Avitar Associates of New England, Inc.
Municipal Services Company

FARMINGTON, NH

2019 FULL STATISTICAL REVALUATION

April 1, 2019

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

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Manual V3.15

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INTRODUCTION

The purpose of this report is to document the guidelines, standards and procedures used in the recent town wide revaluation. The building cost data and the specific building and land information of each property, which is the foundation for this report and the valuation, were gathered and/or verified by the assessing staff of Avitar Associates of N.E., Inc., all qualified to do so and approved by the New Hampshire Department of Revenue, Property Appraisal Division. *See Section 1.C. Personnel & Qualifications.* Sources may include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection form (DCF) to facilitate the listing and pricing of buildings which will insure uniformity and accuracy in the collection of data and use of the CAMA system, this information, once entered, is used to generate the "Property Record Card". *See Section 1.D. Data Collection.*

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

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

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

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

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

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

Intended Use of Report

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

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

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

Intended Users of Report

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

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

What This Report is Not Intended to Do

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

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

A. CERTIFICATION

B. CONTRACT & SCOPE OF WORK

C. PERSONNEL & QUALIFICATIONS

D. DATA COLLECTION

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

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

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

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

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

I certify that the total taxable value of the town is $558,068,273 (excluding PSNH, NHEC, Faipoint (FPT-111), Union Telephone (UNI-ROW-0-POLE) & Atlantic Broadband (MET-1).

Signature: _____ **Date:** 10/1/19

RESUME' OF SUPERVISOR OR SIGNOR

Chad Tremblay Roberge

Experience:

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, Farmington, Madison, Weare 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.) 2018 updates include Chichester, Kensington & South Hampton.

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.

2005 - 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 (Summers) **Building Measurer & Lister, Avitar Associates of NE, Inc., Chichester, NH**

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

Education: Roger Williams University, Bristol, RI
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
IAAO Course 333 – Residential Modeling Building
IAAO Course 932 – Restructing Income/Expense Statements
NH State Statutes – Part II – 2010
NH State Statutes – Part I – 2012
15 Hours USPAP – 2012
State USPAP Update – 2018

Professional Designations & Affiliations:

NH Department of Revenue, Certified Property Assessor Supervisor
NHAAO, Member

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, 2023

Given this day of January 10, 2019

Thomas P. Hughes, Assistant Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

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

Farmington, 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 Farmington
1.2 Address of Municipality:	356 Main Street
	Farmington, NH 03835
1.3 Contact Email:	farmingtonta@metrocast.net
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone & Fax Numbers:	(603) 755-2208 Fax (603) 755-9934
1.6 Name of Company:	Avitar Associates of N.E., Inc.
1.7 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.8 Telephone & Fax Numbers:	(603) 798-4419 Fax (603) 798-4263
1.9 Name and Title of Company Signer:	Loren J. Martin, President of Assessing Operations
	or Gary J. Roberge, CEO
1.10 Contact Email:	loren@avitarassociates.com or gary@avitarassociates.com

2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

2.1.1 To appraise all taxable property within the municipality in a good and workmanlike manner according to New Hampshire Revised Statutes 75:1.

2.1.2 To appraise all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of the Municipality in the same manner as taxable property.

2.1.3 The Company shall measure, list and verify all sales used as benchmarks for the update process, unless otherwise noted in the addendum section of this contract.

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Municipal Assessing Officials on or before **10/1/2019** with assessments as of **4/1/2019**.

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

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

2.3 Personnel.

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

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

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

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

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

2.4 Public Relations.

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

2.5 Confidentiality.

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

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

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of **$67,440** dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of **$5,620** per month as the work progresses.

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

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

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

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

3.2 Collection of Property Data

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 compliant mass appraisal report with appropriate notations for those sales not used in the correlation of values.

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

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

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

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

3.3.8 The preliminary market analysis showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison or a summary thereof will be provided to the Municipal Assessing Officials prior to the notification to taxpayers of preliminary values. All preliminary analysis, field cards, reports, etc. are work products and are the property of the Company and not provided to taxpayers. Final market analysis will be printed and provided to the Municipal Assessing Officials as part of the USPAP compliant mass appraisal report.

