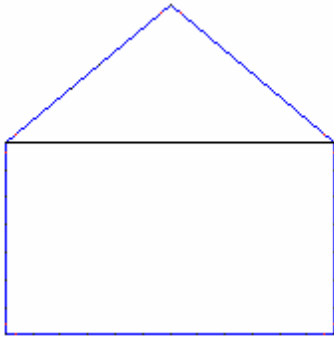
SOLAR PANELS - Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

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

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

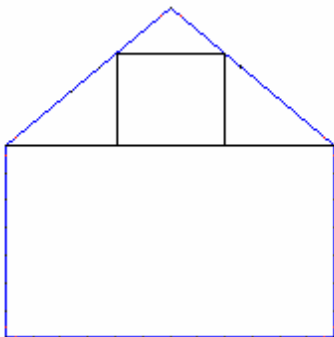
All XFOB's not picked up should still be noted. ie, DNPU treehouse

STORY HEIGHT EXAMPLES



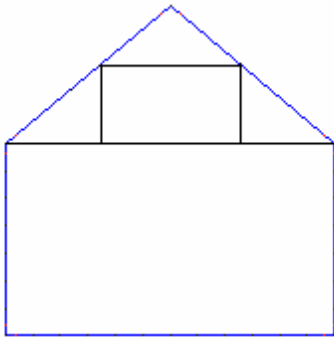
1 STORY FRAME

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



1 STORY FRAME & ATTIC

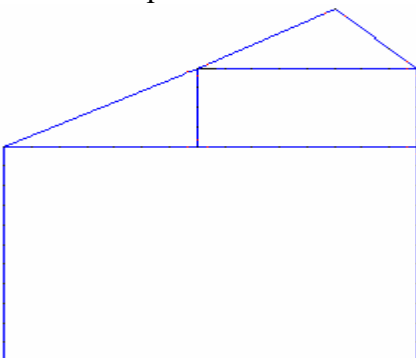
Mixture of Ranch & Cape Cod Style. Camps, Cottages & Mixtures. Low headroom. Only about 25% of the first floor space has 6' headroom on the upper floor. Noted in story height as 1-1/2 story.



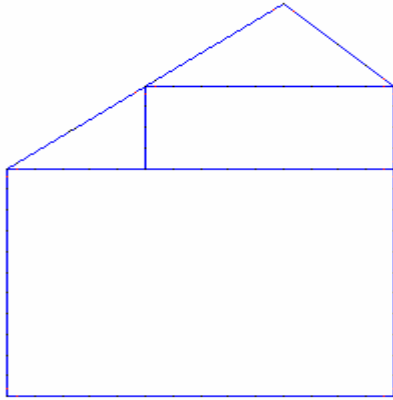
Example A

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

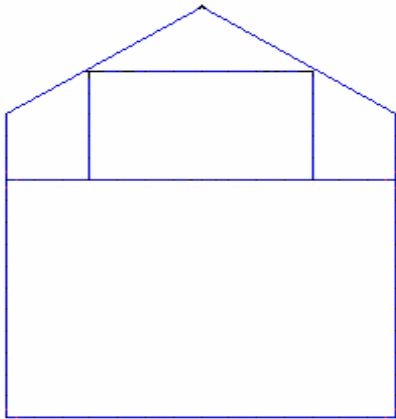


Example A

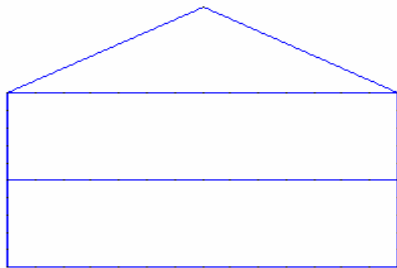
1-3/4 STORY FRAME

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

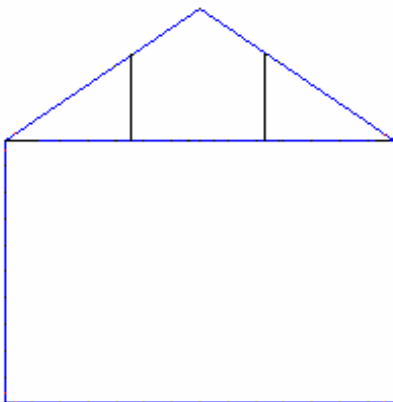


Example B



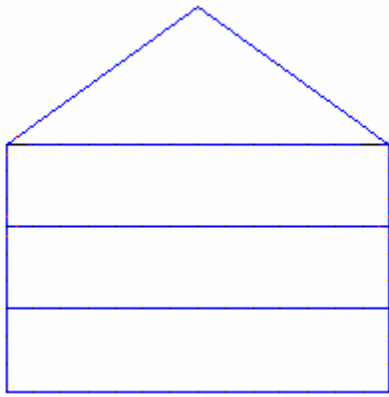
2 STORY FRAME

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



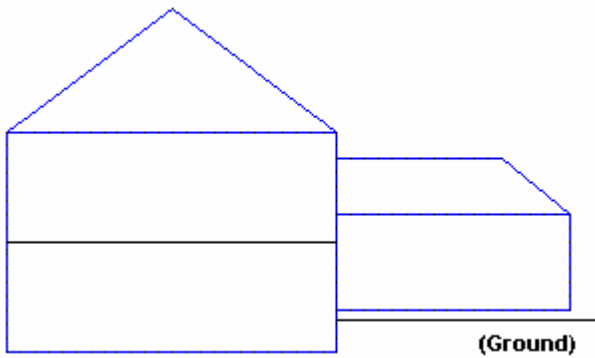
2 STORY FRAME & ATTIC

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

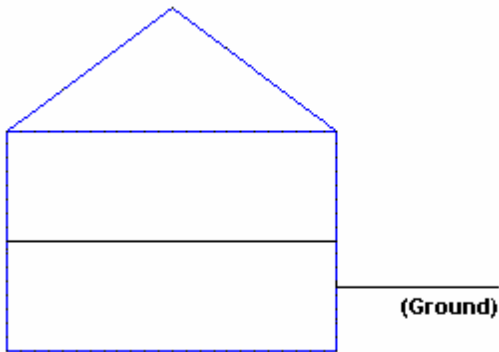


3 STORY FRAME

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



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

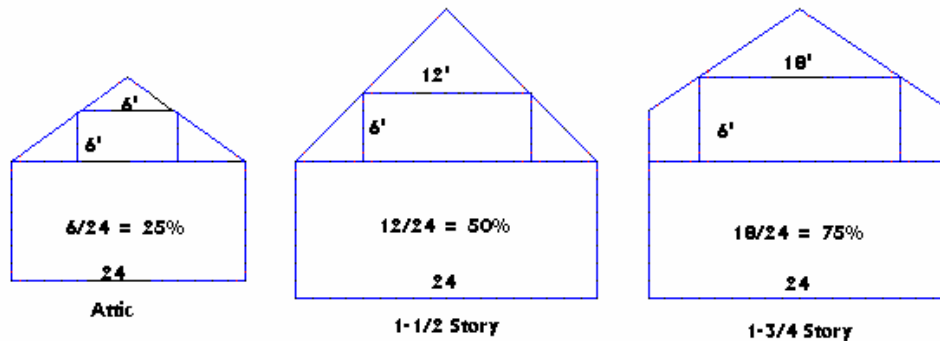


SPLIT ENTRY - one story Ranch Style Home
 $\frac{1}{2}$ of lower floor foundation exposed.

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.

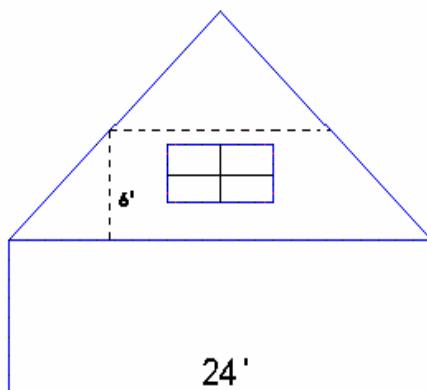
Example: Method 1



- 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

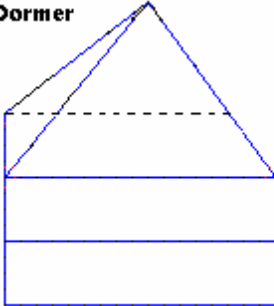
*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

Dormers

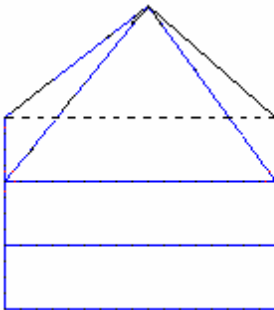
Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

EXAMPLES:

Dormer



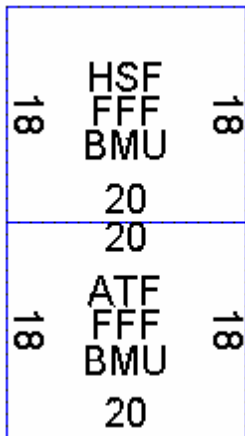
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

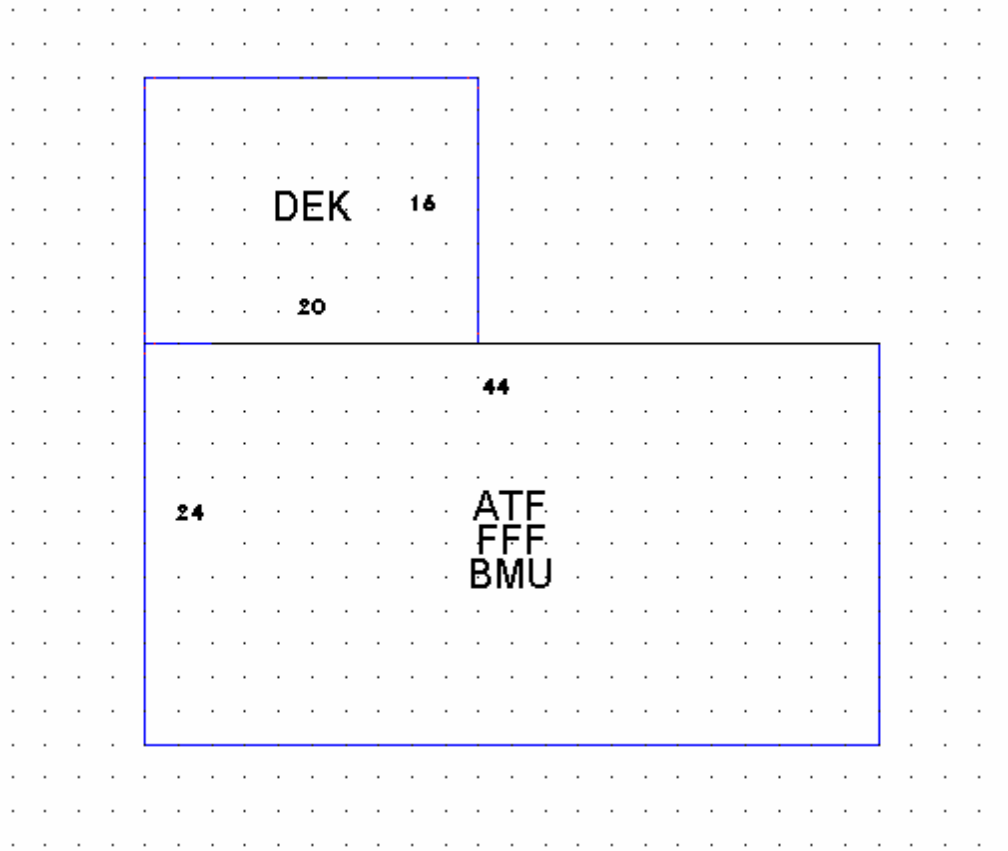


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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.

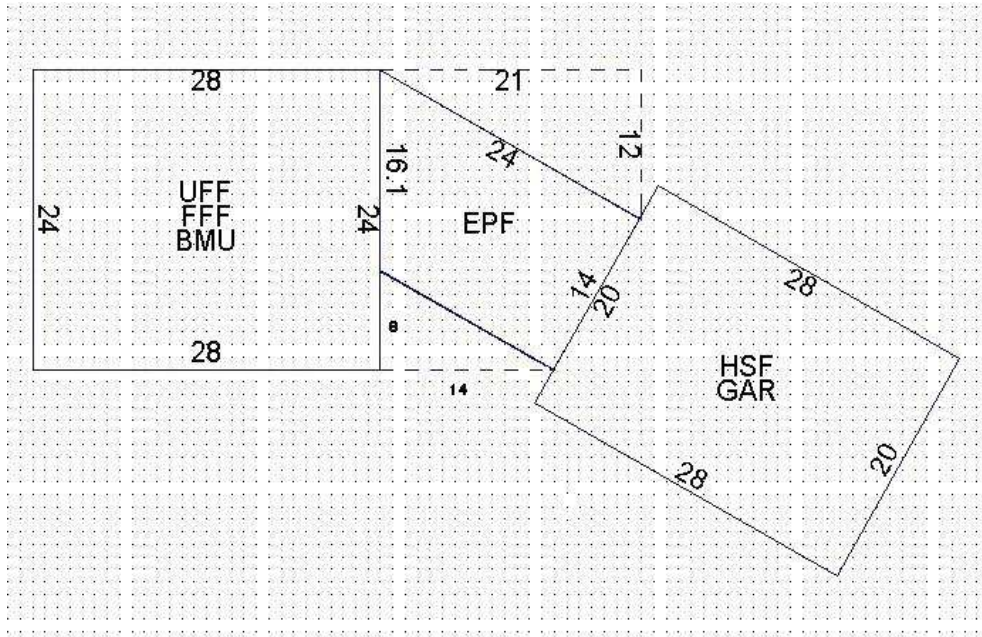
Represents dormer addition





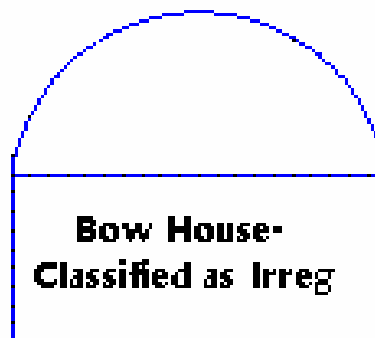
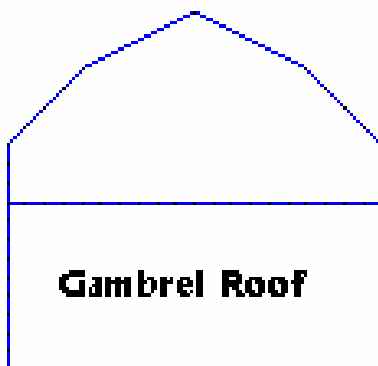
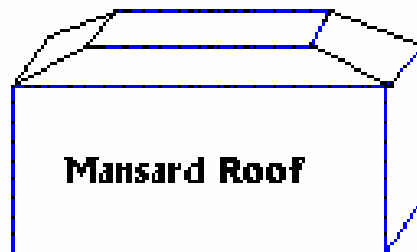
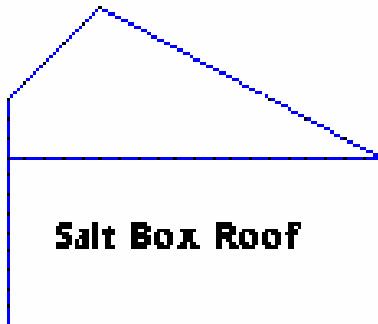
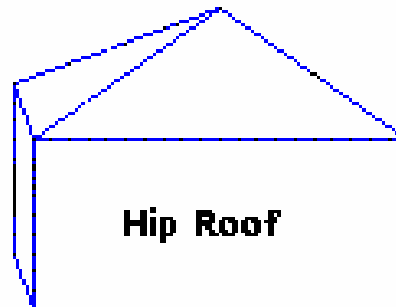
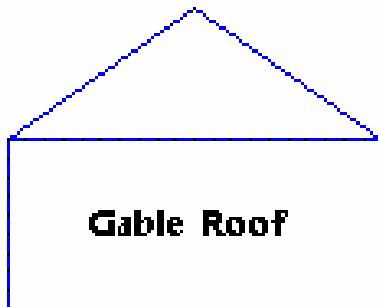
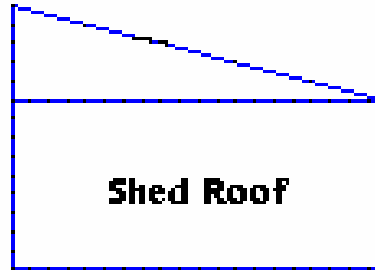
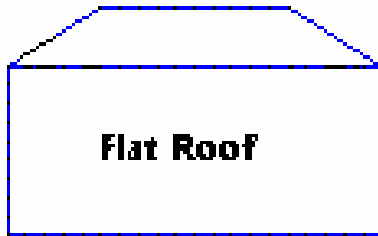
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

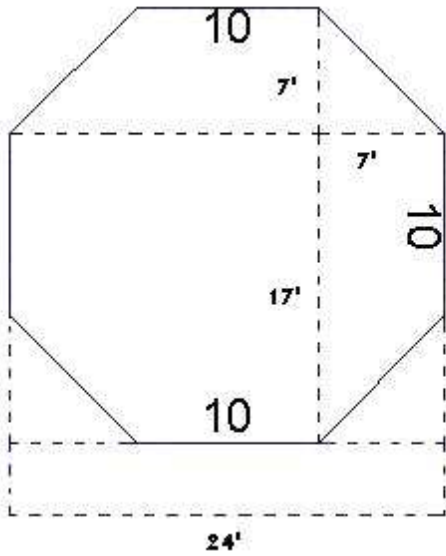
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



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>.98 to 1.03</i>
<i>Difference between Strata:</i>	<i>5%</i>
<i>Strata:</i>	<i>Land only</i>
	<i>Residential Land & Buildings</i>
	<i>Commercials</i>
<i>Confidence Level:</i>	<i>90%</i>

DRA PRIOR YEAR RATIO RESULTS

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

Ratio Study Year 2020

Overall Median Assessment to Sales Ratio:	<u>84.4</u>
Coefficient of Dispersion:	<u>21.5</u>
Price Related Differential:	<u>1.07</u>

	<u>Ratio</u>	<u>COD</u>
Residential Land Only Sales:	<u>*N/A</u>	<u>*N/A</u>
Residential Improved Sales:	<u>87</u>	<u>22.4</u>
Commercial Land & Building Sales:	<u>*N/A</u>	<u>*N/A</u>

*N/A indicates not large enough sales sample to report.

SECTION 3

VALUATION PREMISE

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

A. Three Approaches to Value

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

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

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

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

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

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

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

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

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

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

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

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

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

MARKET MODIFIED COST APPROACH TO VALUE

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

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

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

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

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

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

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

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

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

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

THE SALES DATA

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

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

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

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

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

HIGHEST & BEST USE

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

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

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

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

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

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

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

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

B. Zoning

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

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

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

PREAMBLE:

This Zoning Ordinance by application of provisions of State statutes seeks to protect existing property owners against a new use nearby which may not only be incompatible or undesirable, but may also be damaging by lowering the desirability or value of such existing owners' present property. This Ordinance shall have no effect upon the continuance of any land use existing at the time of passage, even though such use is not in conformance with the land use set forth in this Ordinance. All residents may continue present uses.

ARTICLE I – PURPOSE:

The regulations as herein set forth are for the purpose of promoting the health, safety, and the general welfare of the community under the provisions of New Hampshire RSA 674:16, as amended.

ARTICLE II – EFFECTIVE DATE AND AMENDMENT:

This Ordinance shall take effect upon its passage, March 10, 1970, and may thereafter be amended by a majority vote of any legal town meeting in accordance with New Hampshire RSA 675:3, as amended.

ARTICLE III – DISTRICT REGULATIONS:

All buildings and all land shall hereafter be used, laid out, constructed or altered only in conformity with the permitted uses and density requirements for the district in which it is located.

SECTION 1 – PERMITTED USES:

The following land uses are hereby permitted for each district as indicated, but upon appeal, the Board of Adjustment has the right of interpretation of the definition for the purposes of compliance.

RESIDENTIAL A DISTRICT:

Any lot may be used for a one-family residence structure, general farming, timber removal, manufactured housing, owner occupied tourist home or home occupation as provided in Article IV, Section 4.

RESIDENTIAL B DISTRICT:

Any lot may be used for any use permitted in Residential a district, with the exception of manufactured housing, and also for schools, institutions, multi-family units as provided in Article III, Section 2f, inns, hotels and motels with accessory facilities that provide for dining and recreation such as tennis, golf, and skiing. for purposes of this paragraph, a hotel or motel must consist of five or more double occupancy sleeping units. Density shall not exceed ten (10) double occupancy-sleeping units per acre. See Article III, Section 2C.

BUSINESS DISTRICT A:

Any lot may be used for any use permitted in Residential B District, and also for retail stores, offices, wholesale and light industrial, garage and filling station or other business use whose operation and appearance is compatible and not offensive or injurious or a nuisance to its neighborhood.

BUSINESS DISTRICT B:

Any lot may be used for single family dwelling, bed and breakfast, retail shop, professional office, home occupation, as provided in Article IV, Section 4, or other business, the operation and appearance of which is compatible with the neighborhood in terms of building scale and residential character. Any use must provide adequate water supply, sewage disposal and parking and otherwise obtain site plan review approval from the Planning Board. There will be no further subdivision in Business District B.

SECTION 2 – DENSITY REQUIREMENTS:

Any lot hereafter subdivided for separate sale, use ownership, development, or resale shall have no less than the prescribed street frontage for the district in which it is located, and all structures or sewage systems thereon shall be located at least 50 feet from the street center line and 20 feet from any lot line. Any lot with existing structure to which additions or alterations to increase the number of dwelling units are to be made must conform to the density requirements below. The variable density requirements as shown on the attached schedule are applicable to all uses in each specific district, except that one dwelling unit shall be permitted on any subdivided lot recorded prior to March 10, 1987.

District	Residential A	Residential B	Business A Dwelling	Business A Non-Dwelling	Bus. B Dwelling & Non-Dwelling
Minimum lot size	5 acres	3 acres	1 acre	½ acre	2 acres
Maximum building size coverage on minimum lot size	10%	10%	10%	30%	10%
Minimum lot frontage	200 ft.	150 ft.	80 ft.	80 ft.	150 ft.

SECTION 2a:1: The Board of Adjustment may grant a special exception from the above lot frontage requirements provided the following conditions are met:

- 1) The lots are being created as part of a minor subdivision of 3 lots or less;
- 2) A minimum deeded or dedicated 50-foot right-of-way is provided to allow future construction of a street that meets all town standards. Such right-of-way shall be laid out and a street engineered so as to meet all requirements for road construction in the Franconia Subdivision Regulations.
- 3) All lots shall have frontage on the proposed right-of-way equal to the minimum lot frontage for the district in which it is located.
- 4) No building permit shall be issued for any such lot until the street has been completed to town standards as determined by the Selectmen or their agent.
- 5) No re-subdivision of any of the lots shall be permitted until the proposed street is completed.

SECTION 2a:2: The Planning Board may reduce the minimum lot frontage and setback requirements in a PUD or cluster development (See Section XI).

SECTION 2b: From one to four bedrooms shall comprise a single dwelling unit and all dwelling units must conform to the acreage required per unit in each district. Owner occupied tourist homes and “bed and breakfasts” will have a limit of two units or eight bedrooms. Change in usage will require a change of use permit to be issued by the Board of Selectmen. Change from single ownership, as in a condominium situation, is to be considered subdivision and will require an application before the Planning Board.

SECTION 2c: Inns, hotels, and motels shall require a minimum lot size of five acres, excluding poorly drained, very poorly drained, and floodplain soils and slopes over 25%. Additional area may be required to insure adequate area for sewage disposal and to meet site plan review regulations. Their primary use is to be guest accommodations with any change in use requiring a change-in-use permit.

A hotel/motel which includes units with wetbar or cooking facilities shall 1) comply with all hotel/motel regulations, including the density limitation of 10 double occupancy sleeping units per acre based on the number of conventional units (no wetbar or cooking); and 2) in addition, based on the number of units with wetbars and refrigeration or cooking, comply with all regulations regarding multi-family units contained in Article III, Section 2.

SECTION 2d: If soil conditions or slope will, in the opinion of the Planning Board, adversely affect the runoff or erosion or operation of on-site sewage disposal facilities, greater areas may be required.

SECTION 2e: All buildings or structures will be restricted to a maximum height above original ground level of 35 feet. When the building or structure is on sloping land, the average original ground level will prevail.

SECTION 2f:1: Multi-family units (new construction) shall conform to the density requirements of Article III, Sections 2, 2a, 2b, 2d, and 2e.

The density of units may be decreased by the Planning Board. The final determination of density of a parcel to be developed for multi-family dwellings shall be determined by the Planning Board after a thorough evaluation of a proposal, the parcel and neighborhood characteristics, the ability of the site to adequately provide for the buildings, parking, amenities, such as landscaping, recreation areas, walkways, etc., required utilities and services and the impact on town services and streets, and the impact on abutting properties and the neighborhood.

The front lot line setback of all multi-family buildings from public and private rights-of-way shall be 25 feet. The setbacks from side lot lines and rear lot lines of the entire parcel shall be 20 feet. There will be at least 40 feet between multi-family buildings.

SECTION 2f:2: As a special exception, the Board of Adjustment may permit a small apartment in conjunction with and attached to a single family dwelling in any district either as a conversion or new construction.

The purpose of this section is to allow for alternative housing by providing a small apartment in a single-family home which could be used by, but not limited to, elderly or handicapped family members, live-in nursing care, home companions, etc.

The Board of Adjustment shall grant the special exception only when the following conditions are met:

- 1) The proposal is not for a traditional duplex structure and the added apartment is smaller and an accessory to the main dwelling unit.
- 2) The use would not detract from the surrounding neighborhood.
- 3) The use shall not cause traffic, fire safety, or health problems on the lot or in the neighborhood.
- 4) The use meets all other requirements of this ordinance.

No site plan review is required for Article III, Section 2-2.

SECTION 2g: One lot with only 50 feet of street frontage may be subdivided from an existing parcel for the sole purpose of providing future access to the remaining backlands of the lot. Such a lot would be for future development purposes only and would be considered an UNBUILDABLE lot prior to completion of street construction. Such a lot could only be created if:

- 1) The lot to be created was greater than 30 acres;
- 2) The location of the 50-feet of road frontage provided adequate visibility and was suitably located for a future street intersection;
- 3) A conceptual plan for the future subdivision of such a lot was prepared and was acceptable to the Planning Board and met all other requirements of the subdivision regulations, including road layout, road profiles, and cross-sections.

Final approval of such a lot rests with the Planning Board. All conditions for its approval should be clearly shown on the plan and reflected in the lot's deed.

ARTICLE IV – GENERAL PROVISIONS:

SECTION 1 – ZONING MAP: There shall be a zoning map originally dated March, 1970* that is available and on display, which clearly sets forth the exact location of the boundaries of the authorized zoning districts. (*Updated March, 1988)

SECTION 2 – NON-CONFORMING USES: Any land use to the extent existing at the time of passage of this ordinance, but not conforming thereto, shall have the privilege of continuing in such use indefinitely or of recontinuing in such use within two years of any discontinuance.

SECTION 3 – RESIDENTIAL CONVERSIONS: Structures existing at the time of adoption of this ordinance may be converted to multi-family structures in Residential B, Business A, and Business B districts, provided parking can be provided according to Article V, Section 3, and if all other conditions of the Site Plan Review are satisfied. These lots do not have to meet the minimum lot size requirements for water supply, septic disposal systems, fire protection and safety must be met. All converted dwelling units shall provide at least 600 square feet of total floor area per unit plus 120 additional square feet for each bedroom more than one, but not including porches, breezeways, garages, or unfinished basements. The altering or changing of the footprint of the existing structure shall not be allowed except for required health and safety reasons. The number of units per dwelling shall not exceed four (4).

SECTION 4 – HOME OCCUPATIONS: Any home occupation shall be permitted as an accessory use in the district where allowed and shall be subject to site plan review and the following restrictions:

- 1) The home occupation is clearly an accessory use to the residential use of the property and incidental to the primary use of the property as a dwelling.
- 2) The home occupation is carried on by a family member and his or her relatives residing at the principal residence. The home occupation may be supplemented by not more than two outside employees.
- 3) The home occupation shall be carried on only within the principal or accessory structure, and there shall be no obviously commercial interruption of the residential appearance of the area.
- 4) Not more than twenty-five (25%) percent of the combined floor area of the dwelling house and accessory buildings shall be devoted to such home occupation.
- 5) A home occupation shall be allowed one sign, which shall not exceed six (6) square feet in total visible area. It shall be flat in nature and shall require a sign permit from the proper authority.

- 6) No installation or use of any mechanical or electrical equipment that is not customarily incidental to the practice of the home occupation or not normally part of a domestic household shall be permitted, with the exception of medical and dental equipment. Also, machinery, which is abusive to the residential atmosphere or that causes interference in radio and television reception, shall not be permitted.
- 7) The home occupation shall not display or create outside the building any external evidence of the operation of the home occupation except for the permitted sign. Parking visible to passersby from the street or road or by abutters shall be limited to four vehicles including those of dwelling occupants in Residential A and B. No parking shall be permitted in the street or road.
- 8) The following are permitted uses, providing they qualify under the other criteria: physicians' and dentists' offices, professional offices of attorneys, accountants, and architects, studios, barber shops and beauty parlors, dressmaking, child care, bed and breakfast, consulting, financial analysts and advisors, pottery, painting, sewing and other fine arts, insurance and real estate sales.
- 9) Only articles made on the premises or customarily incidental to the home occupation shall be sold on the premises.
- 10) The Board of Adjustment may grant a special exception from home occupations which are not specifically permitted in Section 4.8 above or for the employment of non-family persons provided that the home occupation:
 - a) Meets the spirit and intent of this section;
 - b) Complies with all the other sections of this ordinance;
 - c) Is appropriate to the neighborhood;
 - d) Does not cause significant impact with regard to traffic, parking, congestion, noise, light, sewage disposal, dust and aesthetics;
 - e) Receives site plan approval from the Planning Board.

ARTICLE V – ADDITIONAL PROVISIONS:

SECTION 1 – LAND SUBDIVISION: To insure that any proposed new land subdivision will result in desirable, safe, and sanitary lot layouts compatible to adjoining land, and that streets, utilities, drainage, and public utilities shall meet town requirements, and in order to protect the future residents of said subdivision, no land may be subdivided or developed for separate use and ownership without each lot having the prescribed street frontage for that zone along an existing street or way. In the event an owner of land desires to subdivide or develop, or sell for development, certain interior land without such street frontage, the owner or developer shall first 1) construct a street according to town approved layout and specifications and maintain such street; or 2) construct a street according to town approved layout and specifications and dedicate such street to the

C. TOWN PARCEL BREAKDOWN

Franconia Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	255	\$ 21,329,600
RESIDENTIAL LAND ONLY WITH CURRENT USE:	133	\$ 3,100,680
RESIDENTIAL LAND & BUILDING (not including current use): Median: \$ 393,200	645	\$ 283,214,600
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	87	\$ 51,339,913
MANUFACTURED HOUSING ON OWN LAND:	3	\$ 519,000
MANUFACTURED HOUSING ON LAND OF ANOTHER:	48	\$ 1,181,400
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	22	\$ 9,060,914
COMMERCIAL/INDUST. LAND ONLY (not including current use):	10	\$ 2,988,000
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	42	\$ 33,271,900
COMMERCIAL/INDUST. WITH CURRENT USE:	3	\$ 4,796,816
UTILITY:	2	\$ 5,078,000
TOTAL TAXABLE:	1250	\$ 415,880,823
TOTAL EXEMPT/NONTAXABLE:	70	\$ 95,216,700
TOTAL NUMBER OF PARCELS:	1320	
(TOTAL NUMBER OF CARDS):	1397	
PROPERTIES WITH VIEWS (included above):	524	
PROPERTIES WITH WATER FRONTAGE (included above):	138	
DRA CERTIFICATION YEAR:	2021	

D. Time Trending

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

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

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

The following is a summary of the analysis of the sales used broken down by year, a review of the Department of Revenues sales ratio studies for 2018, 2019, and 2020, and an analysis of four paired sales or properties that sold twice.

<u>Sales Analysis Results</u>	<u>Year</u>	<u>Median Ratio</u>	<u>Year</u>	<u>Median Ratio</u>
	2018	96.2	2019	94.8
	2019	94.8	2020	84.3

To determine the trend factor for 2019 using the sales analysis, we took the difference between the 2018 and 2019 ratios (1.4), divided that number by the 2018 ratio of 96.2 = .014 annually or .001 per month appreciation.

To determine the trend factor for 2020 using the sales analysis, we took the difference between the 2019 and 2020 ratios (10.5), divided that number by the 2019 ratio of 94.8 = .110 annually or .009 per month.

<u>DRA Analysis Results</u>	<u>Year</u>	<u>Median Ratio</u>	<u>Year</u>	<u>Median Ratio</u>
	2018	92.8	2019	97.3
	2019	97.3	2020	84.4

To determine the trend factor for 2019 using the DRA figures, we took the difference between the 2018 and 2019 ratios (4.5), divided that number by the 2018 ratio of 92.8 which resulted in a negative trend factor of .048 annually.

To determine the trend factor for 2020 using the DRA figures, we took the difference between the 2019 and 2020 ratios (12.9), divided that number by the 2019 ratio of 97.3 which resulted in a positive trend factor of .132 annually (.011) monthly.

Summary

The conclusions reached by each analysis are similar between 2019 and 2020. The DRA results show just over 1% per month and our own analysis shows just under 1% per month. Giving consideration to both statistics, it is my opinion a positive trend of 1.0% per month (12.0% per year) is reasonable. The final analysis will be focused on the most recent sales transactions (>10/01/2020).

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%	J	+50%
B	-30%	G	+20%	K	+60%
C	-20%	H	+30%	L	+70%
D	-10%	I	+40%	M	+80%

E = Average or most common

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

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

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

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

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

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

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

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

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

F. Basic Mass Appraisal Process

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

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

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

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

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

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

G. Assumptions, Theories & Limiting Factors

Assumptions

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

Theories

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

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

Limiting Factors

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

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

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

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

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

POINTS

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

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

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

Com. Wall	Example – Commercial Wall Frame Construction Use for commercial buildings to account for various structures.
Size Adjustment	Size adjustment is the factor that accounts for the economy of scale theory which means the more of anything you purchase at one time, the lower the unit cost. As such, a larger home will have a factor less than 1.00, while a smaller home will have a factor greater than 1.00 to account for per square foot cost variation.
Base Rate	This is the gross base square foot cost that this building, as well as all other similar buildings will start at.
Bldg. Rate	Building Rate – After consideration of all building materials and quality of construction, a building rate is developed which can be greater and lower and 1.00 based on material, quality and includes the size adjustment.
Com. Wall Factor	In the case of a commercial property, an added factor may be needed to account for various commercial structural frames.
Adjusted Base Rate	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. The Adjusted Base Rate is then multiplied by the total effective area of the house to develop a replacement cost new for that structure.

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.

Sample Calculation

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

Example Listing Data

EXTERIOR WALLS

Prefab Wood Panels = 32 points

Brick on Veneer = 37 points

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

ROOF STRUCTURE & COVER

Gable or Hip = 3 points

Asphalt or Comp. = 3 points

Point values are added together = 6

INTERIOR WALLS

Drywall = 27 points

Plaster = 27 points

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

HEATING FUEL & TYPE

Oil Fuel = 1 point

Hot Water = 6 points

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

FLOOR COVER

Carpet = 10 points

Hard Tile = 12 points

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

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

BED & BATH LIST DATA

Bedroom = 3 # Bathrooms = 1.5

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

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

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

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

TOTAL STRUCTURAL POINTS INDEX = 97

QUALITY ADJUSTMENT FACTORS

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

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

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

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

EFFECTIVE AREA CALCULATIONS

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

EXAMPLE: BUILDING AREA CALCULATIONS

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

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

EXAMPLE:

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

SIZE ADJUSTMENT FACTORS

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

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

STORY HEIGHT ADJUSTMENTS

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

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

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

Adjusted Base Rate Calculation

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

FINAL BUILDING VALUE COMPUTATIONS

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

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

DEPRECIATION TYPES & USE

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

EXAMPLE - 200 Year Old House

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

EXAMPLE - For the 200 year old home in good condition

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

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

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

- PHYSICAL:** Refers to the general condition of the building, or how well it has aged or been maintained in comparison to new buildings. Here is where the assessor can allow for an adjustment for items that are not consistent with the overall condition of the majority of the home.
- FUNCTIONAL:** Refers to the functional design of the building based on the current use, design, layout and new technology available, over and above the normal age depreciation.
- ECONOMIC:** Refers to depreciation caused by things which are exterior to the building and usually not controllable by the owner. Excessive traffic, active railroad tracks, airport nearby, are just a few examples.
- TEMPORARY:** Refers to depreciation given for a special reason which shall only exist for a short period of time. This is generally used for new construction to account for varying stages during the construction, as of April 1st in the assessing year.

LAND VALUE COMPUTATIONS

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

SAMPLE LAND CHART

<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

UNDERSTANDING YOUR PROPERTY RECORD CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

Map: 000R42 Lot: 000008 Sub: 000000 (1) Card: 1 of 1 (2) 123 MOUNTAIN ROAD ANYTOWN PICTURE (8) Printed: 04/01/2021 (3)

OWNER INFORMATION (4)
DOE, JOHN
 FQY.TCPG
 3450 QWP VCR TQCF
 CPl VOY P.PJ 23456

SALES HISTORY (5)

Date	Book	Page	Type	Price	Grantor
03/12/2018	3587	2609	U151	525,000.00	



LISTING HISTORY (6)

09/21/20	ERHC		
01/29/20	ERPM		
04/02/19	ERPL		
02/26/15	ERVL		
01/09/15	INSP	MARKED FOR INSPECTION	
01/17/08	DWRM		

NOTES (7)

WHITE;TBHS=4 FULL, 2 HALF; DNP U2 ENT/EOPF; NICE SETTING, VIEW; FNDTN=STONE & CONCRETE. LAND=OWNER SAYS 252+ACRES RES-POND IS AMENITY TO PROP;LOW POSTED BSMNT; DNP U FFF LIBRARY OR OFFICE AS BEDROOMS;TOF=14; 36X22 BMU FLAT ROOF;4/19; EXTENSIVE RENO ON-GOING; HQ, WAINSCOTTING, EXPOSED BEAMS, CUST DETAIL FEAT, BLT INS, TILE BTHS/SHOWERS ETC;REMOVED TREES=UNOBSV TU; UC=SOME FLRS/TRIM, KIT, MISC BTH FIX/PAINT,ELEC WORK, STAIRWAYS; 1/20; DNV1, PU AC, DECK, ENT, EST COMPLETE, RMVVD UC;

MUNICIPAL SOFTWARE BY AVITAR

CPl VOY P ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE (10)

Year	Building	Features	Land
2018	\$ 284,800	\$ 32,800	\$ 194,814
		Parcel Total: \$ 512,414	
2019	\$ 328,200	\$ 32,800	\$ 220,522
		Parcel Total: \$ 581,522	
2020	\$ 487,300	\$ 39,900	\$ 342,390
		Parcel Total: \$ 869,590	

EXTRA FEATURES VALUATION (9)

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PATO	150	10 x 15	167	7.00	10	175	EST; SNOW
CARPORT WOOD	240	12 x 20	127	11.00	40	1,341	COND=DEPTH; DRT FLR
SHED-WOOD	144	12 x 12	171	10.00	60	1,477	ATT CARPORT
GARAGE-1 STY	1,800	36 x 50	69	30.00	70	26,082	
PATO	200	10 x 20	140	7.00	70	1,372	EST; SNOW/BRICK
FIREPLACE 3-STAND	1		100	6,500.00	100	6,500	
FIREPLACE-1STAND	1		100	3,000.00	100	3,000	INT FS; IN BMU
						39,900	

LAND VALUATION (11)

LAST REVALUATION: 2020

Zone: RURAL	Minimum Acreage: 2.00	Minimum Frontage: 225	Site: VERY GOOD	Driveway: PAVED	Road: DIRT/GRAVEL							
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
IF RES	2,000 ac	83,000	E	100	110	95	100	90 -- ROLLING	100	0	N	78,100
IF RES	39,890 ac	x 2,500	X	58			100	-- ROLLING	100	0	N	52,100
FARM LAND	26,000 ac	x 2,500	X	58			100	ROLLING	100	66	N	7,514
UNMNGD OTHER	114,660 ac	x 2,500	X	58			100	-- ROLLING	100	33	N	5,076
UNMNGD OTHER	1,575,000 ft	x 40	E	100			100		100	0	N	0
VIEW *							100	MOUNTAINS/HILLS NEAR, PANORAMIC, FULL, EXTREME	100	61,800		61,800
JENNESS POND *							100	BEACH AND/OR LANDSCP, MAIN WATERBO85 -- MODERATE S	100	137,800	0	137,800
												576,300
												182,550 ac

*See 1.D.

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

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

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

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

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

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

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

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

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

Units - Size of land being assessed on each line.

AC = Acres

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

WF = Waterfront Feet

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

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

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

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

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

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

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

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

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

Ad Valorem - Market value.

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

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

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

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

- 12) See *Section 1.D. Listing the Property – Views*, *Views* & *Section 9.C. Final Valuation Tables (Views & Waterfront)*.

Map: 000R42 Lot: 000008 Sub: 000000 Card: 1 of 1 123 MOUNTAIN ROAD ANYTOWN Printed: 04/01/2021



PICTURE (1)

OWNER (2)
DOW, JOHN
 O'BRIEN, KAREN JOY
 123 MOUNTAIN ROAD
 ANYTOWN, NH 01324

OWNER (2)

TAXABLE DISTRICTS (3)

District	Percentage

PERMITS (5)

Date	Permit ID	Permit Type	Notes
11/20/19	2019000256	RENOVATION	FIRST PERMIT # 201800097
06/11/18	2018000097	RENOVATION	

BUILDING DETAILS (4)

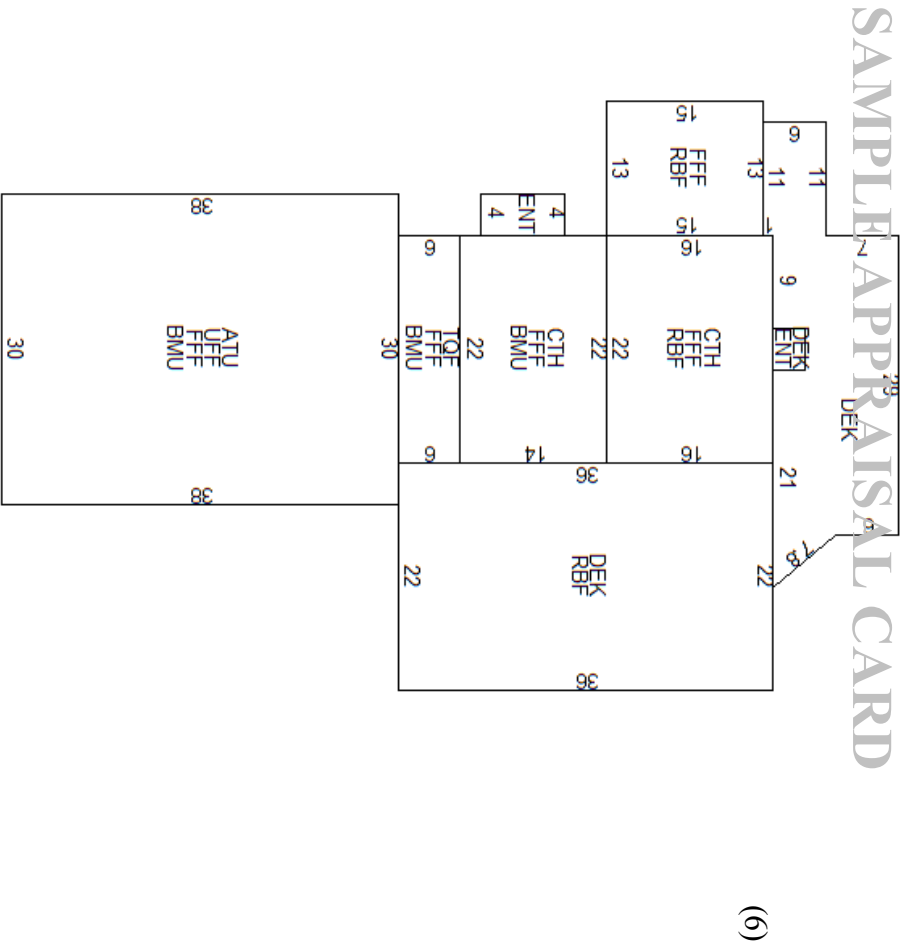
Model: 2.50 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL/PLASTERED
Floor: HARDWOOD/PINE/SOFT WD
Heat: GAS/EA DUCTED
Bedrooms: 4 **Baths:** 5.0 **Fixtures:** 18
Extra Kitchens: **Fireplaces:**
A/C: Yes **100.00 %** **Generators:**
Quality: A6 EXC+20
Com. Wall:
Size Adj: 0.8492 **Base Rate:** RSA 88.00
Bldg. Rate: 1.4087
Sq. Foot Cost: \$ 123.97

BUILDING SUB AREA DETAILS (7)

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1140	0.10	114
UPF	UPPER FLR FIN	1140	1.00	1140
FFP	FST FLR FIN	2127	1.00	2127
BMU	BSMNT	1580	0.15	237
TQF	3/4 STRY FIN	132	0.75	99
DEK	DECK/ENTRANCE	1221	0.10	122
RBF	RAISED BSMNT	1339	0.75	1004
CTH	CATHEDRAL	660	0.10	66
ENT	ENTRY WAY	44	0.10	4
GLA:	3,366	9,383		4,913

2020 BASE YEAR BUILDING VALUATION (8)

Market Cost New: \$ 609,065
Year Built: 1776
Condition For Age: EXCELLENT **20 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 20 %
Building Value: \$ 487,300



(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	Fireplaces
Roof - Style & Material Cover	A/C - Central Air
Ext - Exterior Wall Cover	Generators
Int - Interior Wall Material	Quality - Building Quality Description
Floor - Floor Cover Material	Com Wall - Commercial Wall Structure
Heat - Type & Fuel	Size Adj - Size Adj Factor
Bedrooms - # of Bedrooms	Base Rate - Bldg Sq Ft Cost
Bath - # of Baths	Bldg Rate - Overall bldg factor, based on prior bldg description
Fixtures - Total # of Bath Fixtures	Sq. Foot Cost - Final Adjusted Bld Sq Ft Cost
Extra Kitchens – In-law or Living Area Kitchen	

- 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,

GENERAL	
COMMONLY USED ABBREVIATIONS	

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

SAMPLE - LIST LETTER

TOWN OF ANYTOWN
325 MAIN STREET
ANYTOWN, NH 04367

DOW, JOHN('LCPG
145 O QWPVCIP TQCF
""ANYTOWN, NH 04567

Map Lot Sub : 0000T64 00000: 000000

April 1, 2021

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 Monday, 4/12/21 thru Thursday, 4/8/21**
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 - PRELIMINARY NOTICE OF VALUE

Town of Anytown
Board of Selectmen
123 Main Street
Anytown, NH 02345

DOW, JOHN & JANE
123 MOUNTAIN ROAD
ANYTOWN, NH 02345

Map Lot Sub : 000R42 000008 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES - July 6, 2021

Dear Property Owner:

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

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

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

The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. Data will be available for 30 days on this website, **but informal review appointments are not necessarily available for 30 days.**

If you feel an error exists and would like to schedule a phone appointment to review your assessment or to contact us with specific questions, please go to www.avitarassociates.com/appointments for details. Appointments are only available for a limited time (not necessarily for 30 days), therefore we urge you to logon as soon as possible and schedule an appointment to ensure you are afforded the opportunity for review. If you do not have access to the internet, and no one else is available to assist you, contact the Town Hall and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings this year. Rather, we will contact you at the phone number you provide for your scheduled appointment.

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

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

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

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

Land Value: \$ 342,390

Buildings/Features: \$ 527,200

Total Parcel Value: \$ 869,590

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

Town of Anytown
Office of the Selectmen
325 Main Street
Anytown, NH 02367

DOW, JOHN (ICPG
145 MQWP VCR TQCF
ANYTOWN, NH 02367

Map Lot Sub : 000001 000001 000001

August 5, 2021

Dear Property Owner:

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

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

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

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

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

Land Value: \$ 73,300

Improvements: \$ 163,800

Total Parcel Value: \$ 237,100

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Encumbrance: Any limitation that affects property rights and value.

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

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

Estate: A right or interest in property.

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

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

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

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

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

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

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

IAAO: International Association of Assessing Officers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 6

SALES DATA

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

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

Effective date of this revaluation is 4/1/2021.

Sales that occurred between 4/1/2019 and 8/16/2021 were used in the preliminary analysis.

Sales that occurred between 10/1/2020 and 8/16/2021 were used in the final analysis. Sales after 4/1/2021 may not have been visited for verification.

A total of 138 qualified sales were used in the preliminary analysis/testing & 64 qualified sales were used in the final analysis/testing.

B. Qualified & Unqualified Sales Report

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

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

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

NC=Neighborhood Code

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

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

SH=Story Height

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

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

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

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

Franconia Sales Analysis Report

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.747	000013	000026	000001	02	2.32	R1	F			\$90,000	\$67,200	V	Q	TOREIGN IV REALTY TRUS	\$66,800
0.791	000024	000027	000000	01	1.87	R1	E	RSA	A	\$445,000	\$352,200	I	Q	FITZGERALD, MARGARET E	\$251,600
0.807	000021	000011	000005	02	5.71	R1	E			\$143,100	\$115,500	V	Q	MARCOUX, MARYANN	\$134,600
0.839	000028	000098	000003	02	0.00	R1	F	RCT	A	\$200,000	\$167,800	I	Q	CATUDAL REVOCABLE TRUS	\$135,400
0.855	000014	000100	000000	03	0.66	R3	F	RMF	C	\$312,000	\$266,700	I	Q	GRANT FAMILY REVOCABLE	\$277,500
0.858	000017	000005	000000	01	62.90	R1	F			\$498,750	\$428,100	V	Q	HYDE, BOONE ANDREW	\$161,600
0.873	000022	000004	000010	01	5.57	R1	F			\$141,750	\$123,800	V	Q	LUBY, JON C.	\$89,100
0.878	000014	000033	000000	02	0.40	R1	E	RSA	A	\$199,000	\$174,800	I	Q	HAROLD, LISA	\$128,600
0.883	000015	000019	000005	01	3.50	R1	E			\$143,100	\$126,400	V	Q	MCPHAUL LIVING TRUST 2	\$47,100
0.891	000007	000002	000000	01	7.03	CI	E	CBB	E	\$828,000	\$737,400	I	Q	THE GUEST HOUSE AT FRA	\$482,100
0.908	000014	000021	000002	02	0.00	R1	E	RCT	D	\$130,000	\$118,000	I	Q	JOHANSSON, SAMUEL M.	\$94,500
0.908	000028	000063	000000	02	0.25	R1	F	RSA	D	\$556,400	\$505,300	I	Q	CASHIN TRUSTEES, WILLI	\$278,900
0.915	000014	000057	000000	02	1.80	R1	F	RSA	A	\$200,000	\$182,900	I	Q	FORD, WENDY	\$154,100
0.927	000014	000043	000021	02	0.00	R1	E	MHS	A	\$47,700	\$44,200	I	Q	LANGMAID, JANE	\$37,600
0.930	000013	000003	000000	04	0.59	R1	F			\$67,200	\$62,500	V	Q	PETERSON, NANCY O	\$58,500
0.936	000014	000131	000000	02	5.92	R1	E	RSA	D	\$525,300	\$491,700	I	Q	WROBEL, MATTHEW T.	\$262,800
0.939	000022	000004	000009	01	5.37	CUUH	F			\$94,500	\$88,700	V	Q	TTW, LLC	\$76,000
0.939	000004	000013	000000	01	8.35	R1	F	RSA	D	\$978,084	\$918,800	I	Q	S P AND B INDUSTRIES,	\$327,700
0.941	000022	0011.1	000005	01	5.12	R1	I	RSA	D	\$530,000	\$498,600	I	Q	FRANCOIS, JACKY R.	\$331,700
0.941	000018	000010	000000	01	7.26	R1	E	RSA	C	\$505,050	\$475,400	I	Q	KELLEY, SCOTT	\$296,700

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
0.947	000029	000040	000002	01	5.24	R1	G			\$137,000	\$129,800	V	Q	ISRAEL, DAVID I.	\$60,000
0.950	000020	000002	000001	02	2.64	R1	G			\$163,620	\$155,400	V	Q	T & T MTN INVESTMENTS,	\$126,600
0.951	000022	0011.1	000001	01	6.02	R1	I	RSA	D	\$735,000	\$699,000	I	Q	LAFLAMME, LOTTIE M.	\$427,300
0.953	000021	000011	000000	02	6.20	CI	E	CBB	D	\$991,100	\$945,000	I	Q	THE BEAN HOSPITALITY,	\$905,500
0.955	000029	000038	000000	01	1.41	R1	F	RSA	B	\$387,889	\$370,500	I	Q	BLACKWELL, WILLIAM A	\$255,500
0.966	000020	000002	000018	02	1.34	R1	G			\$97,200	\$93,900	V	Q	WHITE REVOC TRUST 06,	\$78,300
0.967	000031	000004	000000	01	6.00	R1	F	RSA	B	\$443,040	\$428,200	I	Q	KIZZIER REV. TRUST, EL	\$266,700
0.968	000014	000153	000007	02	2.00	R1	F	RSA	I	\$484,100	\$468,400	I	Q	ODELL, ROGER E.	\$263,700
0.970	000022	0011.1	000013	01	5.22	R1	I			\$165,000	\$160,000	V	Q	IP, STELLA	\$72,200
0.979	000022	0011.1	000009	01	11.10	CUUH	I			\$248,560	\$243,400	V	Q	HENNESSEY, EDWARD A	\$82,900
0.984	000013	000035	000000	02	0.97	R1	E	RSA	C	\$404,000	\$397,500	I	Q	PROFILE HERITAGE REALT	\$298,200
0.990	000014	000030	000004	02	0.00	R1	E	MHS	A	\$57,750	\$57,200	I	Q	HACQUEBORD, CHARLES S.	\$34,700
0.991	000021	000007	000004	02	2.48	R1	E	RSA	C	\$696,900	\$690,900	I	Q	BEAULIEU, TAMMIE A.	\$412,800
0.997	000016	000016	000000	01	3.47	R1	F	RSA	C	\$446,160	\$444,700	I	Q	BALL, CRAY	\$308,900
1.003	000029	000040	000003	01	6.99	R1	G			\$140,390	\$140,800	V	Q	STEINHOF, KIRK P.	\$63,400
1.004	000008	000022	000000	02	1.61	R1	F			\$64,660	\$64,900	V	Q	CUDDY, JR, THOMAS H.	\$61,700
1.005	000016	000001	000017	01	8.38	R1	F	RSA	D	\$1,150,000	\$1,155,200	I	Q	GIROUARD-HANNA FAMILY	\$688,800
1.010	000012	000087	000000	02	1.40	R1	E	RSA	D	\$374,360	\$378,100	I	Q	PALMER, THOMAS	\$275,900
1.012	000015	000006	000000	01	10.97	R1	E	RSA	D	\$661,500	\$669,600	I	Q	ELLIOTT, GLENDON M.	\$492,900
1.014	000024	000001	000000	01	6.00	R1	E			\$136,303	\$138,200	V	Q	CURLETT, MICHAEL	\$115,000

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
1.015	000012	000065	000000	01	0.95	R1	E			\$26,798	\$27,200 03/31/2021	V	Q	DUGUAY, PETER	\$44,600
1.015	000022	000004	000002	01	8.17	R1	F			\$159,650	\$162,100 01/14/2021	V	Q	COYNE, PATRICK	\$150,600
1.015	000016	000006	000000	03	3.39	R1	F			\$57,120	\$58,000 02/03/2021	V	Q	FUCCI, W. JOHN	\$62,600
1.016	000013	000026	000002	02	4.88	R1	F			\$121,900	\$123,900 10/09/2020	V	Q	FOREIGN II REALTY TRUS	\$101,100
1.023	000021	000011	000004	02	14.23	R1	E			\$139,050	\$142,200 01/15/2021	V	Q	LANGELLER, STEPHEN	\$134,400
1.030	000016	000036	000000	03	2.86	R1	F			\$86,100	\$88,700 11/06/2020	V	Q	BOSWELL LIVING TRUST,	\$74,800
1.033	000029	000040	000006	01	3.54	R1	G	RSA	D	\$630,000	\$650,500 11/04/2020	I	Q	WILLIS, NANCY CLAIRMON	\$523,000
1.033	000020	000002	000026	02	2.35	R1	F			\$94,500	\$97,600 11/02/2020	V	Q	BARNHORST, TIMOTHY M.	\$70,300
1.035	000019	000010	0012.1	01	5.08	CUUW	E			\$153,470	\$158,900 01/05/2021	V	Q	UGO ENTERPRISES, INC.	\$154,300
1.036	000024	000062	000000	01	1.92	R1	F			\$99,000	\$102,600 05/13/2021	V	Q	GIFFORD REALTY TRUST,	\$59,600
1.043	000022	0011.1	000012	01	5.15	R1	I			\$117,000	\$122,000 04/14/2021	V	Q	RAKER, STEVE	\$68,600
1.043	000008	000023	000000	02	1.52	R1	F	RSA	C	\$616,920	\$643,700 10/02/2020	I	Q	CUDDY, JR., THOMAS H.	\$521,200
1.050	000028	000068	000000	02	0.57	R1	F	RSA	A	\$387,920	\$407,500 12/14/2020	I	Q	OAKMAN, ANTHONY E.	\$228,600
1.052	000016	000022	000000	01	2.61	R1	F			\$66,533	\$70,000 04/20/2021	V	Q	LITCHEFIELD, ALAN W.	\$77,100
1.056	000026	000019	000000	01	5.04	R1	E			\$75,750	\$80,000 03/17/2021	V	Q	SILVER, WILLIAM.	\$52,400
1.062	000022	0011.1	000011	01	5.25	R1	I			\$115,500	\$122,700 11/06/2020	V	Q	MUHLFELDER, ESTHER C	\$63,400
1.069	000028	000136	000000	02	0.08	R1	F	RCT	D	\$235,000	\$251,100 04/02/2021	I	Q	FAT BLACK CAT, LLC	\$161,500
1.069	000013	000023	000000	02	2.68	R1	E	RSA	C	\$240,240	\$256,800 12/18/2020	I	Q	BALL, DAVID P.	\$212,700
1.087	000004	000011	000002	01	5.04	R1	F			\$93,280	\$101,400 10/06/2020	V	Q	LEPESKA, PETER J.	\$106,400
1.090	000028	000116	000000	02	0.20	R1	F	RSA	B	\$352,980	\$384,600 10/09/2020	I	Q	GOODWIN, ROBERT J.	\$243,900

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Eff. Area	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Grantor	Description	Prior Year Assessment	
1.093	000022	000004	000006	01	12.63	CUUH	F				\$ 111,300	\$ 121,700	10/14/2020	V	Q	MCKENZIE, JOEL C.		\$ 92,300
	LOT APPRS CLEARED AFTER SALE, ASSMT REFLECTS UNDW																	
1.094	000014	000043	000003	02	0.00	R1	E	MHS	A	1,250	\$ 37,100	\$ 40,600	10/01/2020	I	Q	HOPPS, DONNA JEAN		\$ 38,500
1.108	000024	000051	000001	01	2.54	R1	E	RSA	B	3,620	\$ 445,200	\$ 493,200	10/28/2020	I	Q	DEXTER, LEWIS		\$ 327,900
1.150	000014	000007	000000	04	0.74	R3	F	RMF	D	5,322	\$ 359,840	\$ 413,800	12/22/2020	I	Q	LARSON, ERIC E.		\$ 352,500

Franconia Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area	Sale Price	Sale Date			Grantor		
0.011	000015	000007	000000	01	2.21	R1	X			\$ 661,500	\$ 7,500	I	U	MPC-CAN SELL SEPRTTY	
	15-6-SOLD WITH 15-7														
											11/13/2020			ELLIOTT, GLENDON M.	\$ 2,800
0.056	000019	000010	000007	01	5.68	CUUW	H			\$ 2,530,000	\$ 142,100	V	U	MPC-CAN SELL SEPRTTY	
	SOLD W/19-10-6														
											06/30/2021			SULLIVAN, JAMES M.	\$ 118,500
0.113	000005	000021	000001	02	3.00	R1	F			\$ 551,250	\$ 62,200	V	U	MPC-CAN SELL SEPRTTY	
	SOLD WITH 5/29														
											11/30/2020			SHAW, GARY C.	\$ 48,100
0.451	000017	000005	000000	01	62.90	R1	F			\$ 950,000	\$ 428,100	V	U	INSUF CNT MKT EXPOSUR	
	SOLD W/19-10-7														
											04/01/2021			T&T MOUNTAIN INVESTMEN	\$ 161,600
0.547	000019	000010	000006	01	5.89	R1	H	RSA	D	\$ 2,530,000	\$ 1,384,800	I	U	MPC-CAN SELL SEPRTTY	
	SOLD W/19-10-7														
											06/30/2021			SULLIVAN, JAMES M.	\$ 1,044,000
0.695	000005	000029	000000	02	2.96	R1	F	RSA	C	\$ 551,250	\$ 383,100	I	U	MPC-CAN SELL SEPRTTY	
	SOLD W/5-21-1														
											11/20/2020			STEELE, SUSAN T.	\$ 268,200
0.733	000018	000011	000000	01	1.50	R1	E			\$ 80,000	\$ 58,600	V	U	FAMILY/RELAT GRNTR/E	
	SOLD W/18-12														
											05/04/2021			SYMME ET AL, BRIAN	\$ 41,500
0.793	000021	000004	000000	02	1.00	R1	F	RSA	B	\$ 363,168	\$ 288,000	I	U	INVESTIG IN PROGRESS	
	SOLD W/18-12														
											12/23/2020			SEWARD, CRAIG H.	\$ 182,300
0.796	000025	000002	000003	01	10.78	R1	E			\$ 145,600	\$ 115,900	V	U	INSUF CNT MKT EXPOSUR	
	PRIVATE SALE														
											12/14/2020			VAN PELT, JAMES W	\$ 65,800
0.813	000004	000011	000010	01	4.71	R1	F			\$ 132,600	\$ 107,800	V	U	MULTI-TOWN PROPERTY	
	SOLD W/13-32 & 13-33 ALL 3 FOR \$949,000														
											02/11/2021			BRIGHTAM, DAVID A.	\$ 67,700
0.858	000013	000034	000000	02	19.00	CI	E	CSA	A	\$ 958,490	\$ 822,700	I	U	MPC-CAN SELL SEPRTTY	
	SOLD W/13-32 & 13-33 ALL 3 FOR \$949,000														
											03/01/2021			WEISKERGER CAMPGROUND	\$ 448,200
0.932	000004	000011	000003	01	5.07	R1	F	RSA	A	\$ 761,433	\$ 709,500	I	U	IMPROVED POST SALE	
	SOLD W/18-11														
											10/20/2020			AARON TRUST	\$ 485,200
1.269	000015	000002	000001	03	2.34	R1W	E	RSA	D	\$ 290,000	\$ 367,900	I	U	FINANCIAL CO GRNTR/E	
	SOLD W/18-11														
											04/28/2021			TTD MEADOW REALTY, LLC	\$ 263,100
1.361	000005	000019	000000	01	6.97	R1	E	RSA	C	\$ 312,000	\$ 424,600	I	U	FAMILY/RELAT GRNTR/E	
	TRUSTEES OF ELLIE GERVAIS TRUST TRANSFER TO OWN TR														
											12/07/2020			GERVAIS TRUST, THE ELL	\$ 293,400
1.400	000014	000043	000023	02	0.00	R1	E	MHS	A	\$ 6,000	\$ 8,400	I	U	INSUF CNT MKT EXPOSUR	
	SOLD W/18-11														
											04/16/2021			FOX HILL LANE/FISHER,	\$ 7,200
1.436	000012	000060	000000	01	1.10	R1	E	RSA	B	\$ 130,000	\$ 186,700	I	U	INSUF CNT MKT EXPOSUR	
	MULTIPLE OWNERS: CHRISTOPHER TUFTS, NICHOLAS FLETCHER														
											12/14/2020			THOMA ET AL, GRETCHJEN	\$ 134,300
1.929	000012	000052	000000	01	1.03	R1	E			\$ 31,200	\$ 60,200	V	U	INSUF CNT MKT EXPOSUR	
	NOT LISTED ON MLS OR WWW														
											12/02/2020			THOMA ET AL, GRETCHJEN	\$ 47,900
2.231	000018	000012	000000	01	9.00	R1	E	RSA	D	\$ 80,000	\$ 178,500	V	U	FAMILY/RELAT GRNTR/E	
	SOLD W/18-11														
											05/04/2021			SYMME ET AL, BRIAN	\$ 279,700
2.746	000029	000040	000008	01	5.06	EX-M	G			\$ 34,200	\$ 93,900	V	U	GOVMT AGENCY GRNTR/E	
	FROM TAX DEED OF 10/16/17														
											04/22/2021			FRANCONIA, TOWN OF	\$ 90,200
2.799	000014	000043	000015	02	0.00	R1	E	MHS	A	\$ 17,933	\$ 50,200	I	U	LNDLRD/TENANT SALE	
	SOLD W/18-11														
											06/25/2021			FOX HILL COOPERATIVE,	\$ 0

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area	Sale Price	Sale Date			Grantor		
12.978	000014	000043	000002	02	0.00	R1	E	MHS A		\$2,666	\$34,600	I	U	INSUFPCNT MKT EXPOSUR FOX HILL COOPERATIVE.	\$50,600
35.652	000023	000024	000000	01	1.20	R1	F		\$2,799	\$99,800	V	U	FAMILY/RELAT GRNTR/E BOURASSA, WILLIAM L.	\$84,700	
7.281,553	000015	000007	000000	01	2.21	R1	X		\$1	\$7,500	I	U	FAMILY/RELAT GRNTR/E HNATH, PETER G.	\$2,800	
24,257,426	000013	000033	000000	02	5.00	CI	X		\$1	\$24,500	V	U	MPC-CAN SELL SEPRTTY WEISKERGER CAMPGROUND	\$20,000	
49,306,931	000014	000043	000017	02	0.00	R1	E	MHD A	\$1	\$49,800	I	U	INSUFPCNT MKT EXPOSUR MCP ENTERPRISES LIMITE	\$49,300	
57,029,703	000013	000032	000000	02	14.00	R1	X		\$1	\$57,600	V	U	MPC-CAN SELL SEPRTTY WEISKERGER CAMPGROUND	\$12,200	
63,627,451	000008	000022	000000	02	1.61	R1	F		\$1	\$64,900	V	U	UNCLASSFYD EXCLUSION PAGE, DALE EDWARD	\$61,700	
93,900,000	000020	000002	000018	02	1.34	R1	G		\$1	\$93,900	V	U	DIVORCE PRTY GRNTR/E WHITE REVOC TRUST 06,	\$78,300	
93,900,000	000029	000040	000008	01	5.06	EX-M	G		\$1	\$93,900	V	U	OTHR SALE OF CONVENC CORNELL, BRADFORD B	\$90,200	
98,910,891	000018	000025	000002	02	3.06	CI	E		\$1	\$99,900	V	U	FAMILY/RELAT GRNTR/E STONY HILL REALTY TRUS	\$80,300	
98,910,891	000018	000025	000002	02	3.06	CI	E		\$1	\$99,900	V	U	FAMILY/RELAT GRNTR/E FRETAS, JAMES F	\$80,300	
126,400,000	000015	000019	000005	01	3.50	R1	E		\$1	\$126,400	V	U	FAMILY/RELAT GRNTR/E HAYES, MATTHEW D.	\$47,100	
132,700,000	000015	000045	000000	01	0.75	R1	E	RSA B	\$1	\$132,700	I	U	FAMILY/RELAT GRNTR/E HANKS, LOTTIE	\$129,900	
218,900,000	000004	000012	000000	01	7.33	R1	F		\$1	\$218,900	V	U	FAMILY/RELAT GRNTR/E KENNY, PATRICK R.	\$218,200	
235,980,392	000024	000048	000003	01	2.10	R1	E	RSA A	\$1	\$240,700	I	U	FAMILY/RELAT GRNTR/E RATZEL, JUDITH M.	\$161,000	
246,116,505	000012	000057	000000	01	0.50	R1	E	RSA B	\$1	\$253,500	I	U	FAMILY/RELAT GRNTR/E DINGWELL JR, IRVING	\$193,700	
282,475,248	000030	000005	000000	01	2.88	R1	E	RSA A	\$1	\$285,300	I	U	FAMILY/RELAT GRNTR/E COLEMAN, LAURA N.	\$175,900	
302,800,000	000013	000002	000000	04	0.81	R1	F	RSA C	\$1	\$302,800	I	U	FAMILY/RELAT GRNTR/E GAWEL, RICHARD	\$217,500	
306,730,769	000004	000017	000000	01	5.64	R1	F	RSA C	\$1	\$319,000	I	U	FAMILY/RELAT GRNTR/E LAWTON, JANEL E.	\$197,700	
313,300,000	000014	000069	000000	02	0.66	R1	E	RSA C	\$1	\$313,300	I	U	FAMILY/RELAT GRNTR/E MONAHAN, JADE A	\$239,000	
341,764,706	000031	000018	000001	01	5.02	R1	E	RSA C	\$1	\$348,600	I	U	FAMILY/RELAT GRNTR/E OETJENS, PAUL	\$235,300	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area	Sale Price	Sale Date			Grantor		
398,725,490	000030	000006	000000	01	3.18	R1	E	RSA	D	\$1	\$406,700	I	U	FAMILY/RELAT GRNTR/E KEETON REVOCABLE TRUST	\$295,100
431,600,000	000015	000013	000000	01	3.50	R1	E	RSA	A	\$1	\$431,600	I	U	ESTATE SALE/FDCY COV BLISS PER. RES. TRUST,	\$282,800
590,200,000	000008	000001	000030	02	1.62	R1	F	RSA	E	\$1	\$590,200	I	U	FAMILY/RELAT GRNTR/E WENDELL, BARRY J.	\$451,900
642,815,534	000015	000006	000000	01	10.97	R1	E	RSA	D	\$1	\$662,100	I	U	FAMILY/RELAT GRNTR/E HNATH, PETER G.	\$492,900
665,841,584	000028	000083	000000	02	0.50	R1	F	RSA	D	\$1	\$672,500	I	U	FAMILY/RELAT GRNTR/E FERRARO FAMILY LIMITED	\$470,000
665,841,584	000028	000083	000000	02	0.50	R1	F	RSA	D	\$1	\$672,500	I	U	FAMILY/RELAT GRNTR/E FERRARO ETAL 52%	\$470,000
665,841,584	000028	000083	000000	02	0.50	R1	F	RSA	D	\$1	\$672,500	I	U	FAMILY/RELAT GRNTR/E FERRARO, NANCY A	\$470,000
668,666,667	000007	000002	000001	01	12.69	R1	E	RSA	A	\$1	\$702,100	I	U	FAMILY/RELAT GRNTR/E GERMANO REVOCABLE TRST	\$470,400
669,902,913	000031	000042	000000	01	3.00	R1	E	RSA	D	\$1	\$690,000	I	U	FAMILY/RELAT GRNTR/E MCDERMOTT JR., JAMES E	\$470,800
678,640,777	000022	0011.1	000001	01	6.02	R1	I	RSA	D	\$1	\$699,000	I	U	DIVORCE PRTY GRNTR/E LAFLAMME, LOTTIE M. &	\$427,300
791,666,667	000004	000011	000016	01	6.81	R1	F	RSA	D	\$1	\$807,500	I	U	FAMILY/RELAT GRNTR/E TORTORICE, ROBERT M.	\$572,900
800,400,000	000015	000027	000000	01	5.00	R1	E	RSA	C	\$1	\$800,400	I	U	FAMILY/RELAT GRNTR/E MOYER, BERYL HATT	\$575,800
864,000,000	000015	000003	000000	01	11.49	RIW	E	RSA	C	\$1	\$864,000	I	U	FAMILY/RELAT GRNTR/E BREWER, JR., EDWARD S.	\$556,800
864,000,000	000015	000003	000000	01	11.49	RIW	E	RSA	C	\$1	\$864,000	I	U	FAMILY/RELAT GRNTR/E BREWER, JR., EDWARD S.	\$556,800
2,223,786,408	000014	000101	000001	03	6.13	CI	F	CNH	A	\$1	\$2,290,500	I	U	BUSIN AFIL GRNTR/E MCKERLEY HEALTH CARE C	\$2,096,400

SECTION 7

SPREADSHEETS ANALYSIS

SPREADSHEET ANALYSIS

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

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

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

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

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

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

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

Franconia

UNDEVELOPED 1.0 ACRE SITE

Annual Trend: 12.00% < 04/01/21 > 0.00%	Average Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$200.00
Site Acreage: 1.000	Average Discount Maximum Acreage: 250.00	
Est. Excess Acreage Value: \$7,200	Average Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Date/Days	Sale		Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nhbhd	Site	DWay	Road	Topo	Cond	Indicated Site Value
		Price/Adjusted													
FOREST ROAD 000005 000039 000000	08/10/20 234	\$46,000		02	1.020	\$144	\$0	\$49,395	1.10	1.00	1.00	0.95	0.70	1.00	\$67,526
77 OLD COUNTY ROA 000016 000006 000000	02/03/21 57	\$56,000		03	3.390	\$10,970	\$0	\$46,079	1.10	1.00	1.00	1.00	0.90	0.75	\$62,059
INDIAN PIPE ROAD 000008 000022 000000	10/02/20 181	\$61,000		02	1.610	\$4,392	\$0	\$60,238	1.10	1.00	1.00	0.95	0.95	1.00	\$60,678
7 CHAMPIONS WAY 000020 000002 000023	02/28/20 398	\$77,000		02	1.280	\$2,016	\$0	\$85,059	1.10	1.00	1.00	0.95	0.95	1.00	\$85,680

Average Indicated Site Value: \$68,986

Median Indicated Site Value: \$64,793

To determine our undeveloped factor to be applied to the developed per acre value, the above four sales were utilized. These four sales were the closest in size to the one-acre minimum and were not influenced by any outside factors such as views or waterfrontage. During the testing, both the median and the mean were tested with the other data sets. The median was found to be the best fit and gave a more reasonable answer. Therefore, the median of \$64,793 or \$65,000 (rounded) was used to begin the testing to determine the undeveloped factor. At the completion of the testing, \$64,000 was found to be the closest answer and was used to calculate our undeveloped factor. $\$64,000/\$135,200 = .47/.90$ (undeveloped driveway) = a factor of .52.

Franconia

DEVELOPED 1.0 ACRE BASE SITE VALUE

Annual Trend: 12.00% < 04/01/21 > 0.00%	Site Acreage: 1.000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2021/1.25	Est. Excess Acreage Value: \$7,200	Acreage Discount Maximum Acreage: 250.00
Est. Building Square Foot Cost: \$114.00	Excess Foot Frontage: \$200.00	Acreage Discount Maximum Percentage: 50.00%

Location	Sale	Bldg Rate	Year Built	Conf#	Age	Other	Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Value	Ac Excess Value	Excess FF Value	Residual Value	Nhbd Site Dwyay Road Topo Cond	Indicated Site Value						
722 WELLS ROAD	06/25/19	\$300,000	01	1.1364	1973	2.50	21	0	3,230	\$330,572	\$5,300	0.510	\$3,672	\$0	\$24,171	1.00	1.05	0.95	1.00	1.00	\$24,232	
000026 000004 000000	646	\$363,715																				\$35,175
286 TOAD HILL ROAD	11/06/19	\$254,930	01	1.1435	1989	2.50	18	0	2,369	\$253,233	\$3,000	1.370	\$9,864	\$0	\$31,745	1.00	1.00	0.95	0.95	1.00	1.00	\$139,223
000031 000027 000000	512	\$297,842																				\$173,355
22 BEECHWOOD LANE	04/23/20	\$350,000	01	1.1878	1987	2.00	15	0	1,837	\$211,435	\$37,400	0.720	\$5,184	\$0	\$135,449	1.10	1.00	0.98	0.95	0.95	1.00	\$151,849
000029 000039 000000	343	\$389,468																				\$173,355
5 PARK VIEW DRIVE	06/29/20	\$390,000	01	1.4238	2019	2.50	3	0	1,496	\$235,536	\$3,000	1.180	\$8,496	\$0	\$178,356	1.20	1.00	0.95	0.95	1.00	1.00	\$173,355
000029 000009 000000	276	\$425,388																				\$173,355
40 BEECHWOOD LANE	10/13/20	\$365,933	01	1.1031	1988	2.00	14	0	2,175	\$235,222	\$5,000	0.410	\$2,952	\$0	\$143,211	1.10	1.00	0.95	0.95	1.00	1.00	\$151,849
000029 000038 000000	170	\$386,385																				\$151,849

Average Indicated Improved Site Value: \$104,767
 Median Indicated Improved Site Value: \$139,223

The above five sales were closest in size to the one-acre site minimum for zone one. This zone was used to set the base for the bottom tier on the zone ladder. The results of the analysis showed a wide range of answers from a low of \$24,232 to a high of \$173,355. With such an asymmetrical data set, the median of \$139,233 or \$140,000 (rounded) was used as a starting point in our preliminary analysis. Further testing against all sales resulted in a final one-acre site value of \$135,200 which closely matched the median where the most weight was given at our starting point.

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

DEVELOPED 1.0 ACRE BASE SITE VALUE

**Franconia
EXCESS ACREAGE**

Annual Trend: 12.00% < 04/01/21 > 0.00% Average Discount Minimum Acreage: 10.00 Excess Foot Frontage: \$200.00
 Buildable Site Value: \$135,200 Average Discount Maximum Acreage: 500.00
 Average Discount Maximum Percentage: 50.00%

Location Map Lot Sub	Sale		Zn	Acres	Nhbd	Site	Dway	Road	Cond	Site Value	Bldg/ Feat Value	Excess FF Value	Residual Value	Excess Acres	Per Acre Value	Size Adj.	Topo	Cond	Indicated Acre Value
	Date/Days	Price/Adjusted																	
TOAD HILL ROAD 000031 000016 000004	05/14/19 688	\$75,000 \$91,964	01	10.030	1.00	0.52	0.90	0.95	1.00	\$60,110	\$0	\$0	\$31,854	5.030	\$6,333	0.98	0.90	1.00	\$7,180

Average Indicated Excess Acreage Value: \$7,180
 Median Indicated Excess Acreage Value: \$7,180

With only one sale in the analysis the indicated excess acreage value is \$7,180, rounded to \$7200.

Franconia

RESIDENTIAL BUILDING SQUARE FOOT COST

Annual Trend: 12.00% < 04/01/21 > 0.00%	Site Acreage: 1.000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2021/1.25	Est. Excess Acreage Value: \$7,200	Acreage Discount Maximum Acreage: 250.00
Buildable Site Value: \$135,200	Excess Foot Frontage: \$200.00	Acreage Discount Maximum Percentage: 50.00%

Location Map Lot Sub	Sale		Zn Nhbhd	Site Dwyay Road	Topo Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Bldg Residual Value	Bldg Rate	Year Built	Cond* Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value						
	Date/Days	Price/Adjusted																			
127 KERR ROAD	09/27/19	\$539,000	02	1.00	1.10	1.00	0.90	1.00	\$133,848	\$6,300	\$21,848	\$0	\$474,821	1.4204	2003	2.00	10	0	2,637	\$140,85	
000021 000007 000001		552							\$636,817												
67 BALANCING ROCK I	10/03/19	\$519,000	01	1.20	1.05	0.95	0.90	1.00	\$138,368	\$6,200	\$33,721	\$0	\$433,875	1.0481	2005	2.50	13	0	4,154	\$114,55	
000016 000001 000006		546							\$612,164												
438 TOAD HILL ROAD	02/18/20	\$269,933	01	1.00	1.00	0.95	1.00	1.00	\$122,018	\$0	\$27,497	\$0	\$156,626	1.3354	2005	2.50	13	0	1,514	\$89,04	
000031 000018 000001		408							\$306,141												
143 OLD COUNTY ROA	08/20/20	\$358,000	01	1.10	1.00	0.95	1.00	0.90	\$127,156	\$4,000	\$18,144	\$0	\$235,064	1.1124	2002	2.50	14	0	2,271	\$108,20	
000016 000008 000000		224							\$384,364												
395 OLD COUNTY ROA	12/07/20	\$429,000	01	1.10	1.05	0.95	0.95	1.00	\$133,884	\$1,700	\$17,784	\$0	\$291,852	1.1417	1992	2.00	14	0	2,604	\$114,15	
000016 000016 000000		115							\$445,220												

Average Indicated Square Foot Value: \$113.36

Median Indicated Square Foot Value: \$114.15

With five sales in the above analysis ranging in square foot cost of \$89.04 to \$140.85, the median at \$114.00 (rounded) was used as a starting point. Both the average and the median were very close and the results of the indicated value had two sales at \$114 +/- . This figure was used as our starting point and when combined with the preliminary land values through the testing, the \$114 was used in the final analysis.

