

Avitar Associates of New England, Inc.

Municipal Services Company

KENSINGTON, NH

2018 CYCLICAL REVALUATION

April 1, 2018

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

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

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

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

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

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

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

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

Intended Use of Report

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

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

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

Intended Users of Report

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

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

What This Report is Not Intended to Do

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

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

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

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

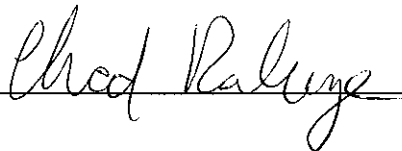
The attached Cyclical Update Report is hereby provided to the Town of Kensington for an effective date of new values of 4/1/2018.

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

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

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I have made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1.B. Contract & Scope of Work*) that are the subject of this report and I or members of my staff have inspected each building's interior when allowed.
- I certify that the total taxable value of the town is \$391,553,640.

Signature: _____



Date: _____

10/10/18

RESUME' OF SUPERVISOR OR SIGNOR

Chad Tremblay Roberge

Experience:

2009 – Present President Terra-Map Division of Avitar Associates of NE, Inc, Chichester, NH

2014 – Present Assessor Supervisor, Avitar Associates of NE, Inc, Chichester, NH

Oversee subordinate staff, act as town assessor in numerous communities, ie, Kensington, Madbury, South Hampton, Effingham, Rollinsford, Chichester and East Kingston aiding the town with their MS-1, yield tax, land use change tax, deed review, analyze sales properties and assist with the equalization process and defend property values before the BTLA and/or Superior Court. Work on town wide updates (sales survey, CAMA module calibration and testing, informal hearings, etc.). Updates include Tilton, East Kingston, Thornton, Randolph and Brookfield.

2013 – 2014 Assessor, Avitar Associates of NE, Inc., Chichester, NH

2009 – 2013 Assistant Assessor, Avitar Associates of NE, Inc., Chichester, NH

Collection of data, data processing, sales analysis and review and assisted in valuation updates in Litchfield, Auburn, Deerfield, Merrimack, South Hampton, Kensington and Thornton.

2006 - 2009 Building Measurer & Lister, Avitar Associates of NE, Inc, Chichester, NH

Collection of data for the purposes of property taxation, data processing, etc.

2000-2004 Building Measurer & Lister, Avitar Associates of NE, Inc, Chichester, NH

(Summers) Collection of data for the purposes of property taxation, data processing, etc.

Education:

Roger Williams University, Briston, RI

Bachelor of Arts in Biology & Chemistry - Minors in Anthropology & Sociology

IAAO Course 101 – Fundamentals of Real Property Appraisal

IAAO Course 102 – Income Approach to Value

IAAO Course 300 – Mass Appraisal of Property

NH State Statutes – Part II – 2010

NH State Statutes – Part I – 2012

15 Hours USPAP – 2012

Professional Designations & Affiliations:

NH Department of Revenue, Certified Property Assessor Supervisor

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

Chad Roberge

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

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2018

Given this day of November 03, 2014



Stephan Hamilton, Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

SUBJECT: Cyclical Revaluation of all taxable, tax exempt and non-taxable property for tax assessment purposes, in accordance with the standards set forth in the laws of the State of New Hampshire and Administrative Rules adopted by the Department of Revenue Administration (DRA) and the Assessing Standards Board (ASB), in effect at the time of execution.

Kensington, 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 Kensington
1.2 Address of Municipality:	95 Amesbury Road
	Kensington, NH 03833
1.3 Contact Email:	assessor@kensingtontown.com
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone & Fax Numbers:	(603) 772-5423 Fax 603-772-6841
1.6 Name of Company:	Avitar Associates of N.E., Inc.
1.7 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.8 Telephone & Fax Numbers:	(603) 798-4419 Fax (603) 798-4263
1.9 Name and Title of Company Signer:	Loren J. Martin, President of Assessing Operations
	or Gary J. Roberge, CEO
1.10 Contact Email:	loren@avitarassociates.com or gary@avitarassociates.com

2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

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

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Municipal Assessing Officials on or before 10/1/2018 with assessments as of 4/1/2018.

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

2.2.3 The re-assessment shall be considered complete and in its final form only when informal reviews have been complete, value changes made as required and the figures are submitted to and accepted by the Municipal Assessing Officials. The Company shall provide the municipality with a full set of property record cards, the USPAP Standard 6 Report which includes the data collection 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 its best efforts and that of its employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases will be cleared with the Municipal Assessing Officials. The Company, upon request of the Municipality, will make available speakers to acquaint property owners with the nature and purpose of the update at a public forum scheduled by the Municipality, but not more than 4 during the course of the project.

2.5 Confidentiality.

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

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

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of **\$37,600** dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of **\$3,133.33** 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 report Section "Final Valuation Cost Tables".

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

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

3.2.2 Every principal building(s), shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. Such elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect market value. (All improvements on the property will be measured but not necessarily listed, ie. sheds, decks, barns, etc.)

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

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

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

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

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

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

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

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

3.3 Market Analysis:

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

3.3.2 In order to ensure that appraisals will reflect full and true value, the Municipality shall provide to the Company a copy of all property transfers for a period not to exceed two (2) years immediately preceding the effective date of the update.

3.3.3 A market analysis shall be conducted using accepted appraisal methods in order to determine land, building and total property values. Such accepted methodology shall include the consideration of all sales given by the municipality to the Company and their inclusion in the sales section of the UPSAP report with appropriate notations for those sales not used in the correlation of values.

3.3.4 All qualified property sales shall be included in the USPAP report by photocopy or printout of the property assessment record card and a photograph of the principal buildings shall be attached thereto. A list of all unqualified sales will also be provided.

3.3.5 The sales price and terms of the sale shall be verified by the Company and a notation as to qualified or unqualified transaction with unqualified sales noted as to reason made on the property assessment record card along with the sale price, date of the sale, and date of inspection.

3.3.6 Land values shall be determined from land only sales whenever possible, however, in the absence of an adequate number of land sales, the appraiser may use the land residual technique to assist him in the determination of land values. The analysis shall show the sale price, adjustments made and final value as of the effective date of the update.

3.3.7 The indicated land values shall be shown as, but not limited to, front foot, square foot, front acre or rear acre units or other appropriate units of comparison.

3.3.8 The preliminary market analysis showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison 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 report.

3.4 Value Notification & Informal Reviews.

3.4.1 The Company shall provide the Municipal Assessing Officials with a list of newly established values for review and a sample notice that specifies the dates to call for scheduling an informal hearing.

3.4.2 The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 30 days for their ease in review and comparing assessments and an indication of where else this information is available, ie, the Library, Town Hall, etc. for review. The notice shall also contain the date, time and location of the informal review process including instructions on obtaining an informal review.

3.4.3 The informal review process shall include a 3 day window for property owners to call and schedule an appointment which will occur at a later date. The informal review process may be monitored by the Municipal Assessing Officials or their designee. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review during the timeframe allowed for setting up appointments.

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

3.5 Manual of Appraisal:

3.5.1 Final Appraisal Report. This report shall follow closely the most recent edition of Uniform Standards of Appraisal Practice (USPAP). 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 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 report.

4. APPEAL - PROCEDURE NOTIFICATION.

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

OPTION NUMBER 1

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

OPTION NUMBER 2

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

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

5. HOW THE COMPANY VALUES PROPERTY

5.1 Replacement cost shall be computed using the tables described in section 3.2. These values shall then be depreciated according to age, condition, utility and desirability and the appropriate amount of physical, functional and economic depreciation shall be shown on each property record card, or shown as a composite adjustment based on condition, utility and desirability.

5.2 If the residential property contains 4 or more separate apartments or residential areas and if the rental charges are at market level, the earnings may be examined to establish a basis of rent capitalization to be used as a comparison to other property indications of value.

5.3 Before the final values are estimated, a DRA Certified Property Assessor Supervisor shall compare the preliminary values with the sales utilized in the sales survey to ensure all values reflect the market as of April 1 of the year of the revaluation.

5.4 When computations of the data obtained from the inspection have been completed a final review shall be made by a DRA Certified Property Assessor Supervisor parcel by parcel, block by block, to identify and correct any mechanical errors, unusual features or anything influencing the final value and to ensure all properties are valued at their highest and best use.

6. CONDUCT OF VALUATION OF PUBLIC UTILITY PROPERTY

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

7. ABATEMENT & TAX APPEALS

The Company agrees to furnish the services of a qualified representative to support the values established for the revaluation tax year upon local abatements at no additional 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 no additional cost. "Any legal fees incurred are the sole responsibility of the town." In the case of an appeal upon Public Utility property that has been appraised by the Company, the prevailing rate will be charged (currently \$125/hr), the services of an expert may be required and the charge shall be \$2,500 per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to

support the established value even if the Municipal Assessing Officials have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Municipal Assessing Officials increase any value established by the Company, they forfeit their right to Company representation.

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

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

8.2 Office Space and Equipment.

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

8.3 Records and Maps.

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

8.4 Sales Information.

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

9. INDEMNIFICATION AND INSURANCE

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

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

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

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

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

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

10. PERFORMANCE BOND

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

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of 1,039 tracts as defined by RSA 75:9, and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on \$35 per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is \$2,500 per utility property.

12. ADDENDUMS AND APPENDIXES

- If changes in the law (that occur after signing of the contract) affect the deliverables as noted in this contract, additional fees may be assessed to cover the cost to comply and produce newly required deliverables. This will be communicated in writing to the municipality as soon as it becomes known.
- No measure & list, except sales used in preliminary analysis, as data previously collected during cycled inspections.

Agreement Execution

Contract Total \$37,600

Total Number of Parcels 1,039

In the presence of:

Kathleen Foley
Witness

Municipality of: Kensington, N.H.

By:

Robert Walley
Sinda Blood
Board of Selectmen

Date: 1/29/2018

In the presence of:

Sherry J. Chane
Witness

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

By:

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

Date: 1-30-18

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

Additional Cost of \$1,500

New Total, If Bond Required \$39,100

Witness

By: _____

Kensington, Board of Selectmen

Date: _____



AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

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

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

<u>ID</u>	<u>EMPLOYEE</u>	<u>AVITAR POSITION</u>	<u>NH DRA CERTIFICATION</u>
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	President, Sr Assessor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
JB	Jonathan Babon	Assessor	Certified Property Assessor
JD	Jaron Downes	Assessor Assistant	Certified Property Assessor Assistant

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

SECTION 1

D. DATA COLLECTION

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

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

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

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

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

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

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

DATA COLLECTION FIELD DOCUMENT										MODEL/STYLE		EXT WALLS CONT		STORY HEIGHT	
MAP: OWNER	LOT:	SUBLOT:	CARD #	OF	FLAT	MINIMUM	1.00	1.50	1.75	2.00					
					GABLEHIP	NOVELTY	2.50	2.75	3.00	3.50					
					GAMBREL	PREFB WD PNL	3.75	4.00	SPLIT LVL						
PROP LOC #					STREET	PREFIN MTL									
DATE					DATE	DATE	DATE	DATE	DATE	DATE					
INITIAL					NOTES	STN ON MASN									
					SALT BOX	VINYL SIDING									
					SHED	WD SHINGLE									
					WOOD TRUSS	INTERIOR WALLS									
DATE					GRANTOR	SALE PRICE	NOTES	AVG FOR USE	FIREPLACE(S)						
					NOTES		DRYWALL	AC %							
							ASBESTOS	MINIMUM	GENERATOR						
							ASPHALT	PLASTERED	QUALITY EST						
							CLAY/TILE	PL YWD PANEL	B4-AVG -40						
							CORR COMP	WALL BOARD	B3-AVG -30						
							HI QUAL COMP	WOOD/LOG	B2-AVG -20						
							MET AL/TIN	FLOORING	B1-AVG -10						
							PREF AB MTL S	CARPET	A0-AVG						
							ROLLED/COMP	CONCRETE	A1-AVG +10						
							RUBBER MEM	HARD TILE	A2-AVG +20						
							SLATE	HARDWOOD	A3-AVG +30						
							STANDING SEAM	LINO/VINYL	A4-EXC						
							TARGRAVEL	MIN PL YWD	A5-EXC +10						
							WD SHINGLE	PARQUET	A6-EXC +20						
								LAMINATE	A7-EXC +40						
								PINE/SOFTWD	A8-EXC +60						
							EXT WALLS	HEAT FUEL	A9-LUXURIOUS						
							ABOVE AVG	ELECTRIC	AA-SPECIAL USE						
							ALUM SIDING	GAS	CML WALLFRM/HEIGHT						
							ASBEST SHNGL	OIL	MASONRY						
							ASPHALT	SOLAR	REIN/CONCRETE						
							AVERAGE	WOOD/COAL	SPECIAL						
							BELOW AVG		STEEL						
							BOARD/BATTEN	HEAT TYPE	WOOD						
							BRK ON MASNRY	CONVECTION	YEAR BUILT						
							BRK VENEER	FA DUCTED	AGE CONDITION EST						
							CB STUCCO	FA NO DUCTED	A E F G P VP VG						
							CEDAR/REDWD	HEAT PUMP	BLDG DEPRECIATION						
							CEMENT CLPBR	HOT WATER	PHYSICAL						
							CLAPBOARD	NONE	FUNCTION						
							CONC OR BLK	RAD ELEC	ECONOMIC						
							DECOR BLK	RAD WTR	TEMPORARY						
							GLASS/THERMO	STEAM							
							LOGS		BASE RATE CODE						
							MASONITE								

II. Data Collection Form = DCF

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

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

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

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

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

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

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

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

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

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

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

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

History

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

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

Third Character/Why

A = Abatement/Appeal

C = Callback

H = Hearing

P = New Construction/Pickup

S = Subdivision

T = Town/Taxpayer Request

U = Update

V = Verification Process

Fourth Character/Action

E = Estimate

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

M = Measure Only

R = Reviewed

X = Refusal with notes

Used with 3rd Character H only

C = Change used w/Hearing Only

N = No Change used w/Hearing Only

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

DNSA – Did not show for appointment.

ACTIONS

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

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

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

M = MEASURED only.

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

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

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

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

LISTING THE PROPERTY

Commercial & Industrial (C/I) Properties

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

LISTING THE PROPERTY

Building Site & Land Topography Description

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

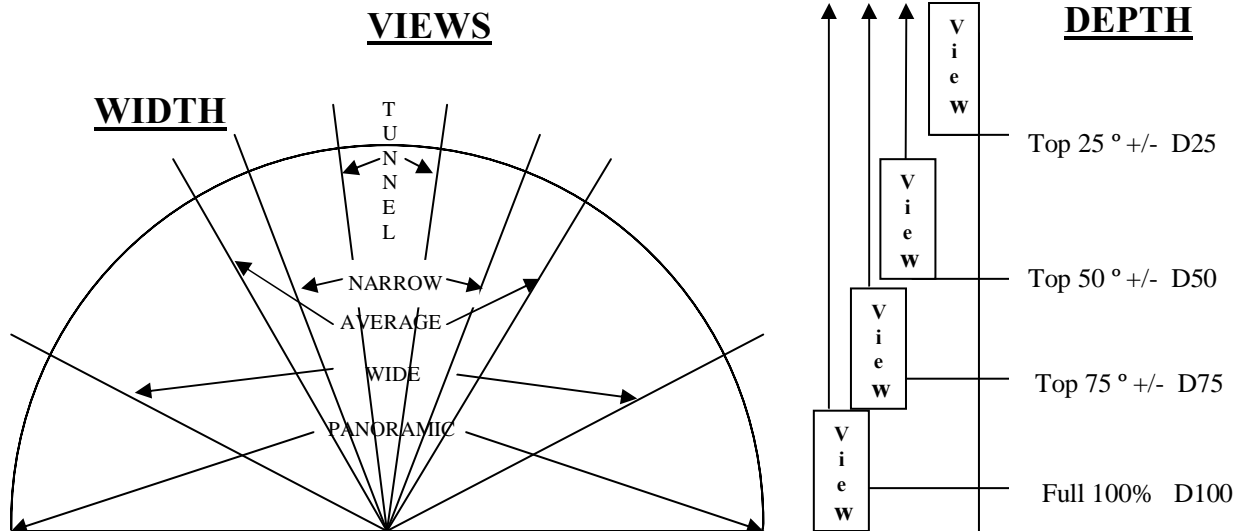
Topography

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

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

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

Road Gravel/Dirt; Paved; Undeveloped.



SUBJECT *

LAK Lakes
MTS Mountains

HLS Hills

PST Pastoral

STR Streams/Rivers

LMT Lakes & Mountains

DISTANCE

CLS (or NER)

DST

EXT

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

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

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

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

LISTING THE PROPERTY

Building Style & Normal Story Height

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

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

Story Height Explanation (See Story Height Examples)

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

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

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

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

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

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

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

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

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

TQU 3/4 STORY UNFINISHED - Same as TQF, except unfinished.

UFF* UPPER FLOOR FINISHED - Upper floor living space with full ceiling height and finished interior.

UFU UPPER FLOOR UNFINISHED - Same as UFF, except there is no finished interior.

VLT VAULTED CEILING - Ceilings which are slanted or extended above the normal 8 feet, but less than 12 feet.

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

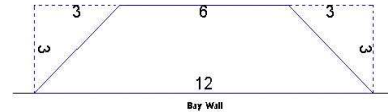
Notes:

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

Bay or Bow Window

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

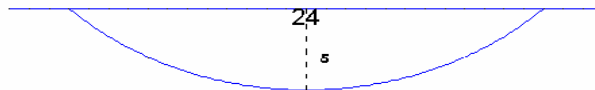
Only needed if different from other side



How to measure and sketch a bay window:

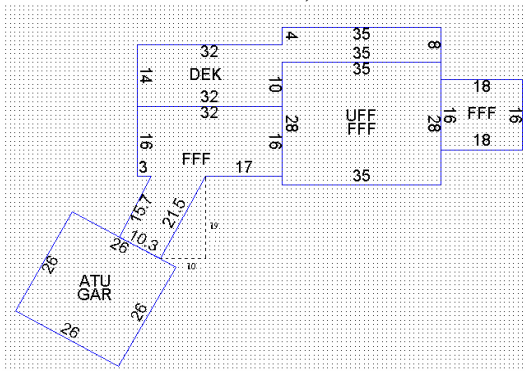
- 1.) Classify the bay window according to its appropriate story height.
- 2.) Check for basement area under the bay window upon listing.
- 3.) Bay windows are only picked up when they include floor space.

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



Angles

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



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

STRUCTURAL ELEMENTS

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

EXTERIOR WALLS

Two (2) entries possible, the 2 most predominate

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

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

ROOF STRUCTURES

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

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

ROOF COVER

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

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

INTERIOR WALLS

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

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

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

HEATING FUEL

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

ELECTRIC: Baseboards or geothermal.

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

HEATING TYPE

NONE: No heat.

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

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

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

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

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

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

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

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

INTERIOR FLOORING

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

MINIMUM PLYWOOD: Plywood subfloor or underlayment.

CONCRETE: Concrete slab usually commercial or industrial.

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

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

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

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

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

NUMBER OF BEDROOMS

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

BATHS OR BEDROOMS

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

***Commercial Baths**

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

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

GENERATORS

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

EXTRA KITCHEN

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

AIR CONDITION SYSTEMS

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

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

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

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

NUMBER OF STORIES

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

QUALITY ADJUSTMENT

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

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

CONDITION

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

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

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

Defined as:

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

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

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

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

XFOB

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

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

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

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

Common AGP diameters and AREA calculators for round pools.

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

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

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

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

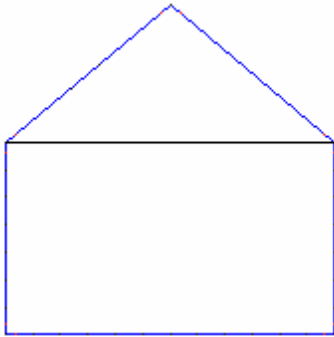
SOLAR PANELS - Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

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

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

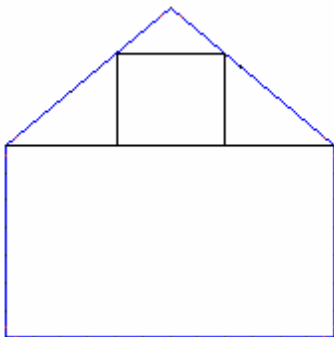
All XFOB's not picked up should still be noted. ie, DNPU treehouse

STORY HEIGHT EXAMPLES



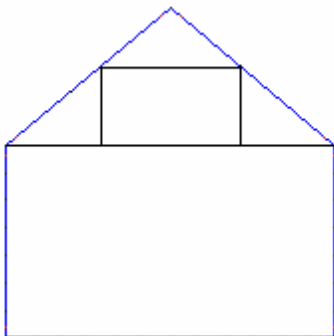
1 STORY FRAME

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

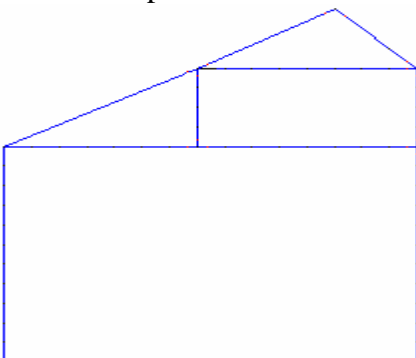


1 STORY FRAME & ATTIC

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



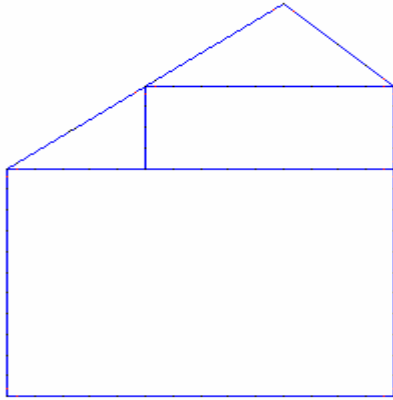
Example A



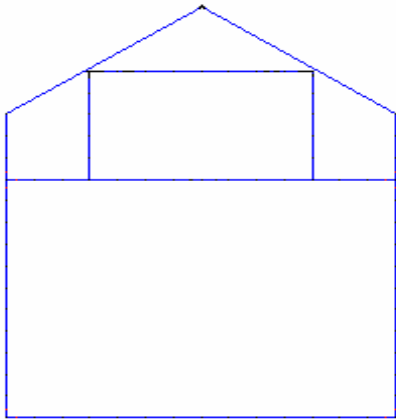
Example B

1-1/2 STORY FRAME

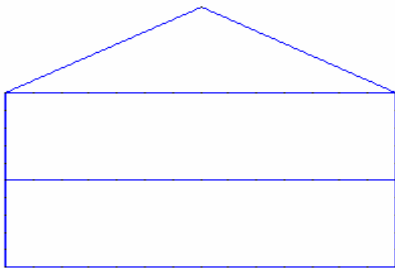
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered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



Example A



Example B



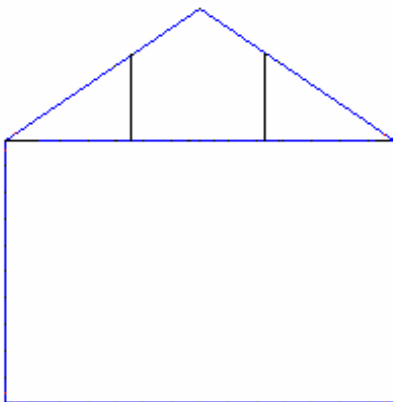
1-3/4 STORY FRAME

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

See Example A & B Left

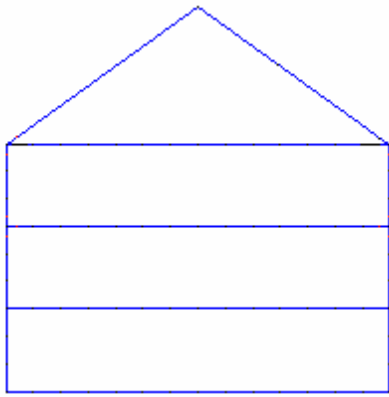
2 STORY FRAME

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



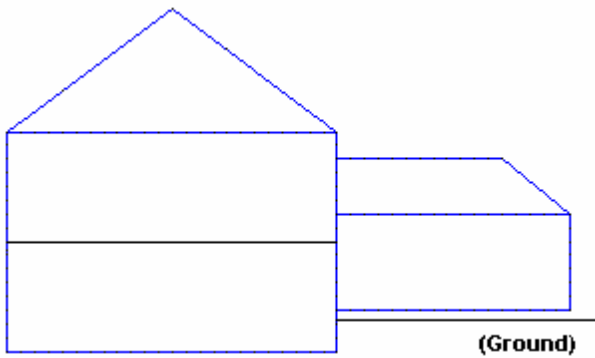
2 STORY FRAME & ATTIC

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

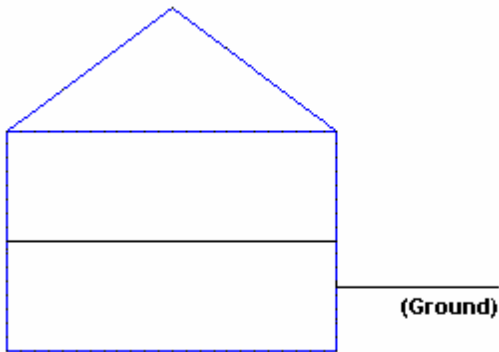


3 STORY FRAME

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



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

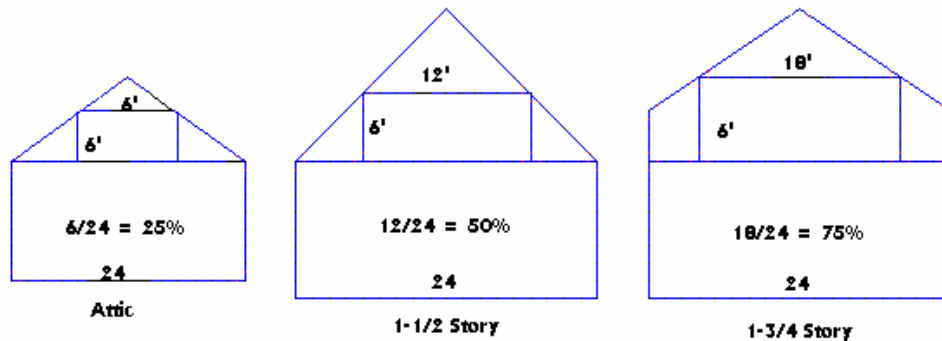


SPLIT ENTRY - one story Ranch Style Home
½ of lower floor foundation exposed.

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

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

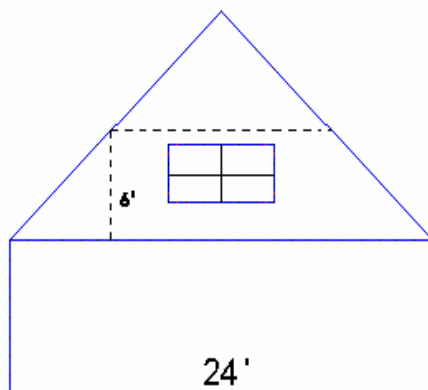
Example: Method 1



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

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

Example: Method 2



Computation:

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

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

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

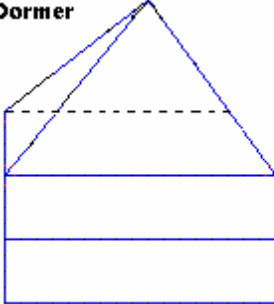
*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

Dormers

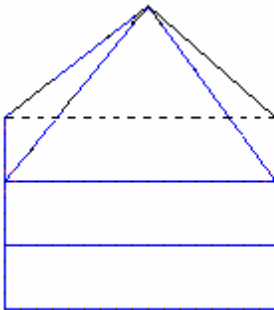
Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

EXAMPLES:

Dormer



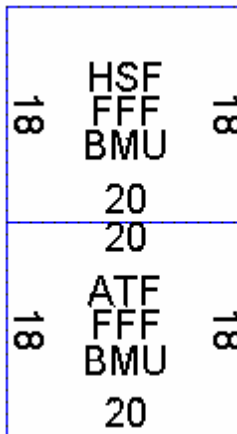
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

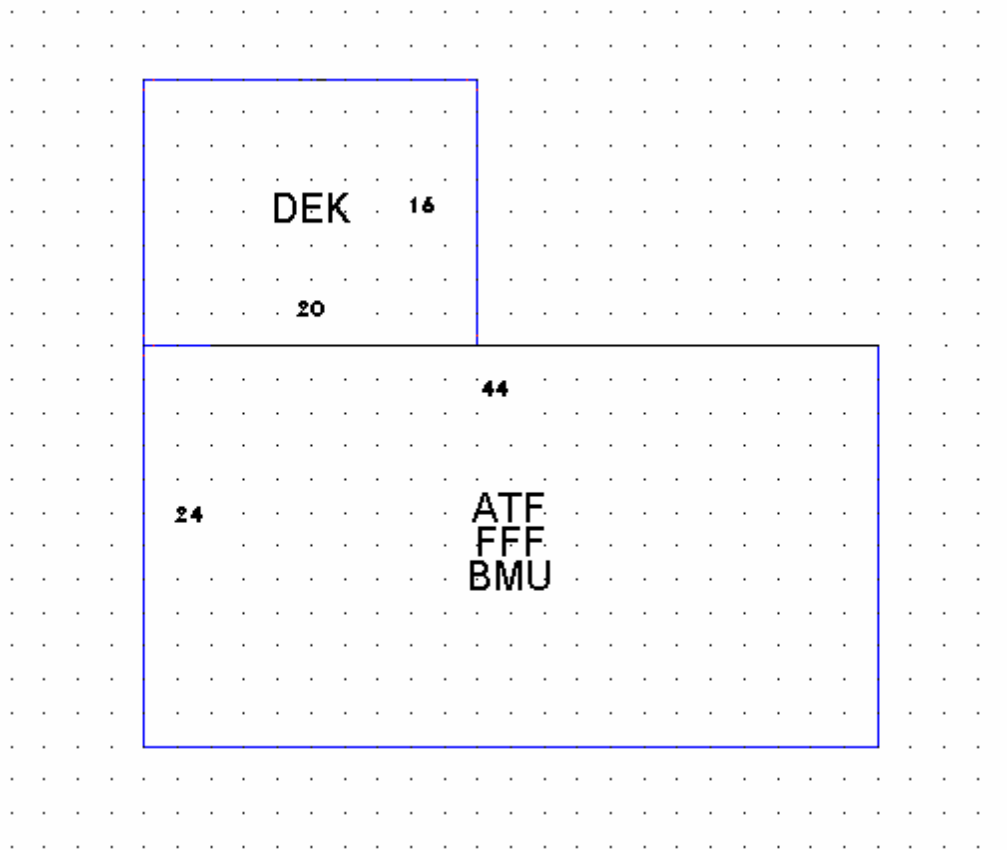


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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

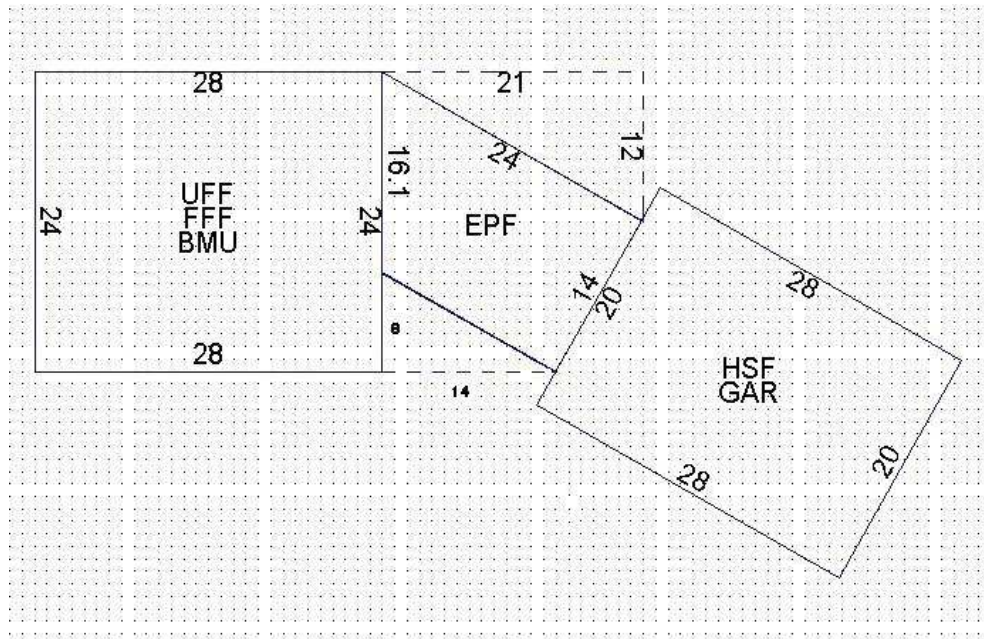
Represents dormer addition





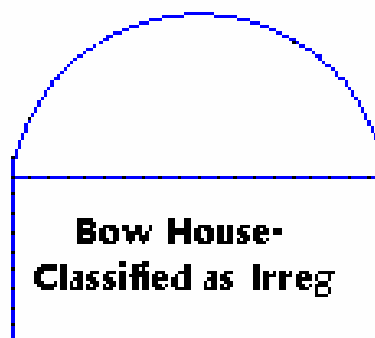
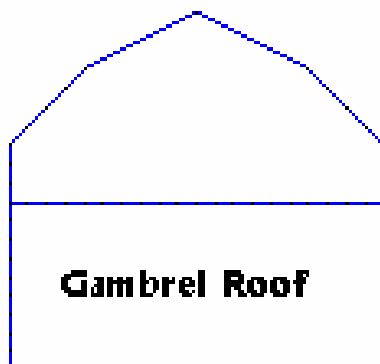
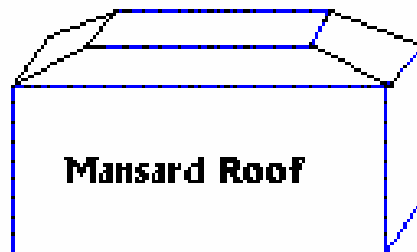
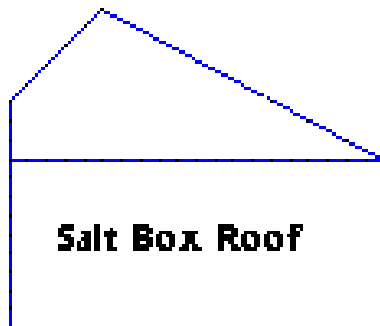
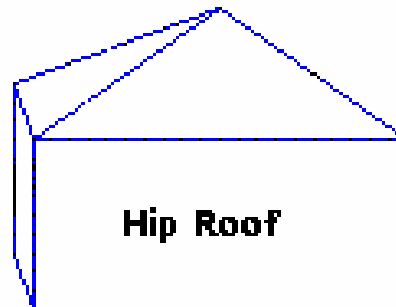
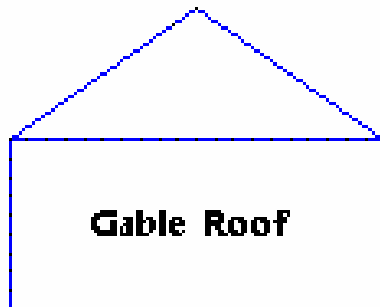
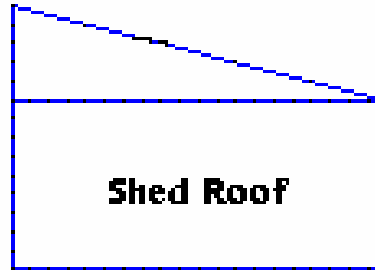
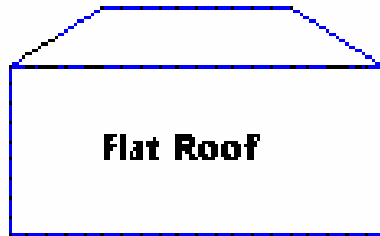
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

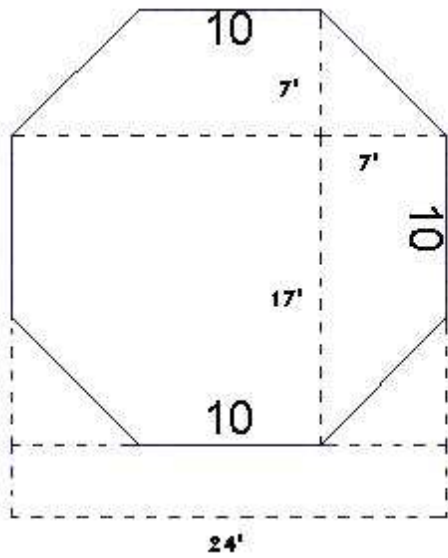
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



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

ROOF TYPES





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

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

SECTION 2

PRIOR DRA GENERAL STATISTICS

Prior Sales Analysis Information

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

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

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

DRA PRIOR YEAR RATIO RESULTS

The following prior year ratio statistics, developed by the NH DRA, are being provided at the request of the NH DRA. This information is not part of the contract or scope of services or USPAP Standard 6. It is historic, not current data and has no bearing or use in this revaluation. The writer accepts no responsibility for the accurate meaning or use of this data.

Ratio Study Year 2017

Overall Median Assessment to Sales Ratio:	<u>83.1</u>
Coefficient of Dispersion:	<u>15.0</u>
Price Related Differential:	<u>1.03</u>

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

SECTION 3

VALUATION PREMISE

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

A. Three Approaches to Value

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

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

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

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

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

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

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

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

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

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

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

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

B. Zoning

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

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

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

ARTICLE III: ESTABLISHMENT OF DISTRICTS AND USES

SECTION 3.1 DISTRICT OF COMMERCIAL AND INDUSTRIAL USE (Adopted 03/10/1987; Amended 3/12/2001)

3.1.2 PURPOSE, DESCRIPTION AND SPECIFICATIONS OF THE COMMERCIAL and INDUSTRIAL USE DISTRICT

A. Purpose:

These regulations and restrictions are to provide for the orderly development and expansion of industrial and commercial businesses. Any authorized commercial or industrial use of land may continue in its present use, provided that it does not create conditions hazardous to public health or safety and providing said use was permitted by a special exception to the zoning ordinance in place prior to the time the use began on the property or predates the zoning ordinance. Those residential and agricultural uses allowed in Article III, Section 3.2 District of Residential and Agricultural Use are allowed in this District.

B. Commercial District Definition (Amended 3/9/2004, and 03/12/2013)

The Commercial and Industrial Use District (CI District) is outlined on the Official Town Zoning Map and are defined below using 2012 property tax map and parcel numbers. All properties not listed below or depicted on the Official Zoning Map as part of the CI District shall be considered to be located within the Residential and Agricultural Use District (RA District).

1. Description:

The Commercial and Industrial District (CI District) is defined using 20112 Property Tax Map and Parcel numbers for each property located within this district. The following is a list of properties or parts thereof located within said district: Tax Map 3, Lots 12, 13, 13-1, 13-2, 15, 16, 17, 17-1, 17-2, 18, 19, 21, 21-1, 22, 22-1, 22-1-2, 23, 23-1, 24, 25, 26, 27, 28 and 34. The CI district also includes parts of Tax Map 3, Lot 30, closets to Route 150 (Amesbury Road) from the frontage corner property bound at Route 150 (Amesbury Road) and South Road, which runs approximately two hundred and thirty feet (230') west along the property boundary of Tax Map 3, Lot 30, with South Road. From the end of that distance the CI district boundary line extends north to a pin set one hundred and twelve feet (112') from the frontage property boundary on Route 150 (Amesbury Road) between Tax Map 3, Lot 29 and Lot 30, to the back corner property boundary of Tax Map 3, Lot 29 and Lot 30.

3.1.3 USES PERMITTED

- A. Service and professional businesses, including retail shops, stores, personal service shops, research and development businesses and engineering services.
- B. Inns, guest houses, boarding houses and other establishments serving food and beverages.
- C. Funeral homes and mortuaries.
- D. Freight depots and terminals.
- E. Automotive, truck and bus repair shops, provided that there shall be no storage of motor vehicles, appliances and equipment on the premises other than those in process of repair or awaiting delivery or in an enclosed structure or required in the operation of the garages or repair shops. There shall be no sale of gasoline and related fuels in this district.
- F. Light Industry, providing that they shall not cause injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, light, radiation, fire hazard or other objectionable conditions.
- G. Storage -- All materials, supplies and equipment except that which is offered for sale on the premises, shall be screened from view from public ways or abutting properties.
- H. Signs permitted after Site Plan Review by the Planning Board and providing:
 - 1. no business sign shall project within the limits of a public highway except when placed by the governmental unit having jurisdiction over such highway or be placed so as to obstruct the view of any highway intersection or so as to endanger traffic.
- I. Excavation operations are permitted as regulated by Chapter Five (5), Public Safety and Welfare Regulations.

3.1.4 USES PROHIBITED

- A. Billboards;
- B. Airports or heliports;
- C. Dumps, junkyards, machinery and motor vehicle junkyards;
- D. The production or storage of hazardous materials;
- E. The storage of explosive materials; and
- F. Any new use of existing buildings or premises following the passage of this ordinance unless in compliance with the conditions herein and approved by the Planning Board by Site Plan Review.

3.1.5 LAND REQUIREMENTS

A. General Requirements – In addition to other requirements in this Ordinance:

1. Determination of soil types shall be made by a Qualified Soil Scientist using high intensity soil information with on-site inspection necessary. Lots containing more than one soil type must be sized based on a weighted average;
2. The Building Inspector shall issue a permit upon the findings by the Planning Board that the proposed location, construction and operation will not injure present and prospective development in the district or the health and welfare of residence in the vicinity.

B. Site Requirements

1. The minimum lot sizes shall be two (2) acres or larger according to soil type. See #10 below.
2. Minimum frontage is two hundred and fifty (250') feet on a Town approved street or State Highway.
3. Minimum front yard setback -- 100 feet from a Town approved street or State Highway to a structure.
4. Minimum side and rear yard setback -- 60 feet to a structure.
5. Maximum height of structure -- 2 stories or 35 feet and the maximum height of the highest door or window shall be thirty-two (32) feet, measured vertically from the bottom of the window or door to the finished grade below. (Amended 03/13/2001)
6. Maximum coverage by structure and parking lots -- 60% of lot area.
7. Minimum driveway width -- 18 feet, except at an intersection, where a pavement radius of 50 feet shall be provided.
8. Maximum grade of driveway shall not exceed 5%.
9. Minimum all season safe site distance at an intersection shall be 200 feet in both directions.
10. Minimum lot sizes for this zone shall be determined by application of the following formula, utilizing specific soil types and slopes as found in the Town of Kensington Subdivision Regulations. In no case will a lot be less than two (2) acres.

$$\text{Required Minimum Lot Size} = \frac{(Q)(RLS)}{2000}$$

Note: Q = gallons of wastewater discharged per day and shall be based on the N.H. Water Supply and Pollution Control Commission standards found in the "Design Standards for Small Public Water Systems". An engineer may be employed by the Town to determine this amount at the owner's expense.

RLS: Required lot size from Table 1 of Subdivision Regulations for Kensington plus land area needed for protective radius for a well.

11. Screening and buffering requirements.

- a. where land in this district abuts land in the residential/agricultural district, the width of the screened area shall be at least 50 feet.
- b. the screened area shall abut the lot line and be densely planted with shrubs or trees which are naturally occurring or at least three (3) feet high at the time of planting and are of a type which may be expected to form a year round dense screen at least five (5) feet high within 3 years.

The plant material shall be maintained in a healthy condition. Where, because of intense shade or soil conditions, the planting screen cannot be expected to thrive, a visually solid wooden fence or masonry wall be substituted provided that:

- i. the remaining land required for screening is added to the buffer strip;
- ii. required planting shall take place prior to occupancy or if not possible because of the season of the year, at the next planting season; and
- iii. the buffer area not covered by the screened area shall be covered with ground cover or landscaped.

12. Off street parking space shall be adequate for the proposed use.

- a. parking space requirements for a building which has more than one use shall be computed for each use.
- b. one off street parking space shall be required for each occupant, employee, visitor and patron and shall be limited to motor vehicles and bicycles. The storage of merchandise, motor vehicles for sale or the repair of motor vehicles is prohibited in this area.
- c. require off street parking shall be provided on the same lot with the principle use at such time as any building or structure is erected, externally enlarged or increased in capacity.

13. Soil erosion shall be kept to a minimum by providing satisfactory sediment and run-off water control. This shall meet the design standards and specifications set forth in the current "Erosion and Sediment Control Design Handbook" as adopted by the Rockingham County Conservation District. This shall include but not be limited to the following requirements:
 - a. natural vegetation shall be retained wherever possible and protected and supplemented;
 - b. storm drainage systems shall permit unimpeded flow of storm drainage from and off of parking lots and driveways; and
 - c. the proposed site shall accommodate any increased run-off created by changed soil or surface conditions.
14. Sewer facilities must provide for the disposal of solid liquid and gaseous waste in compliance with the rules and regulations of the N.H. Water Supply and Pollution Control Commission. No solid, toxic or hazardous waste may be stored in this district.
15. Water supply for fire protection is required for any commercial or industrial business that employs more than forty (40) people during any one working shift or has a gross floor space greater than 6500 square feet. This water supply shall be capable of delivering not less than one thousand (1000) gallons of water for a period of not less than one hour the year round. This supply shall be connected to a series of hydrants which will provide for a water supply within one thousand five hundred (1500) feet of each outside wall of the structure or structures.