3.4 Value Notification & Informal Reviews.

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

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

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

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

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

3.5 Manual of Appraisal:

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

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

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

3.6 Property Record Cards:

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

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

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

3.6.3 The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be provided in map, lot and sublot sequence and will detail the base valuation year and the print date of the property record card.

3.6.4 Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the USPAP compliant mass appraisal report.

3.6.5 The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card, along with 3rd and 4th characters that describe the reason for the visit and what was done, ie, M=measured, L=measured & listed. A detailed explanation of these codes is outlined in the USPAP compliant mass appraisal report.

4. APPEAL - PROCEDURE NOTIFICATION.

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

OPTION NUMBER 1

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

OPTION NUMBER 2

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

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

5. HOW THE COMPANY VALUES PROPERTY

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

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

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

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

6. CONDUCT VALUATION OF PUBLIC UTILITY PROPERTY - N/A Utility Properties to be Valued by Another

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

7. ABATEMENT & TAX APPEALS

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

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

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

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

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

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

9. INDEMNIFICATION AND INSURANCE

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

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

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

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

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

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

10. PERFORMANCE BOND

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

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of **3,170** tracts as defined by RSA 75:9, and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on **$35** per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is $2,500 per utility property.

12. **ADDENDUMS AND APPENDIXES**

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

Agreement Execution

Contract Total $67,440 ***Total Number of Parcels 3,170***

In the presence of:

Witness

Municipality of: Farmington, N.H.

By:

Board of Selectmen

Date: 10/15/18

In the presence of:

Witness

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

By:

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

Date: 10-23-18

***Bond Required by Town Please Check One & Sign Below: Yes** ☐ **No** ☒*
Additional Cost of $2,700
New Total, If Bond Required $70,140

Witness

By:

Farmington Board of Selectmen

Date: 10/15/18

RECEIVED
OCT 18 2018

AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

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

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

ID	EMPLOYEE	AVITAR POSITION	NH DRA CERTIFICATION
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
DM	Dan Martin	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

MAP:	LOT:	SUBLOT:	CARD #	OF
OWNER				
PROP LOC #		STREET		

LISTING HISTORY

DATE	INITIAL	NOTES

DATE	GRANTOR	SALE PRICE	NOTES

NOTES

WORK IN PROGRESS - NOT OFFICIAL DOCUMENT

EXTRA FEATURES

FEATURE (10 PER CARD)	LENGTH	WIDTH	UNITS	COND	NOTES/ID
1)					
2)					
3)					
4)					
5)					
6)					
7)					
8)					
9)					
10)					

LAND INFORMATION

ZONE	LAND USE	NEIGHBORHOOD

LAND USE	ZONE	SIZE	UNITS	NC	TOPO	COND	REC	NOTES

VIEW	SUBJECT	WIDTH	DEPTH	DIST

TOTAL ACRES		SITE:	DW:	ROAD:

MODEL/STYLE					
ROOF STYLE		EXT WALLS CONT		STORY HEIGHT	
FLAT		MINIMUM		1.00 1.50 1.75 2.00	
GABLE/HIP		NOVELTY		2.50 2.75 3.00 3.50	
GAMBREL		PREFB WD PNL		3.75 4.00 SPLIT LVL	
IRREGULAR		PREFIN MTL			
MANSARD		STN ON MASN		BEDROOMS	#
SALT BOX		VINYL SIDING		BATHROOMS	
SHED		WD SHINGLE		BTH FIXTURES	
WOOD TRUSS		INTERIOR WALLS		EXTRA KIT	
		AVG FOR USE		FIREPLACE(S)	
ROOF COVER		DRYWALL		AC %	
ASBESTOS		MINIMUM		GENERATOR	
ASPHALT		PLASTERED		QUALITY EST	
CLAY/TILE		PLYWD PANEL		B4-AVG-40	
CORR COMP		WALL BOARD		B3-AVG-30	
HI QUAL COMP		WOOD/LOG		B2-AVG-20	
METAL/TIN		FLOORING		B1-AVG-10	
PREFAB MTLS		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	
TAR/GRAVEL		MIN PLYWD		A5-EXC +10	
WD SHINGLE		PARQUET		A6-EXC +20	
		LAMINATE		A7-EXC +40	
		PINE/SOFT WD		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	
DÉCOR BLK		RAD WTR		TEMPORARY	
GLASS/THERMO		STEAM			
LOGS				BASE RATE CODE	
MASONITE					