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

RESIDENTIAL BUILDING SQUARE FOOT COST

Frankonia

VIEW CONTRIBUTORY VALUE

Annual Trend: 12.00% < 04/01/21 > 0.00%

Location	Date/Days	Sale Price/Adjusted Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	View Residual	View Subject	View Width	View Depth	View Distance	View Cond	Indicated Value
KERR ROAD	01/10/20	\$117,130 02	\$0	\$0	\$0	\$0	\$85,400	\$48,943	1.00	0.60	0.50	1.00	0.55	\$296,624
000020 000002 000027	447	\$134,343												
47 UPPER VALLEY ROA	01/15/20	\$287,530 01	\$0	\$0	\$66,800	\$0	\$125,000	\$137,512	1.45	1.00	0.75	1.00	0.55	\$229,905
000003 000003 000002	442	\$329,312												
100 SPLIT ROCK DRIV	01/29/20	\$416,000 01	\$307,000	\$1,300	\$0	\$0	\$139,100	\$27,136	1.45	0.25	0.50	1.00	1.00	\$149,716
000015 000019 000004	428	\$474,536												
168 TIMBER LANE	08/24/20	\$377,533 01	\$202,700	\$4,400	\$0	\$0	\$127,400	\$70,339	1.45	0.60	0.25	1.00	1.00	\$323,398
000024 000028 000000	220	\$404,839												
OAKS ROAD	09/22/20	\$220,000 01	\$0	\$0	\$11,700	\$0	\$87,200	\$134,915	1.45	1.00	1.00	1.00	0.55	\$169,172
000004 000012 000000	191	\$233,815												
1421 EASTON ROAD	09/28/20	\$429,933 01	\$307,100	\$6,600	\$0	\$0	\$129,500	\$12,882	0.40	0.80	0.50	0.90	1.00	\$89,458
000025 000005 000000	185	\$456,082												
BUTTERHILL ROAD	01/05/21	\$149,000 01	\$0	\$0	\$500	\$0	\$98,400	\$54,313	1.45	1.00	0.50	1.00	0.55	\$136,208
000019 000010 0012.1	86	\$153,213												
NATURE DRIVE	02/11/21	\$130,000 01	\$0	\$0	\$0	\$0	\$67,300	\$64,794	1.45	1.00	0.75	1.00	0.25	\$238,323
000004 000011 000010	49	\$132,094												

Average Indicated Value: \$204,101

Median Indicated Value: \$199,539

The sales in this analysis range between \$89,458 and \$323,398. After establishing our preliminary land and building values, testing started at different levels to determine the base rate for the view table. A value of \$150,000 was found to be the best fit for the base in the preliminary sales analysis. This base value was tested in conjunction with site specific adjustments for the different subject matter, width, depth and distance. Ultimately, it was used as the base rate in the final analysis.

Franconia

UNDEVELOPED 5.0 ACRE SITE

Annual Trend: 12.00% < 04/01/21 > 0.00%	Average Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$200.00
Site Acreage: 5.000	Average Discount Maximum Acreage: 250.00	
Est. Excess Acreage Value: \$7,200	Average Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Date/Days	Sale		Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nhbhd	Site	DWay	Road	Topo	Cond	Indicated Site Value
		Price/Adjusted													
MAGOWAN HILL ROA	12/19/19	\$76,530		01	5.000	\$0	\$0	\$88,330	1.00	1.00	1.00	0.95	1.00	1.00	\$92,979
000011 000007 000000	469	\$88,330													
BALANCING ROCK RO	08/12/20	\$75,000		01	5.290	\$1,775	\$0	\$78,946	1.20	1.00	1.00	0.95	1.00	1.00	\$69,251
000016 000001 000005	232	\$80,721													
FRANCONIA MTNS RO	11/06/20	\$110,000		01	5.250	\$1,710	\$0	\$113,570	1.40	1.00	1.00	0.95	0.95	1.00	\$89,885
000022 0011.1 000011	146	\$115,280													

Average Indicated Site Value: \$84,038

Median Indicated Site Value: \$89,885

This undeveloped five-acre site analysis was used in conjunction with the developed five-acre site analysis to calculate the undeveloped factor for a five-acre lot. The average of \$84,038 or \$84,000 (rounded) was used in the calculation with the preliminary developed five-acre site of \$164,000 or \$84,000/\$164,000 = .51/.9 (undeveloped driveway). This generated similar results as the undeveloped factor for the one-acre calculation. Ultimately, the .52 was used in the final analysis for the undeveloped site factor in every zone.

Franconia

DEVELOPED 5.0 ACRE BASE SITE VALUE

Annual Trend: 12.00% < 04/01/21 > 0.00%	Site Acreage: 5.000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2021/1.25	Est. Excess Acreage Value: \$7,200	Acreage Discount Maximum Acreage: 250.00
Est. Building Square Foot Cost: \$114.00	Excess Foot Frontage: \$200.00	Acreage Discount Maximum Percentage: 50.00%

Location	Sale	Bldg Rate	Year Built	Cont* Age	Other Age	Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd Site Dwyay Road Topo Cond	Indicated Site Value									
57 MEADOW CREST DR	07/12/19	\$425,000	01	1.1810	2003	2.50	14	0	3,278	\$379,544	\$7,700	0.010	\$68	\$0	\$125,576	1.10	1.05	0.95	0.95	1.00	\$126,810		
000016 000001 000014	629	\$512,888																					
118 WALLACE HILL RO	02/26/21	\$515,000	02	1.1932	1900	1.00	14	0	2,674	\$312,808	\$10,400	0.920	\$6,293	\$0	\$191,256	1.00	1.10	0.95	1.00	0.95	1.00	\$192,653	
000014 000131 000000	34	\$520,757																					

Average Indicated Improved Site Value: \$159,732
 Median Indicated Improved Site Value: \$159,732

Residential Zone A is the five-acre zone, the zone with the largest minimum acreage requirement in town. There are a total of 627 parcels in this zone. We had two sales to use in this analysis that showed a wide range in the results. The fact that there were only two sales in this analysis, both the median and the mean, were the same figure and \$160,000 was used as the starting point in the preliminary analysis. The Residential Zone A base value of \$164,000 was found to be the best indication of value after further testing with inclusion of all sales.

Franconia
MANUFACTURED HOUSING DOUBLEWIDE

Annual Trend: 12.00% < 04/01/21 > 0.00%	Site Acreage: 1.000
Building Base Year/Depreciation: 2021/2.00	Est. Excess Acreage Value: \$7,200
Buildable Site Value: \$0	Excess Foot Frontage: \$200.00
	Acreage Discount Minimum Acreage: 10.00
	Acreage Discount Maximum Acreage: 250.00
	Acreage Discount Maximum Percentage: 50.00%

Location	Sale	Zn	Nhbd	Site	Dwvay	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Age	Other	Sq Ft	Bldg Sq Ft	Indicated Value	
Map Lot Sub																						
57 FOX HILL LANE	09/28/20	\$55,533	02	1.00	1.00	1.00	1.00	1.00	\$0	\$1,900	\$0	\$0	\$57,011	0.7961	1975	2.50	34	0	1,390	1,390	\$78.06	
000014 000043 000027	185	\$58,911																				

Average Indicated Square Foot Value: \$78.06
Median Indicated Square Foot Value: \$78.06

With only one sale in the analysis indicating \$78.06 or \$78.00 (rounded), this figure was used as our starting point as the base rate for double wide mobile homes. However, in final testing it was found to be overstating the value and was ultimately reduced to \$66/SF.

**Franconia
MANUFACTURED HOUSING SINGLEWIDE**

Annual Trend: 12.00% < 04/01/21 > 0.00%	Site Acreage: 1.000	Acreage Discount Minimum Acreage: 10.00
Building Base Year/Depreciation: 2021/4.00	Est. Excess Acreage Value: \$7,200	Acreage Discount Maximum Acreage: 250.00
Buildable Site Value: \$0	Excess Foot Frontage: \$200.00	Acreage Discount Maximum Percentage: 50.00%

Location Map Lot Sub	Sale		Zn	Nbhd	Site	Dwary	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Age	Other	Sg Ft	Bldg Sq Ft	Indicated Sq Ft Value
	Date/Days	Price/Adjusted																				
84 FOX HILL LANE	12/23/19	\$20,530	02	1.00	1.00	1.00	1.00	1.00	1.00	\$0	\$1,700	\$0	\$0	\$21,969	0.9327	1993	2.50	52	0	755	755	\$65.00
000014 000043 000018		465																				
126 FOX HILL LANE	02/10/20	\$28,000	02	1.00	1.00	1.00	1.00	1.00	1.00	\$0	\$100	\$0	\$0	\$31,729	0.9484	2000	2.00	36	0	1,033	1,033	\$50.60
000014 000043 000004		416																				
74 FOX HILL LANE	03/18/20	\$29,000	02	1.00	1.00	1.00	1.00	1.00	1.00	\$0	\$2,800	\$0	\$0	\$29,813	0.9263	1997	2.00	40	0	956	956	\$56.11
000014 000043 000022		379																				
133 FOX HILL LANE	10/01/20	\$35,000	02	1.00	1.00	1.00	1.00	1.00	1.00	\$0	\$800	\$0	\$0	\$36,294	0.8835	1998	2.00	40	0	1,250	1,250	\$54.77
000014 000043 000003		182																				
73 FOX HILL LANE	10/16/20	\$45,000	02	1.00	1.00	1.00	1.00	1.00	1.00	\$0	\$2,300	\$0	\$0	\$45,171	0.8773	1997	1.50	28	0	1,105	1,105	\$64.72
000014 000043 000021		167																				

Average Indicated Square Foot Value: \$58.24
 Median Indicated Square Foot Value: \$56.11

The five sales in the above analysis were used to determine the cost per square foot of the single wide mobile homes. Both the average of \$61 and the median \$56 (both rounded), were tested. The \$61 per square foot cost was used as the starting point. In final testing \$60/SF was found to be the best fit.

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

MANUFACTURED HOUSING SINGLEWIDE

Franconia
DOW ACADEMY CONDOMINIUMS

Annual Trend: 12.00% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
	Date/Days	Price/Adjusted Zn						
28 ACADEMY STREET 000014 000021 000008	09/24/19 555	\$122,530 02 \$144,888	\$123,700	\$0	\$0	\$0	\$0	\$21,188

Average Indicated Value: \$21,188

Median Indicated Value: \$21,188

With only one sale to utilize and the one sale showing a value of \$21,188 (\$20,000 rounded) this is the number that was used in the final analysis.

**Franconia
GALE RIVER**

Annual Trend: 12.00% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
	Date/Days	Price/Adjusted Zn							
260 PLANTATION ROA	05/15/19	\$285,000 02	\$291,000	\$13,600	\$0	\$0	\$102,300	GALE RIVER	-\$57,529
000012 000023 000000	687	\$349,371							
664 MAIN STREET	12/06/19	\$165,000 02	\$152,600	\$0	\$0	\$0	\$35,900	GALE RIVER	\$2,647
000013 000042 000000	482	\$191,147							

Average Indicated Waterfront Value: -\$27,441

Median Indicated Waterfront Value: -\$27,441

With only two sales in the spreadsheet and both showing very different outcomes, no weight was given to the results. The Gale River and Ham Branch River are very similar water bodies, the Gale is slightly larger and runs a little longer distance. Based on that, the Ham Branch River results were applied to the Gale River properties in the final analysis.

**Franconia
HAM BRANCH RIVER**

Annual Trend: 12.00% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
	Date/Days	Price/Adjusted Zn							
EASTON ROAD 000024 000001 000000	01/26/21 65	\$132,333 01 \$135,161	\$0	\$0	\$7,200	\$0	\$105,200	HAM BRANCH RIVER	\$22,761

Average Indicated Waterfront Value: \$22,761

Median Indicated Waterfront Value: \$22,761

With only one sale in the above spreadsheet, no conclusive value could be determined. This figure was used as a starting base value and further site specific adjustments were made for access, location and topography. Ultimately, when combined with the preliminary land and building values, the figure of \$5,000 was used in the final analysis.

**Franconia
LAFAYETTE BROOK**

Annual Trend: 12.00% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
	Date/Days	Price/Adjusted Zn							
62 SAWMILL LANE 000012 000085 000000	01/14/20 443	\$202,000 02 \$231,420	\$189,700	\$8,000	\$0	\$0	\$104,100	LAFAYETTE BROOK	-\$70,380

Average Indicated Waterfront Value: -\$70,380

Median Indicated Waterfront Value: -\$70,380

With only one sale in the above spreadsheet, no conclusion could be made. A base rate for the Lafayette Brook waterfront was set at \$2,000. This was done on a comparison to both the Gale River and Ham Brook. Further site specific testing was done for access, location and topography and applied accordingly.

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	-48% (52 Site Modifier)
Undeveloped Land – Cleared Lot	-30% (70 Site Modifier)
Undeveloped Driveway	-10% (90 Site Modifier)
Second Site (w/Sep Utilities)	+10 (110 Land Condition)
Commercial Use	+25 to +200, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Topography (TOPO)	Varies – dependent upon severity, defined in Cost Tables Section
Less Than Average Access (ACC)	Varies – dependent upon severity
Not Buildable (NBD)	-90% (10 Land Condition)
In-Law Apartment/2-4 Family	+0% (100 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)
Highway (HWY)	-5% (95 Land Condition)
Flood Plain (FLD PLN)	-25% (75 Land Condition)

Building Adjustments

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

Close to Road (CTR) -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

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. Other instances where depreciation has been applied for specific conditions affecting building and not listed, will have notes detailing the reasons for the depreciation that was applied.

Lacks W/S/E

Generally, this accounts for in the lack of both and the quality for the home but if not it would be -5% for each utility.

Highway (HWY) -5%

This adjustment is given to homes abutting the highway (I-93).

Condominium Units Depreciation

Depreciation varies upon location in the building.

Design -10%

Given to buildings with primary living space above garage.

Parking

Given to properties that have roadside parking in Mittersill.

Shared Well -5%

Airport Adjustment varies depending on proximity to the airport.

Location -5%

Given to properties in close proximity to Mittersill Resort.

Vacancy -20%

Applied to all commercial hotel/motel properties.

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment with the assessor was mailed first class on: June 1, 2021.

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

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

The phone appointment hearings were held for 5 days from 6/21/2021 to 6/25/2021 and resulted in 40 taxpayers making appointments to discuss their assessments.

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

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

The hearings went smoothly and gave us an opportunity to correct any physical data brought to our attention. At the end of the hearing process, no changes were made effecting large numbers of assessments such as neighborhood adjustments, base rate adjustments, etc. But rather a few factual changes that were site specific to certain properties.

SECTION 9

A. CALIBRATION TECHNIQUE

**B. FINAL STATISTICAL
ANALYSIS & TESTING**

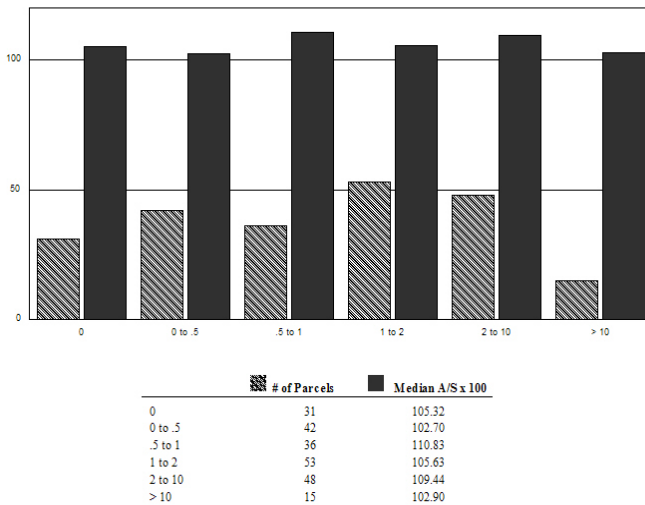
C. FINAL VALUATION TABLES

A. MODEL CALIBRATION TECHNIQUE

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

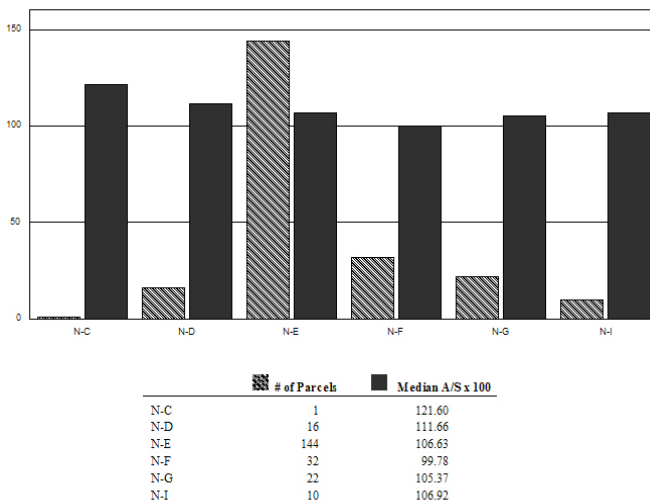
That data is then used to develop preliminary costs for land and building tables needed for the CAMA system to calculate assessment values for all property in the municipality once the rest of the properties are measured and listed.

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

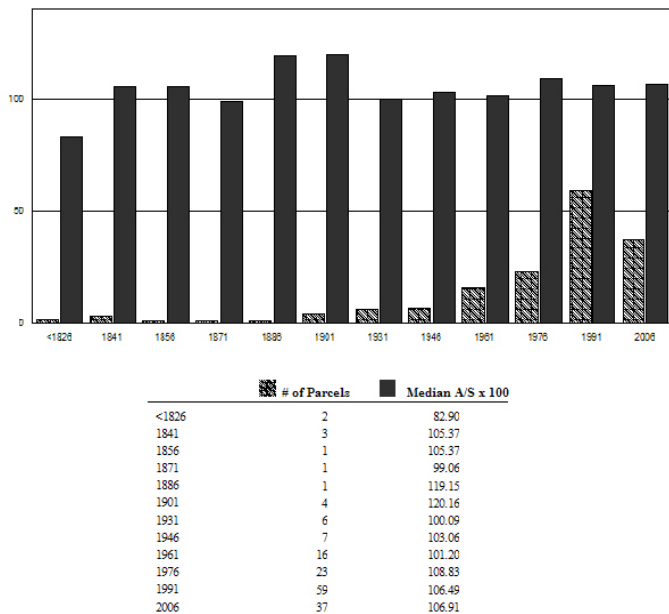


The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

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



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



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

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

Sales Ratio Bar Graphs

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 9

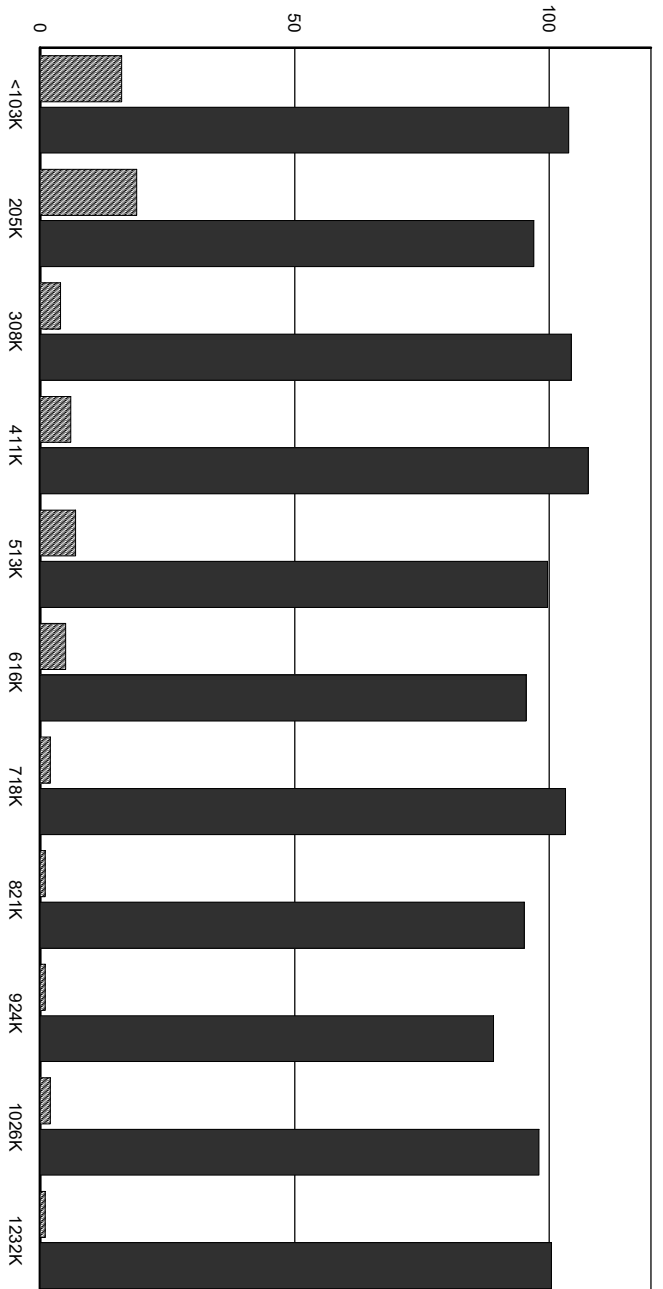
B. FINAL STATISTICAL ANALYSIS REPORTS

**Sales Analysis Results
Franconia -- 09/10/2021**

Sales Analysis Statistics			
Number of Sales:	64	Mean Sales Ratio:	1.0092
Minimum Sales Ratio:	0.7467	Median Sales Ratio:	1.0127
Maximum Sales Ratio:	1.1960	Standard Deviation:	0.0916
Aggregate Sales Ratio:	0.9999	Coefficient of Dispersion:	7.0593
		Price Related Differential:	1.0093

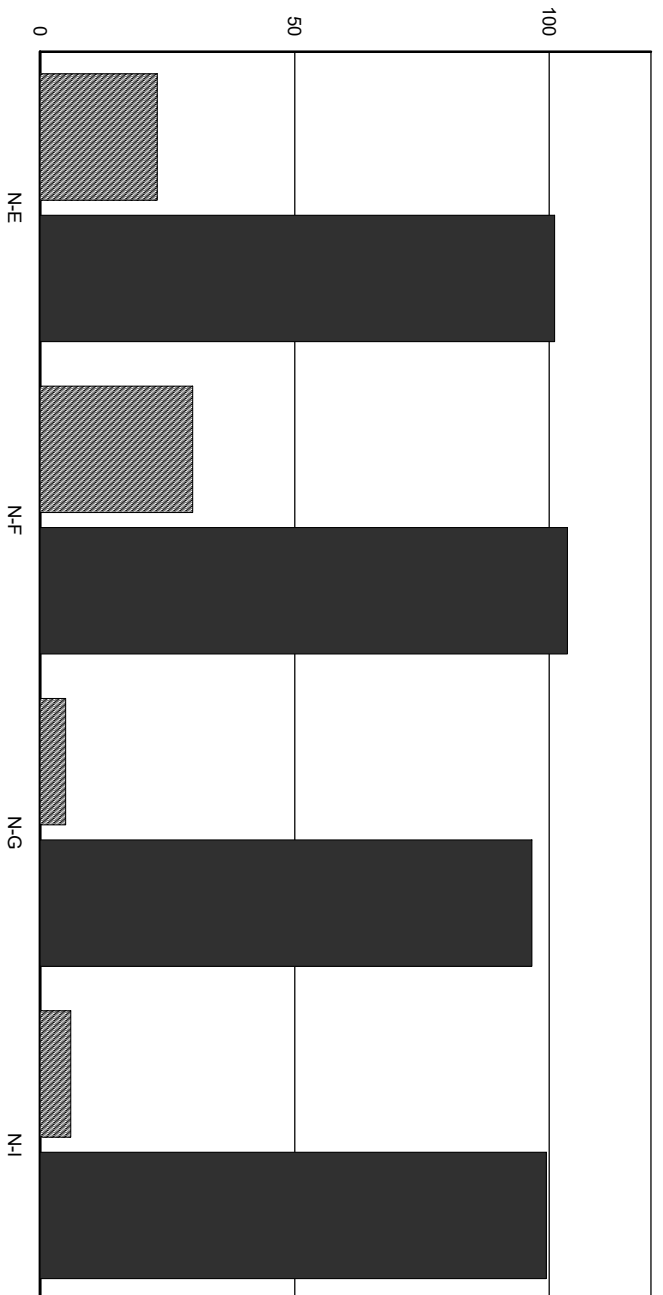
Sales Analysis Criteria	
Sold: 10/1/20 - 8/16/21	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0% Prior to 09/10/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Franconia: Median A/S Ratio by Sale Price



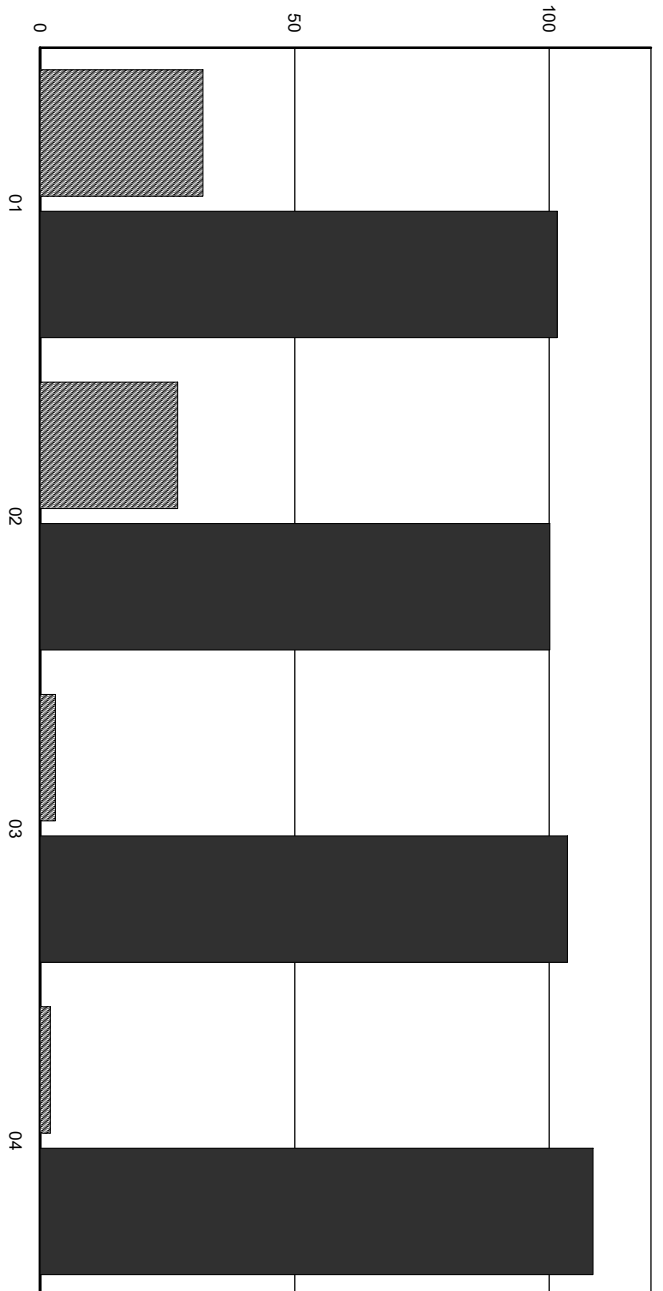
Price Range	Price Range	# of Parcels	Median A/S x 100
<103K	<= \$102,642	16	103.82
205K	\$102,643 to \$205,284	19	96.97
308K	\$205,285 to \$307,926	4	104.35
411K	\$307,927 to \$410,568	6	107.65
513K	\$410,569 to \$513,210	7	99.66
616K	\$513,211 to \$615,852	5	95.48
718K	\$615,853 to \$718,494	2	103.21
821K	\$718,495 to \$821,136	1	95.10
924K	\$821,137 to \$923,778	1	89.06
1026K	\$923,779 to \$1,026,420	2	97.97
1232K	\$1,129,063 to \$1,231,704	1	100.45
		64	

Franconia: Median A/S Ratio by Neighborhood



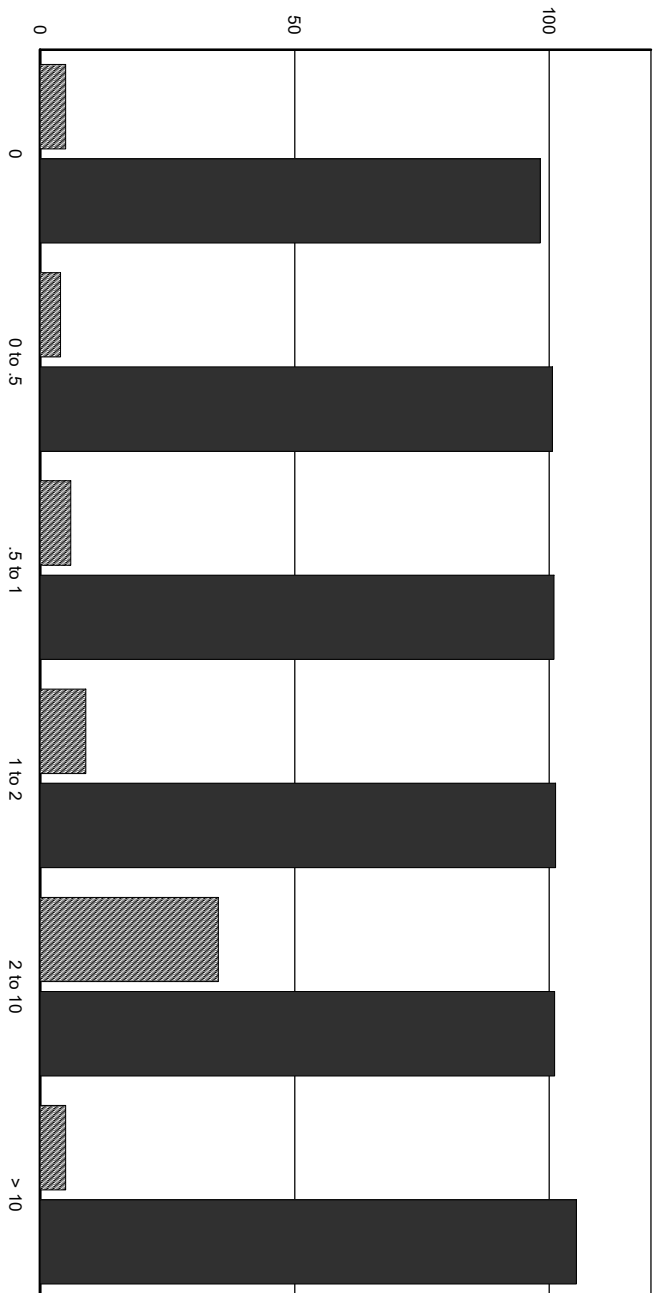
	# of Parcels	Median A/S x 100
N-E	23	101.07
N-F	30	103.60
N-G	5	96.60
N-I	6	99.41
	64	

Franconia: Median A/S Ratio by Zone



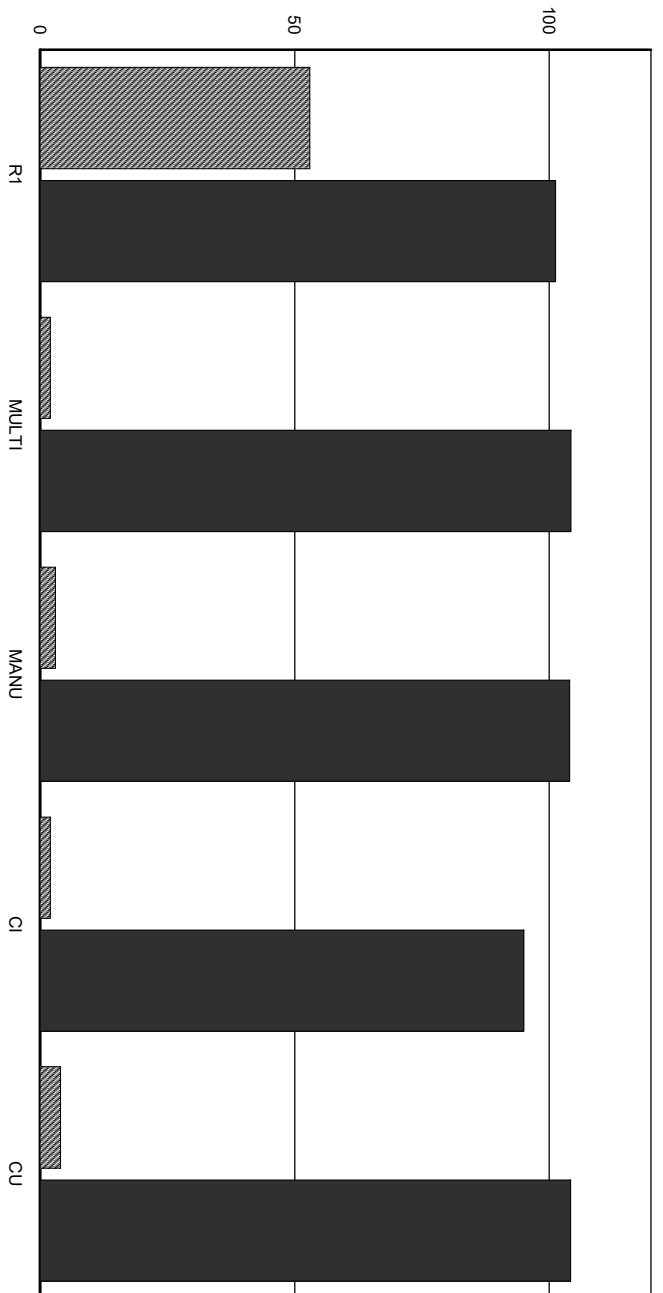
Zone	Description	# of Parcels	Median A/S x 100
01	RES-A RESIDENTIAL A	32	101.57
02	RES-B RESIDENTIAL B	27	100.13
03	BUS-A BUSINESS A	3	103.57
04	BUS-B BUSINESS B	2	108.63
		64	

Franconia: Median A/S Ratio by Acreage



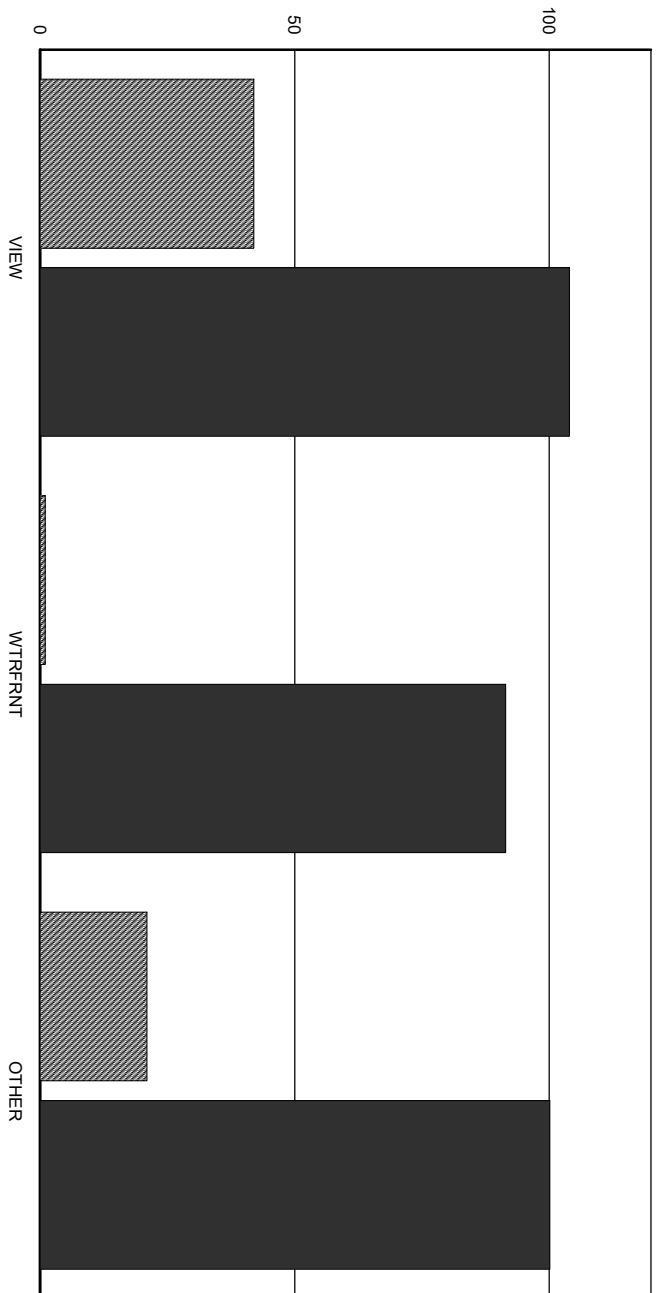
Acreage Category	# of Parcels	Median A/S x 100
0	5	98.22
0 to .5	4	100.65
.5 to 1	6	100.94
1 to 2	9	101.25
2 to 10	35	101.07
> 10	5	105.33
Total	64	

Franconia: Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	53	101.25
MULTI	2	104.25
MANU	3	104.00
CI	2	95.06
CU	4	104.24
Total	64	

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



	# of Parcels	Median A/S x 100
VIEW	42	103.95
WTRFRNT	1	91.45
OTHER	21	100.13
	64	

**Sales Analysis Results
Franconia -- 09/10/2021**

Sales Analysis Statistics			
Number of Sales:	30	Mean Sales Ratio:	1.0132
Minimum Sales Ratio:	0.7467	Median Sales Ratio:	1.0360
Maximum Sales Ratio:	1.1590	Standard Deviation:	0.0866
Aggregate Sales Ratio:	0.9979	Coefficient of Dispersion:	6.0758
		Price Related Differential:	1.0154

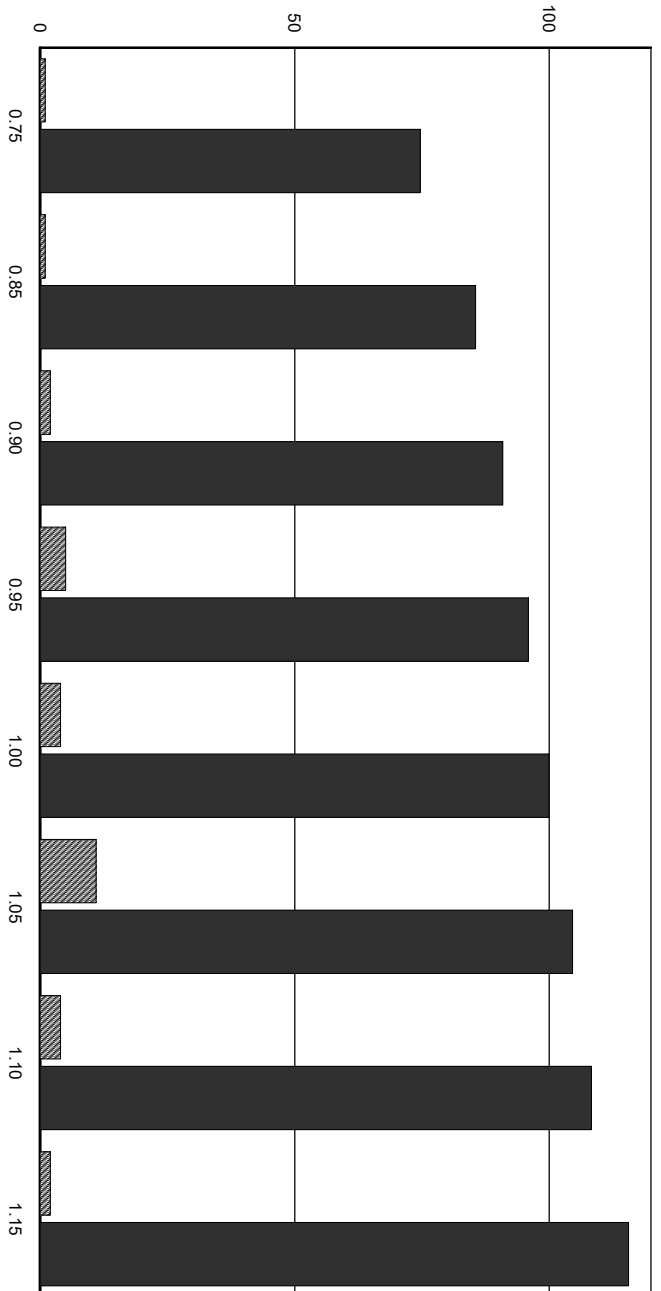
Sales Analysis Criteria	
Sold: 10/1/20 - 8/16/21	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0% Prior to 09/10/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: NO	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

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	
0.747	000013	000026	000001	02	2.32	R1	F			\$90,000	\$67,200	V	Q	TOREIGN IV REALTY TRUS	\$66,800
0.856	000021	000011	000005	02	5.71	R1	E			\$135,000	\$115,500	V	Q	MARCOUX, MARYANN	\$134,600
0.901	000017	000005	000000	01	62.90	R1	F			\$475,000	\$428,100	V	Q	HYDE, BOONE ANDREW	\$161,600
0.917	000022	000004	000010	01	5.57	R1	F			\$135,000	\$123,800	V	Q	LUBY, JON C.	\$89,100
0.936	000015	000019	000005	01	3.50	R1	E			\$135,000	\$126,400	V	Q	MCPHAUL LIVING TRUST 2	\$47,100
0.947	000029	000040	000002	01	5.24	R1	G			\$137,000	\$129,800	V	Q	ISRAEL, DAVID I.	\$60,000
0.959	000020	000002	000001	02	2.64	R1	G			\$162,000	\$155,400	V	Q	T & T MTN INVESTMENTS,	\$126,600
0.966	000020	000002	000018	02	1.34	R1	G			\$97,200	\$93,900	V	Q	WHITE REVOC TRUST 06,	\$78,300
0.970	000022	0011.1	000013	01	5.22	R1	I			\$165,000	\$160,000	V	Q	IP, STELLA	\$72,200
0.977	000013	000003	000000	04	0.59	R1	F			\$64,000	\$62,500	V	Q	PETERSON, NANCY O	\$58,500
0.986	000022	000004	000009	01	5.37	CUUH	F			\$90,000	\$88,700	V	Q	TTW, LLC	\$76,000
1.013	000029	000040	000003	01	6.99	R1	G			\$139,000	\$140,800	V	Q	STEINHOF, KIRK P.	\$63,400
1.018	000022	0011.1	000009	01	11.10	CUUH	I			\$239,000	\$243,400	V	Q	HENNESSEY, EDWARD A	\$82,900
1.025	000012	000065	000000	01	0.95	R1	E			\$26,533	\$27,200	V	Q	DUGUAY, PETER	\$44,600
1.036	000016	000006	000000	03	3.39	R1	F			\$56,000	\$58,000	V	Q	FUCCI, W. JOHN	\$62,600
1.036	000024	000062	000000	01	1.92	R1	F			\$99,000	\$102,600	V	Q	GIFFORD REALTY TRUST,	\$59,600
1.043	000022	0011.1	000012	01	5.15	R1	I			\$117,000	\$122,000	V	Q	RAKER, STEVE	\$68,600
1.044	000024	000001	000000	01	6.00	R1	E			\$132,333	\$138,200	V	Q	CURLLETT, MICHAEL	\$115,000
1.046	000022	000004	000002	01	8.17	R1	F			\$155,000	\$162,100	V	Q	COYNE, PATRICK	\$150,600
1.052	000016	000022	000000	01	2.61	R1	F			\$66,533	\$70,000	V	Q	LITCHFIELD, ALAN W.	\$77,100

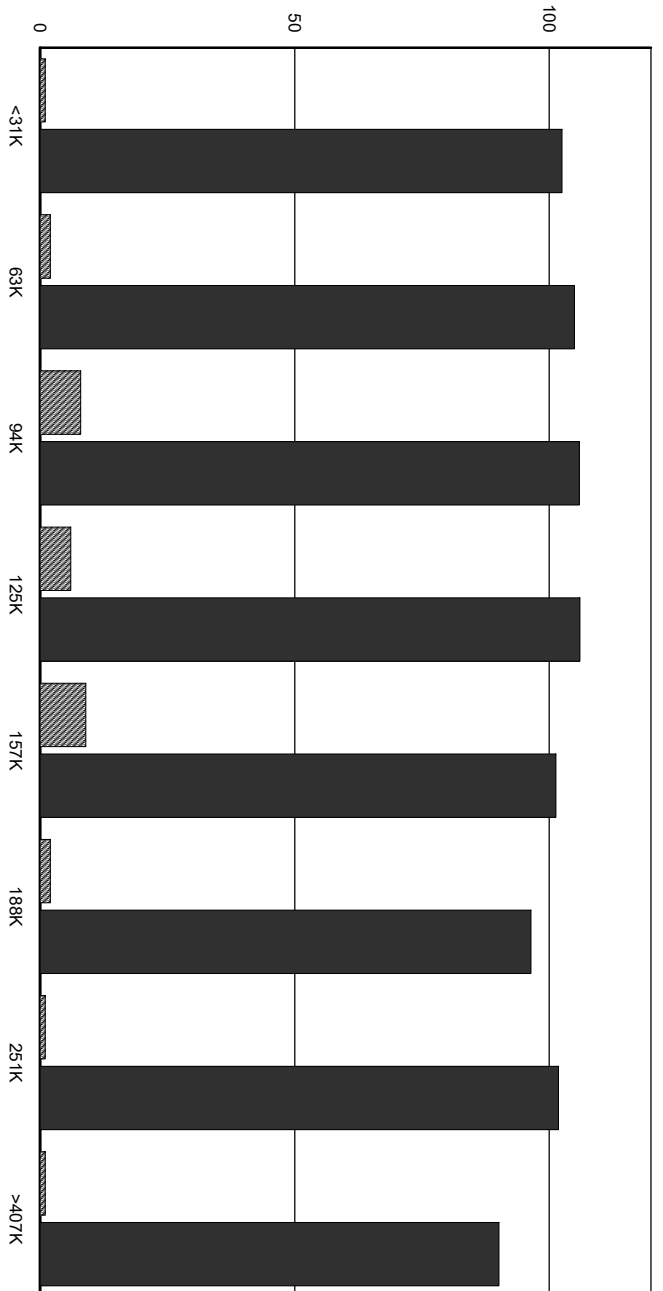
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
1.053	000021	000011	000004	02	14.23	R1	E			\$ 135,000	\$ 142,200	V	Q	LANGELLER, STEPHEN	\$ 134,400
1.064	000008	000022	000000	02	1.61	R1	F			\$ 61,000	\$ 64,900	V	Q	CUDDY, JR, THOMAS H.	\$ 61,700
1.066	000019	000010	0012.1	01	5.08	CUUW	E			\$ 149,000	\$ 158,900	V	Q	UGO ENTERPRISES, INC.	\$ 154,300
1.067	000026	000019	000000	01	5.04	R1	E			\$ 75,000	\$ 80,000	V	Q	SILVER, WILLIAM.	\$ 52,400
1.077	000013	000026	000002	02	4.88	R1	F			\$ 115,000	\$ 123,900	V	Q	FOREIGN II REALTY TRUS	\$ 101,100
1.082	000016	000036	000000	03	2.86	R1	F			\$ 82,000	\$ 88,700	V	Q	BOSWELL LIVING TRUST,	\$ 74,800
1.084	000020	000002	000026	02	2.35	R1	F			\$ 90,000	\$ 97,600	V	Q	BARNHORST, TIMOTHY M.	\$ 70,300
1.115	000022	0011.1	000011	01	5.25	R1	I			\$ 110,000	\$ 122,700	V	Q	MUHLFELDER, ESTHER C	\$ 63,400
1.152	000004	000011	000002	01	5.04	R1	F			\$ 88,000	\$ 101,400	V	Q	LEPESKA, PETER J.	\$ 106,400
1.159	000022	000004	000006	01	12.63	CUUH	F			\$ 105,000	\$ 121,700	V	Q	MCKENZIE, JOEL C.	\$ 92,300
														LOT APPRS CLEARED AFTER SALE, ASSMT REFLECTS UND/W	

Franconia: Distribution of Sale Ratios



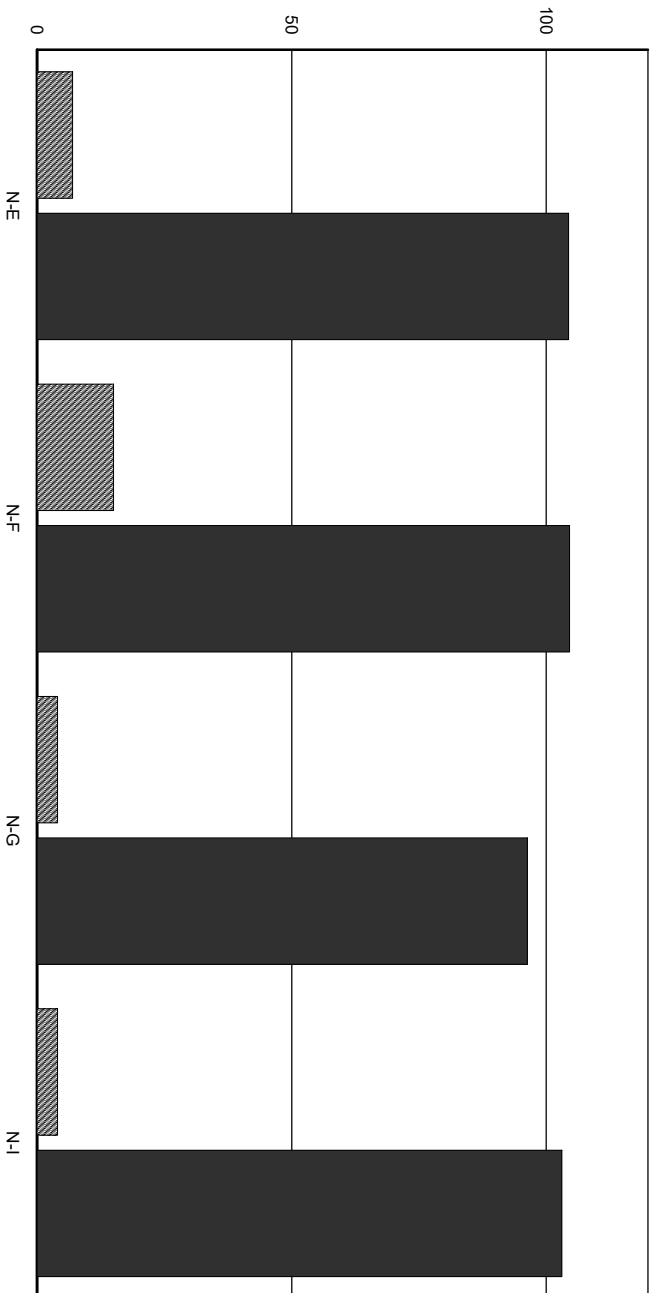
Ratio	# of Parcels	Median A/S x 100
0.75	1	74.67
0.85	1	85.56
0.90	2	90.92
0.95	5	95.93
1.00	4	99.93
1.05	11	104.58
1.10	4	108.31
1.15	2	115.57
30		

Franconia: Median A/S Ratio by Sale Price



	# of Parcels	Median A/S x 100
<31K	1	102.51
63K	2	104.98
94K	8	105.94
125K	6	106.01
157K	9	101.29
188K	2	96.45
251K	1	101.84
>407K	1	90.13
Total	30	

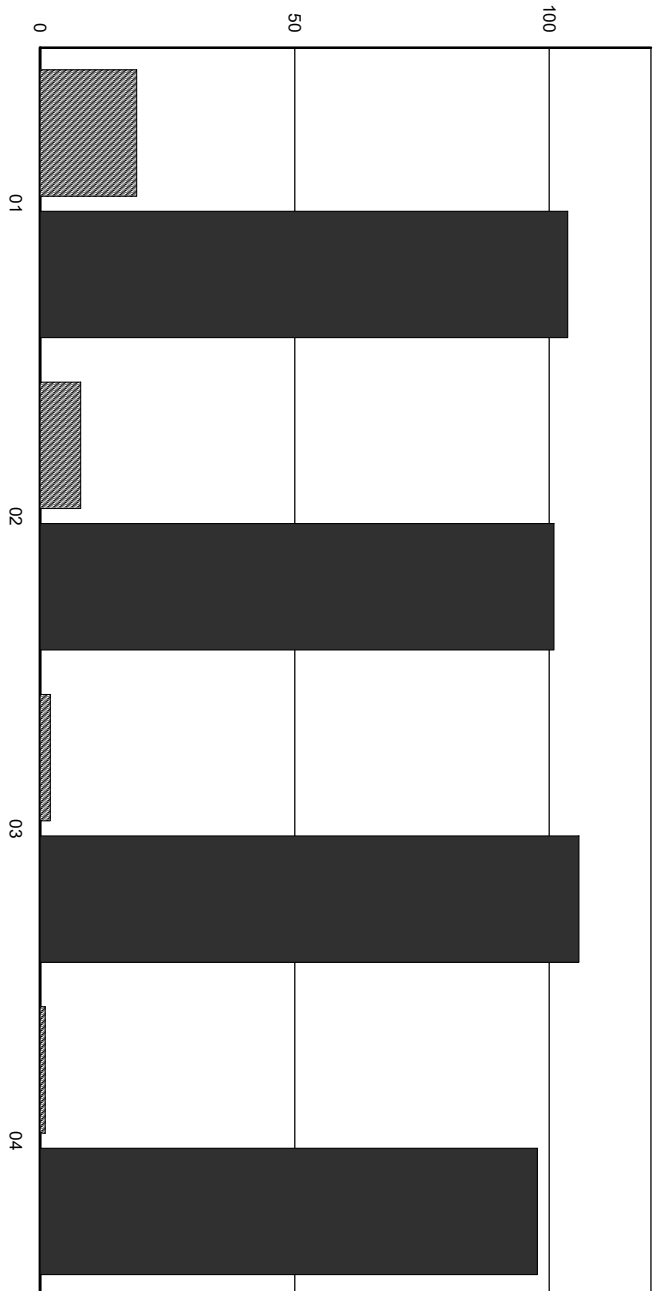
Franconia: Median A/S Ratio by Neighborhood



	# of Parcels	Median A/S x 100
N-E	7	104.43
N-F	15	104.58
N-G	4	96.27
N-I	4	103.06
	30	

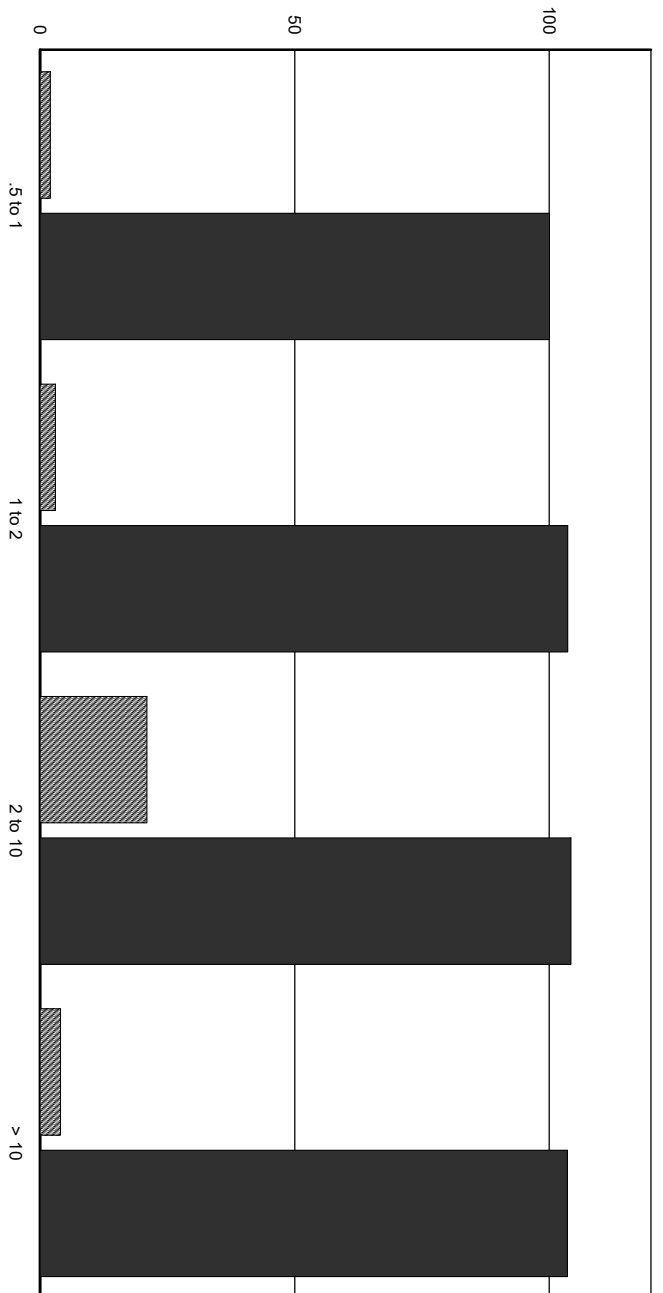
AVG 100%
 AVG +10 110%
 AVG +20 120%
 AVG +40 140%

Franconia: Median A/S Ratio by Zone



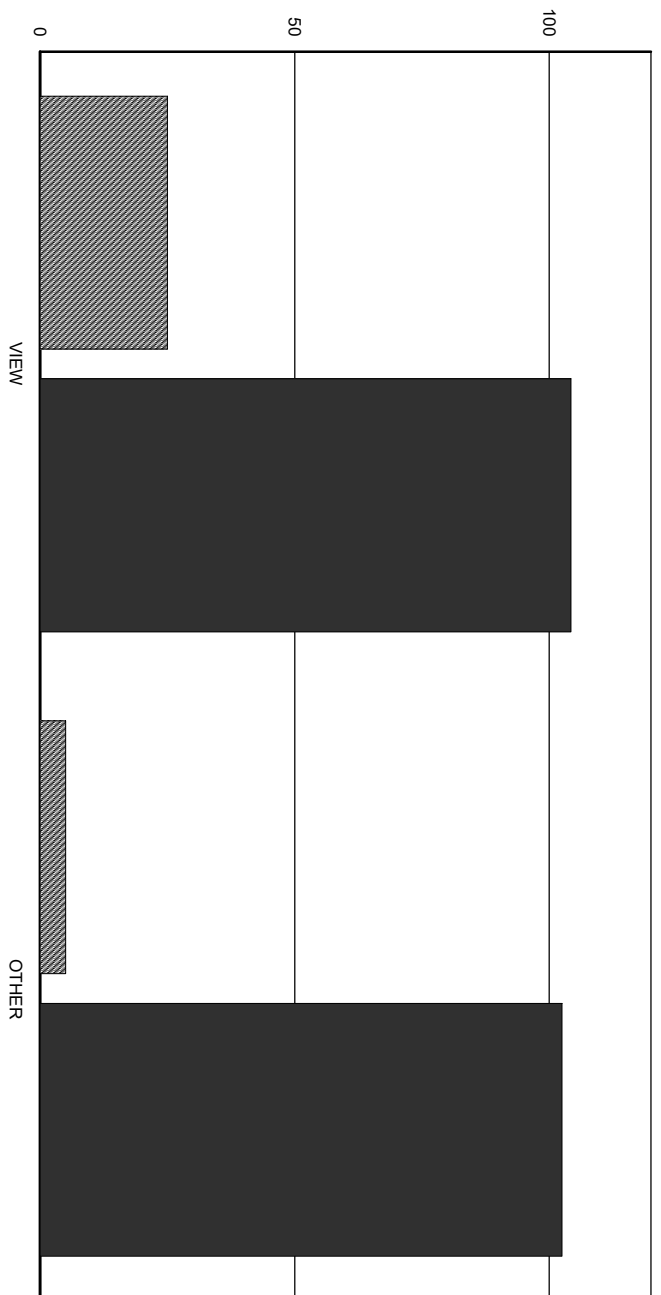
	# of Parcels	Median A/S x 100
01 RES-A RESIDENTIAL A	19	103.64
02 RES-B RESIDENTIAL B	8	100.97
03 BUS-A BUSINESS A	2	105.87
04 BUS-B BUSINESS B	1	97.66
	30	

Franconia: Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
.5 to 1	2	100.09
1 to 2	3	103.64
2 to 10	21	104.27
> 10	4	103.59
	30	

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



	# of Parcels	Median A/S x 100
VIEW	25	104.27
OTHER	5	102.51
	30	

OWNER INFORMATION

SILVA, VICTORIA
 JACKIE BRALEY
 16 JORDAN LANE
 FREETOWN, MA 02717

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/06/2020	4562	211	Q V	88,000	LEPESKA, PETER J.
03/02/2019	4419	0988	Q V	54,000	STANTON, ROBERT
05/30/2002	2672	0093	Q V	77,000	AUDIBERT REALTY
08/29/2001	2575	0111	Q V	69,900	JAMES W. POWERS, INC
06/05/2001	2545	289	U V 18		HCCW, INC.

NOTES

PHASE I, SD#1A62.9 --3/03 SLOPES UP FROM ROAD, VAC WOODED LOT, VIEW OBSTRUCTED BY TREES ON 4-11-16;

01/14/21 DWUL
 10/04/18 DWVL
 03/20/18 INSP
 02/17/15 DWPR
 07/11/13 DWVL
 03/28/03 MVUL
 04/01/99 GRPL

EXTRA FEATURES VALUATION

MUNICIPAL SOFTWARE BY AVITAR

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

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 0		\$ 106,400
		Parcel Total:	\$ 106,400
2020	\$ 0		\$ 106,400
		Parcel Total:	\$ 106,400
2021	\$ 0		\$ 101,400
		Parcel Total:	\$ 101,400

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS Driveaway: UNDEVELOPED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5.000 ac	164,000	F	110	52	95	90	85 -- MODERATE	100	68,200	0	N	68,200	
1F RES	0.040 ac	x 7,200	X	100				85 -- MODERATE	100	200	0	N	200	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 75, CLOSE/NEAR	25	33,000			33,000	UND CTD
										101,400			101,400	

5.040 ac

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

SILVA, VICTORIA
JACKIE BRALEY
16 JORDAN LANE
FREETOWN, MA 02717

District Percentage

PERMITS

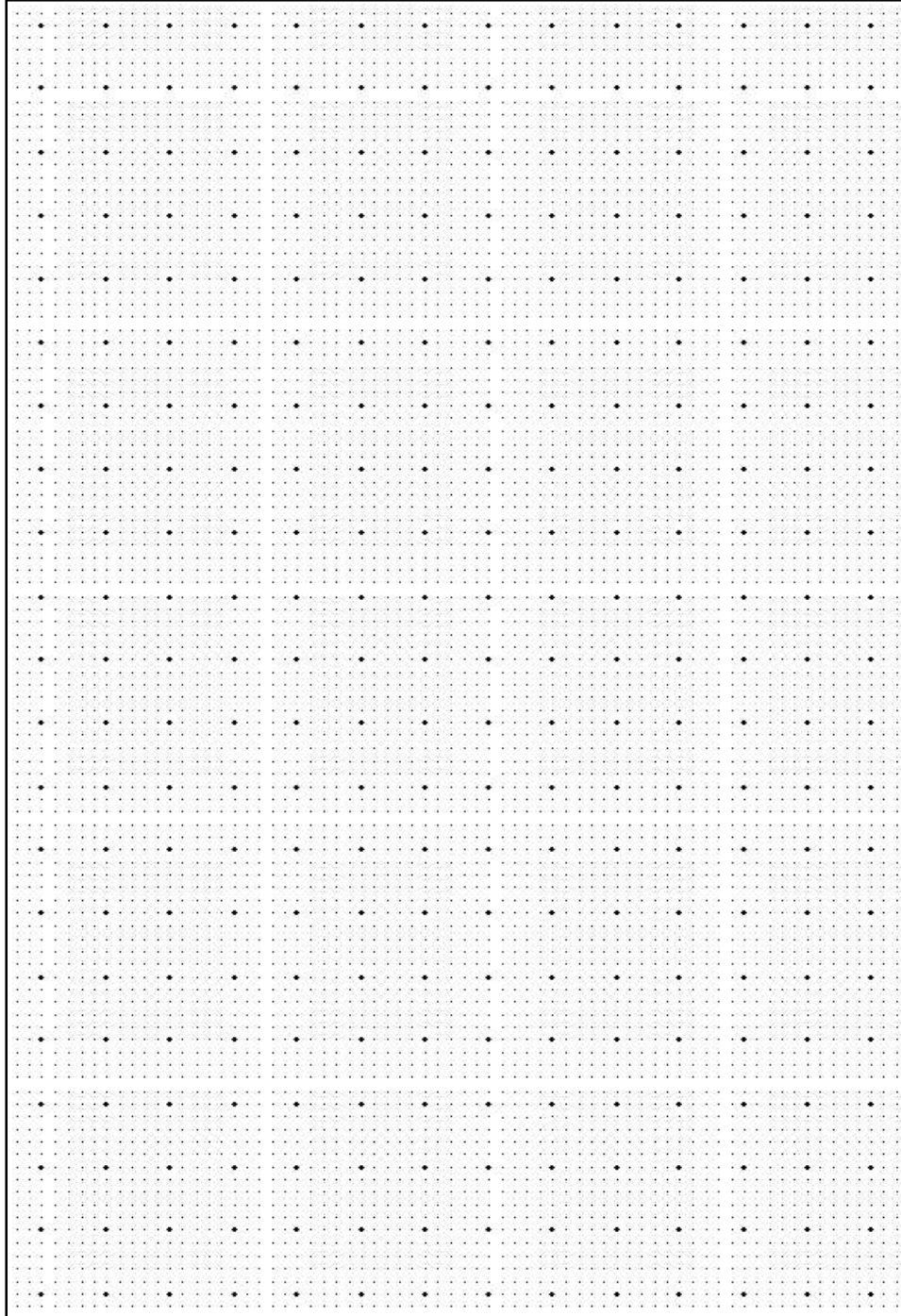
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

CUDDY JR, THOMAS H
 CUDDY, ELEANOR M
 140 NORTH MAIN ST UNIT 10A
 ATTLEBORO, MA 02703

SALES HISTORY

Date	Book	Page	Type	Price Grantor
02/24/2021	4605	0679	U V 99	1 FAGE, DALE EDWARD
10/02/2020	4561	204	Q V	61,000 CUDDY, JR, THOMAS H.
06/22/2017	4293	316	U V 38	CUDDY, ELEANOR M.
02/20/2002	2635	0960	U V 38	THOMAS H CUDDY, JR
12/23/1993	2069	0290	U V 99	29,000 FOREST HILLS ASSOC

NOTES

LISTING HISTORY
 01/14/21 DWVL
 12/16/19 JDVL
 03/20/18 INSP MARKED FOR INSPECTION
 09/20/13 DWVL
 04/02/03 MVUL
 11/03/95 GRL

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 61,700
			Parcel Total: \$ 61,700
2020	\$ 0	\$ 0	\$ 61,700
			Parcel Total: \$ 61,700
2021	\$ 0	\$ 0	\$ 64,900
			Parcel Total: \$ 64,900

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: UNDEVELOPED WOODS Driveway: NATURAL Road: DIRT/GRAVEL
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 1.610 ac 139,592 F 110 52 95 90 95--MILLD 100 64,900 0 N 64,900 DW=GRASS
1.610 ac 64,900

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

CUDDY JR, THOMAS H
CUDDY, ELEANOR M
140 NORTH MAIN ST UNIT 10A
ATTLEBORO, MA 02703

District Percentage

PERMITS

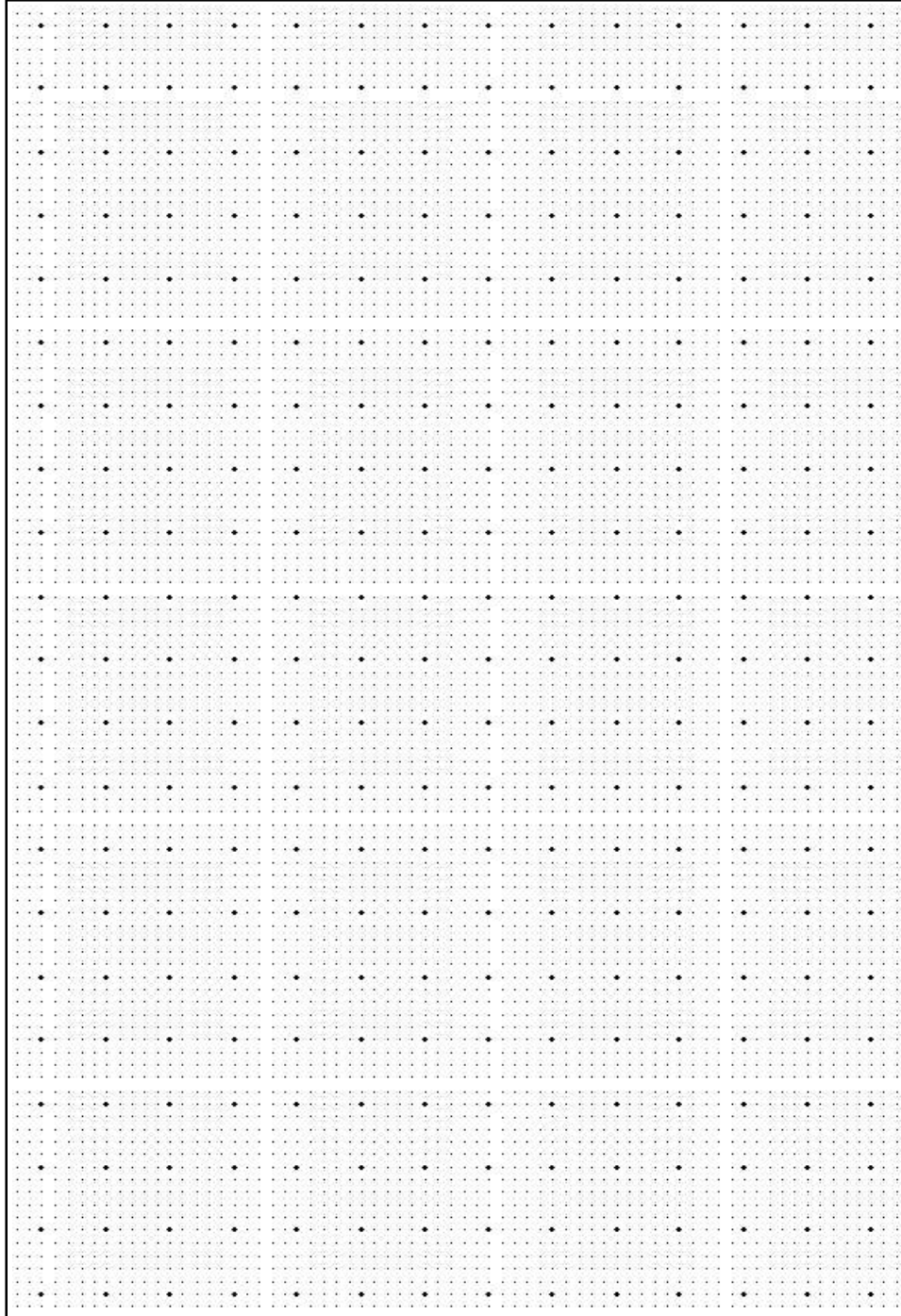
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

BARTLETT, JOSIAH

4 UNION STREET, UNIT 2

MILFORD, NH 03055

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/31/2021	4616	0618	Q V	26,533	DUGUAY, PETER
04/09/2020	4510	0929	U V 22	8,533	HASKELL, NANCY A.

NOTES

07/14/21 DWHC
 12/10/19 JDVL
 03/20/18 INSP MARKED FOR INSPECTION
 09/12/13 DWVL
 11/02/95 TWL

VACANT WOODED LOT. LEVEL WITH ROAD. OLD CHIMNEY=NV; PARCEL ENCOMBERED BY PUBLIC WATER SUPPLY SETBACKS;

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
2019	\$ 0		\$ 44,600
		Parcel Total:	\$ 44,600
2020	\$ 0		\$ 44,600
		Parcel Total:	\$ 44,600
2021	\$ 0		\$ 27,200
		Parcel Total:	\$ 27,200

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED CLEARED Driveaway: UNDEVELOPED Road: PAVED

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

1F RES	0.950 ac	129,680	E	100	70	100	90	95--	MILLD	35	27,200	0	N	27,200	SETBACKS
	0.950 ac										27,200			27,200	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
BARTLETT, JOSIAH 4 UNION STREET, UNIT 2 MILFORD, NH 03055		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							
2021 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR
MORTON PERLO REV TRUST		Date	Book	Page	Type	
		11/06/2020	4572	781	Q V	64,000 PETERSON, NANCY O
		09/10/2003	2886	625	U V 38	OPALINSKI REV TRUSTS
PO BOX 269		02/07/1996	2180	841	U V 38	JOHN/ELVIRA OPALINSKI
FRANCONIA, NH 03580						

LISTING HISTORY	NOTES
03/04/21 DWUL	VAC; LEVEL TOPO; OPEN; ABUTTS 1-93;
07/08/20 DWVL	
01/28/20 INSP	
09/30/13 DWVL	MARKED FOR INSPECTION
11/19/02 MVUL	
12/09/96 JRL	

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
2019	\$ 0	\$ 0	\$ 58,500
		Parcel Total:	\$ 58,500
2020	\$ 0	\$ 0	\$ 58,500
		Parcel Total:	\$ 58,500
2021	\$ 0	\$ 0	\$ 62,500
		Parcel Total:	\$ 62,500

LAND VALUATION

Zone:	BUS-B BUSINESS B	Minimum Acreage:	2.00	Minimum Frontage:	150	Site:	UNDEVELOPED CLEARED DRIVEWAY: DIRT/GRAVEL ROAD: PAVED																			
Land Type	1F RES	Units	0.590 ac	Base Rate	89,936 F	NC Adj	110	Site	70	Road	100	DWay	95	Topography	100 -- LEVEL	Cond	95	Ad Valorem	62,500	SPI R	0 N	Tax Value	62,500	Notes	HWY	62,500

LAST REVALUATION: 2021

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

MORTON PERLO REV TRUST

District Percentage

PO BOX 269

FRANCONIA, NH 03580

PERMITS

Date Permit ID Permit Type Notes

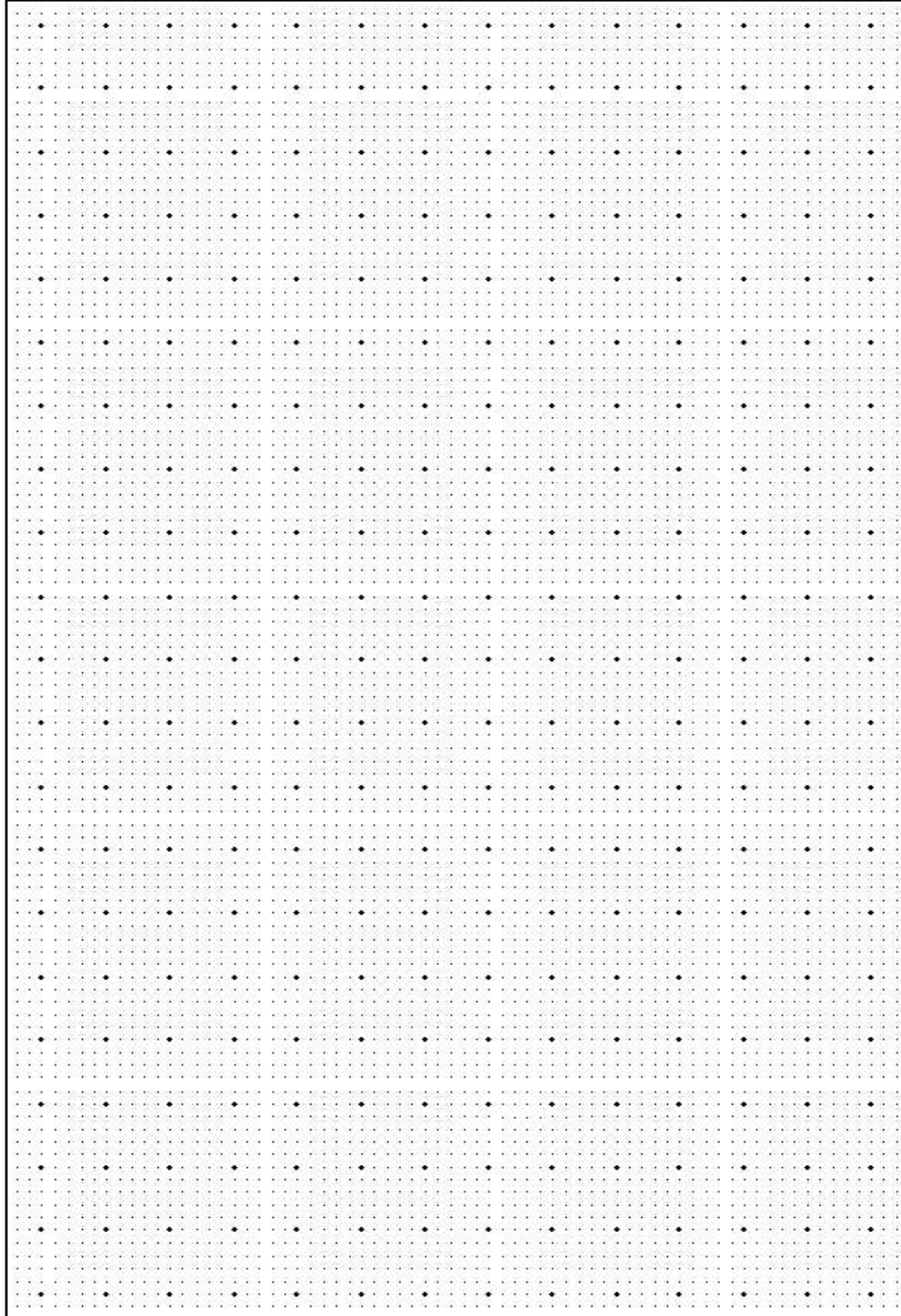
Table with 4 columns: Date, Permit ID, Permit Type, Notes. The table is currently empty.