3.1.6 OTHER USES PERMITTED BY SPECIAL EXCEPTION SUBJECT TO SITE PLAN REVIEW (Amended 03/09/2004)

- A. The Zoning Board of Adjustment will consider special exception applications for uses other than those specifically allowed in this district pursuant to Section 3.1.3 or specifically prohibited in this district pursuant to Section 3.1.4.
- B. Special exceptions shall be granted only if found by the Zoning Board of Adjustment to comply with the following requirements and other applicable cable requirements as set forth in this Ordinance.
 1. That the use is so designed, located and proposed to be operated that the public health, safety and welfare and convenience will be protected;
 2. That the use will be compatible with adjoining development and the general characteristics of the district where it is to be located;
 3. That adequate parking, landscaping and screening (including but not limited to screening of all lighting and signage associated with the proposed use) is provided as required herein;

4. That the applicant for a Special Exception agrees as a condition of the Special Exception to obtain Planning Board approval of the Site Plan prior to applying for a building permit; and
5. That if the application for Special Exception is for the expansion of a non-conforming use, then the granting of such exception will not adversely affect abutting or nearby property values and that the non-conforming use is not hazardous by its nature.

3.1.7 SITE PLAN REVIEW REQUIRED

Site Plan Review by the Planning Board will be required for any landowner in this District who uses the site for commercial or industrial business or on which there is a multi-family dwelling unless such use existed at the time of the original passage of this Article in accordance with Kensington's Site Plan Review Regulations.

SECTION 3.2 DISTRICT OF RESIDENTIAL AND AGRICULTURAL USE – (RA)

3.2.1 GENERAL PURPOSE

These regulations and restrictions are for the purpose of regulating the use of land and the location and construction of buildings in the Town of Kensington, while insuring safety from fires, protection of water and other natural resources and preservation of rural charm.

3.2.2 SPECIFIC REQUIREMENTS OF THE RESIDENTIAL – AGRICULTURAL DISTRICT

A. Restrictions

1. There shall be no more than one single-family dwelling or residence on a lot of record. (03/11/1980)
2. Commercial and industrial uses, mining excavation operations, home occupation, two family dwellings, cluster dwellings and multifamily apartment houses are prohibited in this district except as provided in Section 3.3.
3. Trailer parks and mobile home parks are specifically prohibited in this district.
4. Racetracks or test tracks for motor vehicles whether ovals, drag strips or other configurations are prohibited within this district.
5. All agricultural use is permitted in this zone except as restricted below:
 - a. Kennels and veterinary hospitals are permitted subject to the requirements of the commercial use of land. However, the boarding, breeding, training, treatment or disposing of racing dogs shall not be permitted.
 - b. Mink farms are specifically prohibited.

B. Land Requirements

1. The lot area of any dwelling or residence shall not be less than two (2) acres except that one dwelling may be located on a lot of less than two acres providing this lot has been duly recorded in the County of Rockingham Registry of Deeds at the time of passage of this ordinance. (1959) (Amended 03/08/1997)
2. Every building lot shall have a minimum frontage of two hundred (200') feet abutting upon a publicly maintained street or road, subject to RSA 674:41 II. (03/14/1961) (Amended 03/08/1997; 03/12/2002)
3. Building lots must meet the following requirements based on soil conditions:
 - a. All test pits and percolation tests shall be performed in the presence of a qualified test pit inspector approved by the Selectmen;
 - b. Soil types determine lot sizes according to the requirements of Table #1 of Subdivision Regulations for the Town of Kensington. Determination of soil types shall be made by qualified Soil Scientist using published soil data with on-site inspection as necessary;
 - c. All septic systems must meet the minimum standards imposed by the New Hampshire Water Supply and Pollution Control Commission. After installation, the septic system must also be approved by the test pit inspector before it is covered over;
 - d. No septage, waste or sludge disposal system shall be located in wetland soil as defined by the Town of Kensington Wetland Ordinance. No structure of any kind shall be placed on wetland soil as defined by the Town of Kensington wetland ordinance; and
 - e. The test pit inspector is authorized to consult with a qualified engineer prior to approving the proposed septic system. All fees applicable to this section will be charged to the builder and are payable to the inspector.

C. Site Requirements – there shall be observed the following setbacks in the construction of new structures or in the relocation of existing ones.

1. A structure or addition shall not be located nearer than 25 feet from the property lines of any a butter and not nearer than 50 feet from any structure on an abutter's property.
2. There shall be a minimum depth of 25 feet between the nearest right-of-way and any structure.

D. Building Requirements

1. Every structure including manufactured housing to be used as a dwelling unit shall have a minimum living area of six hundred and fifty (650) square feet. (03/09/1971)

2. Manufactured housing used as a dwelling unit shall be subject to all the land, site and building requirements of any other dwelling unit. These regulations shall not be construed to prohibit permanent residents from storing on their premises unoccupied vacation type trailers or so called camper bodies owned by the and used for bonafide vacation purposes. Trailers used for field office of storage in conjunction with construction projects which meet acceptable sanitary standards may be permitted by the Selectmen for periods of sixty (60) days subject to renewal as required.
3. Structure Height. The maximum height of the highest door or window shall be thirty-two (32) feet, measured vertically from the bottom of the window or door to the finished grade below. **(Added 03/13/2001; Amended 03/09/2004)**

SECTION 3.2.3 ACCESSORY DWELLING UNITS:

A. Conditional Use Permit: Accessory Dwelling Units (Adopted MARCH 16, 2017)

(remove and replace In-Law Apartment Ordinance 2017)

1. Authority: This section is enacted in accordance with the provisions of RSA 674:71 – 73 and RSA 674:21.
2. Purpose
The purposes of the accessory dwelling unit ordinance are to:
 - a. Increase the supply of affordable housing without the need for more infrastructure or further land development.
 - b. Provide flexible housing options for residents and their families.
 - c. Integrate affordable housing into the community with minimal negative impact.
 - d. Provide elderly citizens with the opportunity to retain their homes and age in place.
 - e. Maintain the rural character of neighborhoods and the town.
3. Definition:
An “accessory dwelling unit” means a residential living unit that is within or attached to a single-family dwelling and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.
4. Conditional Use Permit:
Pursuant to RSA 674:21 the Planning Board is hereby authorized to grant a Conditional Use Permit to allow for accessory dwelling units in the RA Zone in accordance with the restrictions and requirements of this section. In granting a Conditional Use Permit, the Planning Board must find that the accessory dwelling unit application complies with all of the following criteria a-h.
 - a. An Accessory Dwelling Unit shall be attached to the principal dwelling unit by a common building wall with a shared interior door or an attached enclosed structure with interior doors between the Accessory Dwelling Unit and principal

dwelling unit. The Accessory Dwelling Unit shall appear subordinate to the principal dwelling unit in design and placement.

- b. The primary dwelling unit and the accessory dwelling unit may, but are not required to, share water and septic facilities, electrical services, or telecommunications services.
- c. The accessory dwelling unit must be attached to the primary dwelling unit, must have separate cooking, sleeping eating and sanitation facilities, and must have an interior door between it and the principal dwelling unit.
- d. No single-family dwelling unit shall have more than one attached accessory dwelling unit.
- e. The owner of the property shall occupy one of the dwelling units as the owner's primary residence, and retain ownership of both the primary and accessory dwelling units. Condominium form of ownership of either the primary or accessory dwelling unit is not permitted.
- f. The living area of the accessory dwelling unit shall not be more than 900 square feet. The number of bedrooms in an accessory dwelling unit shall be two or less.
- g. Prior to any renovations or construction, the property owner shall provide evidence to the Planning Board that septic facilities are properly functioning to serve the two dwelling units with the number of bedrooms contained therein. The applicant shall provide a septic system replacement plan designed by a NH certified septic designer and approved by the NH Department of Environmental Services. In order to determine if the existing septic system is properly functioning, the property owner shall have the system inspected by a NH licensed septic inspector and provide a report of the inspection results. If the existing system is found to be improperly functioning, the replacement septic system shall be installed according to the approved plan before a Certificate of Occupancy is issued by the Building Inspector.
- h. The accessory dwelling unit shall conform to all applicable electrical, structural, water and sanitary standards for residential buildings.
- i. Two off-street parking spaces must be provided for each dwelling unit.
- j. The Accessory Dwelling Unit and the attached enclosed structure shall not be used for an In-Home Occupation or to fulfill any requirement of an In-Home Occupation permitted in the principal dwelling unit.

5. Certificate of Occupancy and Recording:

Accessory dwelling units shall be required to have a Certificate of Occupancy before occupancy. A copy of the Planning Board's Notice of Decision authorizing a Conditional Use Permit shall be recorded at the Rockingham County Registry of Deeds, indexed under the name of the property owner and evidence thereof shall be presented to the

Building Inspector prior to the issuance of a Certificate of Occupancy an accessory dwelling unit.

Severability: The invalidity of any provision of this Section shall not affect the validity of any other provision.

SECTION 3.3 **USES OTHER THAN SINGLE FAMILY DWELLINGS** (03/12/1985)
(Amended 03/09/2004)

A. Special Exceptions – Application for special exception for uses other than single-family dwellings will be made to the Board of Adjustment providing that no use will be permitted if:

1. the use could cause any adverse impacts to health, safety, morals, welfare of the residents of the Town of neighborhood property values;
2. the use is not compatible to the nature and quality of the neighborhood; or
3. the use is offensive to the public because of noise, vibration, excessive traffic, unsanitary conditions, noxious odor, smoke, nature of the activity or other similar reasons.

For the purposes of any special exception application for business, commercial or industrial ventures, the term “abutter” shall include all owners and/or occupiers of property, any portion of which is within 300 feet of any boundary line of the property proposed for the special exception. All abutters shall be notified by the Board of Adjustment by certified mail at least ten days prior to any public hearing regarding the site. The names and addresses of the abutters shall be supplied by the applicant. In addition to the provisions of this Section 3.3, the Board of Adjustment shall require the applicant to comply with the provisions of Section 3.1, including, but not limited to Section 3.1.6

B. Special Exception for Business, Commercial or Industrial Ventures

1. Business, commercial or industrial ventures are permitted in this district through a “special exception” as granted by the Board of Adjustment.
2. After permission through “special exception” is granted by the Board of Adjustment, the application will be referred to the Planning Board for site plan review. A permit for intended use must be issued by the Planning Board.
3. Site Plan Review – In addition to the site plan review regulations as adopted by the Planning Board, the following requirements apply:
 - a. the minimum lot size shall be 2 acres with a minimum two hundred fifty (250) feet of frontage on a town approved street;

- b. there shall be not less than fifty (50) feet setback from a structure or a parking lot to a lot line and not less than one hundred (100) feet setback from the established right-of-way. Grass or beautification shall be present in the buffer area between the right-of-way and a structure or parking lot; and
- c. any change in the nature of the grounds upon which the original approval was granted requires a re-application and a new public hearing as provided.

4. Signs

For the purpose of this ordinance all signs and billboards are classified as commercial use and shall be permitted only if conformity with Article IV, Section 4.1, Signs. (Amended 03/10/2009)

- a. No billboard not existing at the time of the adoption of this ordinance or during the year preceding this adoption shall be permitted. (03/12/1985)
- b. No sign shall project within the limits of a public highway except when placed by the government unit having jurisdiction over such highway or be placed so as to obstruct the view of any highway intersection or so as to endanger traffic.
- c. No sign, banner or other advertising medium not especially permitted in the foregoing paragraph and no sign over 12 square feet in area may be erected unless the Board of Selectmen shall rule that the same in a given case and location and under the conditions specified in the permit therefore is not injurious, offensive or detrimental to the neighborhood.
- d. Signs may be illuminated by external continuous white lighting only.
- e. Signs shall be limited to an overall height, including supporting structures to 15 feet above ground level.
- f. The following signs are permitted and are unrestricted:
 - i. Signs pertaining to the lease or sale of the land or buildings on which placed.
 - ii. Highway, park or other regulating signs of the Town of State of New Hampshire.
 - iii. Signs of a temporary nature advertising events sponsored by non-profit and civic organizations for the town.

C. Special Exceptions for Home Occupation

- 1. Home products and produce may be bought and sold in this district subject to the following rules and regulations, by “special exception” as granted by the Board of Adjustment.
 - a. Where permitted within a single dwelling unit and only by the person or persons maintaining a dwelling therein who are permanent residents of the Town of Kensington.

- b. Evidence of use: does not display or create outside the dwelling any evidence of home occupation except a permitted sign not to exceed four (4) square feet in area. (Requires a sign permit)
- c. Extent of use: does not utilize more than twenty five (25) percent of the gross floor (including basement) area of the dwelling unit.
- d. Permitted use: such use is clearly incidental and secondary to the use of the dwelling unit for residential purposes and that adequate provisions are made for off street parking.
- e. Persons proposing a home occupation under the above conditions shall apply to the Board of Adjustment for a “special exception”. A public hearing and notification of the abutters shall be made as previously stated.
- f. **Permit required: site plan review** – after obtaining a “special exception” by the Board of Adjustment, persons proposing a home occupation shall apply to the Planning Board for approval of their plan and permission to proceed with the proposed use.
- g. Any change in the nature of the grounds upon which the original approval was granted requires a re-application and a new public hearing as provided. (Adopted 03/1994)

D. Special Exceptions for Two Family Dwelling, Multi-Family Apartment House (Amended 03/14/2000; 03/11/2003)

- 1. Two family dwellings and multi-family apartment houses and cluster development shall be allowed providing that a “special exception” has been granted by the Board of Adjustment after a public hearing and notification of the abutter as previously stated.
- 2. Site plan review – in addition to the site plan review regulations as adopted by the Planning Board, the applicant shall comply with the following:
 - a. All ordinances governing residential buildings in this district;
 - b. The minimum lot size shall be 2 acres for the first dwelling unit plus one acre per unit for each unit thereafter and also in accordance with the minimum lot size and calculations regulations. Minimum frontage shall be 250 feet for the first dwelling unit plus 100 feet for each unit thereafter.
 - c. Off street parking shall be for a minimum of 450 square feet per unit;
 - d. Building shall be limited to the ground level plus one level higher and one level lower;
 - e. All wiring, water, plumbing and septic systems shall meet the state and local requirements; and
 - f. Minimum living area of each dwelling unit shall be at least six-hundred fifty (650) square feet.

E. Special Exceptions for Mining and Excavation Operations (Amended 03/14/2000)

No mining or excavation operation to remove earth materials off site is allowed in this district without a special exception granted by the Board of Adjustment and a duly authorized permit for this use in accordance with Section 10.1, Local Regulation for Excavating and RSA 155:E.

F. Special Exceptions for Multi-Family Housing for the Purpose of Affordable/Workforce Housing per NH RSA 674:58-61 (Adopted 03/10/2009)

1. Multi-family for the purpose of affordable/workforce housing per NH RSA 674:58-61 shall be allowed in the district of commercial and industrial use provided that a “special exception” has been granted by the Board of Adjustment after a public hearing and notification of the abutters as previously stated.
2. Site Plan Review – in addition to the site plan review regulations as adopted by the Planning Board, the applicant shall comply with the following:
 - a. All ordinances governing residential buildings in this district;
 - b. The minimum lot size for Multi-family housing for the purpose of workforce housing shall be 2 acres. Minimum frontage shall be 250 feet;
 - c. A minimum of two off street parking spaces shall be provided for each dwelling unit;
 - d. If not specified in this section, all land requirements, site requirements and building requirements shall conform to those established in Section 3.2.2, Specific Requirements of the Residential-Agricultural District B, C and D.
3. Affordability for the purpose of Affordable/Workforce Multi-family Developments.
 - a. Certification of Income Levels. For the purpose of Affordable/Workforce Multi-Family developments in order to ensure that only eligible households purchase/rent the designated affordable housing units, the purchaser/renter of an affordable unit must submit copies of their last three years federal income tax returns and written certification, verifying that their annual income level, combined with household assets, does not exceed the maximum level as established by this ordinance. The tax returns and written certification of income and assets must be submitted to the developer of the housing units or the developer’s agent, prior to the transfer of title. A copy of the tax returns and written certification of income and assets must be submitted to all parties charged with administering and monitoring this ordinance, within 30 days following the transfer of title.
 - b. Assurance of continued affordability. Affordable units offered for sale and approved by the Planning Board as part of a subdivision or site plan and subject to NH RSA 674:58-61 shall require a restrictive covenant and lien granted to the Town of Kensington. The initial value of the lien shall be equal to the difference between the fair market value of the unit and its reduced affordable sale price, which is indexed according to the qualifying income standards. The Town of Kensington’s lien is indexed over time at

C. Town Parcel Breakdown

Kensington Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	73	\$ 7,516,600
RESIDENTIAL LAND ONLY WITH CURRENT USE:	94	\$ 2,709,920
RESIDENTIAL LAND & BUILDING (not including current use):	675	\$ 300,004,900
Median: \$ 402,500		
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	80	\$ 40,325,895
MANUFACTURED HOUSING ON OWN LAND:	19	\$ 4,263,505
MANUFACTURED HOUSING ON LAND OF ANOTHER:	12	\$ 82,500
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	22	\$ 10,881,268
COMMERCIAL/INDUST. LAND ONLY (not including current use):	6	\$ 1,116,400
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	16	\$ 7,264,600
COMMERCIAL/INDUST. WITH CURRENT USE:	5	\$ 2,569,065
UTILITY:	8	\$ 14,818,987
TOTAL TAXABLE:	1010	\$ 391,553,640
TOTAL EXEMPT/NONTAXABLE:	35	\$ 11,994,300
TOTAL NUMBER OF PARCELS:	1045	
(TOTAL NUMBER OF CARDS):	1092	
PROPERTIES WITH VIEWS (included above):	5	
PROPERTIES WITH WATER FRONTAGE (included above):	0	
DRA CERTIFICATION YEAR:	2018	

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, and a review of the Department of Revenues sales ratio studies for 2015, 2016, and 2017.

<u>Sales Analysis Results</u>	<u>Year</u>	<u>Median Ratio</u>	<u>Year</u>	<u>Median Ratio</u>
	2015	0.9685	2016	0.9119
	2016	0.9119	2017	0.8583

To determine the trend factor for 2015 using the sales analysis, we took the difference between the 2015 and 2016 ratios (0.0566), divided that number by the 2015 ratio of 96.85% which resulted in a positive trend factor of 5.84% or +0.49% per month.

To determine the trend factor for 2016 using the sales analysis, we took the difference between the 2016 and 2017 ratios (0.0536), divided that number by the 2016 ratio of 91.91% which resulted in a positive trend factor of 5.88% or +0.49% per month.

The average of this analysis suggests a positive 0.49% per month trend.

DRA Equalization Ratio Study

<u>Year</u>	<u>Median Ratio</u>
2015	0.9559%
2016	0.8958%
2017	0.8314%

To determine the trend factor for 2016 using the DRA figures, we took the difference between the 2015 and 2016 ratios (0.0601), divided that number by the 2015 ratio of 95.59% which resulted in a positive trend factor of 6.29% or +0.52% per month.

To determine the trend factor for 2017 using the DRA figures, we took the difference between the 2016 and 2017 ratios (0.0644), divided that number by the 2016 ratio of 89.58% which resulted in a positive trend factor of 7.19% or +0.60% per month.

We also analyzed 2018 qualified sales through 4/11/2018; however, as this analysis reflected only a portion of 2018, the DRA ratio for the entire year doesn’t exist.

The average of this analysis suggests a positive 0.56% per month trend.

Summary

The conclusions reached by each analysis suggest a market appreciation between 0.49% and 0.56% per month. Giving more weight to sales analysis, because no sales are trimmed, a trend factor of .5% per month was used.

E. Neighborhood Classification

Market Value Influences

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

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

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

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

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

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

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

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

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

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

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

Neighborhoods are classified by alphabetical letters, as follows:

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

E = Average or most common.

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

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

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

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

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

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

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

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

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

F. Basic Mass Appraisal Process

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

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

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

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

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

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

G. Assumptions, Theories & Limiting Factors

Assumptions

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

Theories

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

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

Limiting Factors

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

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

1. PRW

Assumptions

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

2. Utilities

Assumptions

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

Methodology – Replacement Cost New Less Depreciation

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

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

1984 Index = 233

2009 Base Year Index = 553

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

This replacement cost must then be depreciated for age.

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

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



Avitar Associates of New England, Inc.

Municipal Services Company

**PUBLIC UTILITY
ASSESSMENT REPORT
For
Town of Kensington
2018**

**Unitil
PSNH dba Eversource
Nextera Energy Seabrook
Hudson Light & Power
Mass Municipal
Taunton Municipal Lighting**

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

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

September 1, 2018

**Town of Kensington
Board of Selectmen
95 Amesbury Road
Kensington, NH 03833**

Re: Assessment of Your Public Utilities

Dear Board Members:

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

The attached report is a complete review and explanation of my market value opinion as of 4/1/2018, as well as pertinent facts resulting in this opinion.

I have relied upon the data provided by Unitil, PSNH dba Eversource & Nextera Energy Seabrook identifying all their property in the town. No field data collection was undertaken by me or anyone from my office.

All assumptions and limiting conditions are identified in this report.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary J. Roberge", is written over a light gray rectangular background.

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

GJR/sjc

Objective

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

Unitil - 18-31

PSNH dba Eversource - 19-2

Nextera Energy Seabrook - 19-2-1

Hudson Light & Power - 19-2-2

Mass Municipal - 19-2-3

Taunton Municipal Lighting - 19-2-4

Fair Market Value

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

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

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

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

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

These are three accepted approaches to fair market value:

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

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

Highest & Best Use

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

¹ Glossary for Property Appraisal and Assessment

Comparable Sales Approach

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

Capitalized Income Approach

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

Replacement Cost Less Depreciation

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

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

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

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

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

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

Assumptions & Limiting Conditions

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

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

The first step in this approach is to inventory or acquire an inventory of all of the subject property assets by category, original year in service and original cost. This was not done by the writer, but rather provided by Unitil, PSNH dba Eversource & Nextera Energy Seabrook and assumed to be complete and accurate. That provided report can be found in the Exhibits section.

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

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

Electrical

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

Gas

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

Water

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

Max Depreciation – All Utility Categories is 80%

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

Final Opinion of Market Value 4/1/2018

Unitil - \$8,238,200 (18-31) & \$1,498,000 (19-1)

PSNH dba Eversource - \$2,906,700 (19-2) (less *\$8,700 to Hudson Light & Power, Mass Municipal & Taunton Municipal Lighting)

Nextera Energy Seabrook - \$242,500 (19-2-1)

Hudson Light & Power - *\$100 (19-2-2)

Mass Municipal - *\$8,500 (19-2-3)

Taunton Municipal Lighting - *\$100 (19-2-4)

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

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

Certification/Resume

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

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



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

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

Experience:

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

Education:

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

Professional Designations or Affiliations:

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

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

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

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: KENSINGTON-UNITIL-ELEC-2018

UTILITY VALUATION YEAR: 2018

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E364 DISTR, POLES,TOWERS & FXTS	\$ 1,791,328	\$ 3,289,234	% 0.448786	\$ 1,813,073
E365 DISTR, OVER CONDUCT & DEV	\$ 3,021,899	\$ 6,011,376	% 0.398713	\$ 3,614,561
E366 DISTR, UNDERGRND CONDUIT	\$ 1,376	\$ 1,569	% 0.096877	\$ 1,417
E367 DISTR, UNDER COND & DEVIC	\$ 256,588	\$ 495,901	% 0.265845	\$ 364,068
E368 DISTR, PAD TRANSFORMERS	\$ 1,108,278	\$ 1,947,249	% 0.415268	\$ 1,138,619
E369 DISTR, SERVICES OVER&UND	\$ 1,075,191	\$ 1,423,535	% 0.225183	\$ 1,102,979
E370 DISTR, METERS INSTALLED	\$ 187,589	\$ 265,308	% 0.437118	\$ 149,337
E373 DISTR, STR LIGHTS OVERHD	\$ 33,233	\$ 61,070	% 0.485738	\$ 31,406
E400 UNCLASSIFIED CONSTRUCTIO	\$ 22,981	\$ 22,981	% 0.010008	\$ 22,751

GRAND TOTALS FOR KENSINGTON-UNITIL-ELEC-2018:

\$ 7,498,463

\$ 13,518,223

\$ 8,238,200*

* Value Rounded To Nearest Hundred

OWNER INFORMATION		SALES HISTORY		PICTURE
UNITIL ENERGY SYSTEMS, INC CAPITAL DISTRIB. OPERATIONS CE 6 LIBERTY LANE WEST		Date	Book	Page

HAMPTON, NH 03842-1720

LISTING HISTORY

NOTES

03/14/16 CRPM EXETER ELECTRIC COMPANY-RENOVATIONS 1968OFFICE ADDED
 03/30/15 CRPR 1993;8/08: 20X17 FFU=MECHANICAL ROOM, 32X25 FFF/SLB= KITCHEN,
 08/10/12 JBVL BATH COUNT= (1) 9 FIXT, (1) 3 FIXT, (1) 2 FIXT; 8/12 2 BTHS=AVG 4 USE; FIX
 08/07/08 KMYL SHED MEAS. PUMPS & TANKS REMOVED; COF/FFF ONLY; CENTRAL AC;
 07/15/08 INSP MARKED FOR INSPECTION GAR HEAT/FA NO DUCTS; FURN '11; TOUR W/MANAGER; 3/15 NO START
 05/30/01 HPNC CK16; 3/16 NOT SURE IF IT WILL BE BUILT;
 04/01/87 BOS

EXTRA FEATURES VALUATION

MUNICIPAL SOFTWARE BY AVTAR

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

DOORS OVH	480			100	13.00	75	4,680 12 DOORS
SHED-WOOD	648	36 x 18		85	10.00	50	2,754
SHED-EQUIPMENT	1,560	20 x 78		70	8.00	50	4,368
LEAN-TO	2,000	20 x 100		68	4.00	50	2,720 ATT REAR GAR
UTILITIES	100			100	82,382.00	100	8,238,200

8,252,700

KENSINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2016	\$ 463,900	\$ 4,776,500	\$ 320,546
	Parcel Total: \$ 5,560,946		
2017	\$ 463,900	\$ 4,776,500	\$ 320,542
	Parcel Total: \$ 5,560,942		
2018	\$ 447,900	\$ 8,252,700	\$ 364,087(c)
	Parcel Total: \$ 9,253,487		


(Card Total: \$ 9,064,687)

LAND VALUATION

Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200

Site: AVERAGE Driveway: PAVED Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UTILITY-ELEC	2,000 ac		182,000	E	100	100	100	100 -- LEVEL	150	273,000	0	N	273,000	
UTILITY-ELEC	10,550 ac		x 3,000	X	93			100 -- LEVEL	75	22,100	0	N	22,100	
WETLANDS	4,650 ac		x 3,000	X	93			100 -- LEVEL	10	1,300	100	N	102	
UNMNGD HARDWD	7,700 ac		x 3,000	X	93			100 -- LEVEL	75	16,100	75	N	572	
UNMNGD PINE	2,000 ac		x 3,000	X	93			100 -- LEVEL	75	4,200	65	N	313	
UTILITY-ELEC	400,000 ft		x 170	E	100			100 -- LEVEL	100	68,000	0	N	68,000	
	26,900 ac									384,700			364,087	

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		UNTL ENERGY SYSTEMS, INC CAPITAL DISTRIB. OPERATIONS CE 6 LIBERTY LANE WEST HAMPTON, NH 03842-1720	District	Percentage	Model: 1.00 STORY UTILITIES Roof: FLAT/RUBBER MEMBRNE Ext: BR ON MASONRY/ALUM SIDING Int: AVERAGE 4 USE/MINIMUM Floor: CONCRETE Heat: OIL/STEAM Bedrooms: Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 50.00 % Generators: 1 Quality: A0 AVG Com. Wall: Size Adj: 0.7861 Base Rate: UTL 45.00 Bldg. Rate: 0.6918 Sq. Foot Cost: \$ 31.13	
			PERMITS			
			Date	Permit ID	Permit Type	Notes
		11/03/14	14-18-31	NEW BUILDING	BASEBALL DUGOUT 2	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
SLB	FNDTN SLAB	7720	0.00
FFF	FST FLR FIN	800	1.00
OFF	OFFICE AREA	280	1.00
FFU	FST FLR UNFIN	340	0.50
OPF	OPEN PORCH	40	0.25
GAR	GARAGE ATTCHD	12670	0.45
COF	COM OFFICE	6300	1.75
GLA: 7,100		28,150	17,987
2018 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 559,935	
Year Built:		1954	
Condition For Age:		AVERAGE	
Physical:		20 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		20 %	
Building Value:		\$ 447,900	

OWNER INFORMATION				SALES HISTORY				PICTURE															
UNITIL ENERGY SYSTEMS, INC CAPITAL DISTRIB. OPERATIONS CE 6 LIBERTY LANE WEST HAMPTON, NH 03842-1720				Date	Book	Page	Type	Price	Grantor														
LISTING HISTORY				NOTES																			
08/10/12 JBVL 08/07/08 KMYL 07/15/08 INSP 04/01/87 BOS				EXETER HAMPTON ELECTRIC; MARKED FOR INSPECTION																			
EXTRA FEATURES VALUATION																							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																
LIGHTS-PARKING LOT/S	12		100	1,700.00	75	15,300	SINGLE																
FENCE COMMERCIAL/FT	10,800		61	15.00	100	98,820	EST																
PAVING	54,700	1 x 54700	60	3.25	70	74,666	EST 70% COND																
						188,800																	
								<div>MUNICIPAL SOFTWARE BY AVTAR</div> <div>KENSINGTON ASSESSING OFFICE</div> <div>PARCEL TOTAL TAXABLE VALUE</div> <table><tr><td>Year</td><td>Building</td><td>Features</td><td>Land</td></tr><tr><td>2018</td><td>\$ 0</td><td>\$ 188,800</td><td>\$ 0(c)</td></tr><tr><td colspan="4">Parcel Total: \$ 9,253,487</td></tr></table>				Year	Building	Features	Land	2018	\$ 0	\$ 188,800	\$ 0(c)	Parcel Total: \$ 9,253,487			
Year	Building	Features	Land																				
2018	\$ 0	\$ 188,800	\$ 0(c)																				
Parcel Total: \$ 9,253,487																							
LAND VALUATION																							
Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:																		
Land Type	UTILITY-ELEC	Neighborhood: E	Cond	Ad Valorem	SPI R	Tax Value	Notes																
						0 ac																	

<div>PICTURE</div>	<div>OWNER</div> <div>UNTEL ENERGY SYSTEMS, INC CAPITAL DISTRIB. OPERATIONS CE 6 LIBERTY LANE WEST HAMPTON, NH 03842-1720</div>		<div>TAXABLE DISTRICTS</div> <table><tr><td>District</td><td>Percentage</td></tr><tr><td></td><td></td></tr></table>		District	Percentage					
			District	Percentage							
			<div>PERMITS</div> <table><tr><td>Date</td><td>Permit ID</td><td>Permit Type</td><td>Notes</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		Date	Permit ID	Permit Type	Notes			
Date	Permit ID	Permit Type	Notes								

Model:

Roof:

Ext:

Int:

Floor:

Heat:

Bedrooms:

A/C:

Quality:

Com. Wall:

Stories:

Baths:

Extra Kitchens:

Fixtures:

Fireplaces:

Generators:

Base Type:

BUILDING SUB AREA DETAILS

2018 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: KENSINGTON-NORTHERNUTILITIES-2018

UTILITY VALUATION YEAR: 2018

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
G376 DIST. MAINS, PLASTIC	\$ 862,319	\$ 1,513,607	% 0.312857	\$ 1,040,064
G378 DIST. MEAS. & REG. EQUIP	\$ 12,922	\$ 13,399	% 0.028883	\$ 13,012
G380 SERVICES, PLASTIC	\$ 317,061	\$ 454,310	% 0.204909	\$ 361,218
G381 METERS	\$ 9,992	\$ 21,568	% 0.414318	\$ 12,632
G382 METER INSTALLATIONS	\$ 53,930	\$ 85,061	% 0.305428	\$ 59,081
G383 HOUSE REGULATORS	\$ 11,415	\$ 13,945	% 0.138401	\$ 12,015

GRAND TOTALS FOR KENSINGTON-NORTHERNUTILITIES-2018:

\$ 1,267,639	\$ 2,101,890	\$ 1,498,000*
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* Value Rounded To Nearest Hundred

OWNER INFORMATION				SALES HISTORY				PICTURE			
UNITIL CORPORATION DBA NORTHERN UTILITIES 6 LIBERTY LANE WEST HAMPTON, NH 03842				Date	Book	Page	Type	Price Grantor			
LISTING HISTORY				NOTES							
10/20/17 JBVL 08/16/12 DMVL 07/15/08 INSP MARKED FOR INSPECTION 04/01/87 BOS				2004 \$6,035.00 OF ADDITIONS;NORTHERN UTILITIES							
EXTRA FEATURES VALUATION											
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes			
UTILITY		100				100	14,980.00	100	1,498,000 1,498,000		
MUNICIPAL SOFTWARE BY AVTAR											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building		Features		Land						
2016	\$ 0		\$ 1,194,800		\$ 0		Parcel Total: \$ 1,194,800				
2017	\$ 0		\$ 1,194,800		\$ 0		Parcel Total: \$ 1,194,800				
2018	\$ 0		\$ 1,498,000		\$ 0		Parcel Total: \$ 1,498,000				
LAND VALUATION											
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site:				Driveway: Road:			
Land Type UTILITY-GAS Neighborhood: E				Cond Ad Valorem SPI R				Tax Value Notes			
0 ac											

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		UNITIL CORPORATION DBA NORTHERN UTILITIES 6 LIBERTY LANE WEST HAMPTON, NH 03842		<div>District</div> <div>Percentage</div>		<div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>	
				<div>PERMITS</div> <div> <div>Date</div> <div>Permit ID</div> <div>Permit Type</div> <div>Notes</div> </div>			
<div>BUILDING SUB AREA DETAILS</div>							
<div>2018 BASE YEAR BUILDING VALUATION</div>							
<div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div> </div>							

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: KENSINGTON-EVERSOURCE-2018

UTILITY VALUATION YEAR: 2018

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	\$ 250,638	\$ 608,830	% 0.495000	\$ 307,459
E355 TRANS, POLES & FIXTURES	\$ 1,134,044	\$ 3,251,815	% 0.545873	\$ 1,476,737
E356 TRANS, OVER CONDUCT & DE	\$ 850,595	\$ 2,409,273	% 0.534076	\$ 1,122,538

GRAND TOTALS FOR KENSINGTON-EVERSOURCE-2018:

\$ 2,235,277	\$ 6,269,918	\$ 2,906,700*
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* Value Rounded To Nearest Hundred

\$2,906,700

Hudson Light & Power -\$100

Mass Municipal -\$8,500

Taunton Municipal -\$100

\$2,898,000

OWNER INFORMATION				SALES HISTORY				PICTURE									
PSNH DBA EVERSOURCE P O BOX 270 HARTFORD, CT 06141-0270				DateBookPageTypePrice Grantor													
LISTING HISTORY				NOTES													
10/20/17JBVL 07/15/08INSP 04/01/87BOS				MARKED FOR INSPECTION													
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVTAR									
Feature Type		Units		Length x Width		Size Adj		Rate		Cond		Market Value		Notes			
UTILITY		100				100		29,067.00		100		2,906,700					
R/W		250				100		3,000.00		100		750,000					
OTHERS		1				100		-8,700.00		100		-8,700					
														3,648,000			
PARCEL TOTAL TAXABLE VALUE																	
Year		Building		Features		Land											
2016		\$ 0		\$ 3,020,900		\$ 0											
														Parcel Total: \$ 3,020,900			
2017		\$ 0		\$ 3,020,900		\$ 0											
														Parcel Total: \$ 3,020,900			
2018		\$ 0		\$ 3,648,000		\$ 0											
														Parcel Total: \$ 3,648,000			
LAND VALUATION																	
Zone: RES		Minimum Acreage: 2.00		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					
		PSNH DBA EVERSOURCE P O BOX 270 HARTFORD, CT 06141-0270		District Percentage		Model:					
						Roof:					
						Ext:					
		Date		Permit ID		Permit Type		Notes		Int:	
								Floor:			
								Heat:			
								Bedrooms:			
								Baths:			
								Extra Kitchens:			
								A/C:			
								Quality:			
								Com. Wall:			
								Stories:			
								Base Type:			
BUILDING SUB AREA DETAILS											
2018 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: KENSINGTON-NEXTERA-2018

UTILITY VALUATION YEAR: 2018

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E353 TRANS, STATION EQUIPMENT	\$ 168,668	\$ 411,215	% 0.410267	\$ 242,507

GRAND TOTALS FOR KENSINGTON-NEXTERA-2018:

\$ 168,668	\$ 411,215	\$ 242,500*
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* Value Rounded To Nearest Hundred

OWNER INFORMATION		SALES HISTORY				PICTURE	
NEXTERA ENERGY SEABROOK, LLC		Date	Book	Page	Type	Price	Grantor
C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408							
LISTING HISTORY		NOTES					
10/20/17 07/15/08 01/01/80	JBVL INSP NONE	2004 - INVENTORY STATES NO CHANGES;CHG IN VALUE DUE TO DRA SPLITTING INTO HUDSON POWER & LIGHT, TAUNTON MUNICIPAL LIGHTING CO. & MASS. MUNICIPAL WHOLESALE ELECT.F/N/A FPL ENERGY SEABROOK, LLC					
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY	1	100	242,500.00	100		242,500	242,500
							KENSINGTON ASSESSING OFFICE
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features		Land			
2016	\$ 0	\$ 212,700		\$ 0			
Parcel Total: \$ 212,700							
2017	\$ 0	\$ 212,700		\$ 0			
Parcel Total: \$ 212,700							
2018	\$ 0	\$ 242,500		\$ 0			
Parcel Total: \$ 242,500							
LAND VALUATION							
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	Site:	Driveaway:	Road:		
Land Type	UTILITY-ELEC	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value Notes
0 ac							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
<div></div>		NEXTERA ENERGY SEABROOK, LLC C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408		<div></div>		Model:	
						Roof:	
		PERMITS		Notes		Ext:	
Int:							
Date Permit ID Permit Type				Floor:			
				Heat:			
				Bedrooms:			
				Baths:			
				Extra Kitchens:			
				A/C:			
				Quality:			
				Fireplaces:			
				Com. Wall:			
				Generators:			
				Stories:			
BUILDING SUB AREA DETAILS						Base Type:	
2018 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		HUDSON LIGHT & POWER DEPT. C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Extra Kitchens: A/C: Quality: Com. Wall: Stories:	
				PERMITS		Baths: Fixtures: Fireplaces: Generators:	
				Date	Permit ID	Permit Type	Notes
		<div></div>					
BUILDING SUB AREA DETAILS							
2018 BASE YEAR BUILDING VALUATION							
Year Built:						%	
Condition For Age:						%	
Physical:							
Functional:							
Economic:							
Temporary:							
						</	

OWNER INFORMATION				SALES HISTORY				PICTURE			
MASS MUNICIPAL WHOLESALE ELECT C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408				Date	Book	Page	Type	Price Grantor			
				LISTING HISTORY				NOTES			
				10/20/17 JBVL 03/10/05 BOS				NEW PARCEL DUE TO DRA INFORMATION; GENERATION			
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	KENSINGTON ASSESSING OFFICE			
UTILITY	1			100	8,500.00	100	8,500				
							8,500				
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2016	\$ 0	\$ 7,500	\$ 0								
				Parcel Total: \$ 7,500							
2017	\$ 0	\$ 7,500	\$ 0								
				Parcel Total: \$ 7,500							
2018	\$ 0	\$ 8,500	\$ 0								
				Parcel Total: \$ 8,500							
LAND VALUATION											
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	Site:	Driveway:	Road:						
Land Type UTILITY-ELEC	Neighborhood: A	Cond	Ad Valorem	SPI	R	Tax Value	Notes				
0 ac											

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		MASS MUNICIPAL WHOLESALE EL C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408	District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: Fixtures: A/C: Fireplaces: Quality: Generators: Com. Wall: Stories: Base Type:	
			PERMITS			
			Date	Permit ID		
					BUILDING SUB AREA DETAILS	
					Year Built: Condition For Age: Physical: Functional: Economic: Temporary: %	

OWNER INFORMATION				SALES HISTORY				PICTURE																							
TAUNTON MUNICIPAL LIGHTING CO				Date				Book				Page				Type				Price				Grantor							
C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408																															
LISTING HISTORY				NOTES																											
10/20/17 JBVL 10/03/05 BOS				NEW PARCEL DUE TO DRA INFORMATION; GENERATION																											
EXTRA FEATURES VALUATION																MUNICIPAL SOFTWARE BY AVITAR															
Feature Type				Units				Length x Width				Size Adj				Rate				Cond				Market Value				Notes			
UTILITY				1								100				100.00				100				100							
																								100							
PARCEL TOTAL TAXABLE VALUE																KENSINGTON ASSESSING OFFICE															
Year				Building				Features				Land																			
2016				\$ 0								\$ 100								\$ 0											
																								Parcel Total: \$ 100							
2017				\$ 0								\$ 100								\$ 0											
																								Parcel Total: \$ 100							
2018				\$ 0								\$ 100								\$ 0											
																								Parcel Total: \$ 100							
LAND VALUATION																															
Zone: RES				Minimum Acreage: 2.00				Minimum Frontage: 200				Site:				Driveway:				Road:											
Land Type UTILITY-ELEC				Neighborhood: A								Cond				Ad Valorem				SPI				R Tax Value Notes							
																								0 ac							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		TAUNTON MUNICIPAL LIGHTING C C/O PROPERTY TAX-PSX/JB 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Extra Kitchens: A/C: Quality: Com. Wall: Stories:	
				PERMITS		Baths: Fixtures: Fireplaces: Generators:	
				Date	Permit ID	Permit Type	Notes
						BUILDING SUB AREA DETAILS	
						2018 BASE YEAR BUILDING VALUATION	
						Year Built: Condition For Age: Physical: Functional: Economic: Temporary: %	
						%	

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

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

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

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

POINTS

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

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

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

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

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.

STORY HEIGHT ADJUSTMENTS

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

DEPRECIATION TYPES & USE

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

EXAMPLE - 200 Year Old House

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

EXAMPLE - For the 200 year old home in good condition

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

Depreciated Bldg. Value = 93,528

- OR -

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

Depreciated Bldg. Value = 93,528

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

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

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

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

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

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

LAND VALUE COMPUTATIONS

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

SAMPLE LAND CHART

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

Excess acreage at \$1,500 per acre

Base View Value = \$50,000

Base Waterfront = \$100,000

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

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

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

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

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

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

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

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

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

Example:

Zone = Two Acres, 100 Front Feet

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

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

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

SECTION 5

UNDERSTANDING YOUR PROPERTY RECORD CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

PROPERTY RECORD CARD - FRONT

Map: 000013		Lot: 000016		Sub: 000000 (1)		Card: 1 of 1		(2) 1 MAIN STREET		ANYTOWN		Printed: (3) 8/19/2016	
OWNER INFORMATION						SALES HISTORY						PICTURE	
DOW, JOHN 1 MAIN STREET ANYTOWN, NH 03123						Date: 12/30/2011 Book: 5276 Page: 0789 Type: U 138 Price: SCHULTE, FRANCIS ANDRE (4)						(8)	
LISTING HISTORY						NOTES							
05/06/15 ERVM 04/04/12 GRPM 04/06/05 GRUM 05/13/00 BHRL 08/27/96 EST						(6) LIGHT GREY; BMU - 50% DIRT, VERY OLD; DNV UFF P/HM OWNR; 4/12 SHED; 5/15- 5 NEW WINS & NEW SIDING ON 2 SIDES OF 17X17; NO OTHER CHANGES;						(7)	
EXTRA FEATURES VALUATION												(9)	
Feature Type		Units		Length x Width		Size Adj		Rate		Cond		Market Value Notes	
FIREPLACE 1-STAND		1		8 x 10		100		3,000.00		100		3,000	
SHED-WOOD		80				260		7.00		100		1,456	
												4,500	
ANYTOWN ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE (10)												MUNICIPAL SOFTWARE BY AVITAR	
Year		Building		Features		Land							
2014		\$ 254,600		\$ 4,500		\$ 320,600							
2015		\$ 254,600		\$ 4,500		\$ 320,600							
2016		\$ 254,600		\$ 4,500		\$ 320,600							
				Parcel Total: \$ 579,700									
				Parcel Total: \$ 579,700									
LAND VALUATION (11)													
Zone: MU MIXED USE Minimum Acreage: 0.46 Minimum Frontage: 100 Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes													
IF RES 0.160 ac 337,500 E 100 100 100 100 95 -- MILD 100 320,600 0 N 320,600													
0.160 ac 320,600 320,600													
Site: AVERAGE Driveway: PAVED Road: PAVED													

O cr< 222222		Ng< 222222		Uml< 222222		Ectf<3yh3		O GTTMO CEM		Rlpyt< 2; D3H238	
OY PGT R HQT O CVKQP				UCNGUJ KVVQT							
UCORNG				Fevg		Dqgm		Reig		Vlrg	
				Rleg		I tcpyt					
				(8a)							
NMRPL J RVQT				PQVGU							
04/07/15 MRPL				Potential Gross Income: \$5,536							
07/25/11 LMHC				Vacancy: 32.22"							
04/02/03 MRVL				Expenses: 80.5'							
				Net Income: \$54,573							
				Capitalization Rate: ; 2222"							
				Additional Value: \$2							
				O WPEHRCNVQHVY CTGDL CXNCT							
				MERRIMACK ASSESSING							
				OFFICE							
				RCTEGNVQVCNVVZCDNGXCNWG							
				L gct		Dmtd hpi		Hgcwlg		Ncpl	
				2014		\$ 2,960,000		\$ 170,800		\$ 403,400	
								Parcel Total: \$ 3,534,200			
				2015		\$ 2,856,400		\$ 225,000		\$ 403,400	
								Parcel Total: \$ 3,484,800			
				4238		\$4,37.22		\$2		\$965.922	
				Ret egfVqwcK\$5.87; .722 ,							
				, 'O CTMGVWEQO GCRRJ QCEJ VQXCNWG							
				NCPF XCNWCVKQP							
				Uag<AVERAGE F tkgv c<PAVED Tqcf <PAVED							
				V qpg<C2- GEN COMM""O hpio wo 'Cet gci g< 0.46 O hpio wo 'H gpcvi g< 125							
				Ncpl Vlrg		Wpku		DagTevg		PE CFI	
								Uag		Tqcf	
				COM/IND		0.460 ac		120,000 E		100	
				COM/IND		3.470 ac		x 20,000 X		100	
										95 -- MILD	
										400	
										480,000	
										263,700	
										0 N	
										480,000 USE	
										263,700 USE	
										743,700	
										965.922	

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.