Rev 12/16

DATA COLLECTION FORM SAMPLE, (DCF)

II. Data Collection Form = DCF

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

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

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

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

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

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

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

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

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

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

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

History

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

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

Third Character/Why	Fourth Character/Action
A = Abatement/Appeal	E = Estimate
C = Callback	L = Measure & Listed or just listed after a previous measure/or used on vacant property to prevent a future unnecessary list letter.
H = Hearing	
P = New Construction/Pickup	M = Measure Only
S = Subdivision	R = Reviewed
T = Town/Taxpayer Request	X = Refusal with notes
U = Update	
V = Verification Process	*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

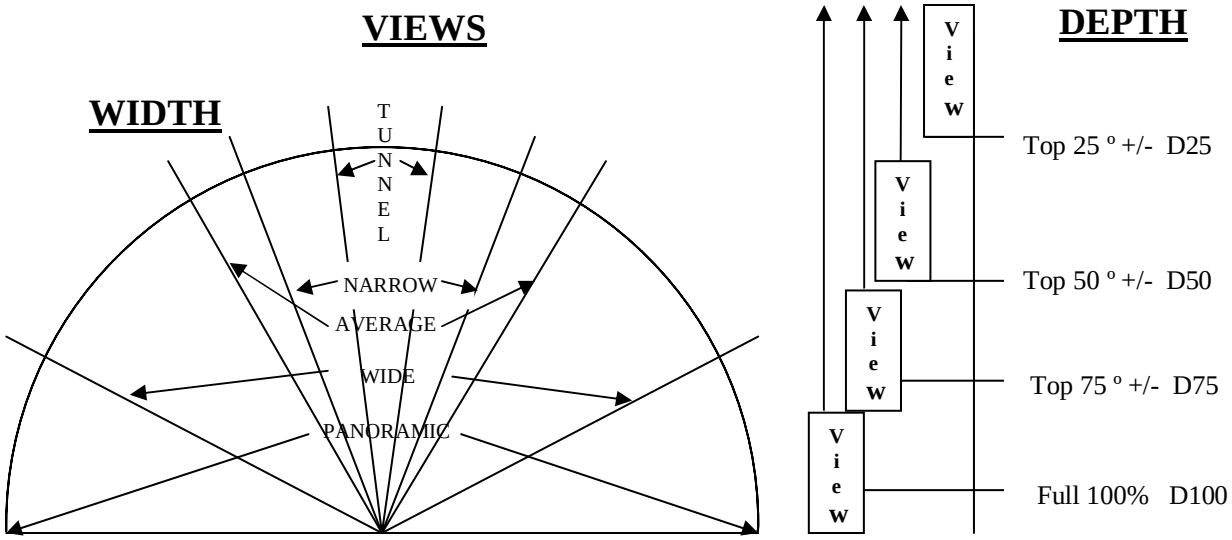
Level	Flat, no hills, little to no ups or downs.
Mild	Mostly level topography with minor slopes and/or very gentle rolling topography.
Rolling	Typically rolling terrain with ups and downs or terraced areas or minor grade changes.
Moderate	Can have level areas, but predominately sloping topography which 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.

VIEWS



SUBJECT *	DISTANCE	
LAK Lakes	CLS (or NER)	Close or Near – trees are visible & distinguishable
MTS Mountains	DST	Distant – you know there are trees but they are not distinguishable
HLS Hills	EXT	Extreme – no visual ability to distinguish tree cover
PST Pastoral		
STR Streams/Rivers		
LMT Lakes & Mountains		

*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

BUILDING STYLES*	PREDOMINATE STORY HEIGHT
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.

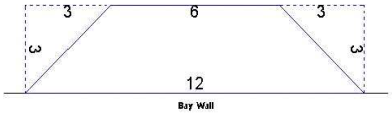
4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.

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.