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR
EDDY, MICHAEL		Date	Book	Page	Type	
EDDY, MARIA		06/07/2021	4638	0009	Q V	90,000 TOREIGN IV REALTY TRUST
PO BOX 63		06/27/2003	2843	579	U V 44	87,000 ZIZZA
FRANCONIA, NH 03580		11/16/2001	2601	626A	U V 99	75,500 FOREST HILLS ASSOC

LISTING HISTORY	NOTES
07/15/20 DWVL 01/28/20 INSP 09/30/13 DWVL 09/12/03 DWHC 09/10/03 DWRH 11/07/02 MVUL 04/01/99 GRPL	SUB LOT #5;

EXTRA FEATURES VALUATION

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

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 66,800
			Parcel Total: \$ 66,800
2020	\$ 0	\$ 0	\$ 66,800
			Parcel Total: \$ 66,800
2021	\$ 0	\$ 0	\$ 67,200
			Parcel Total: \$ 67,200

LAND VALUATION										LAST REVALUATION: 2021									
Zone: RES-B RESIDENTIAL B										Minimum Acreage: 3.00		Minimum Frontage: 150		Site: UNDEVELOPED WOODS		Driveway: UNDEVELOPED		Road: DIRT/GRAVEL	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes					
1F RES	2.320 ac	144,704	F	110	52	95	90	95--MILLD	100	67,200	0	N	67,200						
													2.320 ac	67,200					

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

EDDY, MICHAEL
EDDY, MARIA
PO BOX 63
FRANCONIA, NH 03580

District Percentage

PERMITS

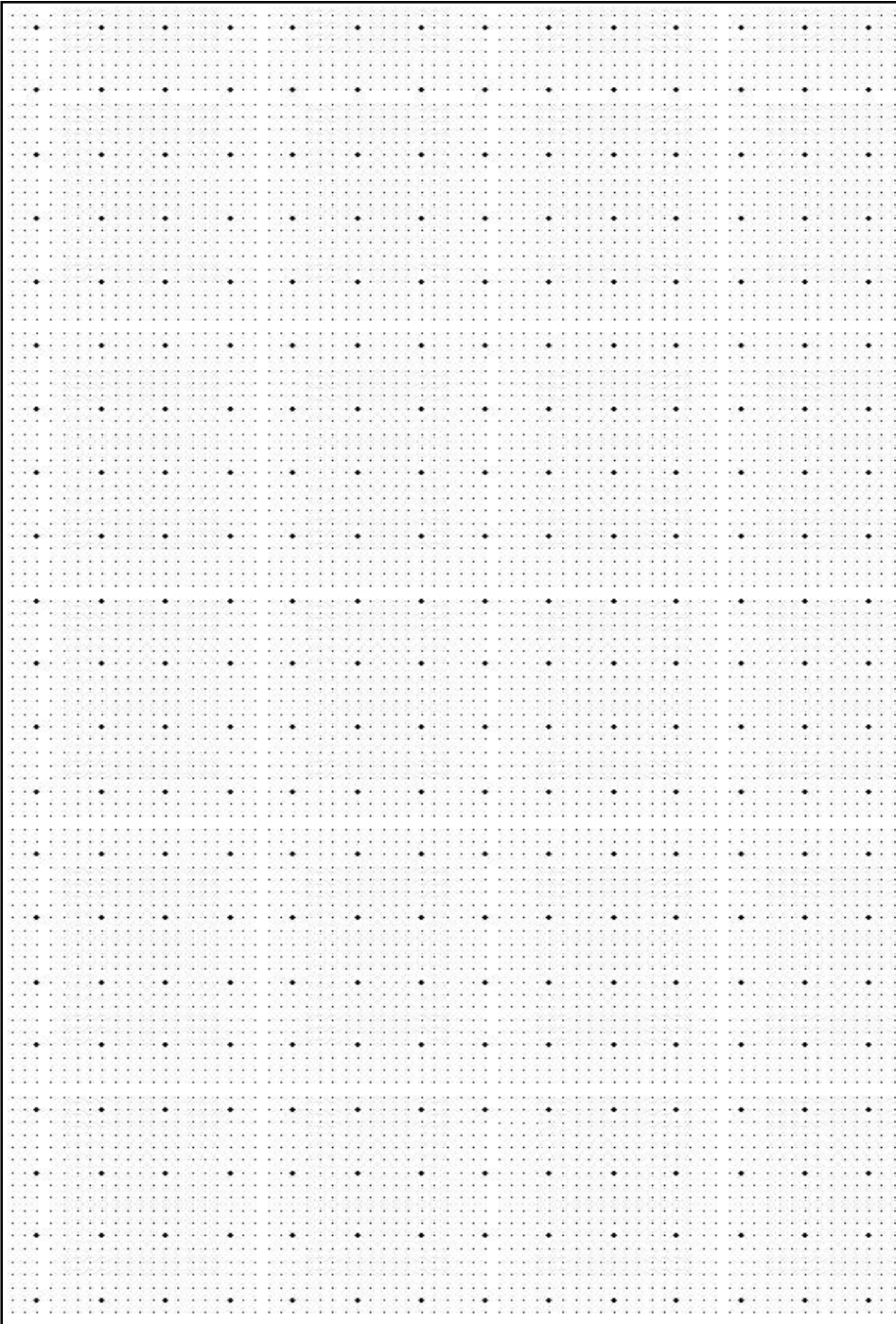
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

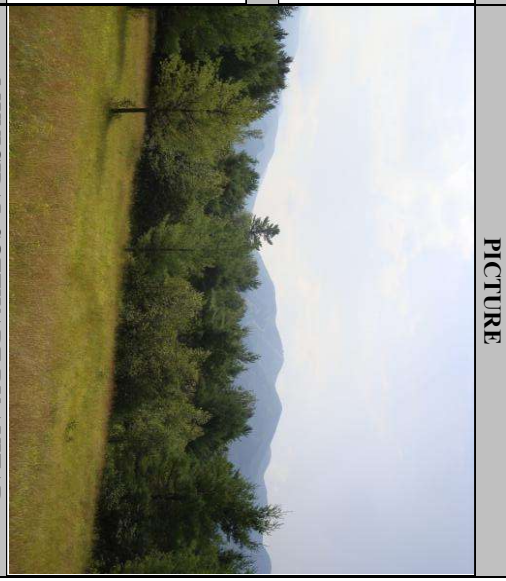
LEACH, JAY
 10 DEARBORN STREET
 PORTSMOUTH, NH 03801

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/09/2020	4563	439	Q V	115,000	TOREIGN II REALTY TRUST
05/04/2001	2536	185	Q V	76,500	FOREST HILLS ASSOCIATE

NOTES

LISTING HISTORY
 01/14/21 DWVL SUB LOT #56
 07/15/20 DWVL
 01/28/20 INSP MARKED FOR INSPECTION
 09/30/13 DWVL
 07/11/11 GRHC
 09/12/03 DWHC
 09/10/03 DWRH
 11/07/02 MVUL



MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

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

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

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 101,100
Parcel Total:			\$ 101,100
2020	\$ 0	\$ 0	\$ 101,100
Parcel Total:			\$ 101,100
2021	\$ 0	\$ 0	\$ 123,900
Parcel Total:			\$ 123,900


LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B **Minimum Acreage:** 3.00 **Minimum Frontage:** 150 **Site:** UNDEVELOPED CLEARED **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3,000	149,600	F	110	70	95	95	85 -- MODERATE	100	88,400	0	N	88,400	
1F RES	1,880	7,200	X	100				85 -- MODERATE	100	11,500	0	N	11,500	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 25, CLOSE/NEAR	55	24,000			24,000	UND LOT
										123,900			123,900	

4,880 ac

OWNER INFORMATION	SALES HISTORY	PICTURE																								
HAYES, MATTHEW D REV TRUST 1/2 INT REILLY, RENEE 2020 REV TRUST 1/2 INT HAYES, MATTHEW & REILLY, RENEE TRUSTEE 45 BAGY WRINKLE COVE WARREN, RI 02885	<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>06/28/2021</td> <td>4644</td> <td>0099</td> <td>U V 38</td> <td>1</td> <td>HAYES, MATTHEW D.</td> </tr> <tr> <td>10/15/2020</td> <td>4565</td> <td>38</td> <td>Q V</td> <td>135,000</td> <td>MCPHAUL LIVING TRUST</td> </tr> <tr> <td>09/15/2006</td> <td>3326</td> <td>839</td> <td>Q V</td> <td>125,000</td> <td>JOHNSON, THOMAS A</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	06/28/2021	4644	0099	U V 38	1	HAYES, MATTHEW D.	10/15/2020	4565	38	Q V	135,000	MCPHAUL LIVING TRUST	09/15/2006	3326	839	Q V	125,000	JOHNSON, THOMAS A	
Date	Book	Page	Type	Price	Grantor																					
06/28/2021	4644	0099	U V 38	1	HAYES, MATTHEW D.																					
10/15/2020	4565	38	Q V	135,000	MCPHAUL LIVING TRUST																					
09/15/2006	3326	839	Q V	125,000	JOHNSON, THOMAS A																					

LISTING HISTORY	NOTES
03/04/21 DWUL 07/08/20 DWVM 01/28/20 INSP MARKED FOR INSPECTION 09/28/15 DWVL 07/07/04 MVUL 07/07/04 MVUL 12/10/96 JRL	VAC; GENTLY SLOPING TOPO; CLRD AREA AT TOP OF LOT, ACC THRU 15-19-6;

EXTRA FEATURES VALUATION

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

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 47,100
Parcel Total:			\$ 47,100
2020	\$ 0	\$ 0	\$ 47,100
Parcel Total:			\$ 47,100
2021	\$ 0	\$ 0	\$ 126,400
Parcel Total:			\$ 126,400

LAND VALUATION

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED CLEARED Driveaway: UNDEVELOPED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.500	153,200	E	100	70	95	90	90--ROLLING	95	78,400	0	N	78,400	SHRD DRY
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR	55	48,000			48,000	und lot
											3.500 ac	126,400	126,400	

LAST REVALUATION: 2021

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
<p>HAYES, MATTHEW D REV TRUST 1/2 REILLY, RENEE 2020 REV TRUST 1/2 INT HAYES, MATTHEW & REILLY, RENEE TRU 45 BAGY WRINKLE COVE WARREN, RI 02885</p>		<p>HAYES, MATTHEW D REV TRUST 1/2 REILLY, RENEE 2020 REV TRUST 1/2 INT HAYES, MATTHEW & REILLY, RENEE TRU 45 BAGY WRINKLE COVE WARREN, RI 02885</p>	District	Percentage	Model:	
					Roof:	
				Ext:		
				Int:		
				Floor:		
				Heat:		
				Bedrooms:	Baths:	
				Extra Kitchens:	Fixtures:	
				A/C:	Fireplaces:	
				Quality:	Generators:	
				Com. Wall:		
				Stories:		
					Base Type:	

BUILDING SUB AREA DETAILS	
<p>2021 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

CLEGG, BARRY
 CLEGG, KATHRYN WARD
 2 EARHART STREET UNIT 617
 CAMBRIDGE, MA 02141

SALES HISTORY

Date	Book	Page	Type	Price Grantor
02/03/2021	4600	0001	Q V	56,000 FUCCI, W. JOHN
05/11/2005	3137	998	Q V	115,530 P. & M NOONAN
05/07/2004	2992	0339	Q V	95,000 J & AM TAORMINA
12/19/2000	2506	381	Q V	39,900 R & J HAWKINS
06/27/1994	2096	0941	Q V	33,000 PINKHAM, TRICA

NOTES

03/04/21 DWUL
 03/20/18 INSP MARKED FOR INSPECTION
 09/24/13 DWVL
 03/26/08 DWAL
 07/15/04 MVUL
 12/10/96 TWL

VACANT, WOODED LEVEL LOT, SLOPES UP IN REAR, GOOD FF; 4/21 DEED RESTRICTION PREVENTS SUBDIVISION; LEDGE ON LOT;

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
2019	\$ 0		\$ 62,600
		Parcel Total:	\$ 62,600
2020	\$ 0		\$ 62,600
		Parcel Total:	\$ 62,600
2021	\$ 0		\$ 58,000
		Parcel Total:	\$ 58,000

LAND VALUATION

LAST REVALUATION: 2021

Zone: BUS-A BUSINESS A Minimum Acreage: 1.00 Minimum Frontage: 80 Site: UNDEVELOPED WOODS Driveaway: UNDEVELOPED Road: PAVED

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

1F RES	1,000 ac	135,200 F	110	52	100	90	90--ROLLING	75	47,000	0 N	47,000 LEDGE/WET
1F RES	2,390 ac	x 7,200 X	100			85--MODERATE	75	11,000	0 N	11,000 WET	
	3,390 ac							58,000			58,000

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		CLEGG, BARRY CLEGG, KATHRYN WARD 2 EARHART STREET UNIT 617 CAMBRIDGE, MA 02141	District	Percentage	Model:	
					Roof:	
			PERMITS		Ext:	
Date	Permit ID	Permit Type	Notes		Int:	
					Floor:	
					Heat:	
					Bedrooms:	Baths:
					Extra Kitchens:	Fixtures:
					A/C:	Fireplaces:
					Quality:	Generators:
					Com. Wall:	
					Stories:	
					Base Type:	

BUILDING SUB AREA DETAILS	
<p>2021 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
KEENAN, JULIA A REVOCABLE TRUST KEENAN, JULIA A & KEENAN, COLIN J TRTEES 6 HIGHLAND DRIVE AMHERST, NH 03031	Date	Book	Page	Type
	04/20/2021	4622	0945	Q V
	04/01/1991	1904	0203	Q V
				66,533 LITCHFIELD, ALAN W. 30,000 FRANCONIA MTN LAND CO

LISTING HISTORY	NOTES
03/20/18 INSP MARKED FOR INSPECTION	VACANT, WOODED, LEVEL, VIEW POTENTIAL WHEN DEVELOPED
09/24/13 DWV/L	
10/07/09 DWV/L	
01/29/09 INSP MARKED FOR INSPECTION	
07/16/04 MV/L	
12/10/96 TWL	

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
2019	\$ 0	\$ 0	\$ 77,100
		Parcel Total:	\$ 77,100
2020	\$ 0	\$ 0	\$ 77,100
		Parcel Total:	\$ 77,100
2021	\$ 0	\$ 0	\$ 70,000
		Parcel Total:	\$ 70,000

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A	Minimum Acreage: 5.00	Minimum Frontage: 200	Site: UNDEVELOPED WOODS	Driveway: UNDEVELOPED	Road: DIRT/GRAVEL
Land Type	Units	Base Rate	NC Adj	Site	Road DWay
1F RES	2.610 ac	146,792 F	110	52	95 90 85 -- MODERATE
VIEW		CANNON MT, AVERAGE, TOP 50, CLOSE/NEAR			100 25
	2.610 ac				61,000 9,000
					70,000 70,000

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

KEENAN, JULIA A REVOCABLE TRU
KEENAN, JULIA A & KEENAN, COLIN J TRT
6 HIGHLAND DRIVE
AMHERST, NH 03031

District Percentage

PERMITS

Date Permit ID Permit Type Notes

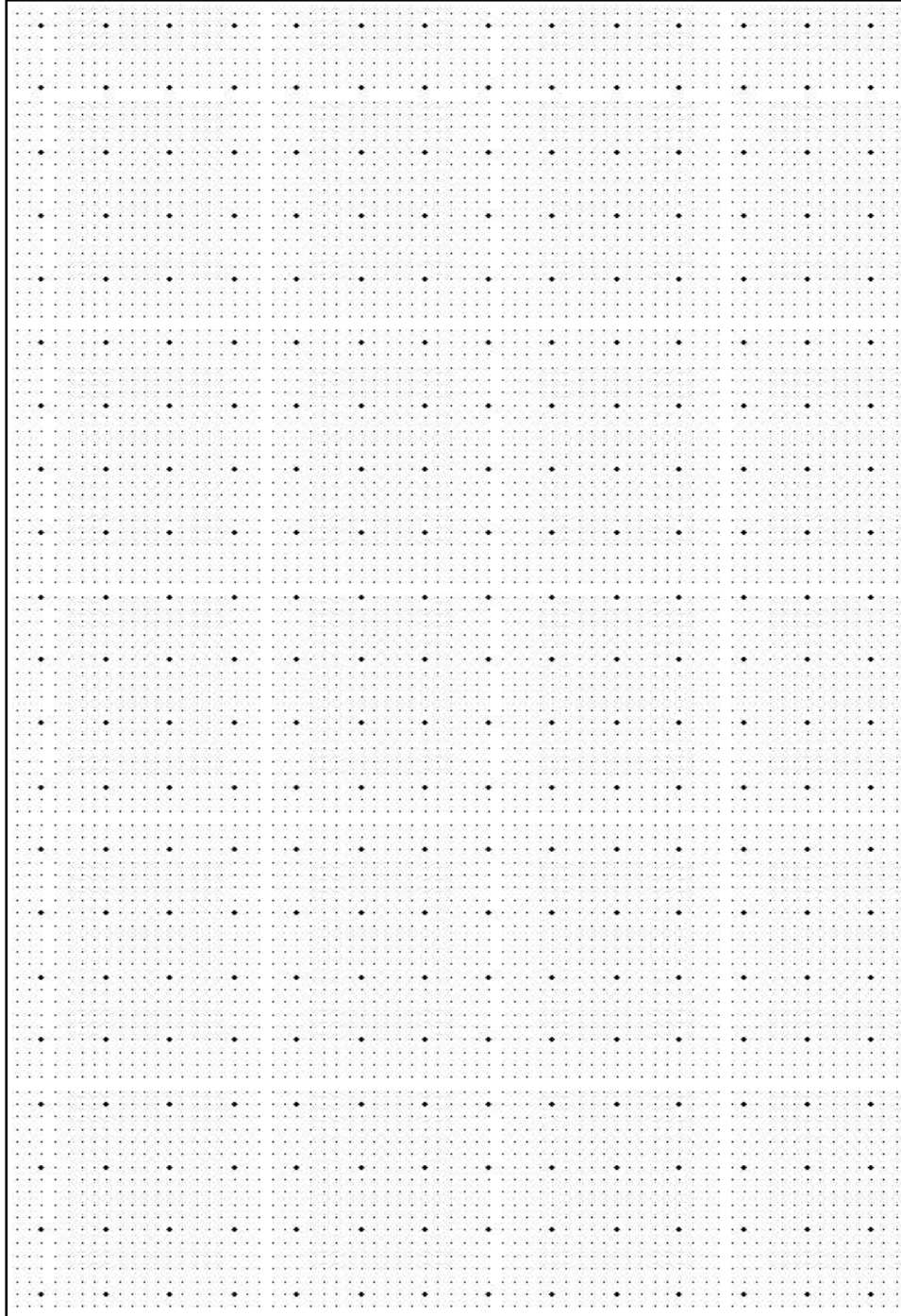
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Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms:
Baths:
Extra Kitchens:
A/C:
Quality:
Com. Wall:
Stories:
Fixtures:
Fireplaces:
Generators:
Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

RAND, CARISSA C.
 P. O. BOX 295
 MARSHFIELD, MA 02050

SALES HISTORY

Date	Book	Page	Type	Price Grantor
11/06/2020	4573	130	Q V	82,000 BOSWELL LIVING TRUST,
01/31/2007	3373	541	Q V	79,000 STIMPEL, THOMPSON J
05/01/1991	1908	0294	Q V	26,000 FRANCONIA MTN LAND CO

NOTES

VACANT, DRIVEWAY INTO LOT, CLRD AERA FOR BLDNG SITE;

03/03/21 DWUL
 03/20/18 INSP MARKED FOR INSPECTION
 09/24/13 DWVL
 07/15/04 MVUL
 12/10/96 TWL

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
2019	\$ 0	\$ 0	\$ 74,800
Parcel Total:			\$ 74,800
2020	\$ 0	\$ 0	\$ 74,800
Parcel Total:			\$ 74,800
2021	\$ 0	\$ 0	\$ 88,700
Parcel Total:			\$ 88,700

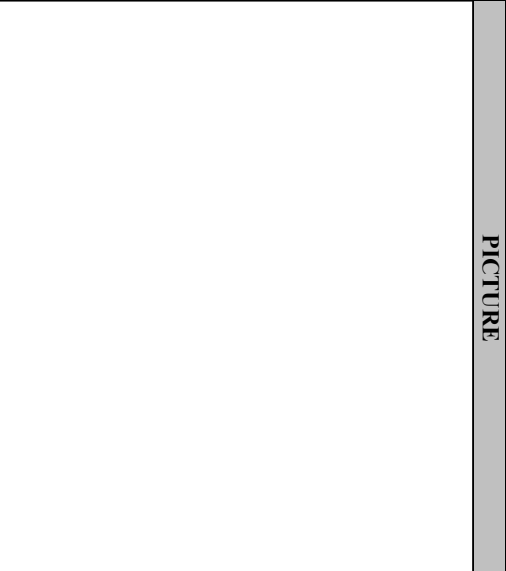
LAND VALUATION

LAST REVALUATION: 2021

Zone: BUS-A BUSINESS A Minimum Acreage: 1.00 Minimum Frontage: 80 Site: UNDEVELOPED WOODS Driveway: DIRT/GRAVEL Road: PAVED

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

1F RES	1,000 ac	135,200	F	110	52	100	95	95-- MILD	100	69,800	0	N	69,800
1F RES	1,860 ac	1,860	X	100			85-- MODERATE	100	11,400	0	N		11,400
VIEW							CANNON MT, NARROW, TOP 50, CLOSE/NEAR	25	7,500				7,500 CTD
2.860 ac													
88,700													

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
		RAND, CARISSA C. P. O. BOX 295 MARSHFIELD, MA 02050	District	Percentage	Model:		
					Roof:		
				Ext:			
				Int:			
				Floor:			
				Heat:			
				Bedrooms:	Baths:	Fixtures:	
				Extra Kitchens:	Fireplaces:		
				A/C:	Generators:		
				Quality:			
				Com. Wall:			
				Stories:			
				Base Type:			

BUILDING SUB AREA DETAILS	
2021 BASE YEAR BUILDING VALUATION	
Year Built:	
Condition For Age:	
Physical:	
Functional:	
Economic:	
Temporary:	

OWNER INFORMATION

SCHMITT, ANDREW J
 SCHMITT, CHRISTINE T
 110 TOAD HILL ROAD
 FRANCONIA, NH 03580

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2021	4617	0469	U V 25	950,000	T&T MOUNTAIN
11/30/2020	4580	137	Q V	475,000	HYDE, BOONE ANDREW
01/22/2007	71	980	U V 38		HYDE, CHARLES A.
06/07/1994	2103	0072	Q V	115,000	NH RED BRICK PROP.

NOTES

03/04/21 DWUL
 07/28/20 DWVL
 01/28/20 INSP MARKED FOR INSPECTION
 11/19/02 MVUL
 12/09/96 TWL

VACANT, WOODED AT END OF ROAD GOOD FF, VIEW POTENTIAL WHEN DEVELOPED;

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
2019	\$ 0		\$ 161,600
		Parcel Total:	\$ 161,600
2020	\$ 0		\$ 161,600
		Parcel Total:	\$ 161,600
2021	\$ 0		\$ 428,100
		Parcel Total:	\$ 428,100

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS Driveaway: UNDEVELOPED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000 ac	164,000	F	110	52	95	90	90--ROLLING	100	72,200	0	N	72,200	
1F RES	57,900 ac	x 7,200	X	89				85--MODERATE	100	315,400	0	N	315,400	
VIEW								FRAN NOTCH & SKI MTS, WIDE, TOP 75, CLOSE/NEAR	25	40,500			40,500	CTD
										428,100			428,100	

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

SCHMITT, ANDREW J
SCHMITT, CHRISTINE T
110 TOAD HILL ROAD
FRANCONIA, NH 03580

District Percentage

PERMITS

Date Permit ID Permit Type Notes

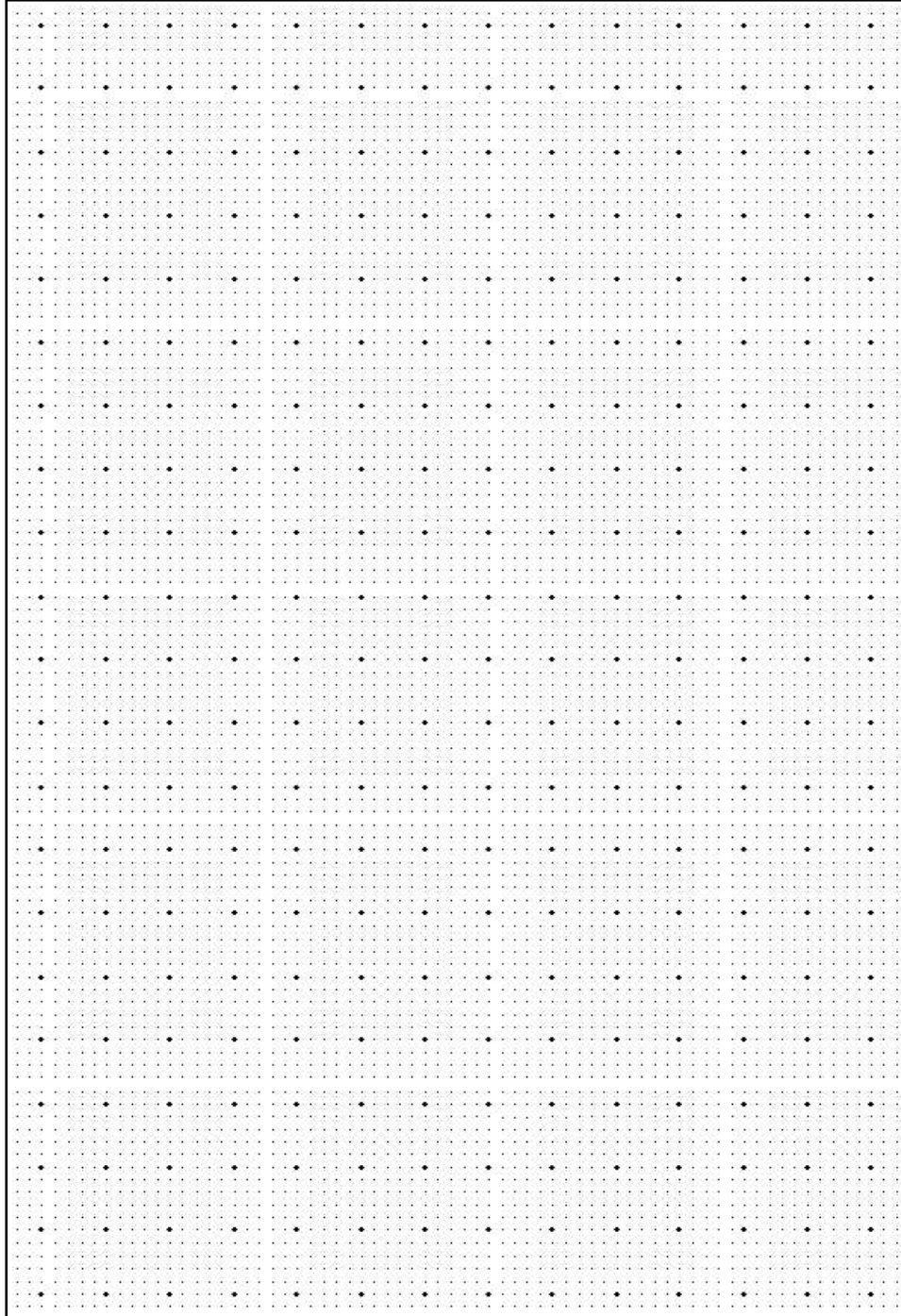
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Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms:
Baths:
Extra Kitchens:
A/C:
Quality:
Com. Wall:
Stories:
Fixtures:
Fireplaces:
Generators:
Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION		SALES HISTORY			NOTES	PICTURE	
O'GRADY, SARAH TRUST OF 2019	O'GRADY, THOMAS TRUST OF 2008	Date	Book	Page			Type
O'GRADY, SARAH & THOMAS L TRUSTEES 966 WASHINGTON STREET GLOUCESTER, MA 01930		01/05/2021	4591	0035	Q V	149,000	UGO ENTERPRISES, INC.

LISTING HISTORY		NOTES	PICTURE
Date	Listing		
02/14/21	DWUL		
11/28/18	DWVL		
10/20/15	DWVL		
04/04/07	MVPL		

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
FRANCONIA ASSESSING OFFICE								

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0		\$ 3,803
			Parcel Total: \$ 3,803
2020	\$ 0		\$ 875
			Parcel Total: \$ 875
2021	\$ 0		\$ 930
			Parcel Total: \$ 930

LAND VALUATION

Zone: RES-A RESIDENTIAL A	Minimum Acreage: 5.00	Minimum Frontage: 200	Site: UNDEVELOPED CLEARED	DriveWAY: DIRT/GRAVEL	Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD PINE	5,000 ac	164,000	E	100	70	100	95	95-- MILD	95	98,400	100	N	915	SHDW
UNMNGD PINE	0,080 ac	x 7,200	X	100			95-- MILD		100	500	100	N	15	
VIEW IN CU							FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR		55	60,000			0	UNDL LOT
	5.080 ac									158,900			930	

LAST REVALUATION: 2021

OWNER INFORMATION

PAINE, MATTHEW
 FORTUNA, KAREN
 373 4TH RANGE ROAD
 PEMBROKE, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price Grantor
03/24/2021	4614	0395	Q V	162,000 T & T MTN INVESTMENTS,
04/28/2020	4510	0399	U V 13	56,000 STINSON, SUSAN C.
01/11/2018	4329	431	U V 38	2,660 STINSON JR., JAMES B.
12/07/2005	3227	501	Q V	98,000 MORING, SUSAN C
06/30/2000	2470	873	Q V	49,900 JAMES W. POWERS, INC

NOTES

03/23/21 DWUL FF ON RT 18 SLOPES DOWN FROM ROAD. LOT HAS FF ON RT 18 & POWDER
 10/22/18 DWVL HILL RD., POWDER HILL FF VERY STEEP UP HILL, 3/21 CLEARED AND
 10/15/15 DWVL VIEW POST SALE
 04/01/00 GRSL



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

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

EXTRA FEATURES VALUATION

Year	Building	Features	Land
2019	\$ 0		\$ 126,600
		Parcel Total:	\$ 126,600
2020	\$ 0		\$ 126,600
		Parcel Total:	\$ 126,600
2021	\$ 0		\$ 155,400
		Parcel Total:	\$ 155,400

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: UNDEVELOPED CLEARED DriveWAY: DIRT/GRAVEL Road: DIRT/GRAVEL
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 2.640 ac 147,008 G 120 70 95 95 95 -- MILD 100 105,900 0 N 105,900
 VIEW MITTERSILL SLOPE, AVERAGE, TOP 75, CLOSE/NEAR 55 49,500 UNDL0T
2.640 ac 155,400

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

PAINE, MATTHEW
FORTUNA, KAREN
373 4TH RANGE ROAD
PEMBROKE, NH 03275

District Percentage

PERMITS

Date Permit ID Permit Type Notes

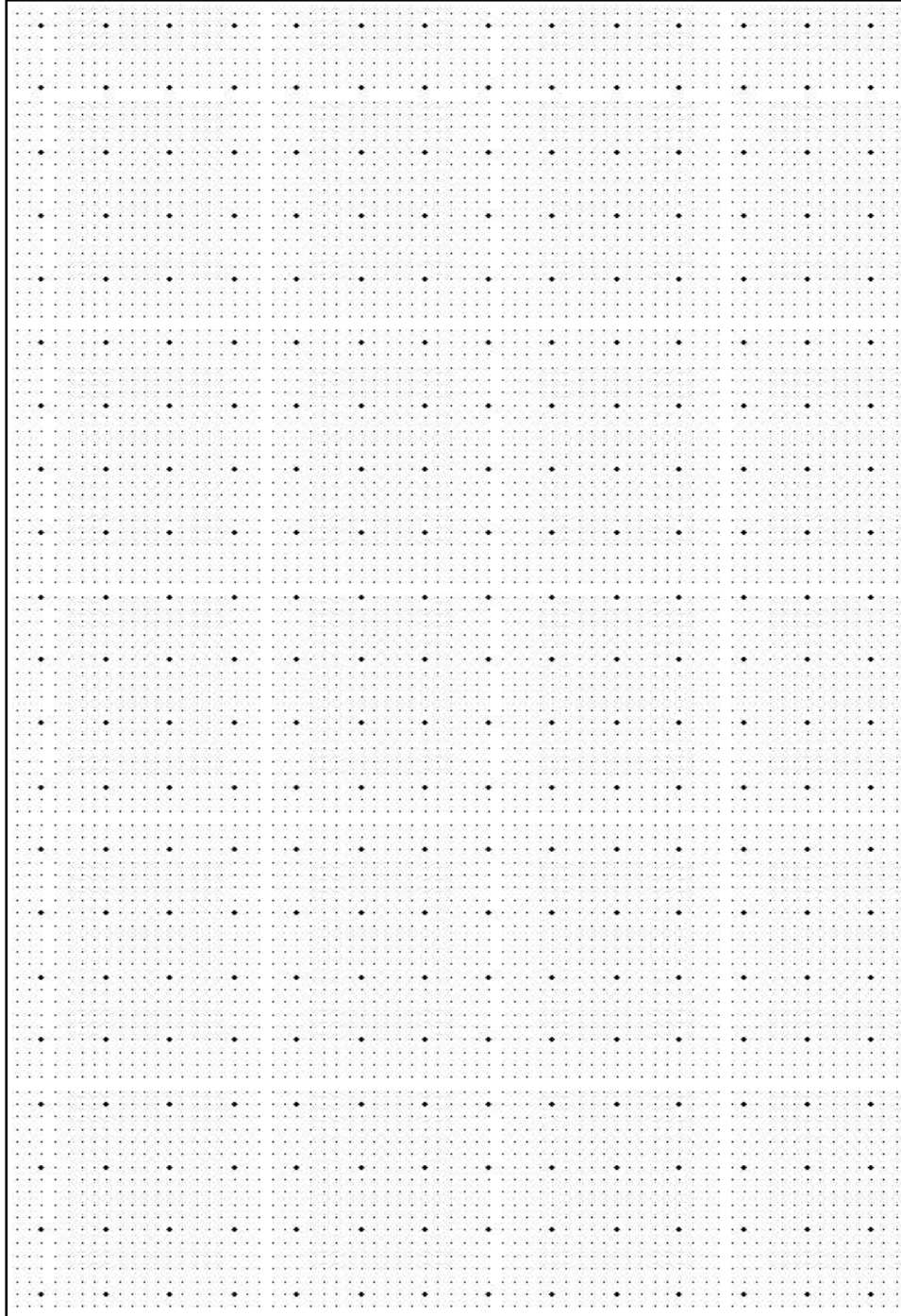
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Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms:
Baths:
Extra Kitchens:
A/C:
Quality:
Com. Wall:
Stories:
Fixtures:
Fireplaces:
Generators:
Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

PEDERSEN, HENRICK DUE
 PEDERSEN, CELIA NUNES
 685B EAST 5TH STREET
 SOUTH BOSTON, MA 02127

SALES HISTORY

Date	Book	Page	Type	Price Grantor
05/07/2021	4628	0858	Q V	97,200 WHITE REVOC TRUST 06,
05/07/2021	4628	0865	U V 39	1 WHITE REVOC TRUST 06,
12/08/2009	3569	618	U V 38	WHITE, GREGG & NANCY
11/26/2007	3469	517	Q V	123,000 SKI HOUSE FRANCONIA RE
02/17/2005	3108	715	Q V	134,000 MICHAEL TORTO

NOTES

VACANT WOODED, SLOPES AWAY FROM ROAD, GOOD FF, DISTANT VU OF MOUNTAINS AND HILLS;

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
2019	\$ 0	\$ 0	\$ 78,300
			Parcel Total: \$ 78,300
2020	\$ 0	\$ 0	\$ 78,300
			Parcel Total: \$ 78,300
2021	\$ 0	\$ 0	\$ 93,900
			Parcel Total: \$ 93,900

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: UNDEVELOPED WOODS Driveway: UNDEVELOPED Road: DIRT/GRAVEL
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 1.340 ac 137,648 G 120 52 95 90 85 -- MODERATE 100 62,400 0 N 62,400
 VIEW MOUNTAINS, WIDE, TOP 75, EXTREME DISTANT 55 31,500 31,500 UNDLot
1.340 ac 93,900 93,900

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

PEDERSEN, HENRICK DUE
PEDERSEN, CELIA NUNES
685B EAST 5TH STREET
SOUTH BOSTON, MA 02127

District Percentage

PERMITS

Date Permit ID Permit Type Notes

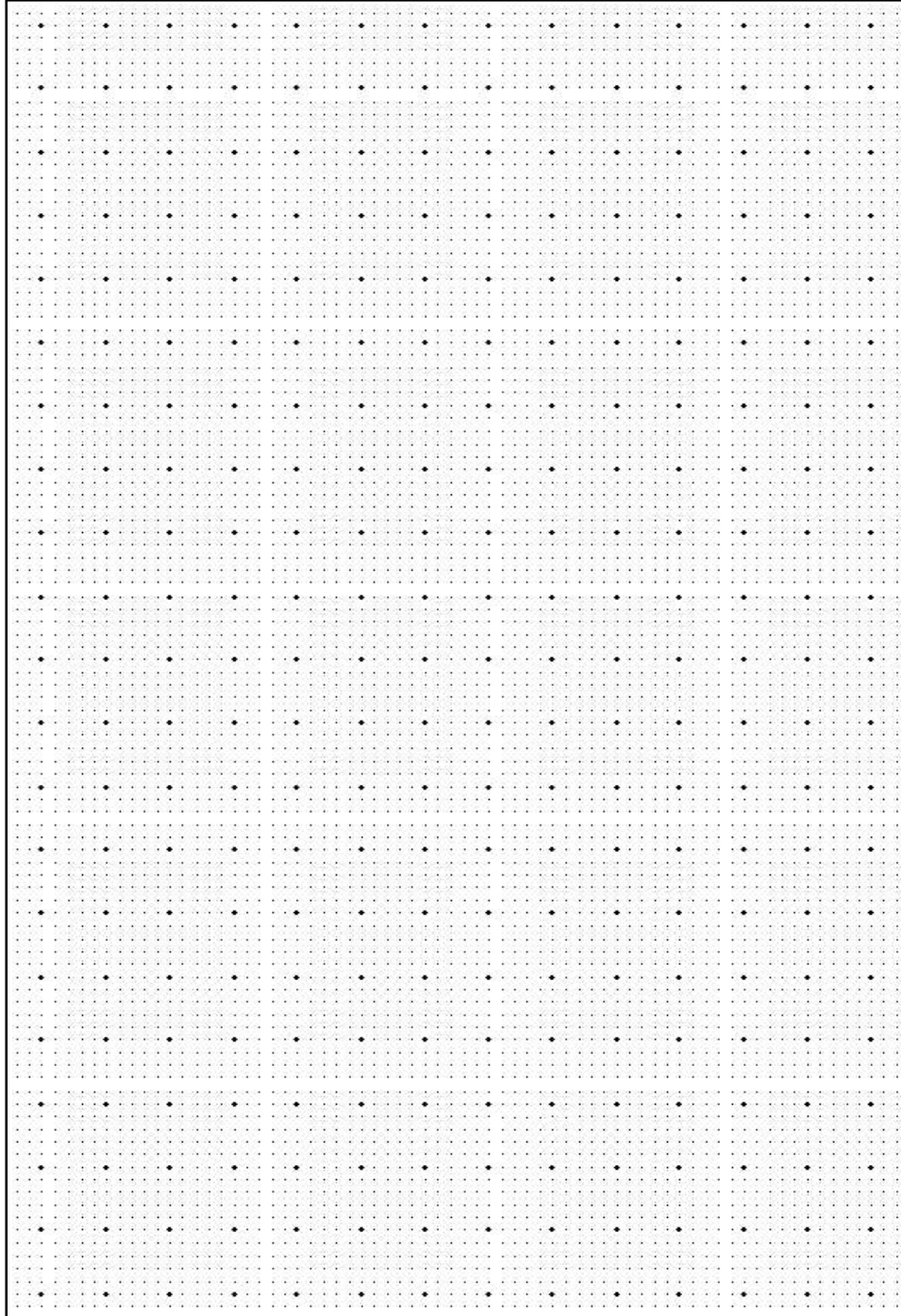
Table with 4 columns: Date, Permit ID, Permit Type, Notes. The table is currently empty.

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

PERKINS JOINT REVOCABLE TRUST
 RONALD & KAREN, TRUSTEES
 127 KERR ROAD
 FRANCONIA, NH 03580

SALES HISTORY

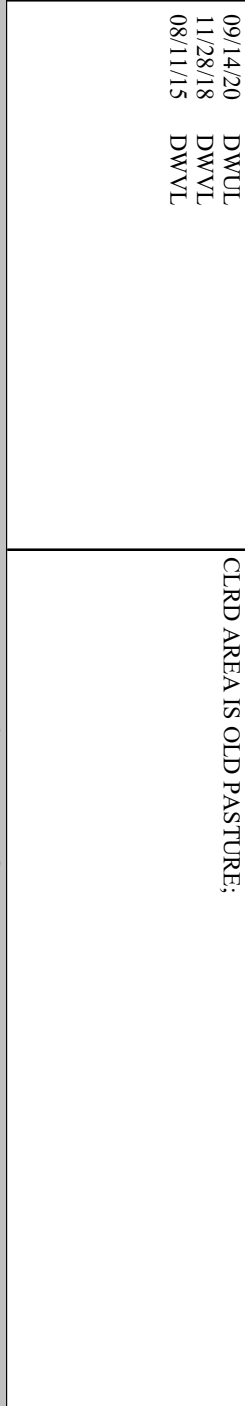
Date	Book	Page	Type	Price	Grantor
11/02/2020	4571	325	Q V	90,000	BARNHORST, TIMOTHY M.
02/07/2020	4499	543	Q V	77,000	BOWMAN REID REVOCABLE
02/26/2016	4189	0907	U V 44		BOWMAN REVOCABLE
06/20/2003	2839	102	U V 44		121,000 UGO ENTERPRISES
12/28/2001	2617	0107	U V 99		65,000 JAMES W. POWERS

LISTING HISTORY

09/14/20 DWUL
 11/28/18 DWVL
 08/11/15 DWVL

NOTES

CLRD AREA IS OLD PASTURE;



MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

EXTRA FEATURES VALUATION

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

Year	Building	Features	Land
2019	\$ 0		\$ 70,300
			Parcel Total: \$ 70,300
2020	\$ 0		\$ 70,300
			Parcel Total: \$ 70,300
2021	\$ 0		\$ 97,600
			Parcel Total: \$ 97,600

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: UNDEVELOPED CLEARED Driveaway: UNDEVELOPED Road: DIRT/GRAVEL
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 2.350 ac 144,920 F 110 70 95 90 85 -- MODERATE 100 81,100 0 N 81,100
 VIEW MOUNTAINS, AVERAGE, TOP 50, EXTREME DISTANT 55 16,500 UNDL0T
2.350 ac 97,600

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
HAMILTON, KENNETH G		Date	Book	Page	Type	Price Grantor
HAMILTON, JUDY L		01/15/2021	4594	0239	Q V	135,000 LANGELLIER, STEPHEN
13 NORDIC WOOD LANE		11/17/2014	4095	234	U V 23	N.E. ELECTRICAL SALES
NEWTON, NH 03858						

LISTING HISTORY		NOTES	
03/03/21	DWUL	VAC WOODED LOT, GOOD FF, POTENTIAL VU WITH HIGH CTD, HEAVILY	
01/28/20	INSP	MARKED FOR INSPECTION	
10/27/15	DWVYL	WOODED LOT SIMILAR TO 21-11-5;	
04/24/96	GRL		

EXTRA FEATURES VALUATION

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

LAND VALUATION

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	UNDEVELOPED WOODS	Driveaway:	UNDEVELOPED	Road:	PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3,000 ac	149,600	E	100	52	100	90	95--MILD	100	66,500	0	N	66,500	
1F RES	11.230 ac	7,200	X	97				85--MODERATE	100	66,700	0	N	66,700	
VIEW								CANNON MT, AVERAGE, TOP 50, CLOSE/NEAR	25	9,000			9,000	CTD
	14.230 ac									142,200			142,200	

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 134,400
		Parcel Total:	\$ 134,400
2020	\$ 0	\$ 0	\$ 134,400
		Parcel Total:	\$ 134,400
2021	\$ 0	\$ 0	\$ 142,200
		Parcel Total:	\$ 142,200

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

HAMILTON, KENNETH G
HAMILTON, JUDY L
13 NORDIC WOOD LANE
NEWTON, NH 03858

District Percentage

PERMITS

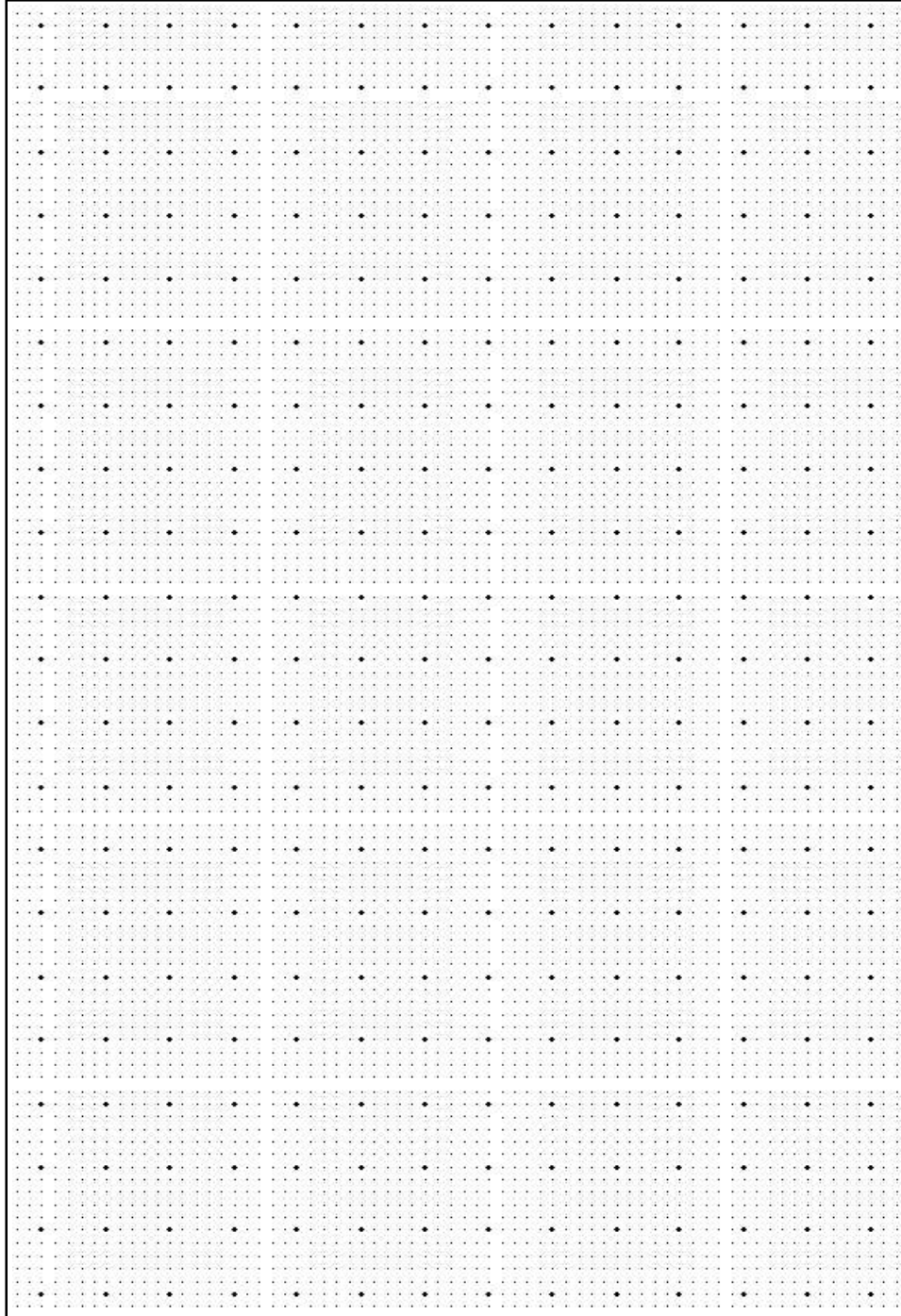
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION		SALES HISTORY				PICTURE	
MELISI, MICHAEL C. & DONNA M. 8 AUDOBON LN TRUMBULL, CT 06611		Date	Book	Page	Type	Price	Grantor
		10/30/2020	4570	464	Q V	135,000	MARCOUX, MARYANN
		05/24/2005	3142	640	Q V	113,500	F.M. MORAN & M.J. LEVI
		01/01/1997	2334	0692	Q V	25,000	5740 LIMITED

LISTING HISTORY		NOTES	
03/03/21	DWVL	VACANT LOT LEVEL WITH ROAD, GOOD FF, POTENTIAL VU WITH HIGH	
07/13/20	DWVL	CTD, HEAVILY WOODED LOT;	
01/28/20	INSP	MARKED FOR INSPECTION	
10/27/15	DWVL		
04/24/96	GRL		

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FRANCONIA ASSESSING OFFICE									
MUNICIPAL SOFTWARE BY AVTAR									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2019	\$ 0	\$ 0	\$ 134,600	Parcel Total: \$ 134,600					
2020	\$ 0	\$ 0	\$ 134,600	Parcel Total: \$ 134,600					
2021	\$ 0	\$ 0	\$ 115,500	Parcel Total: \$ 115,500					

LAND VALUATION

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	UNDEVELOPED WOODS	Driveaway:	UNDEVELOPED	Road:	PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3,000 ac	149,600	E	100	52	100	90	100 -- LEVEL	100	70,000	0	N	70,000	
1F RES	2,710 ac	x 7,200	X	100				95 -- MILD	100	18,500	0	N	18,500	
VIEW		FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR												
		5.710 ac												
		115,500												
		115,500												

LAST REVALUATION: 2021

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

MELISI, MICHAEL C.
& DONNA M.
8 AUDBON LN
TRUMBULL, CT 06611

District Percentage

PERMITS

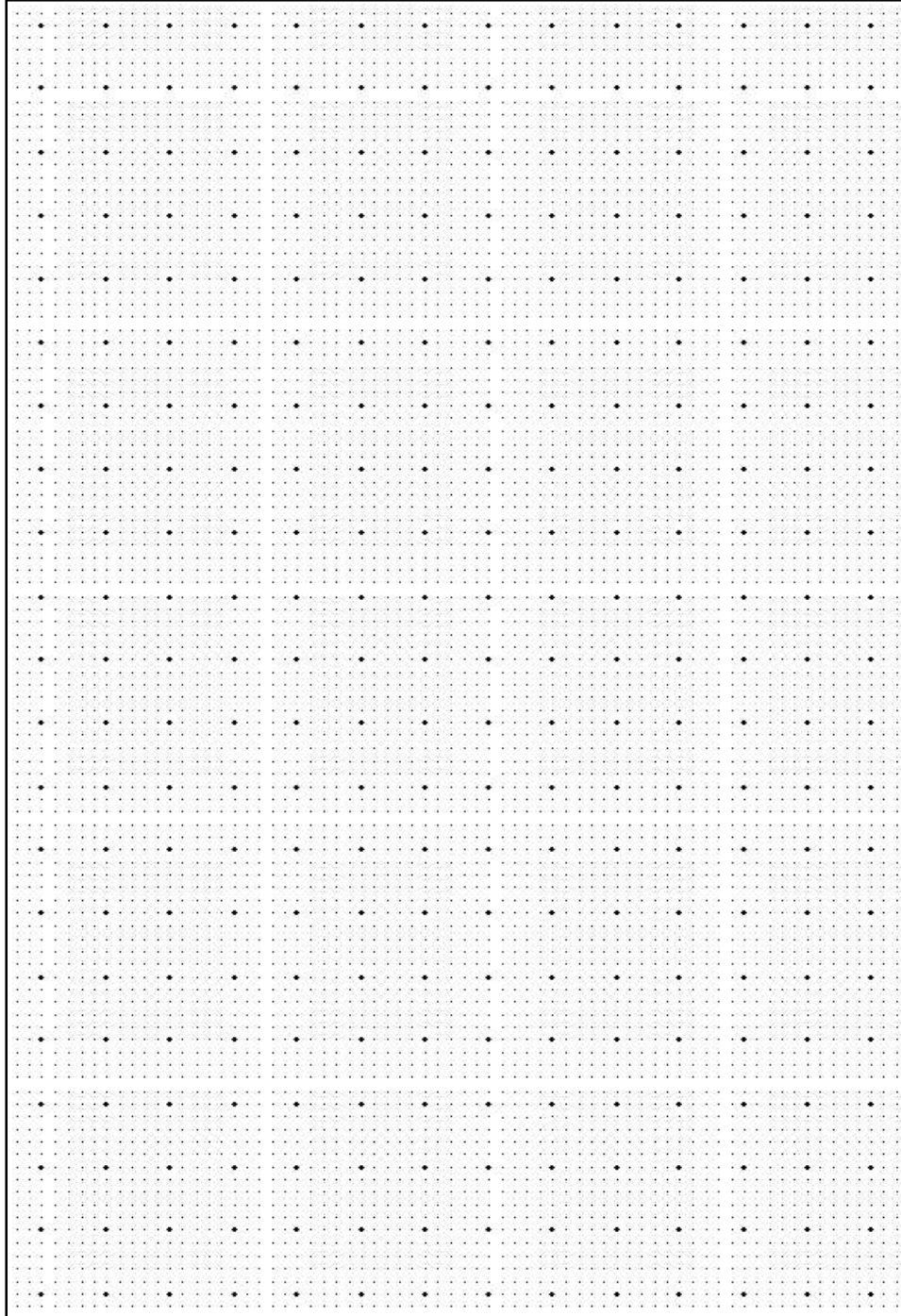
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

MORIN, DAVID NORMAND
 MORIN, ELIZABETH NADINE
 107 BOYNTON STREET
 MANCHESTER, NH 03102

SALES HISTORY

Date	Book	Page	Type	Price Grantor
01/14/2021	4593	0817	Q V	155,000 COYNE, PATRICK
10/16/2012	3924	496	Q V	130,000 TTW, LLC
06/07/2012	3889	0551	U V 18	MCKENZIE, JOEL C.

NOTES

2009 SUBDIVISION/ WITH UNDERGROUND UTILITIES *****AS OF 10/16/2012 THIS LOT NO LONGER QUALIFIES FOR CURRENT USE BECAUSE OF SIZE--

Listing History	Notes
02/14/21 DWUL 08/03/18 DWVL	

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
2019	\$ 0		\$ 150,600
		Parcel Total:	\$ 150,600
2020	\$ 0		\$ 150,600
		Parcel Total:	\$ 150,600
2021	\$ 0		\$ 162,100
		Parcel Total:	\$ 162,100

LAND VALUATION

LAST REVALUATION: 2021

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	UNDEVELOPED WOODS	Driveway:	DIRT/GRAVEL	Road:	DIRT/GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000 ac	164,000	F	110	52	95	95	-- MILD	100	80,400	0	N	80,400	
1F RES	3,170 ac	x 7,200	X	100				95-- MILD	100	21,700	0	N	21,700	
VIEW								FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR	55	60,000			60,000	UND LOT
										162,100			162,100	

OWNER INFORMATION

THOMANN, PETER & MARGARET
 420 COLLEGE AVE
 STATEN ISLAND, NY 10314

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/14/2020	4564	691	Q V	105,000	MCKENZIE, JOEL C.
06/08/2012	3889	559	U V 40		MCKENZIE, JOEL C.

NOTES

2009 SUBDIVISION/WITH UNDERGROUND UTILITIES, LOTS 5&6 SHRD DRV;



MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

EXTRA FEATURES VALUATION

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

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** UNDEVELOPED WOODS **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD HARDWD	5,000 ac	164,000	F	110	52	95	95	85 -- MODERATE	95	68,400	100	N	430	SHRD DRV
UNMNGD HARDWD	7,630 ac	x 7,200	X	98				85 -- MODERATE	100	45,800	100	N	656	
VIEW IN CU								MOUNTAINS, WIDE, TOP 25, DISTANT	55	7,500			0	UNDL LOT
										121,700				
														1,086

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 971
			Parcel Total: \$ 971
2020	\$ 0	\$ 0	\$ 995
			Parcel Total: \$ 995
2021	\$ 0	\$ 0	\$ 1,086
			Parcel Total: \$ 1,086

Map: 000022

Lot: 000004

Sub: 000006

Card: 1 of 1

MCKENZIE WOODS ROAD

FRANCONIA

Printed: 08/16/2021

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

THOMANN, PETER & MARGARET
420 COLLEGE AVE
STATEN ISLAND, NY 10314

District Percentage

PERMITS

Date Permit ID Permit Type Notes

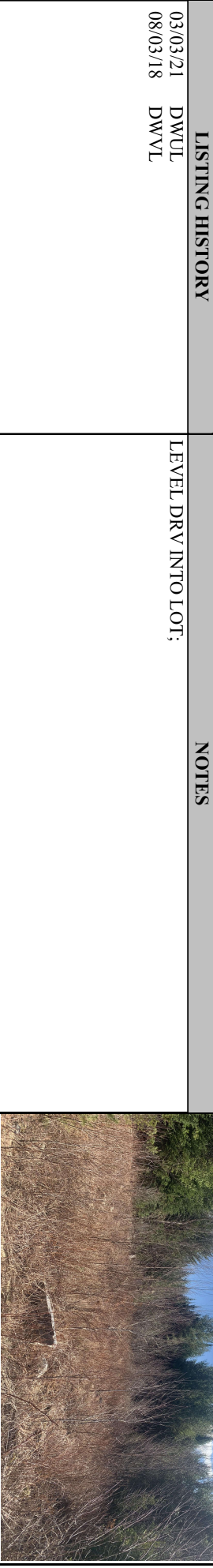
Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms:
Baths:
Extra Kitchens:
A/C:
Quality:
Com. Wall:
Stories:
Fixtures:
Fireplaces:
Generators:
Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
WASIELEWSKI, JAMES B. DANIELLE M DELOZIER 1 HARVEST DRIVE KINGSTON, MA 02364		Date	Book	Page	Type	Price Grantor
		11/13/2020	4574	964	Q V	90,000 TTW, LLC
LISTING HISTORY		NOTES				
03/03/21 DWUL 08/03/18 DWVL		LEVEL DRV INTO LOT;				



MUNICIPAL SOFTWARE BY AVITAR
FRANCONIA ASSESSING OFFICE

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
EXTRA FEATURES VALUATION									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2019	\$ 0	\$ 0	\$ 412	Parcel Total: \$ 412					
2020	\$ 0	\$ 0	\$ 423	Parcel Total: \$ 423					
2021	\$ 0	\$ 0	\$ 462	Parcel Total: \$ 462					

LAND VALUATION

Zone	RES-A RESIDENTIAL A	Minimum Acreage	5.00	Minimum Frontage	200	Site	UNDEVELOPED WOODS	Driveway	DIRT/GRAVEL	Road	DIRT/GRAVEL		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
UNMNGD HARDWD	5,000 ac	164,000	F	110	52	95	95	95 -- MILD	100	80,400	100	430	
UNMNGD HARDWD	0.370 ac	x 7,200	X	100				85 -- MODERATE	100	2,300	100	32	
VIEW IN CU		MOUNTAINS, AVERAGE, TOP 50, DISTANT											
	5.370 ac												
		88,700											
		462											

LAST REVALUATION: 2021

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

WASIELEWSKI, JAMES B.
DANIELLE M DELOZIER
1 HARVEST DRIVE
KINGSTON, MA 02364

District Percentage

PERMITS

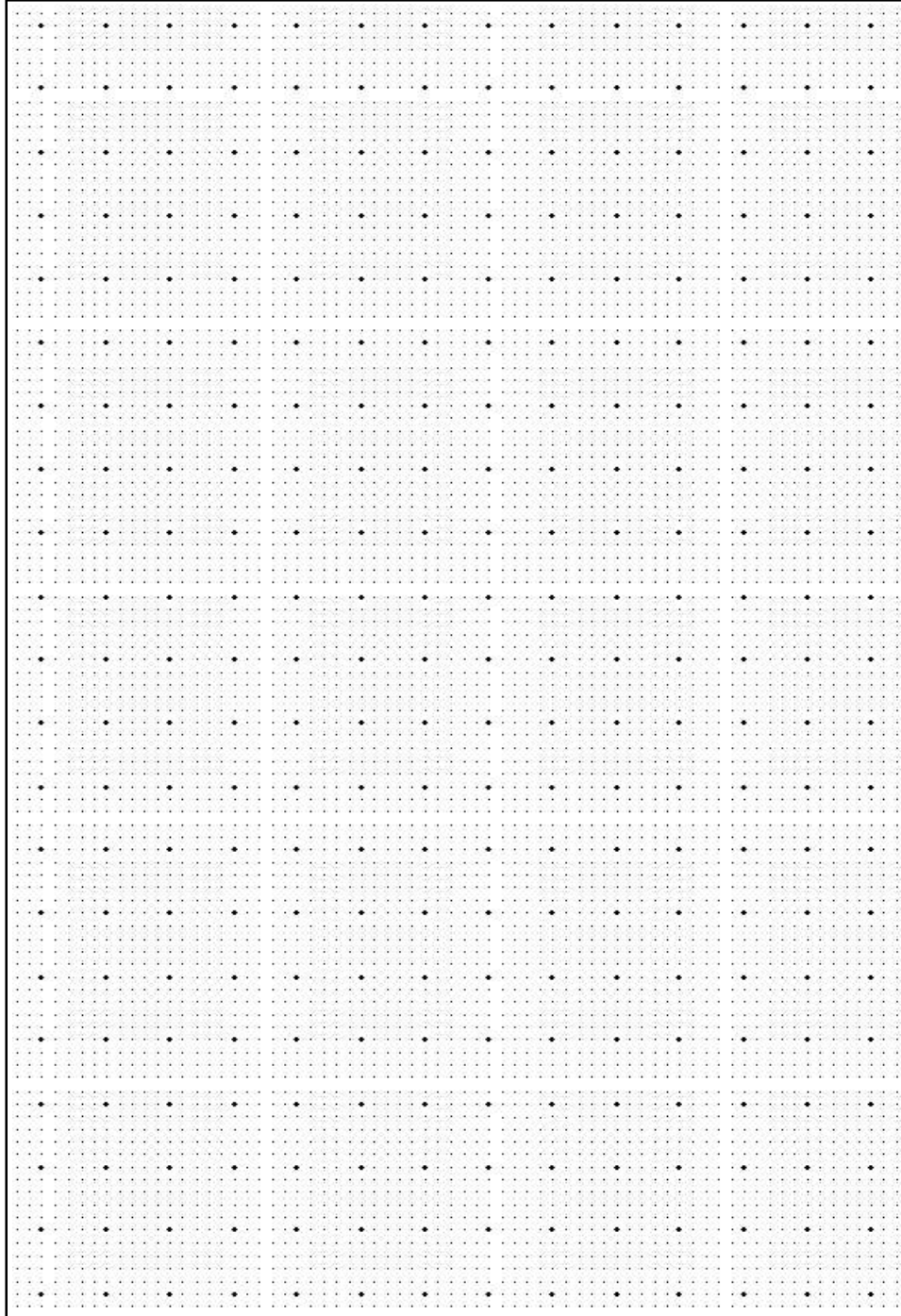
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

WASIELEWSKI, JAMES B.
 DANIELLE M. DELOZIER
 1 HARVEST DRIVE
 KINGSTON, MA 02364

SALES HISTORY

Date	Book	Page	Type	Price Grantor
11/13/2020	4574	959	Q V	135,000 LUBY, JON C.
03/29/2019	4424	0766	Q V	106,000 TTW, LLC

NOTES

2009 SUBDIVISION/WITH UNDERGROUND UTILITIES

Listing History	Notes
03/03/21 DWUL 08/03/18 DWVL	



MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 428
			Parcel Total: \$ 428
2020	\$ 0	\$ 0	\$ 89,100
			Parcel Total: \$ 89,100
2021	\$ 0	\$ 0	\$ 123,800
			Parcel Total: \$ 123,800

LAND VALUATION

LAST REVALUATION: 2021

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	UNDEVELOPED CLEARED DRIVEWAY: DIRT/GRAVEL ROAD: DIRT/GRAVEL					
Land Type	Units	Base Rate	NC	Adj	Site	Road DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value Notes
1F RES	5,000 ac	164,000	F	110	70	95	95 -- MILD	100	108,300	0	N	108,300
1F RES	0.570 ac	x 7,200	X	100		95	-- MODERATE	100	3,500	0	N	3,500
VIEW		MOUNTAINS, AVERAGE, TOP 50, DISTANT										
	5.570 ac								123,800			123,800

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

WASIELEWSKI, JAMES B.
DANIELLE M. DELOZIER
1 HARVEST DRIVE
KINGSTON, MA 02364

District Percentage

PERMITS

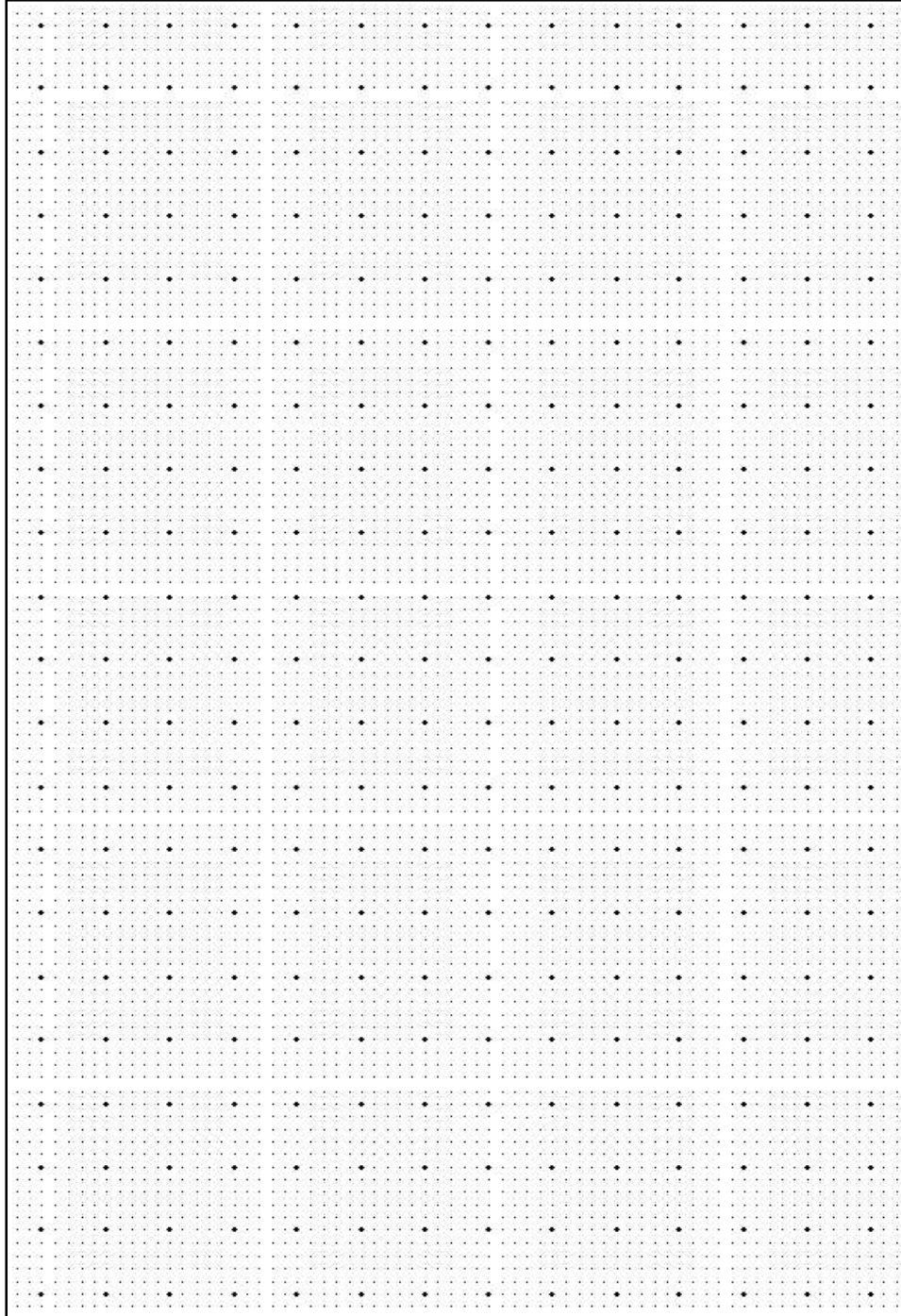
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

COHEN, LILA

114 IRON FOUNDRY ROAD

FRANCONIA, NH 03580

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/07/2020	4582	56	Q V	239,000	HENNESSEY, EDWARD A

NOTES

VAC, WOODED LOT, SLOPES DOWN FROM RD; CLRD AREA AT BLDNG SITE;

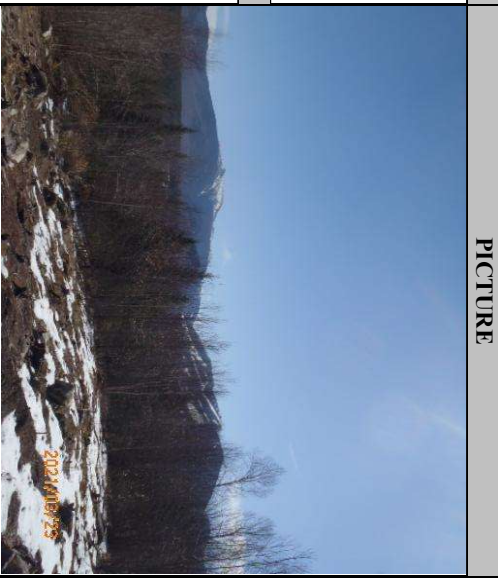
03/04/21 DWUL
10/03/18 DWVL
03/16/05 MYSR

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
2019	\$ 0	\$ 0	\$ 797
		Parcel Total:	\$ 797
2020	\$ 0	\$ 0	\$ 817
		Parcel Total:	\$ 817
2021	\$ 0	\$ 0	\$ 890
		Parcel Total:	\$ 890

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED CLEARED DRIVEWAY: UNDEVELOPED ROAD: DIRT/GRAVEL

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

UNMNGD HARDWD	5,000 ac	164,000	I	140	70	95	90	85 -- MODERATE	100	116,800	80	N	401
UNMNGD HARDWD	6,100 ac	x 7,200	X	98				85 -- MODERATE	100	36,600	80	N	489
VIEW IN CU								FRAN NOTCH & SKI MTS, WIDE, TOP 75, CLOSE/NEAR	55	90,000			0 UNDL LOT
	11,100 ac									243,400			890

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
COHEN, LILA 114 IRON FOUNDRY ROAD 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							
2021 BASE YEAR BUILDING VALUATION							
Year Built:				%			
Condition For Age:				%			
Physical:				%			
Functional:				%			
Economic:				%			
Temporary:				%			

OWNER INFORMATION

NICHOLSON, CRAIG & KATHERINE
 5 FORESTER ROAD
 LINCOLN, MA 01773

SALES HISTORY

Date	Book	Page	Type	Price Grantor
11/06/2020	4572	778	Q V	110,000 MUHLFELDER, ESTHER C
08/12/2004	3037	290	Q V	139,930 J.W. POWERS

NOTES

VAC. WOODED LOT, LOWER THAN ROAD.

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
2019	\$ 0	\$ 0	\$ 63,400
			Parcel Total: \$ 63,400
2020	\$ 0	\$ 0	\$ 63,400
			Parcel Total: \$ 63,400
2021	\$ 0	\$ 0	\$ 122,700
			Parcel Total: \$ 122,700

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS Driveaway: UNDEVELOPED Road: DIRT/GRAVEL

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

1F RES	5.000 ac	164,000	I	140	52	95	90	95 -- MILD	100	97,000	0	N	97,000
1F RES	0.250 ac	x 7,200	X	100				95 -- MILD	100	1,700	0	N	1,700
VIEW		FRAN NOTCH & SKI MTS, NARROW, TOP 75, CLOSE/NEAR											
	5.250 ac									122,700			122,700

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		NICHOLSON, CRAIG & KATHERINE 5 FORESTER ROAD LINCOLN, MA 01773		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	
Year Built: _____ Condition For Age: _____ Physical: _____ Functional: _____ Economic: _____ Temporary: _____	
2021 BASE YEAR BUILDING VALUATION	
Year Built:	_____
Condition For Age:	_____
Physical:	_____
Functional:	_____
Economic:	_____
Temporary:	_____
	_____ %

OWNER INFORMATION

GOZDIEF, DANIEL
 GOZDIEF, MARJORIE R
 PO BOX 1503
 LINCOLN, NH 03251

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/14/2021	4620	790	Q V	117,000	RAKER, STEVE

PICTURE

LISTING HISTORY

10/03/18 DWVL
 03/16/05 MYSR

NOTES

VAC. WOODED LOT, SLOPES DOWN AWAY FROM ROAD

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
2019	\$ 0	\$ 0	\$ 68,600
		Parcel Total:	\$ 68,600
2020	\$ 0	\$ 0	\$ 68,600
		Parcel Total:	\$ 68,600
2021	\$ 0	\$ 0	\$ 122,000
		Parcel Total:	\$ 122,000

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS Driveaway: UNDEVELOPED Road: DIRT/GRAVEL
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 5.000 ac 164,000 I 140 52 95 90 95-- MILD 100 97,000 0 N 97,000
 1F RES 0.150 ac x 7,200 X 100 95-- MILD 100 1,000 0 N 1,000
 VIEW FRAN NOTCH & SKI MTS, NARROW, TOP 75, CLOSE/NEAR 25 24,000 CTD
5.150 ac **122,000** **122,000**

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
BISHOP, PAULA DICE, DAVID 15 WILKESON WAY FOXBORO, MA 02035		Date	Book	Page	Type	165,000 IP, STELLA
		07/08/2021	4647	0420	Q V	

LISTING HISTORY	NOTES
10/03/18 DWVL 03/16/05 MYSR	VAC. VIEW POTENTIAL WHEN DEVELOPED;

EXTRA FEATURES VALUATION

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

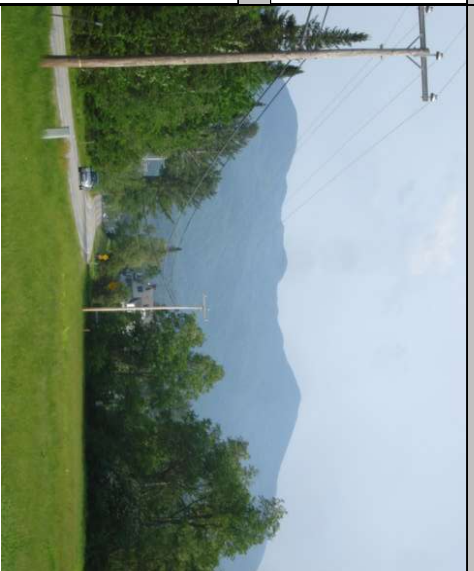
LAND VALUATION

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	UNDEVELOPED WOODS	Driveaway:	UNDEVELOPED ROAD	DIRT/GRAVEL				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000 ac	164,000	I	140	52	95	90	95 -- MILD	100	97,000	0	N	97,000	
1F RES	0.220 ac	x 7,200	X	100				95 -- MILD	100	1,500	0	N	1,500	
VIEW		MITTERSILL SLOPE, WIDE, TOP 75; CLOSE/NEAR												
	5.220 ac									160,000			160,000	

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0		\$ 72,200
		Parcel Total:	\$ 72,200
2020	\$ 0		\$ 72,200
		Parcel Total:	\$ 72,200
2021	\$ 0		\$ 160,000
		Parcel Total:	\$ 160,000

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BISHOP, PAULA DICE, DAVID 15 WILKESON WAY FOXBORO, MA 02035		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	
2021 BASE YEAR BUILDING VALUATION Year Built: _____ Condition For Age: _____ Physical: _____ Functional: _____ Economic: _____ Temporary: _____ % _____ % _____	

OWNER INFORMATION	SALES HISTORY	PICTURE																				
CROWELL, JONATHAN C 165 SAVIN HILL AVENUE BOSTON, MA 02125	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price Grantor</th> </tr> </thead> <tbody> <tr> <td>01/26/2021</td> <td>4597</td> <td>0124</td> <td>Q V</td> <td>132,333 CURRETT, MICHAEL</td> </tr> <tr> <td>08/14/2008</td> <td>3542</td> <td>0845</td> <td>Q V</td> <td>160,000 POWERS INC, JAMES W</td> </tr> <tr> <td>04/25/2005</td> <td>3131</td> <td>109</td> <td>Q V</td> <td>112,530 R & K SHERBURN</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price Grantor	01/26/2021	4597	0124	Q V	132,333 CURRETT, MICHAEL	08/14/2008	3542	0845	Q V	160,000 POWERS INC, JAMES W	04/25/2005	3131	109	Q V	112,530 R & K SHERBURN	
Date	Book	Page	Type	Price Grantor																		
01/26/2021	4597	0124	Q V	132,333 CURRETT, MICHAEL																		
08/14/2008	3542	0845	Q V	160,000 POWERS INC, JAMES W																		
04/25/2005	3131	109	Q V	112,530 R & K SHERBURN																		

LISTING HISTORY	NOTES
02/14/21 DWVL 10/10/19 DWVL 08/02/19 INSP 06/13/14 DWVL 12/09/96 BHL	VACANT, LEVEL OPEN FIELD, 900' OF RF ON HAM BRANCH;

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				
2019	\$ 0		\$ 115,000	Parcel Total: \$ 115,000			
2020	\$ 0		\$ 115,000	Parcel Total: \$ 115,000			
2021	\$ 0		\$ 138,200	Parcel Total: \$ 138,200			

LAND VALUATION

LAST REVALUATION: 2021

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000 ac	164,000	E	100	95	100	90	100 -- LEVEL	75	105,200	0	N	105,200	FLD PLN
1F RES	1,000 ac							x 7,200 X 100	100	7,200	0	N	7,200	
VIEW								CANNON MT, NARROW, TOP 75; CLOSE/NEAR	50	21,000			21,000	UND LOT/PL
HAM BRANCH RIVER								UNDEVELOPED, RIVER	100	4,800	0		4,800	
	6,000 ac									138,200			138,200	

OWNER INFORMATION

MCCOY, PATRICK
 MCCOY, EMILY
 80 CHAMBERS ST UNIT 8E
 NEW YORK, NY 10007

SALES HISTORY

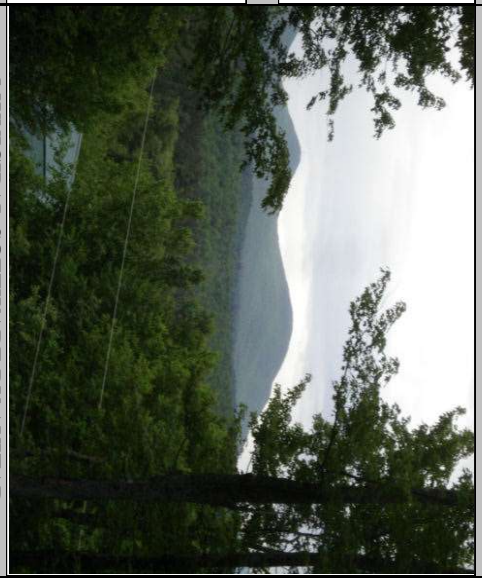
Date	Book	Page	Type	Price Grantor
05/13/2021	4630	0421	Q V	99,000 GIFFORD REALTY TRUST,
10/13/2004	3062	385	Q V	79,000 PIERRE SWICK
04/07/2003	2799	955	U V 23	SWICK & TCHEREPNIN
11/16/1999	2431	0773	Q V	28,000 SPANOS, GLORIA D

NOTES

VACANT, POOR FF, LOT SLOPES UP STEEP FROM ROAD;

LISTING HISTORY

10/16/19 DWVL
 08/02/19 INSP MARKED FOR INSPECTION
 07/09/14 DWVL
 03/26/97 BHL



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

EXTRA FEATURES VALUATION

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

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 59,600
			Parcel Total: \$ 59,600
2020	\$ 0	\$ 0	\$ 59,600
			Parcel Total: \$ 59,600
2021	\$ 0	\$ 0	\$ 102,600
			Parcel Total: \$ 102,600

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS DriveWAY: DIRT/GRAVEL Road: DIRT/GRAVEL

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

1F RES VIEW	1.920 ac	141,824 F	110	52	95	95	95	95	95	100	69,600	0 N	69,600	
		FRAN NOTCH & SKI MTS, AVERAGE, TOP 75, CLOSE/NEAR										25	33,000	CTD
	1.920 ac										102,600		102,600	

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

MCCOY, PATRICK
MCCOY, EMILY
80 CHAMBERS ST UNIT 8E
NEW YORK, NY 10007

District
Percentage

PERMITS

Date Permit ID Permit Type Notes

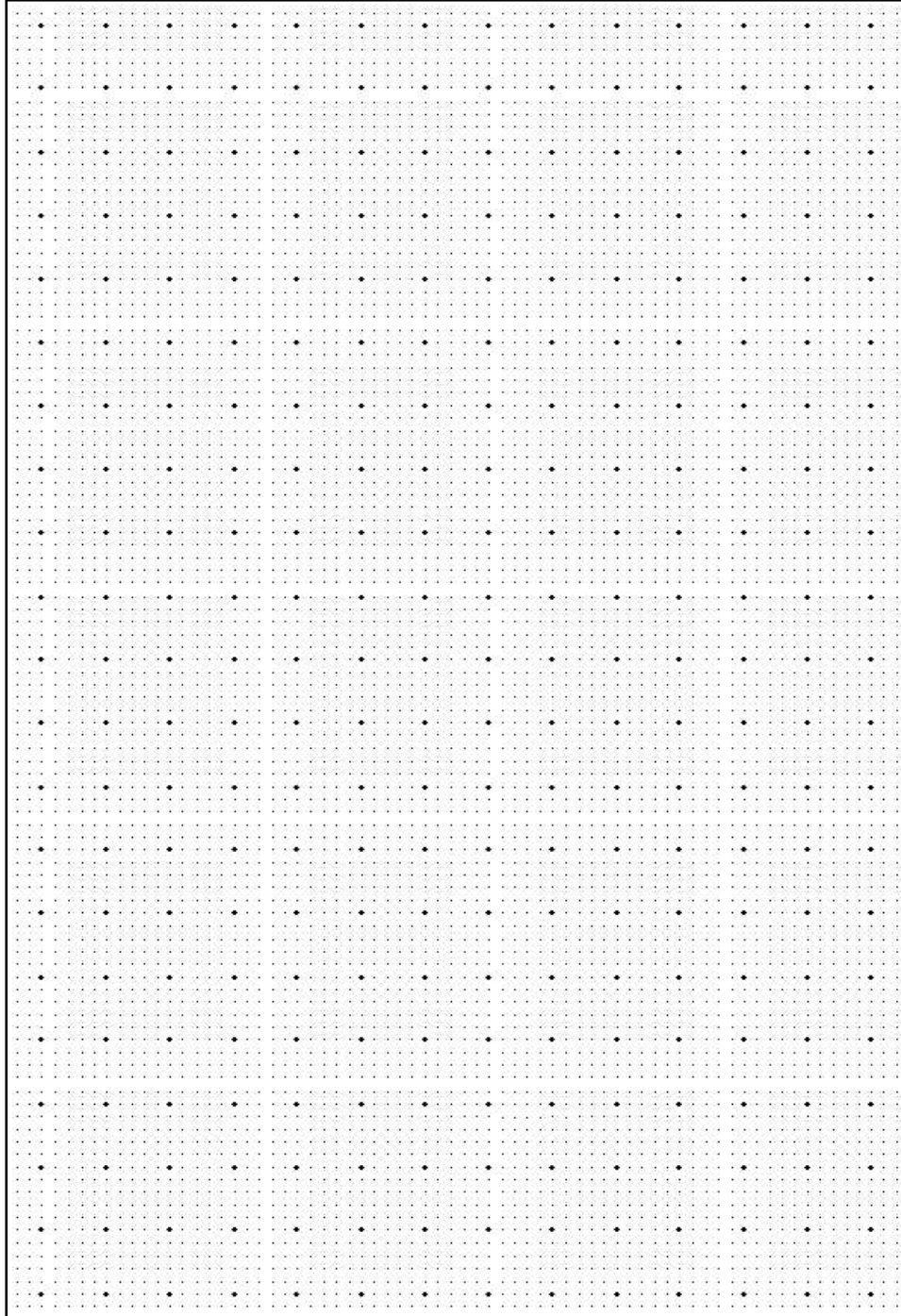
Table with 4 columns: Date, Permit ID, Permit Type, Notes. The table is currently empty.