PROPERTY RECORD CARD - REAR

Map: 000013

Lot: 000016

Sub: 000000

Card: 1 of 1

1 MAIN STREET

ANYTOWN

Printed: 8/19/2016



PICTURE

(1)

DOW, JOHN
1 MAIN STREET

(2)

ANYTOWN, NH 03123

OWNER

TAXABLE DISTRICTS

District

Percentage

(3)

PERMITS

(5)

Date

Permit ID

Permit Type

Notes

Model: 2 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: PLASTERED
Floor: PINE/SOFT WD/LINOLEUM OR SIM
Heat: OIL/STEAM
Bedrooms: 4
Baths: 2.0
Extra Kitchens:
A/C: No
Quality: A6 EXC+20
Comm. Wall:
Size Adj: 1.0408
Base Rate: RSA 86.00
Bldg. Rate: 1.5187
Sq. Foot Cost: \$ 130.61

(4)

BUILDING SUB AREA DETAILS

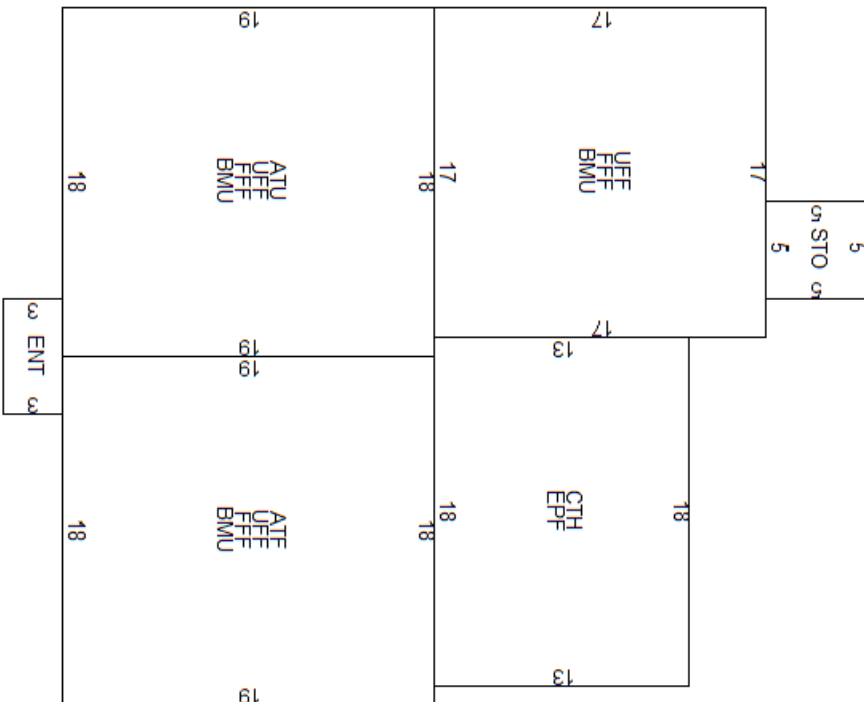
ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	25	0.25	6
UFF	UPPER FLR FIN	973	1.00	973
FFP	FST FLR FIN	973	1.00	973
CTH	CATHEDRAL	234	0.10	23
BMU	BSMNT	973	0.15	146
ATF	ATTIC FINISHED	342	0.25	86
ATU	ATTIC	342	0.10	34
ENT	ENTRY LANDING	18	0.10	2
EPF	ENCLOSED	234	0.70	164
		4,114		2,407

(7)

2011 BASE YEAR BUILDING VALUATION (8)

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

(6)



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

Model – Story Height/Building Type

Roof - Style & Material Cover

Ext - Exterior Wall Cover

Int - Interior Wall Material

Floor - Floor Cover Material

Heat - Type & Fuel

Bedrooms - # of Bedrooms

Bath - # of Baths

Fixtures - Total # of Bath Fixtures

Extra Kitchens – In-law or Living Area Kitchen

Fireplaces

A/C - Central Air

Generators

Quality - Building Quality Description

Com Wall - Commercial Wall Structure

Size Adj - Size Adj Factor

Base Rate - Bldg Sq Ft Cost

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

Sq. Foot Cost - Final Adjusted Bld Sq Ft Cost

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

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

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

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

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

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

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

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

Rounded to \$179,300 = Building Assessment

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

SAMPLE - LIST LETTER

TOWN OF ANYTOWN
25 MAIN STREET
ANYTOWN, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

April 3, 201:

Dear Property Owner:

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

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

Please call **603-123-4567 STARTING Tuesday, 4/12/1: thru Thursday, 4/14/16**
between 8:00 am & 4:30 pm to arrange an appointment in the near future for an interior inspection of your property. Please have this notice available when you call.

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

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

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

SAMPLE - NOTICE OF PRELIMINARY VALUES

Town Of Anytown
Board of Selectmen
25Main Street
Anytown, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES

May 8, 201:

Dear Property Owner:

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

Should you feel an error exists or should you like to make an appointment to review your assessment, you should call **603-123-4567 starting on Mon, 5/16/17 thru, Thurs, 5/19/17 from 8:00 am to 4:30 pm** to arrange an appointment. Reviews will be held **BY APPOINTMENT ONLY** at the **Anytown Town Hall** at a later date. Please keep in mind the phone number will only be answered during the times listed above. If you cannot call during this time frame, please put your specific concerns in writing and we will review them. Do not attempt to fax a request for appointment during or after the date above.

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

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

Thank you for your cooperation.

Land Value: \$ 151,300

Other Value: \$ 209,400

Total Parcel Value: \$ 360,700

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

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

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 000001 000001 000001

June 24, 201:

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 4/1/2018.

Sales that occurred between 10/1/16 and 5/31/18 were used in the preliminary analysis.

Sales that occurred between 10/1/17 and 7/2/18 were used in the final analysis.

A total of 49 qualified sales were used in the preliminary analysis/testing & 25 qualified sales were used in the final analysis/testing.

The final analysis included sales from 10/1/17 through 7/2/18. Sales after 6/7/18 may not have been inspected.

B. Qualified & Unqualified Sales Report

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

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

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

NC=Neighborhood Code

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

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

SH=Story Height

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

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

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

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

Kensington 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	
0.861	000009	000010	00000A	01	1.00	R1	F	RSA	A	\$ 398,950	02/26/2018		Q	BRAGG, HAROLD P	\$ 139,000
										1,698					
0.865	000009	000010	00000A	01	1.00	R1	F	RSA	A	\$ 396,975	03/12/2018		Q	BRAGG, HAROLD P	\$ 139,000
										1,698					
0.890	000003	000004	000000	01	1.14	R1	F	RSA	A	\$ 364,705	07/20/2017		Q	FARLEY, JAMES K	\$ 227,900
										1,390					
0.893	000006	000064	000000	01	1.70	R1	E	RSA	B	\$ 330,150	03/28/2017		Q	PIKUL, DONNA M REV TR/	\$ 235,200
										1,636					
0.902	000011	000041	000002	01	2.00	R1	H			\$ 224,400	12/11/2017		Q	POWERS, EDWARD F	\$ 154,000
	LISTED OUTSIDE OF MLS, CASH SALE, APPEARS ARMS LENGT														
0.914	000004	000015	000000	01	1.00	R1	E	RSA	A	\$ 322,390	10/30/2017		Q	GOODWIN, SUSAN M TRUST	\$ 235,900
										1,523					
0.929	000009	000012	000012	01	2.10	R1	G	RSA	D	\$ 524,700	04/03/2017		Q	FIXLER, ELLIOT	\$ 377,100
										3,207					
0.934	000011	000041	000003	01	2.27	R1	H	RSA	C	\$ 605,930	07/02/2018		Q	KENSINGTON REALTY PART	\$ 154,500
	PLAN D-40045														
0.935	000011	000043	000000	01	1.70	R1	H	RAN	B	\$ 366,167	10/31/2016		Q	HOLMES, GREGG F	\$ 262,600
										2,166					
0.937	000004	000033	000018	01	2.95	R1	G	RSA	D	\$ 482,500	06/21/2018		Q	HYDE, ANN	\$ 335,200
	PLAN D-29317														
0.943	000008	000037	000000	01	1.00	R1	F	RSA	C	\$ 418,950	06/26/2017		Q	WOJOWICZ, LECH J	\$ 298,700
										2,211					
0.945	000010	000012	000000	01	2.06	R1	H	RSA	D	\$ 472,350	03/26/2018		Q	MACQUISTEN, ALEXANDER	\$ 320,900
										2,511					
0.953	000004	000012	000000	01	1.00	R1	F	RSA	A	\$ 364,060	10/05/2016		Q	MALTAIS, BRYAN P	\$ 236,600
										1,819					
0.954	000011	000042	000002	01	3.11	R1	H	RSA	B	\$ 372,675	03/31/2017		Q	FALCONER, CAROL A	\$ 247,600
										1,356					
0.958	000014	000036	000003	01	4.87	R1	F	RSA	B	\$ 613,600	08/25/2017		Q	JOHNSON, D C & R R TRU	\$ 449,500
	PLAN D-26813														
0.960	000009	000031	000000	01	5.00	R1	F	RSA	E	\$ 619,150	01/16/2018		Q	CHADBOURNE, JASON D	\$ 459,400
										3,913					
0.969	000009	000017	000000	01	4.30	R1	G	RSA	E	\$ 519,872	10/10/2017		Q	PREFECTS, LLC	\$ 306,800
										3,072					
0.974	000018	000012	000023	01	2.14	R1	F	RSA	D	\$ 490,995	11/01/2016		Q	HSIEH FAMILY TRUST 6-1	\$ 364,000
										3,568					
0.976	000011	000040	000032	01	2.01	R1	M	RSA	D	\$ 916,733	05/31/2018		Q	GIROUX, NORMAN R	\$ 614,700
										4,537					
0.981	000006	000002	000002	01	1.00	R1	E	RSA	D	\$ 405,000	06/04/2018		Q	FEIDEN, THOMAS P. & JE	\$ 315,100
										2,736					

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	
0.984	000018	000015	000000	01	3.64	R1	F	RSA	A	\$358,750	11/15/2017	I	Q	TESCHEK, PATRICIA D	\$275,200
	\$8,700 CONCESSION TO CLOSING COSTS;														
0.984	000004	000033	000016	01	1.38	R1	E	RSA	E	\$480,025	05/30/2017	I	Q	ROCHA, TIMOTHY L	\$346,800
								3,692							
0.988	000003	000016	000005	02	0.00	CI	E	CWH	A	\$275,835	03/01/2017	I	Q	CAYENNE HOLDINGS LLC	\$265,500
	NO EVIDENCE OF MARKETING ON M/LS OR LOOP NET														
								3,770							
0.991	000006	000001	000002	01	2.62	R1	G	RSA	D	\$584,250	11/13/2017	I	Q	HILL, DAVID	\$463,900
	SELLER CONCESSION \$10,000														
								4,029							
0.996	000009	000031	000000	01	5.00	R1	F	RSA	E	\$596,325	03/31/2017	I	Q	KENSINGTON REALTY PART	\$459,400
								3,913							
0.997	000008	000003	000001	01	2.74	R1	G	RSA	E	\$470,000	04/17/2018	I	Q	JOHNSTON, DAVID W	\$363,800
	"VALUE RANGE MARKETING" OFFERS BETWEEN \$449K AND \$														
								2,732							
0.997	000002	000016	000010	01	2.53	R1	E	RSA	B	\$444,125	07/20/2017	I	Q	CALCINARI, FREDERICK R	\$335,200
								2,995							
0.998	000006	000037	000001	01	1.30	R1	F	RSA	C	\$499,550	10/11/2017	I	Q	NEGGIA, PAUL N	\$381,300
	\$4,000 CONCESSION TO CLOSING COSTS														
								3,293							
1.007	000002	000016	000006	01	1.67	R1	F	RSA	C	\$408,000	12/06/2017	I	Q	MCAFFEE, KATE E	\$306,200
								2,937							
1.008	000008	000038	000000	01	1.00	R2	F	RSA	A	\$419,000	04/23/2018	I	Q	KIRWIN, PATRICK J	\$339,400
	8 DOM SOLD AS IS, KITCHEN AND 12X28 VLT AREA NEED WOR														
								2,500							
1.008	000004	000033	000019	01	2.60	R1	G	RSA	D	\$449,350	07/21/2017	I	Q	PLUMER, JOHN A	\$342,800
	SELLER CONCESSION \$5000 TO CLOSING COSTS														
								3,225							
1.015	000007	000018	000000	01	3.09	R1	G	RSA	D	\$466,375	11/07/2017	I	Q	CARTER, CHRISTOPHER A	\$377,800
	SELLING AGENT PURCHASED, 4 DOM LIST \$479,500, DEAL WI														
								2,854							
1.020	000004	000044	000002	01	1.32	R1	F	RSA	E	\$520,150	02/26/2018	I	Q	STINSON, RYAN H	\$463,500
	IT APPEARS TAX STAMPS WERE MISCALCULATED AND ONL														
								3,839							
1.024	000017	000005	000000	01	0.50	R1	E	RSA	C	\$319,000	04/03/2018	I	Q	FALLON, PATRICIA L	\$264,500
	185 DOM, LISTED @ \$349,900, \$5K CONCESSION TO CLOSING C														
								2,548							
1.025	000002	000017	000002	01	5.27	R1	E	RSA	D	\$534,100	10/31/2016	I	Q	HENNESSEY, DAVID P	\$449,100
								4,714							
1.030	000007	000019	000009	01	2.57	R1	I	RSA	D	\$630,000	06/23/2017	I	Q	MILLER, MAUREEN E	\$505,400
								4,160							
1.030	000012	000057	000000	01	1.10	R1	F	RSA	C	\$383,910	03/15/2018	I	Q	BAILEY, DAVID A, TRUS	\$322,800
	\$2,500 CONCESSION, NO DETAIL														
								2,787							
1.030	000011	000040	000015	01	4.90	R1	I	RSA	E	\$720,800	07/02/2018	I	Q	ROBERT R SCALLY LLC	\$155,100
	PLAN D-29317														
								4,517							
1.031	000015	000013	000000	01	17.30	R1	F	RSA	B	\$360,000	04/19/2018	I	Q	WHITE, JUDITH, TRUSTEE	\$289,900
	ORIGINAL LIST \$529,900														
								1,442							
1.033	000013	000012	000000	01	6.02	R1	E	RSA	D	\$479,600	10/11/2016	I	Q	ZAMMER, JR WILLIAM	\$408,800
								2,812							
1.033	000007	000019	000016	01	2.89	R1	I	RSA	D	\$641,700	09/05/2017	I	Q	FURBUSH, WILLIAM	\$535,700
	PLAN D-24232														
								4,279							

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.039	000012	000026	000000	01	1.00	R1	F	RSA	C	\$ 345,600	\$ 359,000	I	Q	FAVARA, TINA A	\$ 277,800
1.052	000011	000040	000015	01	4.90	R1	I	RSA	E	\$ 203,775	\$ 214,400	V	Q	FULTON, TYLER G	\$ 155,100
1.057	000017	000023	000001	01	0.48	R1	E	RSA	E	\$ 372,690	\$ 393,800	I	Q	CMS SULLIVAN INC	\$ 119,000
1.064	000011	000041	000003	01	2.27	R1	H	RSA	C	\$ 190,800	\$ 203,000	V	Q	LAMBERT, DAVID F REV T	\$ 154,500
1.078	000008	000053	000000	01	6.90	R1	F	RAN	D	\$ 669,925	\$ 721,900	I	Q	TIRALLA, DENISE M	\$ 644,800
1.098	000012	000045	000B-3	01	2.13	R1	F	RSA	C	\$ 519,570	\$ 570,700	I	Q	MIYAMURA, HIDEAKI	\$ 456,000
1.108	000018	000034	000000	01	3.08	R1	F			\$ 156,750	\$ 173,700	V	Q	DIBONA, DOROTHY C REV	\$ 176,400
1.139	000006	000052	000000	01	1.00	R1	E	RSA	A	\$ 247,860	\$ 282,200	I	Q	TONRY, ALICE L TRUSTEE	\$ 242,600
1.156	000004	000037	000001	01	5.30	R1	E	RSA	A	\$ 276,790	\$ 319,900	I	Q	ST JAMES PROPERTY DEV	\$ 250,200
1.170	000015	000014	000000	01	3.00	R1	F	RSA	A	\$ 282,450	\$ 330,500	I	Q	WILLOUGHBY, DONALD R	\$ 262,500
1.189	000011	000049	000000	01	3.40	R1	H			\$ 129,600	\$ 154,100	V	Q	SHERIFF FAMILY TRUST	\$ 132,700
1.347	000017	000006	000000	01	1.00	R1	E	RSA	A	\$ 200,450	\$ 270,000	I	Q	BARKER, LAWRENCE A	\$ 260,400

Kensington 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	
0.029	000003	000003	000000	01	0.60	R1	F			\$ 862,125	\$ 25,000	V	U	MULTI-TOWN PROPERTY KILCUP, MARY G REV TRU	\$ 18,800
0.237	000012	000047	000004	01	2.03	R1	G			\$ 600,000	\$ 142,000	V	U	MPC-CAN SELL SEPTLY 825 DEVELOPMENT, LLC	\$ 0
0.266	000012	000047	000002	01	2.02	R1	G			\$ 600,000	\$ 159,700	V	U	MPC-CAN SELL SEPTLY 825 DEVELOPMENT LLC	\$ 0
0.296	000012	000047	000003	01	2.05	R1	G			\$ 600,000	\$ 177,500	V	U	MPC-CAN SELL SEPTLY 825 DEVELOPMENT, LLC	\$ 0
0.317	000012	000047	000001	01	2.03	R1	F			\$ 600,000	\$ 190,200	V	U	MPC-CAN SELL SEPTLY 825 DEVELOPMENT, LLC	\$ 289,900
0.503	000005	000002	000000	01	28.20	R1	E	RSA	A	\$ 640,625	\$ 322,100	I	U	ABUTTER SALE WHITNEY III, HAMILTON	\$ 272,300
0.518	000012	000047	000005	01	2.36	R1	F			\$ 331,500	\$ 171,700	V	U	MULTIPLE PARCELS 825 DEVELOPMENT, LLC	\$ 0
0.537	000018	000003	000000	01	14.00	R1	F			\$ 389,500	\$ 209,000	I	U	L/O ASMT - L/B SALE MOORE, DONALD A	\$ 341,600
0.545	000012	000047	000006	01	2.03	R1	F	RSA	A	\$ 331,500	\$ 180,800	V	U	MULTIPLE PARCELS 825 DEVELOPMENT LLC	\$ 0
0.789	000006	000050	000000	01	16.00	R1	E			\$ 216,300	\$ 170,700	V	U	RSA 79-A CURRENT USE TONRY, ABIGAIL, LOUIE A	\$ 147,200
0.814	000012	000047	000006	01	2.03	R1	F	RSA	A	\$ 222,200	\$ 180,800	V	U	IMPROVED POST SALE BEEDE SPAULDING II, LL	\$ 0
0.913	000003	000009	000000	01	24.90	R1	F	RAN	B	\$ 319,300	\$ 291,500	I	U	IMPRVMT U/C AT ASMT TUTTLE, ARABELLA T	\$ 257,400
0.920	000004	000044	000004	01	1.63	R1	F	RSA	D	\$ 610,650	\$ 562,100	I	U	FAMIL Y/RELAT GRNTR E BAZDAR, VERA	\$ 482,800
0.947	000005	000020	000000	01	0.40	R1	F	RSA	A	\$ 270,000	\$ 255,600	I	U	ESTATE SALE/FDCY COV DUINN, ESTATE OF ELMER	\$ 194,900
0.975	000008	000013	000000	01	7.23	R1	F	RAN	D	\$ 341,250	\$ 332,700	I	U	UNCLASSFYD EXCLUSION PRESCOTT, ROBERT SU	\$ 256,500
0.978	000014	000011	000000	01	0.33	R1	H	RSA	C	\$ 333,125	\$ 325,800	I	U	INSUF CNT MKT EXPOSUR WEBBER TR., JOAN W	\$ 222,600
1.003	000003	000041	000000	01	1.00	R1	E	RSA	C	\$ 360,397	\$ 361,400	I	U	FINANCIAL CO GRNTR/E US BANK TRUST, NA TRUS	\$ 288,200
1.007	000004	000038	000003	01	4.11	R1	E	RSA	C	\$ 357,000	\$ 359,600	I	U	INSUF CNT MKT EXPOSUR PRIDE, MARK S	\$ 293,200
1.023	000012	000046	000000	01	15.72	R2	F	RSA	A	\$ 673,200	\$ 689,000	I	U	ABUTTER SALE RICE, JOHANNA K, TRUST	\$ 561,600
1.048	000015	000007	000000	01	88.00	R1	F	RSA	C	\$ 1,500,000	\$ 1,571,900	I	U	INSUF CNT MKT EXPOSUR CARPENTER, BARBARA R,	\$ 1,193,200

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	
1.107	000012	000002	000000	01	17.39	R1	F	RSA	B	\$ 316,200	12/26/2017	I	U	FAMILY/RELAT GRNTR/E ARMSTRONG, SETH	\$ 296,800
1.165	000017	000023	000000	01	0.61	R1	E	RSA	A	\$ 192,857	10/05/2016	I	U	IMPROVED POST SALE WARREN, LOIS K	\$ 205,200
1.173	000013	000002	000004	01	2.00	R1	E	RSA	D	\$ 355,710	03/21/2017	I	U	LNDLRD/TENANT SALE MOHNS, THOMAS T	\$ 346,900
1.406	000007	000019	000003	01	1.39	R1	I	RSA	D	\$ 395,352	12/18/2017	I	U	FINANCIAL CO GRNTR/E HSBC BANK USA	\$ 440,600
1.449	000012	000045	0000B6	01	11.08	CUUW	F			\$ 129,000	04/10/2018	V	U	RSA 79-A CURRENT USE BUXTON, WILLIAM TRUSTE	\$ 0
1.576	000003	000057	000000	01	2.00	R1	E	RSA	A	\$ 181,800	02/02/2018	I	U	ESTATE SALE/FDCY COV EASSON, MARIE ESTATE O	\$ 235,000
1.615	000003	000016	000007	02	0.00	C1	E	CWH	A	\$ 167,232	08/31/2017	I	U	ABUTTER SALE TWO FORTY-THREE NEWTON	\$ 209,700
1.681	000004	000013	000001	01	7.50	C1	E	CRE	A	\$ 235,620	12/04/2017	I	U	INSUF CNT MKT EXPOSUR PEREIRA, LEONEL R.	\$ 333,500
2.173	000011	000004	000000	01	26.46	R2	F	RAN	D	\$ 204,750	06/02/2017	I	U	ESTATE SALE/FDCY COV BAILEY, JONATHAN K	\$ 387,800
3.948	000017	000023	000001	01	0.48	R1	E	RSA	E	\$ 99,750	06/20/2017	I	U	ESTATE SALE/FDCY COV KLEMARCYK, ALAN ESTAT	\$ 119,000
10.722	000009	000022	000000	01	1.63	R1	F	RSA	C	\$ 36,720	12/09/2017	I	U	FAMILY/RELAT GRNTR/E POWERS, JAMES E	\$ 315,500
10.774	000009	000022	000000	01	1.63	R1	F	RSA	C	\$ 36,540	01/16/2018	I	U	FAMILY/RELAT GRNTR/E POWERS, JAMES E	\$ 315,500
21.608	000011	000040	000002	01	5.39	R1	I	RSA	D	\$ 30,340	11/07/2017	I	U	FORECLOSURE SAVVARESE, JOSEPH	\$ 544,300
422,830.189	000011	000041	000001	01	3.03	R1	H	RAN	D	\$ 1	04/20/2017	I	U	FAMILY/RELAT GRNTR/E LAMBERT, DAVID F/TRABU	\$ 363,200

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.

Kensington
Land Undeveloped Site
UNDEVELOPED SITE

Annual Trend: 6.00% < 04/01/18 > 6.00% Acreage Discount Minimum Acreage: 10.00 Excess Foot Frontage: \$170.00
Site Acreage: 2.000 Acreage Discount Maximum Acreage: 200.00
Est. Excess Acreage Value: \$3,000 Acreage Discount Maximum Percentage: 75.00%

Location Map Lot Sub	Sale		Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nbhd	Site	DWay	Road	Topo	Cond	Indicated Site Value
	Date/Days	Price/Adjusted												
34 MOULTON RIDGE R	12/08/16	\$120,000	01	3.400	\$3,150	\$0	\$126,299	1.30	1.00	1.00	1.00	0.75	1.00	\$129,537
000011 000049 000000	479	\$129,449												
15 MOULTON RIDGE R	04/25/17	\$180,000	01	2.270	\$810	\$0	\$189,280	1.30	1.00	1.00	1.00	1.00	1.00	\$145,600
000011 000041 000003	341	\$190,090												
9 HOOSAC ROAD	07/19/17	\$195,000	01	4.896	\$7,385	\$0	\$195,821	1.40	1.00	1.00	1.00	0.95	1.00	\$147,234
000011 000040 000015	256	\$203,206												
124 DRINKWATER ROA	07/27/17	\$150,000	01	3.083	\$2,469	\$0	\$153,646	1.10	1.00	1.00	1.00	1.00	1.00	\$139,678
000018 000034 000000	248	\$156,115												
17 MOULTON RIDGE R	12/11/17	\$220,000	01	2.000	\$0	\$0	\$224,014	1.30	1.00	1.00	1.00	1.00	1.00	\$172,318
000011 000041 000002	111	\$224,014												
187 DRINKWATER ROA	02/23/18	\$220,000	01	2.027	\$77	\$0	\$221,261	1.10	1.00	0.95	1.00	0.95	1.00	\$222,877
000012 000047 000006	37	\$221,338												

Average Indicated Site Value: \$159,541

Median Indicated Site Value: \$146,417

WITH A WIDE RANGE OF VALUES ULTIMATELY .95 CONDITION FOR UNDEVELOPED LAND AND .9 CONDITION FOR UNDEVELOPED DRIVEWAY WORKED BEST.

UNDEVELOPED SITE

Kensington
Land Developed Site
DEVELOPED SITE

Annual Trend: 6.00% < 04/01/18 > 6.00%
 Building Base Year/Depreciation: 2018/1.40
 Est. Building Square Foot Cost: \$86.00

Site Acreage: 2.000
 Est. Excess Acreage Value: \$3,000
 Excess Foot Frontage: \$0.00

Acreage Discount Minimum Acreage: 10.00
 Acreage Discount Maximum Acreage: 200.00
 Acreage Discount Maximum Percentage: 75.00%

Location	Sale	Bldg	Year	Depreciation	Bldg	Building	Features	Excess	Excess	Ac	Excess	FF	Residual	Nhbd	Site	Dway	Road	Topo	Cond	Indicated		
Map Lot Sub	Date/Days Price/Adjusted Zn	Rate	Built	Cond* Age	Other	Sq. Ft.	Value	Value	Acres	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value		
1 HICKORY LANE	10/05/16	\$334,000	01	1.0962	1972	1.50	14	0	1,819	\$147,475	\$3,000	0.000	\$0	\$0	\$213,338	1.10	1.05	1.00	1.00	0.95	1.00	\$194,430
000004 000012 000000	543	\$363,813																				
142 SOUTH ROAD	05/30/17	\$455,000	01	1.1427	1987	2.00	15	0	3,692	\$308,398	\$1,500	0.000	\$0	\$0	\$167,989	1.00	1.00	1.00	1.00	0.95	0.95	\$186,137
000004 000033 000016	306	\$477,887																				
15 LAMPREY ROAD	03/28/17	\$310,000	01	1.0904	1952	2.00	22	0	1,636	\$119,664	\$3,000	0.000	\$0	\$0	\$206,140	1.00	1.00	0.95	1.00	1.00	1.00	\$216,989
000006 000064 000000	369	\$328,804																				
158 SOUTH ROAD	10/30/17	\$313,000	01	1.1415	1969	2.00	20	0	1,523	\$119,609	\$5,000	0.000	\$0	\$0	\$196,263	1.00	1.00	1.00	1.00	0.95	1.00	\$206,593
000004 000015 000000	153	\$320,872																				
16 OLD AMESBURY RO	07/20/17	\$349,000	01	1.2858	1957	1.00	11	0	1,390	\$136,797	\$300	0.000	\$0	\$0	\$226,532	1.10	1.00	1.00	1.00	0.95	1.00	\$216,777
000003 000004 000000	255	\$363,629	2.79	acres in south hampton																		
180 DRINKWATER ROAD	12/04/17	\$660,000	01	1.0692	1958	2.00	21	0	3,699	\$268,701	\$22,600	13.720	\$39,925	\$0	\$341,576	1.10	1.05	1.00	1.00	0.95	1.25	\$249,042
000012 000046 000000	118	\$672,802																				
2 GAS LIGHT LANE	12/06/17	\$400,000	01	1.0052	1997	1.50	10	0	2,937	\$228,506	\$3,000	0.000	\$0	\$0	\$176,121	1.10	1.00	1.00	1.00	0.90	1.00	\$177,900
000002 000016 000006	116	\$407,627																				
20 MOULTON RIDGE ROAD	03/31/17	\$349,930	01	1.2853	1983	2.00	17	0	1,356	\$124,406	\$3,100	1.110	\$3,164	\$0	\$240,313	1.30	1.00	0.95	1.00	1.00	1.00	\$194,585
000011 000042 000002	366	\$370,983																				
216 SOUTH ROAD	10/31/16	\$490,000	01	1.0755	1985	2.00	15	0	4,714	\$370,610	\$3,000	3.270	\$9,810	\$0	\$148,223	1.00	1.00	1.00	1.00	0.90	0.90	\$164,692
000002 000017 000002	517	\$531,643																				
229 N. HAVERHILL ROAD	04/03/18	\$319,000	01	0.9751	1945	2.50	29	0	2,548	\$151,707	\$20,000	0.000	\$0	\$0	\$147,188	1.00	1.00	1.00	1.00	1.00	1.00	\$147,188
000017 000005 000000	-2	\$318,895																				
28 LAMPREY ROAD	12/21/17	\$243,000	01	1.0709	1960	3.00	32	0	1,619	\$101,392	\$10,700	0.000	\$0	\$0	\$134,942	1.00	1.00	1.00	1.00	0.95	1.00	\$142,044
000006 000052 000000	101	\$247,034																				
28 MOULTON RIDGE ROAD	10/31/16	\$335,933	01	1.0749	1703	2.00	49	0	2,166	\$102,116	\$17,300	0.000	\$0	\$0	\$245,067	1.30	1.05	1.00	1.00	0.95	0.95	\$198,932
000011 000043 000000	517	\$364,483																				
39 COTTAGE ROAD	04/23/18	\$419,000	01	1.1888	1975	1.50	14	2	2,500	\$214,697	\$30,800	0.000	\$0	\$0	\$171,988	1.10	1.05	0.95	1.00	0.90	1.00	\$174,161
000008 000038 000000	-22	\$417,485																				
4 WILD PASTURE	10/11/17	\$485,000	01	1.2033	1979	1.50	13	0	3,293	\$296,472	\$4,900	0.000	\$0	\$0	\$197,341	1.10	1.05	1.00	1.00	0.95	1.00	\$179,851
000006 000037 000001	172	\$498,713																				
41 MOULTON RIDGE ROAD	03/26/18	\$470,000	01	1.1865	1962	2.00	21	0	2,511	\$202,414	\$8,000	0.060	\$171	\$0	\$259,879	1.30	1.05	1.00	1.00	0.95	1.00	\$200,408
000010 000012 000000	6	\$470,464																				
5 BARTLETT ROAD	07/21/17	\$430,000	01	1.0258	1986	2.00	15	0	3,225	\$241,830	\$3,000	0.600	\$1,215	\$0	\$201,909	1.20	1.05	0.95	1.00	0.95	1.00	\$177,557
000004 000033 000019	254	\$447,954																				
5 HEMLOCK ROAD	03/15/18	\$382,000	01	1.1023	1976	2.00	18	1	2,787	\$214,003	\$3,500	0.000	\$0	\$0	\$165,565	1.10	1.00	0.95	1.00	0.95	1.00	\$166,774
000012 000057 000000	17	\$383,068																				
55 OSGOOD ROAD	12/21/16	\$320,000	01	1.1037	1974	2.50	24	3	2,287	\$158,467	\$3,600	0.000	\$0	\$0	\$182,446	1.10	1.00	1.00	1.00	1.00	1.00	\$165,860
000012 000026 000000	466	\$344,513																				
56 OSGOOD ROAD	09/01/17	\$502,000	01	1.1132	1996	2.50	17	0	4,544	\$361,067	\$30,000	0.130	\$39	\$0	\$128,388	1.10	1.05	0.95	1.00	1.00	0.90	\$130,010
000012 000045 000B-3	212	\$519,494																				

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

DEVELOPED SITE

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

Average Indicated Improved Site Value: \$183,681

Median Indicated Improved Site Value: \$179,851

AFTER REVIEW AND TESTING IT WAS DETERMINED THE VALUE OF \$182,000 WORKED BEST FOR BASE DEVELOPED 2 ACRE SITE VALUE.

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

DEVELOPED SITE

**Kensington
Residential Building
RSA BASE RATE**

Annual Trend: 6.00% < 04/01/18 > 6.00%
Building Base Year/Depreciation: 2018/1.40
Buildable Site Value: \$182,000

Site Acreage: 2.000
Est. Excess Acreage Value: \$3,000
Excess Foot Frontage: \$0.00

Acreage Discount Minimum Acreage: 10.00
Acreage Discount Maximum Acreage: 200.00
Acreage Discount Maximum Percentage: 75.00%

Location Map Lot Sub	Sale		Zn	Nbhd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation		Bldg Sq Ft	Indicated Sq Ft Value
	Date/Days	Price/Adjusted																Age	Other		
4 AMESBURY ROAD 000017 000023 000001	02/27/18	\$369,000	01	1.00	1.00	1.00	1.00	1.00	0.95	\$172,900	\$3,000	-\$25,000	\$0	\$220,102	1.2180	2017	2.50	1	0	2,356	\$77.48
2 TRIMBLE TRAIL 000004 000044 000002	02/26/18	\$515,000	01	1.10	1.05	1.00	1.00	0.95	1.00	\$199,700	\$3,000	\$0	\$0	\$315,178	1.1236	2001	2.00	11	0	3,839	\$82.10
3 HUDSON DRIVE 000006 000001 000002	11/13/17	\$570,000	01	1.20	1.00	1.00	1.00	0.90	1.00	\$196,560	\$4,400	\$1,674	\$0	\$380,390	1.2074	2007	2.00	10	0	4,029	\$86.88
8 WEARE ROAD 000011 000040 000032	05/31/18	\$916,733	01	1.80	1.10	1.00	1.00	0.95	1.00	\$342,342	\$8,400	\$17	\$0	\$556,932	1.4987	2007	1.50	7	0	4,537	\$88.07
6 RANGELEY DRIVE 000009 000017 000000	10/10/17	\$504,730	01	1.20	1.00	1.00	1.00	0.90	1.00	\$196,560	\$5,700	\$6,210	\$0	\$310,614	1.1641	2015	2.50	4	0	3,072	\$90.48
55 WILD PASTURE 000009 000031 000000	01/16/18	\$610,000	01	1.10	1.00	1.00	1.00	0.95	1.00	\$190,190	\$3,000	\$5,130	\$0	\$419,201	1.2130	2016	2.50	3	0	3,913	\$91.05
2 KIMBALL ROAD 000013 000012 000000	10/11/16	\$440,000	01	1.00	1.00	1.00	1.00	0.95	1.00	\$172,900	\$28,500	\$10,892	\$0	\$266,549	1.2876	1966	2.00	20	0	2,812	\$92.02
41 COTTAGE ROAD 000008 000037 000000	06/26/17	\$399,000	01	1.10	1.05	1.00	1.00	0.85	1.00	\$178,679	\$3,000	\$0	\$0	\$235,620	1.2646	1999	1.50	10	0	2,211	\$93.63
10 PALMER DRIVE 000009 000012 000012	04/03/17	\$495,000	01	1.20	1.05	1.00	1.00	0.95	0.95	\$206,961	\$3,000	\$282	\$0	\$314,294	1.1540	1999	2.00	13	0	3,207	\$97.61
47 AMESBURY ROAD 000014 000036 000003	08/25/17	\$590,000	01	1.10	1.10	1.00	1.00	0.95	1.00	\$209,209	\$42,100	\$8,180	\$0	\$351,751	1.2229	1999	2.00	13	0	3,201	\$103.29

Average Indicated Square Foot Value:

\$90.26

Median Indicated Square Foot Value:

\$90.77

AFTER REVIEW IT WAS FOUND \$86 PER SQUARE FOOT WORKED BEST AS A BASE VALUE

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

RSA BASE RATE

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	-5% (95 Site Modifier)
Undeveloped Land – Cleared Lot	-5% (95 Site Modifier)
Undeveloped Driveway	-10% (90 Site Modifier)
Second Site (w/Sep. Utilities)	+25 (125 Land Condition)
Commercial Use	+25 to +900, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Topography (TOPO)	Varies – dependent upon severity, defined in Cost Tables Section
Less Than Average Access (ACC)	Varies – dependent upon severity
Cost to Develop (CTD)	-40% (60 Site Modifier) Used on BRC (below average) neighborhood locations
Not Buildable (NBD)	-90% (10 Land Condition)
In-Law Apartment/2-4 Family	+0% (100 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)
Recreational Lot/Conservation Easement	-75 (25 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.

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment one on one being mailed first class on: July 2, 2018.

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

The property owners were given 3 days, starting 7/16/18 between the hours of 8:00 am & 4:30 pm to call and arrange an appointment.

The hearings were held for 3 days from July 18, 2018 to July 20, 2018 & July 25, 2018 and resulted in 47 taxpayers calling to set up appointments to discuss their assessments. There were several taxpayers that missed the calling deadline, but we were able to accommodate them while we were in town.

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

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

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

As a result of the hearings, we did adjust Weave Road from a “P” to “M” neighborhood code.