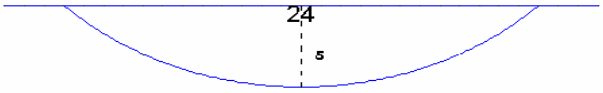
Only needed if different from other side →



How to measure and sketch a bay window:

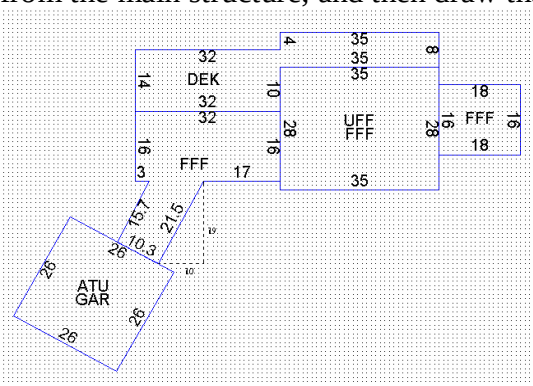
1.) Classify the bay window according to its appropriate story height.
2.) Check for basement area under the bay window upon listing.
3.) Bay windows are only picked up when they include floor space.

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 cautions 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.

Diameter	Area (Units)	Length	Width
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.

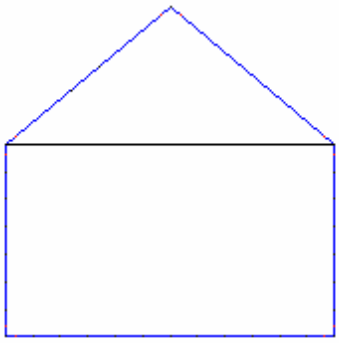
SOLAR PANELS – Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

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

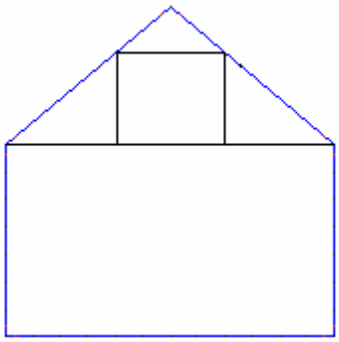
1. Childs playhouse
2. Tree houses
3. Ice or Bob houses
4. Bulkheads - metal doors covering the entrance to the basement
5. Dog houses
6. Fire escape platforms
7. Handicap ramps
8. Metal storage boxes (or trailer bodies) on residential property.

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

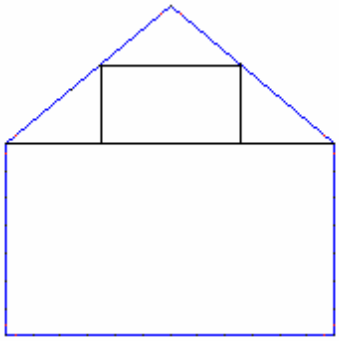
STORY HEIGHT EXAMPLES



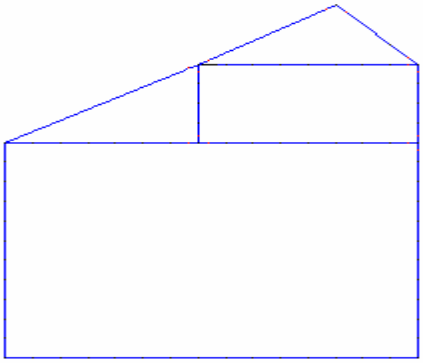
1 STORY FRAME
Ranch - Bungalow or comparable structures. No second floor or attic space.



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.