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION

HARRISON, JOSEPH
 HARRISON, ADRIANNE
 61 VISTA LANE
 EASTON, NH 03580

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/17/2021	4612	0061	Q V	75,000	SILVER, WILLIAM.
04/28/1999	2388	0082	Q V	26,000	TAVINO
03/05/1996	2184	823	U V 38		TAVINO
02/28/1996	2183	855	U V 81		TAVINO & LOVETT

NOTES

08/02/19 INSP MARKED FOR INSPECTION
 07/07/14 DWVL
 11/23/05 MVVL
 04/22/96 BHL

WET ALONG RD SIDE ON TUCKER BRK RDSIDE

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
2019	\$ 0		\$ 52,400
		Parcel Total:	\$ 52,400
2020	\$ 0		\$ 52,400
		Parcel Total:	\$ 52,400
2021	\$ 0		\$ 80,000
		Parcel Total:	\$ 80,000

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: UNDEVELOPED WOODS Driveaway: UNDEVELOPED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5.000 ac	164,000	E	100	52	95	90	95 -- MILD	100	69,300	0	N	69,300	
1F RES	0.040 ac	x 7,200	X	100				85 -- MODERATE	100	200	0	N	200	
VIEW								CANNON MT, NARROW, TOP 75, CLOSE/NEAR	25	10,500			10,500	ctd
										80,000			80,000	

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

HARRISON, JOSEPH
HARRISON, ADRIANNE
61 VISTA LANE
EASTON, NH 03580

District Percentage

PERMITS

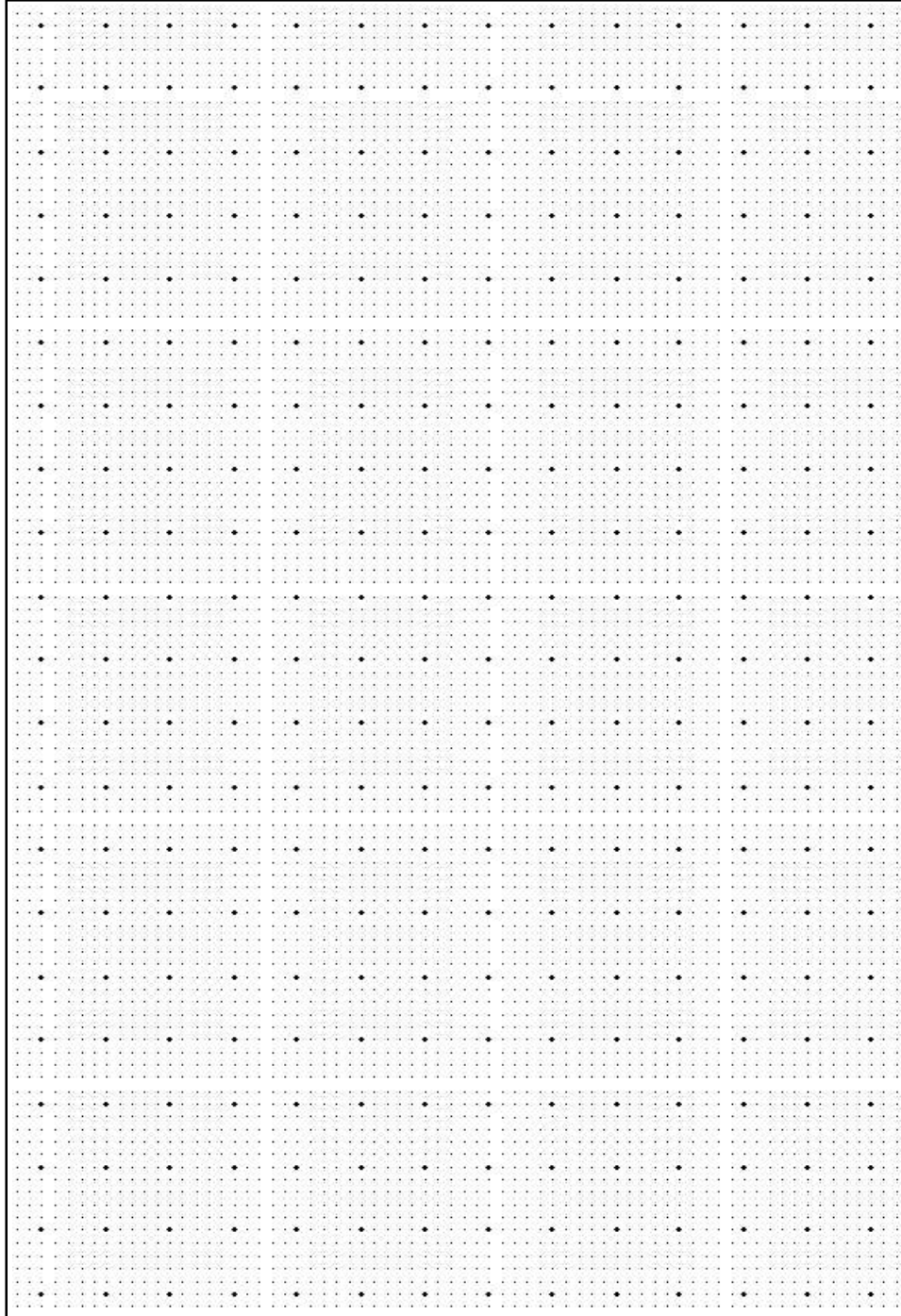
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
PIKE, WILLIAM ABBOTT		Date	Book	Page	Type	
PIKE, AMY LOUISE SHERFF		05/28/2021	4635	0035	Q V	137,000 ISRAEL, DAVID I.
31 TEMPLE STREET		12/09/2003	2934	764	Q V	94,933 JAMES W. POWERS, INC
ARLINGTON, MA 02476						

LISTING HISTORY		NOTES	
08/02/19	INSP MARKED FOR INSPECTION	VAC PARTIALLY CLEARED LOT, SLOPES DOWN FROM RD. GOOD FF	
11/29/18	DWV/L		
08/05/14	DWV/L		
11/23/05	MVV/L		

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
2019	\$ 0	\$ 0	\$ 60,000
			Parcel Total: \$ 60,000
2020	\$ 0	\$ 0	\$ 60,000
			Parcel Total: \$ 60,000
2021	\$ 0	\$ 0	\$ 129,800
			Parcel Total: \$ 129,800

LAND VALUATION

Zone: RES-A RESIDENTIAL A		Minimum Acreage: 5.00	Minimum Frontage: 200	Site: UNDEVELOPED WOODS		Driveway: DIRT/GRAVEL	Road: DIRT/GRAVEL
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes
1F RES	5.000 ac	164,000 G	120	52	95	95 -- MILD	100 87,700 0 N 87,700
1F RES	0.240 ac	x 7,200 X	100			95 -- MILD	100 1,600 0 N 1,600
VIEW		MOUNTAINS, WIDE, TOP 75, DISTANT					100 40,500 40,500
		5.240 ac					129,800

LAST REVALUATION: 2021

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
ABBOTT, WILLIAM PIKE, AMY LOUISE SHERFF 31 TEMPLE STREET ARLINGTON, MA 02476		Date	Book	Page	Type	139,000 STEINHOFF, KIRK P. 109,930 JAMES W, POWER, INC.	
		03/01/2021	4607	0109	Q V		
		10/20/2003	2910	170	Q V		

LISTING HISTORY		NOTES	
08/02/19	INSP	MARKED FOR INSPECTION	VAC PARTIALLY CLEARED LOT, GOOD FF
11/29/18	DWVL		
08/05/14	DWVL		
11/23/05	MVVL		

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
2019	\$ 0	\$ 0	\$ 63,400
		Parcel Total: \$ 63,400	
2020	\$ 0	\$ 0	\$ 63,400
		Parcel Total: \$ 63,400	
2021	\$ 0	\$ 0	\$ 140,800
		Parcel Total: \$ 140,800	

LAND VALUATION

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	UNDEVELOPED CLEARED DRIVEWAY: DIRT/GRAVEL	Road:	DIRT/GRAVEL					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000 ac	164,000	G	120	70	95	95	95 -- MILD	100	118,100	0	N	118,100	
1F RES	1,990 ac	1,990	X	100				85 -- MODERATE	100	12,200	0	N	12,200	
VIEW								MOUNTAINS, WIDE, TOP 75, DISTANT	25	10,500			10,500	CTD
		6,990 ac								140,800			140,800	

LAST REVALUATION: 2021

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

ABBOTT, WILLIAM
PIKE, AMY LOUISE SHERFF
31 TEMPLE STREET
ARLINGTON, MA 02476

District Percentage

PERMITS

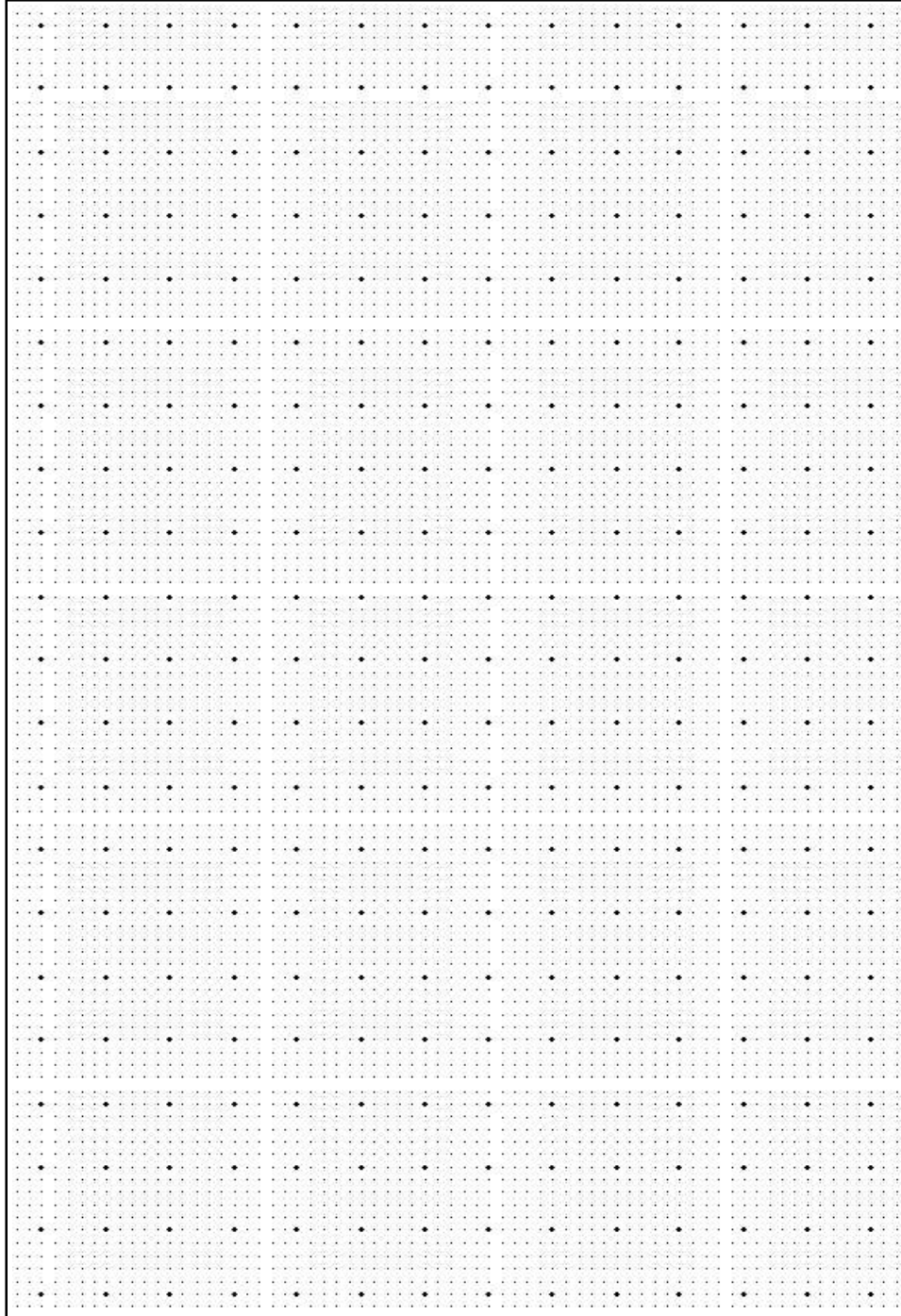
Date Permit ID Permit Type Notes

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

2021 BASE YEAR BUILDING VALUATION

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



Sales Analysis Results
Franconia -- 09/10/2021

Sales Analysis Statistics			
Number of Sales:	34	Mean Sales Ratio:	1.0057
Minimum Sales Ratio:	0.7915	Median Sales Ratio:	1.0029
Maximum Sales Ratio:	1.1960	Standard Deviation:	0.0970
Aggregate Sales Ratio:	1.0004	Coefficient of Dispersion:	7.5316
		Price Related Differential:	1.0053

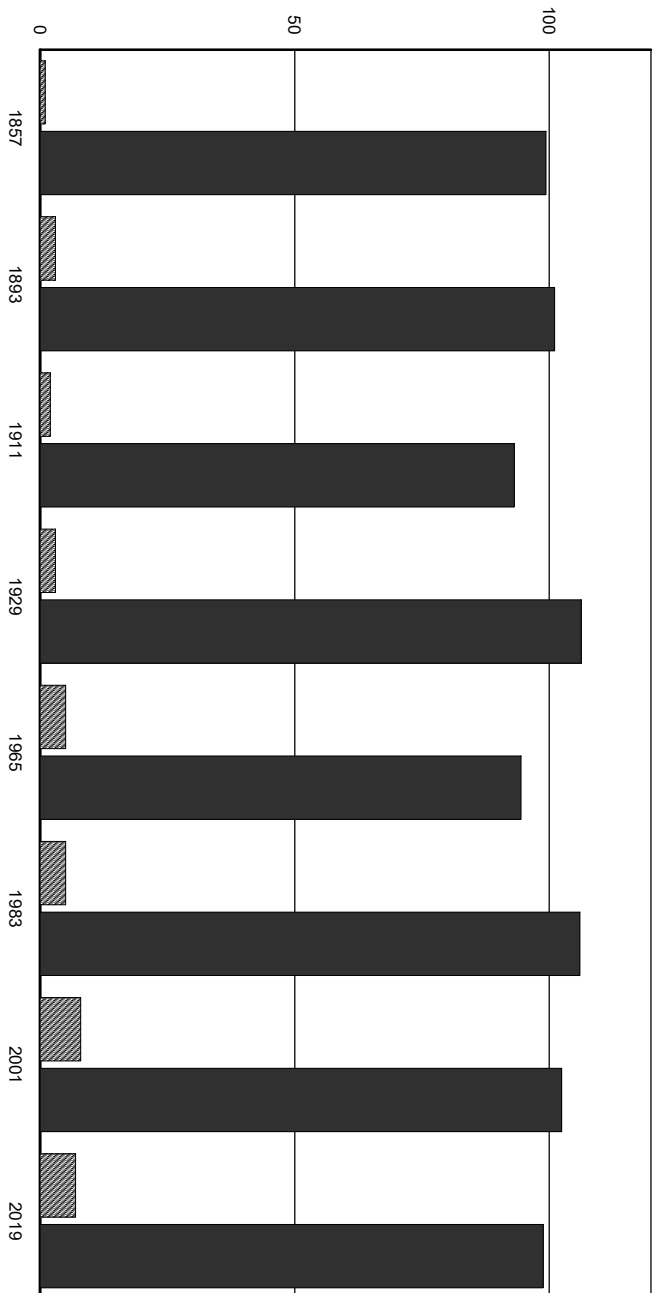
Sales Analysis Criteria	
Sold: 10/1/20 - 8/16/21	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0% Prior to 09/10/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: NO
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Franconia Sales Analysis Report

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
								Eff. Area							
0.791	000024	000027	000000	01	1.87	R1	E	RSA	A	\$ 445,000	\$ 352,200	I	Q	FITZGERALD, MARGARET E	\$ 251,600
									1,676		06/14/2021				
0.839	000028	000098	000003	02	0.00	R1	F	RCT	A	\$ 200,000	\$ 167,800	I	Q	CATUDAL REVOCABLE TRUS	\$ 135,400
									902		05/28/2021				
0.878	000014	000033	000000	02	0.40	R1	E	RSA	A	\$ 199,000	\$ 174,800	I	Q	HAROLD, LISA	\$ 128,600
									1,002		06/02/2021				
0.889	000014	000100	000000	03	0.66	R3	F	RMF	C	\$ 300,000	\$ 266,700	I	Q	GRANT FAMILY REVOCABLE	\$ 277,500
									2,611		12/10/2020				
0.891	000007	000002	000000	01	7.03	CI	E	CBB	E	\$ 828,000	\$ 737,400	I	Q	THE GUEST HOUSE AT FRA	\$ 482,100
									4,204		06/02/2021				
0.908	000014	000021	000002	02	0.00	R1	E	RCT	D	\$ 130,000	\$ 118,000	I	Q	JOHANSSON, SAMUEL M.	\$ 94,500
									615		06/15/2021				
0.915	000014	000057	000000	02	1.80	R1	F	RSA	A	\$ 200,000	\$ 182,900	I	Q	FORD, WENDY	\$ 154,100
									562		05/12/2021				
0.941	000022	0011.1	000005	01	5.12	R1	I	RSA	D	\$ 530,000	\$ 498,600	I	Q	FRANCOIS, JACKY R.	\$ 331,700
									2,636		04/06/2021				
0.944	000028	000063	000000	02	0.25	R1	F	RSA	D	\$ 535,000	\$ 505,300	I	Q	CASHIN TRUSTEES, WILLI	\$ 278,900
									2,326		12/18/2020				
0.949	000004	000013	000000	01	8.35	R1	F	RSA	D	\$ 968,400	\$ 918,800	I	Q	S P AND B INDUSTRIES,	\$ 327,700
									4,071		03/01/2021				
0.951	000022	0011.1	000001	01	6.02	R1	I	RSA	D	\$ 735,000	\$ 699,000	I	Q	LAFLAMME, LOTTIE M.	\$ 427,300
									3,429		04/01/2021				
0.955	000014	000131	000000	02	5.92	R1	E	RSA	D	\$ 515,000	\$ 491,700	I	Q	WROBEL, MATTHEW T.	\$ 262,800
									2,674		02/26/2021				
0.982	000014	000043	000021	02	0.00	R1	E	MHS	A	\$ 45,000	\$ 44,200	I	Q	LANGMAID, JANE	\$ 37,600
									1,105		10/16/2020				
0.988	000018	000010	000000	01	7.26	R1	E	RSA	C	\$ 481,000	\$ 475,400	I	Q	KELLEY, SCOTT	\$ 296,700
									2,956		11/02/2020				
0.994	000013	000035	000000	02	0.97	R1	E	RSA	C	\$ 400,000	\$ 397,500	I	Q	PROFILE HERITAGE REALT	\$ 298,200
									2,708		03/01/2021				
0.997	000014	000153	000007	02	2.00	R1	F	RSA	I	\$ 470,000	\$ 468,400	I	Q	ODELL, ROGER E.	\$ 263,700
									2,225		01/25/2021				
1.001	000021	000007	000004	02	2.48	R1	E	RSA	C	\$ 690,000	\$ 690,900	I	Q	BEAULIEU, TAMMIE A.	\$ 412,800
									3,381		03/24/2021				
1.005	000016	000001	000017	01	8.38	R1	F	RSA	D	\$ 1,150,000	\$ 1,155,200	I	Q	GIROUARD-HANNA FAMILY	\$ 688,800
									7,076		04/28/2021				
1.005	000031	000004	000000	01	6.00	R1	F	RSA	B	\$ 426,000	\$ 428,200	I	Q	KIZZIER REV. TRUST, EL	\$ 266,700
									1,160		12/29/2020				
1.011	000021	000011	000000	02	6.20	CI	E	CBB	D	\$ 935,000	\$ 945,000	I	Q	THE BEAN HOSPITALITY,	\$ 905,500
									9,484		10/22/2020				

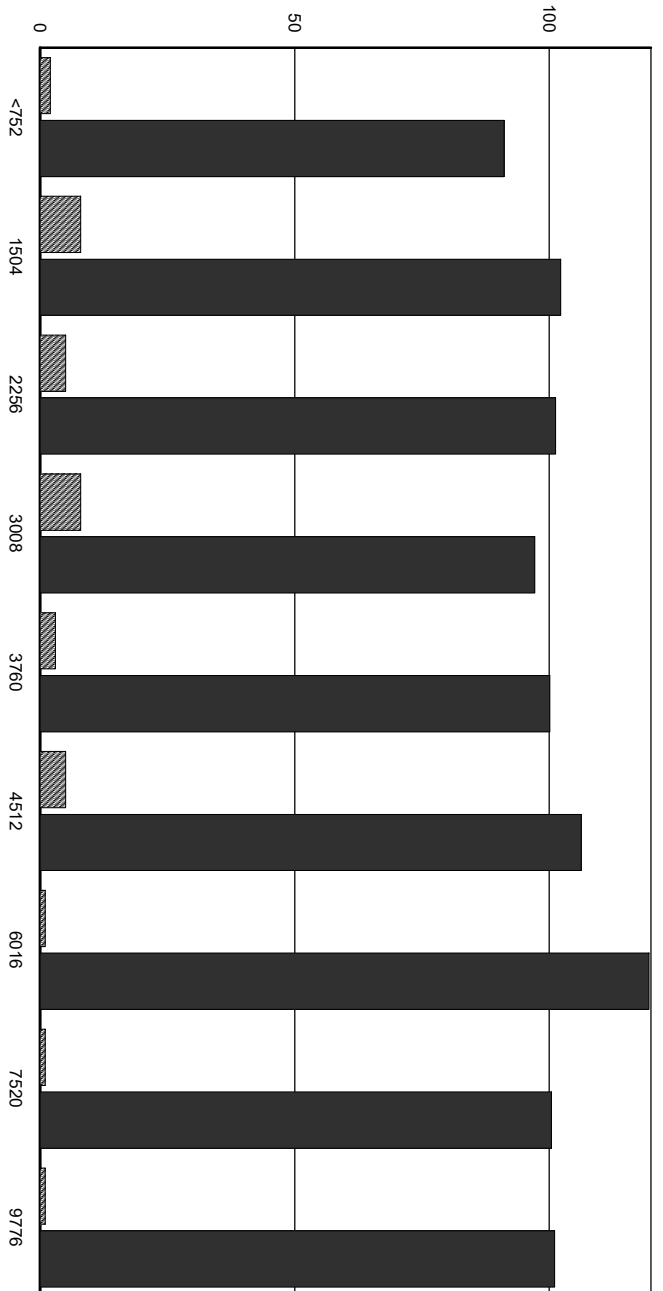
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
1.012	000029	000038	000000	01	1.41	R1	F	RSA	B	\$ 365,933	\$ 370,500	I	Q	BLACKWELL, WILLIAM A	\$ 255,500
1.037	000016	000016	000000	01	3.47	R1	F	RSA	C	\$ 429,000	\$ 444,700	I	Q	BALL, CRAY	\$ 308,900
1.040	000014	000030	000004	02	0.00	R1	E	MHS	A	\$ 55,000	\$ 57,200	I	Q	HACQUEBORD, CHARLES S.	\$ 34,700
1.060	000012	000087	000000	02	1.40	R1	E	RSA	D	\$ 356,533	\$ 378,100	I	Q	PALMER, THOMAS	\$ 275,900
1.063	000015	000006	000000	01	10.97	R1	E	RSA	D	\$ 630,000	\$ 669,600	I	Q	ELLIOTT, GLENDON M.	\$ 492,900
1.069	000028	000136	000000	02	0.08	R1	F	RCT	D	\$ 235,000	\$ 251,100	I	Q	FAT BLACK CAT, LLC	\$ 161,500
1.084	000029	000040	000006	01	3.54	R1	G	RSA	D	\$ 600,000	\$ 650,500	I	Q	WILLIS, NANCY CLAIRMON	\$ 523,000
1.092	000028	000068	000000	02	0.57	R1	F	RSA	A	\$ 373,000	\$ 407,500	I	Q	OAKMAN, ANTHONY E.	\$ 228,600
1.106	000008	000023	000000	02	1.52	R1	F	RSA	C	\$ 582,000	\$ 643,700	I	Q	CUDDY, JR., THOMAS H.	\$ 521,200
1.112	000013	000023	000000	02	2.68	R1	E	RSA	C	\$ 231,000	\$ 256,800	I	Q	BALL, DAVID P.	\$ 212,700
1.155	000028	000116	000000	02	0.20	R1	F	RSA	B	\$ 333,000	\$ 384,600	I	Q	GOODWIN, ROBERT J.	\$ 243,900
1.160	000014	000043	000003	02	0.00	R1	E	MHS	A	\$ 35,000	\$ 40,600	I	Q	HOPPS, DONNA JEAN	\$ 38,500
1.174	000024	000051	000001	01	2.54	R1	E	RSA	B	\$ 420,000	\$ 493,200	I	Q	DEXTER, LEWIS	\$ 327,900
1.196	000014	000007	000000	04	0.74	R3	F	RMF	D	\$ 346,000	\$ 413,800	I	Q	LARSON, ERICE.	\$ 352,500

Franconia: Median A/S Ratio by Year of Construction



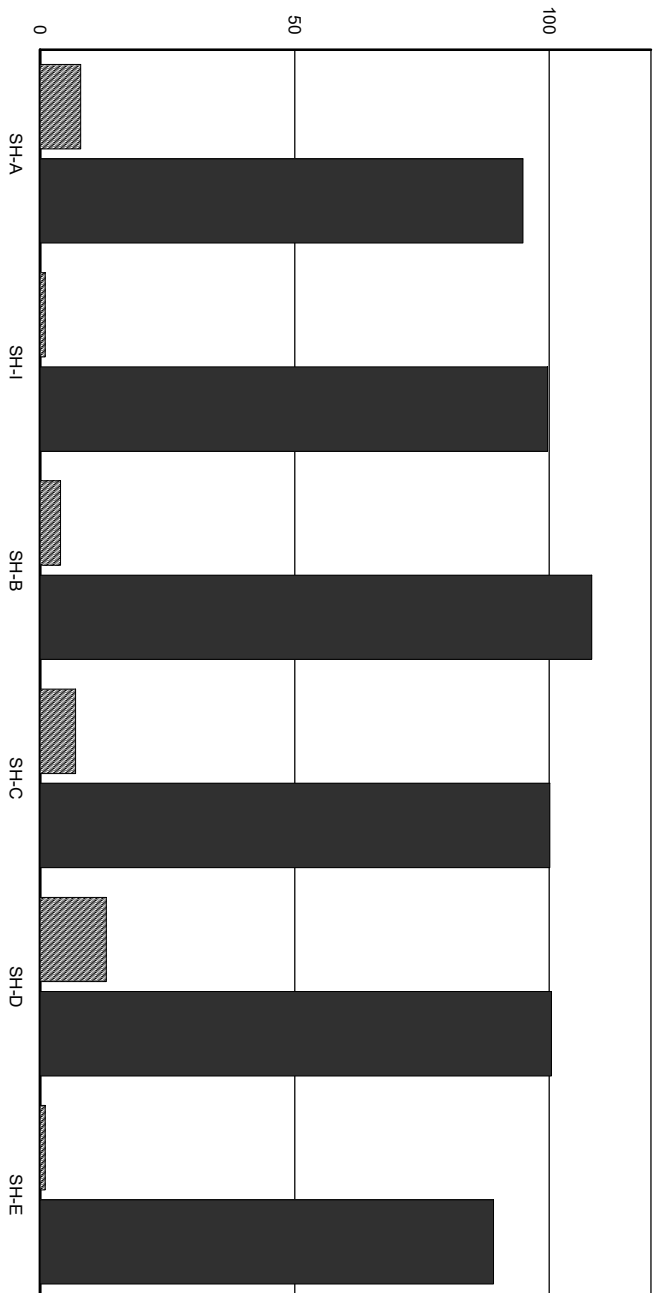
Year	Median A/S x 100	# of Parcels
1857	99.38	1
1893	101.07	3
1911	93.12	2
1929	106.29	3
1965	94.45	5
1983	106.05	5
2001	102.45	8
2019	98.84	7
1840 to 1857		
1876 to 1893		
1894 to 1911		
1912 to 1929		
1948 to 1965		
1966 to 1983		
1984 to 2001		
2002 to 2019		
Total		34

Franconia: Median A/S Ratio by Effective Area



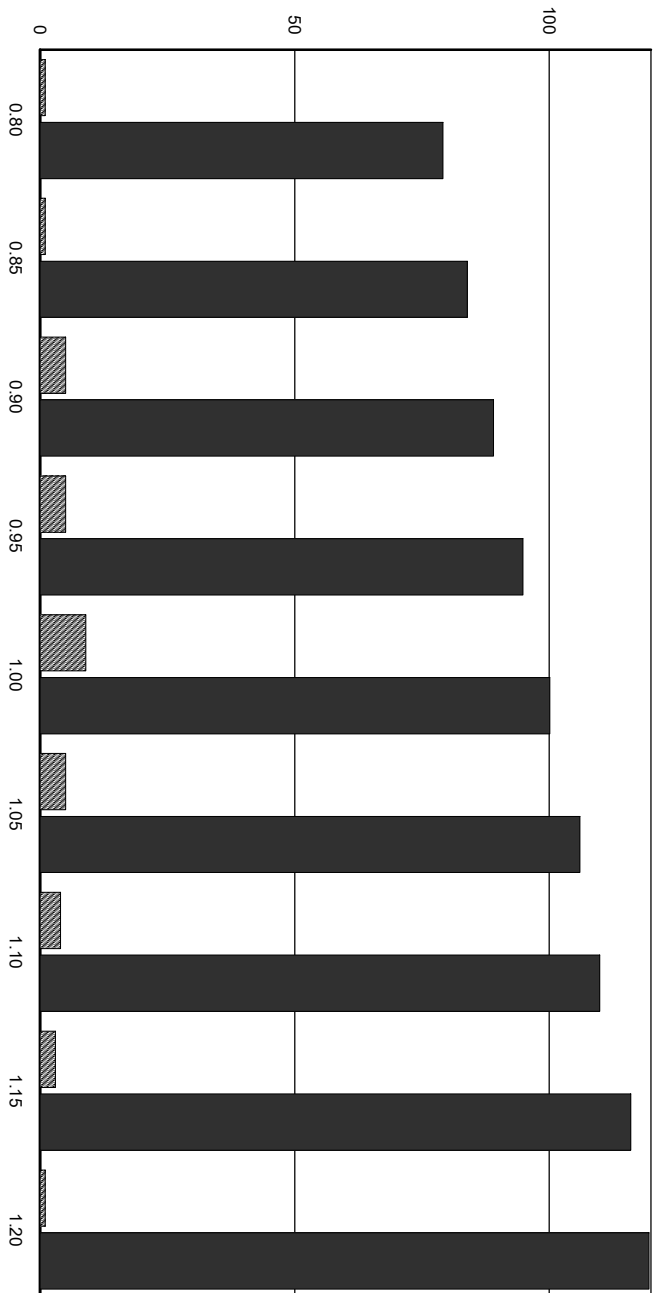
Effective Area	Median A/S Ratio	# of Parcels
<752	91.11	2
1504	102.26	8
2256	101.25	5
3008	97.16	8
3760	100.13	3
4512	106.29	5
6016	119.60	1
7520	100.45	1
9776	101.07	1
Total		34

Franconia: Median A/S Ratio by Story Height



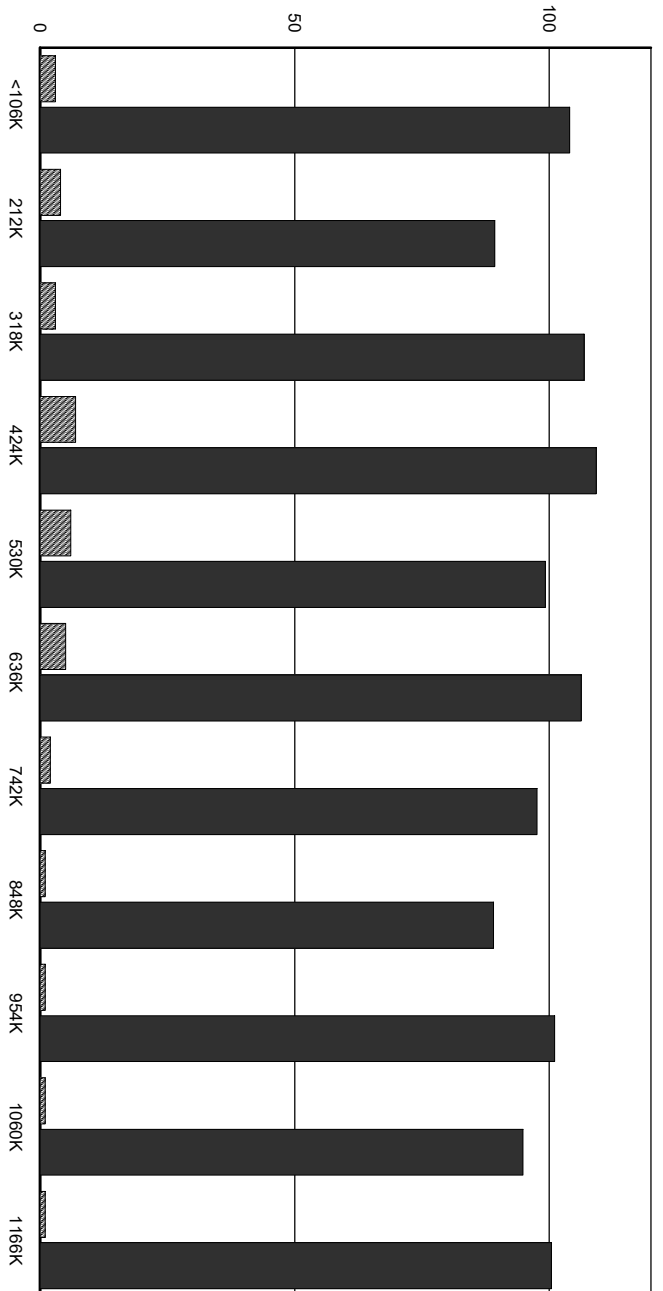
Story Height	Story Height Description	# of Parcels	Median A/S x 100
SH-A	1.00 STORY FRAME	8	94.84
SH-I	SPLT LVL	1	99.66
SH-B	1.50 STORY FRAME	4	108.37
SH-C	1.75 STORY FRAME	7	100.13
SH-D	2.00 STORY FRAME	13	100.45
SH-E	2.50 STORY FRAME	1	89.06
		34	

Franconia: Distribution of Sale Ratios



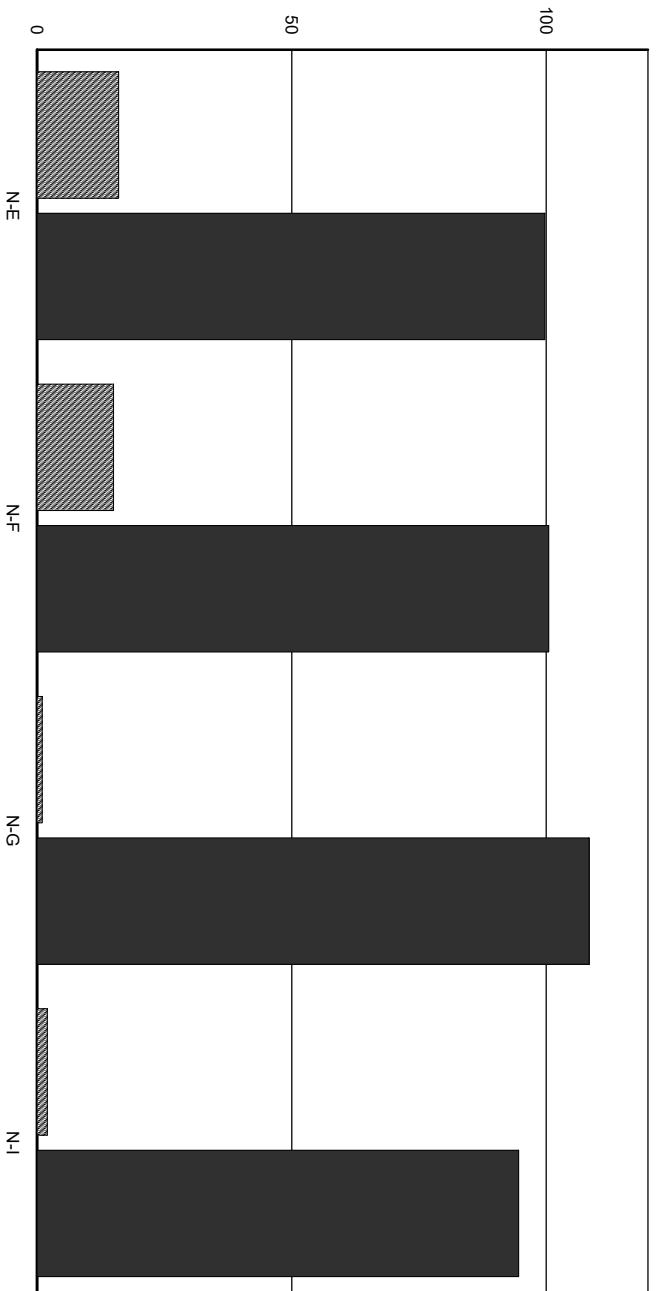
Ratio	# of Parcels	Median A/S x 100
0.80	1	79.15
0.85	1	83.90
0.90	5	89.06
0.95	5	94.88
1.00	9	100.13
1.05	5	106.05
1.10	4	109.93
1.15	3	116.00
1.20	1	119.60
34		

Franconia: Median A/S Ratio by Sale Price



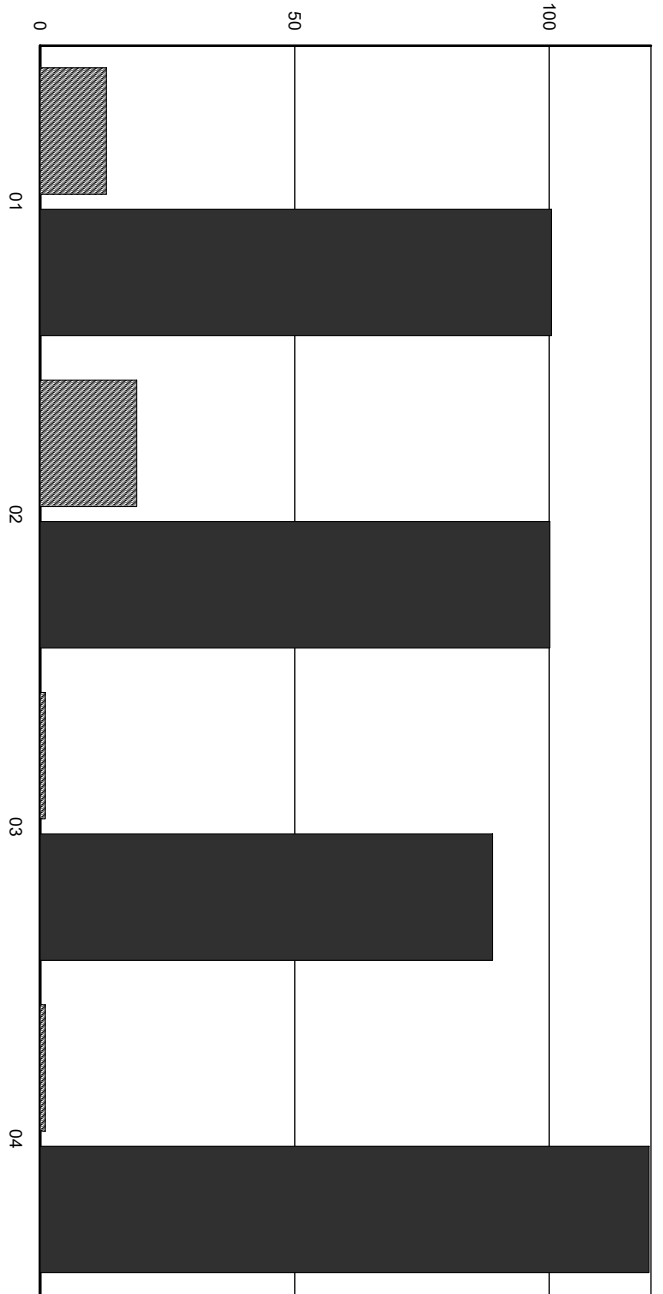
	# of Parcels	Median A/S x 100
<106K	3	104.00
212K	4	89.30
318K	3	106.85
424K	7	109.25
530K	6	99.25
636K	5	106.29
742K	2	97.62
848K	1	89.06
954K	1	101.07
1060K	1	94.88
1166K	1	100.45
	34	

Franconia: Median A/S Ratio by Neighborhood



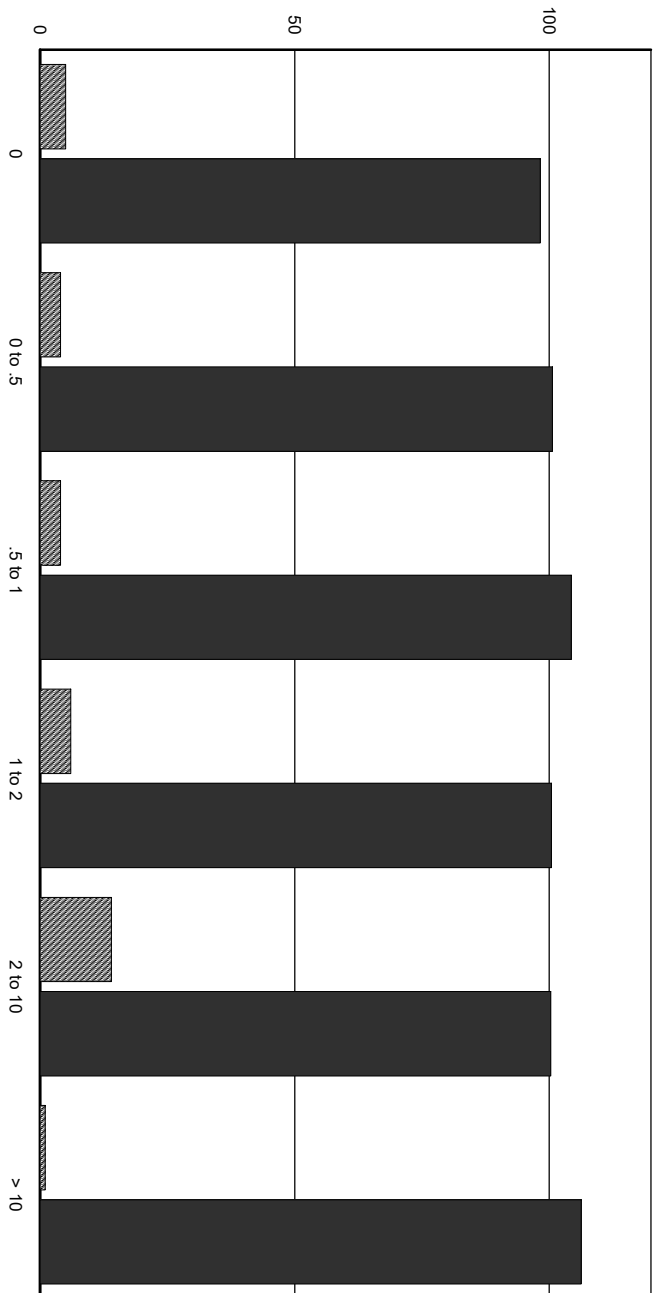
	# of Parcels	Median A/S x 100
NE	16	99.75
NF	15	100.52
N-G	1	108.42
N-I	2	94.59
	34	

Franconia: Median A/S Ratio by Zone



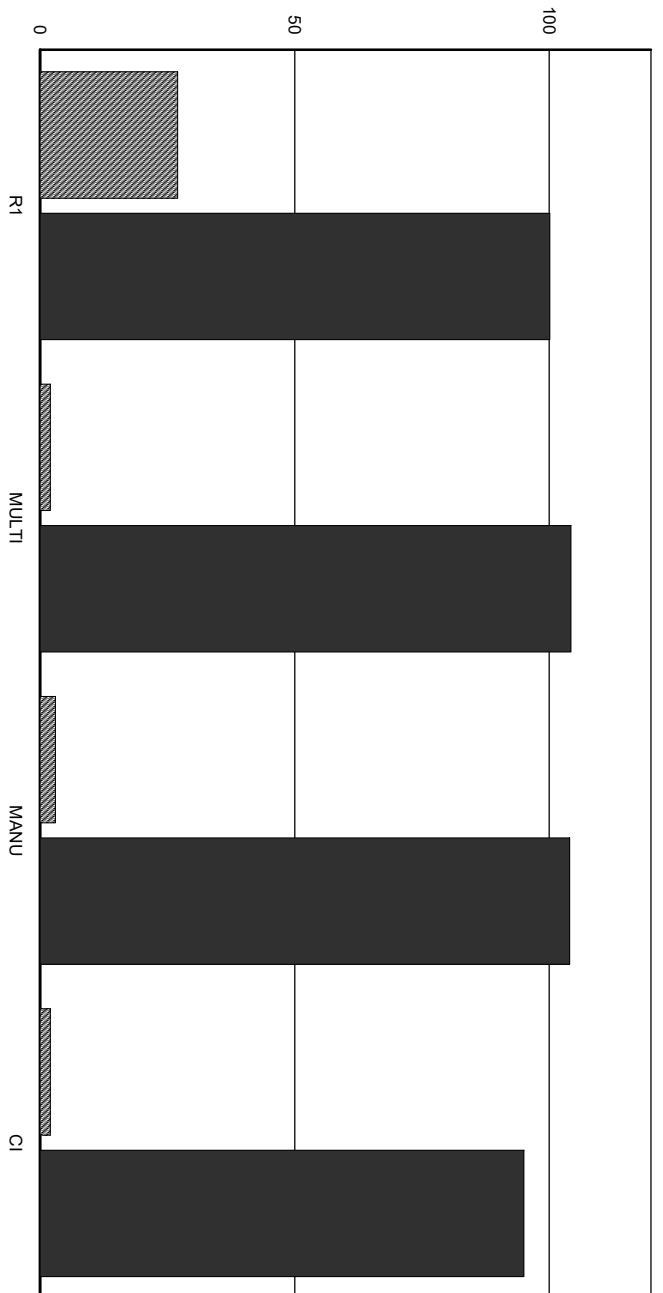
Zone	Description	# of Parcels	Median A/S x 100
01	RES-A RESIDENTIAL A	13	100.45
02	RES-B RESIDENTIAL B	19	100.13
03	BUS-A BUSINESS A	1	88.90
04	BUS-B BUSINESS B	1	119.60
		34	

Franconia: Median A/S Ratio by Acreage



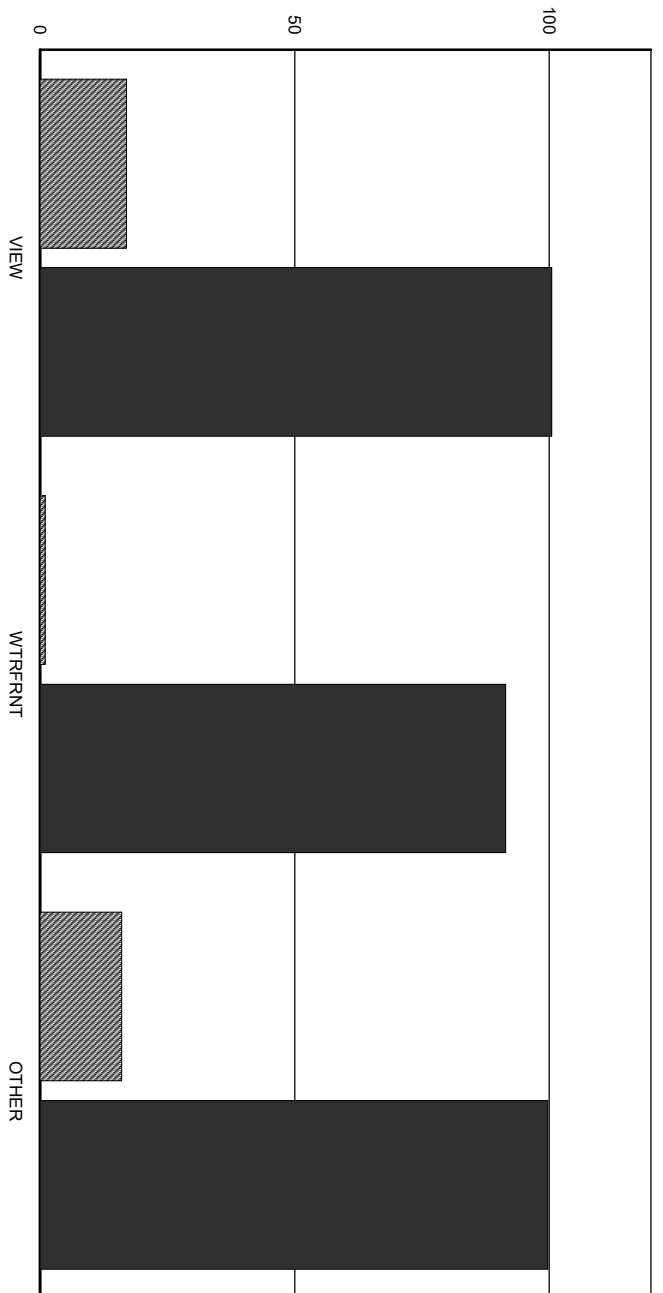
Acreage	Median A/S x 100	# of Parcels
0	98.22	5
0 to .5	100.65	4
.5 to 1	104.31	4
1 to 2	100.45	6
2 to 10	100.29	14
> 10	106.29	1
Total		34

Franconia: Median A/S Ratio by Improved Use



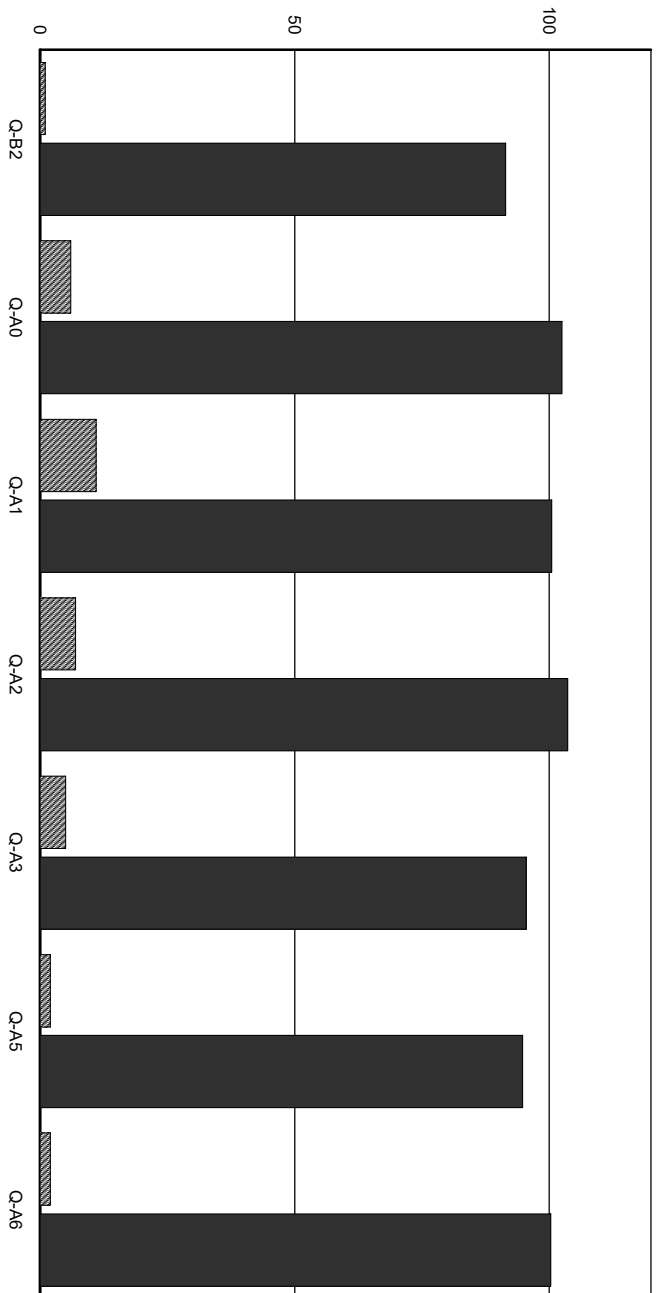
	# of Parcels	Median A/S x 100
R1	27	100.13
MULTI	2	104.25
MANU	3	104.00
CI	2	95.06
	34	

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



	# of Parcels	Median A/S x 100
VIEW	17	100.52
WTRFRNT	1	91.45
OTHER	16	99.75
Total	34	

Franconia: Median A/S Ratio by Building Quality



Building Quality	AVG-20	AVG	AVG+10	AVG+20	AVG+30	EXC+10	EXC+20
Q-B2	91.45						
Q-A0	102.53						
Q-A1	100.52						
Q-A2	103.66						
Q-A3	95.48						
Q-A5	94.78						
Q-A6	100.29						
34							

OWNER INFORMATION

RYMZO, BENJAMIN N
 ARRILLAGA-ROMANY, ISABEL C
 45 RUTLEDGE ROAD
 BELMONT, MA 02478

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/01/2021	4606	0716	Q 1	968,400	S P AND B INDUSTRIES, LLC
01/31/2018	4341	0629	Q V	160,000	MOYER III REV TRST,
01/28/2011	3770	913	U V 38		MOYER III REV TRST, BE
05/04/2010	3696	715	U V 38		MOYER III, BENTON L.
03/11/2004	2966	787	Q V	72,000	D & P MURPHY

NOTES

LISTING HISTORY
 02/24/21 DWPM SLOPES UP FROM ROAD; 2019 NC, NO CONSTRUCTION AS OF 4/1/19. 2020
 03/08/19 DWPR NC, NEW BLDNG ON LOT, FRAMED ONLY NOT CLOSED TO WEATHER ALL
 10/04/18 DWVL INFO EST; 2021 CK FOR DEKS/ENT, CK SUB AREA LABELS; 2021 NC, EST
 03/20/18 INSP MARKED FOR INSPECTION BLDNG COMPLETE AND DEK DEMENSIONS, PROPERTY GATED AND
 05/17/13 DWVL POSTED; ACC THRU 4-28-4 SUMMITT DRIVE;
 08/31/06 CJHC
 09/11/03 MVHC
 09/09/03 MVHR

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

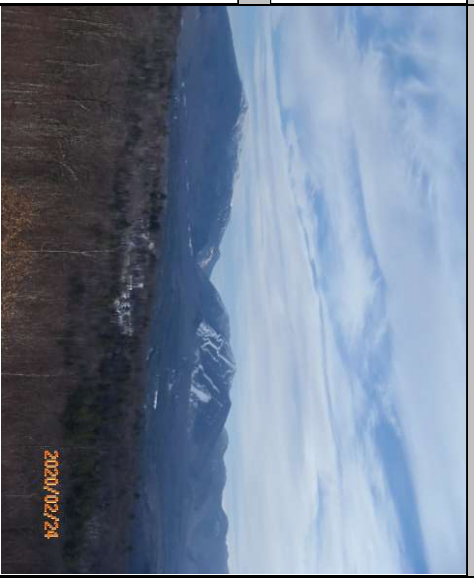
Year	Building	Features	Land
2019	\$ 0		\$ 216,800
		Parcel Total:	\$ 216,800
2020	\$ 95,800		\$ 231,900
		Parcel Total:	\$ 327,700
2021	\$ 553,300		\$ 0
		Parcel Total:	\$ 918,800

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: NATURAL Driveaway: PAVED Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000	164,000	F	110	90	95	100	85 -- MODERATE	100	131,100	0	N	131,100	
1F RES	3,350	x 7,200	X	100				70 -- STEEP	100	16,900	0	N	16,900	
VIEW								FRAN NOTCH & SKI MTS, WIDE, FULL 100%, CLOSE/NEAR	100	217,500			217,500	
										365,500			365,500	



OWNER INFORMATION	SALES HISTORY		PRICE GRANTOR
CARNEVALE, JAMES MICHAEL	Date	Book Page	Type
2235 OLD CART WAY	06/02/2021	4636 0359	Q1
	09/20/2017	4312 707	Q1
	05/12/2011	3792 355	Q1
NORTH ANDOVER, MA 01845	02/02/2011	3771 0818	U114
			828,000 THE GUEST HOUSE AT
			655,000 PALMER, THOMAS A
			335,000 PRESBY, THAD & TREVOR
			350,000 SKINNER, WILLIAM

LISTING HISTORY	NOTES
12/12/19 JDVM	POOR LAYOUT. NO HALL ON UFF. GO RM TO BTH TO RM. ACC THRU EPF AREA --4/03 INT WALLS MIXTURE; 4/11 NOH; EXT=GD; 7/11 36X40 CONVERTED BARN 20X32. INT RENO EST FROM EXT INSPECTION; 4 SALE; 2017 CU TO BE REMOVED PRIOR TO 1ST ISSUE; 2019 DV. ADJ SKETCH. LARGE FPL BASE = PART OF OPF, DNPV COVERED STAIRS, TENNIS COURT EST DUE TO SNOW;
05/10/19 DWPO	
03/20/18 INSP	
01/19/17 DWPR	
05/02/13 DWVM	
02/01/13 DWPR	
04/10/12 DWPL	
07/11/11 JBHL	



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	840	20 x 42	79	30.00	10	1,991	
GARAGE-1 STY/ATTIC	768	32 x 24	81	33.00	60	12,317	3 FIX BTH
SHED-WOOD	160	8 x 20	160	10.00	10	256	
TENNIS COURT(S)	1		100	18,000.00	10	1,800	GRASS
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
FIREPLACE 1-CUST	1		100	5,000.00	50	2,500	INOP
SHED-WOOD	500	25 x 20	92	10.00	60	2,760	
SHED-WOOD	80	10 x 8	260	10.00	40	832	COOP
SOLAR ELEC PANEL	24		100	400.00	100	9,600	IN FIELD / 2019
						37,100	

LAND VALUATION

LAST REVALUATION: 2021

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
COM/IND	3,000	149,600	E	100	100	100	95	100 -- LEVEL	125	177,700	0	N	177,700		
COM/IND	4,030	x 7,200	X	100				95 -- MILD	100	27,600	0	N	27,600		
VIEW								FRAN NOTCH & SKI MTS, WIDE, TOP 50, CLOSE/NEAR	100	109,500			109,500		
											7.030 ac			314,800	



OWNER
CARNEYVALE, JAMES MICHAEL
 2235 OLD CART WAY
 NORTH ANDOVER, MA 01845

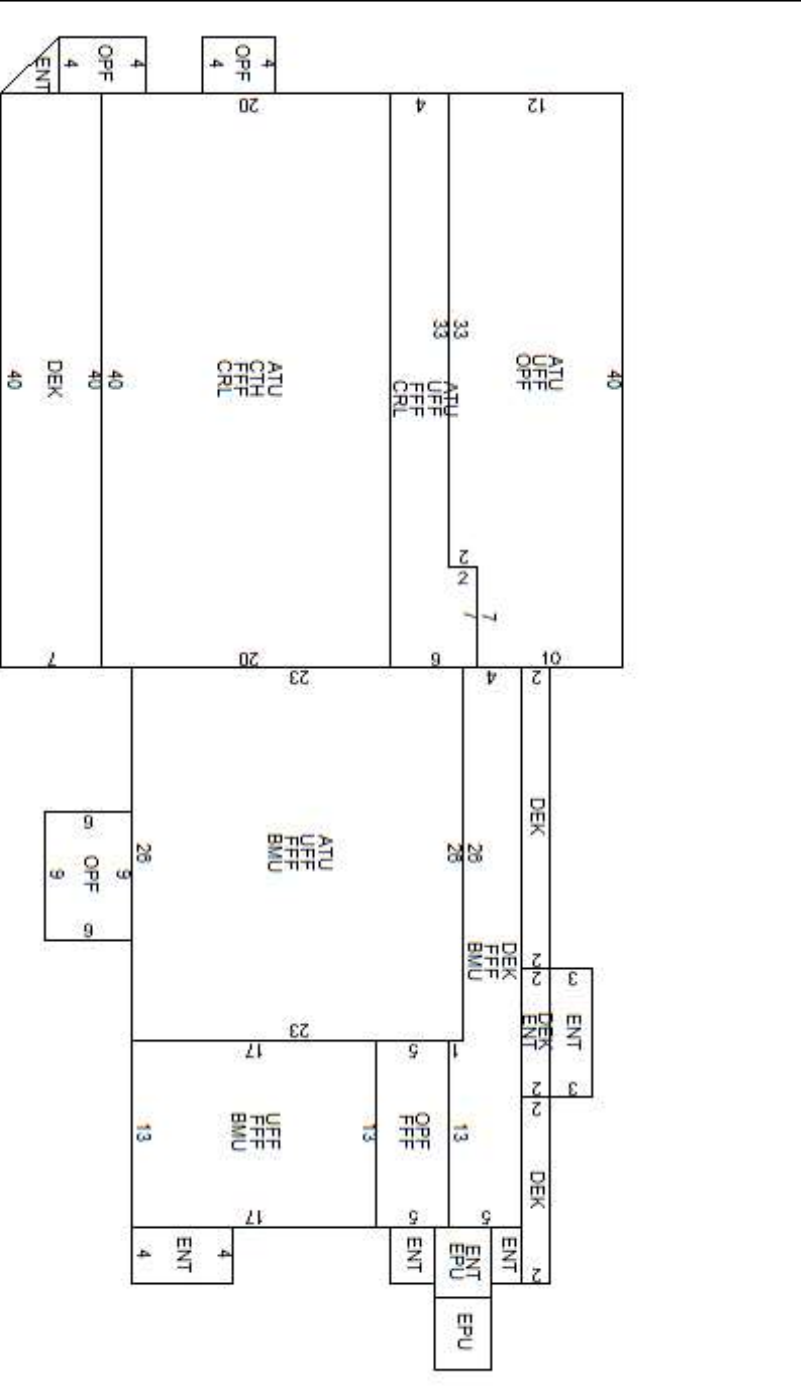
TAXABLE DISTRICTS
 District Percentage

Date	Permit ID	Permit Type	Notes
PERMITS			

BUILDING DETAILS

Model: 2.50 STORY FRAME COLONIAL
 Roof: GABLE OR HIP/ASPHALT
 Ext: WOOD SHINGLE/CB STUCCO
 Int: DRYWALL/PLASTERED
 Floor: PINE/SOFT WD/CARPET
 Heat: OIL/HOT WATER

Bedrooms: 6 Baths: 5.5 Fixtures: 17
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 0.9760 Base Rate: CBB 114.00
 Bidg. Rate: 1.0726
 Sq. Foot Cost: \$ 122.28



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	2038	0.10	204
UFF	UPPER FLR FIN	1459	1.00	1459
OPF	OPEN PORCH	629	0.25	157
CTH	CATHEDRAL	800	0.10	80
EPU	COVERED BSMNT	40	0.35	14
FFP	FST FLR FIN	2027	1.00	2027
CRL	CRAWL SPACE	974	0.05	49
DEK	DECK/ENTRANCE	535	0.10	54
BMU	BSMNT	988	0.15	148
ENT	ENTRY WAY	121	0.10	12
GLA:		3,486		4,204

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 514,065
 Year Built: 1920
 Condition For Age: GOOD 25 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 25 %
 Building Value: \$ 385,500

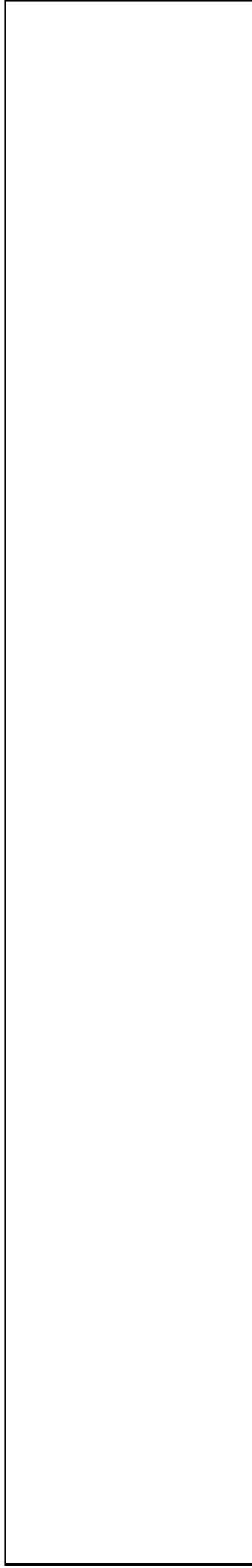
OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR	
FAGE, DALE EDWARD		Date	Book	Page	Type	
JULETTE KAY FAGE		10/02/2020	4561	204	Q1	582,000 CUDDY, JR., THOMAS H.
PO BOX 415		06/22/2017	4293	0316	U138	CUDDY, ELEANOR M.
FRANCONIA, NH 03580		02/20/2002	2635	0960	U138	THOMAS H. CUDDY JR.
		05/01/1993			Q V	42,000 FOREST HILLS ASSOC

LISTING HISTORY		NOTES	
03/04/21	DWUM	GRAY, INT OF HOME GOOD COND, BETTER THAN AVERAGE QUALITY, 16X18 BMU IS UTILITY ROOM, FAMILY ROOM ABOVE GARAGE, STORAGE ROOM IS PART OF BMU; 2019 DV, NOH, DNPW WALK WAY UNDER DEK, ADJ VU;	
12/13/19	JDVM		
03/20/18	INSP	MARKED FOR INSPECTION	
10/01/13	DWVL		
05/25/11	RCUM		
11/02/10	DWVM		
09/16/10	INSP	MARKED FOR INSPECTION	
09/08/03	CJHC		

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						
Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site: VERY GOOD
Land Type	Units	Base Rate	NC	Adj	Site	Road
1F RES	1.520 ac	138,944	F	110	110	95
VIEW						95
						90--ROLLING
						FRAN NOTCH & SKI MTS, WIDE, TOP 25, CLOSE/NEAR
						100
						136,600
						54,000
						190,600
						190,600

LAST REVALUATION: 2021						
Year	Building	Features	Land	Parcel Total	Parcel Total	Parcel Total
2019	\$ 330,100	\$ 0	\$ 235,100	\$ 565,200	\$ 565,200	\$ 565,200
2020	\$ 330,100	\$ 0	\$ 191,100	\$ 521,200	\$ 521,200	\$ 521,200
2021	\$ 450,100	\$ 3,000	\$ 190,600	\$ 643,700	\$ 643,700	\$ 643,700





OWNER
FAGE, DALE EDWARD
 JULIETTE KAY FAGE
 PO BOX 415
 FRANCONIA, NH 03580

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

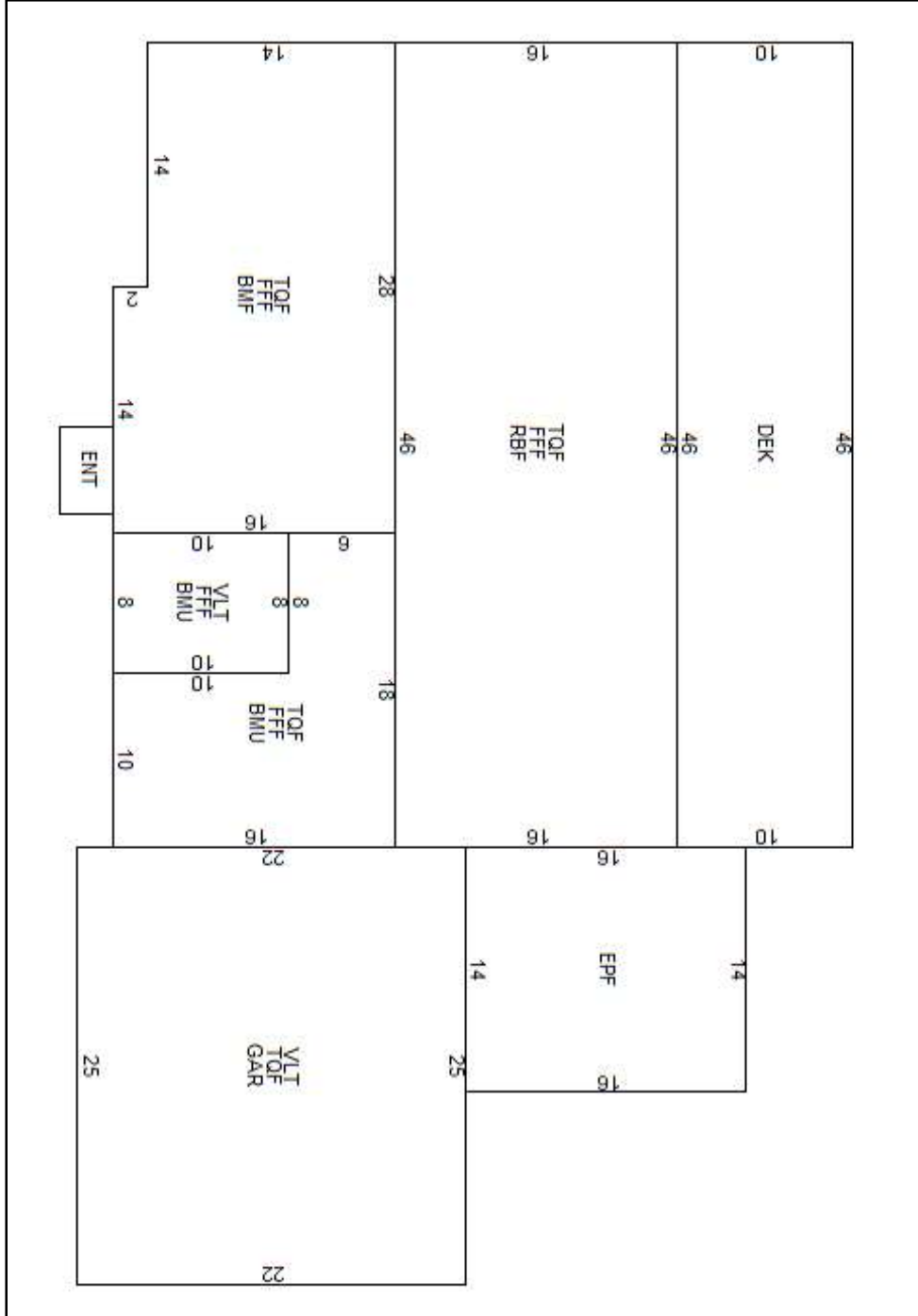
Model: 1.75 STORY FRAME SALT BOX
 Roof: SALT BOX/ASPHALT
 Ext: CEDAR/REDWD
 Int: DRYWALL
 Floor: CARPET/HARDWOOD
 Heat: GAS/HOT WATER
 Bedrooms: 4 Baths: 3.5 Fixtures: 12
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.8846 Base Rate: RSA 114.00
 Bldg. Rate: 1.1235
 Sq. Foot Cost: \$ 128.08

BUILDING SUB AREA DETAILS

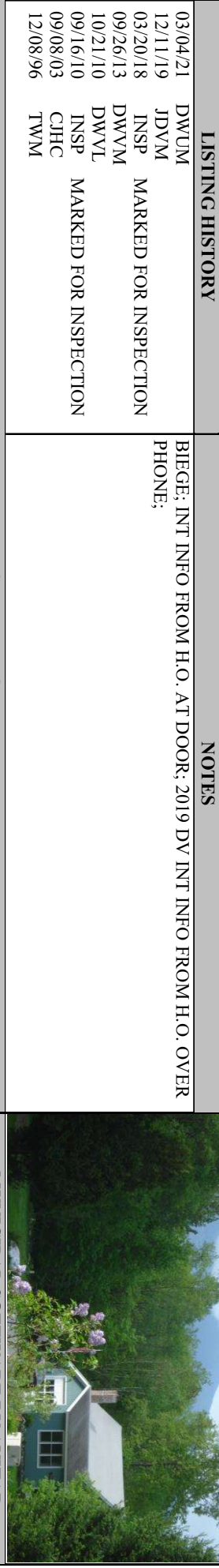
ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	224	0.70	157
BMF	BSMNT FINISHED	420	0.30	126
VLT	VAULTED	630	0.05	32
GAR	GARAGE ATTCHD	550	0.45	248
BMU	BSMNT	288	0.15	43
ENT	ENTRY WAY	15	0.10	2
DEK	DECK/ENTRANCE	460	0.10	46
TOF	3/4 STRY FIN	1914	0.75	1436
FFF	FST FLR FIN	1444	1.00	1444
RBF	RAISED BSMNT	736	0.75	552
GLA:	2,880	6,681		4,086

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 523,335
 Year Built: 1993
 Condition For Age: GOOD 14 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 14 %
 Building Value: \$ 450,100



OWNER INFORMATION		SALES HISTORY				PICTURE	
PARISIEN, KRISTINA I. & ROBERT 15A BRANCH LONDONDERRY TPK EAS BOW, NH 03304		Date	Book	Page	Type	Price	Grantor
		11/19/2020	4577	48	Q1	356,533	PALMER, THOMAS
		06/08/2020	4525	649	U170	110,000	WINTER, RUTH E.
		06/01/2001	2546	61	U138		WINTER, JOSEPH & ERNA
LISTING HISTORY		NOTES					
03/04/21	DWUM	BIEGE: INT INFO FROM H.O. AT DOOR: 2019 DV INT INFO FROM H.O. OVER PHONE;					
12/11/19	JDVM						
03/20/18	INSP	MARKED FOR INSPECTION					
09/26/13	DWVM						
10/21/10	DWVL						
09/16/10	INSP	MARKED FOR INSPECTION					
09/08/03	CJHC						
12/08/96	TWVM						



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

EXTRA FEATURES VALUATION		PARCEL TOTAL TAXABLE VALUE	
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
		2021	\$ 229,900
			\$ 3,000
			\$ 145,200
			Parcel Total: \$ 378,100

LAND VALUATION		LAST REVALUATION: 2021	
Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00
Minimum Frontage:	150 <th>Site:</th> <td>GOOD</td>	Site:	GOOD
Land Type	Units	Driveaway:	DIRT/GRAVEL
1F RES	1.400 ac	Road:	PAVED
VIEW	1.400 ac	Topography	COND AD VALOREM SPI R TAX VALUE NOTES
		138,080 E 100 105 100 95 100 -- LEVEL	137,700
		CANNON MT, NARROW, TOP 25, CLOSE/NEAR	7,500
			60
			145,200
			7,500
			SSNL OBST
			145,200



PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

PARISIEN, KRISTINA I. & ROBERT
 15A BRANCH LONDONDERRY TPKE EAST
 BOW, NH 03304

District	Percentage

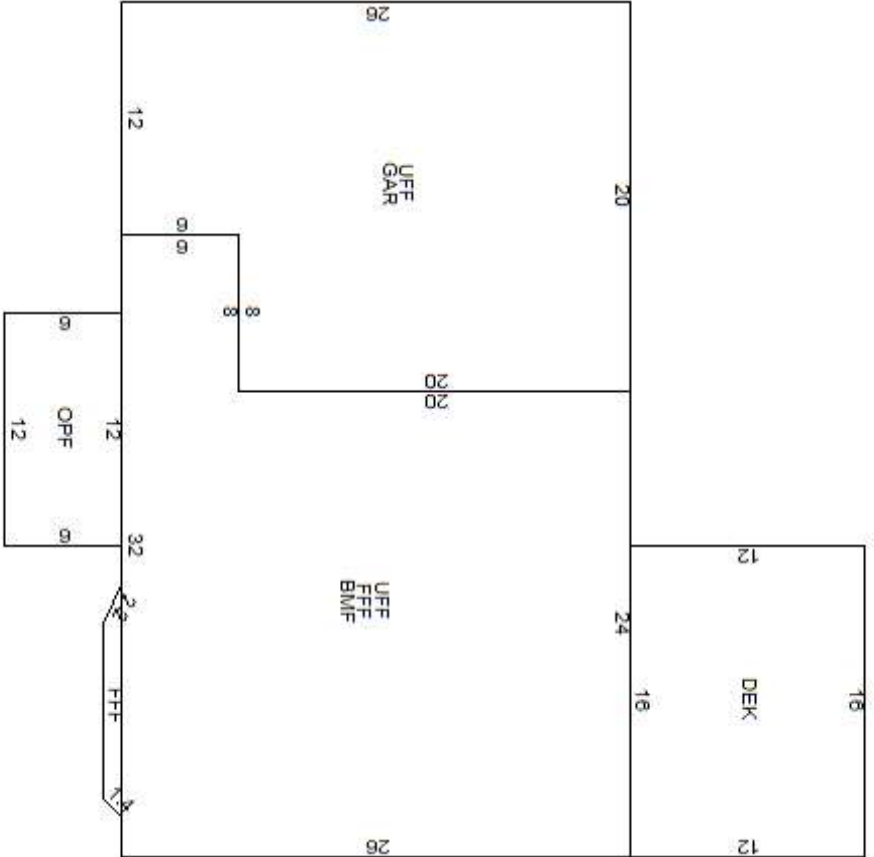
PERMITS

Date	Permit ID	Permit Type	Notes

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	192	0.10	19
UFF	UPPER FLR FIN	1144	1.00	1144
GAR	GARAGE ATTCHD	472	0.45	212
FFF	FST FLR FIN	683	1.00	683
BMF	BSMNT FINISHED	672	0.30	202
OPF	OPEN PORCH	72	0.25	18
GLA:	1,827	3,235		2,278

Model: **2.00 STORY FRAME GAMBREL**
 Roof: **GAMBREL/ASPHALT**
 Ext: **VINYL SIDING**
 Int: **DRYWALL/PLYWOOD/PANEL**
 Floor: **HARD TILE/LAMINATE/VINYL**
 Heat: **OIL/FA DUCTED**
 Bedrooms: **3** Baths: **2.5** Fixtures: **8**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A1 AVG+10**
 Com. Wall:
 Size Adj: **0.9914** Base Rate: **RSA 114.00**
 Bldg. Rate: **1.0794**
 Sq. Foot Cost: **\$ 123.05**

BUILDING SUB AREA DETAILS

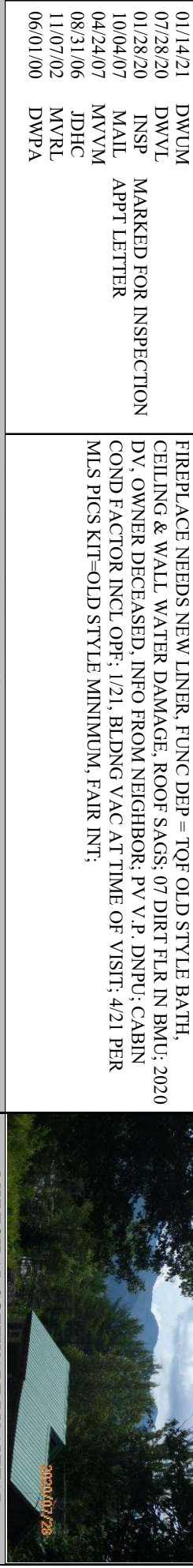


2021 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 280,308
Year Built:	1976
Condition For Age:	GOOD
Physical:	16 %
Functional:	WH
Economic:	2 %
Temporary:	
Total Depreciation:	18 %
Building Value:	\$ 229,900

OWNER INFORMATION	SALES HISTORY	PRICE GRANTOR																
ROY, STEPHEN P. & CYNTHIA E. & KAREN A. JONES & RYAN E. CARPENTER 135 BLUEBIRD LANE LYNDONVILLE, VT 05851	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>12/18/2020</td> <td>4586</td> <td>259</td> <td>Q1</td> </tr> <tr> <td>09/22/2013</td> <td>0779</td> <td>0052</td> <td>U138</td> </tr> <tr> <td>10/05/1999</td> <td>0779</td> <td>0052</td> <td>U181</td> </tr> </tbody> </table>	Date	Book	Page	Type	12/18/2020	4586	259	Q1	09/22/2013	0779	0052	U138	10/05/1999	0779	0052	U181	231,000 BALL, DAVID P. BALL, ELIZABETH L. ESTATE OF NORWOOD
Date	Book	Page	Type															
12/18/2020	4586	259	Q1															
09/22/2013	0779	0052	U138															
10/05/1999	0779	0052	U181															

LISTING HISTORY	NOTES
01/14/21 DWUM 07/28/20 DWVL 01/28/20 INSP MARKED FOR INSPECTION 10/04/07 MAIL APPT LETTER 04/24/07 MVMV 08/31/06 JDHC 11/07/02 MVRL 06/01/00 DWPA	FIREPLACE NEEDS NEW LINER, FUNC DEP = TOF OLD STYLE BATH, CEILING & WALL WATER DAMAGE, ROOF SAGS; 07 DIRT FLR IN BMU; 2020 DY, OWNER DECEASED, INFO FROM NEIGHBOR; PV V.P. DNPJ; CABIN COND FACTOR INCL OPF; 1/21, BLDNG VAC AT TIME OF VISIT; 4/21 PER MLS PICS KIT=OLD STYLE MINIMUM, FAIR INT;



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE I-STAND	1		100	3,000.00	50	1,500	INOP
GARAGE-1 STY	484	22 x 22	93	30.00	60	8,102	AVE COND
SHED-WOOD	96	12 x 8	227	10.00	40	872	WD SHINGLE
CABIN	556	1 x 556	89	25.00	60	7,423	20X8+33X12/AVE COND
DECK	120	15 x 8	193	7.00	40	648	ATT TO CABIN
DECK	90	10 x 9	238	7.00	40	600	ATT TO CABIN
						19,100	

Year	Building	Features	Land
2019	\$ 98,000	\$ 21,100	\$ 93,600
		Parcel Total: \$ 212,700	
2020	\$ 98,000	\$ 21,100	\$ 93,600
		Parcel Total: \$ 212,700	
2021	\$ 101,800	\$ 19,100	\$ 135,900
		Parcel Total: \$ 256,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site: AVERAGE	Driveway: DIRT/GRAVEL	Road: PAVED						
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
1F RES VIEW	2.680 ac	147,296	E 100	100	100	95	100	-- LEVEL	95	132,900	0 N 132,900 HWY
										3,000	SSNL OBST/OC
										135,900	
										2,680 ac	

OWNER INFORMATION

MANOGARAN & CO INC
 9 CAPITOL STREET
 CONCORD, NH 03301

SALES HISTORY

Date	Book	Page	Type	Price Grantor
03/01/2021	4607	0214	Q1	400,000 PROFILE HERITAGE REALTY
05/11/2016	4204	301	U138	WEISKERGER FAMILY TRT,
12/01/2011	3839	783	Q1	347,540 TAYLOR, JOHN L.
09/09/2002	2709	0779	U138	125,000 FRANSTEAD REALTY, LLC
12/03/1999	2435	233	Q1	80,000 HULTGREN WILLIAM

NOTES

01/28/20 INSP MARKED FOR INSPECTION
 03/20/18 INSP MARKED FOR INSPECTION
 04/15/14 DW/PR BMU DIRT FLR,
 09/26/13 DW/VL STONE FOUNDATIO--INT SHOWS SIGNS OF SETTLING OVER THE YEARS,
 02/01/13 DW/PR
 01/28/11 DW/PM
 01/26/10 DW/VL
 11/16/09 DW/VM

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	75	2,250	GAS
PATIO	224	224 x 1	131	7.00	100	2,054	IRREG SHAPE
						4,300	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 199,000	\$ 3,500	\$ 95,700
			Parcel Total: \$ 298,200
2020	\$ 199,000	\$ 3,500	\$ 95,700
			Parcel Total: \$ 298,200
2021	\$ 248,100	\$ 4,300	\$ 145,100
			Parcel Total: \$ 397,500

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: VERY GOOD Driveway: PAVED Road: PAVED
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 0.970 ac 131,888 E 100 110 100 100 100 -- LEVEL 100 145,100 0 N 145,100
0.970 ac 145,100 145,100

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR
HENNELLY, JOHN GRAFF & STEPHANIE LOVE BAKER 4721 SOUTH LAND PARK DRIVE SACRAMENTO, CA 95822		Date	Book	Page	Type	Price Grantor
		12/22/2020	4587	318	Q1	346,000 LARSON, ERIC E.
		11/17/2010	3749	688	U138	LARSON, BETTY F.