SECTION 9

A. CALIBRATION TECHNIQUE

**B. FINAL STATISTICAL
ANALYSIS & TESTING**

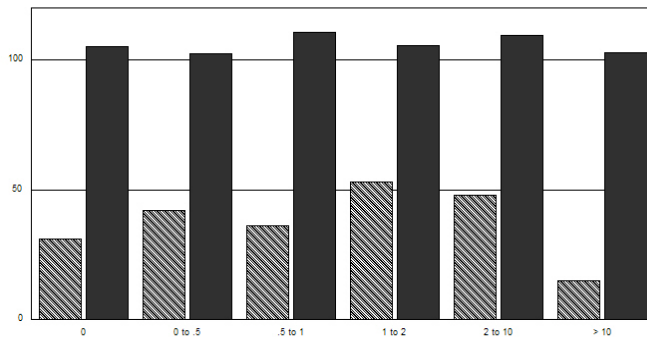
C. FINAL VALUATION TABLES

A. MODEL CALIBRATION TECHNIQUE

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

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

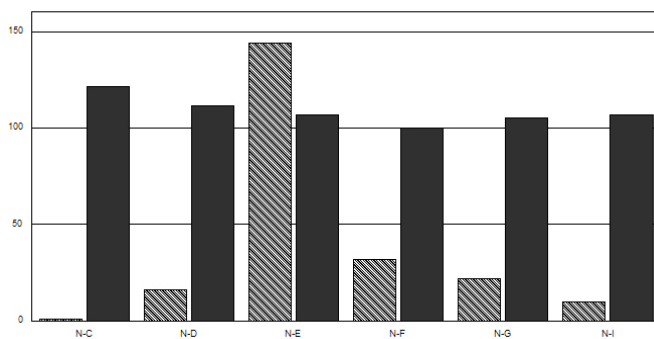
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possible. The following are samples of the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



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

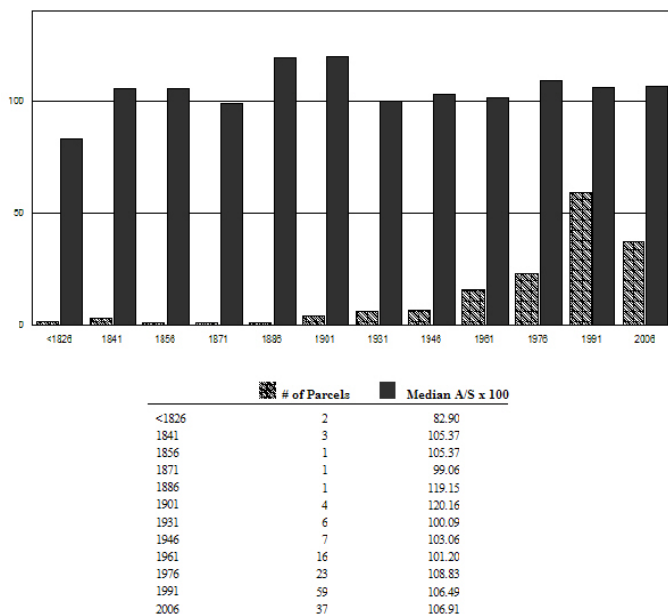
The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

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



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

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



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

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

Sales Ratio Bar Graphs

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 9

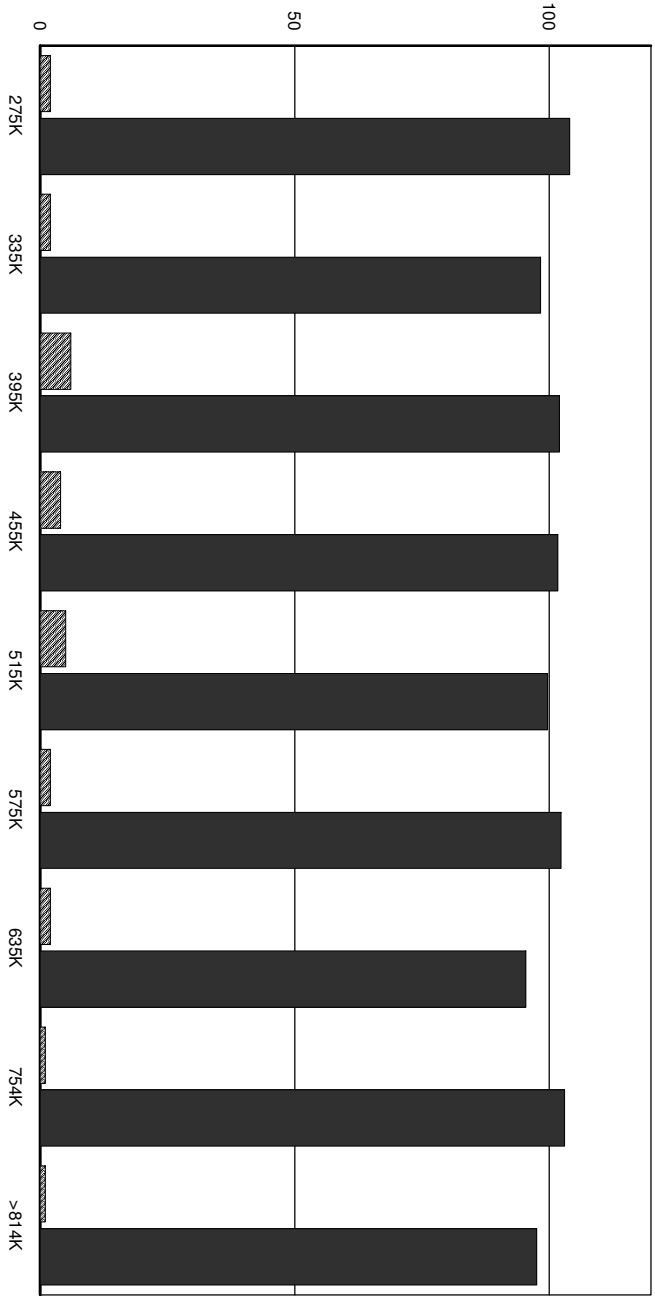
B. FINAL STATISTICAL ANALYSIS REPORTS

Sales Analysis Results
Kensington -- 08/30/2018

Sales Analysis Statistics			
Number of Sales:	25	Mean Sales Ratio:	0.9943
Minimum Sales Ratio:	0.8696	Median Sales Ratio:	1.0079
Maximum Sales Ratio:	1.1613	Standard Deviation:	0.0626
Aggregate Sales Ratio:	0.9923	Coefficient of Dispersion:	4.5756
		Price Related Differential:	1.0020

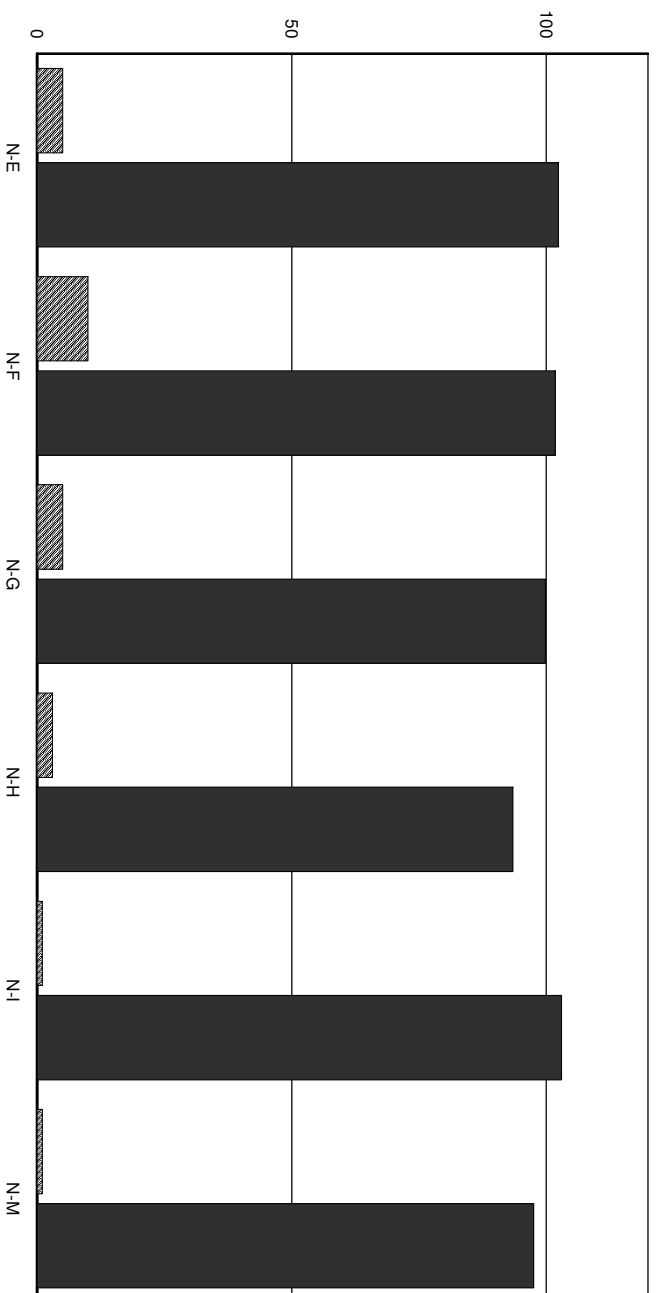
Sales Analysis Criteria	
Sold: 10/1/2017 - 7/2/2018	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2018	Trend: 0% Prior to 4/1/2018
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	

Kensington:Median A/S Ratio by Sale Price



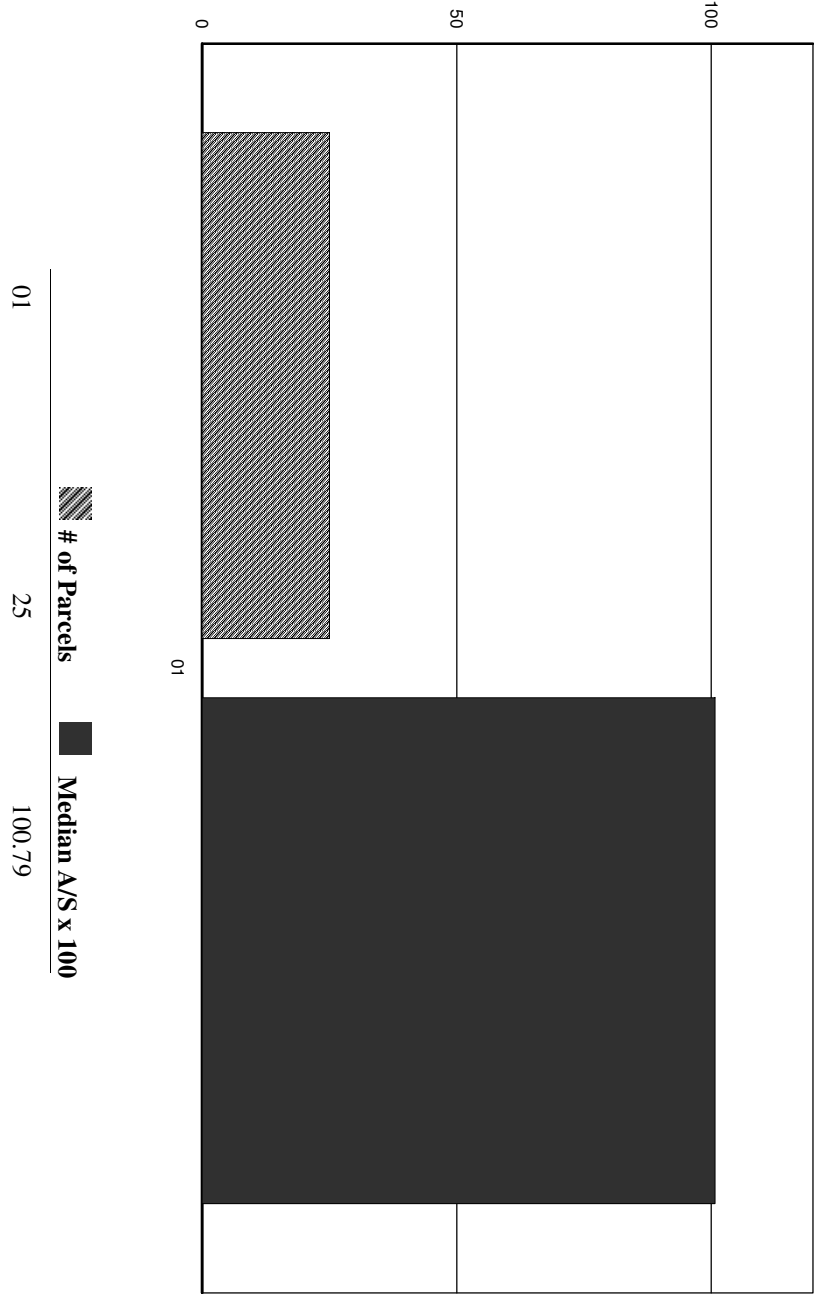
	# of Parcels	Median A/S x 100
275K	2	104.04
335K	2	98.28
395K	6	102.01
455K	4	101.73
515K	5	99.68
575K	2	102.33
635K	2	95.43
754K	1	103.04
>814K	1	97.57

Kensington:Median A/S Ratio by Neighborhood

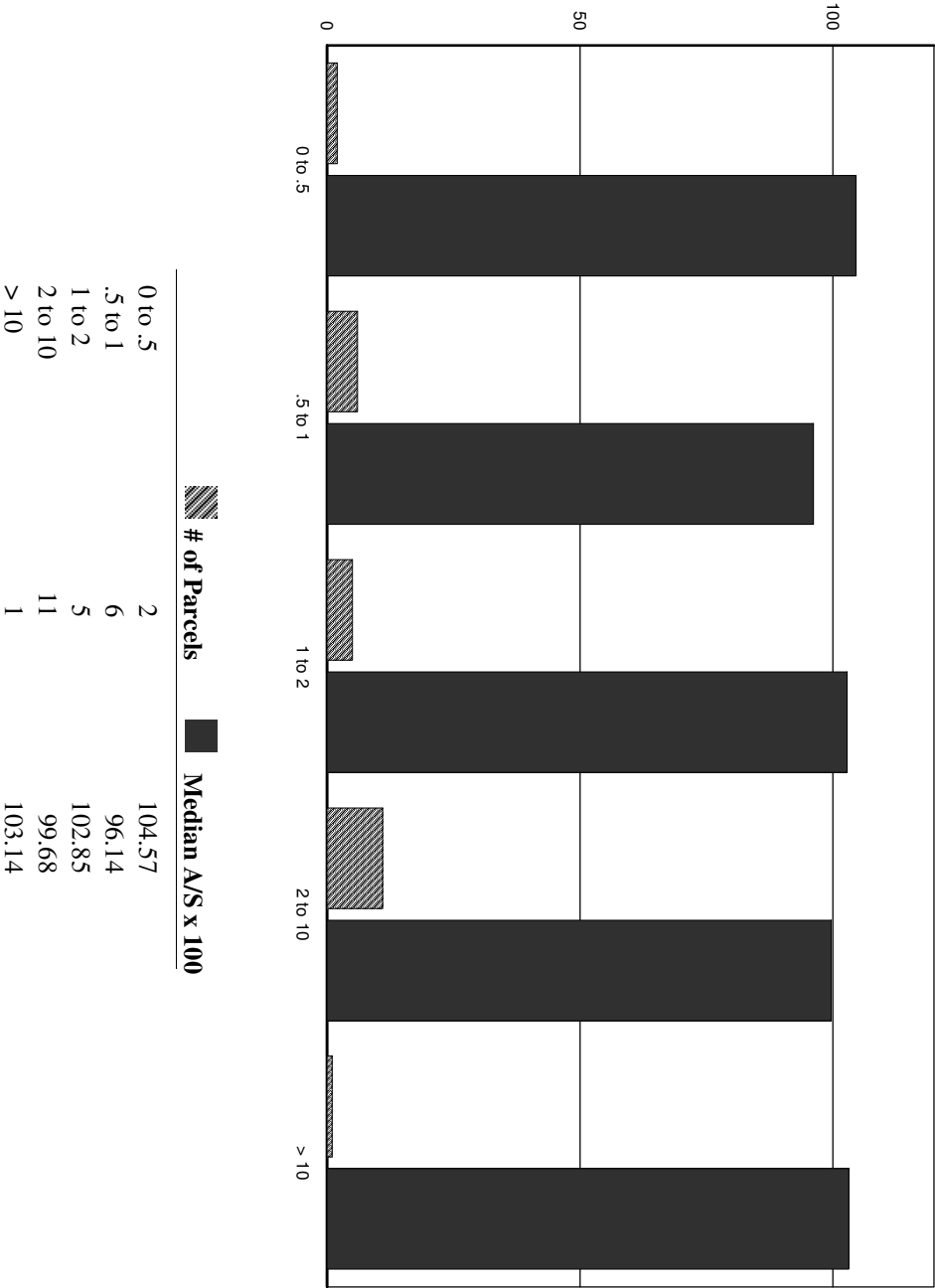


	# of Parcels	Median A/S x 100
N-E	5	102.41
N-F	10	101.78
N-G	5	99.80
N-H	3	93.44
N-I	1	103.04
N-M	1	97.57

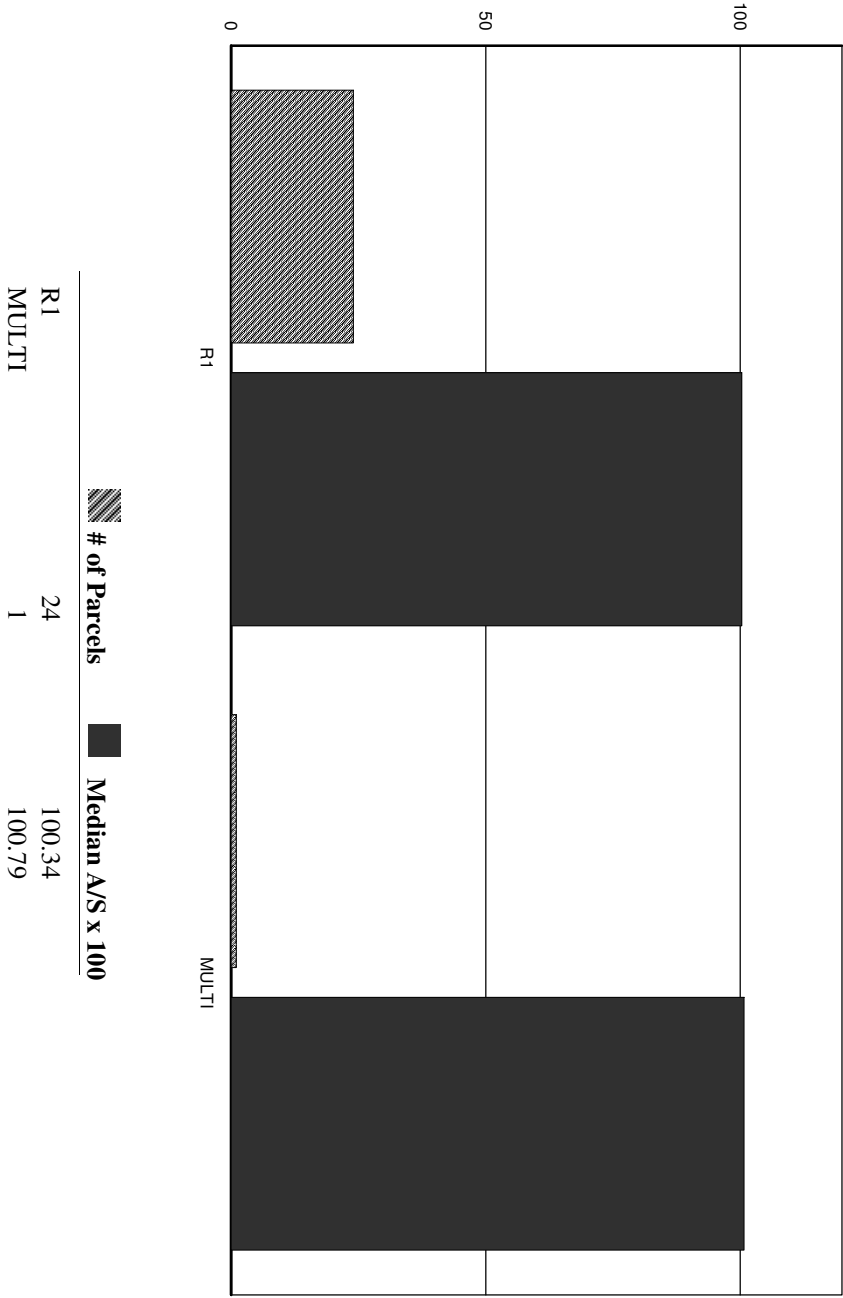
Kensington:Median A/S Ratio by Zone



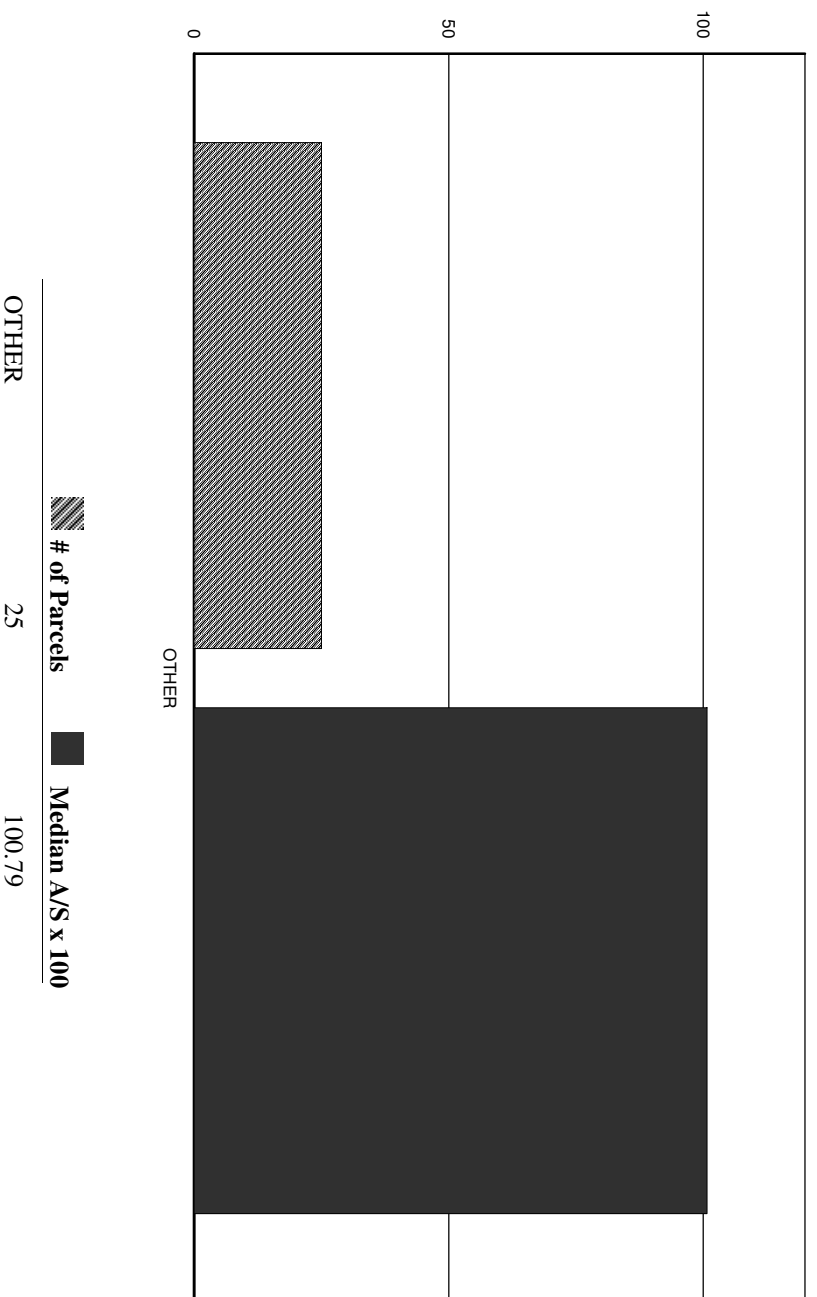
Kensington:Median A/S Ratio by Acreage



Kensington: Median A/S Ratio by Improved Use



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



Sales Analysis Results
Kensington -- 08/30/2018

Sales Analysis Statistics			
Number of Sales:	1	Mean Sales Ratio:	0.9195
Minimum Sales Ratio:	0.9195	Median Sales Ratio:	0.9195
Maximum Sales Ratio:	0.9195	Standard Deviation:	0.0626
Aggregate Sales Ratio:	0.9195	Coefficient of Dispersion:	0.0000
		Price Related Differential:	1.0000

Sales Analysis Criteria	
Sold: 10/1/2017 - 7/2/2018	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 - 2018	Trend: 0% Prior to 4/1/2018
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	

Kensington Sales Analysis Report

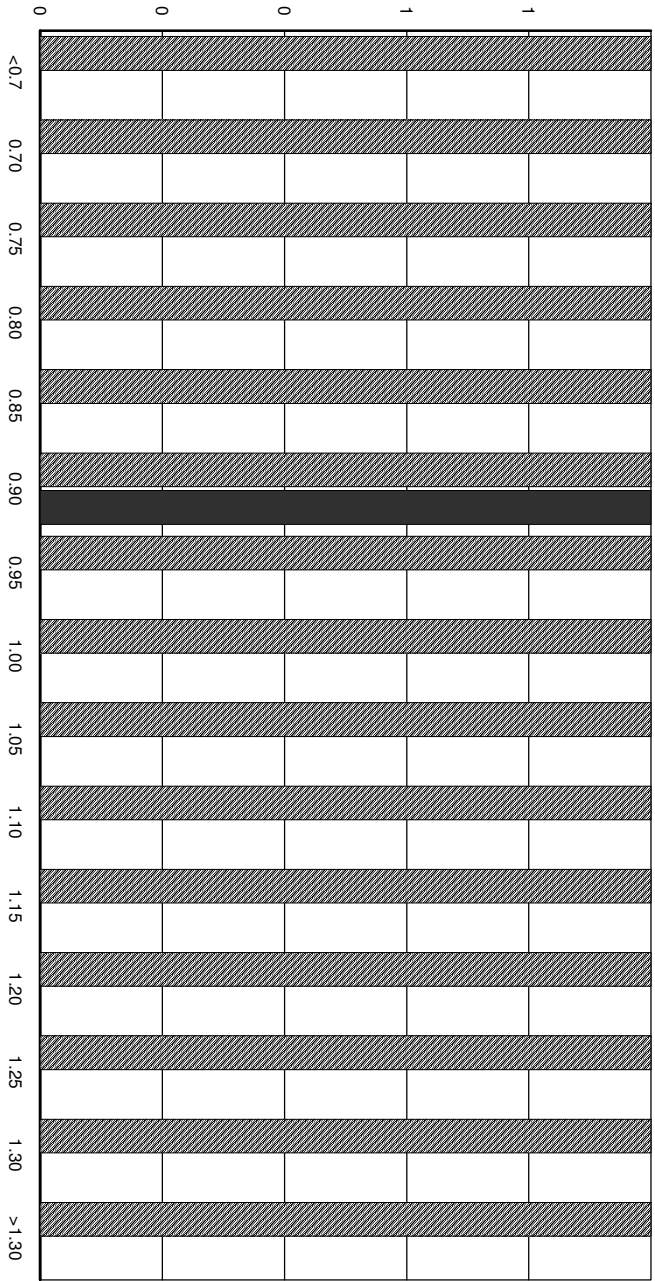
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	

0.920	000011	000041	000002	01	2.00	R1	H			\$ 220,000	\$ 202,300	V	Q	POWERS, EDWARD F	\$ 154,000
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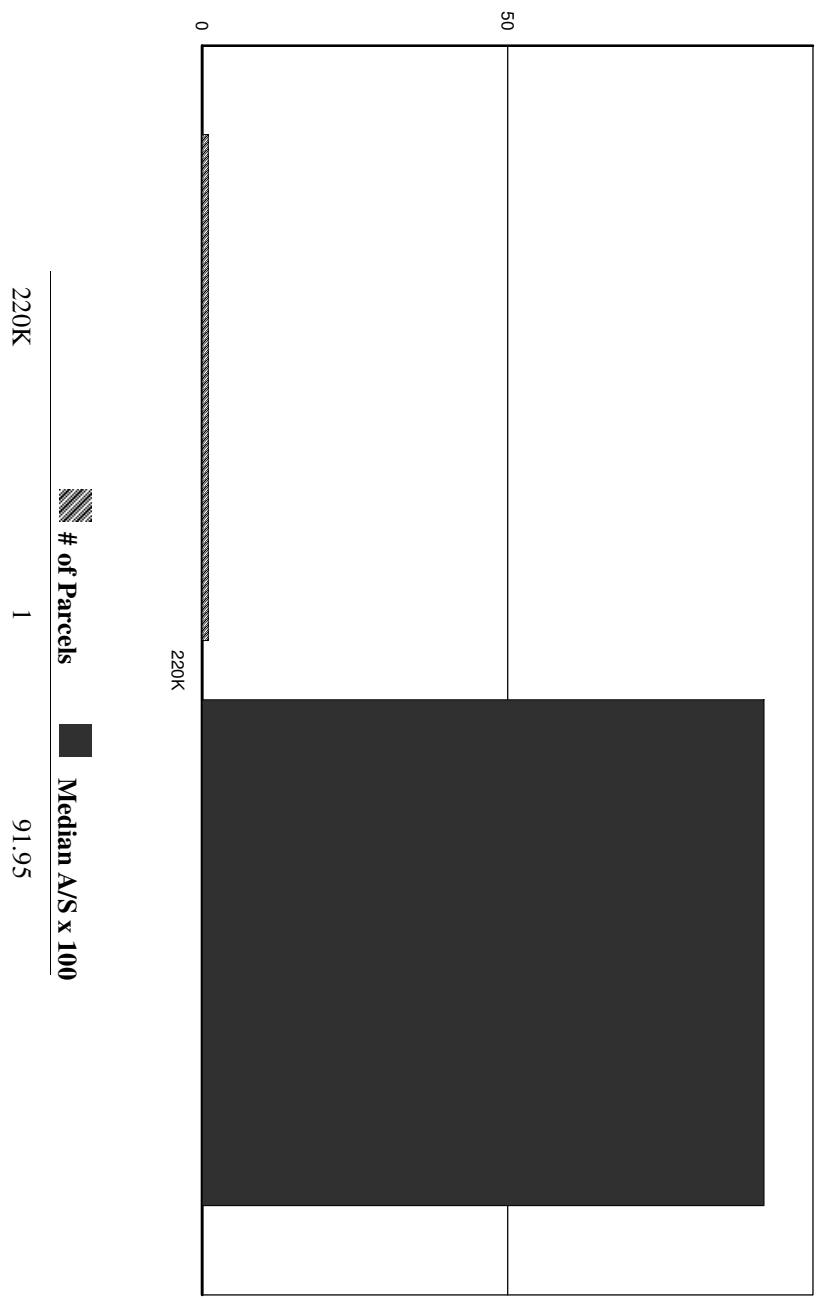
LISTED OUTSIDE OF M.L.S, CASH SALE, APPEARS ARMS LENGT

12/11/2017

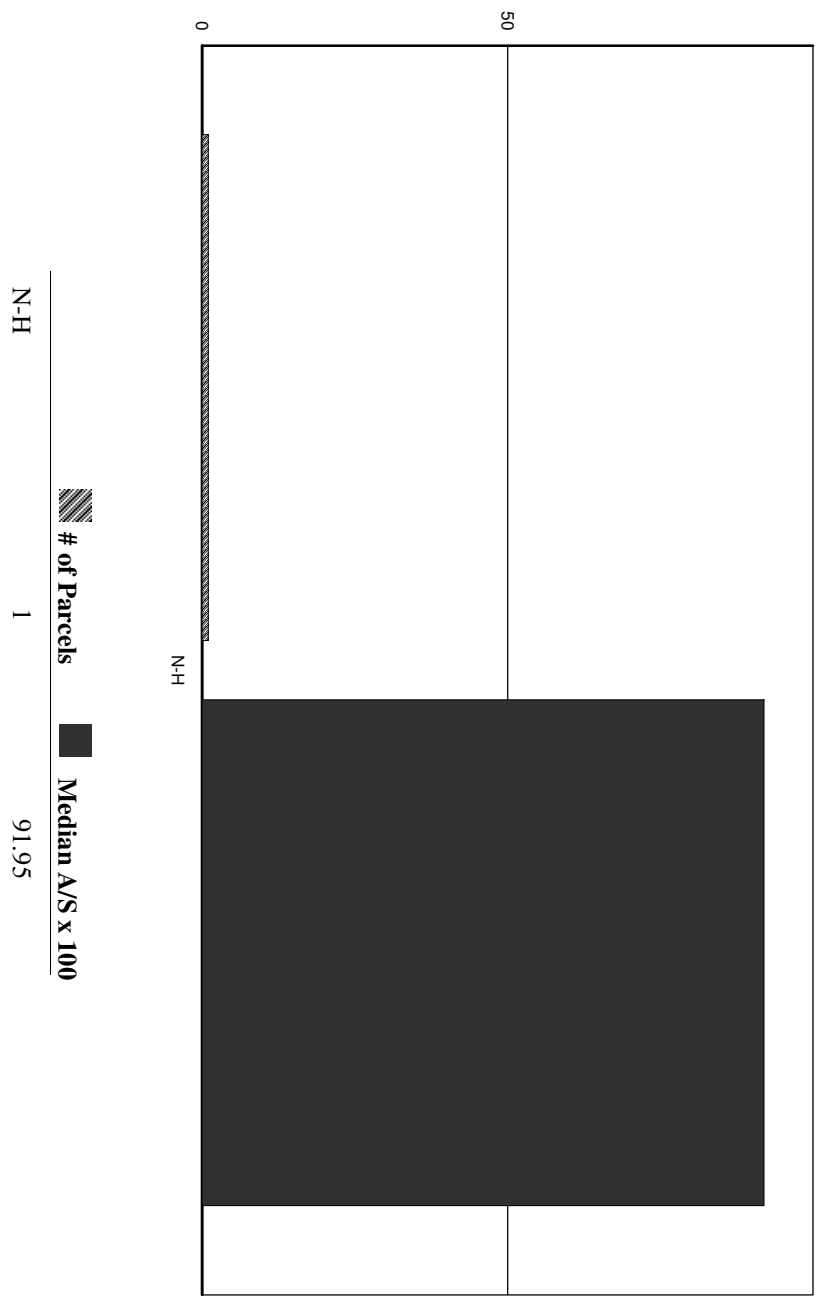
Kensington: Distribution of Sale Ratios



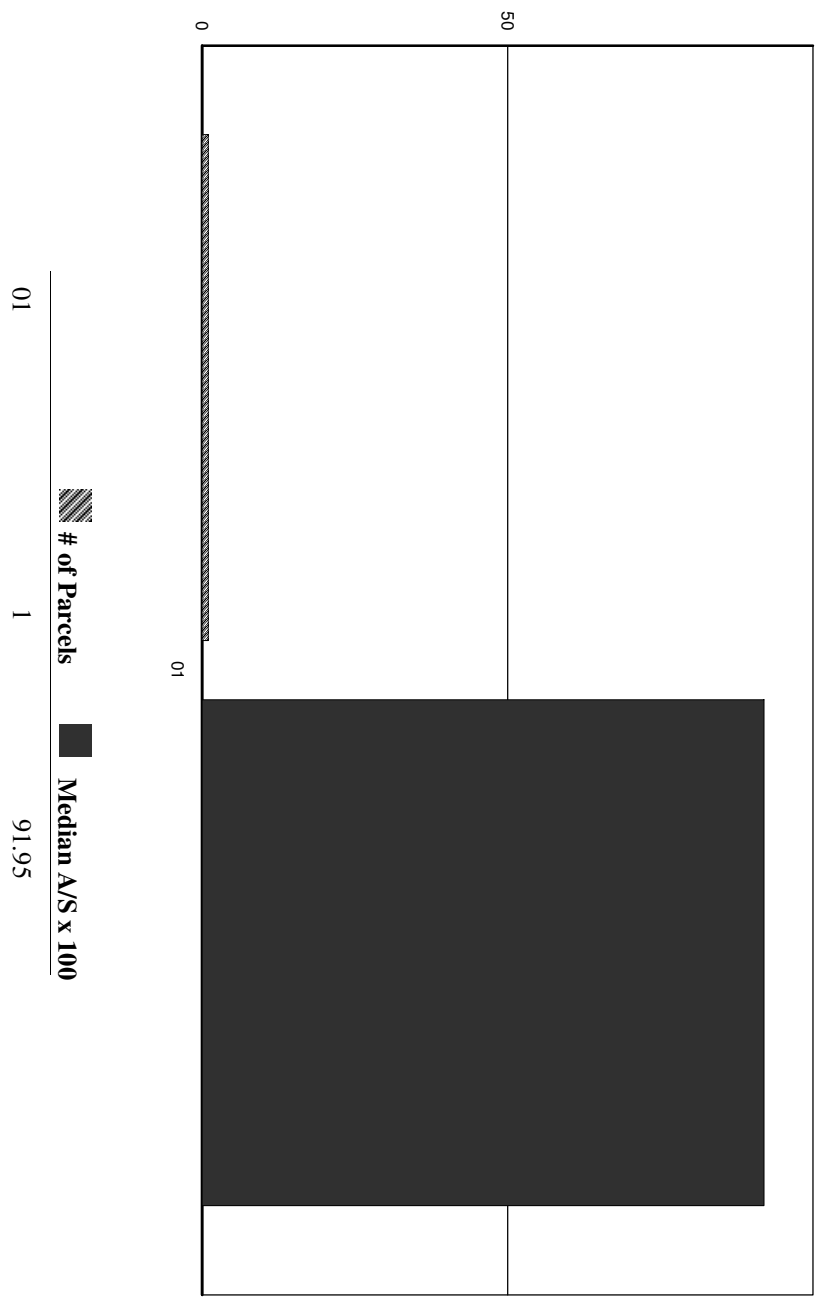
Kensington:Median A/S Ratio by Sale Price



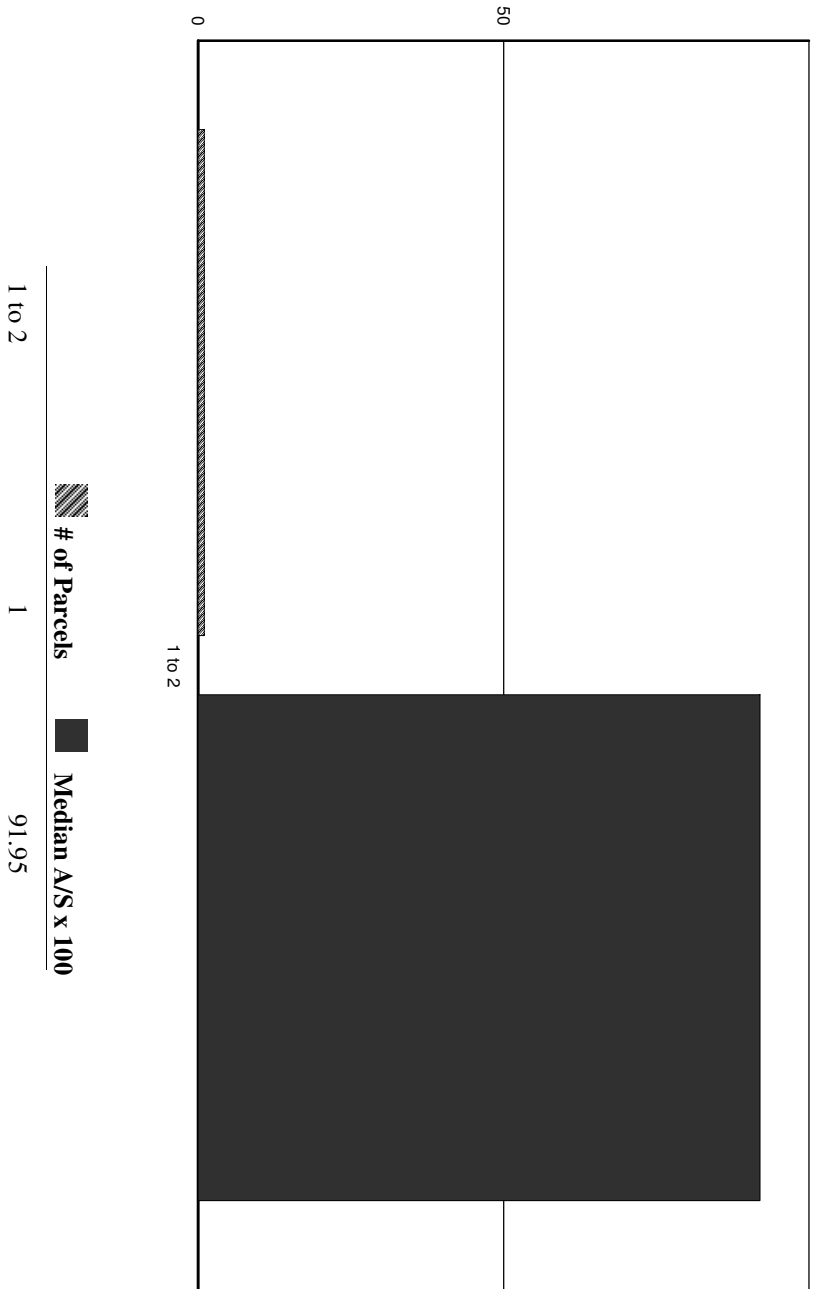
Kensington:Median A/S Ratio by Neighborhood



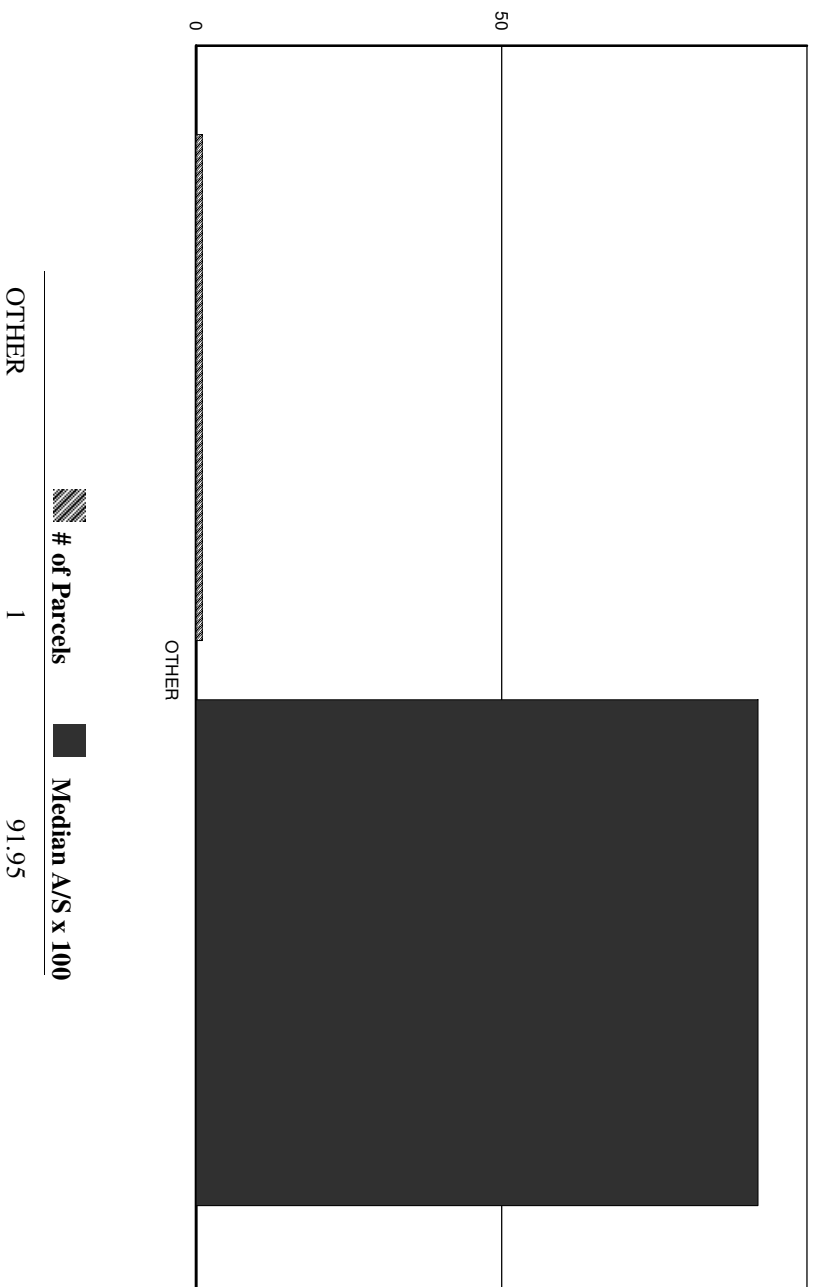
Kensington:Median A/S Ratio by Zone



Kensington:Median A/S Ratio by Acreage



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



OWNER INFORMATION		SALES HISTORY					PICTURE	
POWERS, EDWARD F POWERS, DONNA D JTROS 61 KATHLEEN CIRCLE ROWLEY, MA 01969		Date	Book	Page	Type	Price	Grantor	
		12/11/2017	5878	1514	Q V	220,000	POWERS, EDWARD F	
		04/20/2017	5812	1624	U V 99		LAMBERT, DAVID F	
LISTING HISTORY		NOTES						
05/24/18	JBVL SALE	EFF 4/17 6 LOT SUBDIV LOT 2; PLAN D-40045; 05/18; VACANT, NO						
10/18/17	JBVL VACANT	CONSTRUCTION STARTED YET; CK '19						
04/27/17	CRSL							
EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes
KENSINGTON ASSESSING OFFICE								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2017	\$ 0			\$ 0 \$ 762				
				Parcel Total: \$ 762				
2018	\$ 0			\$ 0 \$ 202,300				
				Parcel Total: \$ 202,300				
LAND VALUATION								
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200			Site: UNDEV/CLEARED Driveway: UNDEVELOPED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography
IF RES	2.000 ac	182,000	H	130	95	100	90	100 -- LEVEL
		2.000 ac	202,300					
		202,300						

Sales Analysis Results
Kensington -- 08/30/2018

Sales Analysis Statistics			
Number of Sales:	24	Mean Sales Ratio:	0.9974
Minimum Sales Ratio:	0.8696	Median Sales Ratio:	1.0084
Maximum Sales Ratio:	1.1613	Standard Deviation:	0.0620
Aggregate Sales Ratio:	0.9937	Coefficient of Dispersion:	4.3989
		Price Related Differential:	1.0037

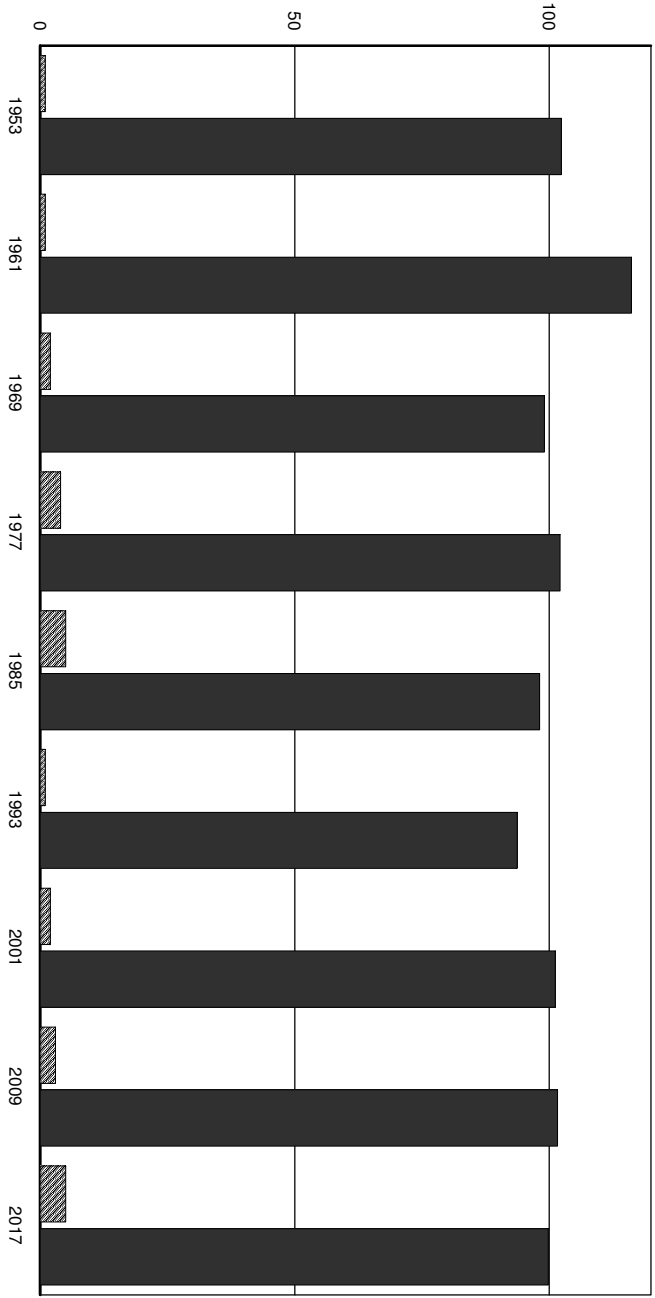
Sales Analysis Criteria	
Sold: 10/1/2017 - 7/2/2018	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 999999999	Bldg Eff. Area: 0 - 999999999
Land Value: 0 - 999999999	Land Use: ALL
Current Use CR: 0 - 999999999	Acres: 0 - 999999999
Year Built: 1600 - 2018	Trend: 0% Prior to 4/1/2018
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: NO
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	