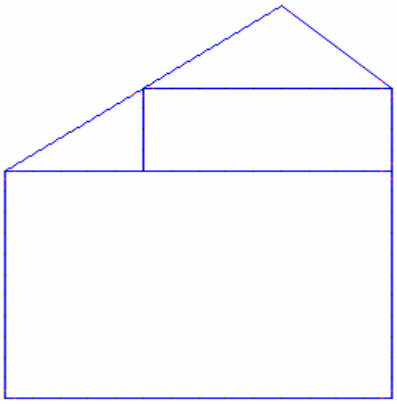


Example A

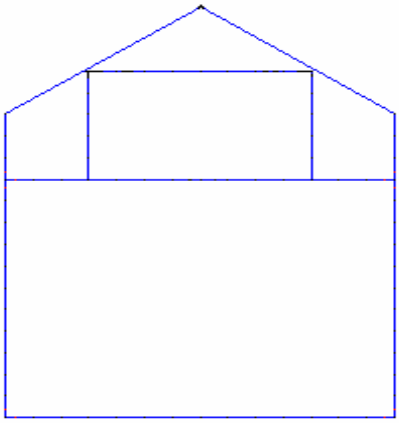


Example B

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*

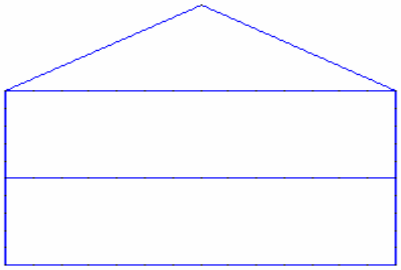


Example A

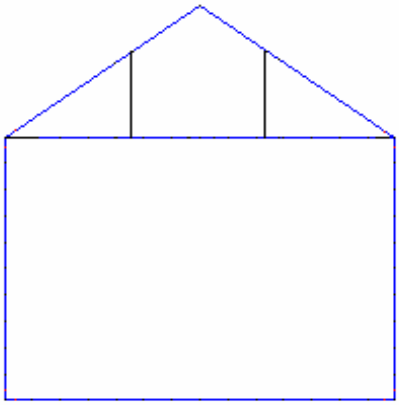


Example B

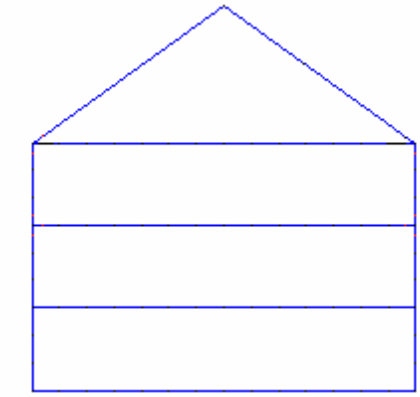
1-3/4 STORY FRAME
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.
See Example A & B Left



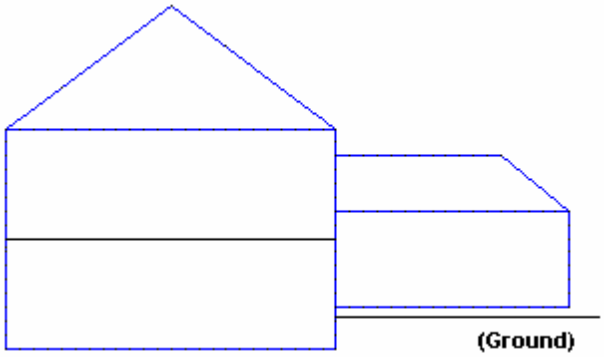
2 STORY FRAME
Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.



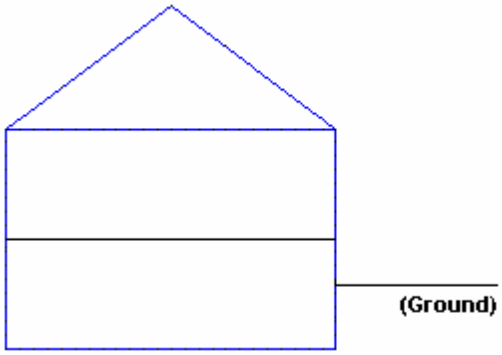
2 STORY FRAME & ATTIC
Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area. Noted as 2.5 stories in story height.



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.

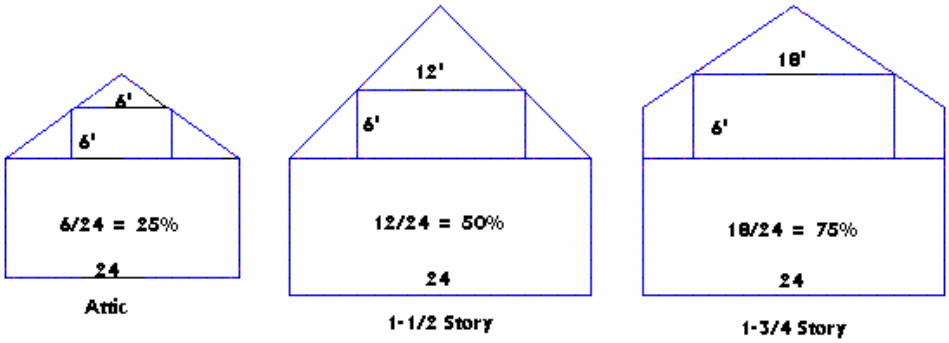


SPLIT ENTRY - one story Ranch Style Home ½ of lower floor foundation exposed.