LISTING HISTORY	NOTES
03/04/21 DWUM 08/05/20 DWVM 01/28/20 INSP 11/18/09 DWVM 01/29/09 INSP 07/21/04 MVUM 09/11/03 MVHC 07/16/97 BHL	REMODELED IN 1992, 3 UNITS, BOTH APTS ELEC HT, BMU DIRT, ROCK FDNT;

EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes	Year	Building	Features	Land
FIREPLACE 1-STAND	1				3,000.00	100	3,000		2019	\$ 253,000	\$ 17,100	\$ 82,400
GARAGE-1 STY/ATTIC	480	20	x 24		33.00	80	11,785		2020	\$ 253,000	\$ 17,100	\$ 82,400
FIREPLACE 2-STAND	1				5,000.00	100	5,000				Parcel Total: \$ 352,500	
SHED-METAL	70	10	x 7		6.00	20	84	PR COND	2021	\$ 287,700	\$ 19,900	\$ 106,200
							19,900				Parcel Total: \$ 413,800	

LAND VALUATION										LAST REVALUATION: 2021				
Zone	Minimum Acreage	2.00	Minimum Frontage	150	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
Zone: BUS-B BUSINESS B	Minimum Acreage: 2.00		Minimum Frontage: 150		Site: AVERAGE	Driveway: DIRT/GRAVEL	Road: PAVED							
Land Type	Units	Base Rate	NC	Adj	110	100	100	95	100	--	LEVEL	95	106,200	106,200 HWY
3F RES	0.744 ac	106,937	F										106,200	106,200
	0.744 ac													



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

HENNELLY, JOHN GRAFF
 & STEPHANIE LOVE BAKER
 4721 SOUTH LAND PARK DRIVE
 SACRAMENTO, CA 95822

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

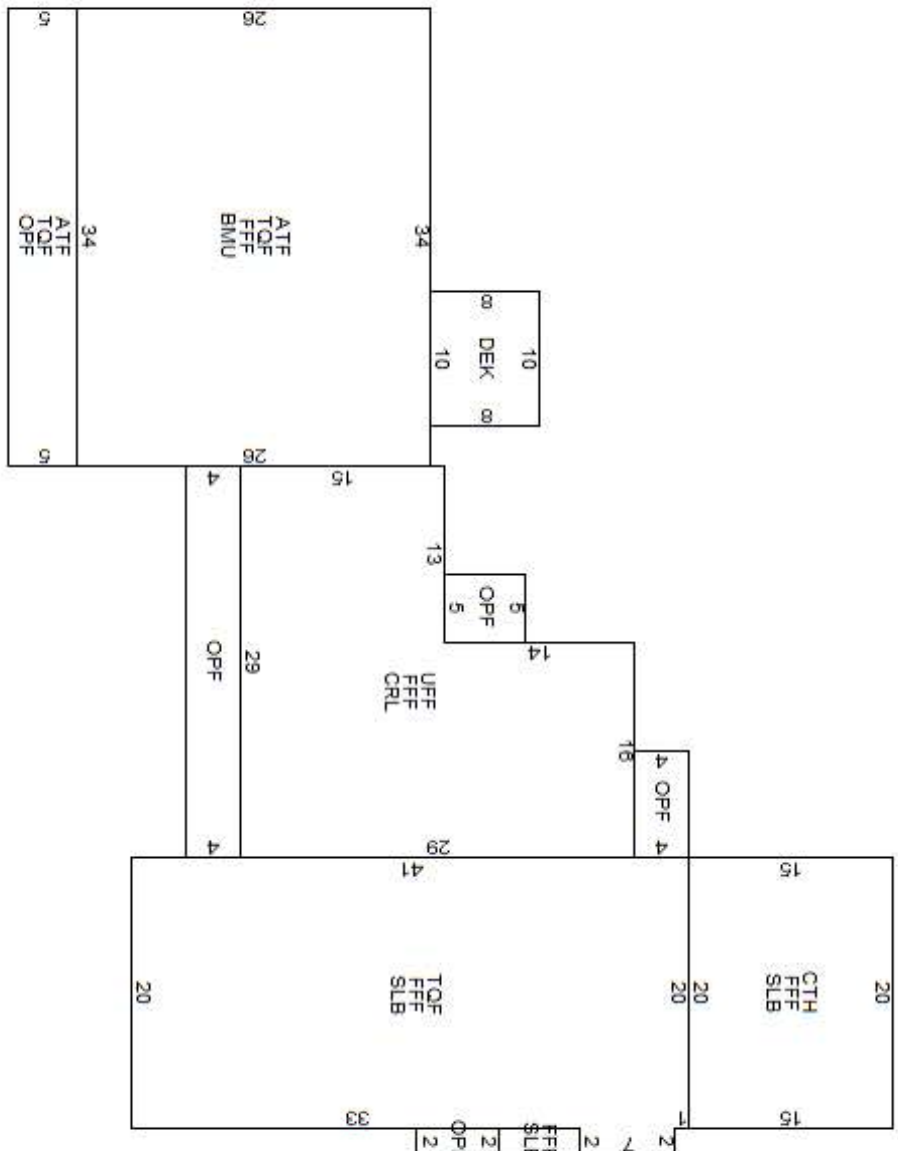
Model: 2.00 STORY FRAME APT BLDG
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING/BOARD/BATTEN
 Int: PLASTERED/PLYWOOD/PANEL
 Floor: PINE/SOFT WD/CARPET
 Heat: OIL/FA DUCTED
 Bedrooms: 8 Baths: 4.5 Fixtures:
 Extra Kitchens: 2 Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 0.8533 Base Rate: RMF 84.00
 Bldg. Rate: 0.9750
 Sq. Foot Cost: \$ 81.90

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	80	0.10
ATF	ATTIC FINISHED	1054	0.25
TQF	3/4 STRY FIN	1888	0.75
FFF	FST FLR FIN	2689	1.00
BMU	BSMNT	884	0.15
OPF	OPEN PORCH	360	0.25
UFF	UPPER FLR FIN	659	1.00
CRL	CRAWL SPACE	659	0.05
SLB	SLAB	1146	0.00
CTH	CATHEDRAL	300	0.10
GLA:	5,028	9,719	5,322

2021 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 435,872
Year Built:	1890
Condition For Age:	GOOD
Physical:	29 %
Functional:	5 %
Economic:	HWY
Temporary:	
Total Depreciation:	34 %
Building Value:	\$ 287,700



OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
STONIER, DANIEL		Date	Book	Page	Type		
6007 MAIN CAMPUS DR		06/15/2021	4640	0570	Q1	130,000	JOHANSSON, SAMUEL M.
		08/22/2018	4383	0906	Q1	87,530	MANGOLD DAVIS P.
LEXINGTON, MA 02421		06/29/2004	3017	506	Q1	82,000	GEORGE & DARAF FOSS III

LISTING HISTORY		NOTES	
06/25/21	DWHC	DOW ACADEMY CONDO UNIT #2	
07/10/20	DWVM		
01/28/20	INSP	MARKED FOR INSPECTION	
08/21/15	DWVM		
07/11/11	GRHC	BDRM CNT 0 TO 1	
11/03/09	DWVM		
01/29/09	INSP	MARKED FOR INSPECTION	
07/21/04	MVUM		

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
DOW CONDO AMENITIES	1			100	20,000.00	100	20,000

MUNICIPAL SOFTWARE BY AVITAR			
<i>FRANCONIA ASSESSING OFFICE</i>			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 64,500	\$ 30,000	\$ 0
	Parcel Total: \$ 94,500		
2020	\$ 64,500	\$ 30,000	\$ 0
	Parcel Total: \$ 94,500		
2021	\$ 98,000	\$ 20,000	\$ 0
	Parcel Total: \$ 118,000		

LAND VALUATION			
Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site:
Land Type 1F RES	Neighborhood: E	Cond	Ad Valorem SPI R Tax Value Notes
0 ac			
LAST REVALUATION: 2021			
Driveway:		Road:	



PICTURE

OWNER

STONIER, DANIEL
 6007 MAIN CAMPUS DR
 LEXINGTON, MA 02421

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

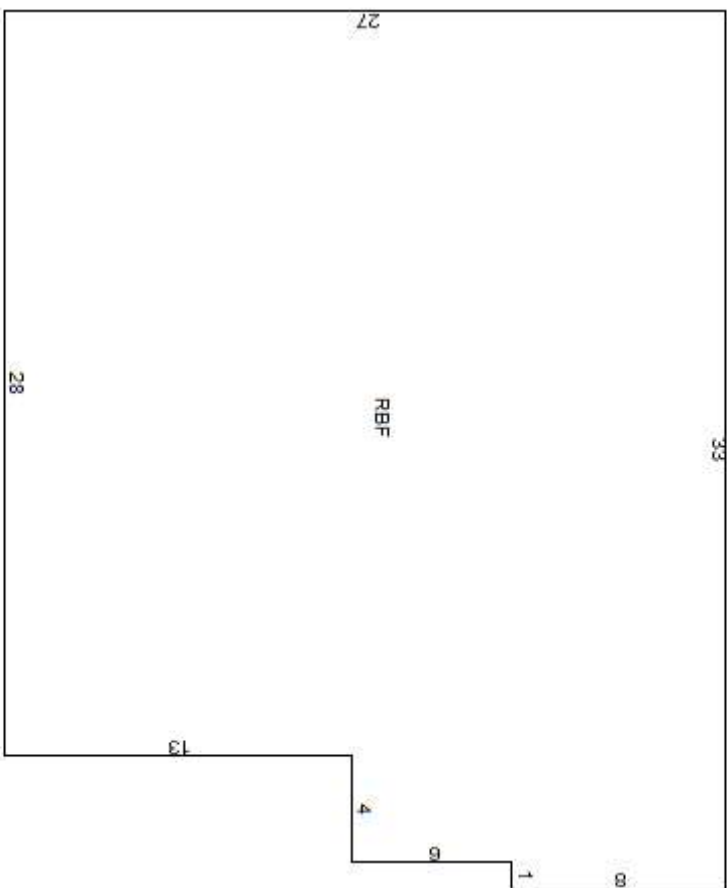
Model: 2.00 STORY FRAME CONDO CONV
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL
 Floor: CARPET
 Heat: ELECTRIC/RAD ELECT
 Bedrooms: 1 Baths: 1.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A3 AVG+30
 Com. Wall:
 Size Adj: 1.6443 Base Rate: RCT 114.00
 Bldg. Rate: 1.8644
 Sq. Foot Cost: \$ 212.54

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	820	0.75	615
		820		615



2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 130,712
 Year Built: 1906
 Condition For Age: VERY GOOD 20 %
 Physical:
 Functional: BSMNT 5 %
 Economic:
 Temporary:
 Total Depreciation: 25 %
 Building Value: \$ 98,000

OWNER INFORMATION

TALBOT, SALLY G.

90 DOW AVENUE

FRANCONIA, NH 03580

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/30/2020	4579	539	Q1	55,000	HACQUEBORD, CHARLES S.
01/16/2019	4413	67	Q1	35,000	CLARKE, MARY A
10/02/2013	4016	701	U137	14,500	NH HOUSING FINANCE AUT
05/10/2013	3977	358	U151	22,500	LOWE, R DENNIS
01/31/2013	3951	692	U123		TOP OF THE NOTCH

NOTES

"CLARIDGE", NO NEW CONSTRUCTION STARTED AS OF 4/1. CK 2016 FOR COMPLETION; 2016 NC, ADDED NEW DECK & ENT;

LISTING HISTORY

03/03/21	DWUM	
07/27/20	DWVM	
01/28/20	INSP	MARKED FOR INSPECTION
02/23/16	DWPM	
09/18/15	DWVM	
05/07/15	DWPR	
10/04/07	MAIL	APPT LETTER
04/23/07	MVVM	

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	80	1,587	
TOP OF THE NOTCH	1		100	24,000.00	100	24,000	
						25,600	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 34,200	\$ 500	\$ 0
	Parcel Total: \$ 34,700		
2020	\$ 34,200	\$ 500	\$ 0
	Parcel Total: \$ 34,700		
2021	\$ 31,600	\$ 25,600	\$ 0
	Parcel Total: \$ 57,200		

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 INFORMATION

SWAMINATHAN, SNEHA
 RAGHAVAN, BHARATH
 12 HAWTHORNE ROAD
 MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2021	4636	0421	Q1	199,000	HAROLD, LISA
12/23/2008	3572	476	Q1	126,000	SMITH, HILDA T

NOTES

BMG ONLY 6' HIGH; 2020 DV, INT INFO FROM TENANT @ DOOR;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	140	10 x 14	174	10.00	10	244	V. PR COND 200

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 73,200	\$ 400	\$ 55,000
		Parcel Total:	\$ 128,600
2020	\$ 73,200	\$ 400	\$ 55,000
		Parcel Total:	\$ 128,600
2021	\$ 106,100	\$ 200	\$ 68,500
		Parcel Total:	\$ 174,800

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 0.398 ac 75,920 E 100 100 100 95 95--MILLD 100 68,500 0 N 68,500
0.398 ac 68,500

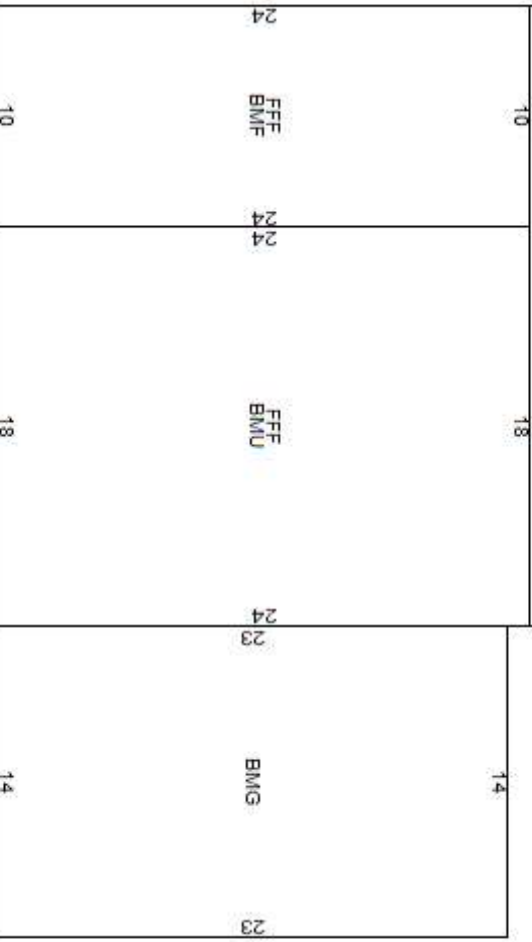


OWNER
SWAMINATHAN, SNEHA
 RAGHAVAN, BHARATH
 12 HAWTHORNE ROAD
 MERRIMACK, NH 03054

TAXABLE DISTRICTS	
District	Percentage

PERMITS		
Date	Permit ID	Permit Type

BUILDING DETAILS	
Model: 1.00 STORY FRAME RANCH	
Roof: GABLE OR HIP/ASPHALT	
Ext: CEDAR/REDWD	
Int: DRYWALL	
Floor: HARDWOOD/HARD TILE	
Heat: OIL/FA DUCTED	
Bedrooms: 2	Baths: 1.0
	Fixtures: 3
Extra Kitchens:	Fireplaces:
A/C: No	Generators:
Quality: A0 AVG	
Com. Wall:	
Size Adj: 1.2989	Base Rate: RSA 114.00
	Bldg. Rate: 1.2729
	Sq. Foot Cost: \$ 145.11



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	672	1.00 672
BMG	BSMT GARAGE	322	0.20 64
EPF	ENCLOSED	168	0.70 118
BMF	BSMNT FINISHED	240	0.30 72
BMU	BSMNT	432	0.15 65
DEK	DECK/ENTRANCE	112	0.10 11
GLA:	672	1,946	1,002

2021 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 145,400
Year Built:	1950
Condition For Age:	AVERAGE 26 %
Physical:	
Functional:	
Economic:	
Temporary:	BMG 1 %
Total Depreciation:	27 %
Building Value:	\$ 106,100

OWNER INFORMATION

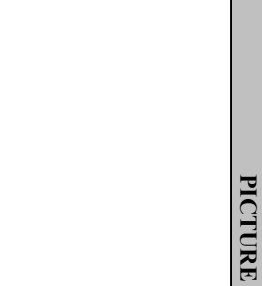
DEXTER JR, LEWIS
 & PAMELA DEXTER
 424 LAFAYETTE ROAD
 FRANCONIA, NH 03580

SALES HISTORY

Date	Book	Page	Type	Price Grantor
10/01/2020	4560	720	Q1	35,000 HOPPS, DONNA JEAN
03/25/2020	4507	848	U125	28,000 GRIMA, FRANCIS P.
08/16/2013	4000	862	U138	30,000 GRIMA, GAETANO&PHYLLIS
12/22/1998	2364	49	U159	13,000 GRIMA, GAETANO&PHYLLIS

NOTES

SITE #3, NEW TRAILER IN 98 --10/10 CHANGE DUE TO LEAN-TO ATTACHED TO SHED & LARGER DECK--



LISTING HISTORY

03/03/21	DWUM	
07/27/20	DWVM	
01/28/20	INSP	MARKED FOR INSPECTION
08/24/15	DWVM	
05/25/11	RCUM	
10/14/10	DWVM	
09/16/10	INSP	MARKED FOR INSPECTION
07/26/04	MVUM	

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	140	14 x 10	100	6.00	40	336	
LEAN-TO	48	12 x 4	393	4.00	40	302	ATT TO SHED
LEAN-TO	32	8 x 4	400	4.00	40	205	ATT TO SHED
						800	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

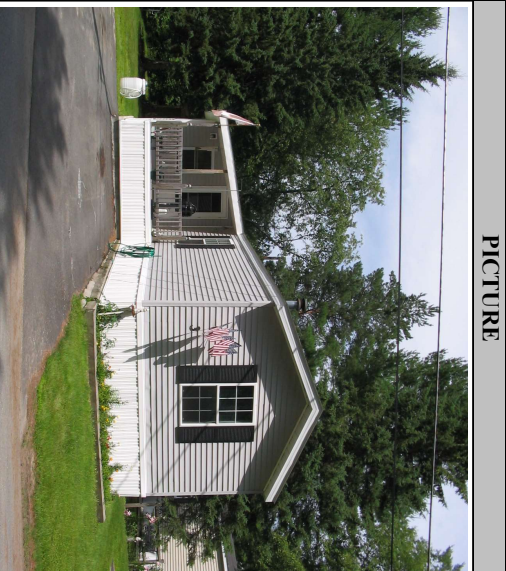
Year	Building	Features	Land
2019	\$ 37,000	\$ 1,500	\$ 0
	Parcel Total: \$ 38,500		
2020	\$ 37,000	\$ 1,500	\$ 0
	Parcel Total: \$ 38,500		
2021	\$ 39,800	\$ 800	\$ 0
	Parcel Total: \$ 40,600		

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

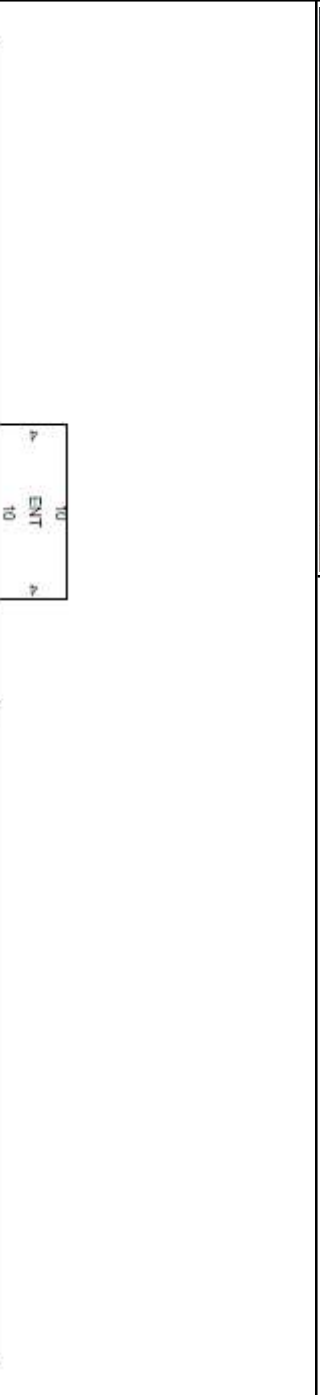
LAST REVALUATION: 2021



OWNER		TAXABLE DISTRICTS	
DEXTER JR, LEWIS & PAMELA DEXTER 424 LAFAYETTE ROAD FRANCONIA, NH 03580		District	Percentage
PERMITS		Date	Permit ID
Notes		Permit Type	

FRANCONIA BUILDING DETAILS

Model: 1.00 STORY FRAME MOBILE HME
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: WALL BOARD
 Floor: LINOLEUM OR SIM/CARPET
 Heat: OIL/FA DUCTED
 Bedrooms: 3 Baths: 2.0
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 0.9300 Base Rate: MHS 60.00
 Bldg. Rate: 0.8835
 Sq. Foot Cost: \$ 53.01



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1064	0.05	53
DEK	DECK/ENTRANCE	110	0.10	11
FFF	FST FLR FIN	1064	1.00	1064
SLB	SLAB	1064	0.00	0
OPF	OPEN PORCH	24	0.25	6
EPF	ENCLOSED	160	0.70	112
ENT	ENTRY WAY	40	0.10	4
GLA:	1,064	3,526		1,250

2021 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 66,263
Year Built:	1998
Condition For Age:	GOOD
Physical:	40 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	40 %
Building Value:	\$ 39,800

OWNER INFORMATION

CUTHERBERTSON, LINDA ELLEN
 HENRY CUTHERBERTSON & ALICIA ANNE PALYYA
 69 TWIN VIEW DRIVE
 TWIN MOUNTAIN, NH 03595

SALES HISTORY

Date	Book	Page	Type	Price Grantor
10/16/2020	4565	596	Q1	45,000 LANGMAID, JANE
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

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
SHED-WOOD	120	10 x 12	193	10.00	100	2,316	
						2,300	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 35,600	\$ 2,000	\$ 0
	Parcel Total: \$ 37,600		
2020	\$ 35,600	\$ 2,000	\$ 0
	Parcel Total: \$ 37,600		
2021	\$ 41,900	\$ 2,300	\$ 0
	Parcel Total: \$ 44,200		

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
CUTBERTSON, LINDA ELLEN
 HENRY CUTBERTSON & ALICIA ANNE P
 69 TWIN VIEW DRIVE
 TWIN MOUNTAIN, NH 03595

TAXABLE DISTRICTS
 District Percentage

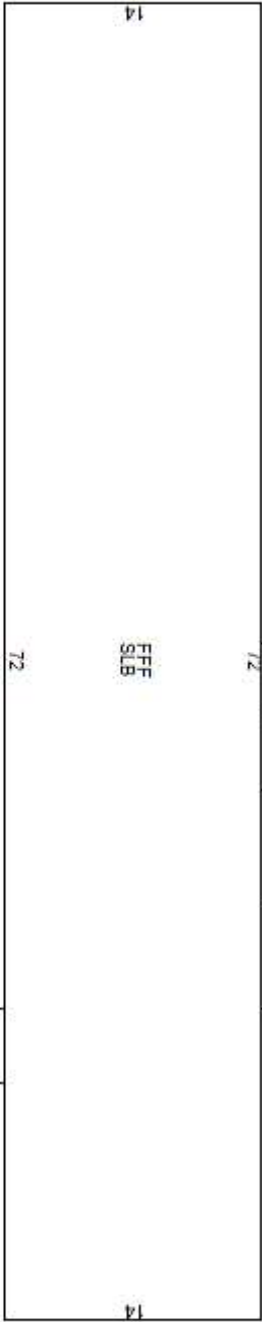
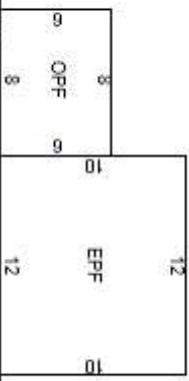
PERMITS

Date	Permit ID	Permit Type	Notes

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: A0 AVG
 Com. Wall:
 Size Adj: 0.9536 Base Rate: MHS 60.00
 Bldg. Rate: 0.8773
 Sq. Foot Cost: \$ 52.64

BUILDING SUB AREA DETAILS

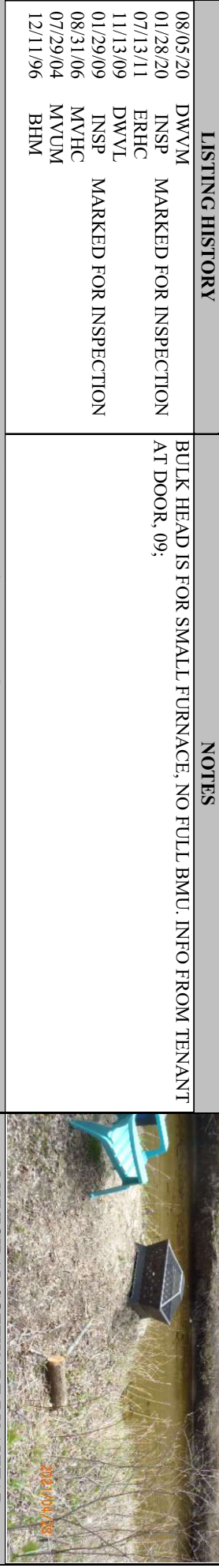
ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	120	0.70	84
FPF	FST FLR FIN	1008	1.00	1008
SLB	SLAB	1008	0.00	0
ENT	ENTRY WAY	8	0.10	1
OPF	OPEN PORCH	48	0.25	12
GLA:	1,008	2,192		1,105



2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 58,167
 Year Built: 1997
 Condition For Age: VERY GOOD 28 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 28 %
 Building Value: \$ 41,900

OWNER INFORMATION	SALES HISTORY				PICTURE	
KANTER, RICHARD M KANTER, M.ROBYN 30 HILL ROAD SOUTH HAMILTON, MA 01982	Date	Book	Page	Type	Price Grantor	
	05/12/2021	4629	0819	Q1	200,000	FORD, WENDY
	07/18/2011	3806	836	U138		FORD, WENDY
	08/01/2003	2862	954	U138		THOMAS FORD
LISTING HISTORY	NOTES					
08/05/20 DWVM 01/28/20 INSP 07/13/11 ERHC 11/13/09 DWVL 01/29/09 INSP 08/31/06 MVHC 07/29/04 MVUM 12/11/96 BHM	BULK HEAD IS FOR SMALL FURNACE, NO FULL BMU. INFO FROM TENANT AT DOOR, 09;					



MUNICIPAL SOFTWARE BY AVTAR
FRANCONIA ASSESSING OFFICE

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes					
EXTRA FEATURES VALUATION														
LAND VALUATION														
Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED														
Site: LAST REVALUATION: 2021														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1,800	ac	140,960	F	110	100	100	95	100	--	LEVEL	75	110,500	FLD PLN
HAM BRANCH RIVER	330,000	wf	NATURAL,	RIVER				95	--	MILD	100		4,400	
	1,800	ac											114,900	

Year	Building	Features	Land
2019	\$ 49,200	\$ 0	\$ 104,900
		Parcel Total:	\$ 154,100
2020	\$ 49,200	\$ 0	\$ 104,900
		Parcel Total:	\$ 154,100
2021	\$ 68,000	\$ 0	\$ 114,900
		Parcel Total:	\$ 182,900

PICTURE



OWNER

KANTER, RICHARD M
KANTER, M.ROBYN
30 HILL ROAD
SOUTH HAMILTON, MA 01982

TAXABLE DISTRICTS

District Percentage

PERMITS

Date Permit ID Permit Type Notes

BUILDING DETAILS

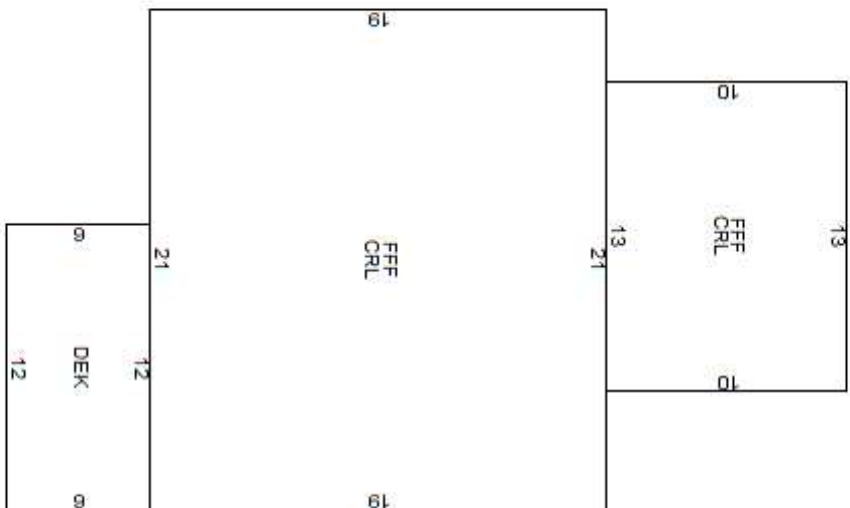
Model: 1.00 STORY FRAME RANCH
Roof: GABLE OR HIP/ASPHALT
Ext: WOOD SHINGLE/AVERAGE
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: OIL/HOT WATER
Bedrooms: 1 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: B2 AVG-20
Com. Wall:
Size Adj: 1.7286 Base Rate: RSA 114.00
Bldg. Rate: 1.3276
Sq. Foot Cost: \$ 151.34

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	529	1.00	529
CRL	CRAWL SPACE	529	0.05	26
DEK	DECK/ENTRANCE	72	0.10	7
GLA:	529	1,130		562

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 85,053
Year Built: 1955
Condition For Age: GOOD 20 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 20 %
Building Value: \$ 68,000



OWNER INFORMATION	SALES HISTORY	PICTURE																														
CAMMANN, HAMILTON	<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>12/10/2020</td> <td>4583</td> <td>552</td> <td>Q1</td> <td>300,000</td> <td>GRANT FAMILY</td> </tr> <tr> <td>11/10/2003</td> <td>2921</td> <td>0700</td> <td>U138</td> <td></td> <td>D & S GRANT</td> </tr> <tr> <td>06/19/2003</td> <td>2838</td> <td>551</td> <td>U199</td> <td>165,000</td> <td>FCC INC.</td> </tr> <tr> <td>06/19/2003</td> <td>2838</td> <td>541</td> <td>U144</td> <td>165,000</td> <td>WHITNEY ER TRUST</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/10/2020	4583	552	Q1	300,000	GRANT FAMILY	11/10/2003	2921	0700	U138		D & S GRANT	06/19/2003	2838	551	U199	165,000	FCC INC.	06/19/2003	2838	541	U144	165,000	WHITNEY ER TRUST	
Date	Book	Page	Type	Price	Grantor																											
12/10/2020	4583	552	Q1	300,000	GRANT FAMILY																											
11/10/2003	2921	0700	U138		D & S GRANT																											
06/19/2003	2838	551	U199	165,000	FCC INC.																											
06/19/2003	2838	541	U144	165,000	WHITNEY ER TRUST																											
PO BOX 564																																
FRANCONIA, NH 03580																																

LISTING HISTORY	NOTES
03/23/21 DWUM	INCLUDES THREE APTS, 2 W/ KITCHENETTES AND 1 W/ KITCHEN, 2 STRY BARN ATTCHD TO HOUSE, NEXT DOOR NURSING HOME HAS ROW DELIVERY ACCESS OVER LAND, 2015 DV, TOF OF BLDNG IN VERY GOOD COND IS 2 BATH/ 2BDRM APT, 2 FFF APTS 1 BEDRM/1 BATH EACH; 2020 DV, HO CHOSE OPT OUT, ALL INFO EST;
07/28/20 DWVE	
01/28/20 INSP	
01/28/16 DWVL	
10/21/15 DWVM	
11/17/09 DWVM	
01/29/09 INSP	
08/30/06 MVHR	MARKED FOR INSPECTION
VISIT BY APPOINTMENT ONLY	

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVTAR			
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes		
BARN-2STRY	360	20	x	18	104		26.00	40	3,894	
BARN-1STRY/LOFT	640	32	x	20	85		22.00	40	4,787	
							8,700			

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 193,900		\$ 6,800
		Parcel Total:	\$ 277,500
2020	\$ 193,900		\$ 6,800
		Parcel Total:	\$ 277,500
2021	\$ 155,900		\$ 8,700
		Parcel Total:	\$ 266,700

LAND VALUATION										LAST REVALUATION: 2021							
Zone: BUS-A BUSINESS A					Minimum Acreage: 1.00					Site: AVERAGE							
Land Type					Minimum Frontage: 80					Driveway: PAVED							
					Road					Road: PAVED							
3F RES	0.660 ac	97,664 F	110	100	100	100	100	100	100	--	LEVEL	95					
											Cond	Ad Valorem	SPI	R	Tax Value	Notes	
													0	N	102,100	HWY	
															102,100		
															102,100		



PICTURE

OWNER

CAMMANN, HAMILTON
 PO BOX 564
 FRANCONIA, NH 03580

TAXABLE DISTRICTS

District	Percentage

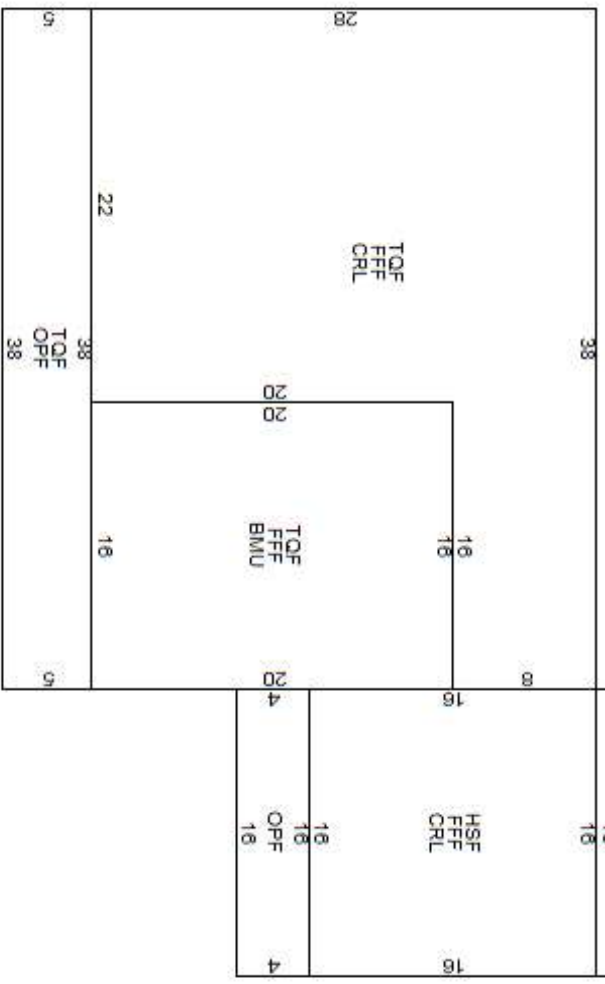
BUILDING DETAILS

Model: 1.75 STORY FRAME APT HOUSE
 Roof: GABLE OR HIP/ASPHALT
 Ext: ALUM SIDING
 Int: PLASTERED/DRYWALL
 Floor: CARPET/HARD TILE
 Heat: OIL/HOT WATER
 Bedrooms: 4 Baths: 4.0 Fixtures: 16
 Extra Kitchens: 2 Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 0.9606 Base Rate: RMF 84.00
 Bldg. Rate: 1.0769
 Sq. Foot Cost: \$ 90.46

Date	Permit ID	Permit Type	Notes
PERMITS			

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	256	0.50	128
FFF	FST FLR FIN	1320	1.00	1320
STO	STORAGE AREA	240	0.25	60
CRL	CRAWL SPACE	1000	0.05	50
OPF	OPEN PORCH	254	0.25	64
TQF	3/4 STRY FIN	1254	0.75	941
BMU	BSMNT	320	0.15	48
GLA:	2,389	4,644		2,611



2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 236,191
 Year Built: 1890
 Condition For Age: GOOD 29 %
 Physical:
 Functional: HWY 5 %
 Economic:
 Temporary:
 Total Depreciation: 34 %
 Building Value: \$ 155,900

OWNER INFORMATION

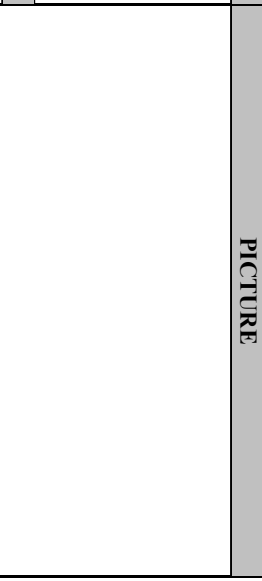
O'HARA, RYAN J
 O'HARA, KRISTENE
 65 ALGONQUIN PATH
 BRIDGEWATER, NH 03222

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2021	4606	0140	Q1	515,000	WROBEL, MATTHEW T.
04/23/2018	4355	501	Q1	320,000	GLOVER, JOHN B.
09/09/1996	2216	503	U199	127,000	ESTATE OF F. DESIMONE

NOTES

PDS TO ATTIC=DNPU; OLDER WIRING (APPROX 50%) & 1 BTHRM NEED RENOV. SUMP PUMP IN BMU;



LISTING HISTORY

03/04/21	DWUM	
07/29/20	DWVM	
01/28/20	INSP	MARKED FOR INSPECTION
10/27/15	DWVM	
12/07/10	DWVL	
11/01/10	DWVM	
09/16/10	INSP	MARKED FOR INSPECTION
08/29/06	CJHC	

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	
GARAGE-1 STY	414	18 x 23	99	30.00	60	7,377	
						10,400	

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 163,100	\$ 8,400	\$ 91,300
	Parcel Total: \$ 262,800		
2020	\$ 163,100	\$ 8,400	\$ 91,300
	Parcel Total: \$ 262,800		
2021	\$ 312,800	\$ 10,400	\$ 168,500
	Parcel Total: \$ 491,700		

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: VERY GOOD Driveway: DIRT/GRAVEL Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3,000 ac	149,600	E	100	110	100	95	95--MILD	100	148,500	0	N	148,500	
1F RES	2,920 ac	x 7,200	X	100				95--MILD	100	20,000	0	N	20,000	
	5,920 ac									168,500			168,500	



PICTURE

OWNER

O'HARA, RYAN J
 O'HARA, KRISTEN E
 65 ALGONQUIN PATH
 BRIDGEWATER, NH 03222

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

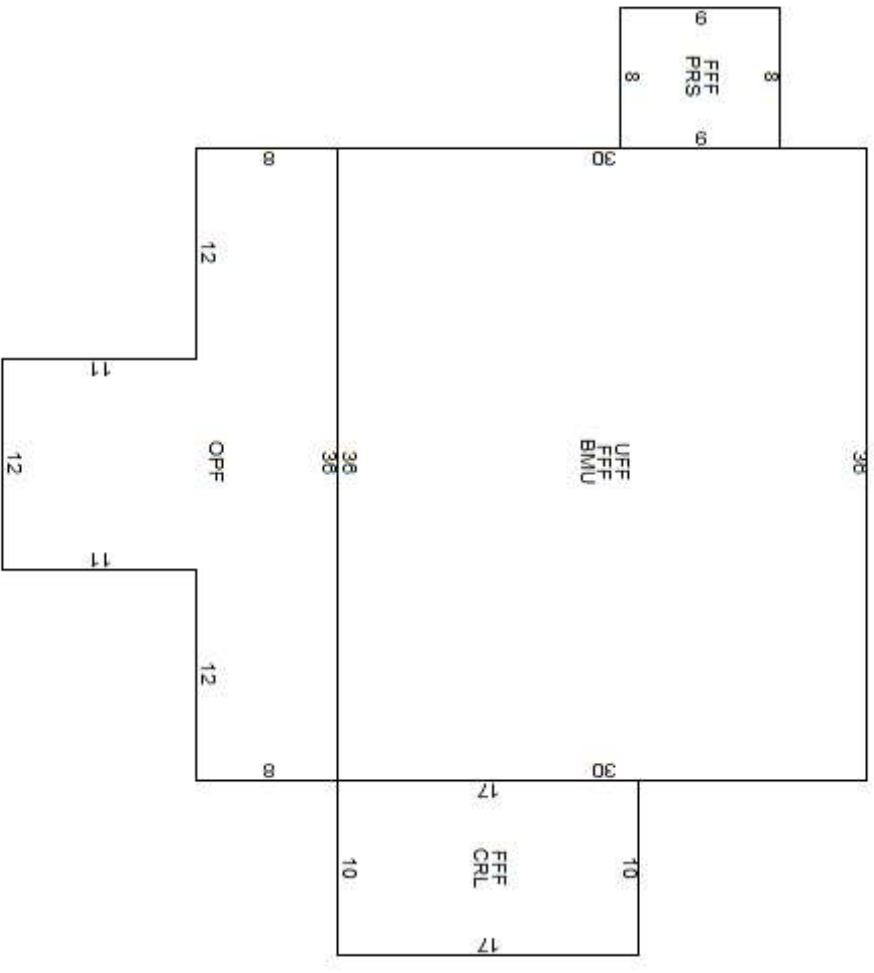
Model: **2.00 STORY FRAME COLONIAL**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **DRYWALL**
 Floor: **HARDWOOD/CARPET**
 Heat: **OIL/HOT WATER**
 Bedrooms: **3** Baths: **3.0** Fixtures: **10**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A3 AVG+30**
 Com. Wall:
 Size Adj: **0.9557** Base Rate: **RSA 114.00**
 Bldg. Rate: **1.1932**
 Sq. Foot Cost: **\$ 136.03**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1080	1.00	1080
FFF	FST FLR FIN	1322	1.00	1322
BMU	BSMNT	1080	0.15	162
CRL	CRAWL SPACE	170	0.05	9
PRS	PIER	72	-0.05	-4
OPF	OPEN PORCH	420	0.25	105
GLA:	2,402	4,144		2,674



2021 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 363,744**
 Year Built: **1900**
 Condition For Age: **EXCELLENT** **14 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **14 %**
 Building Value: **\$ 312,800**

OWNER INFORMATION	SALES HISTORY			PRICE GRANTOR
MELVIN, DANIEL MELVIN, REBECCA 11 RACCOON LANE HIGHLAND MILLS, NY 10930	Date	Book	Page	Type
	01/25/2021	4596	0521	Q1
				470,000 ODELL, ROGER E.

LISTING HISTORY	NOTES
03/03/21 DWUM 08/03/20 DWVM 01/28/20 INSP 10/20/15 DWVM 11/01/10 DWVM 09/16/10 INSP 07/27/04 MVUM 12/11/96 JRM	MULTI-LEVEL INTERIOR DESIGN;GENTLY SLOPING TOPO; -04;

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-METAL	130	10 x 13	100	6.00	20	156	
						3,200	

LAND VALUATION

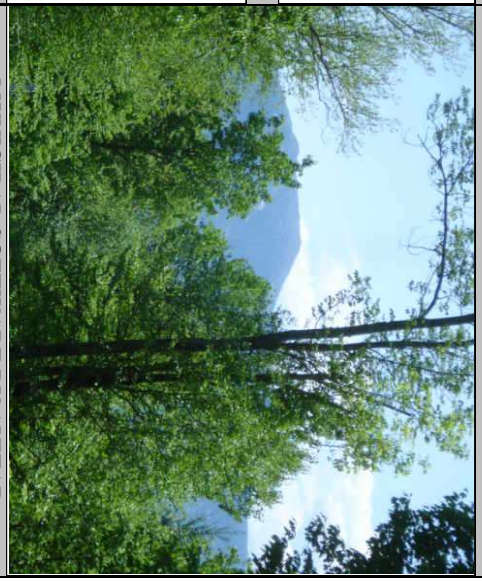
Year	Building	Features	Land
2019	\$ 177,200	\$ 3,100	\$ 83,400
		Parcel Total: \$ 263,700	
2020	\$ 177,200	\$ 3,100	\$ 83,400
		Parcel Total: \$ 263,700	
2021	\$ 253,600	\$ 3,200	\$ 211,600
		Parcel Total: \$ 468,400	

LAND VALUATION

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: GOOD DriveWAY: DIRT/GRAVEL Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	142,400	F	110	105	95	95	90--ROLLING	100	133,600	0	N	133,600	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR	90	78,000			78,000	SSNL OBST/OC
	2.000 ac									211,600			211,600	

LAST REVALUATION: 2021



FRANCONIA ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVITAR



PICTURE

OWNER

MELVIN, DANIEL
 MELVIN, REBECCA
 11 RACCOON LANE
 HIGHLAND MILLS, NY 10930

TAXABLE DISTRICTS

District Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

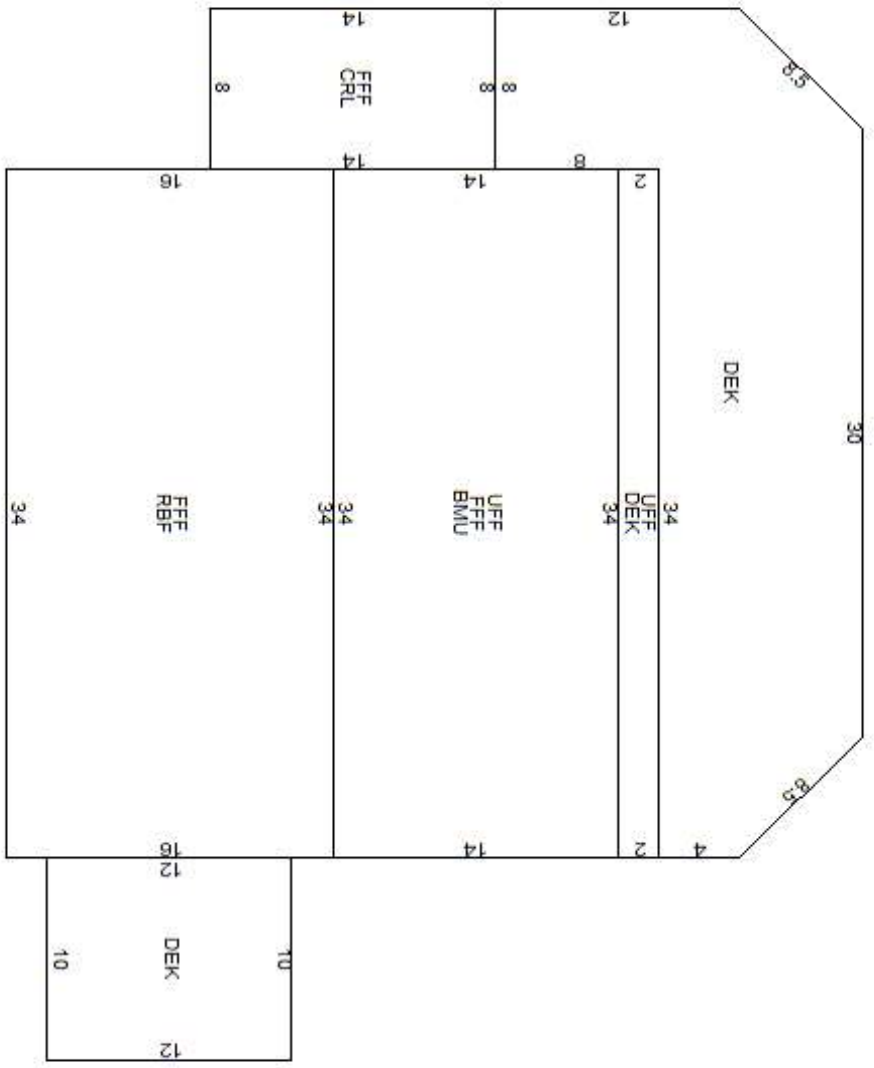
Model: SPLT LVL CONTEMP
 Roof: IRREGULAR/PREFAB METALS
 Ext: CEDAR/REDWD
 Int: DRYWALL
 Floor: HARDWOOD/CARPET
 Heat: OIL/HOT WATER
 Bedrooms: 3 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 0.9972 Base Rate: RSA 114.00
 Bldg. Rate: 1.1627
 Sq. Foot Cost: \$ 132.55

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	636	0.10	64
UFF	UPPER FLR FIN	544	1.00	544
FFP	FST FLR FIN	1132	1.00	1132
BMU	BSMNT	476	0.15	71
RBF	RAISED BSMNT	544	0.75	408
CRL	CRAWL SPACE	112	0.05	6
GLA:	1,676	3,444		2,225

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 294,924
 Year Built: 1988
 Condition For Age: GOOD 14 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 14 %
 Building Value: \$ 253,600



OWNER INFORMATION

HNATH, PETER G.
 HNATH, KELLI
 155 INDIAN HILL ROAD
 GROTON, MA 01450

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/19/2021	4594	0640	U138	1	HNATH, PETER G.
11/13/2020	4574	905	Q1	630,000	ELLIOTT, GLENDON M.
09/22/2020	4557	0003	U121	642,000	KELLEY FAMILY TRUST ET
03/27/2019	4424	0308	U138		KELLEY, EMILY R. ET AL
11/20/2018	4404	0066	U138		ROORBACH 95

NOTES

RIGHT WING OF HOUSE FLRS SLANT. VERY DAMP UNDER THIS SECTION=FUC DEPR.--4 PPL'S IN HSE 2 FUND. 2 CLOSED OFF-- PROP POSTED AT END OF LONG DRIVE. 2015 DV, INT INFO FROM H.O. OVER PHONE; GRANTED PERMISSION TO MEASURE EXT FOR 2016 TY;



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-CUST	1		100	8,500.00	100	8,500	ONE IN-OP
GARAGE-2STRY	696	29 x 24	83	36.00	60	12,478	
BARN-1STRY/LOFT	720	24 x 30	82	22.00	60	7,793	
LEAN-TO	48	12 x 4	393	4.00	60	453	ATT TO 12X8
SHED-WOOD	88	11 x 8	242	10.00	20	426	WHITE/PR COND
POOL-INGRND-VINYL	512	32 x 16	91	28.00	60	7,827	
FIREPLACE 1-STAND	2		100	3,000.00	50	3,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
FIREPLACE 2-STAND	1		100	5,000.00	50	2,500	IN-OP
SHED-WOOD	96	12 x 8	227	10.00	60	1,308	ATT TO 29X24
						47,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	GOOD	Driveway:	PAVED	Road:	DIRT/GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1,000 ac	135,200	E	100	105	95	100	95--MILD	95	121,700	0	N	121,700	ACC
UNMNGD OTHER	9,970 ac	x 7,200	X	98				85--MODERATE	100	59,800	55	N	508	
VIEW								FRAN NOTCH & SKI MTS, AVERAGE, TOP 50, CLOSE/NEAR	100	87,000			87,000	
		10,970 ac								268,500			209,208	

Year	Building	Features	Land
2019	\$ 278,100	\$ 39,400	\$ 155,549
		Parcel Total: \$ 473,049	
2020	\$ 278,100	\$ 39,400	\$ 155,560
		Parcel Total: \$ 473,060	
2021	\$ 346,300	\$ 47,300	\$ 209,208
		Parcel Total: \$ 602,808	



PICTURE

OWNER

HNATH, PETER G.
 HNATH, KELLI
 155 INDIAN HILL ROAD
 GROTON, MA 01450

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: 2.00 STORY FRAME COLONIAL
 Roof: GABLE OR HIP/ASPHALT
 Ext: CEDAR/REDWD
 Int: PLASTERED/DRYWALL
 Floor: HARDWOOD/LINOLEUM OR SIM
 Heat: OIL/STEAM
 Bedrooms: 6 Baths: 3.0 Fixtures: 9
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A3 AVG+30
 Com. Wall:
 Size Adj: 0.8839 Base Rate: RSA 114.00
 Bidg. Rate: 1.1373
 Sq. Foot Cost: \$ 129.66

PERMITS

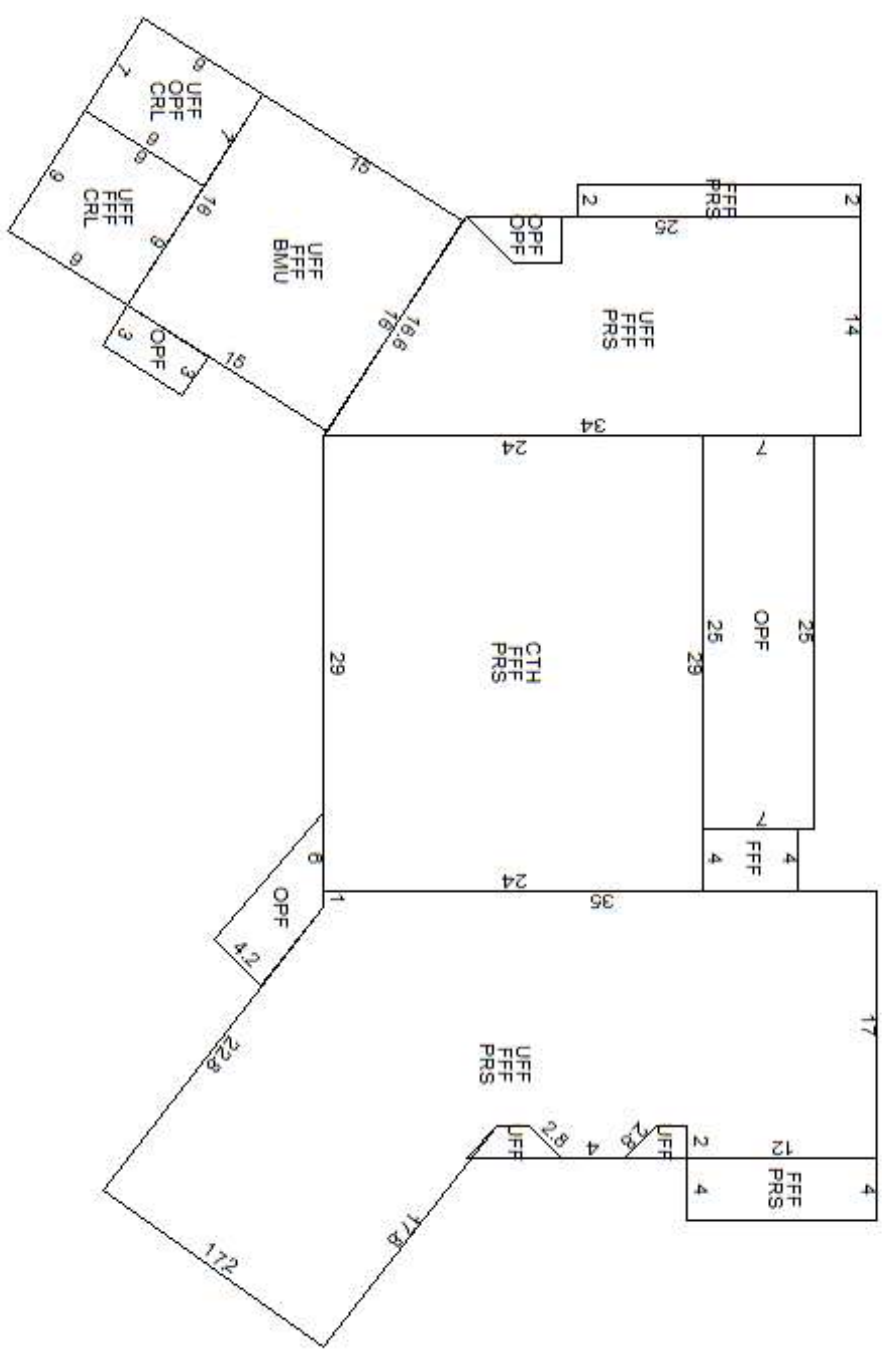
Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1645	1.00	1645
FFF	FST FLR FIN	2372	1.00	2372
PRS	PIER	2027	-0.05	-101
OPF	OPEN PORCH	318	0.25	80
CTH	CATHEDRAL	696	0.10	70
BMU	BSMNT	240	0.15	36
CRL	CRAWL SPACE	144	0.05	7
GLA:	4,017	7,442		4,109

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 532,773
 Year Built: 1919
 Condition For Age: GOOD 25 %
 Physical:
 Functional: C-NOTES 10 %
 Economic:
 Temporary:
 Total Depreciation: 35 %
 Building Value: \$ 346,300



OWNER INFORMATION	SALES HISTORY	PICTURE																														
VON TETZCNER, JON S VON TETZCNER, MARIT I 18 SHORE ROAD GLOUCESTER, MA 01930	<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>04/28/2021</td> <td>4625</td> <td>0295</td> <td>Q1</td> <td>1,150,000</td> <td>GIROUARD-HANNA FAMILY</td> </tr> <tr> <td>10/25/2016</td> <td>4259</td> <td>743</td> <td>U138</td> <td></td> <td>GIROUARD, MICHAEL A.</td> </tr> <tr> <td>03/31/2003</td> <td>2796</td> <td>238</td> <td>Q V</td> <td>68,000</td> <td>J & D FUCCI</td> </tr> <tr> <td>03/21/2002</td> <td>2646</td> <td>0337</td> <td>U V 25</td> <td>53,000</td> <td>KHM, INC</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	04/28/2021	4625	0295	Q1	1,150,000	GIROUARD-HANNA FAMILY	10/25/2016	4259	743	U138		GIROUARD, MICHAEL A.	03/31/2003	2796	238	Q V	68,000	J & D FUCCI	03/21/2002	2646	0337	U V 25	53,000	KHM, INC	
Date	Book	Page	Type	Price	Grantor																											
04/28/2021	4625	0295	Q1	1,150,000	GIROUARD-HANNA FAMILY																											
10/25/2016	4259	743	U138		GIROUARD, MICHAEL A.																											
03/31/2003	2796	238	Q V	68,000	J & D FUCCI																											
03/21/2002	2646	0337	U V 25	53,000	KHM, INC																											

LISTING HISTORY	NOTES
06/20/18 DWVM 03/20/18 INSP MARKED FOR INSPECTION 05/07/15 DWPM 09/30/13 DWVM 07/13/11 GRHC 10/22/09 DWVM 01/29/09 INSP MARKED FOR INSPECTION 08/29/06 CJHC	05-NEW HOME, 5/21 ADJ INFO PER M.L.S.; BAR IN BMF; KIT=MAPLE/GRANITE; BRAZILIAN CHERRY FLRS; DNP U X KIT=NO RANGE

EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1				100	5,000.00	100	5,000	
SHED-WOOD	416	26	x	16	98	10.00	100	4,077	
SOLAR ELEC PANEL	22				100	400.00	100	8,800	ROOF/2018
FIREPLACE 1-STAND	1				100	3,000.00	50	1,500	EST/INOP
FIREPLACE 1-STAND	1				100	3,000.00	100	3,000	GAS
								22,400	

MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 566,900	\$ 7,900	\$ 114,000
		Parcel Total: \$ 688,800	
2020	\$ 566,900	\$ 7,900	\$ 114,000
		Parcel Total: \$ 688,800	
2021	\$ 974,600	\$ 22,400	\$ 158,200
		Parcel Total: \$ 1,155,200	

LAND VALUATION

Zone: RES-A RESIDENTIAL A Minimum Acreage: 5.00 Minimum Frontage: 200 Site: FAIR Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	5,000 ac	164,000	F	110	95	95	95	85 -- MODERATE	100	131,500	0	N	131,500		
1F RES	3,380 ac	x 7,200	X	100				85 -- MODERATE	100	20,700	0	N	20,700		
VIEW								MOUNTAINS, AVERAGE, TOP 25, DISTANT	60	6,000			6,000	SSNL OBST	
											8,380 ac			158,200	

LAST REVALUATION: 2021



PICTURE

OWNER
VON TETZCNER, JON S
 VON TETZCNER, MARTI I
 18 SHORE ROAD
 GLOUCESTER, MA 01930

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

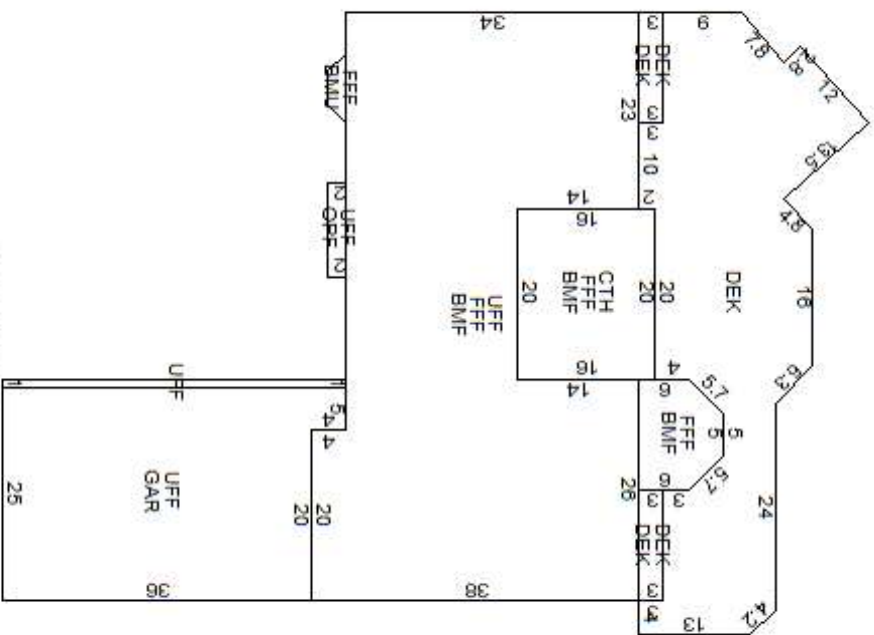
Model: 2.00 STORY FRAME CONVENTNL
 Roof: GABLE OR HIP/ASPHALT
 Ext: CEMENT CLAPBOARDS
 Int: DRYWALL
 Floor: HARDWOOD/HARD TILE
 Heat: OIL/HOT WATER
 Bedrooms: 4 Baths: 5.5 Fixtures: 19
 Extra Kitchens: Fireplaces:
 A/C: No Generators: 1
 Quality: A6 EXC+20
 Com. Wall:
 Size Adj: 0.8277 Base Rate: RSA 114.00
 Bldg. Rate: 1.3887
 Sq. Foot Cost: \$158.31

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	1281	0.10	128
UFF	UPPER FLR FIN	3128	1.00	3128
FFP	FST FLR FIN	2592	1.00	2592
BMF	BSMNT FINISHED	2580	0.30	774
CTH	CATHEDRAL	320	0.10	32
GAR	GARAGE ATTCHD	920	0.45	414
OPF	OPEN PORCH	22	0.25	6
BMU	BSMNT	12	0.15	2
GLA:	5,720	10,855		7,076

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 1,120,202
 Year Built: 2004
 Condition For Age: AVERAGE 13 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 13 %
 Building Value: \$ 974,600



FRONTAGE

OWNER INFORMATION		SALES HISTORY				PICTURE	
POZARYCKI, ERIC J. & NANCY E. 19 ARLINGTON PLACE RIVERDALE, NJ 07457		Date	Book	Page	Type	Price	Grantor
		12/07/2020	4581	864	Q1	429,000	BALL, CRAY
		07/01/1991	1920	0330	Q V	36,762	HARWOOD
		07/01/1991	1920	0328	U V 99	32,000	FRANCONIA MTN LAND CO

LISTING HISTORY		NOTES	
03/23/21	DWUM	SCREENED IN A PORTION OF EXISTING DECK = OPF. INFO OF HSE EST	
03/20/18	INSP	DUE TO DOGS, PORTIONS OF HSE EST DUE TO FENCED IN BACK YARD,	
09/30/13	DWVM	9/13;	
11/03/10	DWVE	MARKED FOR INSPECTION	
09/16/10	INSP		
07/16/05	MVUM		
09/10/03	DWHR		
07/16/97	TWH		

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	FRANCONIA ASSESSING OFFICE		
SHED-WOOD	80	10 x 8	260	10.00	80		1,664			
							1,700			

LAND VALUATION										LAST REVALUATION: 2021				
Zone: RES-A RESIDENTIAL A					Minimum Acreage: 5.00	Minimum Frontage: 200		Site: GOOD			DriveWAY: DIRT/GRAVEL	Road: DIRT/GRAVEL		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	3.470 ac	152,984 F	110	105	95	95	95--MILLD	100	151,500	0	N	151,500		
												3.470 ac	151,500	151,500

LAND VALUATION										LAST REVALUATION: 2021				
Zone: RES-A RESIDENTIAL A					Minimum Acreage: 5.00	Minimum Frontage: 200		Site: GOOD			DriveWAY: DIRT/GRAVEL	Road: DIRT/GRAVEL		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	3.470 ac	152,984 F	110	105	95	95	95--MILLD	100	151,500	0	N	151,500		
												3.470 ac	151,500	151,500



OWNER
POZARYCKI, ERIC J.
 & NANCY E.
 19 ARLINGTON PLACE
 RIVERDALE, NJ 07457

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

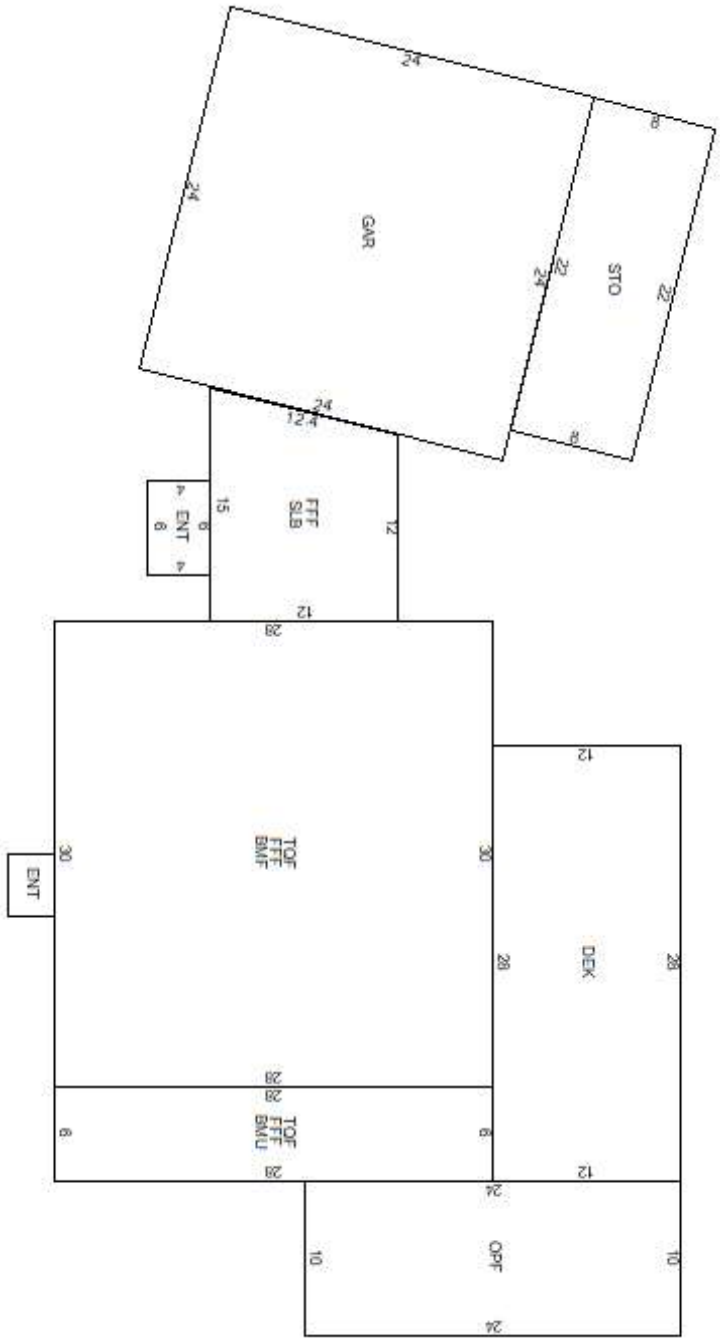
Model: 1.75 STORY FRAME CAPE
 Roof: GABLE OR HIP/ASPHALT
 Ext: CEDAR/REDWD
 Int: DRYWALL
 Floor: HARD TILE/CARPET
 Heat: OIL/HOT WATER
 Bedrooms: 3 Baths: 2.5 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.9612 Base Rate: RSA 114.00
 Bldg. Rate: 1.1417
 Sq. Foot Cost: \$ 130.15

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	576	0.45	259
TOF	3/4 STRY FIN	1008	0.75	756
FFF	FST FLR FIN	1170	1.00	1170
STO	STORAGE AREA	176	0.25	44
SLB	SLAB	162	0.00	0
ENT	ENTRY WAY	36	0.10	4
BMF	BSMNT FINISHED	840	0.30	252
BMU	BSMNT	168	0.15	25
DEK	DECK/ENTRANCE	336	0.10	34
OPF	OPEN PORCH	240	0.25	60
GLA:	1,926	4,712		2,604

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 338,911
 Year Built: 1992
 Condition For Age: GOOD 14 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 14 %
 Building Value: \$ 291,500



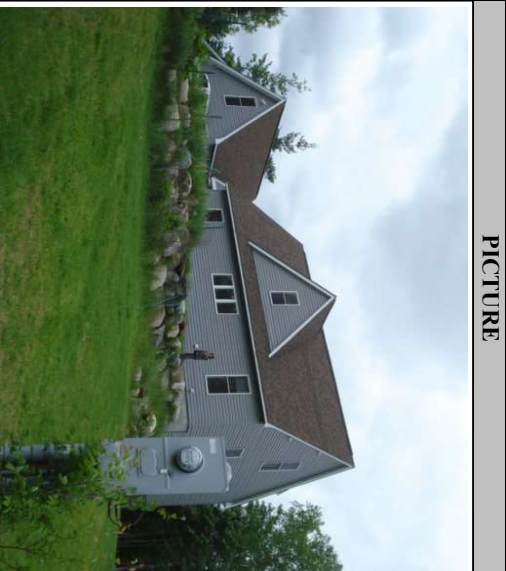
OWNER INFORMATION	SALES HISTORY	PICTURE																								
GOMO, TENDAI PO BOX 242 FRANCONIA, NH 03580	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>11/02/2020</td> <td>4571</td> <td>159</td> <td>Q1</td> <td>481,000</td> <td>KELLEY, SCOTT</td> </tr> <tr> <td>09/23/2016</td> <td>4333</td> <td>398</td> <td>Q1</td> <td>390,000</td> <td>PRESBY, THADDEUS D</td> </tr> <tr> <td>01/15/2002</td> <td>2623</td> <td>0028</td> <td>U V 18</td> <td>39,000</td> <td>R & R KENERSON</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	11/02/2020	4571	159	Q1	481,000	KELLEY, SCOTT	09/23/2016	4333	398	Q1	390,000	PRESBY, THADDEUS D	01/15/2002	2623	0028	U V 18	39,000	R & R KENERSON	
Date	Book	Page	Type	Price	Grantor																					
11/02/2020	4571	159	Q1	481,000	KELLEY, SCOTT																					
09/23/2016	4333	398	Q1	390,000	PRESBY, THADDEUS D																					
01/15/2002	2623	0028	U V 18	39,000	R & R KENERSON																					

LISTING HISTORY	NOTES
03/04/21 DWUM 07/30/20 DWVL 01/28/20 INSP 10/19/15 DWVM 11/02/10 DWVL 09/16/10 INSP 09/08/06 MVHC 09/08/06 DWHN	2004-PRESBY SUBDIV. PROPERTY SUBJECT TO UTILITY EASEMENT. VIEW EASEMENT ON PART OF PROP; AREA OF BMU CHANGED TO BMF WITH 11/10 DV & DEK CHANGED TO DEK/OPF; COULD NOT LOCATE 10X8 SHED; 2020 DV, INT INFO FROM HO @ DOOR;

EXTRA FEATURES VALUATION								
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8	x 10	260	10.00	0	0	0

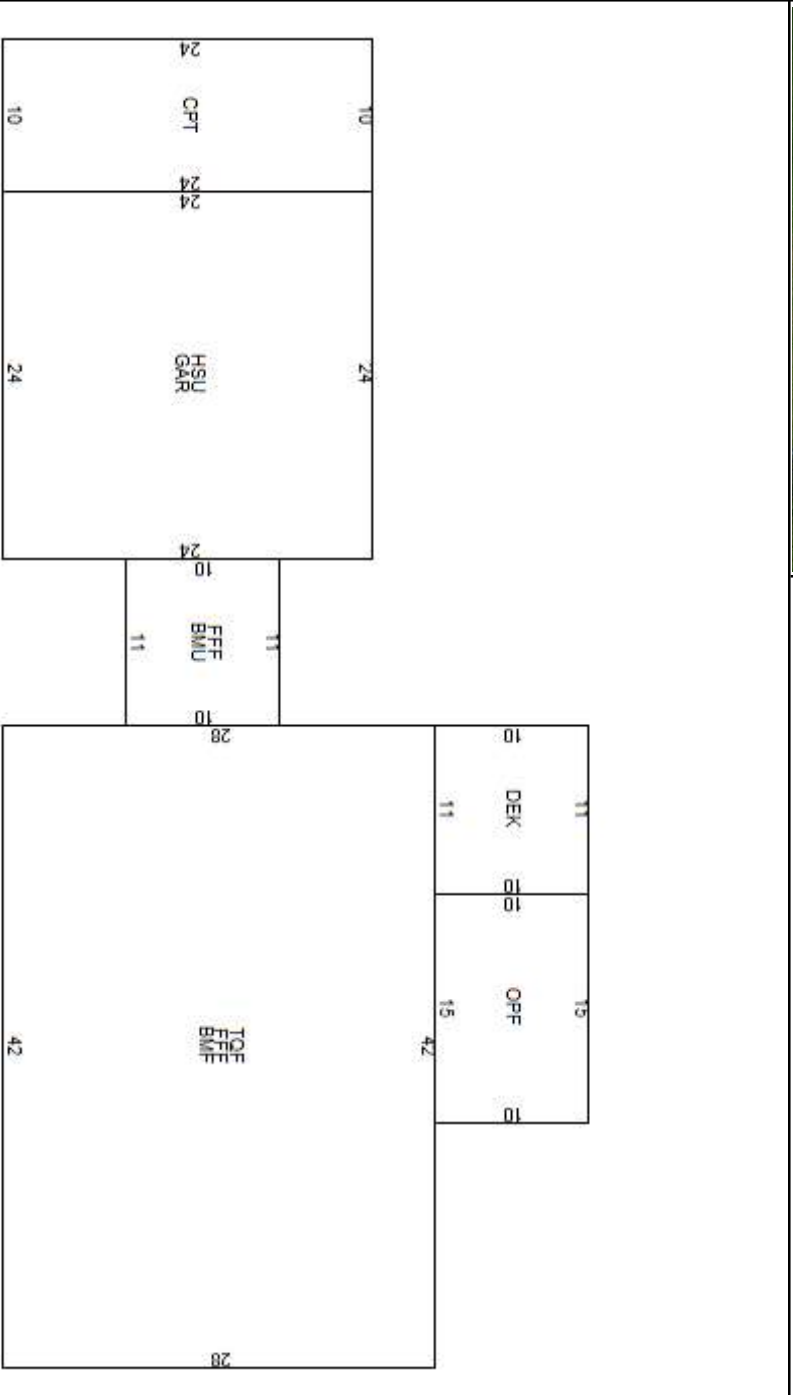
LAND VALUATION							LAST REVALUATION: 2021							
Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	GOOD	Driveway:	DIRT/GRAVEL	Road:	PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5,000 ac	164,000	E	100	105	100	95	95 -- MILD	95	147,600	0	N	147,600	SHDW
1F RES	1,550 ac	x 7,200	X	100				90 -- ROLLING	95	9,500	0	N	9,500	EASEMENT
1F RES	0,710 ac	x 7,200	X	100				90 -- ROLLING	100	4,600	0	N	4,600	
VIEW		MOUNTAINS, NARROW, TOP 25, CLOSE/NEAR										100	9,000	
		7.260 ac											170,700	