Kensington 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	
0.870	000009	000010	00000A	01	1.00	R1	F	RSA	A	\$ 395,000	\$ 343,500	I	Q	BRAGG, HAROLD P	\$ 139,000
								1,698			02/26/2018				
0.870	000009	000010	00000A	01	1.00	R1	F	RSA	A	\$ 395,000	\$ 343,500	I	Q	BRAGG, HAROLD P	\$ 139,000
								1,698			03/12/2018				
0.934	000011	000041	000003	01	2.27	R1	H	RSA	C	\$ 605,930	\$ 566,200	I	Q	KENSINGTON REALTY PART	\$ 154,500
	PLAN D-40045							3,060			07/02/2018				
0.937	000004	000033	000018	01	2.95	R1	G	RSA	D	\$ 482,500	\$ 452,300	I	Q	HYDE, ANN	\$ 335,200
	PLAN D-29317							2,847			06/21/2018				
0.942	000004	000015	000000	01	1.00	R1	E	RSA	A	\$ 313,000	\$ 294,700	I	Q	GOODWIN, SUSAN M TRUST	\$ 235,900
								1,523			10/30/2017				
0.950	000010	000012	000000	01	2.06	R1	H	RSA	D	\$ 470,000	\$ 446,600	I	Q	MACQUISTEN, ALEXANDER	\$ 320,900
								2,511			03/26/2018				
0.974	000009	000031	000000	01	5.00	R1	F	RSA	E	\$ 610,000	\$ 594,200	I	Q	CHADBOURNE, JASON D	\$ 459,400
								3,913			01/16/2018				
0.976	000011	000040	000032	01	2.01	R1	M	RSA	D	\$ 916,733	\$ 894,500	I	Q	GIROUX, NORMAN R	\$ 614,700
								4,537			05/31/2018				
0.981	000006	000002	000002	01	1.00	R1	E	RSA	D	\$ 405,000	\$ 397,400	I	Q	FEIDEN, THOMAS P. & JE	\$ 315,100
								2,736			06/04/2018				
0.997	000008	000003	000001	01	2.74	R1	G	RSA	E	\$ 470,000	\$ 468,500	I	Q	JOHNSTON, DAVID W	\$ 363,800
	"VALUE RANGE MARKETING" OFFERS BETWEEN \$449K AND \$ 2.732										04/17/2018				
0.998	000009	000017	000000	01	4.30	R1	G	RSA	E	\$ 504,730	\$ 503,700	I	Q	PREFECTS, LLC	\$ 306,800
								3,072			10/10/2017				
1.008	000008	000038	000000	01	1.00	R2	F	RSA	A	\$ 419,000	\$ 422,300	I	Q	KIRWIN, PATRICK J	\$ 339,400
	8 DOM SOLD AS IS, KITCHEN AND 12X28 VLT AREA NEED WOJ 2,500										04/23/2018				
1.009	000018	000015	000000	01	3.64	R1	F	RSA	A	\$ 350,000	\$ 353,100	I	Q	TESCHEK, PATRICIA D	\$ 275,200
	\$8,700 CONCESSION TO CLOSING COSTS;							1,955			11/15/2017				
1.016	000006	000001	000002	01	2.62	R1	G	RSA	D	\$ 570,000	\$ 579,200	I	Q	HILL, DAVID	\$ 463,900
	SELLER CONCESSION \$10,000							4,029			11/13/2017				
1.024	000017	000005	000000	01	0.50	R1	E	RSA	C	\$ 319,000	\$ 326,700	I	Q	FALLON, PATRICIAL	\$ 264,500
	185 DOM, LISTED @ \$349,900; \$5K CONCESSION TO CLOSING C 2,548										04/03/2018				
1.027	000002	000016	000006	01	1.67	R1	F	RSA	C	\$ 400,000	\$ 410,700	I	Q	MCAPFEE, KATE E	\$ 306,200
								2,937			12/06/2017				
1.028	000006	000037	000001	01	1.30	R1	F	RSA	C	\$ 485,000	\$ 498,800	I	Q	NEGGA, PAUL N	\$ 381,300
	\$4,000 CONCESSION TO CLOSING COSTS							3,293			10/11/2017				
1.030	000011	000040	000015	01	4.90	R1	I	RSA	E	\$ 720,800	\$ 742,700	I	Q	ROBERT R SCALLY LLC	\$ 155,100
	PLAN D-29317							4,517			07/02/2018				
1.030	000004	000044	000002	01	1.32	R1	F	RSA	E	\$ 515,000	\$ 530,700	I	Q	STINSON, RYAN H	\$ 463,500
	IT APPEARS TAX STAMPS WERE MISCALCULATED AND ONL 3,839										02/26/2018				
1.031	000015	000013	000000	01	17.30	R1	F	RSA	B	\$ 360,000	\$ 371,300	I	Q	WHITE, JUDITH, TRUSTEE	\$ 289,900
	ORIGINAL LIST \$529,900							1,442			04/19/2018				

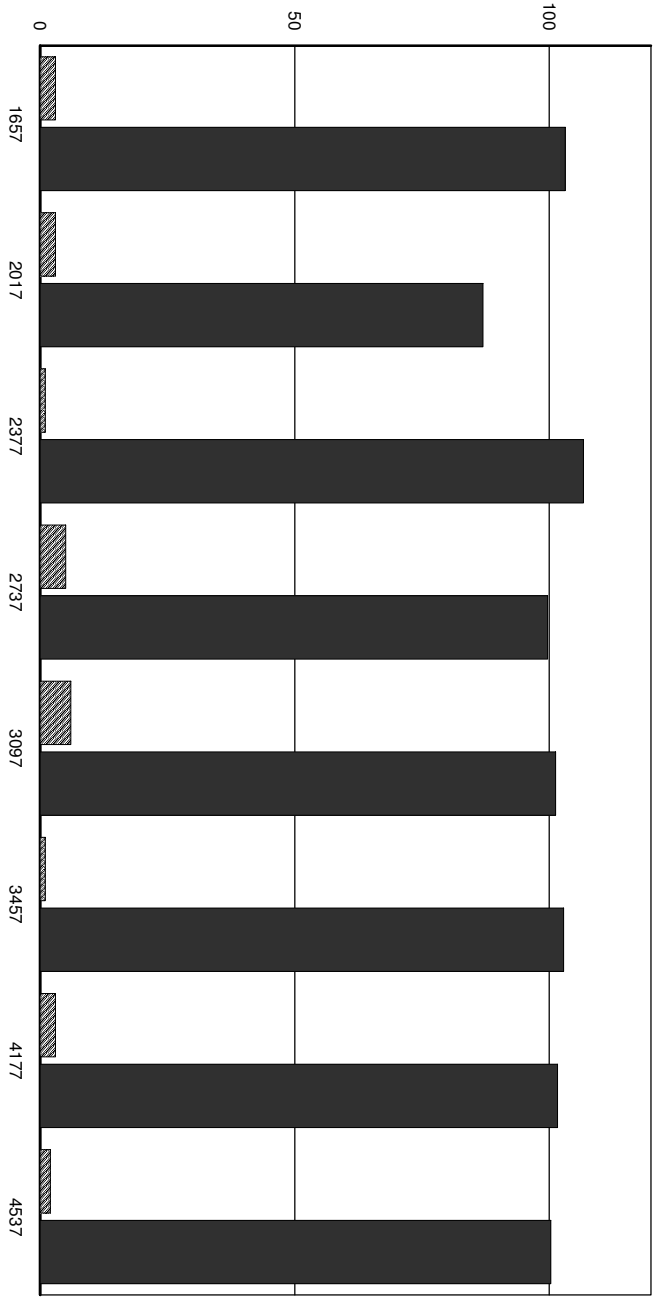
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
1.035	000012	000057	000000	01	1.10	R1	F	RSA	C	\$ 382,000	\$ 395,500	I	Q	BAILEY, DAVID A., TRUS	\$ 322,800
	\$2,500 CONCESSION, NO DETAIL								2,787		03/15/2018				
1.041	000007	000018	000000	01	3.09	R1	G	RSA	D	\$ 455,000	\$ 473,500	I	Q	CARTER, CHRISTOPHER A	\$ 377,800
	SELLING AGENT PURCHASED, 4 DOM LIST \$479,500, DEAL WI 2,854										11/07/2017				
1.067	000017	000023	000001	01	0.48	R1	E	RSA	E	\$ 369,000	\$ 393,800	I	Q	CMS SULLIVAN INC	\$ 119,000
	MARKETED AS "PRE CONSTRUCTION" SOLD AFTER COMPLE								2,356		02/27/2018				
1.161	000006	000052	000000	01	1.00	R1	E	RSA	A	\$ 243,000	\$ 282,200	I	Q	TONRY, ALICE L TRUSTEE	\$ 242,600
									1,619		12/21/2017				

Kensington:Median A/S Ratio by Year of Construction



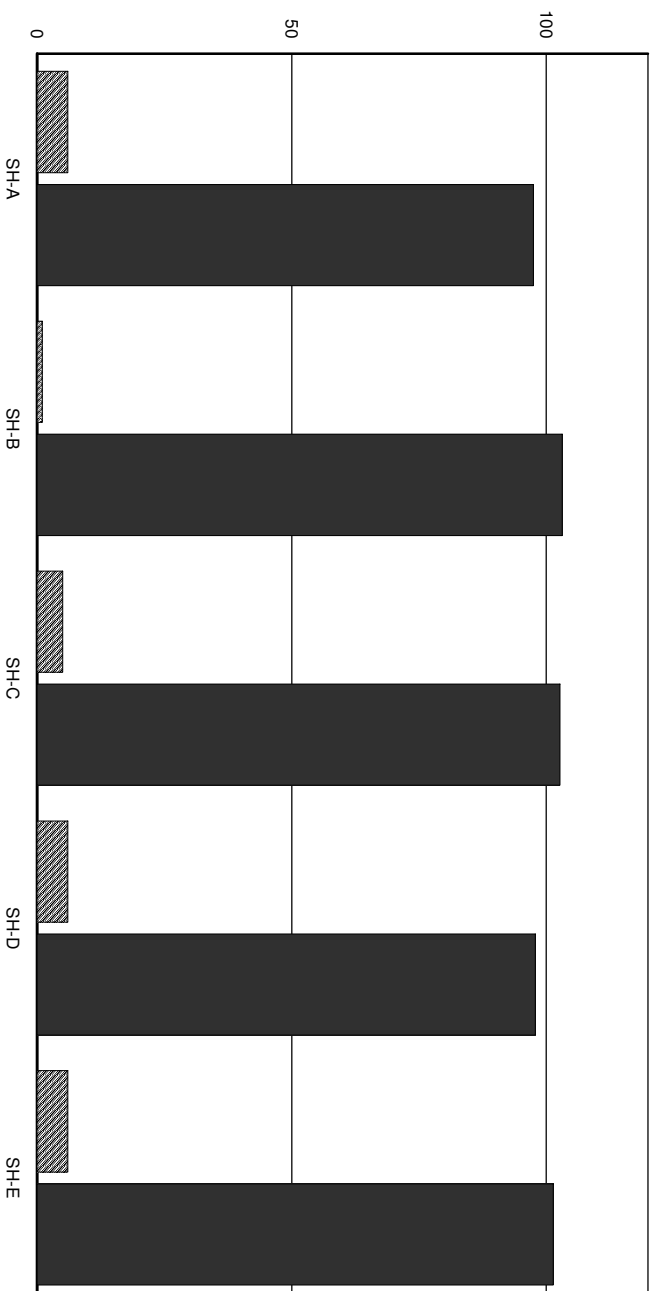
	# of Parcels	Median A/S x 100
1953	1	102.41
1961	1	116.13
1969	2	99.08
1977	4	102.16
1985	5	98.12
1993	1	93.74
2001	2	101.18
2009	3	101.61
2017	5	99.80

Kensington:Median A/S Ratio by Effective Area



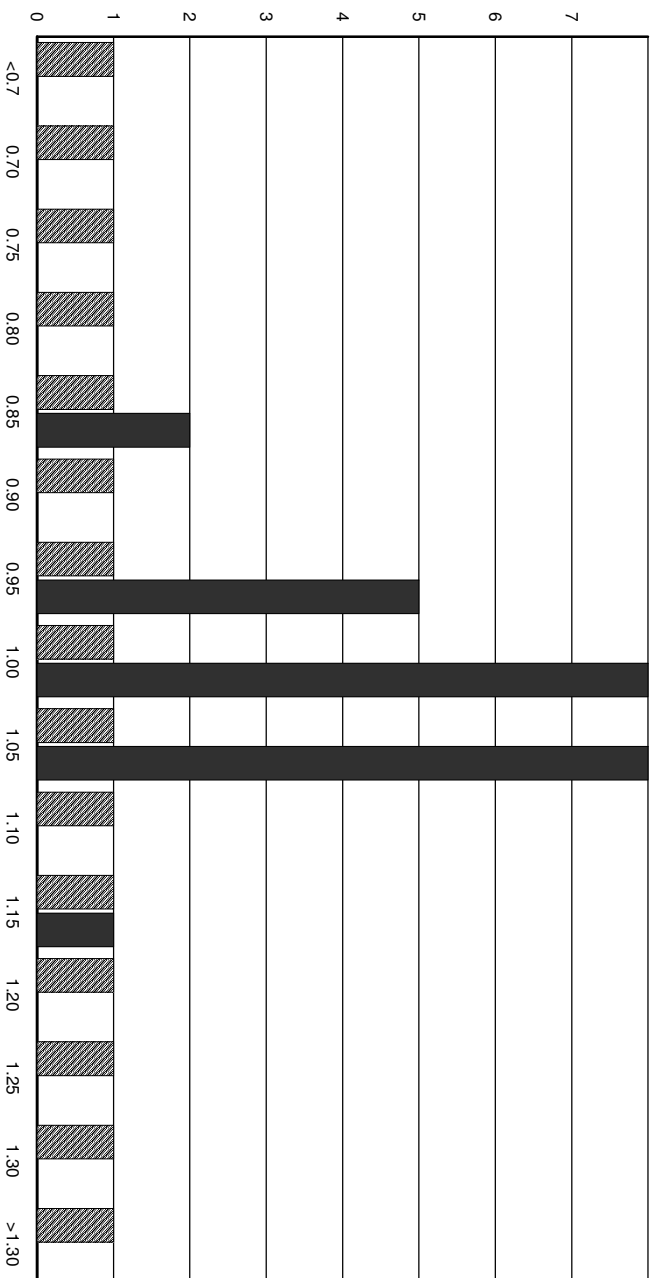
	# of Parcels	Median A/S x 100
1657	3	103.14
2017	3	86.96
2377	1	106.72
2737	5	99.68
3097	6	101.24
3457	1	102.85
4177	3	101.61
4537	2	100.31

Kensington: Median A/S Ratio by Story Height

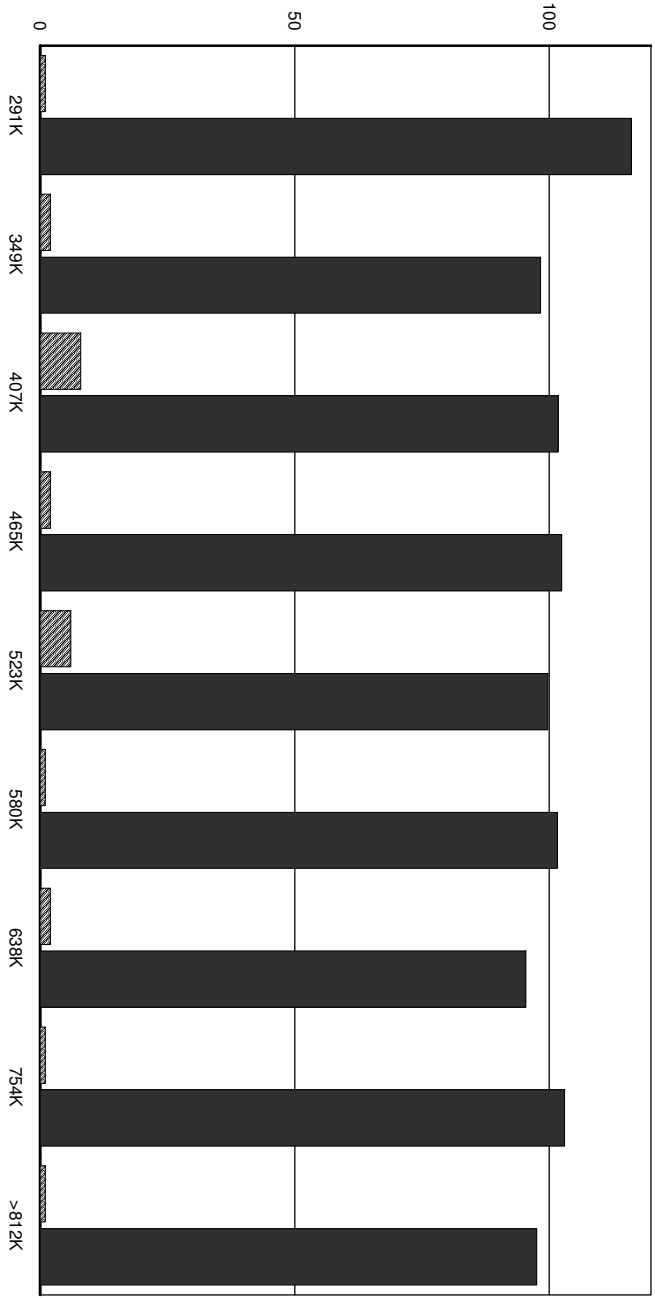


	# of Parcels	Median A/S x 100
SH-A	6	97.47
SH-B	1	103.14
SH-C	5	102.68
SH-D	6	97.85
SH-E	6	101.42

Kensington: Distribution of Sale Ratios

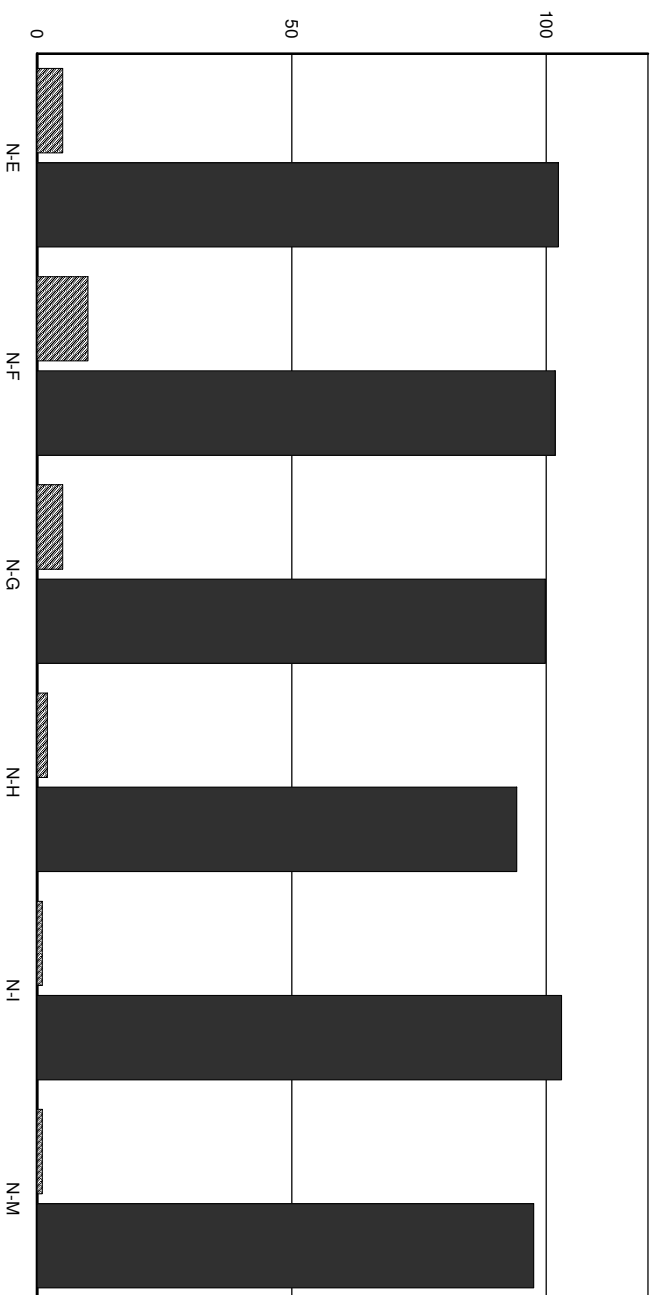


Kensington:Median A/S Ratio by Sale Price



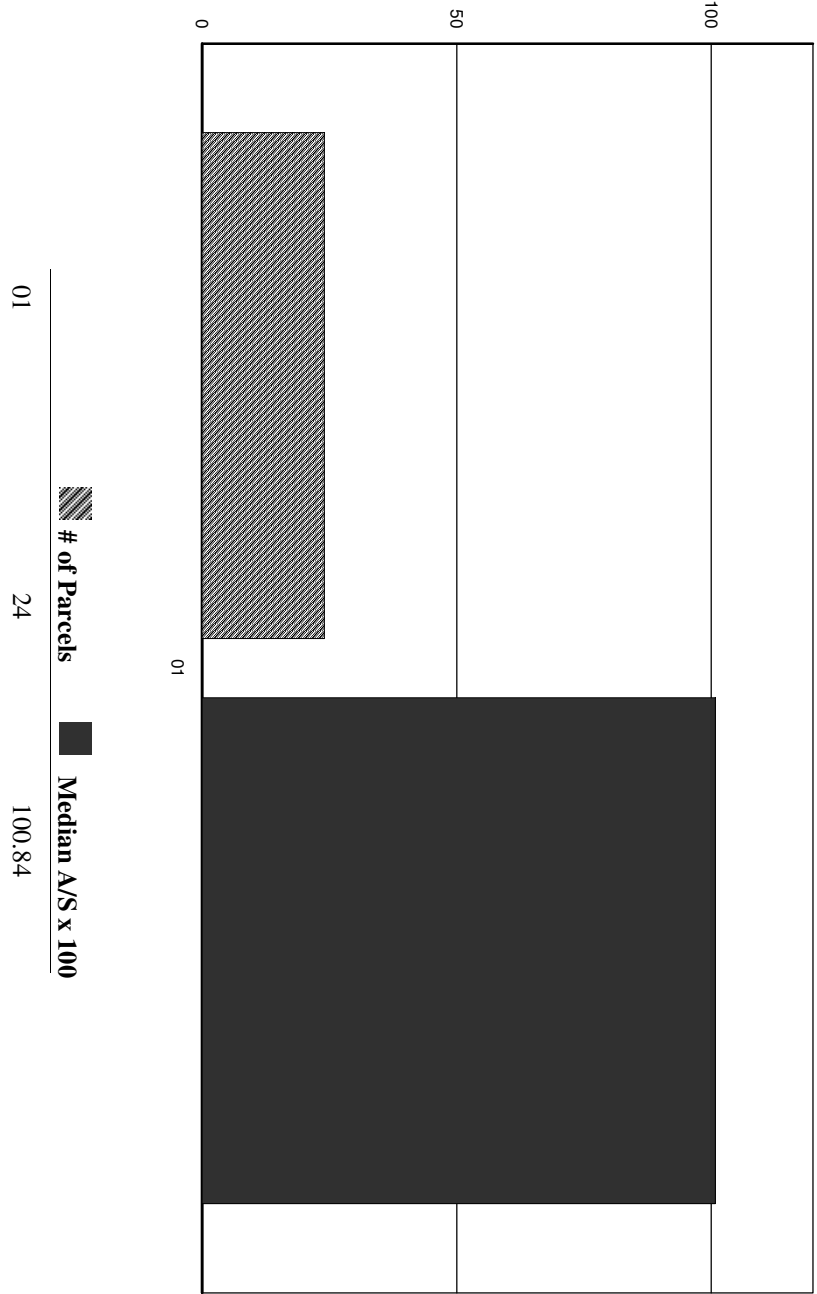
	# of Parcels	Median A/S x 100
291K	1	116.13
349K	2	98.28
407K	8	101.78
465K	2	102.43
523K	6	99.74
580K	1	101.61
638K	2	95.43
754K	1	103.04
>812K	1	97.57

Kensington:Median A/S Ratio by Neighborhood

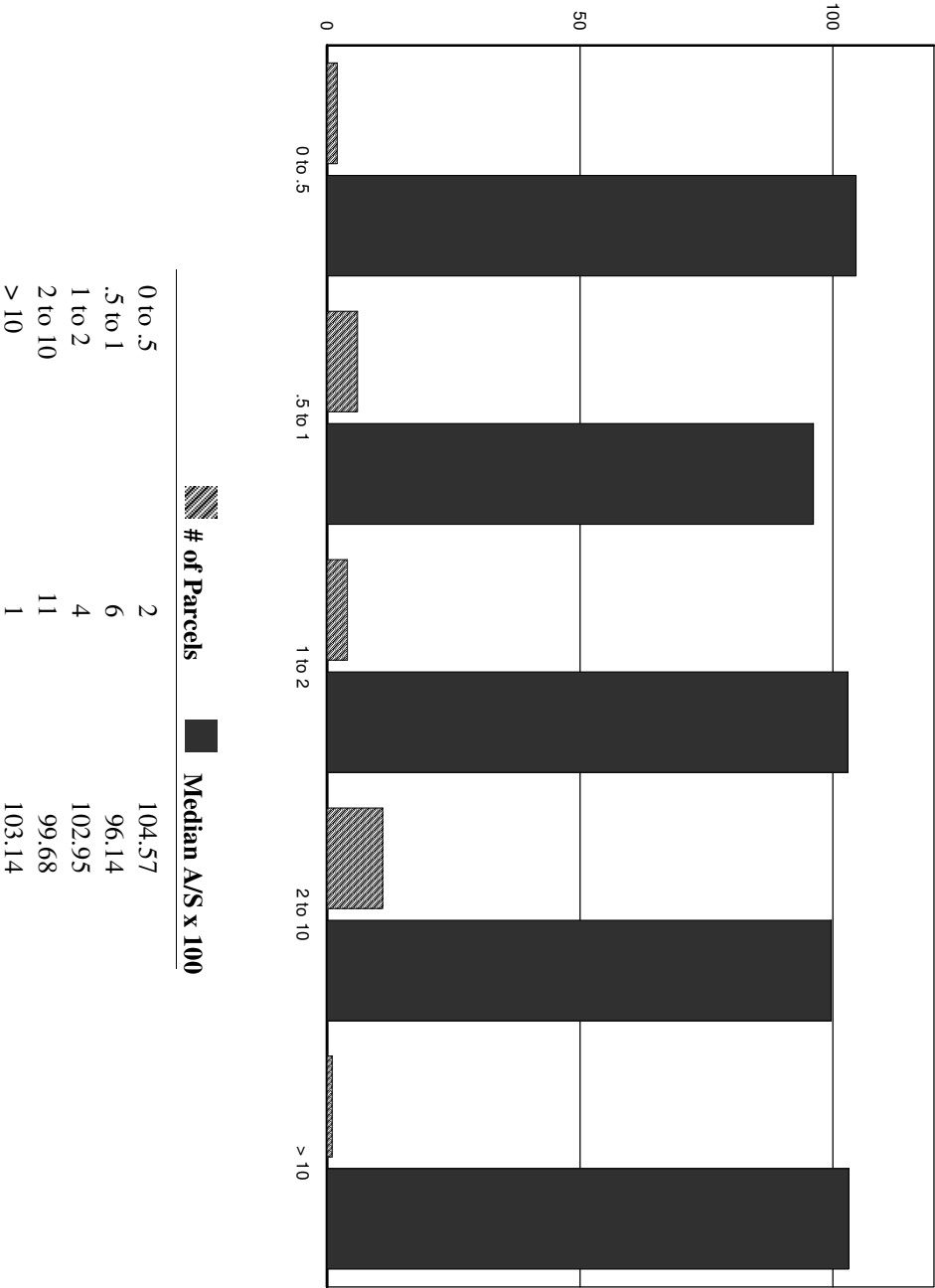


	# of Parcels	Median A/S x 100
N-E	5	102.41
N-F	10	101.78
N-G	5	99.80
N-H	2	94.23
N-I	1	103.04
N-M	1	97.57

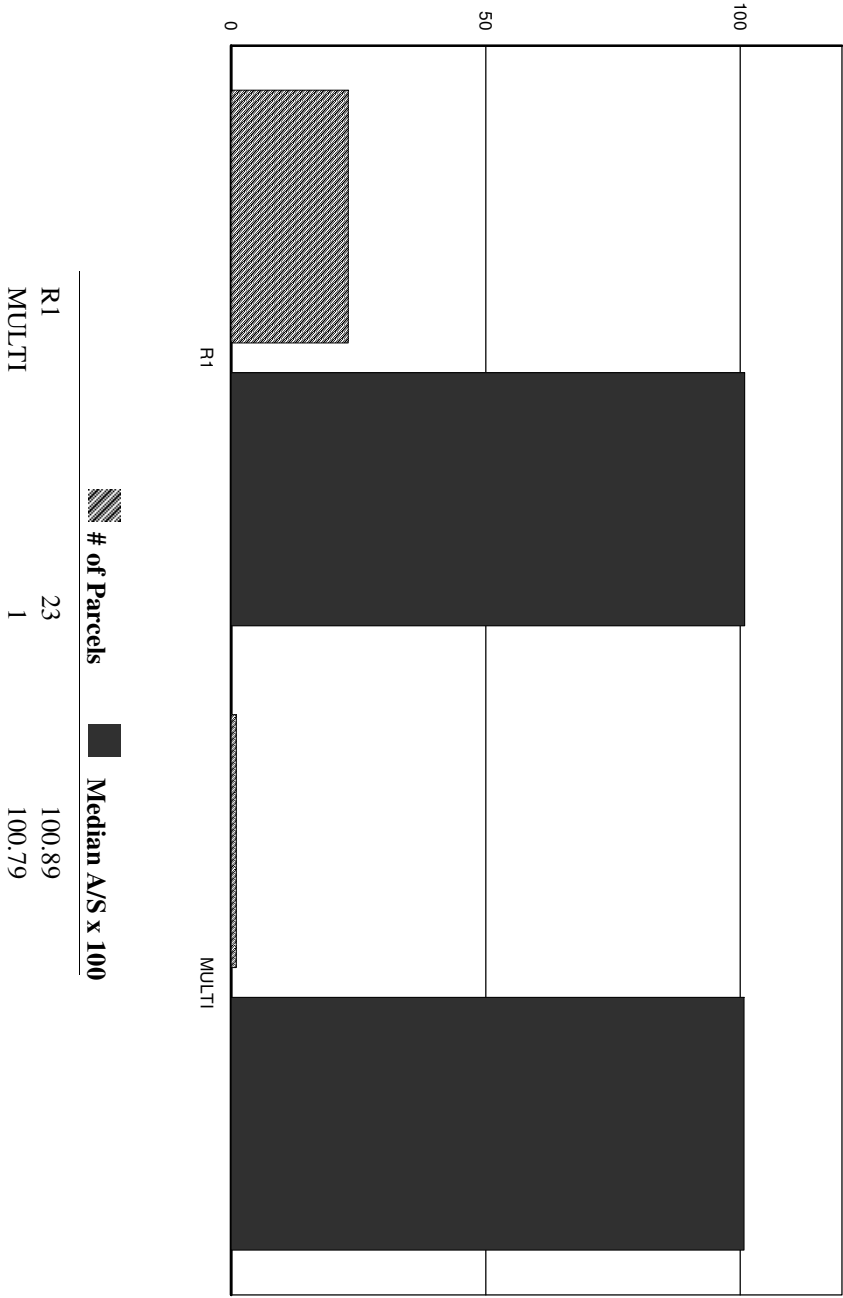
Kensington:Median A/S Ratio by Zone



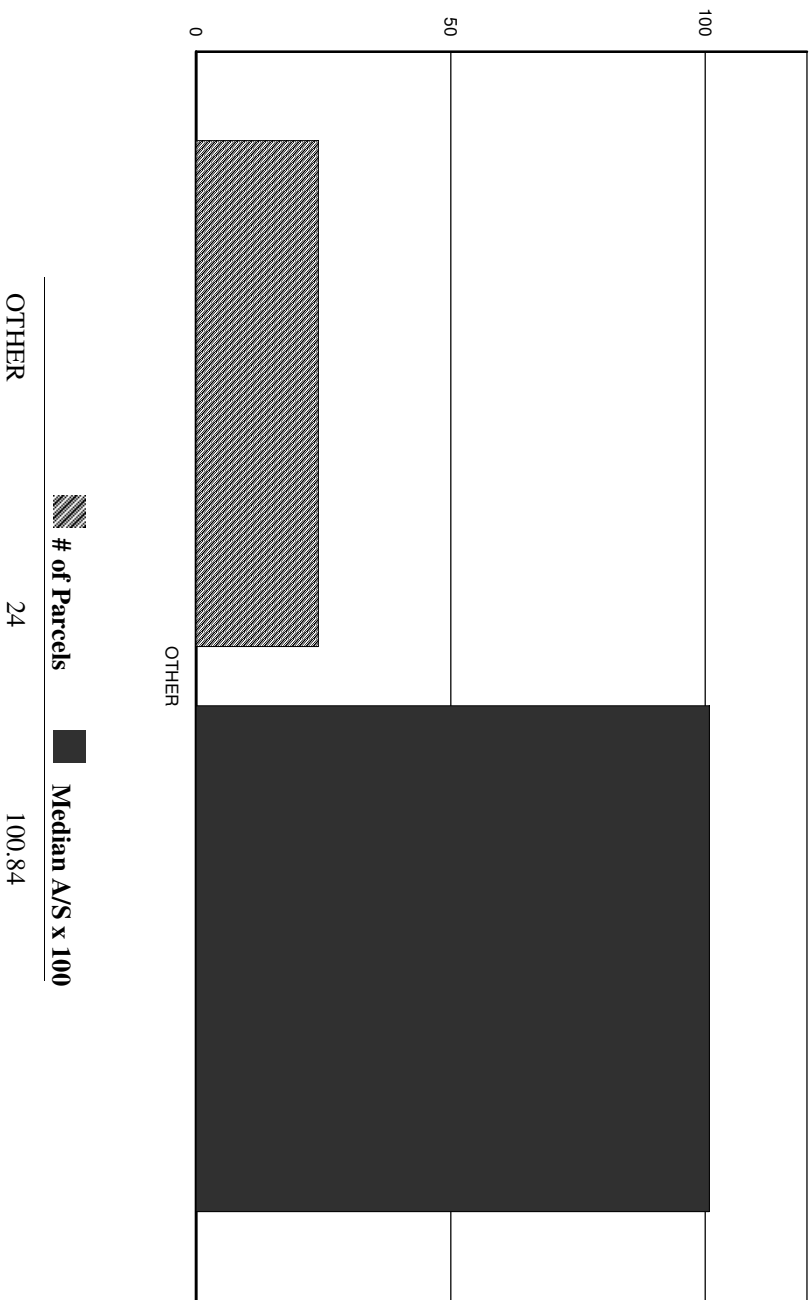
Kensington:Median A/S Ratio by Acreage



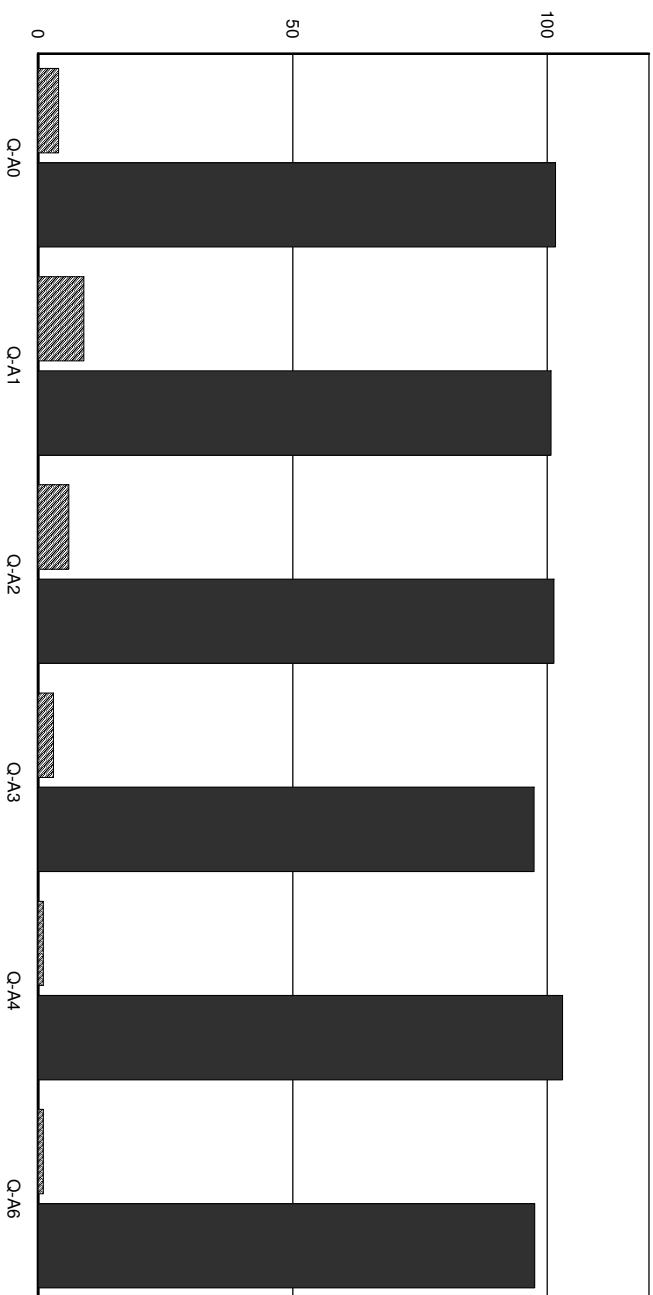
Kensington: Median A/S Ratio by Improved Use



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




Kensington: Median A/S Ratio by Building Quality



	# of Parcels	Median A/S x 100
Q-A0	4	101.65
Q-A1	9	100.79
Q-A2	6	101.32
Q-A3	3	97.41
Q-A4	1	103.04
Q-A6	1	97.57

OWNER INFORMATION				SALES HISTORY				PICTURE		
DOUANGNOUANEXAY, BOUNLEUA				Date	Book	Page	Type	Price Grantor		
4 AMESBURY RD				02/27/2018	5895	549	Q 1	369,000 CMS SULLIVAN INC		
KENSINGTON, NH 03833				06/20/2017	5828	1341	U 1 81	95,000 KLEMARCZYK, ALAN		
				04/04/2016	5703	1153	U 1 99	KLEMARCZYK, ALLEN J		
				07/29/1985	2555	2049	U 1 99	KLEMARCZYK, ALLEN J		
LISTING HISTORY				NOTES						
05/24/18 JBVR SALE				BLUE; 2/18; PU HSE; INT INFO FROM M.L.S. & EST; 05/18; NOH, NC TO EXT;						
02/20/18 JBPM										
11/03/17 JBVE										
01/30/17 INSP MARKED FOR INSPECTION										
08/15/12 DMVM										
07/24/08 KMVM										
07/15/08 INSP MARKED FOR INSPECTION										
10/21/03 BHHC										
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000 GAS				
				3,000						
PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land							
2016	\$ 5,100	\$ 2,200	\$ 111,700							
				Parcel Total:		\$ 119,000				
2017	\$ 5,100	\$ 2,200	\$ 111,700							
				Parcel Total:		\$ 119,000				
2018	\$ 244,300	\$ 3,000	\$ 146,500							
				Parcel Total:		\$ 393,800				
LAND VALUATION										
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED						
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes	
1F RES	0.480 ac	154,200	E	100	100	100	100 -- LEVEL	95	146,500 0 N 146,500 SHDW	
				0.480 ac						

PICTURE



OWNER

DOUANGNOUANEXAY, BOUNLEUA
4 AMESBURY RD
KENSINGTON, NH 03833

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/31/17	NRG-DEMO-	DEMOLITION	DEMO 2 SHEDS & 1 TRAILER
05/31/17	NRG-NH-09	NEW BUILDING	BUILD SINGLE FAMILY HO

BUILDING DETAILS

Model: 2.50 STORIES COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: GAS/EA DUCTED
Bedrooms: 3 Baths: 2.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 1.0259 Base Rate: RSA 86.00
Bldg. Rate: 1.2180
Sq. Foot Cost: \$ 104.75

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
BMU	BSMNT	414	0.15 62
PRS	PIER	196	-0.05 -10
DEK	DECK/ENTRANCE	120	0.10 12
ENT	ENTRYWAY	18	0.10 2
ATU	ATTIC	936	0.10 94
UFF	UPPER FLR FIN	936	1.00 936
FFF	FST FLR FIN	1152	1.00 1152
BMG	BSMNT GARAGE	542	0.20 108
GLA:	2,088	4,314	2,356

2018 BASE YEAR BUILDING VALUATION

Market Cost New:

Year Built:

Condition For Age:

Physical:

Functional:

Economic:

Temporary:

Total Depreciation:

Building Value:

\$ 246,791

2017

AVERAGE

1 %


1 %

\$ 244,300


OWNER INFORMATION				SALES HISTORY				PICTURE	
RICHER, MICHAEL				Date	Book	Page	Type	Price Grantor	
152 AMESBURY RD				03/12/2018			Q1	395,000 BRAGG, HAROLD P	
KENSINGTON, NH 03833-6723				02/26/2018	5894	2818	Q1	395,000 BRAGG, HAROLD P	
				05/18/2005	4482	295	Q1	185,000 N A & B M MARSHALL	
				08/04/2003	4109	536	U138	MARSHALL, NORMAN	
				04/18/1994	3047	1826	Q1	70,000 JEFFREY CHENEVERT	
LISTING HISTORY				NOTES					
02/15/18 JBVL				GRN/NAT; 2/18; HSE MOVED FROM ADJACENT LOT; NEW KIT & BATHS;					
08/12/16 CRVM				VINYL PLANK FLRS; DNP BED IN BMF DUE TO GRADE; HW/STONE KIT;					
07/29/11 CRVM				PU VLT EXPANDED BMF; DNP BAY WINDOW AS FFF;					
08/06/08 KMYL									
07/15/08 INSP				MARKED FOR INSPECTION					
05/20/03 JDRL									
07/27/99 RW									
04/01/87 BOS									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		KENSINGTON ASSESSING OFFICE	
SHED-WOOD	288	18 x 16	116	10,00	40	1,336			
							1,300		
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2016	\$ 4,200	\$ 900		\$ 133,900					
		Parcel Total:		\$ 139,000					
2017	\$ 4,200	\$ 900		\$ 133,900					
		Parcel Total:		\$ 139,000					
2018	\$ 155,100	\$ 1,300		\$ 187,100					
		Parcel Total:		\$ 343,500					
LAND VALUATION									
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED					
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1,000 ac	179,000 F	110	100	100	100	95 -- MILD	100	187,100 0 N 187,100
		1,000 ac		187,100					


OWNER INFORMATION				SALES HISTORY				PICTURE				
HART, RYAN R. WEBBER, JACLYN M. JTROS 157 MARKET STREET AMESBURY, MA 01913				Date	Book	Page	Type	Price	Grantor			
				06/04/2018	5918	2479	Q1	405,000	FEIDEN, THOMAS P. & 10/17/2002 3861 1237 Q1 288,540 H.L. & F.B. CRUZ JR			
LISTING HISTORY				NOTES								
10/21/15 JDVL MARKED FOR INSPECTION 01/22/15 INSP 08/15/12 DMVL 08/07/06 DSVL 10/21/03 ALHN 08/29/03 UMRL 04/16/03 BHRM 07/26/99 RW				WHT: ATU-STRS GOING UP; SITS BACK OFF ROAD;SILL ROT IN FRONT OF HOUSE;LEAKS IN BMU BEHIND ELECTRIC PANEL; 8/12 CORR FLRNG, DEK & PU POOL & ADDED ATU; DNPV BMF=CELL & WALLS ONLY; NO FPL=WD STV ONLY; NEW ROOF IN 07; 10/15 NOH; PU LT; (3) LAMP POSTS ALONG DW; 07/18; PER MLS MAPLE/GRANITE KITCHEN, UPDATED 2ND FLR BATH, CUSTOM TILE SHOWER AND J-TUB; WELL MAINT/UPDATES, ADJ COND;								
EXTRA FEATURES VALUATION												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes					
SHED-WOOD	192	12 x 16	143	10,00	60	1,647						
POOL-ABOVE GROUND	567	27 x 21	88	6,00	60	1,796						
LEAN-TO	48	4 x 12	393	4,00	100	755	ATT TO SHED					
						4,200						
LAND VALUATION												
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes	
IF RES	1,000 ac	179,000	E	100	100	100	100	100 -- LEVEL	100	179,000	0 N 179,000	
						1,000 ac	179,000					
MUNICIPAL SOFTWARE BY AVITAR												
KENSINGTON ASSESSING OFFICE												
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2016	\$ 173,400	\$ 3,700	\$ 138,000	Parcel Total: \$ 315,100								
2017	\$ 173,400	\$ 3,700	\$ 138,000									
						Parcel Total: \$ 315,100						
2018	\$ 214,200	\$ 4,200	\$ 179,000	Parcel Total: \$ 397,400								