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.

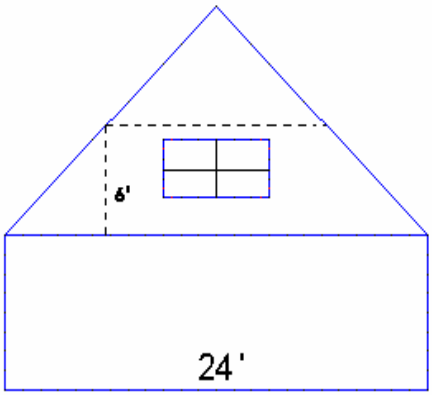
Example: Method 1



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



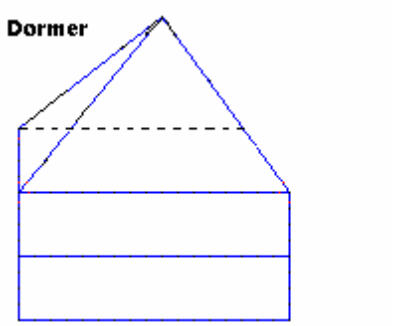
Computation:
6 x2 = 12 (12' total non livable space)
24-12=12 (12' total living space)
12/24 = 50% = Half Story

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

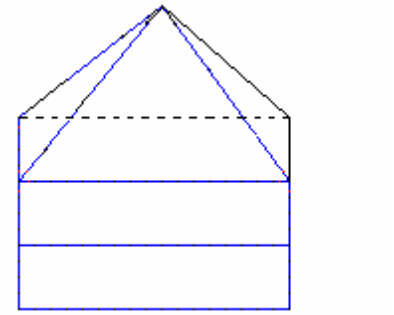
Dormers

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

EXAMPLES:



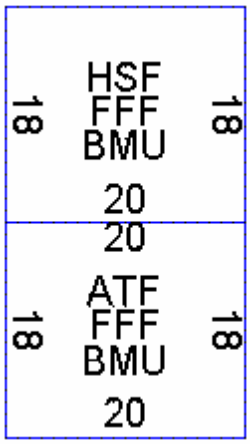
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