MUNICIPAL SOFTWARE BY AVITAR						
FRANCONIA ASSESSING OFFICE						
PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land			
2019	\$ 213,700	\$ 600	\$ 82,400	Parcel Total: \$ 296,700		
2020	\$ 213,700	\$ 600	\$ 82,400	Parcel Total: \$ 296,700		
2021	\$ 304,700	\$ 0	\$ 170,700	Parcel Total: \$ 475,400		



OWNER		TAXABLE DISTRICTS	
GOMO, TENDAI		District	Percentage
PO BOX 242			
FRANCONIA, NH 03580			
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.75 STORY FRAME CAPE	
Roof: GABLE OR HIP/ASPHALT	
Ext: VINYL SIDING	
Int: DRYWALL	
Floor: HARD TILE/HARDWOOD	
Heat: GAS/RAD WATER	
Bedrooms: 4	Baths: 3.5
Extra Kitchens:	Fixtures: 13
A/C: No	Fireplaces:
Quality: A1 AVG+10	Generators:
Com. Wall:	
Size Adj: 0.9361	Base Rate: RSA 114.00
	Bldg. Rate: 1.0394
	Sq. Foot Cost: \$ 118.49



ID	Description	Area	Adj.	Effect.
CPT	CARPORT	240	0.10	24
DEK	DECK/ENTRANCE	110	0.10	11
OPF	OPEN PORCH	150	0.25	38
BMU	BSMNT	110	0.15	17
HSU	1/2 STRY UNFIN	576	0.15	86
GAR	GARAGE ATTCHD	576	0.45	259
TOF	3/4 STRY FIN	1176	0.75	882
FFF	FST FLR FIN	1286	1.00	1286
BMF	BSMNT FINISHED	1176	0.30	353
GLA:	2,168	5,400		2,956

2021 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 350,256
Year Built:	2005
Condition For Age:	AVERAGE
Physical:	13 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 304,700

OWNER INFORMATION

SABA, JOHN S
 SABA, MAUREEN R
 479 PROSPECT STREET
 METHUEN, MA 01844

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/24/2021	4614	0367	Q1	690,000	BEAULIEU, TAMMIE A.
09/05/2013	4009	367	U138		BEAULIEU ETAL, TAMMIE
01/17/2013	3948	638	U138		BEAULIEU, CHALRES R.
06/03/2008	3522	240	U V 38		TAMMY BEAULIEU
11/30/2001	2606	0047	Q V	35,000	J.W.POWERS, INC

NOTES

07/30/20 DWVL
 01/28/20 INSP MARKED FOR INSPECTION
 04/09/12 DWPM
 01/26/11 DWPM
 03/16/10 DWPM
 05/18/02 DWPL

--09 INT INFOR FROM OCCUP AT DOOR, H.O. NOT HOME, UC-10 REMOVED
 1/11; 2020 DV, INT INFO FROM HO @ DOOR, ADDED LNT0 & PAT; BLD IS
 SET UP AS 2 FAMILY W/ONE CENTRAL KIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	2			5,000.00	100	10,000	
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
LEAN-TO	40	10 x 4	400	4.00	60	384	ATT TO 12X10
PATIO	220	220 x 1	133	7.00	60	1,229	
						13,000	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 318,800	\$ 10,600	\$ 83,400
		Parcel Total: \$ 412,800	
2020	\$ 318,800	\$ 10,600	\$ 83,400
		Parcel Total: \$ 412,800	
2021	\$ 522,000	\$ 13,000	\$ 155,900
		Parcel Total: \$ 690,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: EXC DriveWAY: DIRT/GRAVEL Road: PAVED
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 2.480 ac 145,856 E 100 125 100 95 90--ROLLING 100 155,900 0 N 155,900
2.480 ac 155,900 155,900



OWNER
SABA, JOHN S
 SABA, MAUREEN R
 479 PROSPECT STREET
 METHUEN, MA 01844

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/15/08	08-08	NEW BUILDING	

BUILDING DETAILS

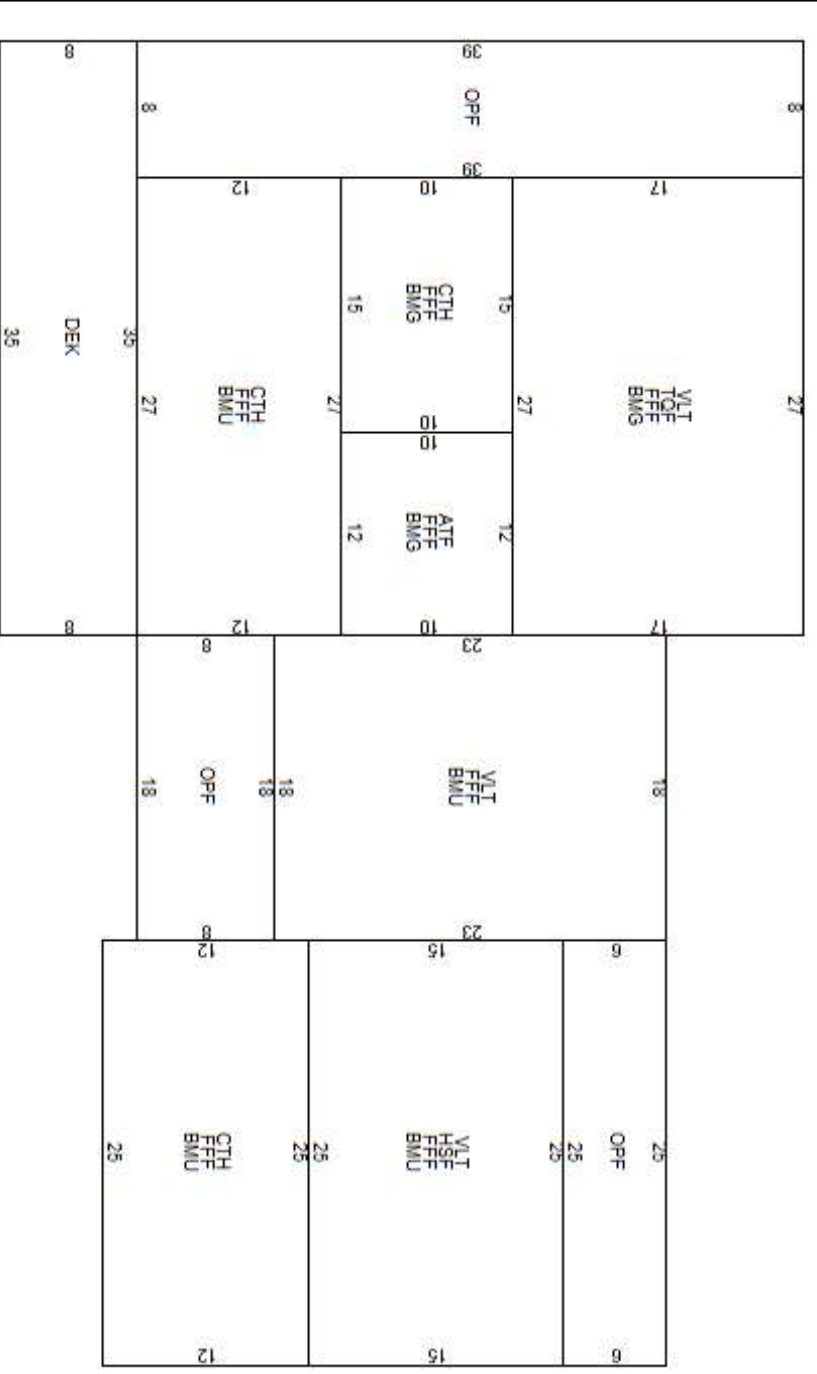
Model: **1.75 STORY FRAME LOG HOME**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **LOGS**
 Int: **WOOD/LOG/DRYWALL**
 Floor: **CARPET/LAMINATE/VINYL**
 Heat: **GAS/EA DUCTED**
 Bedrooms: **5** Baths: **4.0** Fixtures: **15**
 Extra Kitchens: **1** Fireplaces:
 A/C: **No** Generators:
 Quality: **A6 EXC+20**
 Com. Wall:
 Size Adj: **0.9127** Base Rate: **RSA 114.00**
 Bldg. Rate: **1.4884**
 Sq. Foot Cost: **\$ 169.67**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	606	0.25	152
DEK	DECK/ENTRANCE	280	0.10	28
VLT	V/AULTED	1248	0.05	62
TOF	3/4 STRY FIN	459	0.75	344
FFF	FST FLR FIN	2142	1.00	2142
BMG	BSMT GARAGE	729	0.20	146
CTH	CATHEDRAL	774	0.10	77
ATF	ATTIC FINISHED	120	0.25	30
BMU	BSMNT	1413	0.15	212
HSF	1/2 STRY FIN	375	0.50	188
GLA:	2,704	8,146		3,381

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 573,654**
 Year Built: **2008**
 Condition For Age: **GOOD** **9 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **9 %**
 Building Value: **\$ 522,000**



OWNER INFORMATION	SALES HISTORY		NOTES
HORSE AND HOUND CLUB LLC	Date	Book Page Type	Price Grantor
	10/22/2020	4567 403 Q1	935,000 THE BEAN HOSPITALITY,
	12/15/2010	3758 656 Q1	935,000 CANTLON & STEELE
205 WELLS ROAD	06/01/1989	1826 389 Q1	600,000 COHEN, STANLEY F
FRANCONIA, NH 03580			

LISTING HISTORY	NOTES
03/04/21 DWUM	HORSE & HOUND INN- BED AND BREAKFAST 10 RMS.(8W/PRIVATE BATHS) APRX.25 SEAT LOUNGE, 55 DINING ROOM; -- 2012 FUNC DEP = 1%/WH + 5% CENTRAL HEAT SYSTEM SINGLE ZONE, 2020 D.V, NO CHANGE TO PROPERTY; REST. CLOSED 2019;
07/30/20 DWVM	
01/28/20 INSP	
06/19/15 DWVL	
04/15/14 DWPR	
04/09/12 DWPM	
01/27/11 DWPM	
08/21/08 DWVL	

EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units Length x Width Size Adj	Rate	Cond Market Value Notes
FIREPLACE 2-STAND	1	100	5,000.00 50 2,500
FIREPLACE 1-STAND	1	100	3,000.00 50 1,500
SHED-WOOD	112	14 x 8	203 10.00 60 1,364
GREENHOUSE NON/COMM	96	12 x 8	100 16.00 100 1,536
			6,900

LAND VALUATION		LAST REVALUATION: 2021	
Land Type	Units Minimum Acreage: 3.00 Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes	Minimum Frontage: 150	Site: VERY GOOD Driveway: DIRT/GRAVEL Road: PAVED
COM/IND	3,000 ac 149,600 E 100 110 100 95 85 -- MODERATE 125 166,100 0 N 166,100 USE		
COM/IND	3,200 ac x 7,200 X 100 85 -- MODERATE 125 24,500 0 N 24,500 USE		
COM/IND	300,000 ft x 200 E 100 95 -- MILD 100 57,000 0 N 57,000		
		6.200 ac	247,600

PARCEL TOTAL TAXABLE VALUE		MUNICIPAL SOFTWARE BY AVITAR	
Year	Building	Features	Land
2019	\$ 756,900		\$ 6,500 \$ 142,100
		Parcel Total: \$ 905,500	
2020	\$ 756,900		\$ 6,500 \$ 142,100
		Parcel Total: \$ 905,500	
2021	\$ 690,500		\$ 6,900 \$ 247,600
		Parcel Total: \$ 945,000	



OWNER
HORSE AND HOUND CLUB LLC
 205 WELLS ROAD
 FRANCONIA, NH 03580

PERMITS

Date	Permit ID	Permit Type	Notes
06/01/10	10-4	ADDITION	DECK ON BACK OF INN

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

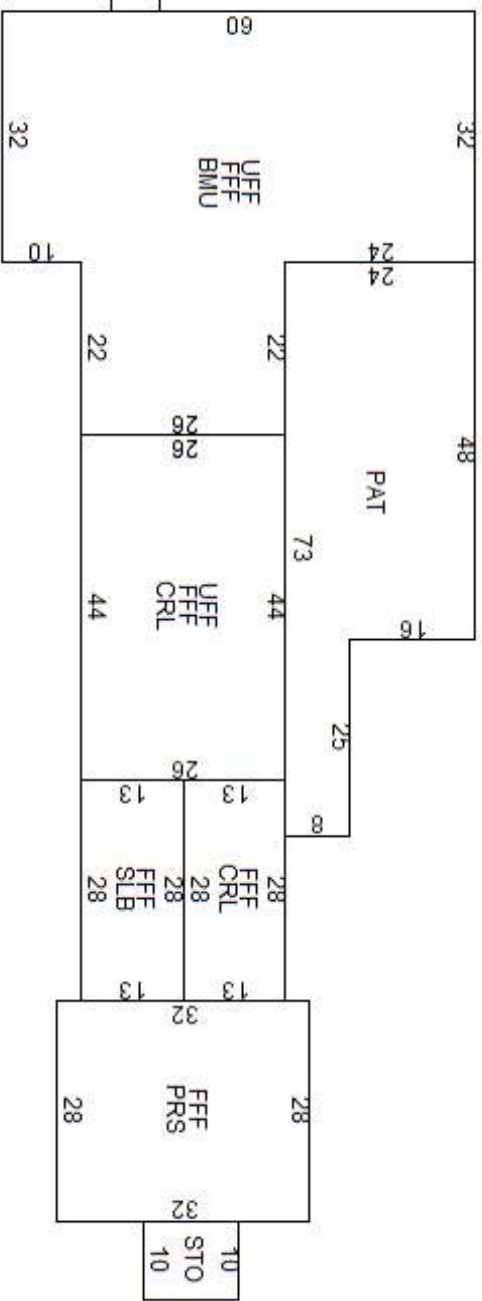
Model: 2.00 STORY FRAME BED/BRKFST
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL/WOOD/LOG
 Floor: CARPET/HARDWOOD
 Heat: OIL/STEAM
 Bedrooms: 9 Baths: 9.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators: 1
 Quality: A0 AVG
 Comm. Wall: WOOD, 8 FT. 1.0000
 Size Adj: 0.8502 Base Rate: CBB 114.00
 Bldg. Rate: 0.8749
 Sq. Foot Cost: \$ 99.73

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PAT	PATIO	1352	0.10	135
SLB	SLAB	364	0.00	0
EPU	COVERED BSMNT	54	0.35	19
STO	STORAGE AREA	120	0.25	30
FFF	FST FLR FIN	5260	1.00	5260
PRS	PIER	896	-0.05	-45
UFF	UPPER FLR FIN	3636	1.00	3636
CRL	CRAWL SPACE	1508	0.05	75
BMU	BSMNT	2492	0.15	374
GLA:	8,896	15,682		9,484

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 945,839
 Year Built: 1890
 Condition For Age: VERY GOOD 21 %
 Physical: C-NOTES 6 %
 Functional: Economic:
 Temporary: Total Depreciation: 27 %
 Building Value: \$ 690,500



OWNER INFORMATION

STAUDI, ERIC
 STAUDT, SHARON K
 882 W.ROXBURY PARKWAY
 CHESTNUT HILL, MA 02467

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2021	4616	0911	Q1	735,000	LAFLAMME, LOTTIE M.
01/06/2021	4591	0827	U139	1	LAFLAMME, LOTTIE M. &
02/29/2012	3861	0098	Q1	430,000	OSWALD, REGINALD V
10/19/2004	3065	705	Q V	114,900	J.W.POWERS

NOTES

LOT SLOPES AWAY FROM ROAD, NEW HOME 2005; 2010 INT INFO FROM H. O. OVER PHONE; 2011 INT INFO EST FROM EXT INSP--UC REMOVED;



MUNICIPAL SOFTWARE BY AVTAR

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
SHED-WOOD	140	14 x 10	174	10.00	80	1,949	EST/DOG
						6,900	

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 306,500	\$ 6,400	\$ 114,400
			Parcel Total: \$ 427,300
2020	\$ 306,500	\$ 6,400	\$ 114,400
			Parcel Total: \$ 427,300
2021	\$ 459,700	\$ 6,900	\$ 232,400
			Parcel Total: \$ 699,000

LAND VALUATION

LAST REVALUATION: 2021

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
1F RES	5,000 ac	164,000	I	140	105	95	95	95 -- MILD	100	206,700	0	N	206,700			
1F RES	1,020 ac	x 7,200	X	100				85 -- MODERATE	100	6,200	0	N	6,200			
VIEW								HILLS, WIDE, TOP 50, CLOSE/NEAR	100	19,500			19,500			
											6.020 ac					
											232,400				232,400	



OWNER
STAUDT, ERIC
 STAUDT, SHARON K
 882 W.ROXBURY PARKWAY
 CHESTNUT HILL, MA 02467

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

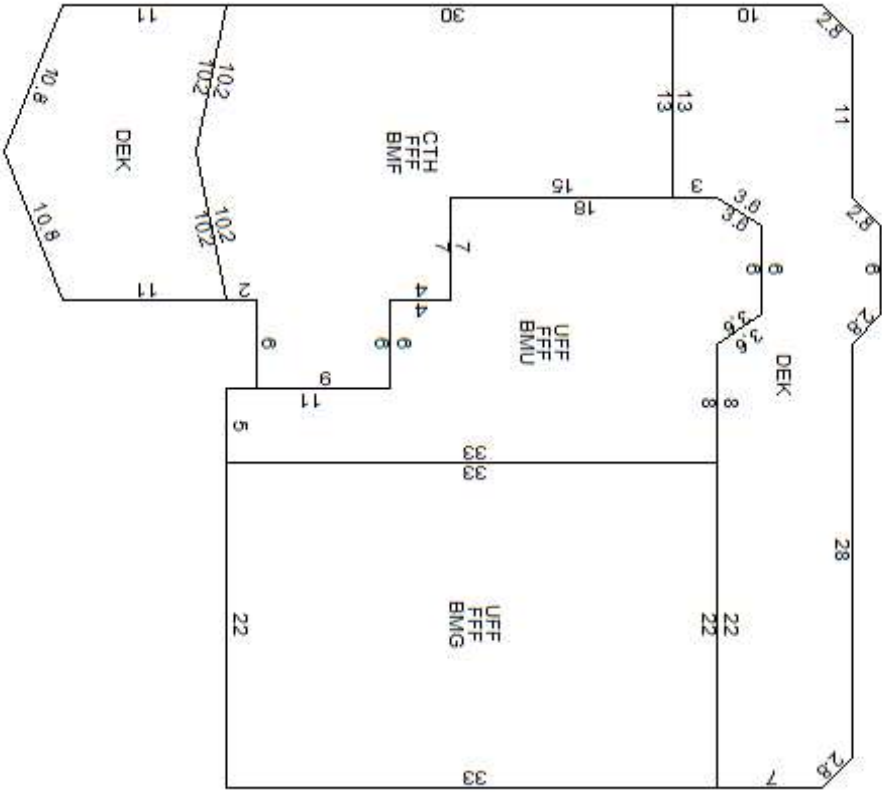
Model: **2.00 STORY FRAME CONVENTNL**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **LOGS**
 Int: **WOOD/LOG/DRYWALL**
 Floor: **HARDWOOD/PINE/SOFT WD**
 Heat: **GAS/HOT WATER**
 Bedrooms: **4** Baths: **2.5** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A5 EXC+10**
 Com. Wall:
 Size Adj: **0.9104** Base Rate: **RSA 114.00**
 Bldg. Rate: **1.3517**
 Sq. Foot Cost: **\$ 154.09**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	569	0.10	57
FFF	FST FLR FIN	1742	1.00	1742
BMF	BSMNT FINISHED	569	0.30	171
UFF	UPPER FLR FIN	1173	1.00	1173
BMG	BSMT GARAGE	726	0.20	145
BMU	BSMNT	447	0.15	67
DEK	DECK/ENTRANCE	744	0.10	74
GLA:	2,915	5,970		3,429

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 528,375**
 Year Built: **2005**
 Condition For Age: **AVERAGE** **13 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **13 %**
 Building Value: **\$ 459,700**



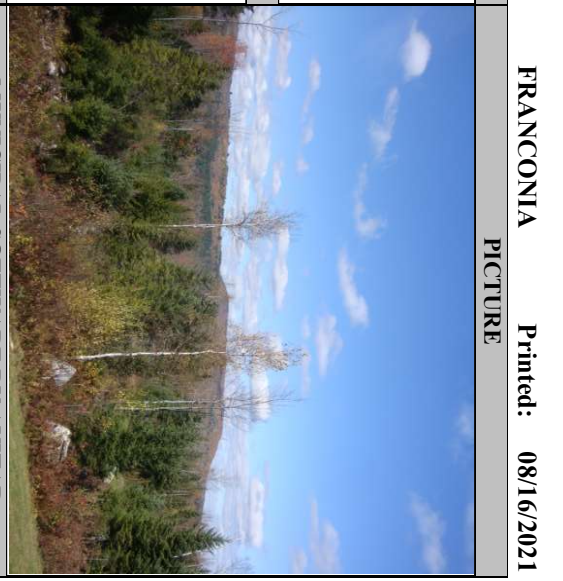
OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
Date	Book	Page	Type				
FINCH, STEPHEN							
04/06/2021	4618	0676	Q1		530,000	FRANCOIS, JACKY R.	
07/11/2016	4219	726	Q1		359,933	CROKE, JONATHAN P.	
11/10/2004	3074	210	Q V		97,900	J W POWERS	
LITTLETON, NH 03561							

LISTING HISTORY		NOTES	
02/08/19	JDVL	LOT SLOPES AWAY FROM ROAD; 2015 DV. NO CHANGE TO PROPERTY;	
10/03/18	DWVM	2/19, KIT = MAPLE & FORMICA, 5/21 PER MLS, KIT=CHERRY/FORMICA;	
08/24/15	DWVM		
08/24/15	DWVM		
10/14/10	DWVM		
09/16/10	INSP	MARKED FOR INSPECTION	
09/08/06	DWHC		
04/17/06	MVPL		

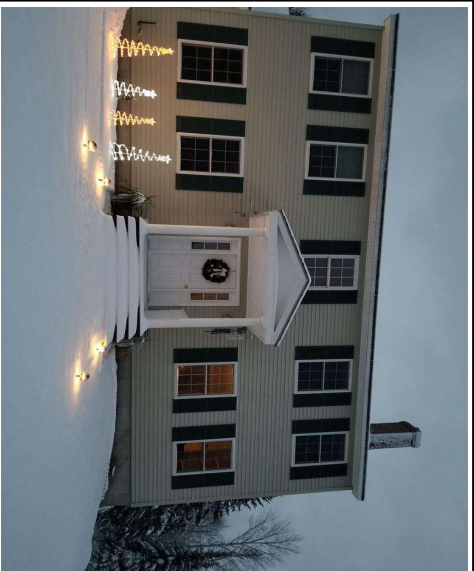
EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000
						3,000

LAND VALUATION						
Zone	Minimum Acreage	5.00	Minimum Frontage	200	Site	AVERAGE DRIVEWAY: DIRT/GRAVEL Road: DIRT/GRAVEL
Land Type	Units	Base Rate	NC	Adj	Site	Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
1F RES	5,000 ac	164,000	I	140	100	95 -- MILD 100 196,900 0 N 196,900
1F RES	0.120 ac	x 7,200	X	100	100	90 -- ROLLING 100 800 0 N 800
VIEW		MOUNTAINS, WIDE, TOP 25, CLOSE/NEAR				80 12,000 12,000 SSNL OBST/OC
						5.120 ac 209,700 209,700

MUNICIPAL SOFTWARE BY AVTAR			
Year	Building	Features	Land
2019	\$ 223,800		\$ 3,000
		Parcel Total:	\$ 331,700
2020	\$ 223,800		\$ 3,000
		Parcel Total:	\$ 331,700
2021	\$ 285,900		\$ 3,000
		Parcel Total:	\$ 498,600



FRANCONIA ASSESSING OFFICE



OWNER FINCH, STEPHEN
 FINCH, RUTH
 1726 BROOMSTICK HILL ROAD
 LITTLETON, NH 03561

TAXABLE DISTRICTS

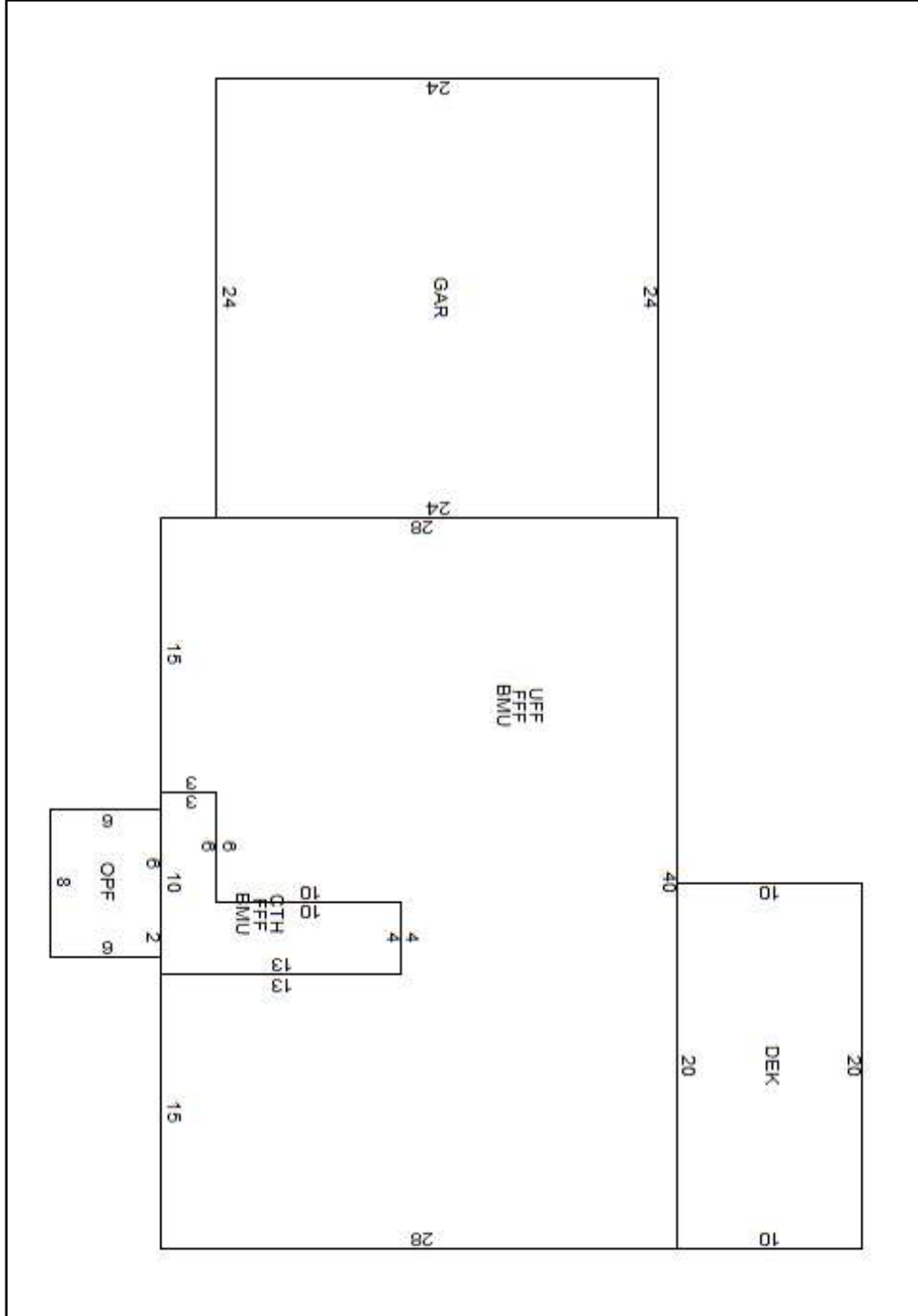
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 2.00 STORY FRAME CONVENTNL
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: OIL/HOT WATER
 Bedrooms: 4 Baths: 2.5 Fixtures: 8
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.9586 Base Rate: RSA 114.00
 Bldg. Rate: 1.0935
 Sq. Foot Cost: \$ 124.66



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1120	0.15	168
DEK	DECK/ENTRANCE	200	0.10	20
OPF	OPEN PORCH	48	0.25	12
GAR	GARAGE ATTCHD	576	0.45	259
CTH	CATHEDRAL	70	0.10	7
UPF	UPPER FLR FIN	1050	1.00	1050
FRF	FST FLR FIN	1120	1.00	1120
GLA:	2,170	4,184		2,636

2021 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 328,604
Year Built:	2005
Condition For Age:	AVERAGE
Physical:	13 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 285,900

OWNER INFORMATION	SALES HISTORY		PRICE GRANTOR
DUFFY, LAUREN KATHLEEN	Date	Book Page	Type
	06/14/2021	4640 0174	Q1
	01/03/2012	3847 962	U138
	02/15/2000	2446 0402	U138
	09/17/1999	2419 0518	QV
5 FAN PIER BLVD APT 1011 BOSTON, MA 02201			445,000 FITZGERALD, MARGARET E FITZGERALD-FOSS ETAL, M FITZGERALD-FOSS 30,000 MORSE, STEPHEN & JAN

LISTING HISTORY	NOTES
10/18/19 DWVM 08/02/19 INSP 10/17/07 DWVL 10/04/07 MAIL 04/20/07 MVVM 05/29/00 GRNL 03/26/97 BHL	MARKED FOR INSPECTION APPT LETTER BMU ACC THRU TRAP DOOR IN CLOSET



EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVTAR	
Feature Type	Units Length x Width Size Adj	Rate	Cond
SHOP-GOOD	126 21 x 6	187 21.00	100
			Market Value Notes
			4,948 ATT TO GAR
			4,900

LAND VALUATION		LAST REVALUATION: 2021	
Zone: RES-A RESIDENTIAL A	Minimum Acreage: 5.00	Minimum Frontage: 200	Site: AVERAGE DRIVEWAY: DIRT/GRAVEL ROAD: DIRT/GRAVEL
Land Type	Units	Base Rate	NC Adj Site Road DWay Topography
1F RES	1.870 ac	141,464 E	100 100 95 95 90--ROLLING
VIEW		FRAN NOTCH & SKI MTS, NARROW, TOP 25, CLOSE/NEAR	
	1.870 ac		Cond Ad Valorem SPI R Tax Value Notes
			100 114,900 0 N 114,900
			33,000 33,000
			147,900

PARCEL TOTAL TAXABLE VALUE	
Year	Building Features Land
2019	\$ 159,300 \$ 4,900 \$ 86,900
	Parcel Total: \$ 251,100
2020	\$ 159,800 \$ 4,900 \$ 86,900
	Parcel Total: \$ 251,600
2021	\$ 199,400 \$ 4,900 \$ 147,900
	Parcel Total: \$ 352,200



OWNER DUFFY, LAUREN KATHLEEN **TAXABLE DISTRICTS** District Percentage

5 FAN PIER BLVD APT 1011
BOSTON, MA 02201

PERMITS Date Permit ID Permit Type Notes

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

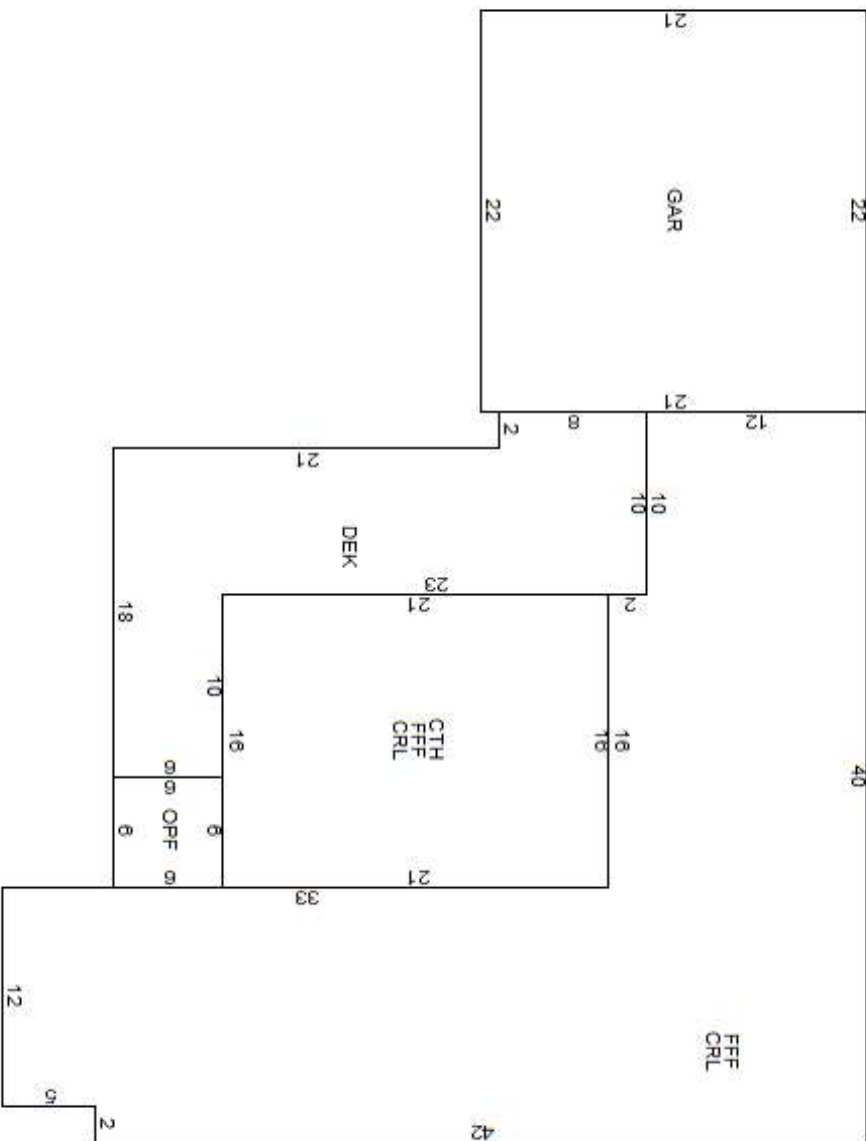
Model: 1.00 STORY FRAME RANCH
Roof: GABLE OR HIP/ASPHALT
Ext: CEDAR/REDWD/VINYL SIDING
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: GAS/EA DUCTED
Bedrooms: 2 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0782 Base Rate: RSA 114.00
Bldg. Rate: 1.1860
Sq. Foot Cost: \$ 135.21

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	336	0.10	34
DEK	DECK/ENTRANCE	308	0.10	31
GAR	GARAGE ATTCHD	462	0.45	208
OPF	OPEN PORCH	36	0.25	9
FFF	FST FLR FIN	1328	1.00	1328
CRL	CRAWL SPACE	1328	0.05	66
GLA:	1,328	3,798		1,676

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 226,612
Year Built: 2000
Condition For Age: GOOD
Physical: BMU ACC 11 %
Functional: BMU ACC 1 %
Economic:
Temporary:
Total Depreciation: 12 %
Building Value: \$ 199,400



OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR
STEWART, SUE B & HARRY T. STEWART III 15 MATTHEW DRIVE LONDONDERY, NH 03053		Date	Book	Page	Type	Price Grantor
		10/28/2020	4569	1	Q1	420,000 DEXTER, LEWIS
		11/15/2005	3075	650	U114	280,000 THOMAS BAKER

LISTING HISTORY	NOTES
03/04/21 DWUM 08/02/19 INSP 10/28/14 DWVM 03/28/07 MV 04/10/99 DWPR 12/09/96 BHL	C/B FDNT; HSE UNDERGOING TOTAL INT & EXT RENO;

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-EQUIPMENT	400	20 x 20	100	8.00	60	1,920	AVE COND
						4,900	

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 246,300	\$ 4,400	\$ 77,200
			Parcel Total: \$ 327,900
2020	\$ 246,300	\$ 4,400	\$ 77,200
			Parcel Total: \$ 327,900
2021	\$ 357,500	\$ 4,900	\$ 130,800
			Parcel Total: \$ 493,200

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.540 ac	146,288	E	100	100	100	95	90--ROLLING	95	118,800	0	N	118,800	PLE
VIEW								FRAN NOTCH & SKI MTS, TUNNEL, TOP 25, CLOSE/NEAR	90	12,000			12,000	SSNL OBST/OC
											2.540 ac	130,800	130,800	

LAST REVALUATION: 2021



MUNICIPAL SOFTWARE BY AVTAR
FRANCONIA ASSESSING
OFFICE



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

STEWART, SUE B
 & HARRY T. STEWART III
 15 MATTHEW DRIVE
 LONDONDERRY, NH 03053

District
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

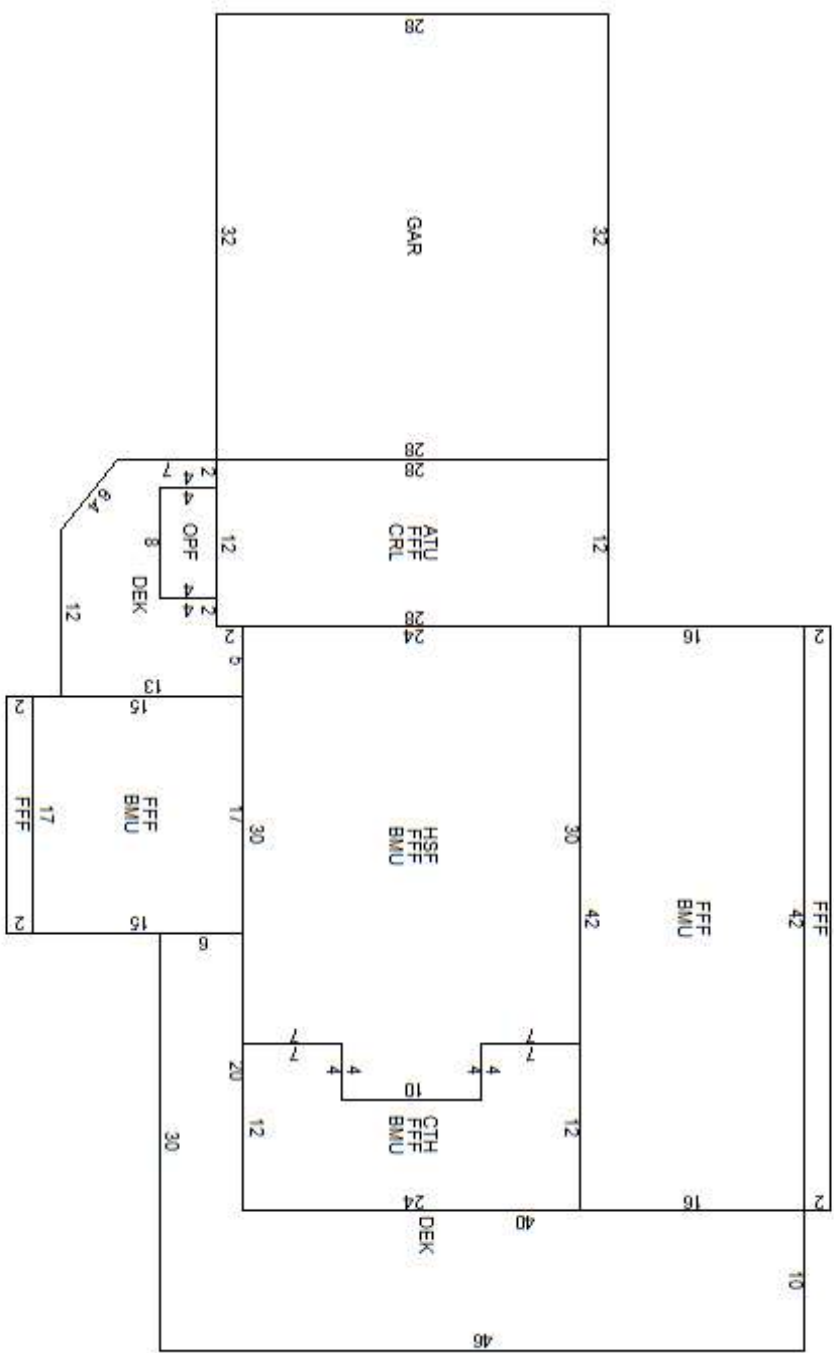
Model: 1.50 STORY FRAME CONVENTION
 Roof: GABLE OR HIP/PREFAB METALS
 Ext: CLAP BOARD/ABOVE AVG
 Int: DRYWALL/PLYWOOD/PANEL
 Floor: HARDWOOD/CARPET
 Heat: OIL/HOT WATER
 Bedrooms: 2 Baths: 3.0 Fixtures: 9
 Extra Kitchens: Fireplaces:
 A/C: No Generators: 1
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 0.9019 Base Rate: RSA 114.00
 Bldg. Rate: 1.0313
 Sq. Foot Cost: \$ 117.57

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2389	1.00	2389
BMU	BSMNT	1935	0.15	290
HSF	1/2 STRY FIN	760	0.50	380
ATU	ATTIC	336	0.10	34
CRL	CRAWL SPACE	336	0.05	17
GAR	GARAGE ATTCHD	896	0.45	403
DEK	DECK/ENTRANCE	735	0.10	74
OPF	OPEN PORCH	32	0.25	8
CTH	CATHEDRAL	248	0.10	25
GLA:	2,769	7,667		3,620

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 425,603
 Year Built: 1980
 Condition For Age: GOOD 16 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 16 %
 Building Value: \$ 357,500



OWNER INFORMATION	SALES HISTORY		PRICE GRANTOR
MOECKEL, FRIEDRICH K. TRUSTEE FKM, TRUST 31 RIDGE ROAD CONCORD, NH 03301	Date	Book Page	Type
	12/18/2020	4586 418	Q1
	08/28/2017	4308 608	U138
	11/21/2007	3469 414	Q1
	04/02/2001	2526 170	Q1
			535,000 CASHIN TRUSTEES, CASHIN, WILLIAM P. 350,000 ANTHONY, JEFFREY E & S 200,000 IMONTI REALTY TRUST

LISTING HISTORY	NOTES
03/23/21 DWUM 10/09/18 DWVM 09/01/16 DWHC 07/10/14 DWVM 10/13/10 DWVM 09/16/10 INSP 11/21/05 MUVV 02/05/96 BHR	INT INFO EST FROM EXT INSPECTION; 2018 DV, BOTH DEK SUB AREAS TO OPF; 2/19 INT INFO OVER PHONE.

EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units Length x Width Size Adj	Rate	Cond Market Value Notes
FIREPLACE 1-CUST	1	100	5,000.00 100
GARAGE-1 STY	432	18 x 24	97 30,00 100
			17,600

PARCEL TOTAL TAXABLE VALUE	
Year	Building Features Land
2019	\$ 184,400 \$ 12,200 \$ 82,300 Parcel Total: \$ 278,900
2020	\$ 184,400 \$ 12,200 \$ 82,300 Parcel Total: \$ 278,900
2021	\$ 324,100 \$ 17,600 \$ 163,600 Parcel Total: \$ 505,300

LAND VALUATION		LAST REVALUATION: 2021	
Zone: RES-B RESIDENTIAL B	Minimum Acreage: 3.00	Minimum Frontage: 150	Site: MITTERSILL Driveway: PAVED Road: PAVED
Land Type	Units	Base Rate	NC Adj Site Road DWay Topography
1F RES	0.250 ac	70,000 F	110 250 100 100 85 -- MODERATE 100
	0.250 ac		163,600 163,600 0 N 163,600



PICTURE

OWNER

MOECKEL, FRIEDRICH K. TRUSTEE
 FK M, TRUST
 31 RIDGE ROAD
 CONCORD, NH 03301

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

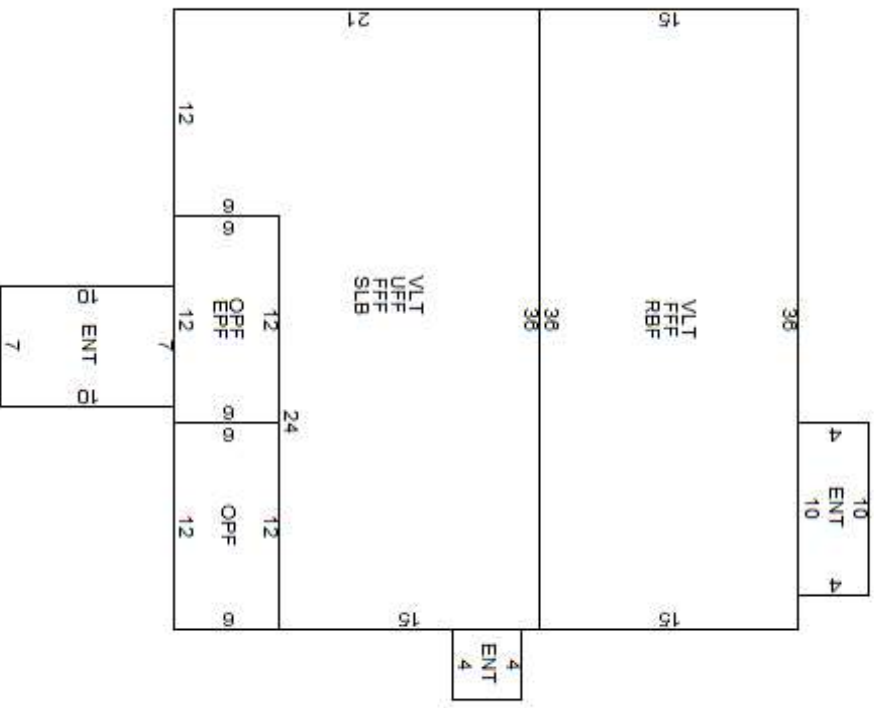
Model: **2.00 STORY FRAME CHALET**
 Roof: **GABLE OR HIP/STANDING SEAM**
 Ext: **CLAP BOARD/CB STUCCO**
 Int: **DRYWALL**
 Floor: **CARPET/HARDWOOD**
 Heat: **GAS/EA NO DUCTS**
 Bedrooms: **3** Baths: **2.0** Fixtures: **6**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A5 EXC+10**
 Com. Wall:
 Size Adj: **0.9865** Base Rate: **RSA 114.00**
 Bldg. Rate: **1.4212**
 Sq. Foot Cost: **\$ 162.01**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1152	1.00	1152
SLB	SLAB	612	0.00	0
UFF	UPPER FLR FIN	612	1.00	612
VLT	VAULTED	1152	0.05	58
OPF	OPEN PORCH	144	0.25	36
EPF	ENCLOSED	72	0.70	50
RBF	RAISED BSMNT	540	0.75	405
ENT	ENTRY WAY	126	0.10	13
GLA:	1,764	4,410		2,326



2021 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 376,835**
 Year Built: **1965**
 Condition For Age: **VERY GOOD** 14 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **14 %**
 Building Value: **\$ 324,100**

OWNER INFORMATION

GILMAN, EDWARD M
 GILMAN, KERRIANN J
 66 PHILLIPS CIRCLE
 WALTHAM, MA 02452

SALES HISTORY

Date	Book	Page	Type	Price Grantor
12/14/2020	4584	0995	Q1	373,000 OAKMAN, ANTHONY E.
04/26/2018	4357	0034	Q1	242,000 CARTER, CHRISTOPHER
09/11/2012	3914	0780	Q1	242,000 VINEYARD, HILLARY & SA
05/27/2011	3795	490	U138	PROUTY, MAUREEN
07/21/2006	3307	792	Q1	270,000 DOUGHERTY, ELIZABETH A

NOTES

INCL LT 67;

LISTING HISTORY
 08/02/19 INSP MARKED FOR INSPECTION
 10/09/18 DWVM
 09/01/16 DWHC
 07/10/14 DWVM
 10/13/10 DWVM
 09/16/10 INSP MARKED FOR INSPECTION
 09/07/06 MVHC
 11/23/05 MVVM



MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 82,400	\$ 5,400	\$ 140,800
		Parcel Total: \$ 228,600	
2020	\$ 82,400	\$ 5,400	\$ 140,800
		Parcel Total: \$ 228,600	
2021	\$ 151,800	\$ 5,400	\$ 250,300
		Parcel Total: \$ 407,500	

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	
LEAN-TO	45	9 x 5	400	4.00	60	432	WD STO
						5,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: MITTERSILL Driveway: PAVED Road: PAVED
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 0.571 ac 87,838 F 110 250 100 100 85 -- MODERATE 100 205,300 0 N 205,300
 VIEW MOUNTAINS, AVERAGE, TOP 75, EXTREME DISTANT 100 45,000
0.571 ac 250,300



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

GILMAN, EDWARD M
 GILMAN, KERRIANN J
 66 PHILLIPS CIRCLE
 WALTHAM, MA 02452

District
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

Model: 1.00 STORY FRAME CHALET
 Roof: GABLE OR HIP/STANDING SEAM
 Ext: PREFAB WD PNL/T111/CB STUCCO
 Int: DRYWALL/PLYWOOD/PANEL
 Floor: CARPET
 Heat: GAS/EA NO DUCTS
 Bedrooms: 3 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 1.2201 Base Rate: RSA 114.00
 Bldg. Rate: 1.4056
 Sq. Foot Cost: \$ 160.23

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	48	0.10	5
VLT	VAULTED	560	0.05	28
DEK	DECK/ENTRANCE	152	0.10	15
UFF	UPPER FLR FIN	280	1.00	280
SLB	SLAB	280	0.00	0
RBF	RAISED BSMNT	280	0.75	210
FFF	FST FLR FIN	632	1.00	632
GLA:	912	2,232		1,170

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 187,469
 Year Built: 1965
 Condition For Age: GOOD 19 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 19 %
 Building Value: \$ 151,800

8	ENT	28	VLT FFF RBF	10
10		28	VLT FFF RBF	10
10		28	VLT FFF SLB	10
4	FFF	18	2.4	10
4	FFF	18	DEK	10
4		28		10

OWNER INFORMATION

MERLINO, MARK
 PLIGAVKO, CRISTINA
 210 MORSE ROAD
 SUDBURY, MA 01776

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/28/2021	4635	0375	Q1	200,000	CATUDAL REVOCABLE
02/20/2019	4418	0085	U138		CATUDAL, STEPHEN J.
05/02/2002	2662	597	Q1	73,000	THE FAIRVIEW GROUP

NOTES

08/02/19 INSP MARKED FOR INSPECTION
 10/09/18 DWVM
 09/01/16 DWHC
 07/14/14 DWVM
 10/13/10 DWVM
 09/16/10 INSP MARKED FOR INSPECTION
 07/24/03 MVUM
 02/05/96 GRL

UNIT 3: UPPER UNIT, RIGHT.; GOOD COND.; --08 DATA VERIFICATION = EPF SUB-AREA = CENTER ENTRY/STAIRCASE COMMON TO ALL UNITS--

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	
MITTERSILL	1		100	60,000.00	100	60,000	
						63,000	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 72,400	\$ 63,000	\$ 0
Parcel Total:		\$ 135,400	
2020	\$ 72,400	\$ 63,000	\$ 0
Parcel Total:		\$ 135,400	
2021	\$ 104,800	\$ 63,000	\$ 0
Parcel Total:		\$ 167,800	

LAND VALUATION

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

0 ac

PICTURE



PICTURE

OWNER

MERLINO, MARK
 PLIGAVKO, CHRISTINA
 210 MORSE ROAD
 SUDBURY, MA 01776

TAXABLE DISTRICTS

District	Percentage

PERMITS

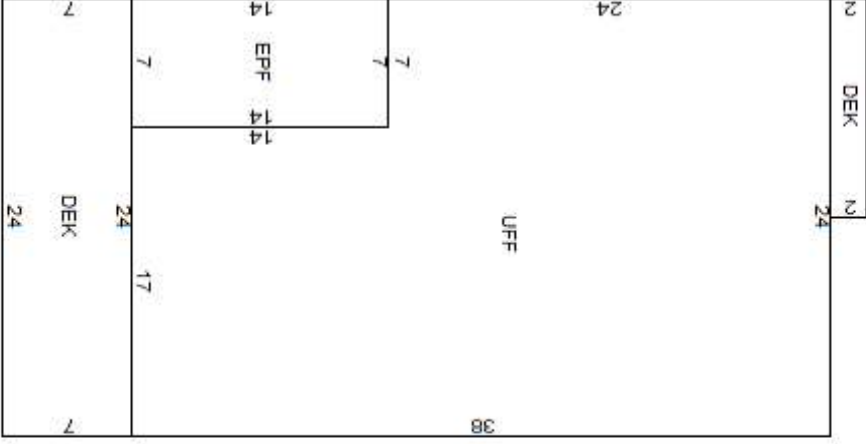
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CONDO**
 Roof: **GABLE OR HIP/STANDING SEAM**
 Ext: **BELOW AVG**
 Int: **PLYWOOD/PANEL/WOOD/LOG**
 Floor: **CARPET/LINOLEUM OR SIM**
 Heat: **OIL/HOT WATER**
 Bedrooms: **3** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A2 AVG+20**
 Com. Wall:
 Size Adj: **1.3598** Base Rate: **RCT 114.00**
 Bldg. Rate: **1.4359**
 Sq. Foot Cost: **\$ 163.70**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	814	1.00	814
DEK	DECK/ENTRANCE	192	0.10	19
EPF	ENCLOSED	98	0.70	69
GLA:	814	1,104		902



2021 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 147,657**
 Year Built: **1966**
 Condition For Age: **GOOD** **19 %**
 Physical:
 Functional: **CW** **5 %**
 Economic: **PARKING** **5 %**
 Temporary:
 Total Depreciation: **29 %**
 Building Value: **\$ 104,800**

OWNER INFORMATION	SALES HISTORY			PICTURE
KING ZIMMERMANN LIVING TRUST MARY A. KING & PETER H.K. TRUSTEES 535 OLD ROAD TO NAC CONCORD, MA 01742	Date	Book	Page	Price Grantor
	10/09/2020	4563	431	Q1 333,000 GOODWIN, ROBERT J.
LISTING HISTORY	NOTES			
03/23/21 DWUM 11/07/18 DWVM 09/01/16 DWHC 08/01/14 DWVM 10/04/07 MAIL APPT LETTER 04/19/07 MVVM 11/18/05 MVVM 02/05/96 GRL	07 DNPW WOODEN WALKWAY UNDER DECK-- 20X6 SLB EST,			

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	

LAND VALUATION

Zone:	RES-B RESIDENTIAL B	Minimum Acreage:	3.00	Minimum Frontage:	150	Site:	MITTERSILL	Driveway:	PAVED	Road:	PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES VIEW	0.202 ac	63,600	F	110	250	100	100	100	95 -- MILD MOUNTAINS, AVERAGE, TOP 25, EXTREME DISTANT	100	166,200	0	N	166,200	
										75	12,000			12,000	PL OBST
											178,200			178,200	

LAST REVALUATION: 2021

MUNICIPAL SOFTWARE BY AVTAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 136,700	\$ 5,000	\$ 102,200
		Parcel Total:	\$ 243,900
2020	\$ 136,700	\$ 5,000	\$ 102,200
		Parcel Total:	\$ 243,900
2021	\$ 201,400	\$ 5,000	\$ 178,200
		Parcel Total:	\$ 384,600

PARCEL TOTAL TAXABLE VALUE





OWNER KING ZIMMERMANN LIVING TRUST
 MARY A. KING & PETER H.K. TRUSTEES
 535 OLD ROAD TO NAC
 CONCORD, MA 01742

TAXABLE DISTRICTS

District	Percentage

PERMITS

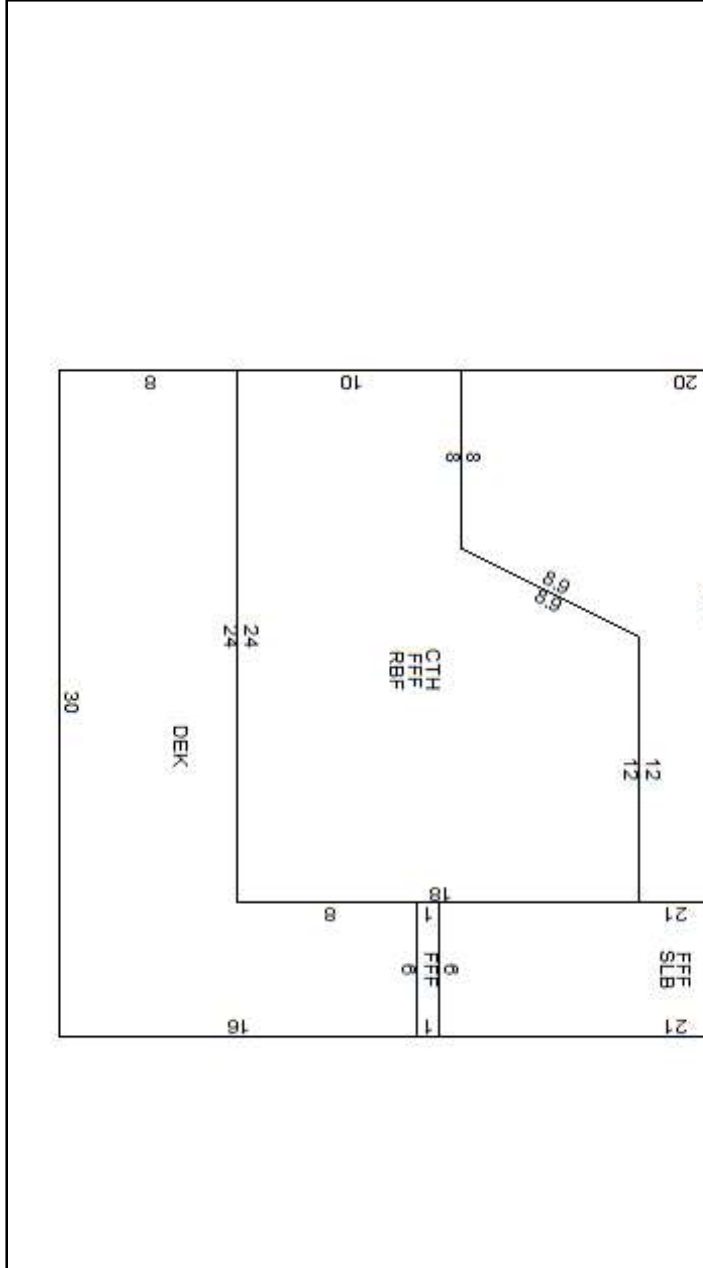
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 1.50 STORY FRAME CHALET
 Roof: GABLE OR HIP/ASPHALT
 Ext: ABOVE AVG/CB STUCCO
 Int: DRYWALL/WOOD/LOG
 Floor: CARPET/PINE/SOFT WD
 Heat: OIL/HOT WATER
 Bedrooms: 4 Baths: 2.0 Fixtures: 6
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 1.1053 Base Rate: RSA 114.00
 Bldg. Rate: 1.3919
 Sq. Foot Cost: \$ 158.67

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	288	0.10	29
FFF	FST FLR FIN	852	1.00	852
SLB	SLAB	126	0.00	0
CTH	CATHEDRAL	352	0.10	35
RBF	RAISED BSMNT	720	0.75	540
ATF	ATTIC FINISHED	368	0.25	92
GLA:	944	2,706		1,548



2021 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 245,621
Year Built:	1970
Condition For Age:	GOOD
Physical:	18 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	18 %
Building Value:	\$ 201,400

OWNER INFORMATION

VIRGIN 5, LLC
 177 RICHARDS AVENUE
 PORTSMOUTH, NH 03801

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/02/2021	4617	0828	Q1	235,000	FAT BLACK CAT, LLC
11/06/2014	4093	240	Q1	166,000	JANET MERRILL

NOTES

LISTING HISTORY
 08/02/19 INSP MARKED FOR INSPECTION
 07/30/18 DWVM
 09/01/16 DWHC
 07/11/14 DWVM
 07/12/11 GRHC
 10/07/09 DWVM
 01/29/09 INSP MARKED FOR INSPECTION
 11/16/05 MVUM

UNIT #2: MIDDLE UNIT; INFO FROM OWNER ON DEK-MOVING-DNVI: 2018 DV, ADJUSTED SKETCH;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 87,800	\$ 43,000	\$ 30,700
		Parcel Total: \$ 161,500	
2020	\$ 87,800	\$ 43,000	\$ 30,700
		Parcel Total: \$ 161,500	
2021	\$ 123,300	\$ 3,000	\$ 124,800
		Parcel Total: \$ 251,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RES-B RESIDENTIAL B Minimum Acreage: 3.00 Minimum Frontage: 150 Site: MITTERSILL HUBERTUS Driveway: PAVED Road: PAVED
 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 1F RES 0.080 ac 47,777 F 110 250 100 100 95--MILLD 100 124,800 0 N 124,800
0.080 ac 124,800



PICTURE

OWNER

VIRGIN 5, LLC
 177 RICHARDS AVENUE
 PORTSMOUTH, NH 03801

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 2.00 STORY FRAME TOWN HOUSE
 Roof: GABLE OR HIP/RUBBER MEMBRN
 Ext: CNCRT OR BLK
 Int: DRYWALL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: GAS/FA NO DUCTS
 Bedrooms: 3 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 1.1577 Base Rate: RCT 114.00
 Bldg. Rate: 1.0982
 Sq. Foot Cost: \$ 125.20

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	286	0.10	29
UFF	UPPER FLR FIN	480	1.00	480
FFF	FST FLR FIN	480	1.00	480
RBF	RAISED BSMNT	480	0.75	360
GLA:	960	1,726		1,349

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 168,895
 Year Built: 1965
 Condition For Age: GOOD 19 %
 Physical: CW 8 %
 Functional: CW 8 %
 Economic: CW 8 %
 Temporary: CW 8 %
 Total Depreciation: 27 %
 Building Value: \$ 123,300

ID	Description	Area	Adj.	Effect.
DEK	DECK	286	0.10	29
UFF	UPPER FLR FIN	480	1.00	480
FFF	FST FLR FIN	480	1.00	480
RBF	RAISED BSMNT	480	0.75	360
GLA:	960	1,726		1,349

OWNER INFORMATION		SALES HISTORY			PICTURE	
Date	Book	Page	Type	Price	Grantor	
10/13/2020	4564	181	Q1	365,933	BLACKWELL, WILLIAM A	
03/03/1993			Q1	105,000	GRAY, JOHN & JULIE	

LISTING HISTORY		NOTES	
03/04/21	DWUM	LAYOUT=ACCESS TO ADDITION. AI QUALITY FOR RUSTIC INTERIOR. 2015	
11/29/18	DWVM	VETERAN'S CREDIT REMOVED BECAUSE NO LONGER LEGAL RESIDENCE.	
10/04/07	MAIL	2018 DV, ADJUSTED SKETCH:	
03/29/07	MVPM		
08/30/06	MVHC		
04/18/06	MVPR		
11/29/05	MVVM		
09/08/03	HC		

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000		FRANCONIA ASSESSING OFFICE		

LAND VALUATION				LAST REVALUATION: 2021			
Year	Building	Features	Land	Year	Building	Features	Land
2019	\$ 173,900	\$ 5,000	\$ 76,600	2020	\$ 173,900	\$ 5,000	\$ 76,600
Parcel Total: \$ 255,500				Parcel Total: \$ 255,500			
2021	\$ 235,200	\$ 5,000	\$ 130,300	Parcel Total: \$ 370,500			

LAND VALUATION										LAST REVALUATION: 2021									
Zone: RES-A RESIDENTIAL A					Minimum Acreage: 5.00					Minimum Frontage: 200					Site: AVERAGE				
Land Type					Units					Base Rate					NC Adj Site Road DWay Topography				
1F RES					1.410 ac					138,152 F 110 100 95 95 95--MILLD					100 130,300 0 N 130,300				
					1.410 ac										130,300				

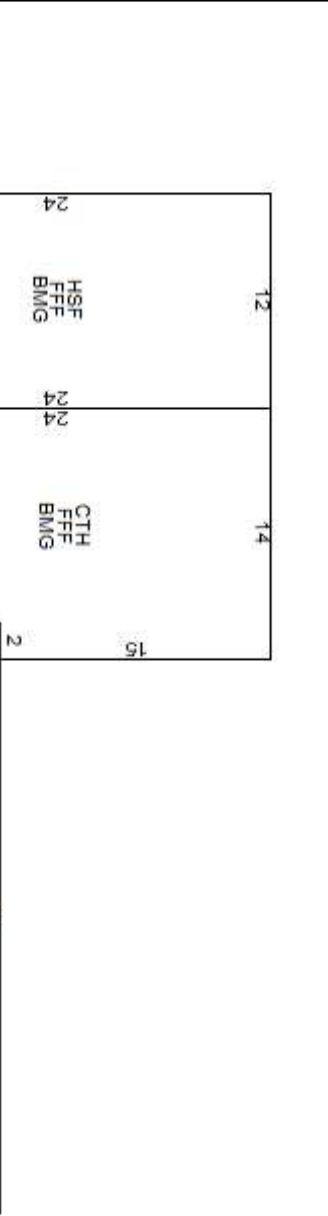


OWNER BOHNE, MICHAEL J. & MEAHEN R. BOHNE
 65 WENTWORTH STREET
 PORTSMOUTH, NH 03801

TAXABLE DISTRICTS			
District	Percentage		
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 1.50 STORY FRAME LOG HOME
 Roof: GABLE OR HIP/PREFAB METALS
 Ext: LOGS/WOOD SHINGLE
 Int: DRYWALL/WOOD/LOG
 Floor: PINE/SOFT WD/MIN PLYWD
 Heat: OIL/FA DUCTED
 Bedrooms: 2 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 1.0029 Base Rate: RSA 114.00
 Bldg. Rate: 1.1031
 Sq. Foot Cost: \$ 125.75



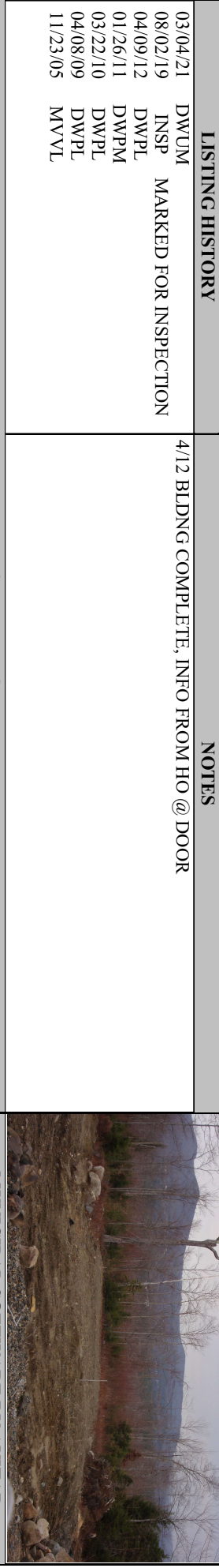
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	160	0.25	40
FFF	FST FLR FIN	1535	1.00	1535
BMU	BSMNT	929	0.15	139
CTH	CATHEDRAL	318	0.10	32
BMG	BSMT GARAGE	606	0.20	121
HSF	1/2 STRY FIN	552	0.50	276
VLT	VAULTED	264	0.05	13
DEK	DECK/ENTRANCE	188	0.10	19
GLA:	1,811	4,552		2,175

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 273,506
 Year Built: 1988
 Condition For Age: GOOD 14 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 14 %
 Building Value: \$ 235,200

OWNER INFORMATION		SALES HISTORY				PRICE GRANTOR	
AKINCILAR, ELIZABETH		Date	Book	Page	Type	600,000 WILLIS, NANCY	
2 ELIZABETH COURT		11/04/2020	4572	232	Q1	240,000 THOMAS & NANCY WILLIS	
AMHERST, NH 03031-2140		11/07/2014	4093	0591	U127	94,933 JAMES W. POWERS, INC	
LISTING HISTORY		10/23/2003	2912	69	Q V		
NOTES		4/12 BLDNG COMPLETE, INFO FROM HO @ DOOR					



MUNICIPAL SOFTWARE BY AVITAR
FRANCONIA ASSESSING OFFICE

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

EXTRA FEATURES VALUATION
 LAND VALUATION
 LAST REVALUATION: 2021

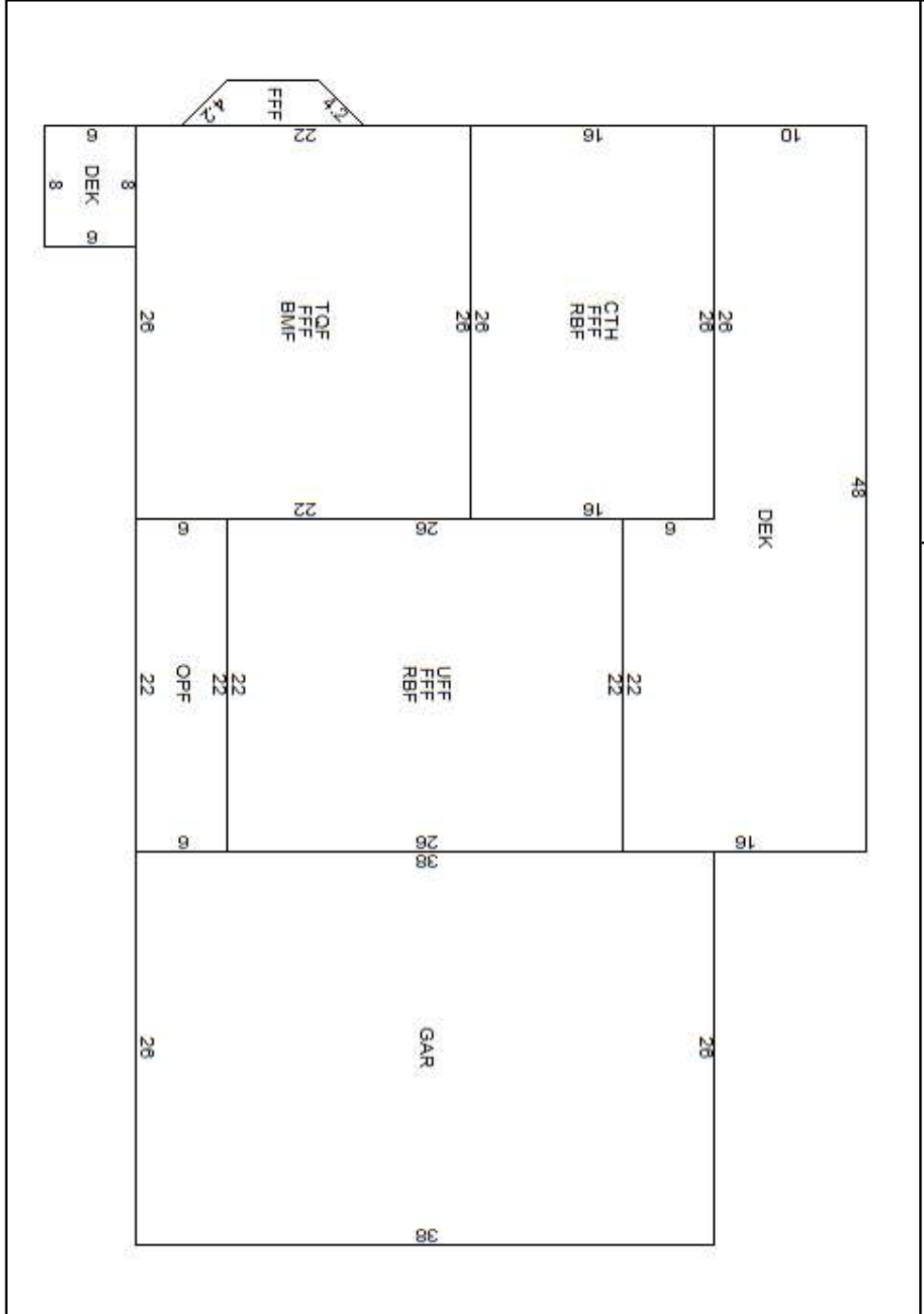
Year	Building	Features	Land
2019	\$ 412,500	\$ 6,700	\$ 103,800
		Parcel Total:	\$ 523,000
2020	\$ 412,500	\$ 6,700	\$ 103,800
		Parcel Total:	\$ 523,000
2021	\$ 490,700	\$ 5,000	\$ 154,800
		Parcel Total:	\$ 650,500

Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:	AVERAGE DRIVEWAY: DIRT/GRAVEL	Road:	DIRT/GRAVEL					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.540 ac	153,488	G	120	100	95	95	85 -- MODERATE	100	141,300	0	N	141,300	
VIEW								MOUNTAINS, AVERAGE, TOP 50, DISTANT	60	13,500			13,500	SSNL OBST
	3.540 ac									154,800			154,800	



OWNER		TAXABLE DISTRICTS	
AKINCLAR, ELIZABETH		District	Percentage
2 ELIZABETH COURT AMHERST, NH 03031-2140			
PERMITS			
Date	Permit ID	Permit Type	Notes
09/20/08	08-19	NEW BUILDING	NEW HOUSE

BUILDING DETAILS	
Model: 2.00 STORY FRAME CONVENTNL	
Roof: GABLE OR HIP/ASPHALT	
Ext: VINYL SIDING/ABOVE AVG	
Int: DRYWALL	
Floor: HARD TILE/HARDWOOD	
Heat: GAS/RAD WATER	
Bedrooms: 3	Baths: 4.0
Extra Kitchens:	Fixtures: 10
A/C: No	Fireplaces:
Quality: A3 AVG+30	Generators: 1
Com. Wall:	
Size Adj: 0.8846	Base Rate: RSA 114.00
	Bldg. Rate: 1.1833
	Sq. Foot Cost: \$ 134.90



BUILDING SUB AREA DETAILS		
ID	Description	Area Adj. Effect.
GAR	GARAGE ATTCHD	988 0.45 445
OPF	OPEN PORCH	132 0.25 33
UFF	UPPER FLR FIN	572 1.00 572
FFF	FST FLR FIN	1587 1.00 1587
RBF	RAISED BSMNT	988 0.75 741
TOF	3/4 STRY FIN	572 0.75 429
BMF	BSMNT FINISHED	572 0.30 172
CTH	CATHEDRAL	416 0.10 42
DEK	DECK/ENTRANCE	660 0.10 66
GLA: 2,588		6,487 4,087

2021 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 551,336
Year Built:	2008
Condition For Age:	AVERAGE
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 490,700

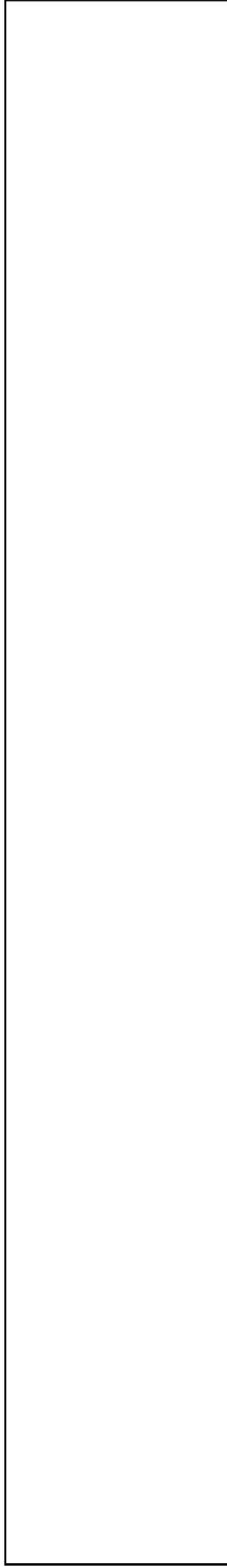
OWNER INFORMATION		SALES HISTORY				PICTURE	
JACOBS, MICHAEL A. & ANNA M. JACOBS 378 DRUMGOLD ROAD LITTLETON, VA 27850-9399		Date	Book	Page	Type	Price	Grantor
		12/29/2020	4589	424	Q1	426,000	KIZZIER REV. TRUST,
		10/26/2018	4399	0309	U138		ELIZABETH C. KIZZIER
		10/25/2018	4399	0306	U138		KIZZIER, CARR M.
		04/13/2009	3599	339	Q1	235,000	MALARKY, TIMOTHY J & M
		12/13/1999	2436	0588	Q1	114,000	FAY, CHARLES

LISTING HISTORY		NOTES	
03/04/21	DWUM	--05 FOUNDATION SMALLER THAN FFE-- EXT SIDING IS PREFAB WOOD	
10/16/19	DWVM	PANEL WITH BATTEN; 2010 INT INFO FROM H. O. OVER PHONE; SEPTIC	
08/02/19	INSP	SYSTEM REPLACED PRIOR TO SALE;	
08/12/14	DWVM		
01/19/10	DWVL		
10/21/09	DWVM		
01/29/09	INSP	MARKED FOR INSPECTION	
11/30/05	MVVM		

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
LEAN-TO	110	11 x 10	205	4.00	60	541
						5,500

LAND VALUATION												
Zone:	RES-A RESIDENTIAL A	Minimum Acreage:	5.00	Minimum Frontage:	200	Site:						
Land Type	Units	Base Rate	NC	Adj	Site	Road						
						DWay						
						Topography						
						Cond						
						Ad Valorem						
						SPI						
						R						
						Tax Value						
						Notes						
1F RES	5.000 ac	164,000	F	110	95	95	100 -- LEVEL	100	154,700	0	N	154,700
1F RES	1.000 ac	x 7,200	X	100			85 -- MODERATE	50	3,100	0	N	3,100
VIEW							FRAN NOTCH & SKI MTS, AVERAGE, TOP 75, CLOSE/NEAR	100	130,500			130,500
									288,300			288,300

LAND VALUATION						
LAST REVALUATION: 2021						
Year	Building	Features	Land			
2019	\$ 94,200		\$ 6,500			
			Parcel Total: \$ 267,700			
2020	\$ 94,200		\$ 5,500			
			Parcel Total: \$ 266,700			
2021	\$ 134,400		\$ 5,500			
			Parcel Total: \$ 428,200			



2019/10/16



PICTURE

OWNER

JACOBS, MICHAEL A.
 & ANNAM M. JACOBS
 378 DRUMGOLD ROAD
 LITTLETON, VA 27850-9399

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

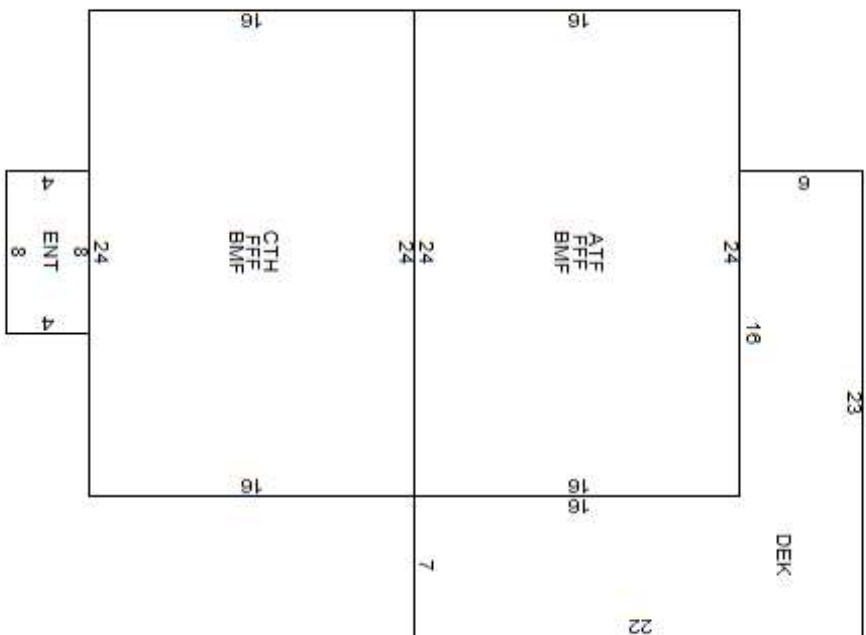
Model: 1.50 STORY FRAME RANCH
 Roof: GABLE OR HIP/ASPHALT
 Ext: PREFAB WD PNL/T111
 Int: DRYWALL/WOOD/LOG
 Floor: PINE/SOFT WD
 Heat: GAS/EA DUCTED
 Bedrooms: 2 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 1.2241 Base Rate: RSA 114.00
 Bldg. Rate: 1.2397
 Sq. Foot Cost: \$ 141.33

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	250	0.10	25
ATF	ATTIC FINISHED	384	0.25	96
FRF	FST FLR FIN	768	1.00	768
BMF	BSMNT FINISHED	768	0.30	230
ENT	ENTRY WAY	32	0.10	3
CTH	CATHEDRAL	384	0.10	38
GLA:	864	2,586		1,160

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 163,943
 Year Built: 1975
 Condition For Age: GOOD 18 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 18 %
 Building Value: \$ 134,400



SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01		
Description: RES-A RESIDENTIAL A	\$ 40,000 @	0.010 ac
Lot Size: 5.00	\$ 50,000 @	0.100 ac
Frontage: 200	\$ 70,000 @	0.250 ac
Lot Price: \$ 164,000	\$ 80,000 @	0.500 ac
Excess Acreage: \$ 7,200	\$ 135,200 @	1.000 ac
Excess Frontage: \$ 200	\$ 142,400 @	2.000 ac
View: \$ 150,000	\$ 149,600 @	3.000 ac
	\$ 156,800 @	4.000 ac
	\$ 164,000 @	5.000 ac