OWNER INFORMATION				SALES HISTORY					PICTURE	
REID, ELIZABETH 3 BARTLETT RD KENSINGTON, NH 03833-6803				Date	Book	Page	Type	Price Grantor		
				06/21/2018	5923	818	Q1	482,500 HYDE, ANN		
				08/02/2005	4533	1059	U139	KEVIN A HYDE		
				06/30/1998	3306	1903	Q1	228,500 CARL & TERESA HOLLMIES		
				07/01/1992	2932	1003	U151	72,000 FDIC		
				09/04/1991	2890	2630	U177	125,000 J RIVERA		
LISTING HISTORY				NOTES						
10/20/15 JDVM				GREEN: 4/2/2010 P/U INGROUND POOL; 10/15 DNVI PER HO STATES BUSY, NO INFO; DNP U RUBBERMAID SHED; CHANGED FOOTPRINT OF DEK; 07/18; EST CTH PER MLS LISTING, INT VG COND;						
01/22/15 INSP										
04/02/10 BHPM										
07/15/09 BHVM										
12/05/07 MAIL										
11/15/07 DMVM										
09/02/03 LTRL										
08/05/03 JDCE										
EXTRA FEATURES VALUATION										
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
FIREPLACE 1-STAND	1	15 x 30		100	3,000.00	100	3,000			
POOL-INGRND-GUNITE	450			96	33.00	80	11,405 KIDNEY SHAPED			
							14,400			
MUNICIPAL SOFTWARE BY AVITAR										
KENSINGTON ASSESSING OFFICE										
PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features		Land						
2016	\$ 179,300			\$ 14,400 \$ 141,500						
				Parcel Total: \$ 335,200						
2017	\$ 179,300			\$ 14,400 \$ 141,500						
				Parcel Total: \$ 335,200						
2018	\$ 217,300			\$ 14,400 \$ 220,600						
				Parcel Total: \$ 452,300						
LAND VALUATION										
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: GOOD Driveway: PAVED Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	2,000 ac	182,000	G	120	105	100	100	95 -- MILD	100	217,900 0 N 217,900
1F RES	0.950 ac	x 3,000	X	100				95 -- MILD	100	2,700 0 N 2,700
							220,600			
							220,600			

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		REID, ELIZABETH 3 BARTLETT RD KENSINGTON, NH 03833-6803	District	Percentage	Model: 2.00 STORIES COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/FA DUCTED Bedrooms: 4 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9783 Base Rate: RSA 86.00 Bldg. Rate: 1.0441 Sq. Foot Cost: \$ 89.79	
		PERMITS				
Date	Permit ID	Permit Type	Notes			
09/21/09	927	EXTERIOR ONLY	INGROUND POOL			

BUILDING SUB AREA DETAILS				2018 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
FFF	FST FLR FIN	1464	1.00	1464	
BMG	BSMNT GARAGE	528	0.20	106	
BMU	BSMNT	936	0.15	140	
DEK	DECK/ENTRANCE	736	0.10	74	
ENT	ENTRYWAY	24	0.10	2	
CTH	CATHEDRAL	528	0.10	53	
UFF	UPPER FLR FIN	1008	1.00	1008	
GLA: 2,472		5,224		2,847	
2018 BASE YEAR BUILDING VALUATION					
Market Cost New:		\$ 255,632			
Year Built:		1990			
Condition For Age:		GOOD		15 %	
Physical:					
Functional:					
Economic:					
Temporary:					
Total Depreciation:				15 %	
Building Value:				\$ 217,300	


OWNER INFORMATION			SALES HISTORY					PICTURE			
LEES, MATTHEW M. LEES, BETH A JTROS 39 COTTAGE ROAD KENSINGTON, NH 03833-6727			Date	Book	Page	Type	Price	Grantor			
			04/23/2018	5902	690	Q 1	419,000	KIRWIN, PATRICK J			
			04/08/1988	2734	1225	Q 1	169,900	S & J DUNN			
LISTING HISTORY			NOTES								
06/07/18 JBVM SALE			GRAY; MKB; BARN BMU=BMG; NO PLUMB OR HEAT; NO INSUL; 2								
02/15/18 JBPR NC			STRY=3/4STRY; 8/12 NOH; PU PAT; UC=KIT & DINING AREA; 3/13 NOH; EST UC=TRIM & PAINT CK14;5/13 REMOVED PATIO; COND DECK; DUPLEX;								
03/26/15 CRPR			03/14 INFO AT DOOR VUD UC FROM DOOR. NO TOUR BUSY; UC=CABINETS; 12X28 CLING FLR+HEAT. CK15; LT=OPF DNPV PAT=COND. HO DOING								
03/06/14 JBVM			WORK HIMSELF; 2/18; NOH; EST SOME PROGRESS; CK '19;PLAN D-5476;								
03/12/13 JBPR			05/18; SOLD "AS IS" DUE TO UC; SIDING= SHINGLE LOOK VINYL. 08/16;								
10/26/12 CRCL			NOH; NC TO EXT; EST UC=TRIM AFTER SALE;								
08/15/12 DMVM											
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	STONE FACE			
BARN-2STRY/BSMNT	936	26 x 36		77	28.00	125	25,225	WORKSHOP=COND			
LEAN-TO	288	12 x 24		116	4.00	125	1,670	OPF ATT BARN			
DECK	80	8 x 10		260	7.00	60	874	ATT BARN-F			
							30,800				
KENSINGTON ASSESSING OFFICE											
MUNICIPAL SOFTWARE BY AVTAR											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2016	\$ 172,900	\$ 34,000	\$ 132,500	Parcel Total: \$ 339,400							
2017	\$ 172,900	\$ 34,000	\$ 132,500								
				Parcel Total: \$ 339,400							
2018	\$ 214,700	\$ 30,800	\$ 176,800	Parcel Total: \$ 422,300							
LAND VALUATION											
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	Site: GOOD Driveway: DIRT/GRAVEL Road: PAVED								
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes
2F RES	1,000 ac	179,000	F	110	105	100	95	90 -- ROLLING	100		
									176,800	0 N	176,800 IRRIGATION
									176,800		

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		LEES, MATTHEW M. LEES, BETH A JTROS 39 COTTAGE ROAD KENSINGTON, NH 03833-6727	District	Percentage	Model: 1.00 STORY CONTEMP Roof: GABLE OR HIP/ASPHALT Ext: ABOVE AVG Int: DRYWALL Floor: HARDWOOD Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: 1 Fireplaces: A/C: Yes 100.00 % Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0100 Base Rate: RSA 86.00 Bldg. Rate: 1.1888 Sq. Foot Cost: \$ 102.23	
PERMITS						
Date	Permit ID	Permit Type	Notes			
06/08/09 929		ALTERATION	12X28 4 SEASONS ROOM/E			
04/16/07 0829		NEW BUILDING	936 SQ FT BARN			
02/03/03 518		GARAGE	GARAGE & WORKSHOP			
09/07/93 129		SPECIAL EXCEPTION	2 FAMILY			

BUILDING SUB AREA DETAILS				2018 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
BMU	BSMNT	616	0.15	92	
CRL	CRAWL SPACE	625	0.05	31	
BMG	BSMNT GARAGE	896	0.20	179	
VL T	VAULTED	336	0.05	17	
DEK	DECK/ENTRANCE	416	0.10	42	
FFF	FST FLR FIN	2137	1.00	2137	
ENT	ENTRYWAY	24	0.10	2	
GLA: 2,137		5,050	2,500		
2018 BASE YEAR BUILDING VALUATION					
Market Cost New:		\$ 255,575			
Year Built:		1975			
Condition For Age:		VERY GOOD			
Physical:		14 %			
Functional:					
Economic:					
Temporary:		UC-12		2 %	
Total Depreciation:				16 %	
Building Value:				\$ 214,700	

OWNER INFORMATION				SALES HISTORY				PICTURE							
COMOSA, DANIEL 149 DRINKWATER RD KENSINGTON, NH 03833-5600				Date	Book	Page	Type	Price	Grantor						
				04/19/2018	5906	2362	Q1	360,000	WHITE, JUDITH, TRUSTEE R A & B L GEORGE						
LISTING HISTORY				NOTES											
11/03/17 JBVL 01/30/17 INSP 08/23/12 JBVX 08/05/08 KMVM 07/15/08 INSP 04/17/03 CMRM 07/21/99 RW 04/01/87 BOS				NATRUAL; DRILLED WELL; 08/08: NOH, ATF= EST DUE TO AC UNIT IN WINDOW; 8/12 HO REFUSED INFO, MEAS, INT=X;11/17 PU BMF,DEK; HALF BATH IN BMU, PART OF BMU SEMI-FIN, DNP; OAK/FORMICA KIT; INT MOSTLY ORIG; FIX SKETCH FOR EPF;											
MUNICIPAL SOFTWARE BY AVITAR															
KENSINGTON ASSESSING OFFICE															
PARCEL TOTAL TAXABLE VALUE															
Year Building Features Land															
2016 \$ 104,400 \$ 14,100 \$ 148,306															
Parcel Total: \$ 266,806															
2017 \$ 104,400 \$ 14,100 \$ 148,309															
Parcel Total: \$ 266,809															
2018 \$ 119,200 \$ 17,500 \$ 197,720															
Parcel Total: \$ 334,420															
LAND VALUATION															
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200 Site: GOOD Driveway: DIRT/GRAVEL Road: PAVED															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES	1,000 ac	179,000	F	110	105	100	95	100 -- LEVEL	100	196,400	0	N	196,400		
UNMNGD HARDWD	11,000 ac	x 3,000	X	97				95 -- MILD	100	30,400	100	N	891		
UNMNGD HARDWD	5,000 ac	x 3,000	X	97				95 -- MILD	50	6,900	100	N	405	WET-BOG	
UNMNGD HARDWD	0,300 ac	x 3,000	X	97					100	900	100	N	24	ADD .3 PER LAWYER	
17,300 ac										234,600					197,720

OWNER INFORMATION				SALES HISTORY				PICTURE							
MAHAN, THOMAS J, TR & CAROL A, TR THOMAS J MAHAN & CAROL A MAHAN REV T 2 GAS LIGHT LANE KENSINGTON , NH 03833-4309				Date	Book	Page	Type	Price	Grantor						
				05/21/2018	5914	2357	U199		MAHAN, THOMAS J						
				12/06/2017	5877	787	Q1		400,000 MCAFEE, KATE E						
				01/11/2013	5398	0204	Q1		310,000 DAY, NATHAN P						
				04/01/2000	3467	2895	Q1		242,000 M S & T L GLOSECKI						
				05/19/1998	3296	2040	Q1		217,900 PAUL R LEPERE						
LISTING HISTORY				NOTES											
05/25/18 JBVM SALE				WHT: 7/09 NOH: 6/13 PU VLT & CTH: FIX BMG SHAPE; 4X12 BMU HAS CEIL & FLR, PAINTED CONCRETE WALLS; FURN LESS THAN 3 YRS OLD; RBF NO HEAT; FIX RBF SHAPE; DEK & WALL REPAIRED DUE TO LACK OF FLASHING- FIX BDRM COUNT;03/14 PU NEW DEK: PAT +LT; PLAN D-14748; 05/18: PER MLS NEW ROOF AND CARPET BEFORE SALE; OAK/FORMICA KITCHEN; 05/18; NO INFO FROM WORKER; HSE UNDER RENO, NEW KITCHEN W/GRANITE TOPS GOING IN + HW FLRS; MOVED PAT TO SKETCH, LT REMOVED; FIX SKETCH;							MUNICIPAL SOFTWARE BY AVITAR KENSINGTON ASSESSING OFFICE				
03/04/14 JBPM SALES															
06/11/13 JBVL SALES															
07/09/09 BHVM															
08/01/05 DMRM															
09/02/03 LTRL															
07/29/03 JDCE															
06/02/03 CMRM															
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 PELLET INSERT	
											3,000				
PARCEL TOTAL TAXABLE VALUE															
Year		Building			Features			Land							
2016		\$ 163,500			\$ 4,800			\$ 137,900			Parcel Total: \$ 306,200				
2017		\$ 163,500			\$ 4,800			\$ 137,900			Parcel Total: \$ 306,200				
2018		\$ 228,500			\$ 3,000			\$ 179,200			Parcel Total: \$ 410,700				
LAND VALUATION															
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200											Site: AVERAGE Driveway: PAVED Road: PAVED				
Land Type		Units		Base Rate		NC Adj		Site		Road		DWay		Topography	
IF RES		1.670 ac		181,010		F		110		100		100		90 -- ROLLING	
		1.670 ac												179,200	
														179,200	



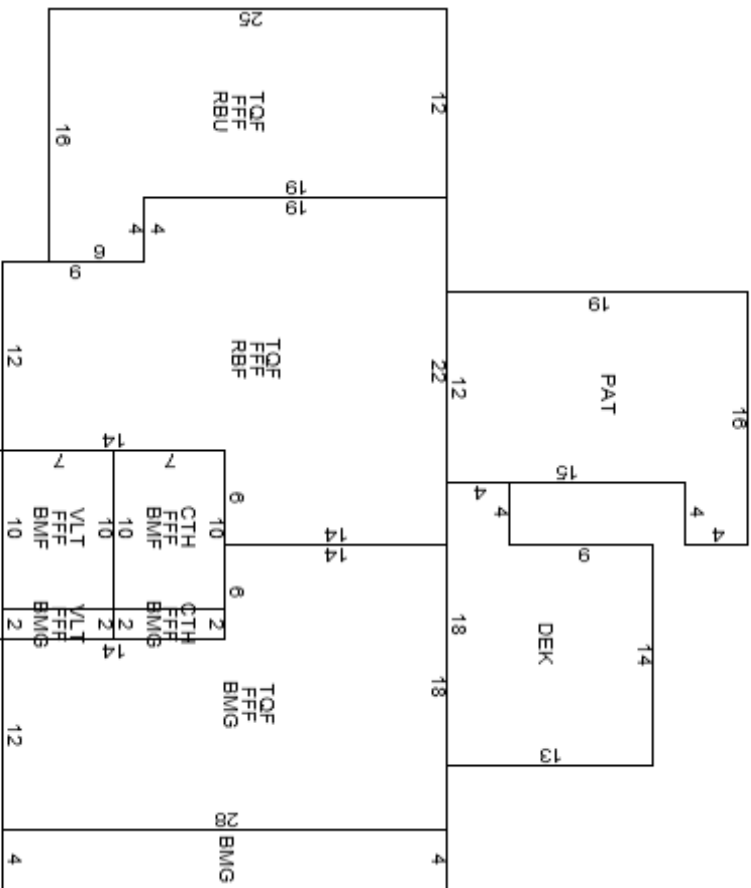
OWNER		TAXABLE DISTRICTS	
MAHAN, THOMAS J, TR & CAROL A, THOMAS J MAHAN & CAROL A MAHAN RE 2 GAS LIGHT LANE KENSINGTON, NH 03833-4309		District	Percentage

PERMITS			
Date	Permit ID	Permit Type	Notes
05/28/13	13-2-16-6	REPAIR	REPLACE EXISTING DECK

Model: 1.75 STORIES CAPE Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A1 AVG+10 Com. Wall:	Base Rate: RSA 86.00 Bldg. Rate: 1.0052 Sq. Foot Cost: \$ 86.45
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BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
RBF	RAISED BSMNT	496	0.50 248
VLT	VAULTED	132	0.05 7
FRF	FST FLR FIN	1456	1.00 1456
BMU	BSMNT	48	0.15 7
TQF	3/4 STRY FIN	1240	0.75 930
BMG	BSMNT GARAGE	560	0.20 112
ENT	ENTRYWAY	24	0.10 2
CTH	CATHEDRAL	84	0.10 8
BMF	BSMNT FINISHED	140	0.30 42
RBU	RAISED BSMNT	324	0.25 81
DEK	DECK/ENTRANCE	198	0.10 20
PAT	PATIO AREA	244	0.10 24
GLA:	2,386	4,946	2,937

2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 253,904
Year Built:	1997
Condition For Age:	VERY GOOD 10 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 228,500



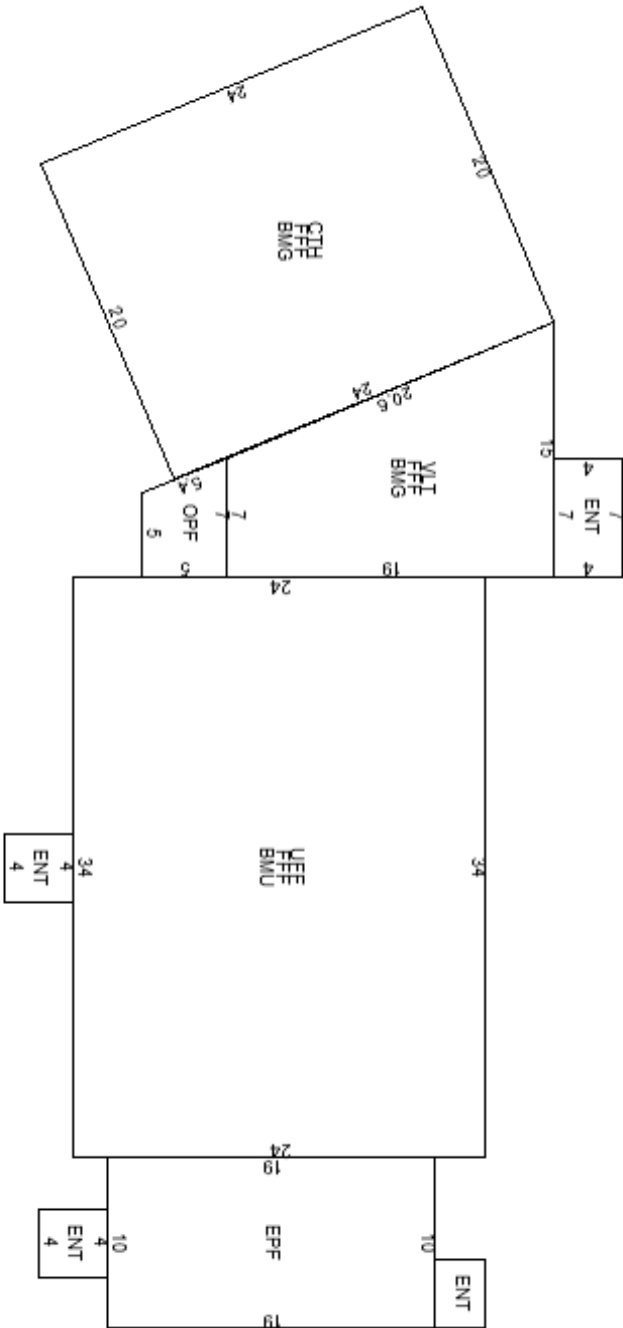
OWNER INFORMATION				SALES HISTORY					PICTURE		
SANFORD, BRIANNA D				Date	Book	Page	Type	Price	Grantor		
SANFORD, BREADEN T., JTROS				03/15/2018	5898	690	Q1	382,000	BAILEY, DAVID A., TRUSTEE		
5 HEMLOCK RD				01/14/2013	5398	2639	U144	40	BAILEY, DAVID A		
KENSINGTON, NH 03833-6717											
LISTING HISTORY				NOTES							
05/24/18 JBVL SALE				BROWN: FD=WALL HEIGHT - FULL DORMER ON REAR OF HSE;PIPE IN BMU-SMALL LEAK;PLAN D-5981; 05/18; BIRCH/FORMICA KIT W/ISLAND; RED OAK BOARD + PEG IN EFF; UFF PINE; UFF MEAS 20FT W/DORMER, 16FT W/O; DNP U GAS STOVE, PDS TO ATTU; ADDITION HIGHER QUALITY THAN MAIN HOME;							
06/24/16 CRVM											
08/26/10 DMVL											
07/12/10 INSP MARKED FOR INSPECTION											
08/01/06 DSVL											
04/10/03 CMRM											
07/15/99 RW											
04/01/87 BOS											
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	KENSINGTON ASSESSING OFFICE			
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000				
PATIO	144	12 x 12	171	7.00	30	517					
							3,500				
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2016	\$ 179,200	\$ 3,500	\$ 140,100								
		Parcel Total: \$	322,800								
2017	\$ 179,200	\$ 3,500	\$ 140,100								
		Parcel Total: \$	322,800								
2018	\$ 214,000	\$ 3,500	\$ 178,000								
		Parcel Total: \$	395,500								
LAND VALUATION											
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes	
1F RES	1.100 ac	179,300	F	110	100	100	95	95 -- MILD	100	178,000 0 N 178,000	
	1.100 ac									178,000 178,000	



OWNER		TAXABLE DISTRICTS	
SANFORD, BRIANNA D SANFORD, BREADEN T., JTROS 5 HEMLOCK RD KENSINGTON, NH 03833-6717		District	Percentage
		PERMITS	
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.75 STORIES GAMBREL	
Roof: GAMBREL/ASPHALT	
Ext: CEDAR/REDWD	
Int: DRYWALL	
Floor: PINE/SOFT WD/HARDWOOD	
Heat: OIL/HOT WATER	
Bedrooms: 4	Baths: 2.0
Extra Kitchens:	Fixtures: 6
A/C: No	Fireplaces:
Quality: A1 AVG+10	Generators:
Com. Wall:	
Size Adj: 0.9832	Base Rate: RSA 86.00
	Bldg. Rate: 1.1023
	Sq. Foot Cost: \$ 94.80


BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
EPF	ENCLSD PORCH	190	0.70
BMU	BSMNT	816	0.15
BMG	BSMNT GARAGE	689	0.20
VLG	VAULTED	209	0.05
OPF	OPEN PORCH	30	0.25
ENT	ENTRYWAY	72	0.10
UFF	UPPER FLR FIN	816	1.00
FFF	FST FLR FIN	1505	1.00
CTH	CATHEDRAL	480	0.10
GLA: 2,321		4,807	2,787



2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 264,208
Year Built:	1976
Condition For Age:	GOOD
Physical:	18 %
Functional:	WH
Economic:	1 %
Temporary:	
Total Depreciation:	19 %
Building Value:	\$ 214,000

OWNER INFORMATION				SALES HISTORY				PICTURE					
KING, WILLIAM J. KING, DALE E JTROS 9 HOOSAC ROAD KENSINGTON, NH 03833				Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY				07/02/2018	5926	1476	Q 1	720,800	ROBERT R SCALLY LLC				
02/16/18 JBVL				07/19/2017	5836	2650	Q V	195,000	FULTON, TYLER G				
07/13/16 CRVL VACANT				01/29/2015	5585	1416	Q V	238,000	HAMPSON, JO ANN H TRUST				
08/13/13 LMHC				02/14/2008	4886	0848	U V 38	40 D G & J H HAMPSON					
04/14/03 JDRL				02/03/2004	4230	1197	Q V	300,000	DEBCO REALTY TRUST				
10/12/01 HW				NOTES									
GREEN; D-29317; PU HSE; CUSTOM WD/GRANITE KIT; CUSTOM LAUNDRY RM; TQF=BONUS ROOM; ATU HAS A/C EQUIP; CUSTOM WAINSCOTTING IN FFF; HSE 100% FOR 4/1; CK '19 FOR LANDSCAPING; GOURMET WD/GRANITE KIT W/LARGE ISLAND;													
EXTRA FEATURES VALUATION													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes							
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000 GAS							
MUNICIPAL SOFTWARE BY AVITAR													
KENSINGTON ASSESSING OFFICE													
PARCEL TOTAL TAXABLE VALUE													
Year	Building	Features		Land									
2016	\$ 0			\$ 0 \$ 155,100 Parcel Total: \$ 155,100									
2017	\$ 0			\$ 0 \$ 155,100 Parcel Total: \$ 155,100									
2018	\$ 490,200			\$ 3,000 \$ 249,500 Parcel Total: \$ 742,700									
LAND VALUATION													
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes	
1F RES	2,000 ac	182,000	1	140	100	100	100	95 -- MILD	100	242,100	0 N	242,100	
1F RES	2,896 ac	x 3,000	X	100				85 -- MODERATE	100	7,400	0 N	7,400	
										249,500	249,500		
										4,896 ac			

PICTURE



OWNER

KING, WILLIAM J.
KING, DALE E JTROS
9 HOOSAC ROAD
KENSINGTON, NH 03833

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/10/17	NRG-NH-09	NEW BUILDING	NEW 5 BEDROOM HOME
04/06/16		NEW BUILDING	NEW SINGLE FAMILY HOM

BUILDING DETAILS

Model: 2.50 STORIES COLONIAL

Roof: GABLE OR HIP/ASPHALT

Ext: VINYL SIDING

Int: DRYWALL/PLASTERED

Floor: HARDWOOD/CARPET

Heat: GAS/EA DUCTED

Bedrooms: 5 Baths: 2.5 Fixtures: 11

Extra Kitchens: Fireplaces:

A/C: Yes 100.00 % Generators:

Quality: A4 EXC

Com. Wall:

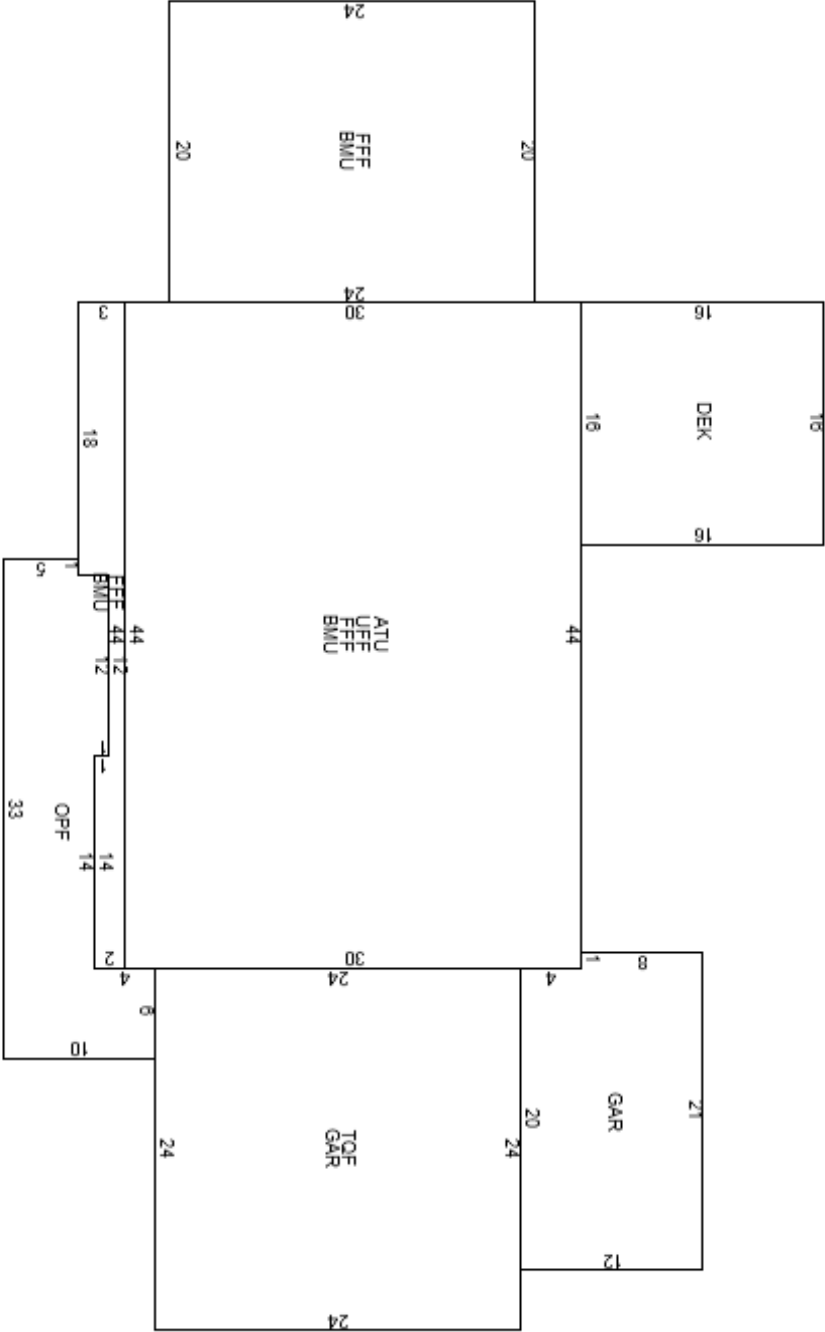
Size Adj: 0.8939 Base Rate: RSA 86.00

Bldg. Rate: 1.2746


Sq. Foot Cost: \$ 109.62

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	576	0.75	432
GAR	GARAGE ATTCHD	824	0.45	371
ATU	ATTIC	1320	0.10	132
UFF	UPPER FLR FIN	1320	1.00	1320
FFF	FST FLR FIN	1894	1.00	1894
BMU	BSMNT	1894	0.15	284
OPF	OPEN PORCH	233	0.25	58
DEK	DECK/ENTRANCE	256	0.10	26
GLA:	3,646	8,317		4,517

2018 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 495,154
Year Built:		2017
Condition For Age:	AVERAGE	1 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		1 %
Building Value:		\$ 490,200



OWNER INFORMATION				SALES HISTORY				PICTURE				
O'REILLY, IAN T. ROY, ALISON M. JTROS 3 HUDSON DRIVE KENSINGTON, NH 03833				Date	Book	Page	Type	Price	Grantor			
				11/13/2017	5870	1724	Q1	570,000	HILL, DAVID			
				06/29/2015	5630	2554	Q1	475,000	COATES, DAVID G			
				02/20/2008	4887	2536	U144	417,000	DAVL YNN DEVELOPMENT			
LISTING HISTORY				NOTES								
02/14/18	JBPL	ATF ONLY	TAN: 10/15 DNV1 PER HO STATES BUSY; NO INFO; EST BACK DUE TO FENCE; 1/17 HO ADDING BONUS/PLAYRM IN ATU, WORK IN PROGRESS; 5/17 SOME INFO, DNV1 HO BUSY; EST UC; CK18; PLAN D-34511; CALL BEFORE VISITING IAN 603-775-9032; 2/18; FIX HEAT TYPE; CORR SKETCH FOR ATF SIZE; DNP U 1.5X11 OPENING IN STAIRWELL AS CTH; 05/18; PER MLS, HW/GRAANTE CUSTOM KIT; EST PATIO MEAS									
05/04/17	JBPR											
01/30/17	JBPR											
10/22/15	JDVM											
01/22/15	INSP	MARKED FOR INSPECTION										
07/29/13	LMHC											
08/12/11	CRVL											
09/22/08	LMHC											
VISIT BY APPOINTMENT ONLY												
EXTRA FEATURES VALUATION												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes						
FIREPLACE 1-STAND	1			100		3,000.00	100		3,000 GAS			
PATIO	192	12 x 16		143		7.00	75		1,441 EST			
4,400												
MUNICIPAL SOFTWARE BY AVITAR												
KENSINGTON ASSESSING OFFICE												
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2016	\$ 304,900	\$ 3,000	\$ 152,300									
Parcel Total: \$ 460,200												
2017	\$ 308,600	\$ 3,000	\$ 152,300									
Parcel Total: \$ 463,900												
2018	\$ 376,500	\$ 4,400	\$ 198,300									
Parcel Total: \$ 579,200												
LAND VALUATION												
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	Site: AVERAGE Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes
1F RES	2,000 ac	182,000	G	120	100	100	100	90 -- ROLLING	100	196,600	0 N	196,600
1F RES	0.620 ac	x 3,000	X	100				90 -- ROLLING	100	1,700	0 N	1,700
2,620 ac										198,300		
2,620 ac										198,300		

PICTURE		OWNER		TAXABLE DISTRICTS	
		O'REILLY, IAN T. ROY, ALISON M. JTRCS 3 HUDSON DRIVE KENSINGTON, NH 03833		District	Percentage
PERMITS					
Date	Permit ID	Permit Type	Notes		
11/08/16	nr-g-ar-1	ALTERATION	REMODEL/RENOVATION		
04/02/07	0815	NEW BUILDING	2700 SQ FT HSE, 884 SQ FT		

BUILDING DETAILS	
Model: 2.00 STORIES COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 4 Baths: 2.5 Fixtures: 10 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A3 AVG+30 Com. Wall: Size Adj: 0.9113 Base Rate: RSA 86.00 Bldg. Rate: 1.2074 Sq. Foot Cost: \$ 103.84	


BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ENT	ENTRYWAY	28	0.10
DEK	DECK/ENTRANCE	192	0.10
HSU	1/2 STRY UNFIN	884	0.25
GAR	GARAGE ATTCHD	884	0.45
ATF	ATTIC FINISHED	914	0.25
UPF	UPPER FLR FIN	1473	1.00
FFR	FST FLR FIN	1469	1.00
BMU	BSMNT	1445	0.15
GLA:	3,171	7,289	4.029

2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 418,371
Year Built:	2007
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 376,500

OWNER INFORMATION				SALES HISTORY				PICTURE			
MCINNIS, JOSEPH O 227 KENSINGTON ROAD HAMPTON FALLS, NH 03844				Date	Book	Page	Type	Price Grantor			
				12/21/2017 5881 1515 Q1 243,000 TONRY, ALICE L TRUSTEE							
LISTING HISTORY				NOTES							
05/24/18 JBVM SALE 11/03/15 JDVM 01/22/15 INSP MARKED FOR INSPECTION 11/16/09 BHVL 07/30/09 BHVM 08/05/05 DMRM 08/04/03 JDCE 06/03/03 JDRM				GRY; 11/15 NOH; DNP 2X5 ENT=SIZE OR TREEHSE IN WILLOW TREE; 05/18; MLS STATES 1 BATH, FHW HEAT; 05/18; NOH; SOME TRIM ROT ON EXT; SM LP TANK; DNP 2 FT ENT;							
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
FIREPLACE 1-STAND		1									
BARN-1STRY		1,536	32 x 48	100	3,000.00	100	3,000				
				70	18.00	40	7,741				
							10,700				
MUNICIPAL SOFTWARE BY AVITAR											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2016	\$ 102,000	\$ 9,500	\$ 131,100								
		Parcel Total:	\$ 242,600								
2017	\$ 102,000	\$ 9,500	\$ 131,100								
		Parcel Total:	\$ 242,600								
2018	\$ 101,400	\$ 10,700	\$ 170,100								
		Parcel Total:	\$ 282,200								
LAND VALUATION											
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED							
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes
IF RES	1,000 ac	179,000	E	100	100	100	95 -- MILD	100	170,100	0 N	170,100
	1,000 ac								170,100		170,100

OWNER INFORMATION				SALES HISTORY				PICTURE																			
CRANE, ERINN C. ERVIN, TIMOTH C. JTROS 15 MOULTON RIDGE ROAD KENSINGTON , NH 03833				Date	Book	Page	Type	Price	Grantor																		
				07/02/2018			Q1	605,930	KENSINGTON REALTY																		
				04/25/2017	5813	1570	Q V	180,000	LAMBERT, DAVID F REV																		
LISTING HISTORY				NOTES																							
05/24/18 JBVM SALE				BLUE: EFF 4/17 6 LOT SUBDIV PLAN #40045; LOT 3; 2/18; NOH; PU HSE, INT																							
02/20/18 JBPM				EST; EXT 99%, EST INT=TRIM & FIN ELE; EST 100% FOR 4/1; WOB; 05/18;																							
10/18/17 JBVL VACANT				NOH; PU A/C;																							
04/27/17 CRSL																											
EXTRA FEATURES VALUATION																											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR KENSINGTON ASSESSING OFFICE <div>PARCEL TOTAL TAXABLE VALUE</div> <table><thead><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr></thead><tbody><tr><td>2017</td><td>\$ 0</td><td>\$ 0</td><td>\$ 865</td></tr><tr><td>2018</td><td>\$ 325,800</td><td>\$ 3,000</td><td>\$ 237,400</td></tr><tr><td colspan="3">Parcel Total:</td><td>\$ 566,200</td></tr></tbody></table>				Year	Building	Features	Land	2017	\$ 0	\$ 0	\$ 865	2018	\$ 325,800	\$ 3,000	\$ 237,400	Parcel Total:		
Year	Building	Features	Land																								
2017	\$ 0	\$ 0	\$ 865																								
2018	\$ 325,800	\$ 3,000	\$ 237,400																								
Parcel Total:			\$ 566,200																								
FIREPLACE 1-STAND		1		100	3,000.00	100	3,000	GAS																			
LAND VALUATION																											
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED																							
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond				Ad Valorem	SPI R	Tax Value Notes													
1F RES	2,000 ac	182,000	H 130	100	100	100	100 -- LEVEL	100				236,600	0 N	236,600													
1F RES	0.270 ac	x 3,000	X 100				100 -- LEVEL	100	800	0 N	800																
									237,400		237,400																
									2.270 ac																		

OWNER INFORMATION				SALES HISTORY					PICTURE		
WHEELER, DAVID P				Date	Book	Page	Type	Price	Grantor		
CARCERANO-WHEELER, JESSICA J., JTROS				03/26/2018	5900	1551	Q 1	470,000	MACQUISTEN, ALEXANDER		
41 MOULTON RIDGE RD				03/31/2006	4636	930	Q 1	395,000	LEE P HEARN		
KENSINGTON, NH 03833				08/02/1996	3169	2386	Q 1	175,000	J O & J T KALER		
LISTING HISTORY				NOTES							
05/25/18 JBVM SALE				YELLOW; PAVED DRIVEWAY; 8/08: TOUR & INFO FROM H.O. INT& EXT=							
09/02/16 CRVL				GOOD COND, NEW WINDOWS + SIDING FP IS LOCATED IN BMU; 9/16 INT							
07/29/11 CRVM				WELL MAINT; PINE KIT CABINETS W/UPDATED COUNTERS;PLAN #29751;							
08/04/08 KMYL				05/18; INFO OUTSIDE, DNVI; PU CARPET PER INFO; INT QUAL							
07/15/08 INSP MARKED FOR INSPECTION				MIXED=GRADE;							
05/19/08 CMUM											
10/27/03 CMHC											
05/30/03 BHR											
EXTRA FEATURES VALUATION											
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes				
FIREPLACE 2-STAND	1			100	5,000.00	100	5,000				
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000 GAS				
							8,000				
MUNICIPAL SOFTWARE BY AVITAR											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2016	\$ 174,200	\$ 8,000	\$ 138,700								
				Parcel Total: \$ 320,900							
2017	\$ 174,200	\$ 8,000	\$ 138,700								
				Parcel Total: \$ 320,900							
2018	\$ 202,400	\$ 8,000	\$ 236,200								
				Parcel Total: \$ 446,600							
LAND VALUATION											
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200				Site: GOOD Driveway: PAVED Road: PAVED							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	
1F RES	2,000 ac	182,000	H	130	105	100	100	95 -- MILD	100	236,000	
1F RES	0.060 ac	x 3,000	X	100				95 -- MILD	100	200	
										236,200	
										236,200	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		WHEELER, DAVID P CARCERANO-WHEELER, JESSICA J., JTROS 41 MOULTON RIDGE RD KENSINGTON, NH 03833		District	Percentage	Model: 2.00 STORIES COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: CEMENT CLAPBOARD Int: DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.5 Fixtures: 9 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0089 Base Rate: RSA 86.00 Bldg. Rate: 1.1865 Sq. Foot Cost: \$ 102.04	
				PERMITS			
				Date	Permit ID		

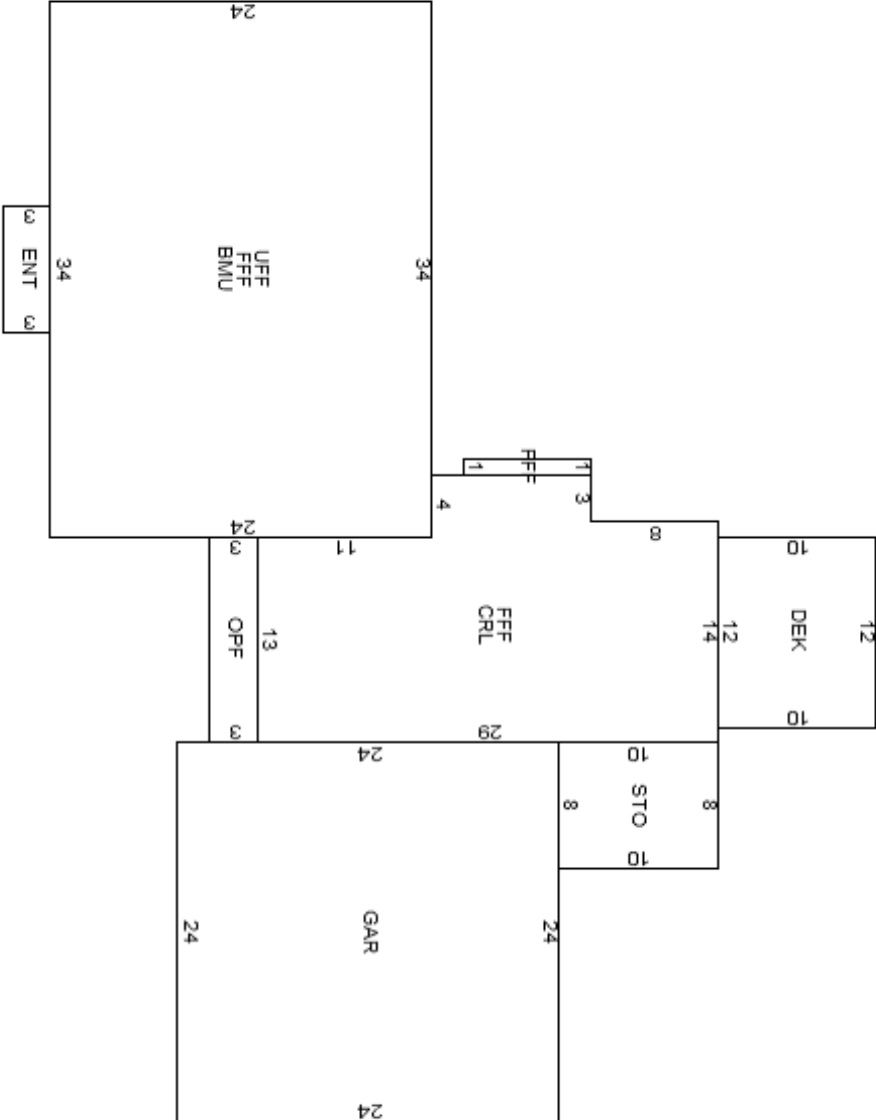
Model: **2.00 STORIES COLONIAL**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **CEMENT CLAPBOARD**
 Int: **DRYWALL**
 Floor: **HARDWOOD/CARPET**
 Heat: **OIL/HOT WATER**
 Bedrooms: **3** Baths: **2.5** Fixtures: **9**
 Extra Kitchens: Fireplaces: Generators:
 A/C: **No**
 Quality: **A2 AVG+20**
 Com. Wall:
 Size Adj: **1.0089** Base Rate: **RSA 86.00**
 Bldg. Rate: **1.1865**
 Sq. Foot Cost: **\$ 102.04**


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	816	0.15	122
FFF	FST FLR FIN	1249	1.00	1249
OPF	OPEN PORCH	39	0.25	10
CRL	CRAWL SPACE	425	0.05	21
GAR	GARAGE ATTCHD	576	0.45	259
STO	STORAGE AREA	80	0.25	20
ENT	ENTRYWAY	24	0.10	2
DEK	DECK/ENTRANCE	120	0.10	12
UFF	UPPER FLR FIN	816	1.00	816
GLA: 2,065		4,145		2,511

2018 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 256,222
Year Built:	1962
Condition For Age:	GOOD
Physical:	21 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	21 %
Building Value:	\$ 202,400




PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS
		ELLIOTT, MARCIA ELLIOTT, DAVID R., JTROS 229 N HAVERHILL RD KENSINGTON, NH 03833-5501	District	Percentage	Model: 1.75 STORIES CAPE Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL/PLASTERED Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 3 Baths: 3.0 Fixtures: 10 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A0 AVG Com. Wall: Size Adj: 1.0051 Base Rate: RSA 86.00 Bldg. Rate: 0.9751 Sq. Foot Cost: \$ 83.86
			PERMITS		
			Date	Permit ID	

BUILDING SUB AREA DETAILS					
ID	Description	Area	Adj.	Effect.	
UFF	UPPER FLR FIN	768	1.00	768	
FFF	FST FLR FIN	1392	1.00	1392	
BMF	BSMNT FINISHED	768	0.30	230	
BMU	BSMNT	624	0.15	94	
DEK	DECK/ENTRANCE	72	0.10	7	
EPF	ENCLSD PORCH	81	0.70	57	
GLA:	2,160	3,705		2,548	
2018 BASE YEAR BUILDING VALUATION					
Market Cost New:		\$ 213,675			
Year Built:		1945			
Condition For Age:		AVERAGE			
Physical:		29 %			
Functional:					
Economic:					
Temporary:					
Total Depreciation:		29 %			
Building Value:		\$ 151,700			