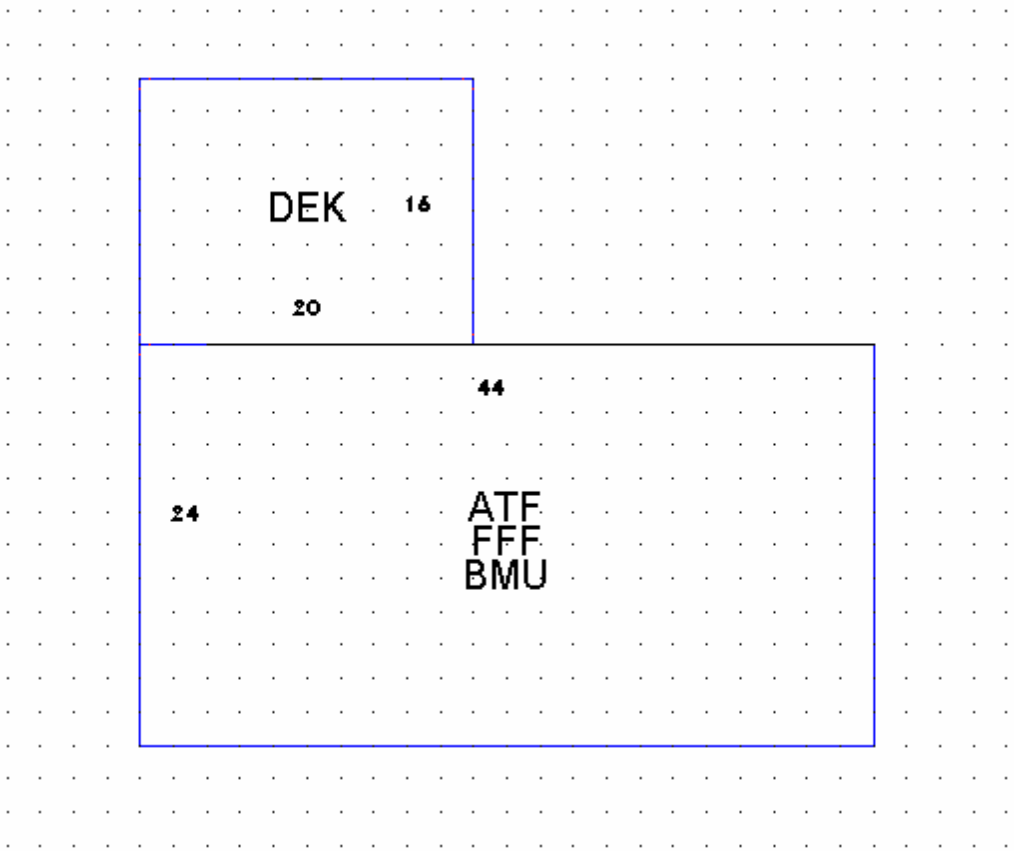


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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.