Zone 02		
Description: RES-B RESIDENTIAL B	\$ 40,000 @	0.010 ac
Lot Size: 3.00	\$ 50,000 @	0.100 ac
Frontage: 150	\$ 70,000 @	0.250 ac
Lot Price: \$ 149,600	\$ 80,000 @	0.500 ac
Excess Acreage: \$ 7,200	\$ 135,200 @	1.000 ac
Excess Frontage: \$ 200	\$ 142,400 @	2.000 ac
View: \$ 150,000	\$ 149,600 @	3.000 ac
	\$ 149,600 @	3.000 ac

Zone 03		
Description: BUS-A BUSINESS A	\$ 40,000 @	0.010 ac
Lot Size: 1.00	\$ 50,000 @	0.100 ac
Frontage: 80	\$ 70,000 @	0.250 ac
Lot Price: \$ 135,200	\$ 80,000 @	0.500 ac
Excess Acreage: \$ 7,200	\$ 135,200 @	1.000 ac
Excess Frontage: \$ 200	\$ 135,200 @	1.000 ac
View: \$ 150,000	\$ 135,200 @	1.000 ac
	\$ 135,200 @	1.000 ac

Zone 04		
Description: BUS-B BUSINESS B	\$ 40,000 @	0.010 ac
Lot Size: 2.00	\$ 50,000 @	0.100 ac
Frontage: 150	\$ 70,000 @	0.250 ac
Lot Price: \$ 142,400	\$ 80,000 @	0.500 ac
Excess Acreage: \$ 7,200	\$ 135,200 @	1.000 ac
Excess Frontage: \$ 200	\$ 142,400 @	2.000 ac
View: \$ 150,000	\$ 142,400 @	2.000 ac
	\$ 142,400 @	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	150
C	UNDEVELOPED CLEAR	70
E	EXC	125
F	FAIR	95
G	GOOD	105
M	FIELD	95
MTRSL	MITTERSILL SLOPE	350
MTSLHB	MITTERSILL HUBERTUS	250
MTSL	MITTERSILL	250
MTSLVA	MITTERSILL VACANT	85
N	NATURAL	90
NA	N/A	100
P	POOR	85
U	UNDEVELOPED WOODS	52
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
G	DIRT/GRAVEL	95
K	N/A	100
P	PAVED	100
U	UNDEVELOPED	85

Driveway Modifiers		
Code	Description	Factor
B	BRICK/COBBLE	110
C	CEMENT	100
G	DIRT/GRAVEL	95
K	UNDEVELOPED	90
N	NATURAL	90
NA	N/A	100
P	PAVED	100
PP	PART PAVED	98
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	\$ 38.00	\$ 57.00
CUMO	MNGD OTHER	\$ 24.00	\$ 36.00
CUMW	MNGD PINE	\$ 73.00	\$ 110.00
CUUH	UNMNGD HARDWD	\$ 57.00	\$ 86.00
CUUL	UNPRODUCTIVE	\$ 24.00	\$ 24.00
CUUO	UNMNGD OTHER	\$ 40.00	\$ 60.00
CUUW	UNMNGD PINE	\$ 122.00	\$ 183.00
CUWL	WETLANDS	\$ 24.00	\$ 24.00

View Subjects		
Code	Description	Factor
CANN	CANNON MT	60
NTCH	FRAN NOTCH & SKI MT	145
HLS	HILLS	25
MITT	MITTERSILL SLOPE	100
MTS	MOUNTAINS	40
MTRV	MTS & RIVER	60

View Widths		
Code	Description	Factor
AVE	AVERAGE	80
NAR	NARROW	60
PAN	PANORAMIC	125
TUN	TUNNEL	25
WID	WIDE	100

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

View Distances		
Code	Description	Factor
CLS	CLOSE/NEAR	100
DST	DISTANT	90
EXT	EXTREME DISTANT	125

Water Body Frontage Foot Factors			
Water Body Name	Base Value	Frontage Feet	Factor
GALE RIVER	\$ 5,000	1 ft.	25
		25 ft.	50
		50 ft.	80
		75 ft.	90
		100 ft.	100
		125 ft.	105
		150 ft.	110
		200 ft.	115
		500 ft.	120
HAM BRANCH RIVER	\$ 5,000	1 ft.	25
		25 ft.	50
		50 ft.	80
		75 ft.	90
		100 ft.	100
		125 ft.	105
		150 ft.	110
		200 ft.	115
		500 ft.	120
LAFAYETTE BROOK	\$ 2,000	1 ft.	25
		25 ft.	50
		50 ft.	80
		75 ft.	90
		100 ft.	100
		125 ft.	105
		150 ft.	110
		200 ft.	115
		500 ft.	120
TUCKER BROOK	\$ 2,000	1 ft.	25
		25 ft.	50
		50 ft.	80
		75 ft.	90
		100 ft.	100
		125 ft.	105
		150 ft.	110
		200 ft.	115
		500 ft.	120

Water Frontage Access		
Code	Description	Factor
BCH	BEACH	115
GRS	GRASS	110
GRSVU	GRASS/VIEW	115
LWNTR	LAWN/TREES	75
NAT	NATURAL	80
PAST	PASTURE	85
REC	RECREATIONAL	75
RCKY	ROCKY	75
UND	UNDEVELOPED	80
W-ACC	WATER ACCESS	50

Water Frontage Location		
Code	Description	Factor
BRK	BROOK	100
MNBDY	MAIN BODY	100
RVR	RIVER	100

Water Frontage Topography		
Code	Description	Factor
	LEVEL	100
	MILD	95
	MODERATE	85
	ROLLING	90
	STEEP	70

Franconia
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	98.00	88	85.00	166	75.00	244	67.00	322	61.00
11	98.00	89	85.00	167	75.00	245	67.00	323	61.00
12	98.00	90	85.00	168	75.00	246	67.00	324	61.00
13	97.00	91	85.00	169	75.00	247	67.00	325	61.00
14	97.00	92	84.00	170	75.00	248	67.00	326	61.00
15	97.00	93	84.00	171	75.00	249	67.00	327	60.00
16	97.00	94	84.00	172	74.00	250	67.00	328	60.00
17	97.00	95	84.00	173	74.00	251	67.00	329	60.00
18	97.00	96	84.00	174	74.00	252	66.00	330	60.00
19	96.00	97	84.00	175	74.00	253	66.00	331	60.00
20	96.00	98	84.00	176	74.00	254	66.00	332	60.00
21	96.00	99	83.00	177	74.00	255	66.00	333	60.00
22	96.00	100	83.00	178	74.00	256	66.00	334	60.00
23	96.00	101	83.00	179	74.00	257	66.00	335	60.00
24	95.00	102	83.00	180	74.00	258	66.00	336	60.00
25	95.00	103	83.00	181	73.00	259	66.00	337	60.00
26	95.00	104	83.00	182	73.00	260	66.00	338	60.00
27	95.00	105	83.00	183	73.00	261	66.00	339	60.00
28	95.00	106	83.00	184	73.00	262	66.00	340	60.00
29	95.00	107	82.00	185	73.00	263	66.00	341	59.00
30	94.00	108	82.00	186	73.00	264	65.00	342	59.00
31	94.00	109	82.00	187	73.00	265	65.00	343	59.00
32	94.00	110	82.00	188	73.00	266	65.00	344	59.00
33	94.00	111	82.00	189	73.00	267	65.00	345	59.00
34	94.00	112	82.00	190	72.00	268	65.00	346	59.00
35	93.00	113	82.00	191	72.00	269	65.00	347	59.00
36	93.00	114	81.00	192	72.00	270	65.00	348	59.00
37	93.00	115	81.00	193	72.00	271	65.00	349	59.00
38	93.00	116	81.00	194	72.00	272	65.00	350	59.00
39	93.00	117	81.00	195	72.00	273	65.00	351	59.00
40	93.00	118	81.00	196	72.00	274	65.00	352	59.00
41	92.00	119	81.00	197	72.00	275	65.00	353	59.00
42	92.00	120	81.00	198	72.00	276	64.00	354	59.00
43	92.00	121	81.00	199	72.00	277	64.00	355	58.00
44	92.00	122	80.00	200	71.00	278	64.00	356	58.00
45	92.00	123	80.00	201	71.00	279	64.00	357	58.00
46	92.00	124	80.00	202	71.00	280	64.00	358	58.00
47	91.00	125	80.00	203	71.00	281	64.00	359	58.00
48	91.00	126	80.00	204	71.00	282	64.00	360	58.00
49	91.00	127	80.00	205	71.00	283	64.00	361	58.00
50	91.00	128	80.00	206	71.00	284	64.00	362	58.00
51	91.00	129	79.00	207	71.00	285	64.00	363	58.00
52	91.00	130	79.00	208	71.00	286	64.00	364	58.00
53	90.00	131	79.00	209	71.00	287	64.00	365	58.00
54	90.00	132	79.00	210	70.00	288	63.00	366	58.00
55	90.00	133	79.00	211	70.00	289	63.00	367	58.00
56	90.00	134	79.00	212	70.00	290	63.00	368	58.00
57	90.00	135	79.00	213	70.00	291	63.00	369	58.00
58	90.00	136	79.00	214	70.00	292	63.00	370	57.00
59	89.00	137	78.00	215	70.00	293	63.00	371	57.00
60	89.00	138	78.00	216	70.00	294	63.00	372	57.00
61	89.00	139	78.00	217	70.00	295	63.00	373	57.00
62	89.00	140	78.00	218	70.00	296	63.00	374	57.00
63	89.00	141	78.00	219	70.00	297	63.00	375	57.00
64	89.00	142	78.00	220	69.00	298	63.00	376	57.00
65	88.00	143	78.00	221	69.00	299	63.00	377	57.00
66	88.00	144	78.00	222	69.00	300	63.00	378	57.00
67	88.00	145	78.00	223	69.00	301	62.00	379	57.00
68	88.00	146	77.00	224	69.00	302	62.00	380	57.00
69	88.00	147	77.00	225	69.00	303	62.00	381	57.00
70	88.00	148	77.00	226	69.00	304	62.00	382	57.00
71	88.00	149	77.00	227	69.00	305	62.00	383	57.00
72	87.00	150	77.00	228	69.00	306	62.00	384	57.00
73	87.00	151	77.00	229	69.00	307	62.00	385	56.00
74	87.00	152	77.00	230	68.00	308	62.00	386	56.00
75	87.00	153	77.00	231	68.00	309	62.00	387	56.00
76	87.00	154	76.00	232	68.00	310	62.00	388	56.00
77	87.00	155	76.00	233	68.00	311	62.00	389	56.00
78	87.00	156	76.00	234	68.00	312	62.00	390	56.00
79	86.00	157	76.00	235	68.00	313	62.00	391	56.00
80	86.00	158	76.00	236	68.00	314	61.00	392	56.00
81	86.00	159	76.00	237	68.00	315	61.00	393	56.00
82	86.00	160	76.00	238	68.00	316	61.00	394	56.00
83	86.00	161	76.00	239	68.00	317	61.00	395	56.00
84	86.00	162	76.00	240	68.00	318	61.00	396	56.00
85	85.00	163	75.00	241	67.00	319	61.00	397	56.00
86	85.00	164	75.00	242	67.00	320	61.00	398	56.00
87	85.00	165	75.00	243	67.00	321	61.00	399	56.00

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
400	56.00	483	51.00						
401	55.00	484	51.00						
402	55.00	485	51.00						
403	55.00	486	51.00						
404	55.00	487	51.00						
405	55.00	488	51.00						
406	55.00	489	51.00						
407	55.00	490	51.00						
408	55.00	491	50.00						
409	55.00	492	50.00						
410	55.00	493	50.00						
411	55.00	494	50.00						
412	55.00	495	50.00						
413	55.00	496	50.00						
414	55.00	497	50.00						
415	55.00	498	50.00						
416	55.00	499	50.00						
417	55.00	500	50.00						
418	54.00								
419	54.00								
420	54.00								
421	54.00								
422	54.00								
423	54.00								
424	54.00								
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468	52.00								
469	52.00								
470	52.00								
471	51.00								
472	51.00								
473	51.00								
474	51.00								
475	51.00								
476	51.00								
477	51.00								
478	51.00								
479	51.00								
480	51.00								
481	51.00								
482	51.00								

Description	Rate	DPR
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMNT	20.00 sf	40.00
BARN-1STRY/LOFT	22.00 sf	40.00
BARN-1STRY/LOFT/BSMT	24.00 sf	40.00
BARN-2STRY	26.00 sf	40.00
BARN-2STRY/BSMNT	28.00 sf	40.00
BARN-2STRY/LOFT	29.00 sf	40.00
BARN-2STRY/LOFT/BSMT	30.00 sf	40.00
BATH HOUSE	25.00 sf	50.00
BOSTON CULINARY	1,125,000.00 ea	0.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	0.00
CAMPER	40.00 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	50.00 sf	0.00
COMM-GENERATOR	10,000.00 ea	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
DECK	7.00 sf	50.00
DOW CONDO AMENITIES	20,000.00 ea	0.00
DRIVE UP WINDOW	10,000.00 ea	0.00
D-UP W/PNEUMATIC	19,000.00 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	20.00 sf	50.00
GARAGE-1 STY	30.00 sf	80.00
GARAGE-1 STY/ATTIC	33.00 sf	80.00
GARAGE-1 STY/BSMT	34.00 sf	80.00
GARAGE-1.5 STY	34.00 sf	0.00
GARAGE-1.5 STY/BSMT	35.00 sf	0.00
GARAGE-1.75 STY	35.00 sf	0.00
GARAGE-1.75 STY/BSMT	38.00 sf	0.00
GARAGE-2STRY	36.00 sf	80.00
GARAGE-2STRY/BSMT	39.00 sf	80.00
GARAGE-ATTIC/BSMT	35.00 sf	60.00
GAZEBO	12.00 sf	50.00
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
KENNELS	12.00 sf	50.00
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS-PKG LOT/DBL	2,700.00 ea	0.00
LIGHTS-PKG LOT/QUAD	4,700.00 ea	0.00
LIGHTS-PKG LOT/SINGL	1,700.00 ea	0.00
LIGHTS-PKG LOT/TRIPL	3,700.00 ea	0.00
LOADING DOCKS	5,000.00 ea	0.00
MITTERSILL	60,000.00 ea	0.00
MOBILE HOME SITE	11,000.00 ea	100.00
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

Description	Rate	DPR
PUMP GAS/OIL DOUBLE	9,400.00 ea	75.00
PUMP GAS/OIL MIXING	8,200.00 ea	75.00
PUMP GAS/OIL SINGLE	7,500.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
SAUNA	75.00 sf	50.00
SCALE 40 TON	43,000.00 ea	0.00
SCALE 50 TON	48,700.00 ea	0.00
SCALE 60 TON	55,000.00 ea	0.00
SCALE 70 TON	63,500.00 ea	0.00
SCREENHOUSE	14.00 sf	50.00
SHED-EQUIPMENT	8.00 sf	50.00
SHED-METAL	6.00 sf	40.00
SHED-VINYL	7.00 sf	0.00
SHED-WOOD	10.00 sf	50.00
SHOP-AVG	18.00 sf	60.00
SHOP-EXC	25.00 sf	60.00
SHOP-GOOD	21.00 sf	60.00
SITES TENT	1,500.00 ea	0.00
SITES WTR/SWR/ELEC	5,000.00 ea	0.00
SOLAR ELEC PANEL	400.00 ea	0.00
SOLAR H2O PANEL	400.00 ea	0.00
SPRINKLER HEADS	150.00 ea	75.00
SPRINKLERED AREA	3.00 sf	0.00
STABLES	21.00 sf	50.00
TANK-FUEL/WATER	3.00 ea	75.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOP OF THE NOTCH	24,000.00 ea	0.00
UTILITY-DISTRIBUTION	1.00 ea	0.00
UTILITY-GENERATION	1.00 ea	0.00
UTILITY-TRANSMISSION	1.00 ea	0.00
VAULTS	150.00 sf	75.00

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	32,005	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,285	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

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Franconia Building Codes & Values

Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.25	84.00	COM
CBB	BED & BREAKFAST/INN	1.25	114.00	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	80.00	COM
COF	OFFICES	1.25	85.00	COM
CPO	POST OFFICE	1.00	90.00	COM
CRS	RESTAURANT	1.25	72.00	COM
CSA	RESIDENTIAL	1.25	114.00	RES
CST	STORE	1.25	90.00	COM
CWH	MINI WAREHOUSE	1.25	25.00	COM
ECH	CHURCH	1.00	92.00	COM
ECR	CHURCH RECTORY	1.25	114.00	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	114.00	RES
ELB	LIBRARY	1.00	100.00	RES
EMD	EXEMPT MOBILE HOME-D	2.00	66.00	RES
EMS	EXEMPT MOBILE HOME-S	4.00	60.00	RES
ESB	EXEMPT SAFETY BUILDI	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
MHC	CAMPER	5.00	25.00	MFH
MHD	MOBILE HOME-DOUBLE	2.00	66.00	MFH
MHS	MOBILE HOME-SINGLE	4.00	60.00	MFH
RCT	CONDO-TOWNHOME	1.25	114.00	RES
RMF	MULTI FAMILY	1.25	84.00	RES
RSA	RESIDENTIAL	1.25	114.00	RES

Building Quality Adjustments		
Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
A9	LUXURIOUS	2.50
AA	SPECIAL USE	3.00

Building Sub Area Codes & Values		
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	0.15
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	0.75
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI FINISH AREA	0.75
SLB	SLAB FOUNDATION	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.20
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.25
VLT	VAULTED	0.05

Building Story Codes & Values		
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	ASBESTOS	3.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	RUBBER MEMBRN	5.00
S	STANDING SEAM	7.00
T	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials		
Code	Description	Points
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	37.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
W	DECORATIVE BLOCIK	36.00
Y	MASONITE	28.00
Z	STONE VENEER	38.00

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00

Commercial Wall Factor Increases 2.1% per foot above 12 feet.

Building Interior Wall Materials		
Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD/PANEL	27.00
G	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	LAMINATE/VINYL	9.00
J	VCT	12.00

Building Heating Fuel Types		
Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	NONE	0.00

Building Heating System Types		
Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
J	HEAT PUMP	8.00

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

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

Standard Age Only Building Depreciation Schedule							
Building Age Condition Classifications							
For Standard Depreciation 1.00 %							
Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	5	4	3	1	1	1	1
5	11	9	7	5	4	3	2
10	16	13	9	8	6	5	3
15	19	15	12	10	8	6	4
20	22	18	13	11	9	7	4
30	27	22	16	14	11	8	5
40	32	25	19	16	13	9	6
50	35	28	21	18	14	11	7
60	39	31	23	19	15	12	8
70	42	33	25	21	17	13	8
80	45	36	27	22	18	13	9
90	47	38	28	24	19	14	9
100	50	40	30	25	20	15	10
125	56	45	34	28	22	17	11
150	61	49	37	31	24	18	12
175	66	53	40	33	26	20	13
200	71	57	42	35	28	21	14
225	75	60	45	38	30	23	15
250	79	63	47	40	32	24	16
275	83	66	50	41	33	25	17
300	87	69	52	43	35	26	17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.

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Residential Building Area Size Adjustment Factors

Median Effective Area = 2200sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
169	4.00	234	3.10	324	2.45	524	1.80	1,375	1.15
170	3.99	235	3.09	325	2.44	529	1.79	1,410	1.14
171	3.97	236	3.08	327	2.43	534	1.78	1,447	1.13
172	3.95	237	3.07	329	2.42	539	1.77	1,486	1.12
173	3.93	238	3.06	331	2.41	545	1.76	1,528	1.11
174	3.92	239	3.05	333	2.40	550	1.75	1,571	1.10
175	3.90	240	3.04	335	2.39	556	1.74	1,618	1.09
176	3.88	241	3.03	337	2.38	561	1.73	1,667	1.08
177	3.86	242	3.02	340	2.37	567	1.72	1,719	1.07
178	3.84	243	3.01	342	2.36	573	1.71	1,774	1.06
179	3.83	244	3.00	344	2.35	579	1.70	1,833	1.05
180	3.81	246	2.99	346	2.34	585	1.69	1,897	1.04
181	3.79	247	2.98	348	2.33	591	1.68	1,964	1.03
182	3.78	248	2.97	350	2.32	598	1.67	2,037	1.02
183	3.76	249	2.96	353	2.31	604	1.66	2,115	1.01
184	3.74	250	2.95	355	2.30	611	1.65	2,200	1.00
185	3.73	251	2.94	357	2.29	618	1.64	2,292	0.99
186	3.71	252	2.93	359	2.28	625	1.63	2,391	0.98
187	3.69	253	2.92	362	2.27	632	1.62	2,500	0.97
188	3.68	255	2.91	364	2.26	640	1.61	2,619	0.96
189	3.66	256	2.90	367	2.25	647	1.60	2,750	0.95
190	3.65	257	2.89	369	2.24	655	1.59	2,895	0.94
191	3.63	258	2.88	372	2.23	663	1.58	3,056	0.93
192	3.62	259	2.87	374	2.22	671	1.57	3,235	0.92
193	3.60	261	2.86	377	2.21	679	1.56	3,437	0.91
194	3.59	262	2.85	379	2.20	687	1.55	3,667	0.90
195	3.57	263	2.84	382	2.19	696	1.54	3,929	0.89
196	3.56	264	2.83	385	2.18	705	1.53	4,231	0.88
197	3.54	266	2.82	387	2.17	714	1.52	4,583	0.87
198	3.53	267	2.81	390	2.16	724	1.51	5,000	0.86
199	3.52	268	2.80	393	2.15	733	1.50	5,500	0.85
200	3.50	270	2.79	396	2.14	743	1.49	6,111	0.84
201	3.49	271	2.78	399	2.13	753	1.48	6,875	0.83
202	3.47	272	2.77	401	2.12	764	1.47	7,857	0.82
203	3.46	274	2.76	404	2.11	775	1.46	9,167	0.81
204	3.45	275	2.75	407	2.10	786	1.45	11,000	0.80
205	3.43	276	2.74	410	2.09	797	1.44	13,750	0.79
206	3.42	278	2.73	414	2.08	809	1.43	18,333	0.78
207	3.41	279	2.72	417	2.07	821	1.42	27,500	0.77
208	3.40	281	2.71	420	2.06	833	1.41	55,000	0.76
209	3.38	282	2.70	423	2.05	846	1.40	100,000	0.76
210	3.37	284	2.69	426	2.04	859	1.39	200,000	0.7528
211	3.36	285	2.68	430	2.03	873	1.38	300,000	0.7518
212	3.35	286	2.67	433	2.02	887	1.37	400,000	0.7514
213	3.33	288	2.66	437	2.01	902	1.36	500,000	0.7511
214	3.32	289	2.65	440	2.00	917	1.35	600,000	0.7509
215	3.31	291	2.64	444	1.99	932	1.34	700,000	0.7508
216	3.30	293	2.63	447	1.98	948	1.33	800,000	0.7507
217	3.29	294	2.62	451	1.97	965	1.32	900,000	0.7506
218	3.27	296	2.61	455	1.96	982	1.31	1,000,000	0.7506
219	3.26	297	2.60	458	1.95	1,000	1.30		
220	3.25	299	2.59	462	1.94	1,019	1.29		
221	3.24	301	2.58	466	1.93	1,038	1.28		
222	3.23	302	2.57	470	1.92	1,058	1.27		
223	3.22	304	2.56	474	1.91	1,078	1.26		
224	3.21	306	2.55	478	1.90	1,100	1.25		
225	3.19	307	2.54	482	1.89	1,122	1.24		
226	3.18	309	2.53	487	1.88	1,146	1.23		
227	3.17	311	2.52	491	1.87	1,170	1.22		
228	3.16	313	2.51	495	1.86	1,196	1.21		
229	3.15	314	2.50	500	1.85	1,222	1.20		
230	3.14	316	2.49	505	1.84	1,250	1.19		
231	3.13	318	2.48	509	1.83	1,279	1.18		
232	3.12	320	2.47	514	1.82	1,310	1.17		
233	3.11	322	2.46	519	1.81	1,341	1.16		

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Franconia

Commercial Building Area Size Adjustment Factors

Median Effective Area = 3800sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
292	4.00	374	3.29	516	2.59	833	1.89	2,159	1.19
293	3.99	375	3.28	519	2.58	841	1.88	2,209	1.18
294	3.98	377	3.27	522	2.57	848	1.87	2,262	1.17
295	3.97	378	3.26	525	2.56	856	1.86	2,317	1.16
296	3.96	380	3.25	528	2.55	864	1.85	2,375	1.15
297	3.95	382	3.24	531	2.54	872	1.84	2,436	1.14
298	3.94	383	3.23	534	2.53	880	1.83	2,500	1.13
299	3.93	385	3.22	537	2.52	888	1.82	2,568	1.12
300	3.92	386	3.21	540	2.51	896	1.81	2,639	1.11
301	3.91	388	3.20	543	2.50	905	1.80	2,714	1.10
302	3.90	389	3.19	546	2.49	913	1.79	2,794	1.09
303	3.89	391	3.18	549	2.48	922	1.78	2,879	1.08
304	3.88	393	3.17	552	2.47	931	1.77	2,969	1.07
305	3.86	394	3.16	556	2.46	941	1.76	3,065	1.06
306	3.85	396	3.15	559	2.45	950	1.75	3,167	1.05
307	3.84	397	3.14	562	2.44	960	1.74	3,276	1.04
308	3.83	399	3.13	565	2.43	969	1.73	3,393	1.03
309	3.82	401	3.12	569	2.42	979	1.72	3,519	1.02
310	3.81	403	3.11	572	2.41	990	1.71	3,654	1.01
311	3.80	404	3.10	576	2.40	1,000	1.70	3,800	1.00
312	3.79	406	3.09	579	2.39	1,011	1.69	3,958	0.99
314	3.78	408	3.08	583	2.38	1,022	1.68	4,130	0.98
315	3.77	409	3.07	586	2.37	1,033	1.67	4,318	0.97
316	3.76	411	3.06	590	2.36	1,044	1.66	4,524	0.96
317	3.75	413	3.05	594	2.35	1,056	1.65	4,750	0.95
318	3.74	415	3.04	597	2.34	1,067	1.64	5,000	0.94
319	3.73	417	3.03	601	2.33	1,080	1.63	5,278	0.93
320	3.72	419	3.02	605	2.32	1,092	1.62	5,588	0.92
321	3.71	420	3.01	609	2.31	1,105	1.61	5,937	0.91
322	3.70	422	3.00	613	2.30	1,118	1.60	6,333	0.90
323	3.69	424	2.99	617	2.29	1,131	1.59	6,786	0.89
324	3.68	426	2.98	621	2.28	1,145	1.58	7,308	0.88
325	3.67	428	2.97	625	2.27	1,159	1.57	7,917	0.87
326	3.66	430	2.96	629	2.26	1,173	1.56	8,636	0.86
328	3.65	432	2.95	633	2.25	1,187	1.55	9,500	0.85
329	3.64	434	2.94	638	2.24	1,203	1.54	10,556	0.84
330	3.63	436	2.93	642	2.23	1,218	1.53	11,875	0.83
331	3.62	438	2.92	646	2.22	1,234	1.52	13,571	0.82
332	3.61	440	2.91	651	2.21	1,250	1.51	15,833	0.81
333	3.60	442	2.90	655	2.20	1,267	1.50	19,000	0.80
335	3.59	444	2.89	660	2.19	1,284	1.49	23,750	0.79
336	3.58	446	2.88	664	2.18	1,301	1.48	31,667	0.78
337	3.57	448	2.87	669	2.17	1,319	1.47	47,500	0.77
338	3.56	450	2.86	674	2.16	1,338	1.46	95,000	0.76
339	3.55	452	2.85	679	2.15	1,357	1.45	100,000	0.76
341	3.54	455	2.84	683	2.14	1,377	1.44	200,000	0.7548
342	3.53	457	2.83	688	2.13	1,397	1.43	300,000	0.7532
343	3.52	459	2.82	693	2.12	1,418	1.42	400,000	0.7524
344	3.51	461	2.81	699	2.11	1,439	1.41	500,000	0.7519
345	3.50	463	2.80	704	2.10	1,462	1.40	600,000	0.7516
347	3.49	466	2.79	709	2.09	1,484	1.39	700,000	0.7514
348	3.48	468	2.78	714	2.08	1,508	1.38	800,000	0.7512
349	3.47	470	2.77	720	2.07	1,532	1.37	900,000	0.7511
351	3.46	473	2.76	725	2.06	1,557	1.36	1,000,000	0.7510
352	3.45	475	2.75	731	2.05	1,583	1.35		
353	3.44	477	2.74	736	2.04	1,610	1.34		
354	3.43	480	2.73	742	2.03	1,638	1.33		
356	3.42	482	2.72	748	2.02	1,667	1.32		
357	3.41	485	2.71	754	2.01	1,696	1.31		
358	3.40	487	2.70	760	2.00	1,727	1.30		
360	3.39	490	2.69	766	1.99	1,759	1.29		
361	3.38	492	2.68	772	1.98	1,792	1.28		
363	3.37	495	2.67	779	1.97	1,827	1.27		
364	3.36	497	2.66	785	1.96	1,863	1.26		
365	3.35	500	2.65	792	1.95	1,900	1.25		
367	3.34	503	2.64	798	1.94	1,939	1.24		
368	3.33	505	2.63	805	1.93	1,979	1.23		
370	3.32	508	2.62	812	1.92	2,021	1.22		
371	3.31	511	2.61	819	1.91	2,065	1.21		
373	3.30	514	2.60	826	1.90	2,111	1.20		

Franconia

Industrial Building Area Size Adjustment Factors

Median Effective Area = 5000sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
385	4.00	490	3.30	676	2.60	1,087	1.90	2,778	1.20
386	3.99	492	3.29	679	2.59	1,096	1.89	2,841	1.19
387	3.98	494	3.28	683	2.58	1,106	1.88	2,907	1.18
388	3.97	496	3.27	687	2.57	1,116	1.87	2,976	1.17
389	3.96	498	3.26	691	2.56	1,126	1.86	3,049	1.16
391	3.95	500	3.25	694	2.55	1,136	1.85	3,125	1.15
392	3.94	502	3.24	698	2.54	1,147	1.84	3,205	1.14
393	3.93	504	3.23	702	2.53	1,157	1.83	3,289	1.13
394	3.92	506	3.22	706	2.52	1,168	1.82	3,378	1.12
396	3.91	508	3.21	710	2.51	1,179	1.81	3,472	1.11
397	3.90	510	3.20	714	2.50	1,190	1.80	3,571	1.10
398	3.89	512	3.19	718	2.49	1,202	1.79	3,676	1.09
399	3.88	514	3.18	723	2.48	1,214	1.78	3,788	1.08
401	3.87	517	3.17	727	2.47	1,225	1.77	3,906	1.07
402	3.86	519	3.16	731	2.46	1,238	1.76	4,032	1.06
403	3.85	521	3.15	735	2.45	1,250	1.75	4,167	1.05
405	3.84	523	3.14	740	2.44	1,263	1.74	4,310	1.04
406	3.83	525	3.13	744	2.43	1,276	1.73	4,464	1.03
407	3.82	527	3.12	749	2.42	1,289	1.72	4,630	1.02
408	3.81	530	3.11	753	2.41	1,302	1.71	4,808	1.01
410	3.80	532	3.10	758	2.40	1,316	1.70	5,000	1.00
411	3.79	534	3.09	762	2.39	1,330	1.69	5,208	0.99
413	3.78	536	3.08	767	2.38	1,344	1.68	5,435	0.98
414	3.77	539	3.07	772	2.37	1,359	1.67	5,682	0.97
415	3.76	541	3.06	776	2.36	1,374	1.66	5,952	0.96
417	3.75	543	3.05	781	2.35	1,389	1.65	6,250	0.95
418	3.74	546	3.04	786	2.34	1,404	1.64	6,579	0.94
419	3.73	548	3.03	791	2.33	1,420	1.63	6,944	0.93
421	3.72	551	3.02	796	2.32	1,437	1.62	7,353	0.92
422	3.71	553	3.01	801	2.31	1,453	1.61	7,812	0.91
424	3.70	556	3.00	806	2.30	1,471	1.60	8,333	0.90
425	3.69	558	2.99	812	2.29	1,488	1.59	8,929	0.89
427	3.68	561	2.98	817	2.28	1,506	1.58	9,615	0.88
428	3.67	563	2.97	822	2.27	1,524	1.57	10,417	0.87
430	3.66	566	2.96	828	2.26	1,543	1.56	11,364	0.86
431	3.65	568	2.95	833	2.25	1,562	1.55	12,500	0.85
433	3.64	571	2.94	839	2.24	1,582	1.54	13,889	0.84
434	3.63	573	2.93	845	2.23	1,603	1.53	15,625	0.83
436	3.62	576	2.92	850	2.22	1,623	1.52	17,857	0.82
437	3.61	579	2.91	856	2.21	1,645	1.51	20,833	0.81
439	3.60	581	2.90	862	2.20	1,667	1.50	25,000	0.80
440	3.59	584	2.89	868	2.19	1,689	1.49	31,250	0.79
442	3.58	587	2.88	874	2.18	1,712	1.48	41,667	0.78
443	3.57	590	2.87	880	2.17	1,736	1.47	62,500	0.77
445	3.56	592	2.86	887	2.16	1,761	1.46	125,000	0.7600
446	3.55	595	2.85	893	2.15	1,786	1.45	200,000	0.7563
448	3.54	598	2.84	899	2.14	1,812	1.44	300,000	0.7542
450	3.53	601	2.83	906	2.13	1,838	1.43	400,000	0.7531
451	3.52	604	2.82	912	2.12	1,866	1.42	500,000	0.7525
453	3.51	607	2.81	919	2.11	1,894	1.41	600,000	0.7521
455	3.50	610	2.80	926	2.10	1,923	1.40	700,000	0.7518
456	3.49	613	2.79	933	2.09	1,953	1.39	800,000	0.7516
458	3.48	616	2.78	940	2.08	1,984	1.38	900,000	0.7514
460	3.47	619	2.77	947	2.07	2,016	1.37	1,000,000	0.7513
461	3.46	622	2.76	954	2.06	2,049	1.36		
463	3.45	625	2.75	962	2.05	2,083	1.35		
465	3.44	628	2.74	969	2.04	2,119	1.34		
466	3.43	631	2.73	977	2.03	2,155	1.33		
468	3.42	635	2.72	984	2.02	2,193	1.32		
470	3.41	638	2.71	992	2.01	2,232	1.31		
472	3.40	641	2.70	1,000	2.00	2,273	1.30		
473	3.39	644	2.69	1,008	1.99	2,315	1.29		
475	3.38	648	2.68	1,016	1.98	2,358	1.28		
477	3.37	651	2.67	1,025	1.97	2,404	1.27		
479	3.36	654	2.66	1,033	1.96	2,451	1.26		
481	3.35	658	2.65	1,042	1.95	2,500	1.25		
483	3.34	661	2.64	1,050	1.94	2,551	1.24		
484	3.33	665	2.63	1,059	1.93	2,604	1.23		
486	3.32	668	2.62	1,068	1.92	2,660	1.22		
488	3.31	672	2.61	1,078	1.91	2,717	1.21		

Franconia

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 900sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
69	4.00	120	2.63	174	2.04	288	1.53	833	1.02
70	3.98	121	2.61	176	2.03	292	1.52	865	1.01
71	3.94	122	2.60	177	2.02	296	1.51	900	1.00
72	3.89	123	2.58	179	2.01	300	1.50	938	0.99
73	3.85	124	2.57	180	2.00	304	1.49	978	0.98
74	3.81	125	2.55	181	1.99	308	1.48	1,023	0.97
75	3.77	126	2.54	183	1.98	313	1.47	1,071	0.96
76	3.73	127	2.52	184	1.97	317	1.46	1,125	0.95
77	3.69	128	2.51	186	1.96	321	1.45	1,184	0.94
78	3.65	129	2.50	188	1.95	326	1.44	1,250	0.93
79	3.61	130	2.48	189	1.94	331	1.43	1,324	0.92
80	3.58	131	2.47	191	1.93	336	1.42	1,406	0.91
81	3.54	132	2.46	192	1.92	341	1.41	1,500	0.90
82	3.51	133	2.44	194	1.91	346	1.40	1,607	0.89
83	3.47	134	2.43	196	1.90	352	1.39	1,731	0.88
84	3.44	135	2.42	197	1.89	357	1.38	1,875	0.87
85	3.41	136	2.41	199	1.88	363	1.37	2,045	0.86
86	3.38	137	2.39	201	1.87	369	1.36	2,250	0.85
87	3.35	138	2.38	203	1.86	375	1.35	2,500	0.84
88	3.32	139	2.37	205	1.85	381	1.34	2,813	0.83
89	3.29	140	2.36	206	1.84	388	1.33	3,214	0.82
90	3.26	141	2.35	208	1.83	395	1.32	3,750	0.81
91	3.23	142	2.34	210	1.82	402	1.31	4,500	0.80
92	3.20	143	2.32	212	1.81	409	1.30	5,625	0.79
93	3.18	144	2.31	214	1.80	417	1.29	7,500	0.78
94	3.15	145	2.30	216	1.79	425	1.28	11,250	0.77
95	3.13	146	2.29	218	1.78	433	1.27	22,500	0.76
96	3.10	147	2.28	221	1.77	441	1.26	100,000	0.75
97	3.08	148	2.27	223	1.76	450	1.25	200,000	0.7511
98	3.05	149	2.26	225	1.75	459	1.24	300,000	0.7508
99	3.03	150	2.25	227	1.74	469	1.23	400,000	0.7506
100	3.01	151	2.24	230	1.73	479	1.22	500,000	0.7505
101	2.98	152	2.23	232	1.72	489	1.21	600,000	0.7504
102	2.96	153	2.22	234	1.71	500	1.20	700,000	0.7503
103	2.94	154	2.21	237	1.70	511	1.19	800,000	0.7503
104	2.92	155	2.20	239	1.69	523	1.18	900,000	0.7503
105	2.90	156	2.19	242	1.68	536	1.17	1,000,000	0.7502
106	2.88	157	2.18	245	1.67	549	1.16		
107	2.86	158	2.17	247	1.66	563	1.15		
108	2.84	160	2.16	250	1.65	577	1.14		
109	2.82	161	2.15	253	1.64	592	1.13		
110	2.80	162	2.14	256	1.63	608	1.12		
111	2.78	163	2.13	259	1.62	625	1.11		
112	2.76	164	2.12	262	1.61	643	1.10		
113	2.74	165	2.11	265	1.60	662	1.09		
114	2.73	167	2.10	268	1.59	682	1.08		
115	2.71	168	2.09	271	1.58	703	1.07		
116	2.69	169	2.08	274	1.57	726	1.06		
117	2.68	170	2.07	278	1.56	750	1.05		
118	2.66	172	2.06	281	1.55	776	1.04		
119	2.64	173	2.05	285	1.54	804	1.03		

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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	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
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 COMMRCLE 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 TOO OLD
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SOLAR PANELS

Market data suggests solar panels contribute to market value. Government and other incentives commonly available to the property owner are taken into consideration when developing the initial assessed value. Industry representatives suggest that newly installed panels have a life expectancy of at least 25 years, so the following depreciation schedule is used with a floor factor of 25%:

<u>Age</u>	<u>Condition Factor</u>
1-5 Years	100
6-10 Years	85
11-15 Years	70
16-20 Years	55
21-25 Years	40
25+ Years	25

It should be noted that Solar Panels may have differing condition factors to account for atypical sizes or noted physical condition issues.

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. Docks are not separately assessed, as the value is inherent in the waterfront value.

Although the total market value of the property is expressed or displayed in separate parts, such as land, building, views and waterfront, it is the total value of the property that is most important. You may feel the view, waterfront, building or land is high or low, but if the total value represents market value and is equitable with similar properties, then your assessment is reasonable and fair.

The quality and desirability of waterfront varies widely as does the value attributed to various bodies of water and even the same body of water in two different municipalities.

Topography and access to the site, as well as to the waterfront itself varies and can greatly affect the market value. Because of this, it is rare to find two properties that are identical and as such adjustments must be made for water quality and access based on 3rd party data such as, NH DES when sales are lacking or limited.

Despite the possible lack of sales data, the assessor must still produce an equitable opinion of value for each and every property in town; sometimes making subjective adjustments for differences from property to property for what they feel affects the market value positively and/or negatively. This unfortunately may not always be demonstrated in sales data due to the lack of sales, so experience and common sense play a large part in this process, when local direct sales are lacking.

The following illustrates the waterfront properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

Gale River

The Gale River is the largest water body in the town of Franconia. This water body generally flows in a westerly direction and flowing through the village area. It collects its largest tributary, the Ham Branch River, then passes into the town of Sugar Hill. Along the river is a combination of residential and forest land. The river is a recreational attraction for activities such as fishing and/or swimming. Please refer to Section 9 Cost Tables for site specific adjustments/factors for access, location and topography.

Ham Branch River

The Ham Branch River is a small to medium size river in the western section of Franconia. It flows in a northerly direction collecting small tributaries along the way. The Ham Branch runs its entire length along NH Route 116 before emptying into the Gale River. Due to its size, recreational uses are more limited and it lacks public access. Please refer to Section 9 Cost Tables for site specific adjustments/factors for access, location and topography.

Lafayette Brook

Lafayette Brook is medium size. It enters the town of Franconia at its southern border flowing northerly until it empties into the Gale River. It flows predominately through forest land and a limited amount of residential areas. Due to its size it is limited in recreational use.

Franconia Waterfront Report

Sorted By Waterfront Value



Map Lot Sub: 000014 000079 000000
Location: 244 MAIN STREET
Owner: TTW, LLC
Waterfront Value: \$ 0
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 0 **Frontage Feet:** 245
Notes: COMM/IND



Map Lot Sub: 000023 000003 000001
Location: 858 EASTON ROAD
Owner: TTW, LLC
Waterfront Value: \$ 0
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 0 **Frontage Feet:** 1,220
Notes: COMM USE



Map Lot Sub: 000025 000009 000000
Location: 1172 EASTON ROAD
Owner: MORRIS, RICHARD G
Waterfront Value: \$ 0
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 0 **Frontage Feet:** 1,462
Notes: COMM PROP



Map Lot Sub: 000018 000018 000001
Location: 216 BUTTERHILL ROAD
Owner: FLANDERS SR., HARVEY J.
Waterfront Value: \$ 1,300
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: STEEP
Condition: 100 **Frontage Feet:** 950
Notes:



Map Lot Sub: 000018 000020 000000
Location: PROFILE ROAD
Owner: MNM HOSPITALITY, LLC
Waterfront Value: \$ 1,300
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: STEEP
Condition: 100 **Frontage Feet:** 410
Notes:



Map Lot Sub: 000012 000083 000000
Location: 43 SAWMILL LANE
Owner: PINEO, EDDA HEPWORTH
Waterfront Value: \$ 1,500
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: MODERATE
Condition: 100 **Frontage Feet:** 160
Notes:



Map Lot Sub: 000013 000036 000003
Location: 75 ANNIES MOONLIGHT DR
Owner: SOPER, PETER J.
Waterfront Value: \$ 1,700
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: ROLLING
Condition: 100 **Frontage Feet:** 862
Notes:



Map Lot Sub: 000018 000027 000000
Location: 1472 PROFILE ROAD
Owner: LAFAYETTE BROOK REALTY TRUST
Waterfront Value: \$ 1,700
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 203
Notes:



Map Lot Sub: 000012 000089 000000
Location: 994 PROFILE ROAD
Owner: WILLIAMS, RICHARD Q
Waterfront Value: \$ 1,800
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 400
Notes:



Map Lot Sub: 000018 000028 000000
Location: 1392 PROFILE ROAD
Owner: POWELL, GARY
Waterfront Value: \$ 1,800
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 990
Notes:



Map Lot Sub: 000019 000010 000006
Location: 172 NOTCHWAY DRIVE
Owner: MAAS, MICHAEL GEORGE REV TRUST
Waterfront Value: \$ 1,800 CU
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: LEVEL
Condition: 100 **Frontage Feet:** 193
Notes:



Map Lot Sub: 000019 000010 000003
Location: 110 NOTCHWAY DRIVE
Owner: WEISMAN, ELIOT
Waterfront Value: \$ 1,900
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: LEVEL
Condition: 100 **Frontage Feet:** 328
Notes:

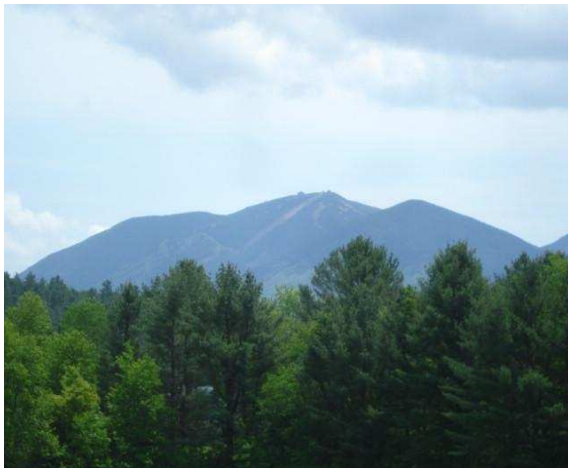
	Date	Book/Page	Type	Price
Most Recent Sale:	08/27/20	4549/309	Q V	\$229,000
Current Assessment:				\$285,500



Map Lot Sub: 000019 000011 000000
Location: 476 BUTTERHILL ROAD
Owner: BUTTERHILL PARTNERS
Waterfront Value: \$ 1,900
Water Body: LAFAYETTE BROOK
Access: UNDEVELOPED
Location: BROOK
Topography: LEVEL
Condition: 100 **Frontage Feet:** 2,000
Notes:



Map Lot Sub: 000014 000072 000000
Location: 42 CHURCH STREET
Owner: BERLACK, HARRIS S.
Waterfront Value: \$ 2,300
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 50 **Frontage Feet:** 1,360
Notes: TWO WTR BODIES



Map Lot Sub: 000014 000072 000000
Location: 42 CHURCH STREET
Owner: BERLACK, HARRIS S.
Waterfront Value: \$ 2,300
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 50 **Frontage Feet:** 960
Notes: TWO WTR BODIES



Map Lot Sub: 000021 000009 000000
Location: 46 KERR ROAD
Owner: DAILEY, ALLISON M.
Waterfront Value: \$ 2,400
Water Body: TUCKER BROOK
Access: GRASS
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes:



Map Lot Sub: 000012 000085 000000
Location: 62 SAWMILL LANE
Owner: O'HARA, PAUL
Waterfront Value: \$ 2,500
Water Body: LAFAYETTE BROOK
Access: GRASS
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 300
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	01/14/20	4494/905	Q I	\$202,000
Current Assessment:				\$304,300



Map Lot Sub: 000018 000029 000000
Location: 1316 PROFILE ROAD
Owner: O'TOOLE REVOCABLE TRUST, MARY
Waterfront Value: \$ 2,500
Water Body: LAFAYETTE BROOK
Access: GRASS
Location: BROOK
Topography: MILD
Condition: 100 **Frontage Feet:** 910
Notes:



Map Lot Sub: 000018 000021 000000
Location: 1517 PROFILE ROAD
Owner: LOVETT-RETZ 2010 FAMILY TRUST
Waterfront Value: \$ 2,600
Water Body: LAFAYETTE BROOK
Access: GRASS
Location: BROOK
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,012
Notes:



Map Lot Sub: 000013 000049 000000
Location: 35 DOW AVENUE
Owner: TRAV & TUCK LLC
Waterfront Value: \$ 2,800
Water Body: GALE RIVER
Access: ROCKY
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 50
Notes:



Map Lot Sub: 000001 000002 000000
Location: 1217 COAL HILL ROAD
Owner: CORNELL FAMILY PROPERTIES
Waterfront Value: \$ 3,100 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MODERATE
Condition: 75 **Frontage Feet:** 2,700
Notes: DTW



Map Lot Sub: 000015 000046 000000
Location: BICKFORD HILL ROAD
Owner: FRANCONIA, TOWN OF
Waterfront Value: \$ 3,200
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: STEEP
Condition: 100 **Frontage Feet:** 280
Notes:



Map Lot Sub: 000023 000009 000000
Location: 217 RIDGE ROAD
Owner: SANDROF, PATIENCE FERRIS
Waterfront Value: \$ 3,300 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 75 **Frontage Feet:** 250
Notes: DTW



Map Lot Sub: 000008 000004 000000
Location: 278 EATON ROAD
Owner: SKI CLUB HOCHEBIRGE
Waterfront Value: \$ 3,400
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 75 **Frontage Feet:** 900
Notes: DTW



Map Lot Sub: 000008 000007 000000
Location: 377 PLANTATION ROAD
Owner: HEISKELL, ANDREW
Waterfront Value: \$ 3,400 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 75 **Frontage Feet:** 1,676
Notes: DTW



Map Lot Sub: 000012 000017 000000
Location: 415 PLANTATION ROAD
Owner: SHEVCHUK, DONALD
Waterfront Value: \$ 3,600
Water Body: GALE RIVER
Access: ROCKY
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 167
Notes:



Map Lot Sub: 000012 000022 000000
Location: 483 PLANTATION ROAD
Owner: GARVEY/VAUGHAN ASSET PROTECT
Waterfront Value: \$ 3,700
Water Body: GALE RIVER
Access: ROCKY
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 207
Notes:



Map Lot Sub: 000014 000096 000000
Location: RIVER STREET
Owner: NEW HAMPSHIRE, STATE OF
Waterfront Value: \$ 3,800
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 100
Notes:



Map Lot Sub: 000014 000061 000000
Location: 81 GARFIELD CLOSE
Owner: MALLICK, STEPHANIE A.
Waterfront Value: \$ 4,000
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 132
Notes:



Map Lot Sub: 000014 000084 000002
Location: ROUTE 117
Owner: RAMSAY, HELENE G
Waterfront Value: \$ 4,000
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 432
Notes:



Map Lot Sub: 000014 000153 000004
Location: 362 IRON FOUNDRY ROAD
Owner: BLODGETT, JEFFREY W.
Waterfront Value: \$ 4,000
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 130
Notes:



Map Lot Sub: 000012 000020 000000
Location: 449 PLANTATION ROAD
Owner: OAKMAN, DAVID R.
Waterfront Value: \$ 4,100
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 512
Notes:



Map Lot Sub: 000014 000060 000000
Location: 75 GARFIELD CLOSE
Owner: LORENTZEN, CORNELIA M.
Waterfront Value: \$ 4,100
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 143
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	09/10/18	4387/0926	Q I	\$207,530
Current Assessment:				\$305,200



Map Lot Sub: 000015 000002 000002
Location: 7 BICKFORD HILL ROAD
Owner: WHITTENBURG, THEODORE R.
Waterfront Value: \$ 4,100
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 550
Notes:



Map Lot Sub: 000024 000004 000000
Location: 51 LAFAYETTE ROAD
Owner: TIMM TRUST, JOEL & KRISTINE
Waterfront Value: \$ 4,100
Water Body: HAM BRANCH RIVER
Access: NATURAL
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 780
Notes:



Map Lot Sub: 000024 000005 000000
Location: 71 LAFAYETTE ROAD
Owner: NOYES REVOCABLE TRUST, BRADLE
Waterfront Value: \$ 4,100
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 2,585
Notes:



Map Lot Sub: 000012 000023 000000
Location: 260 PLANTATION ROAD
Owner: LAMERE REV. TRUST OF 2007, JOS
Waterfront Value: \$ 4,200
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 280
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/15/19	4434/150	Q I	\$285,000
Current Assessment:				\$411,100



Map Lot Sub: 000001 000001 000000
Location: 845 COAL HILL ROAD
Owner: OTOROWSKI FAMILY 1996 REV TRST
Waterfront Value: \$ 4,300 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 1,600
Notes:



Map Lot Sub: 000014 000013 000000
Location: ACADEMY STREET
Owner: FRANCONIA, TOWN OF
Waterfront Value: \$ 4,300
Water Body: GALE RIVER
Access: ROCKY
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 1,685
Notes:



Map Lot Sub: 000013 000030 000000
Location: 31 PLANTATION ROAD
Owner: ANDREWS, ELIZABETH HARRISON
Waterfront Value: \$ 4,400
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 300
Notes:



Map Lot Sub: 000014 000057 000000
Location: 63 GARFIELD CLOSE
Owner: KANTER, RICHARD M
Waterfront Value: \$ 4,400
Water Body: HAM BRANCH RIVER
Access: NATURAL
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 330
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/12/21	4629/0819	Q I	\$200,000
Current Assessment:				\$182,900



Map Lot Sub: 000014 000153 000001
Location: 290 IRON FOUNDRY ROAD
Owner: STANTON, MIRIAM A.
Waterfront Value: \$ 4,400
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 339
Notes:



Map Lot Sub: 000014 000153 000003
Location: 344 IRON FOUNDRY ROAD
Owner: FORREST-MILLER FAMILY REV TRUS
Waterfront Value: \$ 4,400
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 294
Notes:



Map Lot Sub: 000015 000043 000000
Location: 14 HOFFMAN'S DRIVE
Owner: MACBAIN, JEREMY
Waterfront Value: \$ 4,400
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 160
Notes:



Map Lot Sub: 000014 000009 000000
Location: 531 MAIN STREET
Owner: VEENENDAAL, CORNELIA
Waterfront Value: \$ 4,500
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 370
Notes:



Map Lot Sub: 000014 000093 000000
Location: 58 RIVER STREET
Owner: BALL, COURTNEY JOHN
Waterfront Value: \$ 4,500
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 66
Notes:



Map Lot Sub: 000015 000045 000000
Location: 46 BICKFORD HILL ROAD
Owner: HANKS, LOTTIE REV TRUST
Waterfront Value: \$ 4,500
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 171
Notes:



Map Lot Sub: 000002 000004 000000
Location: 1094 FOREST HILL ROAD
Owner: CROCKER REALTY TRUST
Waterfront Value: \$ 4,600
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 2,500
Notes:



Map Lot Sub: 000002 000004 000000
Location: 1094 FOREST HILL ROAD
Owner: CROCKER REALTY TRUST
Waterfront Value: \$ 4,600 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 2,500
Notes:



Map Lot Sub: 000007 000001 000000
Location: 782 FOREST HILL ROAD
Owner: PRESBY, THADDEUS D
Waterfront Value: \$ 4,600 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 1,700
Notes:



Map Lot Sub: 000007 000001 000001
Location: 790 FOREST HILL ROAD
Owner: PRESBY, TREVOR B.
Waterfront Value: \$ 4,600 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 950
Notes:



Map Lot Sub: 000008 000002 000000
Location: 375 PLANTATION ROAD
Owner: BUDDENHAGEN REV TR, JENNIFER S
Waterfront Value: \$ 4,600 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 835
Notes:



Map Lot Sub: 000013 000031 000000
Location: PROFILE ROAD
Owner: ANDREWS, ELIZABETH HARRISON
Waterfront Value: \$ 4,600
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 983
Notes:



Map Lot Sub: 000013 000053 000000
Location: DOW AVENUE
Owner: FRANCONIA, TOWN OF
Waterfront Value: \$ 4,600
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 1,580
Notes:



Map Lot Sub: 000014 000150 000000
Location: 270 IRON FOUNDRY ROAD
Owner: GAUDETTE, RICHARD P.
Waterfront Value: \$ 4,600
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 585
Notes:



Map Lot Sub: 000015 000039 000000
Location: HOFFMAN'S DRIVE
Owner: CAMERON, CABOT J.
Waterfront Value: \$ 4,600 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 3,920
Notes:



Map Lot Sub: 000015 000042 000000
Location: 16 HOFFMAN'S DRIVE
Owner: MENNINGER TRUST, ANN CATHERIN
Waterfront Value: \$ 4,600
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 237
Notes:



Map Lot Sub: 000023 000002 000000
Location: LAFAYETTE ROAD
Owner: FOSS, PAUL W
Waterfront Value: \$ 4,600 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 2,460
Notes:



Map Lot Sub: 000030 000004 000003
Location: 1680 EASTON ROAD
Owner: GUNN, CHARLES P.
Waterfront Value: \$ 4,600 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 273
Notes:



Map Lot Sub: 000007 000002 000002
Location: FOREST HILL ROAD
Owner: EDWARDS, MICHAEL
Waterfront Value: \$ 4,700 CU
Water Body: GALE RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 335
Notes:

Date	Book/Page	Type	Price
09/22/20	4557/111	Q V	\$330,000

Most Recent Sale:
Current Assessment: \$273,100



Map Lot Sub: 000025 000009 000001
Location: 1300 EASTON ROAD
Owner: MORRIS, WILLIAM A.
Waterfront Value: \$ 4,700 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 337
Notes:



Map Lot Sub: 000025 000009 000002
Location: 1302 EASTON ROAD
Owner: MORRIS, RICHARD G.
Waterfront Value: \$ 4,700 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 337
Notes:



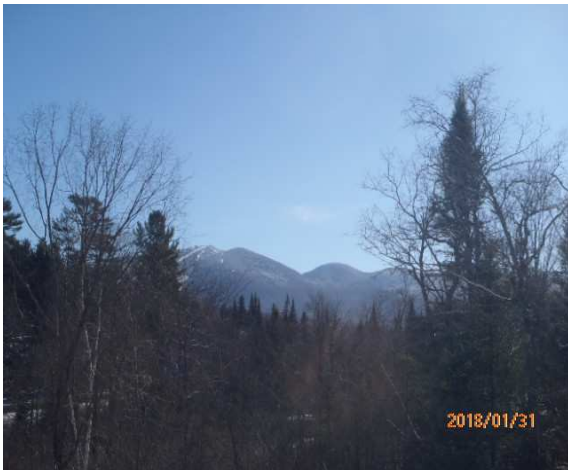
Map Lot Sub: 000033 000003 000000
Location: 2190 EASTON ROAD
Owner: MCKENZIE, JOEL CRAIG
Waterfront Value: \$ 4,700 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 400
Notes:



Map Lot Sub: 000015 000003 000000
Location: 71 RIDGE ROAD
Owner: BREWER, JR. EDWARD S TRUST
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,180
Notes:



Map Lot Sub: 000015 000041 000000
Location: 36 HOFFMAN'S DRIVE
Owner: HOFFMAN IRREVOC. TRUST, JILL T
Waterfront Value: \$ 4,800
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 535
Notes:



Map Lot Sub: 000015 000044 000000
Location: 80 BICKFORD HILL ROAD
Owner: ZELLER FAMILY REVOCABLE TRUST
Waterfront Value: \$ 4,800
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 750
Notes:



Map Lot Sub: 000015 000047 000000
Location: 374 EASTON ROAD
Owner: QUAKER TAVERN TRUST
Waterfront Value: \$ 4,800
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,475
Notes:



Map Lot Sub: 000024 000001 000000
Location: EASTON ROAD
Owner: CROWELL, JONATHAN C
Waterfront Value: \$ 4,800
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 750
Notes:

Date	Book/Page	Type	Price
01/26/21	4597/0124	Q V	\$132,333

Most Recent Sale:
Current Assessment: \$138,200



Map Lot Sub: 000025 000008 000002
Location: 1333 EASTON ROAD
Owner: PATTON REVOC TRST, CHRISTOPHER
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,838
Notes:



Map Lot Sub: 000030 000004 000002
Location: 1722 EASTON ROAD
Owner: BERKE, BRUCE A.
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 422
Notes:



Map Lot Sub: 000030 000015 000000
Location: 216 DELAGE ROAD
Owner: SCHMIDT FAMILY REVOCABLE LIVIN
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 750
Notes:



Map Lot Sub: 000031 000001 000000
Location: 300 DELAGE ROAD
Owner: COLE 2019 TRUST, VICTORIA
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,777
Notes:



Map Lot Sub: 000033 000001 000000
Location: 1900 EASTON ROAD
Owner: PALMER, WALTER A.
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,012
Notes:



Map Lot Sub: 000033 000001 000001
Location: 1792 EASTON ROAD
Owner: PALMER, WALTER A.
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 460
Notes:



Map Lot Sub: 000033 000002 000000
Location: EASTON ROAD
Owner: SHERBURN JR., ROBERT
Waterfront Value: \$ 4,800 CU
Water Body: HAM BRANCH RIVER
Access: UNDEVELOPED
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 1,350
Notes:



Map Lot Sub: 000005 000001 000000
Location: MAIN STREET
Owner: NEWELL, STEVEN R
Waterfront Value: \$ 5,300
Water Body: GALE RIVER
Access: GRASS
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 175
Notes:



Map Lot Sub: 000012 000018 000000
Location: 435 PLANTATION ROAD
Owner: BRADSELL, WILLIAM P
Waterfront Value: \$ 5,400
Water Body: GALE RIVER
Access: GRASS
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 185
Notes: DTW



Map Lot Sub: 000014 000051 000000
Location: 214 CHURCH STREET
Owner: WOLF, LUCILLE
Waterfront Value: \$ 5,500
Water Body: HAM BRANCH RIVER
Access: GRASS
Location: MAIN BODY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 330
Notes:



Map Lot Sub: 000015 000002 000000
Location: 568 EASTON ROAD
Owner: STEPHENSON, SAM P.
Waterfront Value: \$ 5,600
Water Body: HAM BRANCH RIVER
Access: GRASS
Location: RIVER
Topography: MODERATE
Condition: 100 **Frontage Feet:** 625
Notes:



Map Lot Sub: 000012 000016 000000
Location: 395 PLANTATION ROAD
Owner: BETLEY, MICHAEL J
Waterfront Value: \$ 5,800
Water Body: GALE RIVER
Access: GRASS
Location: MAIN BODY
Topography: MILD
Condition: 100 **Frontage Feet:** 152
Notes:



Map Lot Sub: 000014 000011 000000
Location: MAIN STREET
Owner: FRANCONIA, TOWN OF
Waterfront Value: \$ 5,900
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 180
Notes:



Map Lot Sub: 000014 000084 000001
Location: 17 ROUTE 117
Owner: STONE CHIMNEY LLC
Waterfront Value: \$ 5,900
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: ROLLING
Condition: 100 **Frontage Feet:** 426
Notes:



Map Lot Sub: 000014 000010 000000
Location: MAIN STREET
Owner: PAYETTE, PHILIP A.
Waterfront Value: \$ 6,000
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 200
Notes:



Map Lot Sub: 000014 000095 000000
Location: RIVER STREET
Owner: SCHAFFER LIVING TRUST, PATRICI
Waterfront Value: \$ 6,000
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 224
Notes:



Map Lot Sub: 000014 000012 000000
Location: MAIN STREET
Owner: FRANCONIA, TOWN OF
Waterfront Value: \$ 6,100
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 230
Notes:



Map Lot Sub: 000014 000092 000000
Location: OFF RIVER STREET
Owner: VICKERY, REBECCA COFFIN
Waterfront Value: \$ 6,100
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 240
Notes:



Map Lot Sub: 000014 000094 000000
Location: RIVER STREET
Owner: SCHAFFER LIVING TRUST, PATRICI
Waterfront Value: \$ 6,100
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 317
Notes:



Map Lot Sub: 000014 000059 000000
Location: 65 GARFIELD CLOSE
Owner: KELLEY TRUST 1997, RUTH C
Waterfront Value: \$ 6,200
Water Body: HAM BRANCH RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 459
Notes:



Map Lot Sub: 000012 000021 000000
Location: 463 PLANTATION ROAD
Owner: GILMORE, JAMES S.
Waterfront Value: \$ 6,300
Water Body: GALE RIVER
Access: GRASS
Location: MAIN BODY
Topography: LEVEL
Condition: 100 **Frontage Feet:** 206
Notes:



Map Lot Sub: 000014 000083 000000
Location: MAIN STREET
Owner: FRANCONIA, TOWN OF
Waterfront Value: \$ 6,300
Water Body: GALE RIVER
Access: GRASS
Location: RIVER
Topography: MILD
Condition: 100 **Frontage Feet:** 515
Notes:



Map Lot Sub: 000015 000002 000001
Location: 522 EASTON ROAD
Owner: LAFLAMME, LOTTIE MONICA
Waterfront Value: \$ 6,400
Water Body: HAM BRANCH RIVER
Access: GRASS
Location: RIVER
Topography: LEVEL
Condition: 100 **Frontage Feet:** 268
Notes:

B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review *Section 7*, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town than were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in *Section 1. D*. Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.

The following illustrates the view properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

There are 413 out of 1,320 total properties that have a positive view influence. Views of substantially greater degree, depth, width and subject matter were found during the field review and while not all were represented by local sales, they were clearly of value and needed to be addressed. Comparing pictures of the sales to these properties and drawing upon our experience from surrounding areas, we developed an opinion of the contributory value of those views.

Undeveloped Lot (UND Lot)	-45% (55 View Condition)
This was given to properties that are undeveloped but can see a view.	
Cost to Develop (CT)	-75% (25 View Condition)
Given to undeveloped properties that need to clear property in order to see views.	
Seasonal Obstruction (SSNL OBST)	Adjustment varies depending on severity
Seasonal Obstruction/Owner Controlled (SSNL OBST/OC)	Adjustment varies depending on severity
Powerlines (PLS)	Adjustment varies depending on severity

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



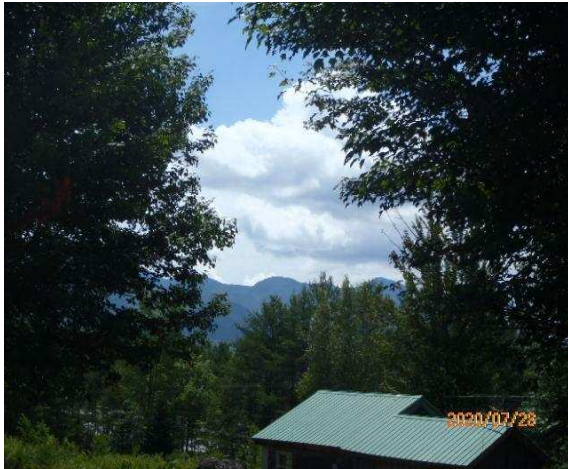
Map Lot Sub: 000033 000001 000000
Location: 1900 EASTON ROAD
Owner: PALMER, WALTER A.
View Value: \$ 0
Subject: FRAN NOTCH & SKI MTS
Width: PANORAMIC
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 0
Notes: COMM PROP



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: 000013 000023 000000
Location: 385 LAFAYETTE DRIVE
Owner: ROY, STEPHEN P. & CYNTHIA E.
View Value: \$ 3,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	12/18/20	4586/259	Q I	\$231,000
Current Assessment:				\$256,800



Map Lot Sub: 000026 000006 000000
Location: 636 WELLS ROAD
Owner: HAYES, BRION G.
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000026 000012 000000
Location: 558 WELLS ROAD
Owner: LOVETT, ELEANOR R.
View Value: \$ 3,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000028 000011 000000
Location: 93 ALPEN HILL ROAD
Owner: LOSCUTOFF, JAMES M
View Value: \$ 3,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 90
Notes: PLS OBST



Map Lot Sub: 000014 000059 000000
Location: 65 GARFIELD CLOSE
Owner: KELLEY TRUST 1997, RUTH C
View Value: \$ 4,500
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 75
Notes: PL/SSNL OBST



Map Lot Sub: 000014 000142 000000
Location: 173 LAFAYETTE DRIVE
Owner: CHARETTE, MICHAEL C
View Value: \$ 4,500
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: PL OBST



Map Lot Sub: 000015 000021 000000
Location: 15 TOWN EDGE LANE
Owner: SHEA, STEVENS L.
View Value: \$ 4,500
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000044 000000
Location: 80 BICKFORD HILL ROAD
Owner: ZELLER FAMILY REVOCABLE TRUST
View Value: \$ 4,500
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000016 000037 000006
Location: 76 COVENTRY RIDGE ROAD
Owner: LANGEVIN, JEAN
View Value: \$ 4,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000020 000002 000005
Location: 123 POWDER HILL DRIVE
Owner: MELLIN TRUST INTER VIVOS REV.
View Value: \$ 4,500
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000028 000038 000000
Location: 27 DEER PASS ROAD
Owner: GRACE 2003 FAMILY TRUST
View Value: \$ 4,500
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: EXTREME DISTANT
Condition: 80
Notes: SSNL/PL/OBST



Map Lot Sub: 000005 000017 000000
Location: 574 WALLACE HILL ROAD
Owner: SMALL, SALLY L.
View Value: \$ 6,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 50
Notes: SSNL/pl obst



Map Lot Sub: 000005 000044 000000
Location: 166 WALLACE HILL ROAD
Owner: ALDEN BEAL FAMILY TRUST
View Value: \$ 6,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000012 000086 000000
Location: 58 SAWMILL LANE
Owner: WEISMAN, JULIE A.
View Value: \$ 6,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000014 000061 000000
Location: 81 GARFIELD CLOSE
Owner: MALLICK, STEPHANIE A.
View Value: \$ 6,000
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: ELMENDORF, SARAH C
View Value: \$ 6,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000017
Location: 100 MEADOW CREST DRIVE
Owner: VON TETZCNER, JON S
View Value: \$ 6,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 60
Notes: SSNL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	04/28/21	4625/0295	Q I	\$1,150,000
Current Assessment:				\$1,155,200



Map Lot Sub: 000016 000032 000000
Location: 98 FRANCONIA MTNS ROAD
Owner: NUTTER, ROBERT F.
View Value: \$ 6,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000018 000007 000000
Location: 1231 PROFILE ROAD
Owner: PENNEY, SHARON A.
View Value: \$ 6,000
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: HOOD FAMILY LIVING TRUST
View Value: \$ 6,000
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: \$ 6,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 000004 000009
Location: MCKENZIE WOODS ROAD
Owner: WASIELEWSKI, JAMES B.
View Value: \$ 6,000 CU
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 25
Notes: CTD

	Date	Book/Page	Type	Price
Most Recent Sale:	11/13/20	4574/964	Q V	\$90,000
Current Assessment:				\$88,700



Map Lot Sub: 000022 000004 0001.1
Location: MCKENZIE WOODS ROAD
Owner: TTW, LLC
View Value: \$ 6,000 CU
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: und lot



Map Lot Sub: 000026 000019 000001
Location: 705 WELLS ROAD
Owner: BULL, NATHANIEL E.
View Value: \$ 6,000
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: TRAV & TUCK LLC
View Value: \$ 6,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000029 000040 000010
Location: 132 PARK VIEW DRIVE
Owner: HIBLER, WILLIAM D.
View Value: \$ 6,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000030 000002 000012
Location: EASTON ROAD
Owner: DESHLER JR., H.G.
View Value: \$ 6,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000005 000019 000000
Location: 438 WALLACE HILL ROAD
Owner: DOORMAN REVOCABLE LIVING TRU
View Value: \$ 7,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000012 000087 000000
Location: 38 SAWMILL LANE
Owner: PARISIEN, KRISTINA I.
View Value: \$ 7,500
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	11/19/20	4577/48	Q I	\$356,533
Current Assessment:				\$378,100



Map Lot Sub: 000014 000153 000005
Location: 384 IRON FOUNDRY ROAD
Owner: ANDERSON FAMILY REVOC TRUST
View Value: \$ 7,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000032 000000
Location: 102 IRON FOUNDRY ROAD
Owner: FLESCHER, ARTHUR
View Value: \$ 7,500
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000004
Location: 135 BALANCING ROCK ROAD
Owner: 135 BALANCING ROCK ROAD, LLC
View Value: \$ 7,500
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	04/26/19	4436/342	Q I	\$386,000
Current Assessment:				\$436,100



Map Lot Sub: 000016 000001 000018
Location: 71 MEADOW CREST DRIVE
Owner: CHILDS, DALE R.
View Value: \$ 7,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000018 000002 000000
Location: 272 MAGOWAN HILL ROAD
Owner: HOWE, DAVID AND MARY
View Value: \$ 7,500
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL/OBST



Map Lot Sub: 000018 000018 000000
Location: 214 BUTTERHILL ROAD
Owner: GIVENS, JANE L
View Value: \$ 7,500
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 50
Notes: SSNL/OBST



Map Lot Sub: 000022 000004 000005
Location: MCKENZIE WOODS ROAD
Owner: VOLPE, GERALD M.
View Value: \$ 7,500 CU
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 25
Distance: DISTANT
Condition: 55
Notes: UND LOT



Map Lot Sub: 000022 000004 000006
Location: MCKENZIE WOODS ROAD
Owner: THOMANN, PETER
View Value: \$ 7,500 CU
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 25
Distance: DISTANT
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	10/14/20	4564/691	Q V	\$105,000
Current Assessment:				\$121,700



Map Lot Sub: 000022 0011.1 000002
Location: 222 FRANCONIA MTNS ROAD
Owner: PERLMAN, MICHAEL
View Value: \$ 7,500
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSL OBST



Map Lot Sub: 000030 000001 000000
Location: 1549 EASTON ROAD
Owner: O'LEARY, EDWARD PATRICK
View Value: \$ 7,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSL OBST/OC



Map Lot Sub: 000005 000031 000000
Location: 150 FOREST ROAD
Owner: KOELLER, BRIAN C.
View Value: \$ 9,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 90
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	10/15/19	4474/843	Q I	\$299,000
Current Assessment:				\$372,400



Map Lot Sub: 000011 000005 000000
Location: 327 MAGOWAN HILL ROAD
Owner: CROSBY ET AL, GEORGE DE FOREST
View Value: \$ 9,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000013 000024 000000
Location: 405 LAFAYETTE DRIVE
Owner: ROSA, CAROL
View Value: \$ 9,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: PL/HWY OBST



Map Lot Sub: 000014 000136 000000
Location: 81 LAFAYETTE DRIVE
Owner: PAYETTE, PHILIP A.
View Value: \$ 9,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: PL SSNL OBST/OC



Map Lot Sub: 000014 000141 000000
Location: 12 BERWICK COURT
Owner: MOULTON LIVING TRUST, LARRY J.
View Value: \$ 9,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: PL SSNL OBST/OC



Map Lot Sub: 000014 000153 000006
Location: IRON FOUNDRY ROAD
Owner: NELSON REVOC TRST, KATHLEEN M.
View Value: \$ 9,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND



Map Lot Sub: 000015 000015 000000
Location: 49 BICKFORD HILL ROAD
Owner: TIFFANY, JOAN T.
View Value: \$ 9,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 70
Notes: SSNL OBST/OC



Map Lot Sub: 000018 000010 000000
Location: 1317 PROFILE ROAD
Owner: GOMO, TENDAI
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/02/20	4571/159	Q I	\$481,000
Current Assessment:				\$475,400



Map Lot Sub: 000020 000002 000004
Location: 89 POWDER HILL DRIVE
Owner: JACKSON, NED S.
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/27/19	4429/789	Q I	\$823,000
Current Assessment:				\$830,100



Map Lot Sub: 000024 000025 000000
Location: 228 TIMBER LANE
Owner: BAYNES, ROBIN K.
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000025 000002 000004
Location: 862 WELLS ROAD
Owner: SYKES, TIMOTHY D.
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000026 000016 000000
Location: 619 WELLS ROAD
Owner: HERBERT, CHARLES H.
View Value: \$ 9,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 25
Notes: UND



Map Lot Sub: 000028 000094 000000
Location: 316 MITTERSILL ROAD
Owner: BATTEN, RICHARD E
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000030 000006 000000
Location: 1532 EASTON ROAD
Owner: KEETON FAMILY TRUST
View Value: \$ 9,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000004 000017 000000
Location: 113 OAKS ROAD
Owner: LAWTON, JANEL E. REVOCABLE TRU
View Value: \$ 10,500
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000005 000038 000000
Location: 36 FOREST ROAD
Owner: DUBAQUIE, YVES J.P.
View Value: \$ 10,500
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	06/17/20	4528/373	Q I	\$541,333
Current Assessment:				\$587,900



Map Lot Sub: 000005 000042 000000
Location: 188 WALLACE HILL ROAD
Owner: COSTA, ANGELO
View Value: \$ 10,500
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000015 000002 000002
Location: 7 BICKFORD HILL ROAD
Owner: WHITTENBURG, THEODORE R.
View Value: \$ 10,500
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000031 000009 000000
Location: 263 KINSMAN ROAD
Owner: ANDERSON, TRENT R.
View Value: \$ 10,500
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000005 000025 000000
Location: 344 WALLACE HILL ROAD
Owner: FEBIIGER II REVOCABLE TRUST OF
View Value: \$ 12,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000001 000018
Location: 71 FOXGLOVE LANE
Owner: MULLINS, ERIC R.
View Value: \$ 12,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000013 000030 000000
Location: 31 PLANTATION ROAD
Owner: ANDREWS, ELIZABETH HARRISON
View Value: \$ 12,000
Subject: MTS & RIVER
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 25
Notes: LMT USE



Map Lot Sub: 000014 000150 000000
Location: 270 IRON FOUNDRY ROAD
Owner: GAUDETTE, RICHARD P.
View Value: \$ 12,000
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000034 000000
Location: 46 IRON FOUNDRY ROAD
Owner: SLAYTON, MATTHEW S.
View Value: \$ 12,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSLN OBST/OC



Map Lot Sub: 000016 000021 000000
Location: 332 OLD COUNTY ROAD
Owner: WADSWORTH, ANDREW ROBERT
View Value: \$ 12,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/29/19	4454/765	Q I	\$360,000
Current Assessment:				\$498,700



Map Lot Sub: 000016 000037 000003
Location: 81 COVENTRY RIDGE ROAD
Owner: KRANTZ REV TRUST 1990, ANNE D.
View Value: \$ 12,000
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 000004 000010
Location: MCKENZIE WOODS ROAD
Owner: WASIELEWSKI, JAMES B.
View Value: \$ 12,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	11/13/20	4574/959	Q V	\$135,000
Current Assessment:				\$123,800



Map Lot Sub: 000022 0011.1 000005
Location: 334 FRANCONIA MTNS ROAD
Owner: FINCH, STEPHEN
View Value: \$ 12,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	04/06/21	4618/0676	Q I	\$530,000
Current Assessment:				\$498,600



Map Lot Sub: 000024 000002 000001
Location: 25 LAFAYETTE ROAD
Owner: T & T MTN INVESTMENTS, LLC
View Value: \$ 12,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: DISTANT
Condition: 50
Notes: OBST



Map Lot Sub: 000024 000009 000000
Location: 211 LAFAYETTE ROAD
Owner: WINTHROP CHILDREN'S, FREDERIC
View Value: \$ 12,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000024 000051 000001
Location: 424 LAFAYETTE ROAD
Owner: STEWART, SUE B
View Value: \$ 12,000
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	10/28/20	4569/1	Q I	\$420,000
Current Assessment:				\$493,200



Map Lot Sub: 000028 000013 000000
Location: 117 ALPEN HILL ROAD
Owner: CIBOTTI, DEAN
View Value: \$ 12,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000028 000030 000000
Location: ALPEN HILL ROAD
Owner: LOSCUTOFF, JAMES M
View Value: \$ 12,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: DISTANT
Condition: 50
Notes: nbD LOT



Map Lot Sub: 000028 000039 000000
Location: 39 DEER PASS ROAD
Owner: MARZOTTO, KEVIN E.
View Value: \$ 12,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 90
Notes: PLS OBST



Map Lot Sub: 000028 000074 000000
Location: 26 WOODCHUCK TRAIL
Owner: GILLIS REVOCABLE LIVING TRUST
View Value: \$ 12,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: EXTREME DISTANT
Condition: 75
Notes: SSSL OBST



Map Lot Sub: 000028 000116 000000
Location: 52 SUNSET RIDGE ROAD
Owner: KING ZIMMERMANN LIVING TRUST
View Value: \$ 12,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: EXTREME DISTANT
Condition: 75
Notes: PL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	10/09/20	4563/431	Q I	\$333,000
Current Assessment:				\$384,600



Map Lot Sub: 000029 000010 000002
Location: 83 PARK VIEW DRIVE
Owner: HOLDEN, BRUCE
View Value: \$ 12,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 25
Distance: DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000030 000005 000000
Location: 1588 EASTON ROAD
Owner: MCCARTHY, LAURA C.
View Value: \$ 12,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 50
Notes: SSNL OBST/OC



Map Lot Sub: 000034 000009 000000
Location: 2203 EASTON ROAD
Owner: MCKENZIE, JOEL CRAIG
View Value: \$ 12,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 75
Notes: PL OBST



Map Lot Sub: 000014 000060 000000
Location: 75 GARFIELD CLOSE
Owner: LORENTZEN, CORNELIA M.
View Value: \$ 13,500
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 75
Notes: PL/SSNL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	09/10/18	4387/0926	Q I	\$207,530
Current Assessment:				\$305,200



Map Lot Sub: 000018 000008 000000

Location: 1251 PROFILE ROAD

Owner: MIKE, VIRGINIA R.