OWNER INFORMATION				SALES HISTORY					PICTURE	
RODRIGUEZ-RIVERA, IVAN RIVERA-ROQUE, ANA LIZ JTROS 15 OAK RIDGE ROAD KENSINGTON, NH 03833-5610				Date	Book	Page	Type	Price	Grantor	
				11/15/2017	5871	2062	Q1	350,000	TESCHEK, PATRICIA D	
				05/23/1991	2878	56	U151	130,000	NEW BANK OF NE,NA	
LISTING HISTORY				NOTES						
05/24/18	JBVR	SALE		TAN; NEW ROOF 1996; ORIG WINDOW, KIT & BATHS; 8/12 SOME STONE FLR IN RBF; 10/17 NOH; SOME VINYL SIDING WOOD SHINGLE LOOK; PLAN D-5465; 05/18; PER M/L S OAK/FORMICA KIT; 05/18; NOH; NC TO EXT;						
10/20/17	JBVM									
01/30/17	INSP	MARKED FOR INSPECTION								
08/09/12	JBVL									
09/26/06	MAIL									
08/04/06	DSVM									
04/21/03	CMRL									
07/22/99	RW									
EXTRA FEATURES VALUATION										
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000				
						3,000				
MUNICIPAL SOFTWARE BY AVITAR										
KENSINGTON ASSESSING OFFICE										
PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land							
2016	\$ 122,800	\$ 3,000	\$ 149,400							
			Parcel Total: \$ 275,200							
2017	\$ 122,800	\$ 3,000	\$ 149,400							
			Parcel Total: \$ 275,200							
2018	\$ 145,000	\$ 3,000	\$ 205,100							
			Parcel Total: \$ 353,100							
LAND VALUATION										
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	2,000 ac	182,000	F	110	100	100	100	100 -- LEVEL	100	200,200
1F RES	1,640 ac	x 3,000	X	100				100 -- LEVEL	100	4,900
										205,100
										205,100
Site: AVERAGE Driveway: PAVED Road: PAVED										

PICTURE



OWNER

RODRIGUEZ-RIVERA, IVAN
RIVERA-ROQUE, ANA LIZ JTROS
15 OAK RIDGE ROAD
KENSINGTON, NH 03833-5610

TAXABLE DISTRICTS

District

Percentage

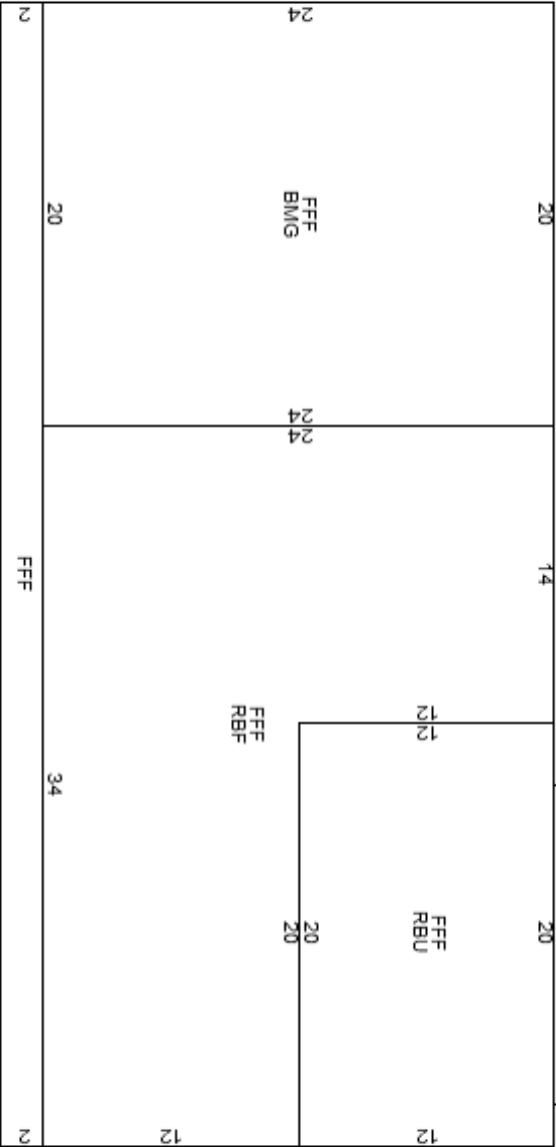
PERMITS

Date	Permit ID	Permit Type	Notes
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BUILDING DETAILS

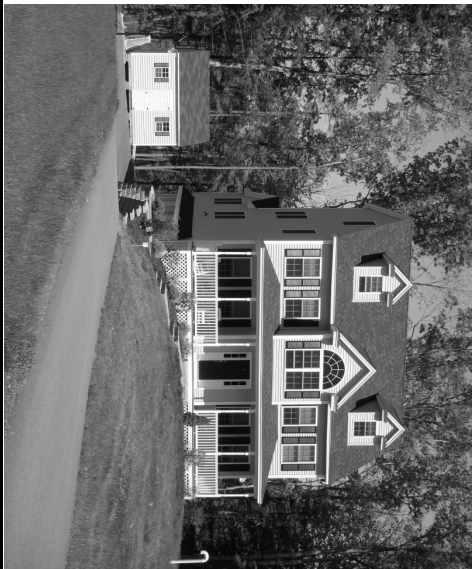
Model: **1.00 STORY RSD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVVG**
Com. Wall:
Size Adj: **1.0825** Base Rate: **RSA 86.00**
Bldg. Rate: **1.0392**
Sq. Foot Cost: **\$ 89.37**

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ENT	ENTRYWAY	16	0.10
ENT	ENT	4	2
FFF	FST FLR FIN	1404	1.00
FFF	FST FLR FIN	1404	1.00
BMG	BSMNT GARAGE	480	0.20
BMG	BSMNT GARAGE	480	0.20
RBF	RAISED BSMNT	576	0.50
RBF	RAISED BSMNT	576	0.50
RBU	RAISED BSMNT	240	0.25
RBU	RAISED BSMNT	240	0.25
EPF	ENCLSD PORCH	150	0.70
EPF	ENCLSD PORCH	150	0.70
GLA:	1,404	2,866	1,955



2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 174,718
Year Built:	1979
Condition For Age:	GOOD
Physical:	17 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 145,000

OWNER INFORMATION				SALES HISTORY					PICTURE		
BAKER, TIMOTHY J. JEFFREY, KARL J.TROS 6 RANGEELEY DRIVE KENSINGTON, NH 03833				Date	Book	Page	Type	Price	Grantor		
				10/10/2017	5861	923	Q1	504,730	PREFECTS, LLC		
				03/23/2016	5700	0755	U V 17	212,530	MAPLEVALE BUILDERS LLC		
				12/23/2014	5584	1978	U V 31		MAPLEVALE BUILDERS LLC		
				09/10/2014	5559	1355	U V 44		LOWELL, KIM		
				09/10/2014	5559	1357	Q V	137,333	LOWELL, KIM		
LISTING HISTORY				NOTES							
05/24/18 JBVM SALE				D-23812; 09-16-2014 BK5560 PG 2791RELEASE FROM WELL RADII: NON CONFORMING ORIGINAL PLACEMENT; 12/14 ACC PROVIDED PER PLAN #38473; 3/15 PU HSE; OPEN STUD, SOME PLUMB STILL NEEDS SIDING, GAR DOORS; 3/16 INT HAS DRYWALL ONLY; PLAN D-13467; 2/18; NOH; EST HSE 100%; PU SHED, REMOVED UC; EST HSF, PU A/C; DNP U 2 STO CONTAINERS; WOB; 05/18; PER M.L.S HW/GRANITE KIT; NOH; FIX RBU= GRADE;							
02/16/18 JBPM											
08/04/16 CRVM											
03/14/16 CRPM											
03/26/15 CRPR											
04/16/03 BHRL											
07/16/99 RW											
04/01/87 BOS											
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
FIREPLACE 1-STAND		1			100	3,000.00	100	3,000 GAS			
SHED-WOOD		192	12 x 16		143	10.00	100	2,746			
								5,700			
MUNICIPAL SOFTWARE BY AVITAR											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2016	\$ 153,000	\$ 0		\$ 150,800		Parcel Total: \$ 303,800					
2017	\$ 153,000	\$ 3,000		\$ 150,800		Parcel Total: \$ 306,800					
2018	\$ 295,200	\$ 5,700		\$ 202,800		Parcel Total: \$ 503,700					
LAND VALUATION											
Zone: RES		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes	
1F RES	2,000 ac	182,000	G	120	100	100	100	90 -- ROLLING	100	196,600	
1F RES	2,300 ac	x 3,000	X	100				90 -- ROLLING	100	6,200	
		4,300 ac								202,800	
										202,800	

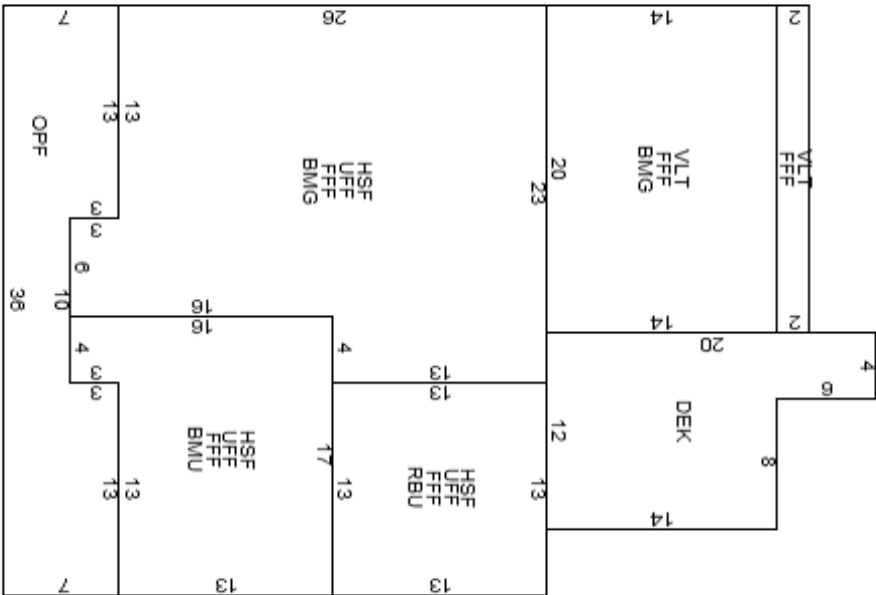


OWNER		TAXABLE DISTRICTS	
BAKER, TIMOTHY J. JEFFREY, KARI L. JTROS 6 RANGELEY DRIVE KENSINGTON, NH 03833		District	Percentage
		PERMITS	
Date	Permit ID	Permit Type	Notes
10/29/14	14-9-17	NEW BUILDING	NEW HOME/GARAGE

BUILDING DETAILS	
Model: 2.50 STORIES COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARDWOOD Heat: GAS/EA DUCTED Bedrooms: 4 Baths: 3.5 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9616 Base Rate: RSA 86.00 Bldg. Rate: 1.1641 Sq. Foot Cost: \$ 100.11	

BUILDING SUB AREA DETAILS


ID	Description	Area	Adj.	Effect.
BMG	BSMT GARAGE	844	0.20	169
UFF	UPPER FLR FIN	966	1.00	966
RBU	RAISED BSMNT	169	0.25	42
HSF	1/2 STRY FIN	966	0.50	483
BMU	BSMT	233	0.15	35
OPF	OPEN PORCH	222	0.25	56
DEK	DECK/ENTRANCE	192	0.10	19
VLТ	VAULTED	320	0.05	16
FFF	FST FLR FIN	1286	1.00	1286
GLA: 2,735		5,198		3,072



2018 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 307,538
Year Built:	2015
Condition For Age:	AVERAGE
Physical:	4 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	4 %
Building Value:	\$ 295,200

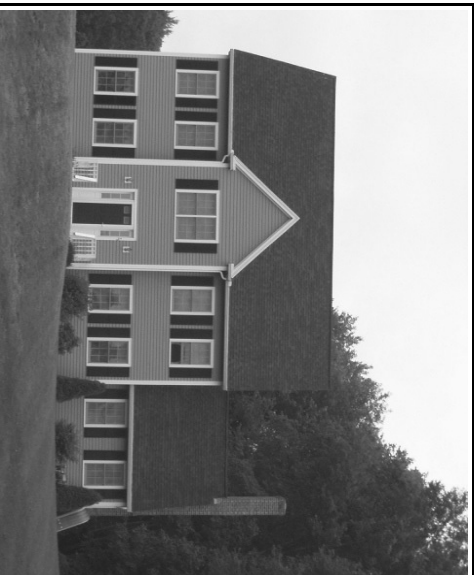
OWNER INFORMATION				SALES HISTORY					PICTURE		
CUSACK, COLLIN P				Date	Book	Page	Type	Price	Grantor		
MULLER, KAITLIN A JTROS				10/30/2017	5858	1685	Q1	313,000	GOODWIN, SUSAN M		
158 SOUTH ROAD				05/31/2017	5822	2778	U138		GOODWIN, SUSAN M REV		
				12/20/2013	5503	1284	U138	40	GOODWIN, SUSAN M		
KENSINGTON, NH 03833-6806											
LISTING HISTORY				NOTES							
05/25/18 JBVE SALE				BEIGE; DUG WELL ; ATU NO HEAD RM/STRS UNFIN/HALF THE WIDTH OF STRWY ; FPL-NOT USE-MORTAR IN ROKS CRAKING;7/16/09 EXT REVIEW, SHOWS HOME NEEDS UPDATING /REPAIRS; 10/15 DNYI PER HO; STATES BAD TIME; INFO @ DOOR; PU NEW DEK, SIDING & WINDOWS; HO STATES DONE IN '12; STATES NO INT UPDATES; CORR HEAT & YB PER HO; WOB; 05/18; PER MLS CUSTOM FPL, OAK/FORMICA KIT W/ISLAND; UPDATED ELECTRICAL; 05/18; APPT REQUESTED FOR HO= EST							
10/19/15 JDVM											
01/22/15 INSP MARKED FOR INSPECTION											
11/16/09 BHVR											
07/16/09 BHVM											
08/03/05 DMRM											
08/29/03 UMRL											
06/06/03 JDRM											
EXTRA FEATURES VALUATION											
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes					
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000					
MUNICIPAL SOFTWARE BY AVITAR											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2016	\$ 101,800	\$ 3,000		\$ 131,100							
		Parcel Total: \$ 235,900									
2017	\$ 101,800	\$ 3,000		\$ 131,100							
		Parcel Total: \$ 235,900									
2018	\$ 119,600	\$ 5,000		\$ 170,100							
	Parcel Total: \$ 294,700										
LAND VALUATION											
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED							
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes	
IF RES	1,000 ac	179,000	E	100	100	100	95 -- MILD	100	170,100	0 N 170,100	
	1,000 ac								170,100	170,100	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		CUSACK, COLIN P MULLER, KAITLIN A JTROS 158 SOUTH ROAD KENSINGTON, NH 03833-6806		<table border="1"><tr><th>District</th><th>Percentage</th></tr><tr><td> </td><td> </td></tr></table>		District	Percentage			Model: 1.00 STORY RANCH Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/HOT WATER Bedrooms: 3 Baths: 1.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.1768 Base Rate: RSA 86.00 Bldg. Rate: 1.1415 Sq. Foot Cost: \$ 98.17	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ENT	ENTRYWAY	15	0.10
2			
ATU	ATTIC	1204	0.10
120			
FFP	FST FLR FIN	1204	1.00
1204			
BMU	BSMNT	1204	0.15
181			
DEK	DECK/ENTRANCE	158	0.10
16			
GLA: 1,204		3,785	1,523
2018 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 149,513	
Year Built:		1969	
Condition For Age:		GOOD	
Physical:		20 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		20 %	
Building Value:		\$ 119,600	

OWNER INFORMATION				SALES HISTORY				PICTURE				
PIQUETTE, ALAN P PIQUETTE, COURTNEY M 26 STUMPFIELD RD KENSINGTON, NH 03833-6822				Date	Book	Page	Type	Price	Grantor			
				04/17/2018	5906	033	Q1	470,000	JOHNSTON, DAVID W			
				09/15/2000	3504	1172	Q1	321,540	DAVID M SABATINI			
				08/07/1998	3316	214	U V 18	150,000	T P & R L MIKLAS			
LISTING HISTORY				NOTES								
06/07/18 JBVE SALE				GRN; 7/10 NOH; NC; 6/16 PERMISSION TO MEAS FR SON; 05/18; PER M.L.S, WD/GRANITE KITCH W/ISLAND; 06/18; HO REQUESTED APPT FOR M+L; APPEARS NC TO EXT;								
06/16/16 CRVM												
07/19/10 DMVM												
07/12/10 INSP MARKED FOR INSPECTION												
12/05/07 MAIL APPT LETTER												
11/28/07 KCVM												
08/22/03 LTRL												
04/22/03 JDRM												
EXTRA FEATURES VALUATION												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes					
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000						
							3,000					
MUNICIPAL SOFTWARE BY AVITAR												
KENSINGTON ASSESSING OFFICE												
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2016	\$ 200,700	\$ 3,000	\$ 160,100									
	Parcel Total:		\$ 363,800									
2017	\$ 200,700	\$ 3,000	\$ 160,100									
	Parcel Total:		\$ 363,800									
2018	\$ 245,600	\$ 3,000	\$ 219,900									
	Parcel Total:		\$ 468,500									
LAND VALUATION												
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	Site: GOOD Driveway: PAVED Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes
1F RES	2,000 ac	182,000	G	120	105	100	100	95 -- MILD	100	217,900	0 N	217,900
1F RES	0.740 ac	x 3,000	X	100				90 -- ROLLING	100	2,000	0 N	2,000
										219,900	219,900	
										2,000	2,000	
										219,900	219,900	

PICTURE



OWNER

PIQUETTE, ALAN P
PIQUETTE, COURTNEY M
26 STUMPFIELD RD
KENSINGTON, NH 03833-6822

TAXABLE DISTRICTS

District	Percentage
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PERMITS

Date	Permit ID	Permit Type	Notes
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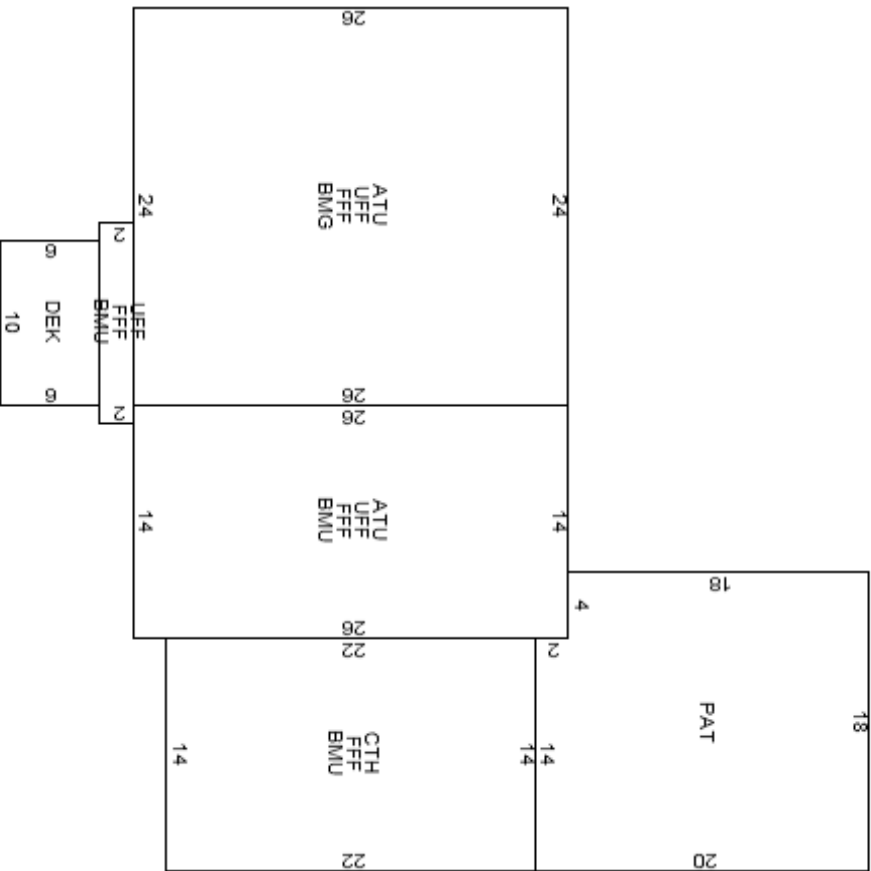
BUILDING DETAILS

Model: 2.50 STORIES COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 2.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9879 Base Rate: RSA 86.00
Bldg. Rate: 1.1614
Sq. Foot Cost: \$ 99.88


BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ATU	ATTIC	988	0.10
UFF	UPPER FLR FIN	1012	1.00
FFR	FST FLR FIN	1320	1.00
BMG	BSMNT GARAGE	624	0.20
BSMT	BSMNT	696	0.15
DEK	DECK/ENTRANCE	60	0.10
CTH	CATHEDRAL	308	0.10
PAT	PATIO AREA	352	0.10
GLA: 2,332		5,360	2,732

2018 BASE YEAR BUILDING VALUATION

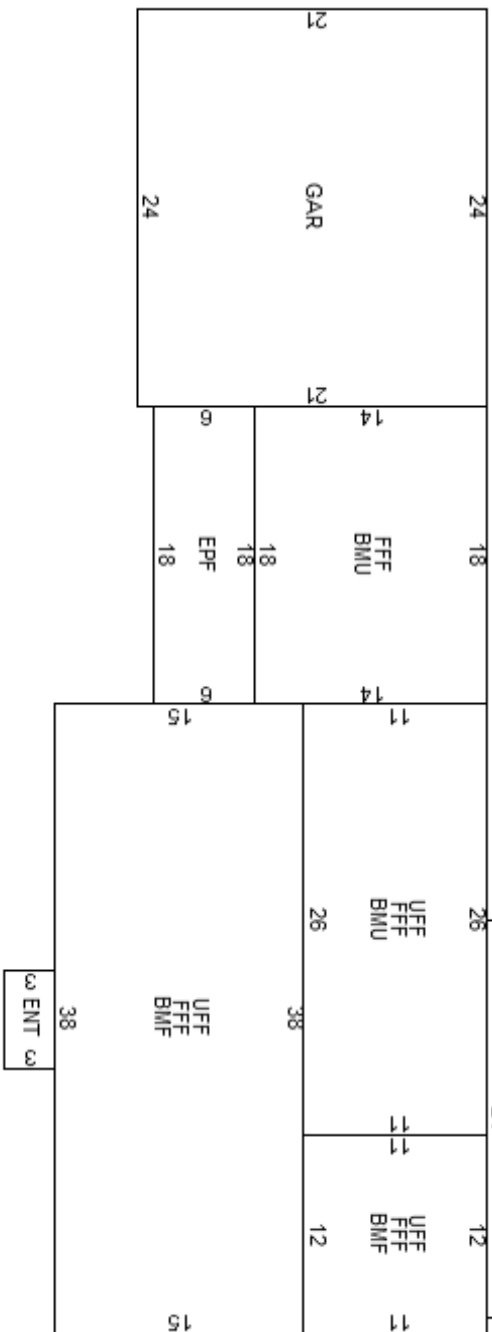
Market Cost New: \$ 272,872
Year Built: 1999
Condition For Age: VERY GOOD 10 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 10 %
Building Value: \$ 245,600



OWNER INFORMATION				SALES HISTORY					PICTURE		
CORDARO, MATTHEW J. CORDARO, JENNIFER L. JTKOS 68 STUMPFIELD ROAD KENSINGTON, NH 03833				Date	Book	Page	Type	Price	Grantor		
				11/07/2017	5869	1588	Q1	455,000	CARTER, CHRISTOPHER A		
				06/24/2016	5726	1379	Q1	450,000	WOLNIK, LEIGH		
				10/12/2012	5366	1153	U199		WOLNIK, LEIGH		
				01/18/2012	5280	2181	Q1	387,533	STJEAN TRUSTEE, CHRIST		
				11/25/2008	4964	2128	U138	40 C M ST. JEAN, TR			
LISTING HISTORY				NOTES							
05/25/18 JBVM SALE				TAN;MKB DRILLED WELL;11/7: INT GOOD-WELL KEPT; DNV MASTER							
10/16/15 CRVM				BDRM+BTB; 6/13 NOH; PU DEK; DNP HOT TUB; APPROX 34' DORM ON							
01/22/15 INSP MARKED FOR INSPECTION				REAR; HSE SET BACK FR RD; 10/15 NOH; NC; 05/18; PER MLS; WD/GRANITE							
06/11/13 JBVM SALES				CUSTOM KIT; CUSTOM TILE SHOWER IN UPDATE MASTER;							
08/03/11 CRVM				WAINSCOTTING AND LOTS OF BUILT INS ON FFF; 05/18; NOH; APPROX 32FT							
07/15/08 INSP MARKED FOR INSPECTION				DORMER ON REAR; EST UFF MEAS 18FT W/O DORMER, 22 FEET							
11/28/07 KCVL				W/DORMER; FIX SIDING= CEDAR SHINGLE;							
05/29/03 CMRL											
EXTRA FEATURES VALUATION											
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes					
FIREPLACE 2-STAND	1			100	5,000.00	100	5,000				
POOL-INGRND-VINYL	648	36 x 18		85	28.00	50	7,711 HEATED, SHAPE				
SHED-WOOD	80	10 x 8		260	10.00	75	1,560				
DECK	96	8 x 12		227	7.00	70	1,068 UNDER HOT TUB				
							15,300				
MUNICIPAL SOFTWARE BY AVITAR											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2016	\$ 184,300	\$ 14,900		\$ 178,600							
				Parcel Total: \$ 377,800							
2017	\$ 184,300	\$ 14,900		\$ 178,600							
				Parcel Total: \$ 377,800							
2018	\$ 225,600	\$ 15,300		\$ 232,600							
				Parcel Total: \$ 473,500							
LAND VALUATION											
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200			Site: GOOD Driveway: PAVED Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	
1F RES	2,000 ac	182,000	G	120	105	100	100	100 -- LEVEL	100	229,300	
1F RES	1,090 ac	x 3,000	X	100					100	3,300	
										232,600	
										232,600	

		OWNER CORDARO, MATTHEW J. CORDARO, JENNIFER L. JTROS 68 STUMPFIELD ROAD KENSINGTON, NH 03833		TAXABLE DISTRICTS <table border="1"> <tr> <th>District</th> <th>Percentage</th> </tr> <tr> <td colspan="2"> </td> </tr> </table>		District	Percentage						
District	Percentage												
PERMITS													
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td colspan="4"> </td> </tr> </tbody> </table>						Date	Permit ID	Permit Type	Notes				
Date	Permit ID	Permit Type	Notes										
BUILDING DETAILS Model: 2.00 STOREIES GAMBREL Roof: GAMBREL/ASPHALT Ext: CEDAR/REDWD Int: DRYWALL Floor: PINE/SOFT WD/CARPET Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.5 Fixtures: 8 Extra Kitchens: Fireplaces: Generators: 1 A/C: Yes 100.00 % Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9778 Base Rate: RSA 86.00 Bldg. Rate: 1.1489 Sq. Foot Cost: \$ 98.81													


BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ENT	ENTRYWAY	18	0.10
UFF	UPPER FLR FIN	988	1.00
UFF	FST FLR FIN	1240	1.00
BMF	BSMNT FINISHED	702	0.30
DEK	DECK/ENTRANCE	288	0.10
BMU	BSMNT	538	0.15
GAR	GARAGE ATTCHD	504	0.45
EPF	ENCLSD PORCH	108	0.70
GLA: 2,228		4,386	2,854



2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 282,004
Year Built:	1973
Condition For Age:	GOOD
Physical:	18 %
Functional:	2 %
Economic:	WH
Temporary:	20 %
Total Depreciation:	
Building Value:	\$ 225,600

OWNER INFORMATION				SALES HISTORY					PICTURE		
KARSTADT, JOSEPH KARSTADT, KATHERINE TE 2 TRIMBLE TRAIL KENSINGTON, NH 03833				Date	Book	Page	Type	Price	Grantor		
				02/26/2018	5894	2670	Q1	515,000	STINSON, RYAN H		
				07/16/2015	5686	2528	Q1	485,000	WARD, CHRISTOPHER L		
				06/26/2008	4932	2824	U137	400,000	WEICHERT RELOCATION		
				02/15/2008	6561	2822	U151	437,400	MEISL, JOSEF		
				05/26/2004	4299	1676	Q1	465,000	T G & K H JELLOW		
LISTING HISTORY				NOTES							
05/25/18 JBVM SALE				YLV: PAVED DRIVEWAY; 7/27/09 CHG HSF VERSUS HSU; WINDOW							
10/06/15 CRVM				A/C: PLAN D-27687; 05/18; PER M.L.S. OAK/GRANITE KIT, FIX BED COUNT;							
01/22/15 INSP MARKED FOR INSPECTION				05/18; NO INFO, DNV HO BUSY; FIX SKETCH FOR RBU= GRADE							
07/27/09 BHVM											
11/14/05 KMCL											
04/15/05 BHPR											
06/04/03 CMRM											
05/22/02 JDPL											
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											
KENSINGTON ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2016	\$ 289,300	\$ 3,000		\$ 171,200		Parcel Total: \$ 463,500					
2017	\$ 289,300	\$ 3,000		\$ 171,200		Parcel Total: \$ 463,500					
2018	\$ 330,200	\$ 3,000		\$ 197,500		Parcel Total: \$ 530,700					
LAND VALUATION											
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200 Site: GOOD Driveway: PAVED Road: PAVED											
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes
IF RES	1.320 ac	179,960 F	110		105	100	100	95 -- MILD	100	197,500	0 N 197,500
	1.320 ac									197,500	197,500

PICTURE



OWNER

KARSTADT, JOSEPH
KARSTADT, KATHERINE TE
2 TRIMBLE TRAIL
KENSINGTON, NH 03833

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 2.50 STORIES COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 3.0 Fixtures: 13
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.9193 Base Rate: RSA 86.00
Bldg. Rate: 1.1236
Sq. Foot Cost: \$ 96.63

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1722	1.00	1722
BMG	BSMNT GARAGE	640	0.20	128
UFF	UPPER FLR FIN	1064	1.00	1064
CTH	CATHEDRAL	640	0.10	64
DEK	DECK/ENTRANCE	366	0.10	37
RBU	RAISED BSMNT	532	0.25	133
OPF	OPEN PORCH	265	0.25	66
HSF	1/2 STRY FIN	1064	0.50	532
BMU	BSMNT	444	0.15	67
BMF	BSMNT FINISHED	88	0.30	26
GLA:	3,318	6,825		3,839

2018 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 370,963

Year Built: 2001

Condition For Age: GOOD 11 %

Physical: Functional: Economic: Temporary:


Total Depreciation: 11 %

Building Value: \$ 330,200

OWNER INFORMATION			SALES HISTORY					PICTURE						
PERL, LAWRENCE STEVEN PERL, BARBARA ANN 8 WEARE ROAD KENSINGTON, NH 03833			Date	Book	Page	Type	Price	Grantor						
			05/31/2018	5916	0100	Q 1	916,733	GIROUX, NORMAN R						
			02/20/2007	4768	0034	U V 44		BRUCE NADEAU, TRUSTEE						
			01/08/2007	4752	2366	Q V	225,900	BRUCE NADEAU, TRUSTEE						
LISTING HISTORY			NOTES											
07/25/18 CRHC SALE			TAUPE: (1)3PC,(1)2PC:CEDAR CLOSETS,18 FT CEILINGS IN LIVING RM+FOYER;TRANSOM WNDWS;PD STAIRS TO ATTIC=N/V;5/15/09 C AIR 1ST FL ONLY; FRT BRICK VENERE; INT DOORS MASONITE;H/O BUILT; INT HSF MEAS 12, BATH COUNT 1-6 FIX, 1-3 FIX,1-2 FIX,=11FIX;H/O BUILT; 06/18; CUSTOM GOURMET KIT W/WD TOPS AND GRANITE ISLAND; SEVERAL RMS TRAY CEILINGS; LIV RM COIFFERED CEIL+ BUILT INS; BMF LAM FLR+ 2ND KITCHEN; DNPV BED IN BMF= GRADE; WOB; FIX FLRS, SKETCH, + XFOBS; REMOVED CREDIT; PREFAB FOUNDATION											
06/01/18 JBVL														
08/03/16 CRVM														
07/26/11 CRVL														
05/15/09 BHTL														
09/16/08 BHHC														
05/20/08 CMUM														
03/26/08 CRPR														
EXTRA FEATURES VALUATION														
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes							
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000 GAS							
SHED-WOOD	240	12 x 20		127	10.00	100	3,048							
LEAN-TO	96	8 x 12		227	4.00	80	697 ATT L-SHED							
LEAN-TO	324	9 x 36		109	4.00	80	1,130 ATT REAR-SHED							
SHED-WOOD	88	8 x 11		242	10.00	25	532 COOP, ATT 12X20							
							8,400							
MUNICIPAL SOFTWARE BY AVITAR														
KENSINGTON ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2016	\$ 358,600		\$ 7,400	\$ 248,700										
			Parcel Total: \$ 614,700											
2017	\$ 358,600		\$ 7,400	\$ 248,700										
			Parcel Total: \$ 614,700											
2018	\$ 543,800		\$ 8,400	\$ 342,300										
			Parcel Total: \$ 894,500											
LAND VALUATION														
Zone: RES	Minimum Acreage: 2.00	Minimum Frontage: 200	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	2,000 ac	182,000	M	180	110	100	100	95 -- MILD	100	342,300	0	N	342,300	
1F RES	0.006 ac	x 3,000	X	100				95 -- MILD	100	0	0	N	0	
											2,006 ac	342,300		

OWNER INFORMATION				SALES HISTORY					PICTURE			
PODOLSKY, JONATHAN STEPHEN PODOLSKY, KRISTEN MARIE JTROS 5 LOUISE STREET MAYNARD, MA				Date	Book	Page	Type	Price	Grantor			
				10/11/2017	5861	1267	Q1	485,000	NEGGIA, PAUL N			
				08/08/2014	5551	2086	U138	40	NEGGIA, PAUL N			
				07/31/2014	5549	2206	Q1	370,000	JOHNSTON, GORDON E			
				02/16/1999	3367	738	U181	171,000	ALBERTINE H NEWCOMB			
				07/10/1986	2691	1784	Q1	176,400	DAN A & PAMELA WITT			
LISTING HISTORY				NOTES								
05/24/18 JBVM SALE				TAN; 8/11 FIXED SKETCH;C-7644; 11/15 NOH; DNP 3X30 GAR OH; PU DEK, PAT & GEN; C-7644; 05/18; PER MLS; TRAY CLING IN FFF/SLB WITH RAD FLR HEAT; W/D/GRANITE KIT W/PENINSULA; PU .5 BATH, FIX STORY HEIGHT; 2 SIDED FIREPLACE= COND; 1>E= A2; WAINSCOTTING + CROWN IN DINING ROOM; SOME CARPET IN BEDROOMS; 05/18; INFO OUTSIDE, DNV1 HO BUSY; 34X12 FIBERGLASS IGP ADDED AFTER 04/01; A/C PART MINI SPLIT; GAR ROOF =SALT BOX, EST ATF MEAS 6FT, EST TQF MEAS 18FT FLAG '19 FOR SHED 1X88 AND REMOVE 16X12;								
11/04/15 JDVM												
01/22/15 INSP MARKED FOR INSPECTION												
08/12/11 CRVM												
09/18/08 GRHC												
12/17/04 BHUL												
10/25/04 KMVM												
06/03/03 JDRL												
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR	
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		KENSINGTON ASSESSING OFFICE		
SHED-WOOD		192	16 x 12	143	10,00	60	1,647					
FIREPLACE 1-STAND		1		100	3,000.00	110	3,300	2 SIDED				
							4,900					
LAND VALUATION											PARCEL TOTAL TAXABLE VALUE	
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200											Year Building Features Land	
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes
IF RES		1,300 ac	179,900	F	110	105	100	100	95 -- MILD	100	197,400	197,400
		1,300 ac									197,400	197,400
Site: GOOD Driveway: PAVED Road: PAVED												

PICTURE



OWNER

PODOLSKY, JONATHAN STEPHEN
 PODOLSKY, KRISTEN MARIE JTROS
 5 LOUISE STREET
 MAYNARD, MA

TAXABLE DISTRICTS

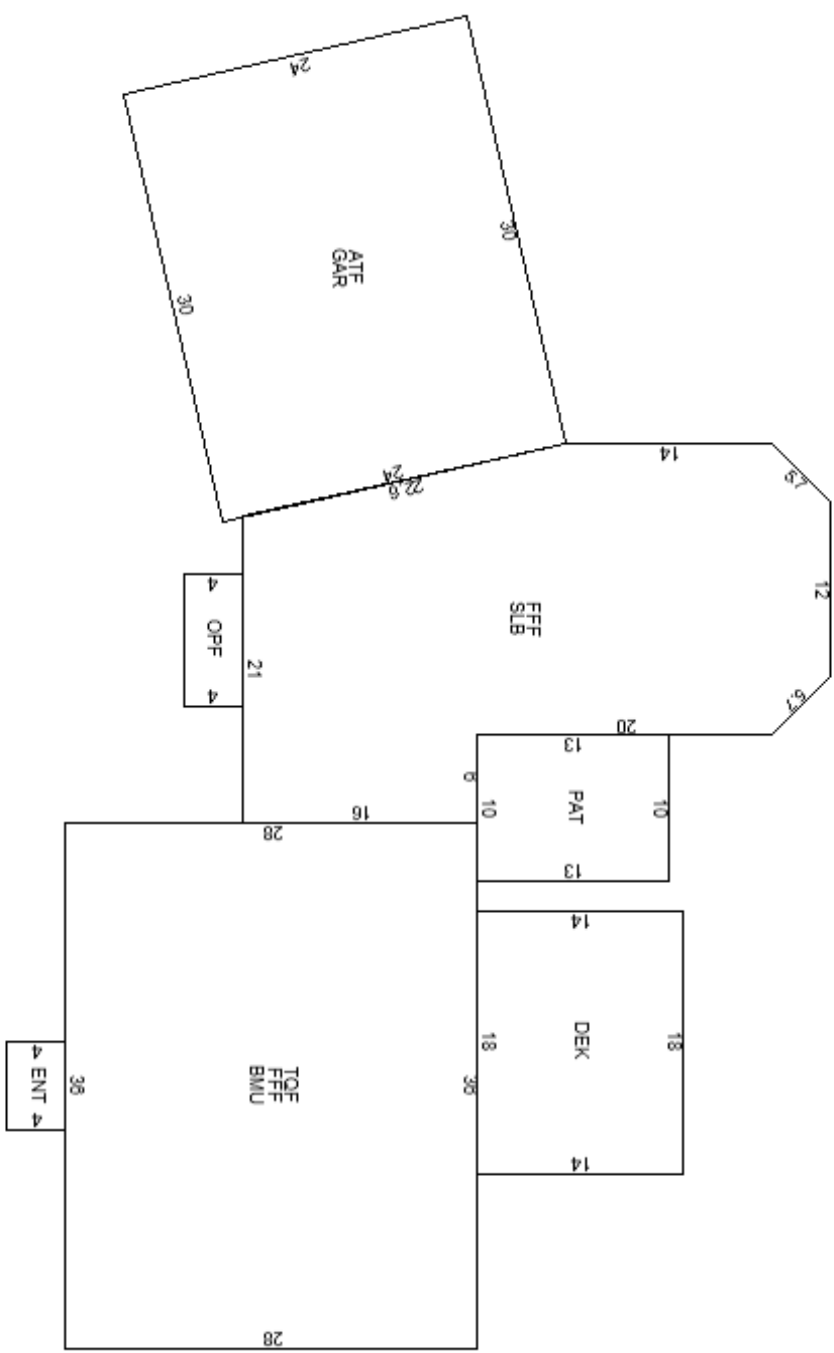
District	Percentage
4 WILD PASTURE	100%

PERMITS

Date	Permit ID	Permit Type	Notes
02/22/18	111	IN GROUND POOL	IN-GROUND POOL
06/05/90		SPECIAL EXCEPTION	TWO FAMILY RESTRICTED

BUILDING DETAILS

Model: 1.75 STORIES GAMBREL
 Roof: GAMBREL/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL
 Floor: HARDWOOD/HARD TILE
 Heat: OIL/HOT WATER
 Bedrooms: 3 Baths: 2.5 Fixtures: 8
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators: 1
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.9474 Base Rate: RSA 86.00
 Bldg. Rate: 1.2033
 Sq. Foot Cost: \$ 103.48




BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRYWAY	24	0.10	2
DEK	DECK/ENTRANCE	252	0.10	25
PAT	PATIO AREA	130	0.10	13
ATF	ATTIC FINISHED	720	0.25	180
TQF	3/4 STRY FIN	1008	0.75	756
FFF	FST FLR FIN	1833	1.00	1833
BMU	BSMNT	1008	0.15	151
SLB	FNDTN SLAB	825	0.00	0
OPF	OPEN PORCH	36	0.25	9
GAR	GARAGE ATTCHD	720	0.45	324
GLA: 2,769		6,556		3,293

2018 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 340,760
Year Built:	1979
Condition For Age:	VERY GOOD 13 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 296,500

OWNER INFORMATION				SALES HISTORY				PICTURE				
PACE, SARAH A. PAGE, JOSEPH W. JTROS 55 WILD PASTURE ROAD KENSINGTON, NH 03833				Date	Book	Page	Type	Price	Grantor			
				01/16/2018	5880	679	Q1	610,000	CHADBOURNE, JASON D			
				03/31/2017	5808	474	Q1	559,930	KENSINGTON REALTY			
				11/14/2016	5772	0846	U V 99		KENSINGTON REALTY			
				08/24/2016	5746	43	U V 99		RAGONESE, SALVATOR &			
				08/08/2016	5741	128	U V 99		RAGONESE, SALVATOR &			
LISTING HISTORY				NOTES								
02/16/18 JBVM SALE 05/10/17 CRPL 05/09/03 JDRL 07/16/99 RW 04/01/87 BOS				PLAN D#38265-LOT 1A: 10/17 FIX BATH COUNT PER MLS; PLAN D-38265; 2/18; INFO OUTSIDE, DNV1 HO BUSY; 2 FULL BTHS & 2 HALF BATHS; PU HSF;								
EXTRA FEATURES VALUATION												
Feature Type		Units		Length x Width		Size Adj	Rate	Cond	Market Value		Notes	
FIREPLACE 1-STAND		1				100	3,000.00	100	3,000		GAS	
												3,000
MUNICIPAL SOFTWARE BY AVITAR												
KENSINGTON ASSESSING OFFICE												
PARCEL TOTAL TAXABLE VALUE												
Year	Building		Features		Land							
2016	\$ 0		\$ 0		\$ 788							
					Parcel Total: \$ 788							
2017	\$ 306,700		\$ 3,000		\$ 149,700							
					Parcel Total: \$ 459,400							
2018	\$ 395,900		\$ 3,000		\$ 195,300							
					Parcel Total: \$ 594,200							
LAND VALUATION												
Zone: RES				Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED				
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes
1F RES		2,000 ac	182,000	F	110	100	100	100	95 -- MILD	100	190,200	0 N 190,200 CLR
1F RES		3,000 ac	x 3,000	X	100				95 -- MILD	60	5,100	0 N 5,100 WET
										195,300	195,300	

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS			
		PACE, SARAH A. PACE, JOSEPH W. JTROS 55 WILD PASTURE ROAD KENSINGTON, NH 03833	District	Percentage	Model: 2.50 STORIES COLONIAL Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: GAS/FA DUCTED Bedrooms: 4 Baths: 3.0 Fixtures: 12			
			PERMITS					
			Date	Permit ID	Permit Type	Notes	Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A3 AVG+30 Com. Wall:	
			04/05/17	NRG-AR-1	ALTERATION	REC ROOM/OFFICE/POWDE	Size Adj: 0.9161 Base Rate: RSA 86.00	
			03/30/17	NRG-NH-8	NEW BUILDING	OCCUPANCY CERTIFICAT	Bldg. Rate: 1.2130	
09/01/16	NRG-NH-8	NEW BUILDING	NEW HOME	Sq. Foot Cost: \$ 104.31				

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSF	1/2 STRY FIN	1120	0.50 560
UFF	UPPER FLR FIN	1120	1.00 1120
FFR	FST FLR FIN	1120	1.00 1120
RBU	RAISED BSMNT	560	0.25 140
BMU	BSMNT	560	0.15 84
TQF	3/4 STRY FIN	676	0.75 507
GAR	GARAGE ATTCHD	676	0.45 304
OPF	OPEN PORCH	240	0.25 60
DEK	DECK/ENTRANCE	180	0.10 18
GLA: 3,307		6,252	3,913

15		14		26	
12	DEK	12			
15					
40					
14	HSF UFF FFF RBU	14			
40		26		TOF GAR	26
14	HSF UFF FFF BMU	14			
40					
6	OPF	6			
40					

2018 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 408,165
Year Built:		2016
Condition For Age:	AVERAGE	3 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		3 %
Building Value:		\$ 395,900

SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01		
Description: RES	\$ 25,000 @	0.010 ac
Lot Size: 2.00	\$ 75,000 @	0.100 ac
Frontage: 200	\$ 145,000 @	0.250 ac
Lot Price: \$ 182,000	\$ 155,000 @	0.500 ac
Excess Acreage: \$ 3,000	\$ 179,000 @	1.000 ac
Excess Frontage: \$ 170	\$ 182,000 @	2.000 ac
	\$ 182,000 @	2.000 ac
	\$ 182,000 @	2.000 ac
View: \$ 100,000	\$ 182,000 @	2.000 ac

Zone 02		
Description: COMMCOMMERCIAL	\$ 25,000 @	0.010 ac
Lot Size: 2.00	\$ 75,000 @	0.100 ac
Frontage: 250	\$ 145,000 @	0.250 ac
Lot Price: \$ 182,000	\$ 155,000 @	0.500 ac
Excess Acreage: \$ 3,000	\$ 179,000 @	1.000 ac
Excess Frontage: \$ 170	\$ 182,000 @	2.000 ac
	\$ 182,000 @	2.000 ac
	\$ 182,000 @	2.000 ac
View: \$ 100,000	\$ 182,000 @	2.000 ac

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

Neighborhoods		
Code	Adjustment	Factor
A	AVG -40	60
B	AVG -30	70
C	AVG -20	80
D	AVG -10	90
E	AVERAGE	100
F	AVG +10	110
G	AVG +20	120
H	AVG +30	130
I	AVG +40	140
J	AVG +50	150
K	AVG +60	160
L	AVG +70	170
M	AVG +80	180
N	AVG +90	190
P	EXCELLENT 200	200
Q	EXC +25	225
R	EXC +50	250
S	EXC +75	275
T	EXC +100	300
X	BACKLAND	100

Site Modifiers		
Code	Description	Factor
A	AVERAGE	100
E	EXCELLENT	125
F	FAIR	95
G	GOOD	105
N	NATURAL	85
NA	N/A	100
P	POOR	90
U	UNDEV/WOODS	95
UC	UNDEV/CLEARED	95
US	UNDEV/SLOPES	50
Y	VERY GOOD	110

Topography Modifiers		
Code	Description	Factor
A	LEVEL	100
B	MILD	95
C	ROLLING	90
D	MODERATE	85
E	STEEP	75
F	SEVERE	50

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

Driveway Modifiers		
Code	Description	Factor
B	BRICK	100
C	COBBLESTONE	105
CO	CONCRETE	100
D	DIRT/GRAVEL	95
K	N/A	100
N	UNDEVELOPED	90
NA	NATURAL/GRASS	98
P	PAVED	100

Current Use Codes			
Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	\$ 0.00	\$ 56,000.00
CUFL	FARM LAND	\$ 25.00	\$ 425.00
CUMH	MNGD HARDWD	\$ 33.00	\$ 49.00
CUMO	MNGD OTHER	\$ 22.00	\$ 34.00
CUMW	MNGD PINE	\$ 71.00	\$ 106.00
CUUH	UNMNGD HARDWD	\$ 54.00	\$ 81.00
CUUL	UNPRODUCTIVE	\$ 22.00	\$ 22.00
CUUO	UNMNGD OTHER	\$ 37.00	\$ 56.00
CUUW	UNMNGD PINE	\$ 118.00	\$ 177.00
CUWL	WETLANDS	\$ 22.00	\$ 22.00

Kensington
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	100.00	51	84.00	92	67.00	133	51.00	174	35.00
11	99.00	52	83.00	93	67.00	134	51.00	175	35.00
12	99.00	53	83.00	94	67.00	135	51.00	176	34.00
13	98.00	54	82.00	95	66.00	136	50.00	177	34.00
14	98.00	55	82.00	96	66.00	137	50.00	178	34.00
15	98.00	56	82.00	97	65.00	138	49.00	179	33.00
16	97.00	57	81.00	98	65.00	139	49.00	180	33.00
17	97.00	58	81.00	99	65.00	140	49.00	181	32.00
18	96.00	59	80.00	100	64.00	141	48.00	182	32.00
19	96.00	60	80.00	101	64.00	142	48.00	183	32.00
20	96.00	61	80.00	102	63.00	143	47.00	184	31.00
21	95.00	62	79.00	103	63.00	144	47.00	185	31.00
22	95.00	63	79.00	104	63.00	145	47.00	186	30.00
23	95.00	64	78.00	105	62.00	146	46.00	187	30.00
24	94.00	65	78.00	106	62.00	147	46.00	188	30.00
25	94.00	66	78.00	107	62.00	148	45.00	189	29.00
26	93.00	67	77.00	108	61.00	149	45.00	190	29.00
27	93.00	68	77.00	109	61.00	150	45.00	191	29.00
28	93.00	69	76.00	110	60.00	151	44.00	192	28.00
29	92.00	70	76.00	111	60.00	152	44.00	193	28.00
30	92.00	71	76.00	112	60.00	153	43.00	194	27.00
31	91.00	72	75.00	113	59.00	154	43.00	195	27.00
32	91.00	73	75.00	114	59.00	155	43.00	196	27.00
33	91.00	74	74.00	115	58.00	156	42.00	197	26.00
34	90.00	75	74.00	116	58.00	157	42.00	198	26.00
35	90.00	76	74.00	117	58.00	158	41.00	199	25.00
36	89.00	77	73.00	118	57.00	159	41.00	200	25.00
37	89.00	78	73.00	119	57.00	160	41.00		
38	89.00	79	73.00	120	56.00	161	40.00		
39	88.00	80	72.00	121	56.00	162	40.00		
40	88.00	81	72.00	122	56.00	163	40.00		
41	87.00	82	71.00	123	55.00	164	39.00		
42	87.00	83	71.00	124	55.00	165	39.00		
43	87.00	84	71.00	125	54.00	166	38.00		
44	86.00	85	70.00	126	54.00	167	38.00		
45	86.00	86	70.00	127	54.00	168	38.00		
46	85.00	87	69.00	128	53.00	169	37.00		
47	85.00	88	69.00	129	53.00	170	37.00		
48	85.00	89	69.00	130	52.00	171	36.00		
49	84.00	90	68.00	131	52.00	172	36.00		
50	84.00	91	68.00	132	52.00	173	36.00		

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Description	Rate	DPR
243 AMESBURY CONDO	85,000.00 ea	0.00
32/34 OSGOOD COMMON	50,000.00 ea	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
CABANA	30.00 sf	0.00
CABIN	25.00 sf	0.00
CAMPER	20.00 sf	0.00
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
CONCRETE SLAB	3.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
DECK	7.00 sf	50.00
ELEVATOR/FREIGHT	30,000.00 ea	0.00
ELEVATOR/PASSENGER	20,000.00 ea	0.00
F/W TANK, GALLONS	3.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 ea	0.00
FIREPLACE 1-CUST	5,000.00 ea	0.00
FIREPLACE 1-STAND	3,000.00 ea	100.00
FIREPLACE 2-CUST	8,500.00 ea	0.00
FIREPLACE 2-STAND	5,000.00 ea	100.00
FIREPLACE 3-CUST	12,000.00 ea	0.00
FIREPLACE 3-STAND	6,500.00 ea	0.00
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	0.00
GARAGE-1 STY	30.00 sf	60.00
GARAGE-1 STY/ATTIC	33.00 sf	60.00
GARAGE-1 STY/BSMT	34.00 sf	60.00
GARAGE-1.5 STY	34.00 sf	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-2 STY	36.00 sf	60.00
GARAGE-2 STY/BSMT	39.00 sf	60.00
GARAGE-ATTIC/BSMT	35.00 sf	60.00
GAZEBO	12.00 sf	0.00
GRANITE ROCK CONDO	15,000.00 ea	0.00
GREENHOUSE-GLASS	24.00 sf	0.00
GREENHOUSE-POLY	5.00 sf	40.00
HISTORIC BARN	0.00 ea	0.00
HOT TUB	1,500.00 ea	0.00
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS-PARKING LOT/D	2,700.00 ea	0.00
LIGHTS-PARKING LOT/S	1,700.00 ea	0.00
LIGHTS-PARKING LOT/T	3,700.00 ea	0.00
LOADING DOCKS	35.00 sf	0.00
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	60.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	15.00 sf	0.00
PUMP-GAS/OIL-DOUBLE	9,400.00 ea	75.00
PUMP-GAS/OIL-MIXING	8,200.00 ea	75.00
PUMP-GAS/OIL-SINGLE	7,500.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
SAUNA	75.00 sf	50.00
SCREENHOUSE	14.00 sf	50.00

Description	Rate	DPR
SHED-EQUIPMENT	8.00 sf	50.00
SHED-METAL	6.00 sf	0.00
SHED-VINYL	7.00 sf	0.00
SHED-WOOD	10.00 sf	50.00
SHOP-AVE	18.00 sf	60.00
SHOP-EX	25.00 sf	0.00
SHOP-GOOD	21.00 sf	60.00
SILO-BRICK	32.00 sf	0.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SOLAR ELEC FIXED	600.00 ea	0.00
SOLAR ELEC TRACKER	750.00 ea	0.00
SOLAR H2O PANEL	600.00 ea	0.00
SPRINKLERED AREA	3.00 sf	75.00
STABLES	21.00 sf	50.00
TANKS-FUEL/WATER	3.00 ea	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
VAULTS	150.00 sf	75.00

Kensington

Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
50	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
55	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
60	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
65	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
70	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
75	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
80	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,000	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,280	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

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Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CCH	CHURCH	1.25	92.00	COM
CGS	GARAGE/SERVICE SHOP	1.00	38.00	COM
CID	MISC COMMERCIAL	1.00	45.00	COM
CLC	LODGE/CLUBS	1.00	80.00	COM
CRE	RESTAURANTS	1.00	85.00	COM
CST	STORES	1.00	70.00	COM
CUT	GAR UTILITY	1.00	45.00	RES
CWH	COMMERCIAL WAREHOUSE	1.25	36.00	COM
ECH	CHURCH	1.25	92.00	COM
EFS	FIRE STATION	1.00	87.00	COM
ELB	LIBRARY	1.25	130.00	COM
ELC	LODGE/CLUBS	1.00	80.00	COM
ESA	EXEMPT-HSE	1.40	86.00	RES
ESC	SCHOOLS/COLLEGE	1.25	172.00	COM
ETH	TOWN HALL	1.25	112.00	COM
MHD	DOUBLE WIDE MH	2.00	45.00	MFH
MHS	MOBILE HOMES	5.00	34.00	MFH
MRV	CAMPER/RV	7.00	38.00	MFH
RAN	ANTIQUE	1.40	86.00	RES
RCD	CONDOMINIUM	1.40	86.00	RES
RSA	RESIDENTIAL	1.40	86.00	RES
UTL	UTILITY BUILDINGS	1.00	45.00	RES

Building Sub Area Codes & Values		
Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BSMNT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRYWAY	0.10
EPF	ENCLSD PORCH FIN	0.70
EPU	COVERED BMT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTCHD	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.25
LDK	LOADING DOCK AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO AREA	0.10
PRS	PIER FOUNDATION	-0.05
RBF	RAISED BSMNT FIN	0.50
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	FNDTN SLAB	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.35
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.50
VLT	VAULTED CEILING	0.05

Building Quality Adjustments		
Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
AA	SPECIAL USE	3.00

Building Story Codes & Values		
Code	Description	Factor
A	1.00 STORY	1.00
B	1.50 STORIES	0.99
C	1.75 STORIES	0.98
D	2.00 STORIES	0.98
E	2.50 STORIES	0.97
F	2.75 STORIES	0.97
G	3.00 STORIES	0.95
H	3.5+ STORIES	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 MEMBRNE	5.00
N	HIGH QUALITY COMP	7.00
S	STANDING SEAM	7.00

Building Exterior Wall Materials		
Code	Description	Points
1	CEMENT CLAPBOARD	36.00
2	DECORATIVE BLOCK	36.00
A	MINIMUM	18.00
B	BELOW AVG	24.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD/BATTEN	34.00
F	ASBEST SHNGL	30.00
G	LOGS	34.00
H	ABOVE AVG	37.00
I	CLAP BOARD	34.00
J	CEDAR/REDWD	37.00
K	PREFAB WD PNL	32.00
L	WOOD SHINGLE	34.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
Y	MASONITE	28.00
Z	STONE VENEER	38.00

Building Interior Wall Materials		
Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD PANEL	27.00
G	AVERAGE 4 USE	22.00
H	AVERAGE FOR USE	22.00
I	CONCRETE	8.00

Building Heating Fuel Types		
Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	NONE	0.00

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

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00

Building Interior Floor Materials		
Code	Description	Points
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
J	LAMINATE/VINYL	9.00
K	VCT	12.00

Building Heating System Types		
Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
J	HEAT PUMP	8.00

Building Bedroom & Bathroom Points

	Bedrooms					
	0	1	2	3	4	> 4
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							
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.

Kensington

Residential Building Area Size Adjustment Factors

Median Effective Area = 2600sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
200	4.00	267	3.18	369	2.51	596	1.84	1,548	1.17
201	3.99	269	3.17	371	2.50	602	1.83	1,585	1.16
202	3.97	270	3.16	374	2.49	607	1.82	1,625	1.15
203	3.95	271	3.15	376	2.48	613	1.81	1,667	1.14
204	3.94	272	3.14	378	2.47	619	1.80	1,711	1.13
205	3.92	273	3.13	380	2.46	625	1.79	1,757	1.12
206	3.91	274	3.12	382	2.45	631	1.78	1,806	1.11
207	3.89	275	3.11	385	2.44	637	1.77	1,857	1.10
208	3.88	277	3.10	387	2.43	644	1.76	1,912	1.09
209	3.86	278	3.09	389	2.42	650	1.75	1,970	1.08
210	3.85	279	3.08	392	2.41	657	1.74	2,031	1.07
211	3.83	280	3.07	394	2.40	663	1.73	2,097	1.06
212	3.82	281	3.06	396	2.39	670	1.72	2,167	1.05
213	3.80	283	3.05	399	2.38	677	1.71	2,241	1.04
214	3.79	284	3.04	401	2.37	684	1.70	2,321	1.03
215	3.78	285	3.03	404	2.36	691	1.69	2,407	1.02
216	3.76	286	3.02	406	2.35	699	1.68	2,500	1.01
217	3.75	288	3.01	409	2.34	707	1.67	2,600	1.00
218	3.73	289	3.00	411	2.33	714	1.66	2,708	0.99
219	3.72	290	2.99	414	2.32	722	1.65	2,826	0.98
220	3.71	291	2.98	417	2.31	730	1.64	2,955	0.97
221	3.69	293	2.97	419	2.30	739	1.63	3,095	0.96
222	3.68	294	2.96	422	2.29	747	1.62	3,250	0.95
223	3.67	295	2.95	425	2.28	756	1.61	3,421	0.94
224	3.65	297	2.94	428	2.27	765	1.60	3,611	0.93
225	3.64	298	2.93	430	2.26	774	1.59	3,824	0.92
226	3.63	300	2.92	433	2.25	783	1.58	4,062	0.91
227	3.61	301	2.91	436	2.24	793	1.57	4,333	0.90
228	3.60	302	2.90	439	2.23	802	1.56	4,643	0.89
229	3.59	304	2.89	442	2.22	812	1.55	5,000	0.88
230	3.58	305	2.88	445	2.21	823	1.54	5,417	0.87
231	3.56	307	2.87	448	2.20	833	1.53	5,909	0.86
232	3.55	308	2.86	451	2.19	844	1.52	6,500	0.85
233	3.54	310	2.85	455	2.18	855	1.51	7,222	0.84
234	3.53	311	2.84	458	2.17	867	1.50	8,125	0.83
235	3.52	312	2.83	461	2.16	878	1.49	9,286	0.82
236	3.51	314	2.82	464	2.15	890	1.48	10,833	0.81
237	3.49	316	2.81	468	2.14	903	1.47	13,000	0.80
238	3.48	317	2.80	471	2.13	915	1.46	16,250	0.79
239	3.47	319	2.79	474	2.12	929	1.45	21,667	0.78
240	3.46	320	2.78	478	2.11	942	1.44	32,500	0.77
241	3.45	322	2.77	481	2.10	956	1.43	65,000	0.76
242	3.44	323	2.76	485	2.09	970	1.42	100,000	0.76
243	3.43	325	2.75	489	2.08	985	1.41	200,000	0.7532
244	3.41	327	2.74	492	2.07	1,000	1.40	300,000	0.7522
245	3.40	328	2.73	496	2.06	1,016	1.39	400,000	0.7516
246	3.39	330	2.72	500	2.05	1,032	1.38	500,000	0.7513
247	3.38	332	2.71	504	2.04	1,048	1.37	600,000	0.7511
248	3.37	333	2.70	508	2.03	1,066	1.36	700,000	0.7509
249	3.36	335	2.69	512	2.02	1,083	1.35	800,000	0.7508
250	3.35	337	2.68	516	2.01	1,102	1.34	900,000	0.7507
251	3.34	339	2.67	520	2.00	1,121	1.33	1,000,000	0.7507
252	3.33	340	2.66	524	1.99	1,140	1.32		
253	3.32	342	2.65	528	1.98	1,161	1.31		
254	3.31	344	2.64	533	1.97	1,182	1.30		
255	3.30	346	2.63	537	1.96	1,204	1.29		
256	3.29	348	2.62	542	1.95	1,226	1.28		
257	3.28	349	2.61	546	1.94	1,250	1.27		
258	3.27	351	2.60	551	1.93	1,275	1.26		
259	3.26	353	2.59	556	1.92	1,300	1.25		
260	3.25	355	2.58	560	1.91	1,327	1.24		
261	3.24	357	2.57	565	1.90	1,354	1.23		
262	3.23	359	2.56	570	1.89	1,383	1.22		
263	3.22	361	2.55	575	1.88	1,413	1.21		
264	3.21	363	2.54	580	1.87	1,444	1.20		
265	3.20	365	2.53	586	1.86	1,477	1.19		
266	3.19	367	2.52	591	1.85	1,512	1.18		

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Commercial Building Area Size Adjustment Factors

Median Effective Area = 3600sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
277	4.00	356	3.28	492	2.58	796	1.88	2,093	1.18
278	3.99	357	3.27	495	2.57	804	1.87	2,143	1.17
279	3.98	359	3.26	497	2.56	811	1.86	2,195	1.16
280	3.97	360	3.25	500	2.55	818	1.85	2,250	1.15
281	3.95	361	3.24	503	2.54	826	1.84	2,308	1.14
282	3.94	363	3.23	506	2.53	833	1.83	2,368	1.13
283	3.93	364	3.22	508	2.52	841	1.82	2,432	1.12
284	3.92	366	3.21	511	2.51	849	1.81	2,500	1.11
285	3.91	367	3.20	514	2.50	857	1.80	2,571	1.10
286	3.90	369	3.19	517	2.49	865	1.79	2,647	1.09
287	3.89	370	3.18	520	2.48	874	1.78	2,727	1.08
288	3.88	372	3.17	523	2.47	882	1.77	2,812	1.07
289	3.86	373	3.16	526	2.46	891	1.76	2,903	1.06
290	3.85	375	3.15	529	2.45	900	1.75	3,000	1.05
291	3.84	377	3.14	533	2.44	909	1.74	3,103	1.04
292	3.83	378	3.13	536	2.43	918	1.73	3,214	1.03
293	3.82	380	3.12	539	2.42	928	1.72	3,333	1.02
294	3.81	381	3.11	542	2.41	938	1.71	3,462	1.01
295	3.80	383	3.10	545	2.40	947	1.70	3,600	1.00
296	3.79	385	3.09	549	2.39	957	1.69	3,750	0.99
297	3.78	386	3.08	552	2.38	968	1.68	3,913	0.98
298	3.77	388	3.07	556	2.37	978	1.67	4,091	0.97
299	3.76	390	3.06	559	2.36	989	1.66	4,286	0.96
300	3.75	391	3.05	562	2.35	1,000	1.65	4,500	0.95
301	3.74	393	3.04	566	2.34	1,011	1.64	4,737	0.94
302	3.73	395	3.03	570	2.33	1,023	1.63	5,000	0.93
303	3.72	396	3.02	573	2.32	1,034	1.62	5,294	0.92
304	3.71	398	3.01	577	2.31	1,047	1.61	5,625	0.91
305	3.70	400	3.00	581	2.30	1,059	1.60	6,000	0.90
306	3.69	402	2.99	584	2.29	1,071	1.59	6,429	0.89
307	3.68	404	2.98	588	2.28	1,084	1.58	6,923	0.88
308	3.67	405	2.97	592	2.27	1,098	1.57	7,500	0.87
309	3.66	407	2.96	596	2.26	1,111	1.56	8,182	0.86
310	3.65	409	2.95	600	2.25	1,125	1.55	9,000	0.85
311	3.64	411	2.94	604	2.24	1,139	1.54	10,000	0.84
313	3.63	413	2.93	608	2.23	1,154	1.53	11,250	0.83
314	3.62	415	2.92	612	2.22	1,169	1.52	12,857	0.82
315	3.61	417	2.91	616	2.21	1,184	1.51	15,000	0.81
316	3.60	419	2.90	621	2.20	1,200	1.50	18,000	0.80
317	3.59	421	2.89	625	2.19	1,216	1.49	22,500	0.79
318	3.58	423	2.88	629	2.18	1,233	1.48	30,000	0.78
319	3.57	425	2.87	634	2.17	1,250	1.47	45,000	0.77
320	3.56	427	2.86	638	2.16	1,268	1.46	90,000	0.76
321	3.55	429	2.85	643	2.15	1,286	1.45	100,000	0.76
323	3.54	431	2.84	647	2.14	1,304	1.44	200,000	0.7545
324	3.53	433	2.83	652	2.13	1,324	1.43	300,000	0.7530
325	3.52	435	2.82	657	2.12	1,343	1.42	400,000	0.7522
326	3.51	437	2.81	662	2.11	1,364	1.41	500,000	0.7518
327	3.50	439	2.80	667	2.10	1,385	1.40	600,000	0.7515
328	3.49	441	2.79	672	2.09	1,406	1.39	700,000	0.7513
330	3.48	443	2.78	677	2.08	1,429	1.38	800,000	0.7511
331	3.47	446	2.77	682	2.07	1,452	1.37	900,000	0.7510
332	3.46	448	2.76	687	2.06	1,475	1.36	1,000,000	0.7509
333	3.45	450	2.75	692	2.05	1,500	1.35		
335	3.44	452	2.74	698	2.04	1,525	1.34		
336	3.43	455	2.73	703	2.03	1,552	1.33		
337	3.42	457	2.72	709	2.02	1,579	1.32		
338	3.41	459	2.71	714	2.01	1,607	1.31		
340	3.40	462	2.70	720	2.00	1,636	1.30		
341	3.39	464	2.69	726	1.99	1,667	1.29		
342	3.38	466	2.68	732	1.98	1,698	1.28		
344	3.37	469	2.67	738	1.97	1,731	1.27		
345	3.36	471	2.66	744	1.96	1,765	1.26		
346	3.35	474	2.65	750	1.95	1,800	1.25		
347	3.34	476	2.64	756	1.94	1,837	1.24		
349	3.33	479	2.63	763	1.93	1,875	1.23		
350	3.32	481	2.62	769	1.92	1,915	1.22		
352	3.31	484	2.61	776	1.91	1,957	1.21		
353	3.30	486	2.60	783	1.90	2,000	1.20		
354	3.29	489	2.59	789	1.89	2,045	1.19		

Kensington

Industrial Building Area Size Adjustment Factors

Median Effective Area = 7500sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
577	4.00	735	3.30	1,014	2.60	1,630	1.90	4,167	1.20
579	3.99	738	3.29	1,019	2.59	1,645	1.89	4,261	1.19
580	3.98	741	3.28	1,025	2.58	1,659	1.88	4,360	1.18
582	3.97	744	3.27	1,030	2.57	1,674	1.87	4,464	1.17
584	3.96	747	3.26	1,036	2.56	1,689	1.86	4,573	1.16
586	3.95	750	3.25	1,042	2.55	1,705	1.85	4,688	1.15
588	3.94	753	3.24	1,047	2.54	1,720	1.84	4,808	1.14
590	3.93	756	3.23	1,053	2.53	1,736	1.83	4,934	1.13
591	3.92	759	3.22	1,059	2.52	1,752	1.82	5,068	1.12
593	3.91	762	3.21	1,065	2.51	1,769	1.81	5,208	1.11
595	3.90	765	3.20	1,071	2.50	1,786	1.80	5,357	1.10
597	3.89	768	3.19	1,078	2.49	1,803	1.79	5,515	1.09
599	3.88	772	3.18	1,084	2.48	1,820	1.78	5,682	1.08
601	3.87	775	3.17	1,090	2.47	1,838	1.77	5,859	1.07
603	3.86	778	3.16	1,096	2.46	1,856	1.76	6,048	1.06
605	3.85	781	3.15	1,103	2.45	1,875	1.75	6,250	1.05
607	3.84	785	3.14	1,109	2.44	1,894	1.74	6,466	1.04
609	3.83	788	3.13	1,116	2.43	1,913	1.73	6,696	1.03
611	3.82	791	3.12	1,123	2.42	1,933	1.72	6,944	1.02
613	3.81	794	3.11	1,130	2.41	1,953	1.71	7,212	1.01
615	3.80	798	3.10	1,136	2.40	1,974	1.70	7,500	1.00
617	3.79	801	3.09	1,143	2.39	1,995	1.69	7,813	0.99
619	3.78	805	3.08	1,150	2.38	2,016	1.68	8,152	0.98
621	3.77	808	3.07	1,157	2.37	2,038	1.67	8,523	0.97
623	3.76	812	3.06	1,165	2.36	2,060	1.66	8,929	0.96
625	3.75	815	3.05	1,172	2.35	2,083	1.65	9,375	0.95
627	3.74	819	3.04	1,179	2.34	2,107	1.64	9,868	0.94
629	3.73	822	3.03	1,187	2.33	2,131	1.63	10,417	0.93
631	3.72	826	3.02	1,194	2.32	2,155	1.62	11,029	0.92
633	3.71	830	3.01	1,202	2.31	2,180	1.61	11,719	0.91
636	3.70	833	3.00	1,210	2.30	2,206	1.60	12,500	0.90
638	3.69	837	2.99	1,218	2.29	2,232	1.59	13,393	0.89
640	3.68	841	2.98	1,225	2.28	2,259	1.58	14,423	0.88
642	3.67	845	2.97	1,234	2.27	2,287	1.57	15,625	0.87
644	3.66	848	2.96	1,242	2.26	2,315	1.56	17,045	0.86
647	3.65	852	2.95	1,250	2.25	2,344	1.55	18,750	0.85
649	3.64	856	2.94	1,258	2.24	2,373	1.54	20,833	0.84
651	3.63	860	2.93	1,267	2.23	2,404	1.53	23,438	0.83
653	3.62	864	2.92	1,276	2.22	2,435	1.52	26,786	0.82
656	3.61	868	2.91	1,284	2.21	2,467	1.51	31,250	0.81
658	3.60	872	2.90	1,293	2.20	2,500	1.50	37,500	0.80
660	3.59	876	2.89	1,302	2.19	2,534	1.49	46,875	0.79
663	3.58	880	2.88	1,311	2.18	2,568	1.48	62,500	0.78
665	3.57	884	2.87	1,320	2.17	2,604	1.47	93,750	0.77
667	3.56	889	2.86	1,330	2.16	2,641	1.46	187,500	0.7600
670	3.55	893	2.85	1,339	2.15	2,679	1.45	200,000	0.7594
672	3.54	897	2.84	1,349	2.14	2,717	1.44	300,000	0.7562
674	3.53	901	2.83	1,359	2.13	2,757	1.43	400,000	0.7547
677	3.52	906	2.82	1,369	2.12	2,799	1.42	500,000	0.7538
679	3.51	910	2.81	1,379	2.11	2,841	1.41	600,000	0.7531
682	3.50	915	2.80	1,389	2.10	2,885	1.40	700,000	0.7527
684	3.49	919	2.79	1,399	2.09	2,930	1.39	800,000	0.7523
687	3.48	924	2.78	1,410	2.08	2,976	1.38	900,000	0.7521
689	3.47	928	2.77	1,420	2.07	3,024	1.37	1,000,000	0.7519
692	3.46	933	2.76	1,431	2.06	3,074	1.36		
694	3.45	938	2.75	1,442	2.05	3,125	1.35		
697	3.44	942	2.74	1,453	2.04	3,178	1.34		
700	3.43	947	2.73	1,465	2.03	3,233	1.33		
702	3.42	952	2.72	1,476	2.02	3,289	1.32		
705	3.41	957	2.71	1,488	2.01	3,348	1.31		
708	3.40	962	2.70	1,500	2.00	3,409	1.30		
710	3.39	966	2.69	1,512	1.99	3,472	1.29		
713	3.38	972	2.68	1,524	1.98	3,538	1.28		
716	3.37	977	2.67	1,537	1.97	3,606	1.27		
718	3.36	982	2.66	1,550	1.96	3,676	1.26		
721	3.35	987	2.65	1,563	1.95	3,750	1.25		
724	3.34	992	2.64	1,576	1.94	3,827	1.24		
727	3.33	997	2.63	1,589	1.93	3,906	1.23		
730	3.32	1,003	2.62	1,603	1.92	3,989	1.22		
732	3.31	1,008	2.61	1,616	1.91	4,076	1.21		

Kensington

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 1000sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
77	4.00	130	2.68	188	2.08	312	1.55	926	1.02
78	3.97	131	2.66	189	2.07	316	1.54	962	1.01
79	3.93	132	2.65	191	2.06	321	1.53	1,000	1.00
80	3.89	133	2.63	192	2.05	325	1.52	1,042	0.99
81	3.85	134	2.62	194	2.04	329	1.51	1,087	0.98
82	3.81	135	2.60	195	2.03	333	1.50	1,136	0.97
83	3.78	136	2.59	197	2.02	338	1.49	1,190	0.96
84	3.74	137	2.58	198	2.01	342	1.48	1,250	0.95
85	3.70	138	2.56	200	2.00	347	1.47	1,316	0.94
86	3.67	139	2.55	202	1.99	352	1.46	1,389	0.93
87	3.64	140	2.54	203	1.98	357	1.45	1,471	0.92
88	3.60	141	2.52	205	1.97	362	1.44	1,562	0.91
89	3.57	142	2.51	207	1.96	368	1.43	1,667	0.90
90	3.54	143	2.50	208	1.95	373	1.42	1,786	0.89
91	3.51	144	2.49	210	1.94	379	1.41	1,923	0.88
92	3.48	145	2.48	212	1.93	385	1.40	2,083	0.87
93	3.45	146	2.46	214	1.92	391	1.39	2,273	0.86
94	3.42	147	2.45	216	1.91	397	1.38	2,500	0.85
95	3.39	148	2.44	217	1.90	403	1.37	2,778	0.84
96	3.36	149	2.43	219	1.89	410	1.36	3,125	0.83
97	3.34	150	2.42	221	1.88	417	1.35	3,571	0.82
98	3.31	151	2.41	223	1.87	424	1.34	4,167	0.81
99	3.28	152	2.40	225	1.86	431	1.33	5,000	0.80
100	3.26	153	2.38	227	1.85	439	1.32	6,250	0.79
101	3.23	154	2.37	229	1.84	446	1.31	8,333	0.78
102	3.21	155	2.36	231	1.83	455	1.30	12,500	0.77
103	3.18	156	2.35	234	1.82	463	1.29	25,000	0.76
104	3.16	157	2.34	236	1.81	472	1.28	100,000	0.75
105	3.14	158	2.33	238	1.80	481	1.27	200,000	0.7512
106	3.11	159	2.32	240	1.79	490	1.26	300,000	0.7508
107	3.09	160	2.31	243	1.78	500	1.25	400,000	0.7506
108	3.07	161	2.30	245	1.77	510	1.24	500,000	0.7505
109	3.05	162	2.29	248	1.76	521	1.23	600,000	0.7504
110	3.03	163	2.28	250	1.75	532	1.22	700,000	0.7504
111	3.01	164	2.27	253	1.74	543	1.21	800,000	0.7503
112	2.99	166	2.26	255	1.73	556	1.20	900,000	0.7503
113	2.97	167	2.25	258	1.72	568	1.19	1,000,000	0.7502
114	2.95	168	2.24	260	1.71	581	1.18		
115	2.93	169	2.23	263	1.70	595	1.17		
116	2.91	170	2.22	266	1.69	610	1.16		
117	2.89	171	2.21	269	1.68	625	1.15		
118	2.87	172	2.20	272	1.67	641	1.14		
119	2.85	174	2.19	275	1.66	658	1.13		
120	2.84	175	2.18	278	1.65	676	1.12		
121	2.82	176	2.17	281	1.64	694	1.11		
122	2.80	177	2.16	284	1.63	714	1.10		
123	2.79	179	2.15	287	1.62	735	1.09		
124	2.77	180	2.14	291	1.61	758	1.08		
125	2.75	181	2.13	294	1.60	781	1.07		
126	2.74	182	2.12	298	1.59	806	1.06		
127	2.72	184	2.11	301	1.58	833	1.05		
128	2.71	185	2.10	305	1.57	862	1.04		
129	2.69	187	2.09	309	1.56	893	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	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	NON-PRICE MPC
20	MULTI-TOWN PROPERTY
21	MPC-CAN SELL SEPRPLY
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
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
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.

N/A

B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review Section 7, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town then were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in Section 1. D. Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.

N/A

C. BUILDING GRADING

B5 – Bare Minimum House – Minimum camp. Typically no interior finish, foundation, central heat, plumbing or electric service.

B4 – Below Minimum House – Basic camp style construction, typically no interior finish, may lack central heat. May lack plumbing and/or electric service. Typically no foundation.

B3 - Minimum House – Average camp style construction. No specific style and having minimal interior and/or exterior finish and features. May not have enclosed foundation and may lack water, sewer or electric.

B2 - Basic Weather Tight House - Very plain shelter with few doors or windows, low grade design interior and exterior. Typically without an enclosed foundation.

B1 - Below Average House - Basic box, minimal to no fenestration, little to no design, low quality materials and windows may consist of a mix of average grade material and low grade design, or may be an average house without an enclosed foundation.

A0 - Average House - Basic box, reasonable number of windows, may be double hung single pane with or without storm windows or double pane windows, no extras, plain interior and exterior.

A1 - Above Average House - Typically more than a box with some design features, roof overhang, and upgraded windows or not, may have some angles or roof cuts, appealing layout of windows and initial appeal somewhat better than average. Generally above average materials for trim and floor finish.

A2 - Good Quality House - Generally of good to high quality materials or a mix of average and high, has good exterior trim design normally with roof overhang, some designer roof cover and/or trim accents, not plain, windows are typically casement or thermopane, entrance may be elaborate, roof may have multiple angles.

A3 - Very Good Quality House - All of A2 above, but also custom work on trim, kitchen & baths, recessed lighting, high quality floor cover, exterior high quality and design, exterior and interior trim of good quality and design, may have features like window “eyebrows” and a splash board around the lower exterior walls. May have some custom windows and cathedral areas typically with good lighting.

A4 - Excellent Quality House - All of the above, but with greater fenestration and attention to detail, custom trim, custom kitchen and/or baths. Multiple high quality floor cover, excellent design and curb appeal. Generally multi floor with angles and/or roof cuts. Generally high quality usually includes built-ins cabinets, bookcases and shelving.

A5 - Excellent + Quality House - All of the features of an A4 (Excellent) house, but with some additional custom details and design features. Typically older homes of high quality, center chimney, detailed cove molding, excellent roof overhang on four sides with custom design and molding, wide or detailed corner boards and window trim, generally multi-story with good fenestration having great curb presentation.

Grades Above A5 - Generally have all the features of the A5 grade, including some or all of the following: multi-story, angles, roof cuts, recessed lighting inside and out, built-ins, great curb presentation and marketability, features and appeal that in the marketplace make this building somewhat more desirable than the A5 grade building in stages up to luxurious which may contain all of the features above with a progressively higher degree of quality and design found in town.

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.

B2 – Generally 10' wide, 2x4 or 2x3 construction.

B1 – Generally 12' wide, 2x4 construction.

A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.

A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.

A2 – Generally 16' wide with 2x6 construction.

This is merely a guideline and a homes' quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

The following pictures samples will help, as words do not always express or capture the essence of the building as much as pictures do. The above text is meant as a guideline and not meant, nor would it be possible to describe or include every possible situation.



B3 -- AVG-30 (000005 000024 000000)



B2 -- AVG-20 (000007 000011 000000)



B2 -- AVG-20 (000015 000012 000000)



B2 -- AVG-20 (000016 000003 000002)



B1 -- AVG-10 (000009 000028 000000)



B1 -- AVG-10 (000006 000011 000000)



B1 -- AVG-10 (000003 000056 000000)



A0 -- AVG (000004 000012 000000)



A0 -- AVG (000002 000004 000001)



A0 -- AVG (000004 000037 000001)



A1 -- AVG+10 (000002 000016 000006)



A1 -- AVG+10 (000003 000004 000000)



A1 -- AVG+10 (000004 000033 000018)



A2 -- AVG+20 (000004 000044 000002)



A2 -- AVG+20 (000006 000037 000001)



A2 -- AVG+20 (000008 000003 000001)



A3 -- AVG+30 (000009 000031 000000)



A3 -- AVG+30 (000007 000019 000009)



A3 -- AVG+30 (000007 000019 000016)



A4 -- EXC (000011 000040 000015)



A4 -- EXC (000008 000053 000000)



A5 -- EXC+10 (000007 000019 000010)



A6 -- EXC+20 (000008 000002 000000)



A6 -- EXC+20 (000011 000040 000032)

TOWN OF KENSINGTON SALES LIST

SALE ID #	PID	DATED	BOOK	PAGE	QUAL	PRICE	GRANTOR
1	000004000012000000	2016-10-05	5759	2406	Q	334000	MALTAIS, BRYAN P
2	000013000012000000	2016-10-11	5761	1144	Q	440000	ZAMMER, JR WILLIAM
3	000002000017000002	2016-10-31	5767	2388	Q	490000	HENNESSEY, DAVID P
4	000011000043000000	2016-10-31	5768	344	Q	335933	HOLMES, GREGG F
5	000018000012000023	2016-11-01	5768	2081	Q	452530	HSIEH FAMILY TRUST 6-18-2003
6	000011000049000000	2016-12-08	5780	2170	Q	120000	SHERIFF FAMILY TRUST
7	000012000026000000	2016-12-21	5784	2624	Q	320000	FAVARA, TINA A
8	000003000016000005	2017-03-01	5801	1498	Q	259000	CAYENNE HOLDINGS LLC
9	000006000064000000	2017-03-28	5807	98	Q	310000	PIKUL, DONNA M REV TR/TRUSTEE
10	000011000042000002	2017-03-31	5808	340	Q	349930	FALCONER, CAROL A
11	000009000031000000	2017-03-31	5808	474	Q	559930	KENSINGTON REALTY PARTNERS LLC
12	000009000012000012	2017-04-03	5808	960	Q	495000	FIXLER, ELLIOT
13	000011000041000003	2017-04-25	5813	1570	Q	180000	LAMBERT, DAVID F REV TRUST
14	000017000006000000	2017-05-15	5818	1478	Q	190000	BARKER, LAWRENCE A
15	000008000053000000	2017-05-19	5819	2195	Q	635000	TIRALLA, DENISE M
16	000004000033000016	2017-05-30	5822	519	Q	455000	ROCHA, TIMOTHY L
17	000015000014000000	2017-06-02	5823	2498	Q	269000	WILLOUGHBY, DONALD R
18	000007000019000009	2017-06-23	5829	1148	Q	600000	MILLER, MAUREEN E
19	000008000037000000	2017-06-26	5890	1028	Q	399000	WOJOWICZ, LECH J
20	000011000040000015	2017-07-19	5836	2650	Q	195000	FULTON, TYLER G
21	000002000016000010	2017-07-20	5837	254	Q	425000	CALCINARI, FREDERICK R
22	000003000004000000	2017-07-20	5837	563	Q	349000	FARLEY, JAMES K
23	000004000033000019	2017-07-21	5837	2382	Q	430000	PLUMER, JOHN A
24	000018000034000000	2017-07-27	5839	885	Q	150000	DIBONA, DOROTHY C REV TRUST
25	000014000036000003	2017-08-25	5848	1840	Q	590000	JOHNSON, D C & R R TRUSTEES
26	000012000045000B-3	2017-09-01	5850	2441	Q	502000	MIYAMURA, HIDEAKI
27	000007000019000016	2017-09-05	5851	264	Q	620000	FURBUSH, WILLIAM
28	000004000037000001	2017-09-05	5842	1784	Q	267430	ST JAMES PROPERTY DEV LLC
29	000009000017000000	2017-10-10	5861	923	Q	504730	PREFECTS, LLC
30	000006000037000001	2017-10-11	5861	1267	Q	485000	NEGGIA, PAUL N
31	000004000015000000	2017-10-30	5858	1685	Q	313000	GOODWIN, SUSAN M TRUSTEE

32	000007000018000000	2017-11-07	5869	1588	Q		455000	CARTER, CHRISTOPHER A
33	000006000001000002	2017-11-13	5870	1724	Q		570000	HILL, DAVID
34	000018000015000000	2017-11-15	5871	2062	Q		350000	TESCHEK, PATRICIA D
35	000002000016000006	2017-12-06	5877	787	Q		400000	MCAFFEE, KATE E
36	000011000041000002	2017-12-11	5878	1514	Q		220000	POWERS, EDWARD F
37	0000060000052000000	2017-12-21	5881	1515	Q		243000	TONRY, ALICE L TRUSTEE
38	0000090000031000000	2018-01-16	5880	679	Q		610000	CHADBOURNE, JASON D
39	0000040000044000002	2018-02-26	5894	2670	Q		515000	STINSON, RYAN H
40	000009000001000000A	2018-02-26	5894	2818	Q		395000	BRAGG, HAROLD P
41	000017000023000001	2018-02-27	5895	549	Q		369000	CMS SULLIVAN INC
42	000009000001000000A	2018-03-12			Q		395000	BRAGG, HAROLD P
43	000012000057000000	2018-03-15	5898	690	Q		382000	BAILEY, DAVID A., TRUSTEE
44	0000100000012000000	2018-03-26	5900	1551	Q		470000	MACQUISTEN, ALEXANDER
45	000017000005000000	2018-04-03	5903	232	Q		319000	FALLON, PATRICIA L
46	000008000003000001	2018-04-17	5906	33	Q		470000	JOHNSTON, DAVID W
47	0000150000013000000	2018-04-19	5906	2362	Q		360000	WHITE, JUDITH, TRUSTEE
48	0000080000038000000	2018-04-23	5902	690	Q		419000	KIRWIN, PATRICK J
49	0000110000400000032	2018-05-31	5916	100	Q		916733	GIROUX, NORMAN R
50	000003000041000000	2018-06-01	5918	552	Q		360397	US BANK TRUST, NA TRUSTEE
51	0000060000020000002	2018-06-04	5918	2479	Q		405000	FEIDEN, THOMAS P. & JENNIFER A.
52	0000040000033000018	2018-06-21	5923	818	Q		482500	HYDE, ANN
53	0000050000200000000	2018-07-02	5926	1597	Q		270000	DUNN, ESTATE OF ELMER D AND SHIRLEY
54	0000110000400000015	2018-07-02	5926	1476	Q		720800	ROBERT R SCALLY LLC
55	0000110000041000003	2018-07-02			Q		605930	KENSINGTON REALTY PARTNERS LLC

Town of KENSINGTON

Rockingham County New Hampshire

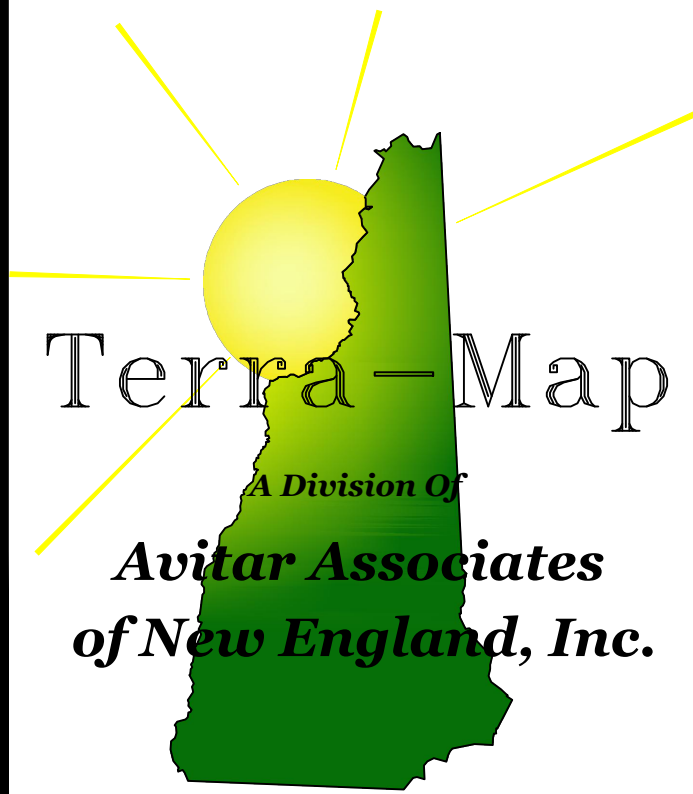
2018 Revaluation Neighborhood and Sales Map

LEGEND

Neighborhoods

- AVG -40%
- AVG -30%
- AVG -10%
- AVG
- AVG +10%
- AVG +20%
- AVG +30%
- AVG +40%
- AVG +70%
- AVG +80%
- BACKLAND
- UNKNOWN PID

1-55 SALE ID



Sale and Neighborhood code information was aquired from Avitar Assessing database. Town Boundary and Road information was aquired from GRANIT.