View Value: \$ 13,500

Subject: CANNON MT

Width: NARROW

Depth: TOP 25

Distance: CLOSE/NEAR

Condition: 100

Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/03/19	4471/98	Q I	\$270,000
Current Assessment:				\$324,300



Map Lot Sub: 000024 000008 000000

Location: 197 LAFAYETTE ROAD

Owner: PATTON REVOC TRST, CHRISTOPHER

View Value: \$ 13,500

Subject: CANNON MT

Width: TUNNEL

Depth: TOP 75

Distance: CLOSE/NEAR

Condition: 80

Notes: SSNL OBST/OC

Map Lot Sub: 000029 000040 000005

Location: 300 PARK VIEW DRIVE

Owner: THANOS, STEPHANIE L.

View Value: \$ 13,500

Subject: MOUNTAINS

Width: AVERAGE

Depth: TOP 50

Distance: DISTANT

Condition: 60

Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	07/31/19	4456/554	Q I	\$520,000
Current Assessment:				\$549,800



Map Lot Sub: 000029 000040 000006

Location: 282 PARK VIEW DRIVE

Owner: AKINCILAR, ELIZABETH

View Value: \$ 13,500

Subject: MOUNTAINS

Width: AVERAGE

Depth: TOP 50

Distance: DISTANT

Condition: 60

Notes: SSNL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	11/04/20	4572/232	Q I	\$600,000
Current Assessment:				\$650,500





Map Lot Sub: 000029 000040 000009
Location: PARK VIEW DRIVE
Owner: BIANCHINI, JASON R.
View Value: \$ 13,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: und lot

	Date	Book/Page	Type	Price
Most Recent Sale:	01/15/19	4414/25	Q V	\$80,000
Current Assessment:				\$116,300



Map Lot Sub: 000014 000137 000000
Location: 109 LAFAYETTE DRIVE
Owner: PAYETTE, PHILIP A.
View Value: \$ 15,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000016 000003 000000
Location: 503 EASTON ROAD
Owner: DOMENICHINI, DENNIS C.
View Value: \$ 15,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000019 000010 000002
Location: 82 NOTCHWAY DRIVE
Owner: SERELL, SEAN M.
View Value: \$ 15,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT



Map Lot Sub: 000029 000040 000008
Location: 220 PARK VIEW DRIVE
Owner: HOULIS, PETER A
View Value: \$ 15,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 55
Notes: UND/WDS



Map Lot Sub: 000004 000011 000015
Location: 99 NATURE DRIVE
Owner: PINGREE TRUST, SHARON FARRAR
View Value: \$ 16,500
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: \$ 16,500
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: \$ 16,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000012 000088 000000
Location: 1028 PROFILE ROAD
Owner: PEABODY, TINA D.
View Value: \$ 16,500
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000014 000062 000000
Location: GARFIELD CLOSE
Owner: MALLICK, STEPHANIE A.
View Value: \$ 16,500
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: PL OBST



Map Lot Sub: 000020 000002 000024
Location: CHAMPION'S WAY
Owner: PATERSON, DAVID J.
View Value: \$ 16,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	03/02/20	4503/725	Q V	\$77,533
Current Assessment:				\$80,500



Map Lot Sub: 000020 000002 000026
Location: CHAMPION'S WAY
Owner: PERKINS JOINT REVOCABLE TRUST
View Value: \$ 16,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	11/02/20	4571/325	Q V	\$90,000
Current Assessment:				\$97,600



Map Lot Sub: 000022 0004-1 000003
Location: 138 MORRISTOWN ROAD
Owner: HEALEY, TIMOTHY G
View Value: \$ 16,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SEAS OBST/OC



Map Lot Sub: 000024 000041 000000
Location: 145 TOAD HILL ROAD
Owner: REARDON, SUSAN KATHERINE
View Value: \$ 16,500
Subject: CANNON MT
Width: TUNNEL
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/12/19	4452/418	Q I	\$245,000
Current Assessment:				\$324,800



Map Lot Sub: 000008 000001 000017
Location: 45 FOXGLOVE LANE
Owner: SCHIBANOFF, JAMES M.
View Value: \$ 18,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes: VU/PASTURE/POND



Map Lot Sub: 000015 000030 000000
Location: 140 IRON FOUNDRY ROAD
Owner: VIRGIN REV. TRUST, THE KARL W.
View Value: \$ 18,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000021 000011 000001
Location: 353 WELLS ROAD
Owner: DIMARZIO, JOHN JOSEPH
View Value: \$ 18,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000028 000007 000000
Location: 65 ALPEN HILL ROAD
Owner: MERRILL, NATE
View Value: \$ 18,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: SSNL OBST



Map Lot Sub: 000028 000018 000000
Location: 195 ALPEN HILL ROAD
Owner: PINARD, ADAM
View Value: \$ 18,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: SSNL OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	07/17/20	4537/439	Q I	\$530,000
Current Assessment:				\$582,300



Map Lot Sub: 000028 000125 000000
Location: 140 HUBERTUS RING
Owner: AUERBACH REV.TRST, JONATHAN D.
View Value: \$ 18,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000030 000002 000013
Location: 1671 EASTON ROAD
Owner: KIM, WILBUR
View Value: \$ 18,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000011 000000
Location: 355 KINSMAN ROAD
Owner: STARER, BRIAN L.
View Value: \$ 18,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 0011.1 000001
Location: 186 FRANCONIA MTNS ROAD
Owner: STAUDT, ERIC
View Value: \$ 19,500
Subject: HILLS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/01/21	4616/0911	Q I	\$735,000
Current Assessment:				\$699,000



Map Lot Sub: 000030 000004 000002
Location: 1722 EASTON ROAD
Owner: BERKE, BRUCE A.
View Value: \$ 19,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000003 000005 000000
Location: 602 WALLACE HILL ROAD
Owner: SOUCY, ROBERT
View Value: \$ 21,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000013 000008 000000
Location: 13 SUNSET LANE
Owner: NICODEMUS, CHRISTOPHER F.
View Value: \$ 21,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 85
Notes: PL/SSNL OBST



Map Lot Sub: 000014 000013 000000
Location: ACADEMY STREET
Owner: FRANCONIA, TOWN OF
View Value: \$ 21,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL/OBST



Map Lot Sub: 000014 000153 000003
Location: 344 IRON FOUNDRY ROAD
Owner: FORREST-MILLER FAMILY REV TRUS
View Value: \$ 21,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST/OC



Map Lot Sub: 000016 000002 000001
Location: 123 MEADOW CREST DRIVE
Owner: TRUESDELL, LAURA B
View Value: \$ 21,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000024 000001 000000
Location: EASTON ROAD
Owner: CROWELL, JONATHAN C
View Value: \$ 21,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 50
Notes: UND LOT/PL

	Date	Book/Page	Type	Price
Most Recent Sale:	01/26/21	4597/0124	Q V	\$132,333
Current Assessment:				\$138,200



Map Lot Sub: 000025 000005 000000
Location: 1421 EASTON ROAD
Owner: DEROSIER, NORMA E.
View Value: \$ 21,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	09/28/20	4558/882	Q I	\$429,933
Current Assessment:				\$464,200



Map Lot Sub: 000028 000042 000000
Location: 63 DEER PASS ROAD
Owner: RANDALL, JEFFREY L.
View Value: \$ 21,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 90
Notes: PL OBST



Map Lot Sub: 000028 000107 000000
Location: 33 SUNSET RIDGE ROAD
Owner: WUNDERMAN, MARC
View Value: \$ 21,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000029 000040 000004
Location: 308 PARK VIEW DRIVE
Owner: DIETLEIN, DARREL
View Value: \$ 21,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 75
Notes: SSNL OBST



Map Lot Sub: 000034 000007 000000
Location: 2079 EASTON ROAD
Owner: SHERBURN JR., ROBERT
View Value: \$ 21,000 CU
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: PL OBST



Map Lot Sub: 000008 000001 000027
Location: 86 FOXGLOVE LANE
Owner: FOXGLOVE LANE TRUST
View Value: \$ 22,500
Subject: HILLS
Width: NARROW
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000026 000000
Location: FRANCONIA MTNS ROAD
Owner: DEWOLFE, RICHARD B.
View Value: \$ 22,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 25
Notes: CTD



Map Lot Sub: 000022 0011.1 000007
Location: 426 FRANCONIA MTNS ROAD
Owner: CONAWAY, D. ALLEN
View Value: \$ 22,500
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 75
Notes: SSNL OBST/OC



Map Lot Sub: 000028 000034 000000
Location: ALPEN HILL ROAD
Owner: IMPERIOUS WALRUS , LLC
View Value: \$ 22,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 50
Notes: SSNL OBST/OC



Map Lot Sub: 000028 000036 000000
Location: 28 ALPEN HILL ROAD
Owner: MITTERSILL REALTY TRUST
View Value: \$ 22,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000057 000000
Location: 46 DEER PASS ROAD
Owner: COTTON FAMILY REALTY TRUST
View Value: \$ 22,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 75
Notes: SSNL OBST



Map Lot Sub: 000028 000058 000000
Location: 34 DEER PASS ROAD
Owner: GRAHAM FAMILY REVOCABLE TRUS
View Value: \$ 22,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 75
Notes: SSNL OBST



Map Lot Sub: 000028 000059 000000
Location: 24 DEER PASS ROAD
Owner: PRATT, DENNIS J.
View Value: \$ 22,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 75
Notes: SSNL OBST/PL



Map Lot Sub: 000028 000060 000000
Location: 14 DEER PASS ROAD
Owner: MOREY, ANDREW
View Value: \$ 22,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 75
Notes: SSNL/PL OBST



Map Lot Sub: 000028 000069 000000
Location: 67 WOODCHUCK TRAIL
Owner: CHESLEY, NATHAN
View Value: \$ 22,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000006 000003 000000
Location: 371 OVERBROOK ROAD
Owner: LISTERNICK, STANLEY E.
View Value: \$ 24,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000012 000009 000000
Location: 367 PLANTATION ROAD
Owner: TRAVIS, ROBERT C.
View Value: \$ 24,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000013 000026 000002
Location: MEADOW RUE LANE
Owner: LEACH, JAY
View Value: \$ 24,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	10/09/20	4563/439	Q V	\$115,000
Current Assessment:				\$123,900



Map Lot Sub: 000021 000015 000000
Location: 442 WELLS ROAD
Owner: WALKER, DAVID E
View Value: \$ 24,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SEAS OBST/OC



Map Lot Sub: 000022 000004 000004
Location: 251 MCKENZIE WOODS ROAD
Owner: VOLPE, GERALD M.
View Value: \$ 24,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 000011 000000
Location: EASTON ROAD
Owner: T & T MTN INVESTMENTS, LLC
View Value: \$ 24,000 CU
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 0011.1 000006
Location: 400 FRANCONIA MTNS ROAD
Owner: GALLIGAN, HOWARD J.
View Value: \$ 24,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000025 000004 000000
Location: 1375 EASTON ROAD
Owner: GROTE, G. PETER
View Value: \$ 24,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000025 000008 000000
Location: 1366 EASTON ROAD
Owner: ARCONI, ANTHONY G.
View Value: \$ 24,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000028 000027 000000
Location: 128 ALPEN HILL ROAD
Owner: GRANOFF, EVAN J.
View Value: \$ 24,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 80
Notes: SSSL OBST



Map Lot Sub: 000029 000040 000001
Location: 213 PARK VIEW DRIVE
Owner: MURRAY TRUST 09, ROBERT SCOTT
View Value: \$ 24,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 90
Notes: SSSL OBST/OC



Map Lot Sub: 000031 000005 000000
Location: 105 KINSMAN ROAD
Owner: KIPP REVOCABLE TRUST 2015, DAV
View Value: \$ 24,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: OC



Map Lot Sub: 000020 000002 000027
Location: KERR ROAD
Owner: PERKINS JOINT REVOCABLE TRUST
View Value: \$ 25,500
Subject: MITTERSILL SLOPE
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	01/10/20	4494/208	Q V	\$117,130
Current Assessment:				\$110,900



Map Lot Sub: 000022 000004 000013
Location: MCKENZIE WOODS ROAD
Owner: NELSON REVOC TRST, KATHLEEN M.
View Value: \$ 25,500
Subject: CANNON MT
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT



Map Lot Sub: 000024 000002 000000
Location: 37 LAFAYETTE ROAD
Owner: HWB PHYSICAL THERAPY PLLC
View Value: \$ 25,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 95
Notes: PL OBST



Map Lot Sub: 000024 000034 000000
Location: 14 TIMBER LANE
Owner: CLARK III, EUGENE R.
View Value: \$ 25,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST



Map Lot Sub: 000004 000010 000000
Location: 301 OAKS ROAD
Owner: ROSENFELD, SAMUEL L
View Value: \$ 27,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000016 000000
Location: 28 FOXGLOVE LANE
Owner: PRELL, MARK E.
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000017 000000
Location: 131 INDIAN PIPE ROAD
Owner: HORAN FAMILY REVOCABLE TRUST
View Value: \$ 27,000
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: STEUERNAGEL, ANN MARIE
View Value: \$ 27,000
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, JEFFREY W.
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000019 000004
Location: 100 SPLIT ROCK DRIVE
Owner: IRELAND III, JOHN B.
View Value: \$ 27,000
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	01/29/20	4498/389	Q I	\$416,000
Current Assessment:				\$474,400



Map Lot Sub: 000016 000025 000000
Location: 59 FRANCONIA MTNS ROAD
Owner: MARVELLI FAMILY REVOCABLE TRU
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000018 000027 000000
Location: 1472 PROFILE ROAD
Owner: LAFAYETTE BROOK REALTY TRUST
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000010 000001
Location: 28 NOTCHWAY DRIVE
Owner: CUMMINGS, KAREN
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000012 000001
Location: 454 BUTTERHILL ROAD
Owner: TAYLOR, JOHN K
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000020 000002 000013
Location: 1982 PROFILE ROAD
Owner: BERKOWITZ, IRA MARK
View Value: \$ 27,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 90
Notes: SSSL OBST



Map Lot Sub: 000021 000011 000005
Location: WELLS ROAD
Owner: MELISI, MICHAEL C.
View Value: \$ 27,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 25
Notes: CTD

	Date	Book/Page	Type	Price
Most Recent Sale:	10/30/20	4570/464	Q V	\$135,000
Current Assessment:				\$115,500



Map Lot Sub: 000024 000068 000000
Location: 256 TIMBER LANE
Owner: BARROWS, JOSEPH E.
View Value: \$ 27,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000028 000010 000000
Location: 85 ALPEN HILL ROAD
Owner: AUSTIN, BRYAN
View Value: \$ 27,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 90
Notes: PL OBST



Map Lot Sub: 000028 000044 000000
Location: 85 DEER PASS ROAD
Owner: CROWLEY 2010 REV TRT, KAREN
View Value: \$ 27,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 90
Notes: SSSL OBST



Map Lot Sub: 000030 000015 000000
Location: 216 DELAGE ROAD
Owner: SCHMIDT FAMILY REVOCABLE LIVIN
View Value: \$ 27,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: PL OBST



Map Lot Sub: 000016 000037 000005
Location: 88 COVENTRY RIDGE ROAD
Owner: STONE, BRIAN T.
View Value: \$ 28,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	11/02/18	4399/0765	Q I	\$616,530
Current Assessment:				\$533,900



Map Lot Sub: 000015 000005 000000
Location: 206 RIDGE ROAD
Owner: FOWLER JR., DANIEL W.
View Value: \$ 30,000
Subject: FRAN NOTCH & SKI MTS
Width: TUNNEL
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: PL OBST



Map Lot Sub: 000015 000023 000000
Location: 59 TOWN EDGE LANE
Owner: O'BRIEN, MARK A.
View Value: \$ 30,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000020 000002 000008
Location: 180 POWDER HILL DRIVE
Owner: FROIO, JOSPEH M
View Value: \$ 30,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000023 000013 000000
Location: 418 RIDGE ROAD
Owner: MACHADO TUTHILL REV LIVING TRU
View Value: \$ 30,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000025 000002 000005
Location: 840 WELLS ROAD
Owner: EVANS, JOHN C.
View Value: \$ 30,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000026 000010 000000
Location: 572 WELLS ROAD
Owner: WHITCOMB, KATHERINE C.
View Value: \$ 30,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: PL OBST



Map Lot Sub: 000028 000050 000000
Location: 102 DEER PASS ROAD
Owner: HARTNETT, WILLIAM C.
View Value: \$ 30,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000072 000000
Location: 48 WOODCHUCK TRAIL
Owner: FITZGERALD, DAVID
View Value: \$ 30,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000034 000005 000000
Location: 1993 EASTON ROAD
Owner: SHAPIRO, ANDREW I
View Value: \$ 30,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000001 000028
Location: 102 FOXGLOVE LANE
Owner: LEWIS, GEORGE S.
View Value: \$ 33,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSLN OBST/OC



Map Lot Sub: 000010 000001 000000
Location: 561 MAGOWAN HILL ROAD
Owner: WILLIAMS, ROBERT
View Value: \$ 33,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000014 000072 000000
Location: 42 CHURCH STREET
Owner: BERLACK, HARRIS S.
View Value: \$ 33,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



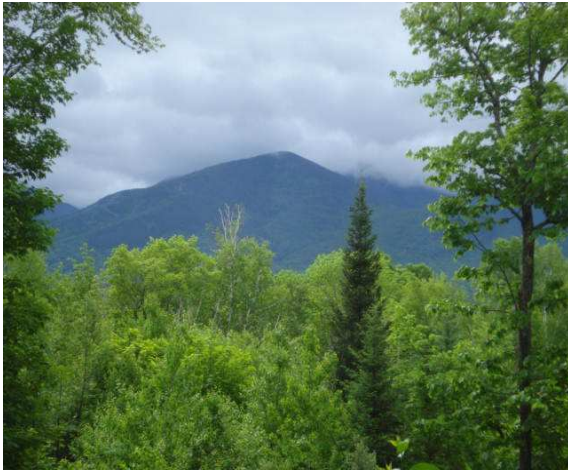
Map Lot Sub: 000024 000027 000000
Location: 188 TIMBER LANE
Owner: DUFFY, LAUREN KATHLEEN
View Value: \$ 33,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/14/21	4640/0174	Q I	\$445,000
Current Assessment:				\$352,200



Map Lot Sub: 000024 000028 000000
Location: 168 TIMBER LANE
Owner: OAKMAN, ANTHONY E.
View Value: \$ 33,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	08/24/20	4548/34	Q I	\$377,533
Current Assessment:				\$367,500



Map Lot Sub: 000024 000040 000000
Location: 121 TOAD HILL ROAD
Owner: ROSHAK, PHILLIP G.
View Value: \$ 33,000
Subject: CANNON MT
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000024 000052 000000
Location: 224 LAFAYETTE ROAD
Owner: WINTHROP CHILDREN'S, FREDERIC
View Value: \$ 33,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 75
Notes: SSNL OBST



Map Lot Sub: 000024 000062 000000
Location: 110 ROCKWOOD ROAD
Owner: MCCOY, PATRICK
View Value: \$ 33,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 25
Notes: CTD

	Date	Book/Page	Type	Price
Most Recent Sale:	05/13/21	4630/0421	Q V	\$99,000
Current Assessment:				\$102,600



Map Lot Sub: 000033 000003 000000
Location: 2190 EASTON ROAD
Owner: MCKENZIE, JOEL CRAIG
View Value: \$ 33,000
Subject: MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT



Map Lot Sub: 000034 000004 000001
Location: 1869 EASTON ROAD
Owner: PALMER, THOMAS
View Value: \$ 33,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000071 000000
Location: 56 WOODCHUCK TRAIL
Owner: WOODCHUCK TRAIL REALTY TRUST
View Value: \$ 34,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000073 000000
Location: 36 WOODCHUCK TRAIL
Owner: MCPHEE, CORY W.
View Value: \$ 34,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 75
Notes: SSSL OBST



Map Lot Sub: 000028 000127 000000
Location: 120 HUBERTUS RING
Owner: SHAMBO FAMILY TRUST
View Value: \$ 34,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 75
Notes: SSSL OBST



Map Lot Sub: 000031 000007 000000
Location: 209 KINSMAN ROAD
Owner: BRIGGS, LUCY
View Value: \$ 34,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000008 000001 000021
Location: 22 LARKSPUR LANE
Owner: DOE, DANA G.
View Value: \$ 36,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000001 000029
Location: 161 FOXGLOVE LANE
Owner: BZOWSKI, PETER
View Value: \$ 36,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000001 000030
Location: 191 FOXGLOVE LANE
Owner: WENDELL FAMILY TRUST
View Value: \$ 36,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000002 000000
Location: 375 PLANTATION ROAD
Owner: BUDDENHAGEN REV TR, JENNIFER S
View Value: \$ 36,000
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: \$ 36,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000033 000000
Location: 90 IRON FOUNDRY ROAD
Owner: JURANOVITS, THOMAS Z.
View Value: \$ 36,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/06/18	4400/0861	Q V	\$55,000
Current Assessment:				\$118,800



Map Lot Sub: 000021 000011 000002
Location: 327 WELLS ROAD
Owner: CLARK 2011 TRUST, BRENDA J.
View Value: \$ 36,000
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: \$ 36,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000011 000008 000000
Location: 444 MAGOWAN HILL ROAD
Owner: THE MOOG, LLC
View Value: \$ 37,500
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 70
Notes: SSNL OBST/OC



Map Lot Sub: 000028 000108 000000
Location: 41 SUNSET RIDGE ROAD
Owner: WIESER, ANNA MARIA
View Value: \$ 37,500
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000034 000004 000000
Location: EASTON ROAD
Owner: PALMER, WALTER A.
View Value: \$ 37,500 CU
Subject: CANNON MT
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT



Map Lot Sub: 000005 000014 000000
Location: 433 WALLACE HILL ROAD
Owner: DANFORTH III, MURRAY S.
View Value: \$ 39,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000013 000015 000000
Location: SUNSET LANE
Owner: BREault, EDWARD A.
View Value: \$ 39,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 45
Notes: PL OBST/UND LOT



Map Lot Sub: 000015 000018 000001
Location: 255 BICKFORD HILL ROAD
Owner: MCENANY, JOHN F.
View Value: \$ 39,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSL OBST/OC



Map Lot Sub: 000013 000026 000003
Location: 25 MEADOW RUE LANE
Owner: EDDY, MICHAEL D.
View Value: \$ 40,500
Subject: CANNON MT
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 000004 000000
Location: MCKENZIE WOODS ROAD
Owner: NOONAN, PHILIP
View Value: \$ 40,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 25
Notes: UND



Map Lot Sub: 000014 000151 000001
Location: 213 IRON FOUNDRY ROAD
Owner: NYBORG, ADAM C.
View Value: \$ 43,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000020 000002 000012
Location: 6 POWDER HILL DRIVE
Owner: RAMSDEN, PETER B.
View Value: \$ 43,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes: FRONT MITTERSILL



Map Lot Sub: 000024 000037 000002
Location: 25 TOAD HILL ROAD
Owner: ALLEGRETTI, DANIEL W.
View Value: \$ 43,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/14/20	4536/122	Q I	\$471,000
Current Assessment:				\$523,800



Map Lot Sub: 000031 000015 000000
Location: 375 TOAD HILL ROAD
Owner: GEORGE REVOC TRUST, DOUGLAS E.
View Value: \$ 43,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000003 000003 000001
Location: 932 WALLACE HILL ROAD
Owner: KERTYZAK, MICHAEL J.
View Value: \$ 45,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000007 000001 000001
Location: 790 FOREST HILL ROAD
Owner: PRESBY, TREVOR B.
View Value: \$ 45,000
Subject: CANNON MT
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000019 000000
Location: 402 OLD COUNTY ROAD
Owner: SAULNIER, RANDALL E.
View Value: \$ 45,000
Subject: CANNON MT
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000010 000008
Location: 185 NOTCHWAY DRIVE
Owner: TORTOLANI, STEPHEN E
View Value: \$ 45,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 000004 000003
Location: 209 MCKENZIE WOODS ROAD
Owner: PAYNOTTA, MICHAEL S.
View Value: \$ 45,000
Subject: CANNON MT
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 000004 000008
Location: 347 MCKENZIE WOODS ROAD
Owner: PRATT III, MERRICK
View Value: \$ 45,000
Subject: MOUNTAINS
Width: WIDE
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: \$ 45,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 75
Notes: SSSL OBST



Map Lot Sub: 000028 000068 000000
Location: 57 WOODCHUCK TRAIL
Owner: GILMAN, EDWARD M
View Value: \$ 45,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100

Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	12/14/20	4584/0995	Q I	\$373,000
Current Assessment:				\$407,500



Map Lot Sub: 000028 000128 000000
Location: 110 HUBERTUS RING
Owner: SKELTON TRUST, JOHN B
View Value: \$ 45,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100

Notes:



Map Lot Sub: 000030 000002 000011
Location: 38 RAVEN LANE
Owner: WOODWARD, JEFFREY R.
View Value: \$ 45,000
Subject: CANNON MT
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100

Notes:



Map Lot Sub: 000033 000002 000000
Location: EASTON ROAD
Owner: SHERBURN JR., ROBERT
View Value: \$ 45,000 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: \$ 45,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000001 000001 000000
Location: 845 COAL HILL ROAD
Owner: OTOROWSKI FAMILY 1996 REV TRST
View Value: \$ 46,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 60
Notes: SSNL OBST

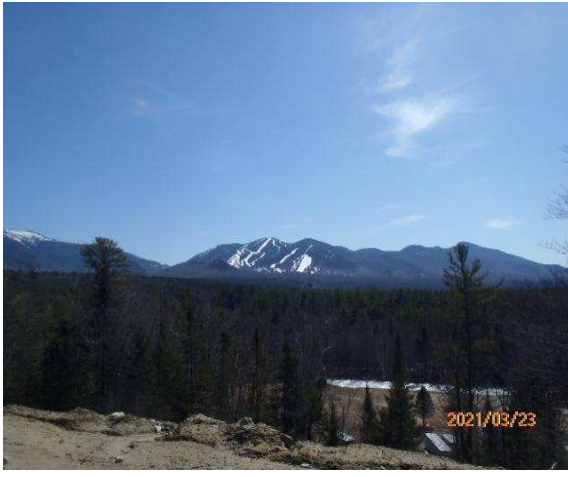


Map Lot Sub: 000008 000007 000000
Location: 377 PLANTATION ROAD
Owner: HEISKELL, ANDREW
View Value: \$ 48,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000008 00001A 000002
Location: WINTERGREEN LANE
Owner: PHILBRICK, KELLY R.
View Value: \$ 48,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	01/07/20	4493/240	Q V	\$105,000
Current Assessment:				\$347,200



Map Lot Sub: 000012 000001 000001
Location: 42 PENNYROYAL LN
Owner: SMITH, STRATTON
View Value: \$ 48,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	09/04/20	4532/810	Q V	\$121,000
Current Assessment:				\$354,300



Map Lot Sub: 000015 000019 000005
Location: 359 BICKFORD HILL ROAD
Owner: HAYES, MATTHEW D REV TRUST 1/2
View Value: \$ 48,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: und lot



Map Lot Sub: 000023 000009 000000
Location: 217 RIDGE ROAD
Owner: SANDROF, PATIENCE FERRIS
View Value: \$ 48,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSL OBST/OC



Map Lot Sub: 000020 000002 000001
Location: 7 POWDER HILL DRIVE
Owner: PAINE, MATTHEW
View Value: \$ 49,500
Subject: MITTERSILL SLOPE
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	03/24/21	4614/0395	Q V	\$162,000
Current Assessment:				\$155,400



Map Lot Sub: 000028 000109 000000
Location: 53 SUNSET RIDGE ROAD
Owner: SHACHOY, N. JAMES
View Value: \$ 51,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000005 000029 000000
Location: 170 FOREST ROAD
Owner: SAAS FEE REVOCABLE TRUST
View Value: \$ 52,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 60
Notes: SSNL OBST/OC



Map Lot Sub: 000015 000016 000000
Location: 105 BICKFORD HILL ROAD
Owner: ALLEN, IRENE B.
View Value: \$ 52,500
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC



Map Lot Sub: 000024 000026 000000
Location: 208 TIMBER LANE
Owner: CORDINGLEY, MICHAEL FRANCIS
View Value: \$ 52,500
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	06/18/19	4444/570	Q I	\$316,530
Current Assessment:				\$450,000



Map Lot Sub: 000005 000018 000000
Location: 466 WALLACE HILL ROAD
Owner: GOPI NOTCH PARTNERS, LLC
View Value: \$ 54,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000005 000041 000000
Location: 274 WALLACE HILL ROAD
Owner: WINDER, CALEB M.
View Value: \$ 54,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000001 000025
Location: 26 WINTERGREEN LANE
Owner: RICHMOND DESCENDANT'S, MELIND
View Value: \$ 54,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000023 000000
Location: 84 INDIAN PIPE ROAD
Owner: FAGE, DALE EDWARD
View Value: \$ 54,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/02/20	4561/204	Q I	\$582,000
Current Assessment:				\$643,700



Map Lot Sub: 000008 000025 000000
Location: 34 INDIAN PIPE ROAD
Owner: HESLER, MARK T.
View Value: \$ 54,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000016
Location: 158 MEADOW CREST DRIVE
Owner: BOSWELL , LAURIE A LIVING TRUS
View Value: \$ 54,000
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: \$ 54,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000063 000000
Location: 100 ROCKWOOD ROAD
Owner: BERRIMAN'11 REV. TRST, WILLIAM
View Value: \$ 54,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000025 000009 000001
Location: 1300 EASTON ROAD
Owner: MORRIS, WILLIAM A.
View Value: \$ 54,000
Subject: CANNON MT
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000026 000015 000000
Location: WELLS ROAD
Owner: CARTER JOINT REVOCABLE TRUST
View Value: \$ 54,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 50
Notes: SSNL/OC



Map Lot Sub: 000028 000150 000000
Location: 34 RIDGECUT ROAD
Owner: SHALEK, GORDON S
View Value: \$ 54,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 95
Notes: PL OBST



Map Lot Sub: 000031 000016 000000
Location: 581 TOAD HILL ROAD
Owner: FRANCHITTO, JOHN D.
View Value: \$ 54,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000027 000000
Location: 438 BICKFORD HILL ROAD
Owner: 438 BICKFORD HILL RD REALTY TR
View Value: \$ 57,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000020 000002 000010
Location: 170 POWDER HILL DRIVE
Owner: SANTIS, WILLIAM F
View Value: \$ 57,000
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: \$ 57,000
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: LYONS FAMILY LIVING TRUST
View Value: \$ 57,000
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: \$ 57,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000031 000000
Location: 82 ALPEN HILL ROAD
Owner: LODDING, DAVID
View Value: \$ 57,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000032 000000
Location: 72 ALPEN HILL ROAD
Owner: IMPERIOUS WALRUS , LLC
View Value: \$ 57,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000165 000000
Location: 75 PIONEER ROAD
Owner: DANE, CHARLES E
View Value: \$ 58,500
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSL OBST



Map Lot Sub: 000019 000010 0012.1
Location: BUTTERHILL ROAD
Owner: O'GRADY, SARAH TRUST OF 2019
View Value: \$ 60,000 CU
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	01/05/21	4591/0035	Q V	\$149,000
Current Assessment:				\$158,900



Map Lot Sub: 000019 000010 0012.2
Location: BUTTERHILL ROAD
Owner: HAVENS, KEVIN D.
View Value: \$ 60,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT



Map Lot Sub: 000019 000010 0012.3
Location: BUTTERHILL ROAD
Owner: PETTIGLIO, MICHAEL
View Value: \$ 60,000 CU
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	02/03/20	4498/494	Q V	\$169,000
Current Assessment:				\$197,100



Map Lot Sub: 000022 000004 000002
Location: 207 MCKENZIE WOODS ROAD
Owner: MORIN, DAVID NORMAND
View Value: \$ 60,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	01/14/21	4593/0817	Q V	\$155,000
Current Assessment:				\$162,100



Map Lot Sub: 000028 000040 000000
Location: 49 DEER PASS ROAD
Owner: SHEA, ROSEMARY ANNE
View Value: \$ 60,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000037 000000
Location: 162 BICKFORD HILL ROAD
Owner: GLIDDEN, STEPHEN H & ALAN B.
View Value: \$ 66,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes: FROM ROOF TOP DEK



Map Lot Sub: 000024 000005 000000
Location: 71 LAFAYETTE ROAD
Owner: NOYES REVOCABLE TRUST, BRADLE
View Value: \$ 66,000
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: \$ 66,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000026 000011 000000
Location: 560 WELLS ROAD
Owner: 560 WELLS ROAD REALTY TRUST
View Value: \$ 66,000
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000011 000000
Location: 476 BUTTERHILL ROAD
Owner: BUTTERHILL PARTNERS
View Value: \$ 67,500
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: \$ 67,500
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: \$ 67,500
Subject: CANNON MT
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000028 000123 000000
Location: 162 HUBERTUS RING
Owner: WILSON FAMILY 2010 TRUST
View Value: \$ 67,500
Subject: MITTERSILL SLOPE
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000028 000148 000000
Location: 34 HUBERTUS RING
Owner: VALAR,BREEN, HYDE
View Value: \$ 67,500
Subject: MOUNTAINS
Width: PANORAMIC
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 00001A 000008
Location: 183 WINTERGREEN LANE
Owner: MONTAGNO REV TRUST 93, GRACE M
View Value: \$ 69,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSL OBST



Map Lot Sub: 000017 000007 000000
Location: 405 OLD COUNTY ROAD
Owner: MAHONEY FAMILY TRUST, THE DEN
View Value: \$ 69,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	12/18/18	4408/333	Q I	\$662,000
Current Assessment:				\$776,700



Map Lot Sub: 000004 000011 000016
Location: 15 NATURE DRIVE
Owner: TORTORICE FAMILY TRUST
View Value: \$ 70,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000004 000028 000007
Location: 244 SUMMIT DRIVE
Owner: SPINELLI, SUSAN J.
View Value: \$ 70,500
Subject: MOUNTAINS
Width: PANORAMIC
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000006 000013 000000
Location: 344 OVERBROOK ROAD
Owner: GILL, MARGARET
View Value: \$ 70,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000028 000029 000000
Location: 108 ALPEN HILL ROAD
Owner: COLDREN, DIANA
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000028 000111 000000
Location: 71 SUNSET RIDGE ROAD
Owner: LAHOUT, ANTHONY R.
View Value: \$ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/01/19	4425/0152	Q I	\$390,000
Current Assessment:				\$484,600



Map Lot Sub: 000004 000005 000000
Location: 125 ASPEN ROAD
Owner: ABERNATHY 2018 REVOCABLE TRUS
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC

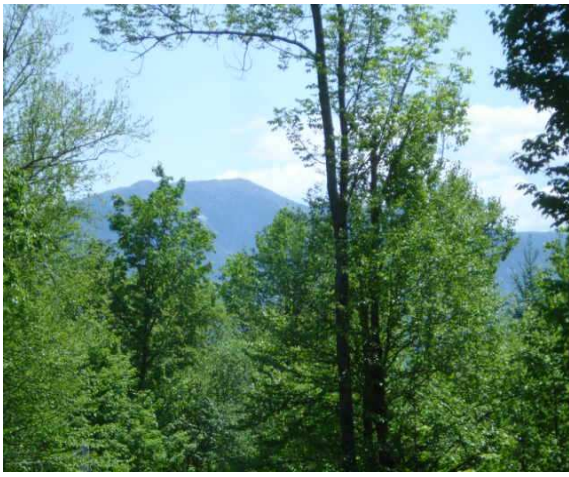


Map Lot Sub: 000008 00001A 000007
Location: 25 WOODBINE LANE
Owner: GRASSETT LIVING TRUST
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000013 000026 000004
Location: 123 PENNYROYAL LN
Owner: YEAGLE, ALLISON L
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	09/09/20	4552/928	Q I	\$749,000
Current Assessment:				\$743,500



Map Lot Sub: 000014 000153 000007
Location: 417 IRON FOUNDRY ROAD
Owner: MELVIN, DANIEL
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	01/25/21	4596/0521	Q I	\$470,000
Current Assessment:				\$468,400



Map Lot Sub: 000019 000010 000009
Location: 53 NOTCHWAY DRIVE
Owner: FITZPATRICK FAMILY TRUST OF 20
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000022 0004-1 000002
Location: 140 MORRISTOWN ROAD
Owner: GROOM, DAVID
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SEAS OBST/OC



Map Lot Sub: 000023 000015 000000
Location: 384 RIDGE ROAD
Owner: CLORAN, JOHN J.
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000024 000016 000000
Location: 103 TIMBER LANE
Owner: MICCICHE, MARC T
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000024 000039 000000
Location: 95 TOAD HILL ROAD
Owner: RUSSELL, MICHAEL B.
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000024 000043 000000
Location: 203 TOAD HILL ROAD
Owner: STARR, NATALIE T.
View Value: \$ 78,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST



Map Lot Sub: 000011 000010 000000
Location: 274 MAGOWAN HILL ROAD
Owner: HAYNES, LETITIA E.
View Value: \$ 79,500
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 75
Distance: DISTANT
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000004 000007 000000
Location: 235 OAKS ROAD
Owner: GROSSMAN, RICHARD E.
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 00001A 000009
Location: 54 WOODBINE LANE
Owner: LANGWORTHY REVOC TRST, RICHARD
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000006 000000
Location: 208 RIDGE ROAD
Owner: HNATH, PETER G.
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000019 000006
Location: 357 BICKFORD HILL ROAD
Owner: STONE, ELIZABETH B.
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000001
Location: 56 BALANCING ROCK ROAD
Owner: MACNEIL TRUST, GEORGE & NANCY
View Value: \$ 87,000
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: \$ 87,000
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: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000023 000017 000000
Location: 276 RIDGE ROAD
Owner: FOSS, PAUL W.
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000017 000000
Location: 135 TIMBER LANE
Owner: BREMEN, ROSS
View Value: \$ 87,000
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: \$ 87,000
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 TRUST, SALLY H.
View Value: \$ 87,000
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 INVESTMENT REALTY T
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000048 000007
Location: 91 MOUNTAIN VIEW ROAD
Owner: MCCABE, PATRICIA A.
View Value: \$ 87,000
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: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000026 000018 000000
Location: 653 WELLS ROAD
Owner: DRYDEN-PETERSON, SCOTT
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSL OBST/OC



Map Lot Sub: 000030 000004 000003
Location: 1680 EASTON ROAD
Owner: GUNN, CHARLES P.
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: SSSL OBST/OC



Map Lot Sub: 000031 000006 000000
Location: 135 KINSMAN ROAD
Owner: THERMOS TRUST, THE
View Value: \$ 87,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000003 000003 000002
Location: 47 UPPER VALLEY ROAD
Owner: REDES, MICHAEL H.
View Value: \$ 90,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

Date	Book/Page	Type	Price
01/15/20	4495/487	Q V	\$287,530
Most Recent Sale:			
Current Assessment:			\$281,800



Map Lot Sub: 000007 000002 000002
Location: FOREST HILL ROAD
Owner: EDWARDS, MICHAEL
View Value: \$ 90,000 CU
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

Date	Book/Page	Type	Price
09/22/20	4557/111	Q V	\$330,000
Most Recent Sale:			
Current Assessment:			\$273,100



Map Lot Sub: 000019 000010 000003
Location: 110 NOTCHWAY DRIVE
Owner: WEISMAN, ELIOT
View Value: \$ 90,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

Date	Book/Page	Type	Price
08/27/20	4549/309	Q V	\$229,000
Most Recent Sale:			
Current Assessment:			\$285,500



Map Lot Sub: 000022 0011.1 000009
Location: FRANCONIA MTNS ROAD
Owner: COHEN, LILA
View Value: \$ 90,000 CU
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	12/07/20	4582/56	Q V	\$239,000
Current Assessment:				\$243,400



Map Lot Sub: 000028 000120 000000
Location: 16 SUNSET RIDGE ROAD
Owner: GABLE, RICHARD R.
View Value: \$ 90,000
Subject: MITTERSILL SLOPE
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000031 000000
Location: TIMBER LANE
Owner: WEAVER, CHRISTOPHER S.
View Value: \$ 90,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT

	Date	Book/Page	Type	Price
Most Recent Sale:	10/28/19	4478/274	Q V	\$140,000
Current Assessment:				\$170,300



Map Lot Sub: 000028 000129 000000
Location: 102 HUBERTUS RING
Owner: DWYER, REALTY TRUST
View Value: \$ 94,500
Subject: MOUNTAINS
Width: PANORAMIC
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: \$ 97,500
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: \$ 97,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000024 000013 000000
Location: 41 TIMBER LANE
Owner: KARPE, CHARVAK
View Value: \$ 97,500
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000037 000000
Location: 383 LAFAYETTE ROAD
Owner: BELL, VINCENT HERBERT
View Value: \$ 97,500
Subject: FRAN NOTCH & SKI MTS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000032 000003 000000
Location: 157 FOBES ROAD
Owner: YOUNG, MIRANDA B.
View Value: \$ 97,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 90
Notes: OC



Map Lot Sub: 000005 000032 000000
Location: 134 FOREST ROAD
Owner: BEAULIEU FAMILY TRUST
View Value: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000007 000001 000000
Location: 782 FOREST HILL ROAD
Owner: PRESBY, THADDEUS D
View Value: \$ 109,500
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: CARNEVALE, JAMES MICHAEL
View Value: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/02/21	4636/0359	Q I	\$828,000
Current Assessment:				\$737,400



Map Lot Sub: 000007 000002 000001
Location: 556 FOREST HILL ROAD
Owner: GERMANO-PRESBY, JOSELLE
View Value: \$ 109,500
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. REVOCABLE TRU
View Value: \$ 109,500
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: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000002
Location: 104 BALANCING ROCK ROAD
Owner: DALEY REVOCABLE TRUST, THE PAU
View Value: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000008
Location: 180 BALANCING ROCK ROAD
Owner: SIMMONS, RICHARD D.
View Value: \$ 109,500
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: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000010 000013
Location: 679 BUTTERHILL ROAD
Owner: DUFFY, EDWARD L.
View Value: \$ 109,500
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 & AMANDA
View Value: \$ 109,500
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: BEAN BLOSSOM, LLC
View Value: \$ 109,500
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: \$ 109,500
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: \$ 109,500
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: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000035 000000
Location: 509 TIMBER LANE
Owner: SOEDERBERG FAMILY REVOCABLE T
View Value: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000040 000000
Location: 470 TIMBER LANE
Owner: PETTIGLIO, MICHAEL
View Value: \$ 109,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000032 000002 000000
Location: 260 FOBES ROAD
Owner: YOUNG, JR. GARY G
View Value: \$ 112,500
Subject: CANNON MT
Width: WIDE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000012 000007 000000
Location: 347 PLANTATION ROAD
Owner: HUGGETT, JAMES M.
View Value: \$ 117,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000014 000153 000001
Location: 290 IRON FOUNDRY ROAD
Owner: STANTON, MIRIAM A.
View Value: \$ 117,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000004 000012 000000
Location: OAKS ROAD
Owner: FRANCONIA SUMMIT BLUFF, LLC
View Value: \$ 120,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 55
Notes: UND LOT



Map Lot Sub: 000028 000179 000001
Location: 5 SUNSET RIDGE ROAD
Owner: FRANCONIA RIDGE ASSOC, LLC
View Value: \$ 120,000
Subject: MITTERSILL SLOPE
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000004 000015 000000
Location: 166 OAKS ROAD
Owner: SHORTSLEEVE, JOHN
View Value: \$ 130,500
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: CARROLL, PAMELA JANE
View Value: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/20/20	4512/0883	Q I	\$535,000
Current Assessment:				\$643,700



Map Lot Sub: 000008 00001A 000001
Location: 42 WINTERGREEN LANE
Owner: KRILL FAMILY TRUST
View Value: \$ 130,500
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: TROOBOFF, STEVAN K. & CAROLINE
View Value: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 00001A 000004
Location: 168 WINTERGREEN LANE
Owner: AINSWORTH, PETER F.
View Value: \$ 130,500
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: \$ 130,500
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, JR. EDWARD S TRUST
View Value: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
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: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000012 000000
Location: 158 RIDGE ROAD
Owner: FRANCONIA, TOWN OF
View Value: \$ 130,500
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: GAYLORD, CAROLYN B
View Value: \$ 130,500
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: \$ 130,500
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: \$ 130,500
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: \$ 130,500
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: WEINSTOCK, JONATHAN
View Value: \$ 130,500
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: \$ 130,500
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: DUBIEL, JANET A.
View Value: \$ 130,500
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: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000023 000020 000000
Location: 246 SKI PINE CLUB ROAD
Owner: POOLE FARM REALTY TRUST
View Value: \$ 130,500
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 TRUSTS, THE ROBERT V
View Value: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000020 000000
Location: 151 TIMBER LANE
Owner: BURGNER, PHILIPP S.
View Value: \$ 130,500
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: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000051 000000
Location: 446 LAFAYETTE ROAD
Owner: ROY FAMILY REVOCABLE TRUST OF
View Value: \$ 130,500
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: \$ 130,500
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: \$ 130,500
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 TRUST, PAUL J.
View Value: \$ 130,500
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: JACOBS, MICHAEL A.
View Value: \$ 130,500
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	12/29/20	4589/424	Q I	\$426,000
Current Assessment:				\$428,200



Map Lot Sub: 000004 000011 000013
Location: 173 NATURE DRIVE
Owner: BEDOR , TINA M
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000005 000033 000000
Location: 138 FOREST ROAD
Owner: RUDBERG REV TRUST, NANCY JILL
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes:



Map Lot Sub: 000006 000007 000000
Location: 393 OVERBROOK ROAD
Owner: COOKE, MICHAEL T.
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



Map Lot Sub: 000008 000027 000000
Location: 52 FIDDLEHEAD ROAD
Owner: BRAWN, MALCOLM W.
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSL OBST/OC



Map Lot Sub: 000012 000089 000000
Location: 994 PROFILE ROAD
Owner: WILLIAMS, RICHARD Q
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000015 000003 000002
Location: 131 RIDGE ROAD
Owner: PRATT, MEREDITH
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSSL OBST/OC



Map Lot Sub: 000019 000010 000006
Location: 172 NOTCHWAY DRIVE
Owner: MAAS, MICHAEL GEORGE REV TRUST
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes:



Map Lot Sub: 000020 000002 000014
Location: 1980 PROFILE ROAD
Owner: ARONOFF, MICHAEL E.
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	09/27/19	4469/12	Q I	\$766,000
Current Assessment:				\$845,300



Map Lot Sub: 000030 000004 000006
Location: 1624 EASTON ROAD
Owner: SNAMYW, LLC
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000031 000030 000000
Location: 383 TIMBER LANE
Owner: BURT FAMILY TRUST, ALLENE C.
View Value: \$ 147,000
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000004 000011 000003
Location: 22 SUMMIT DRIVE
Owner: NAWANA, NAMAL SASRIKA
View Value: \$ 156,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 90
Notes: SSNL OBST/OC



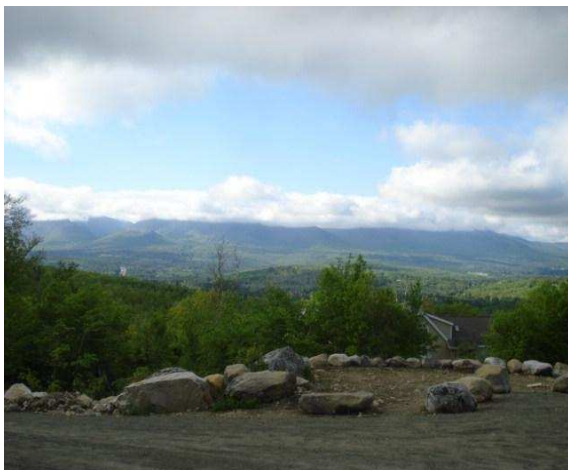
Map Lot Sub: 000002 000004 000000
Location: 1094 FOREST HILL ROAD
Owner: CROCKER REALTY TRUST
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000004 000006 000000
Location: 139 ASPEN ROAD
Owner: FORD, STEVEN M.
View Value: \$ 163,500
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: \$ 163,500
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: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000005 000035 000000
Location: 64 FOREST ROAD
Owner: BUONOPANE, THOMAS J.
View Value: \$ 163,500
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: SCHAFFER II, CARL E.
View Value: \$ 163,500
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 FAMILY TRUST
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



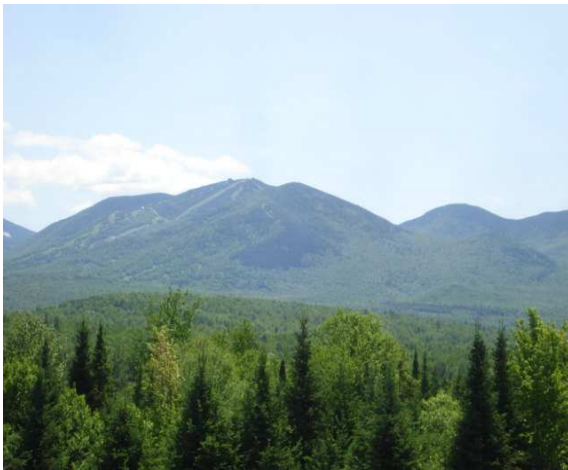
Map Lot Sub: 000008 00001A 000005
Location: 172 WINTERGREEN LANE
Owner: KUNZ, ELIZABETH H.
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000014 000153 000000
Location: 386 IRON FOUNDRY ROAD
Owner: SCHMUCKER, PAUL
View Value: \$ 163,500
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: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000017 000000
Location: 181 BICKFORD HILL ROAD
Owner: BEARDSLEY, JAMES
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	09/30/20	4559/981	Q I	\$1,087,000
Current Assessment:				\$949,800



Map Lot Sub: 000015 000024 000000
Location: 151 TOWN EDGE LANE
Owner: FAGAN REVOCABLE TRUST, KATHAR
View Value: \$ 163,500
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: \$ 163,500
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: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000016 000001 000011
Location: 298 MEADOW CREST DRIVE
Owner: MOSEDALE, KENNETH H.
View Value: \$ 163,500
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: \$ 163,500
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: \$ 163,500
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: \$ 163,500
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: \$ 163,500
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: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



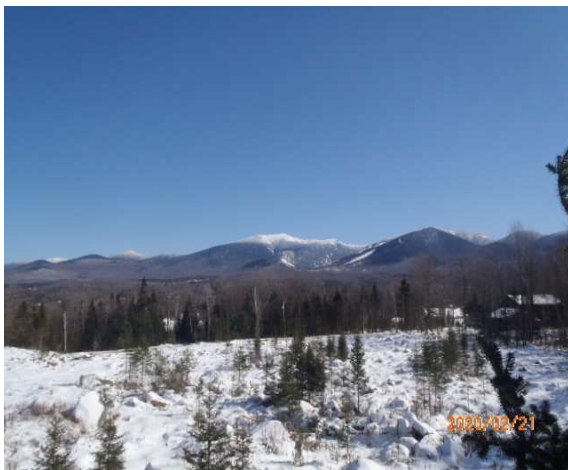
Map Lot Sub: 000024 000007 000000
Location: 189 LAFAYETTE ROAD
Owner: DOUBMAN, JOHN
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000007 000001
Location: 191 LAFAYETTE ROAD
Owner: GILBERT REV TRUST '16, R.M & M
View Value: \$ 163,500
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: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000024 000033 000000
Location: 363 LAFAYETTE ROAD
Owner: WALKER 91 REV TRUST, CAROL J.
View Value: \$ 163,500
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: \$ 163,500
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: \$ 163,500
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: \$ 163,500
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: \$ 163,500
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 2019 TRUST, VICTORIA
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000034 000000
Location: 483 TIMBER LANE
Owner: MODIE, RICHARD E
View Value: \$ 163,500
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: KHANNA REALTY TRUST
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000039 000000
Location: 476 TIMBER LANE
Owner: MOORE, KAREN
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:

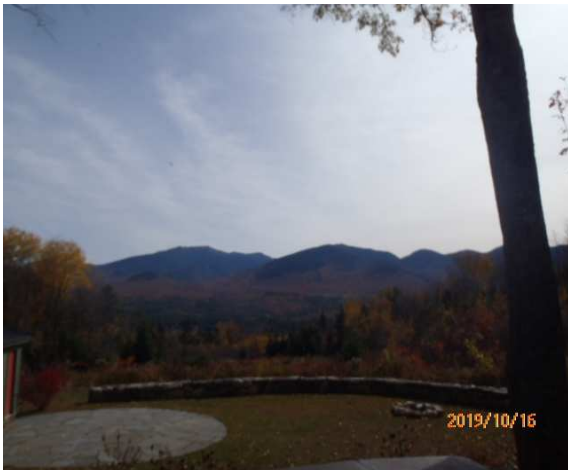


Map Lot Sub: 000031 000041 000000
Location: 396 TIMBER LANE
Owner: TUEL, MATTHEW J.
View Value: \$ 163,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/18/20	4520/325	Q I	\$725,000
Current Assessment:				\$810,300



Map Lot Sub: 000031 000042 000000
Location: 394 TIMBER LANE
Owner: MCDERMOTT FAMILY TRUST
View Value: \$ 163,500
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: \$ 174,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000031 000037 000000
Location: 528 TIMBER LANE
Owner: POMIECKO REVOCABLE TRUST
View Value: \$ 174,000
Subject: FRAN NOTCH & SKI MTS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000015 000004 000000
Location: 143 RIDGE ROAD
Owner: GODDARD, THOMAS
View Value: \$ 196,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 90
Notes: SEAS/OBST/OC



Map Lot Sub: 000016 000001 000007
Location: 216 BALANCING ROCK ROAD
Owner: THONIS, PETER W.
View Value: \$ 204,000
Subject: FRAN NOTCH & SKI MTS
Width: PANORAMIC
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000004 000013 000000
Location: 252 OAKS ROAD
Owner: RYMZO, BENJAMIN N
View Value: \$ 217,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	03/01/21	4606/0716	Q I	\$968,400
Current Assessment:				\$918,800



Map Lot Sub: 000004 000028 000004
Location: SUMMIT DRIVE
Owner: MOHAPATRA, DEEPAK
View Value: \$ 217,500
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: \$ 217,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000022 0004-1 000004
Location: 143 MORRISTOWN ROAD
Owner: NOONAN, PHILIP
View Value: \$ 217,500
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: \$ 217,500
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: WHITING, DAVID J.
View Value: \$ 217,500
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: \$ 217,500
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: \$ 217,500
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: \$ 217,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000023 000021 000000
Location: 172 SKI PINE CLUB ROAD
Owner: POOLE FARM REALTY TRUST
View Value: \$ 244,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 90
Notes: SSSLN OBST/OC



Map Lot Sub: 000023 000023 000000
Location: 144 SKI PINE CLUB ROAD
Owner: GRAHAM FAMILY TRUST, THE
View Value: \$ 271,500
Subject: FRAN NOTCH & SKI MTS
Width: WIDE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 100
Notes: PRES VIEWS

C. BUILDING GRADING

B5 – Bare Minimum House – Minimum camp. Typically no interior finish, foundation, central heat, plumbing or electric service.

B4 – Below Minimum House – Basic camp style construction, typically no interior finish, may lack central heat. May lack plumbing and/or electric service. Typically no foundation.

B3 - Minimum House – Average camp style construction. No specific style and having minimal interior and/or exterior finish and features. May not have enclosed foundation and may lack water, sewer or electric.

B2 - Basic Weather Tight House - Very plain shelter with few doors or windows, low grade design interior and exterior. Typically without an enclosed foundation.

B1 - Below Average House - Basic box, minimal to no fenestration, little to no design, low quality materials and windows may consist of a mix of average grade material and low grade design, or may be an average house without an enclosed foundation.

A0 - Average House - Basic box, reasonable number of windows, may be double hung single pane with or without storm windows or double pane windows, no extras, plain interior and exterior.

A1 - Above Average House - Typically more than a box with some design features, roof overhang, and upgraded windows or not, may have some angles or roof cuts, appealing layout of windows and initial appeal somewhat better than average. Generally above average materials for trim and floor finish.

A2 - Good Quality House - Generally of good to high quality materials or a mix of average and high, has good exterior trim design normally with roof overhang, some designer roof cover and/or trim accents, not plain, windows are typically casement or thermopane, entrance may be elaborate, roof may have multiple angles.

A3 - Very Good Quality House - All of A2 above, but also custom work on trim, kitchen & baths, recessed lighting, high quality floor cover, exterior high quality and design, exterior and interior trim of good quality and design, may have features like window “eyebrows” and a splash board around the lower exterior walls. May have some custom windows and cathedral areas typically with good lighting.

A4 - Excellent Quality House - All of the above, but with greater fenestration and attention to detail, custom trim, custom kitchen and/or baths. Multiple high quality floor cover, excellent design and curb appeal. Generally multi floor with angles and/or roof cuts. Generally high quality usually includes built-ins cabinets, bookcases and shelving.

A5 - Excellent + Quality House - All of the features of an A4 (Excellent) house, but with some additional custom details and design features. Typically older homes of high quality, center chimney, detailed cove molding, excellent roof overhang on four sides with custom design and molding, wide or detailed corner boards and window trim, generally multi-story with good fenestration having great curb presentation.

Grades Above A5 - Generally have all the features of the A5 grade, including some or all of the following: multi-story, angles, roof cuts, recessed lighting inside and out, built-ins, great curb presentation and marketability, features and appeal that in the marketplace make this building somewhat more desirable than the A5 grade building in stages up to luxurious which may contain all of the features above with a progressively higher degree of quality and design found in town.

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.

B2 – Generally 10' wide, 2x4 or 2x3 construction.

B1 – Generally 12' wide, 2x4 construction.

A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.

A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.

A2 – Generally 16' wide with 2x6 construction.

This is merely a guideline and a home's quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

The following pictures samples will help, as words do not always express or capture the essence of the building as much as pictures do. The above text is meant as a guideline and not meant, nor would it be possible to describe or include every possible situation.



B3 -- AVG-30 (000003 000010 000000)



B2 -- AVG-20 (000011 000010 000000)



B1 -- AVG-10 (000012 000050 000000)



B1 -- AVG-10 (000004 000027 000000)



A0 -- AVG (000005 000008 000000)



A0 -- AVG (000005 000012 000000)

Franconia Building Grade Samples



A0 -- AVG (000004 000024 000000)



A1 -- AVG+10 (000008 000005 000001)



A1 -- AVG+10 (000004 000002 000000)



A1 -- AVG+10 (000004 000017 000000)



A2 -- AVG+20 (000003 000003 000001)



A2 -- AVG+20 (000004 000011 000012)

Franconia Building Grade Samples



A2 -- AVG+20 (000004 000006 000000)



A3 -- AVG+30 (000004 000011 000013)



A3 -- AVG+30 (000008 000001 000018)



A3 -- AVG+30 (000008 000001 000027)



A3 -- AVG+30 (000008 000004 000000)



A4 -- EXC (000013 000026 000004)

Franconia Building Grade Samples



A4 -- EXC (000008 000001 000030)



A4 -- EXC (000004 000011 000011)



A5 -- EXC+10 (000008 000001 000021)



A5 -- EXC+10 (000007 000001 000000)



A5 -- EXC+10 (000015 000024 000000)



A6 -- EXC+20 (000016 000001 000007)

Franconia Building Grade Samples



A6 -- EXC+20 (000016 000001 000017)



A6 -- EXC+20 (000021 000007 000004)



A7 -- EXC+40 (000020 000002 000004)



A7 -- EXC+40 (000008 000007 000000)



A8 -- EXC+60 (000025 000008 000002)



A8 -- EXC+60 (000008 000001 000022)

Franconia Building Grade Samples



A9 -- LUXURIOUS (000008 000027 000000)

SECTION 11

PUBLIC UTILITY VALUATION

PUBLIC UTILITY VALUATION

As New Hampshire law, HB700, dictates how all “distribution assets” of a public utility are to be assessed, all utilities are first classified and/or separated into three categories, as follows:

1. Distribution Assets

All assets used to distribute and deliver the service to the user.

2. Transmission Assets

These are assets used to send the power, water, gas or oil from generation point to point across state or country to a point wherein a distribution system takes over to deliver to the user.

3. Generation Assets

As the name implies, this is all the assets used for generation and/or to create the service being transmitted elsewhere or distributed locally.

For the years of 2020 thru 2024, the law provides a phased in use of HB700. What this means is that in 2020, each municipality will use 80% of the 2018 MS-1 reported utility value plus 20% of the HB700 value. In 2021, each municipality will use 60% of the 2018 MS-1 reported utility value plus 40% of the HB700 value, then 40-60, 20-80 and in 2025 100% HB700 value. This applies only to the distribution assets of all public utilities.

Distribution assets will be valued based on HB700 which requires the assessor to annually combine 70% of the original cost and 30% of the netbook value for Electric and Oil or Gas Pipelines. That total is then multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

For public Water Utilities, HB700 requires the assessor to annually combine 25% of the original costs and 75% of the netbook value. That total is then multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

Transmission assets will be valued based on the Replacement Cost New approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Generation assets will be valued by either the Income Approach to Value, if data is available or based on the Replacement Cost New approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Or when possible, both approaches are used, with the assessor determining the final opinion of value being one or the other or a combination of both and noting such on the assessment record card.

Once values are established, the years prior median equalization ratio is applied to arrive at the final assessed value. This ensures all of the utilities distribution, transmission and generation assets are consistently and equitably assessed.

OWNER INFORMATION	SALES HISTORY	PICTURE												
NEW ENGLAND POWER CO. PROPERTY TAX DEPARTMENT 40 SYLVAN ROAD WALTHAM, MA 02451-2286	<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 colspan="6"> </td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor							
Date	Book	Page	Type	Price	Grantor									

LISTING HISTORY	NOTES
04/01/20 LMDL 10/07/09 DWVL 01/29/09 INSP 04/01/94 GCS	UTILITY CONTACT: ELAINE URBEC 781-907-2286 2020 VALUE AS PER PA-28 CONTACT ELIZABETH CARDONE 781-907-2289; SEE UTIL-ELECT-3 FRO MICRO DISH VALUE; EFF 4/20 VALUES UPDATED PER HB 700 (IF APPLICABLE);

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
UTILITY-TRANSMISSION	242,100		100	1.00	100	242,100		

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 0	\$ 86,800	\$ 0
		Parcel Total: \$ 86,800	
2020	\$ 0	\$ 276,600	\$ 0
		Parcel Total: \$ 276,600	
2021	\$ 0	\$ 242,100	\$ 0
		Parcel Total: \$ 242,100	

LAND VALUATION **LAST REVALUATION: 2021**

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

2021 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 - NATIONAL GRID 2021

UTILITY VALUATION YEAR: 2021

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E350 TRANSMISSION PLANT	\$ 216,446	\$ 222,584	% 0.032999	\$ 215,239
E354 TRANS, TOWERS & FIXTURES	\$ 54,993	\$ 467,013	% 0.778263	\$ 103,554

GRAND TOTALS FOR FRANCONIA - NATIONAL GRID 2021:

\$ 271,439 \$ 689,597 \$ 318,800*

* Value Rounded To Nearest Hundred

ECONOMIC 0.9000

\$ 286,900

*.844 (2020 Ratio) = \$242,100

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

LISTING HISTORY	NOTES
04/01/20 LMDL 10/14/10 DWVL 09/16/10 INSP 04/01/94 GCS	COST LESS DEPREE BASED ON REPORT OF INVENTORY PROVIDED BY PSNH. FULL REPORT IN FILE; EFF 4/20 VALUES UPDATED PER HB 700 (IF APPLICABLE);

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-DISTRIBUTION	4,811,100		100	1.00	100	4,811,100	
UTILITY-TRANSMISSION	22,700		100	1.00	100	22,700	CCESM77.58ACX3000/A
UTILITY-TRANSMISSION	2,100		100	1.00	100	2,100	
						4,835,900	

MUNICIPAL SOFTWARE BY AVITAR

FRANCONIA ASSESSING OFFICE

Year	Building	Features	Land
2019	\$ 0	\$ 5,141,700	\$ 0
		Parcel Total: \$ 5,141,700	
2020	\$ 0	\$ 5,673,200	\$ 0
		Parcel Total: \$ 5,673,200	
2021	\$ 0	\$ 4,835,900	\$ 0
		Parcel Total: \$ 4,835,900	

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

LAST REVALUATION: 2021

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		PUBLIC SERVICE CO. OF N.H. DBA EVERSOURCE TAX ACCOUNTING PO BOX 270 HARTFORD, CT 06141-0270	District	Percentage	Model:	
					Roof:	
			PERMITS		Ext:	Baths:
Date	Permit ID	Permit Type	Notes		Int:	Fixtures:
					Floor:	Fireplaces:
					Heat:	Generators:
					Bedrooms:	Extra Kitchens:
					A/C:	Quality:
					Com. Wall:	Stories:
						Base Type:

BUILDING SUB AREA DETAILS	
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	
2021 BASE YEAR BUILDING VALUATION	
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907)

CURRENT TAX YEAR: 2021

FRANCONIA NH

Municipality

A. COMPANY INFORMATION:

Name of Utility Company	Public Service Co of NH dba Eversource
Name of Owner:	
Business Address:	PO Box 270 Hartford, CT 06141
Billing Address (if different):	
Authorized Agent Name & Title:	Richard Heitz, Tax Manager or Nancy Cadwallader, Senior Tax Accountant
Agents Phone Number:	860-665-2746 Or 860-665-2323
Agents E-mail:	richard.heitz@eversource.com or nancy.cadwallader@eversource.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	5,514,116		
(2) 2018 Adjustment (sec. D, line 7(c))	538,830		
(3) TAX YEAR 2018 (add lines 1 and 2)	6,052,946	60%	3,631,768
(4) CURRENT TAX YEAR (sec. C, line 5(c))	5,171,571	40%	2,068,629
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			5,700,396

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	5,517,860	70%	3,862,502
(2) Net Book Value (sec E, line 24(d))	3,861,470	30%	1,158,441
	(3) Weighted Average (add lines (1)(c) and (2)(c))		5,020,943
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		3%	150,628
	(5) TOTAL (add lines (3)(c) and (4)(c))		5,171,571

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	5,517,860	3,861,470	
(2) Tax Year 2018 (Form PA-84-4, line 8)	4,975,383	3,383,463	
(3) Change (subtract line 2 from line 1)	542,477	478,007	
(4) RSA 72:8-d, II(a)(1) Formula	70%	30%	
(5) Adjustment (multiply line 3 by line 4)	379,734	143,402	523,136
(6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		3%	15,694
	(7) TOTAL (add lines (5)(c) and (6)(c))		538,830

ADDITIONAL NOTES

COMPANY ALTERED 2018 BASE DATA DEDUCTING 4,327 FROM DIST PLANT AS FEE LAND, ASSESSOR LEFT 2018 DATA AS PREVIOUSLY REPORTED

0

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

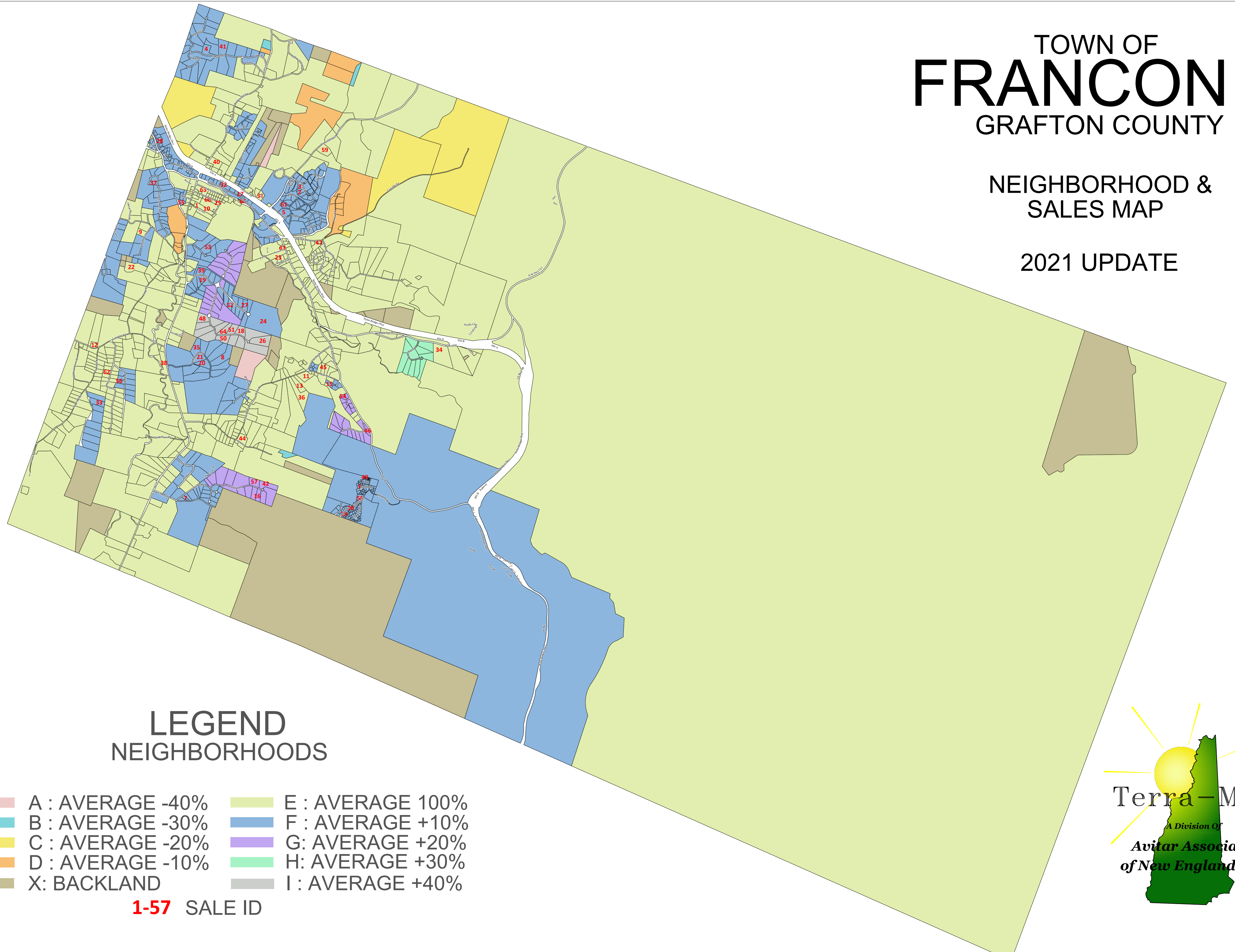
PR YR RATIO

DISTRIBUTION ASSESSMENT:	0.844	5,700,396	FINAL ASSESSMENT:	\$4,811,100
TRANSMISSION ASSESSMENT:	0.844	2,500	FINAL ASSESSMENT:	\$2,100
CROSS COUNTRY EASEMENTS:	ACRES=	7.580	\$/ACRE	\$3,000
FINAL TOTAL ASSESSMENT=				\$4,835,900








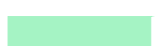


TOWN OF
FRANCONIA
 GRAFTON COUNTY

NEIGHBORHOOD &
 SALES MAP

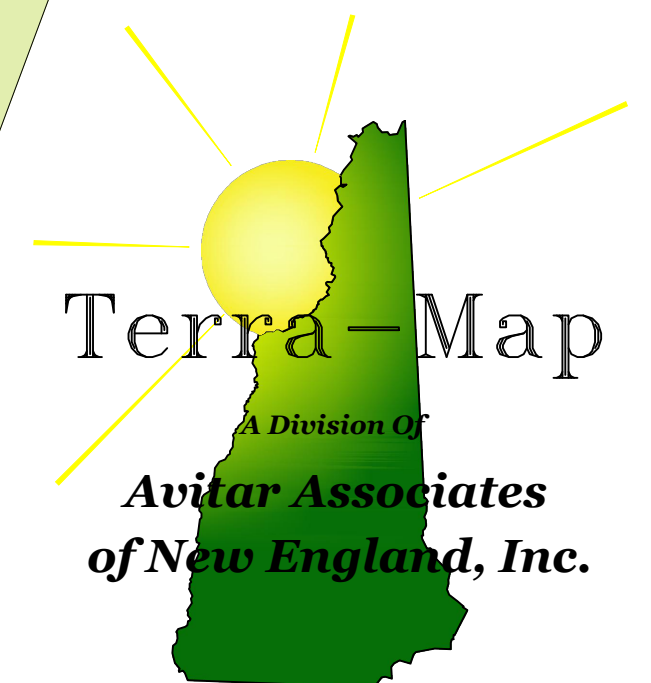
2021 UPDATE



LEGEND
 NEIGHBORHOODS

- | | |
|---|--|
|  A : AVERAGE -40% |  E : AVERAGE 100% |
|  B : AVERAGE -30% |  F : AVERAGE +10% |
|  C : AVERAGE -20% |  G : AVERAGE +20% |
|  D : AVERAGE -10% |  H : AVERAGE +30% |
|  X: BACKLAND |  I : AVERAGE +40% |

1-57 SALE ID



FRANCONIA SALES 2021

SALE ID	PID	DATED	BOOK	PAGE	QUAL	PRICE	GRANTOR
1	000014000043000003	2020-10-01	4560	720	Q	\$ 35,000.00	HOPPS, DONNAJEAN
2	000008000022000000	2020-10-02	4561	204	Q	\$ 61,000.00	CUDDY, JR, THOMAS H.
3	000008000023000000	2020-10-02	4561	204	Q	\$ 582,000.00	CUDDY, JR, THOMAS H.
4	000004000011000002	2020-10-06	4562	211	Q	\$ 88,000.00	LEPESKA, PETER J.
5	000013000026000002	2020-10-09	4563	439	Q	\$ 115,000.00	TOREIGN II REALTY TRUST
6	000028000116000000	2020-10-09	4563	431	Q	\$ 333,000.00	GOODWIN, ROBERT J.
7	000029000038000000	2020-10-13	4564	181	Q	\$ 365,933.00	BLACKWELL, WILLIAM A
8	000022000004000006	2020-10-14	4564	691	Q	\$ 105,000.00	MCKENZIE, JOEL C.
9	000015000019000005	2020-10-15	4565	38	Q	\$ 135,000.00	MCPHAUL LIVING TRUST 2006
10	000014000043000021	2020-10-16	4565	596	Q	\$ 45,000.00	LANGMAID, JANE
11	000021000011000000	2020-10-22	4567	403	Q	\$ 935,000.00	THE BEAN HOSPITALTY, LLC
12	000024000051000001	2020-10-28	4569	1	Q	\$ 420,000.00	DEXTER, LEWIS
13	000021000011000005	2020-10-30	4570	464	Q	\$ 135,000.00	MARCOUX, MARYANN
14	000018000010000000	2020-11-02	4571	159	Q	\$ 481,000.00	KELLEY, SCOTT
15	000020000002000026	2020-11-02	4571	325	Q	\$ 90,000.00	BARNHORST, TIMOTHY M.
16	000029000004000006	2020-11-04	4572	232	Q	\$ 600,000.00	WILLIS, NANCY CLAIRMONT
17	000013000003000000	2020-11-06	4572	781	Q	\$ 64,000.00	PETERSON, NANCY O
18	0000220011.1000011	2020-11-06	4572	778	Q	\$ 110,000.00	MUHLFELDER, ESTHER C
19	000016000036000000	2020-11-06	4573	130	Q	\$ 82,000.00	BOSWELL LIVING TRUST, LAURIE A.
20	000022000004000010	2020-11-13	4574	959	Q	\$ 135,000.00	LUBY, JON C.
21	000022000004000009	2020-11-13	4574	964	Q	\$ 90,000.00	TTW, LLC
22	000015000006000000	2020-11-13	4574	905	Q	\$ 630,000.00	ELLIOTT, GLENDON M.
23	000012000087000000	2020-11-19	4577	48	Q	\$ 356,533.00	PALMER, THOMAS
24	000017000005000000	2020-11-30	4580	137	Q	\$ 475,000.00	HYDE, BOONE ANDREW
25	000014000030000004	2020-11-30	4579	539	Q	\$ 55,000.00	HACQUEBORD, CHARLES S.
26	0000220011.1000009	2020-12-07	4582	56	Q	\$ 239,000.00	HENNESSEY, EDWARD A
27	000016000016000000	2020-12-07	4581	864	Q	\$ 429,000.00	BALL, CRAY
28	000014000110000000	2020-12-10	4583	552	Q	\$ 300,000.00	GRANT FAMILY REVOCABLE TRUST
29	000028000068000000	2020-12-14	4584	995	Q	\$ 373,000.00	OAKMAN, ANTHONY E.
30	000028000063000000	2020-12-18	4586	418	Q	\$ 535,000.00	CASHIN TRUSTEES, WILLIAM & KIMBERLY
31	000013000023000000	2020-12-18	4586	259	Q	\$ 231,000.00	BALL, DAVID P.
32	000014000007000000	2020-12-22	4587	318	Q	\$ 346,000.00	LARSON, ERIC E.
33	000031000004000000	2020-12-29	4589	424	Q	\$ 426,000.00	KIZZIER REV. TRUST, ELIZABETH CHADWICK
34	0000190000100012.1	2021-01-05	4591	35	Q	\$ 149,000.00	UGO ENTERPRISES, INC.
35	000022000004000002	2021-01-14	4593	817	Q	\$ 155,000.00	COYNE, PATRICK
36	000021000011000004	2021-01-15	4594	239	Q	\$ 135,000.00	LANGELIER, STEPHEN
37	000014000153000007	2021-01-25	4596	521	Q	\$ 470,000.00	ODELL, ROGER E.

38	000024000001000000	2021-01-26	4597	124	Q	\$	132,333.00	CURLETT, MICHAEL
39	000016000006000000	2021-02-03	4600	1	Q	\$	56,000.00	FUCCI, W. JOHN
40	000014000131000000	2021-02-26	4606	140	Q	\$	515,000.00	WROBEL, MATTHEW T.
41	000004000013000000	2021-03-01	4606	716	Q	\$	968,400.00	S P AND B INDUSTRIES, LLC
42	000029000040000003	2021-03-01	4607	109	Q	\$	139,000.00	STEINHOFF, KIRK P.
43	000013000035000000	2021-03-01	4607	214	Q	\$	400,000.00	PROFILE HERITAGE REALTY TRUST
44	000026000019000000	2021-03-17	4612	61	Q	\$	75,000.00	SILVER, WILLIAM.
45	000021000007000004	2021-03-24	4614	367	Q	\$	690,000.00	BEAULIEU, TAMMIE A.
46	000020000002000001	2021-03-24	4614	395	Q	\$	162,000.00	T & T MTN INVESTMENTS, LLC
47	000012000065000000	2021-03-31	4616	618	Q	\$	26,533.00	DUGUAY, PETER
48	0000220011.1000001	2021-04-01	4616	911	Q	\$	735,000.00	LAFLAMME, LOTTIE M.
49	000028000136000000	2021-04-02	4617	828	Q	\$	235,000.00	FAT BLACK CAT, LLC
50	0000220011.1000005	2021-04-06	4618	676	Q	\$	530,000.00	FRANCOIS, JACKY R.
51	0000220011.1000012	2021-04-14	4620	790	Q	\$	117,000.00	RAKER, STEVE
52	000016000022000000	2021-04-20	4622	945	Q	\$	66,533.00	LITCHFIELD, ALAN W.
53	000016000001000017	2021-04-28	4625	295	Q	\$	1,150,000.00	GIROUARD-HANNA FAMILY REVOCABLE TRUST
54	000020000002000018	2021-05-07	4628	858	Q	\$	97,200.00	WHITE REVOC TRUST 06, GREGG M
55	000014000057000000	2021-05-12	4629	819	Q	\$	200,000.00	FORD, WENDY
56	000024000062000000	2021-05-13	4630	421	Q	\$	99,000.00	GIFFORD REALTY TRUST, DONNA
57	000029000040000002	2021-05-28	4635	35	Q	\$	137,000.00	ISRAEL, DAVID I.
58	000028000098000003	2021-05-28	4635	375	Q	\$	200,000.00	ATUDAL REVOCABLE TRUST OF 2019, STEPHEN
59	000007000002000000	2021-06-02	4636	359	Q	\$	828,000.00	THE GUEST HOUSE AT FRANCONIA NOTCH, LLC
60	000014000033000000	2021-06-02	4636	421	Q	\$	199,000.00	HAROLD, LISA
61	000013000026000001	2021-06-07	4638	9	Q	\$	90,000.00	TOREIGN IV REALTY TRUST
62	000024000027000000	2021-06-14	4640	174	Q	\$	445,000.00	FITZGERALD, MARGARET E
63	000014000021000002	2021-06-15	4640	570	Q	\$	130,000.00	JOHANSSON, SAMUEL M.
64	0000220011.1000013	2021-07-08	4647	420	Q	\$	165,000.00	IP, STELLA
65	000013000044000000	2025-09-15	3192	28	Q	\$	2,300.00	C, P & R FULLERTON