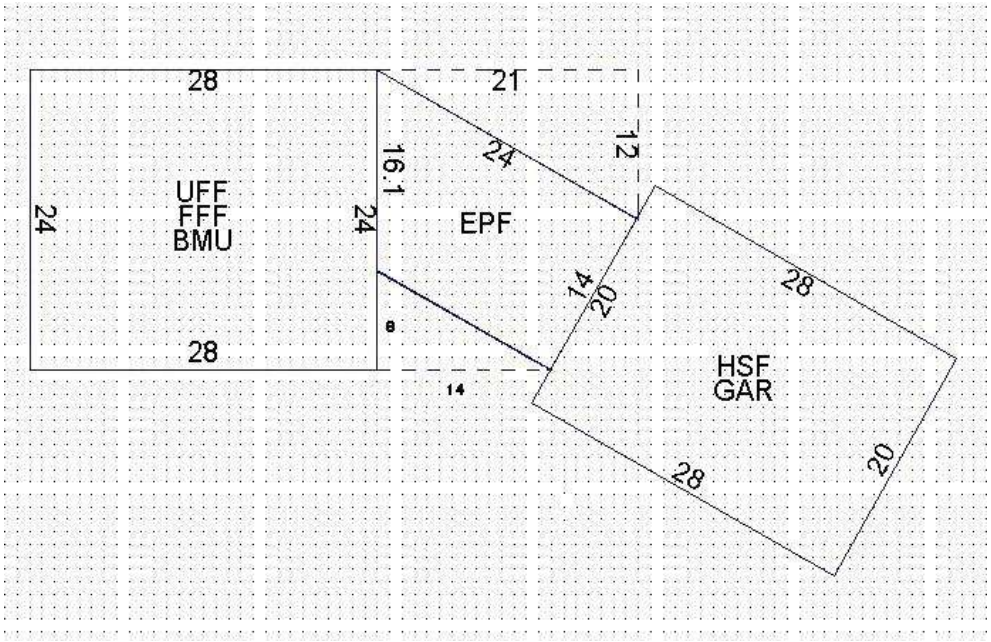
Represents dormer addition ⬅





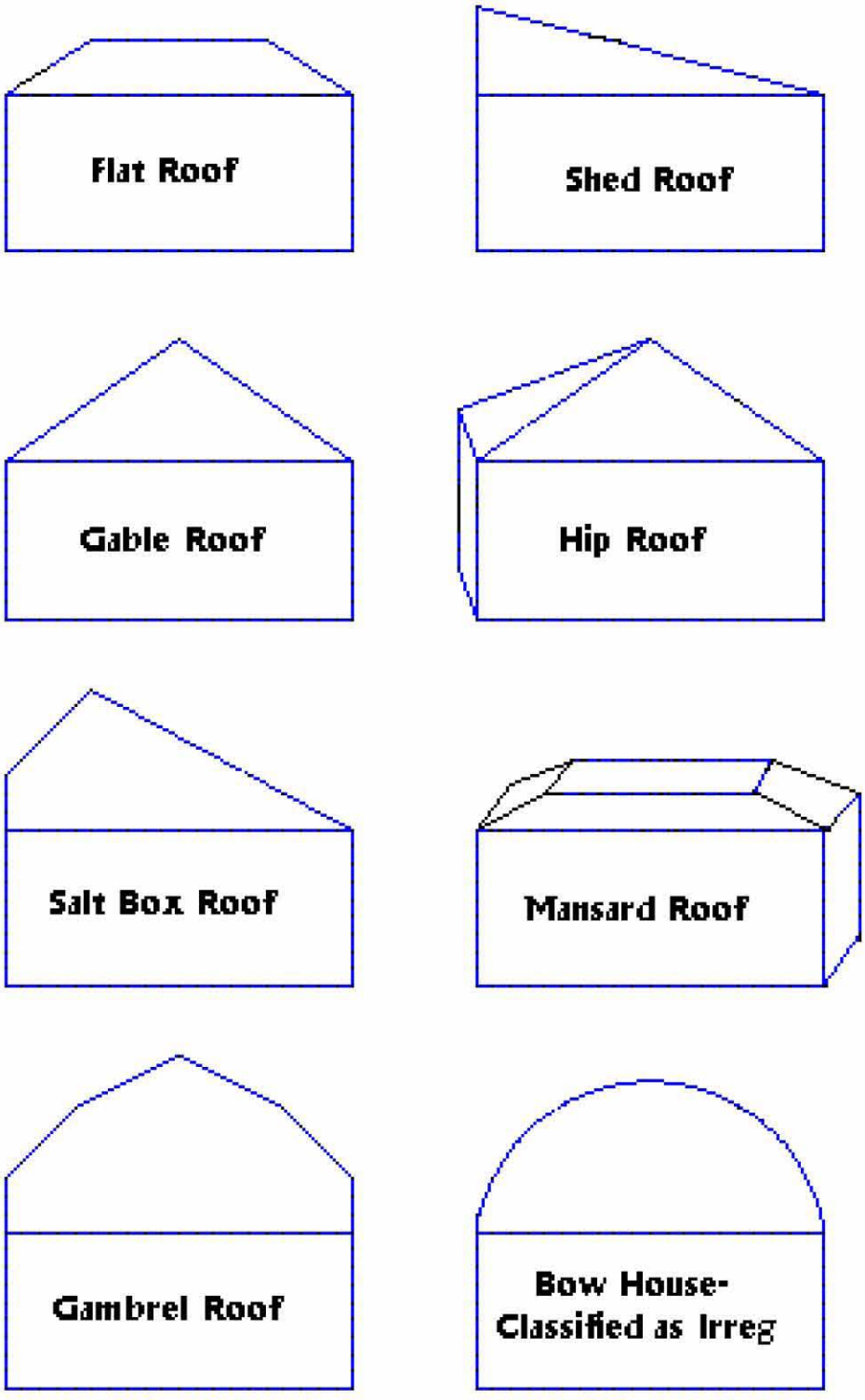
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

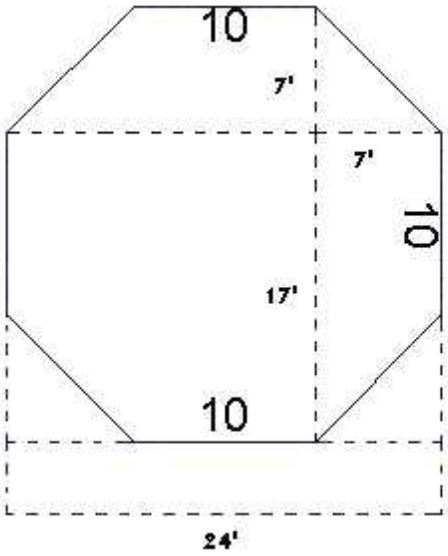
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



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


Flat Roof
Shed Roof
Gable Roof
Hip Roof
Salt Box Roof
Mansard Roof
Gambrel Roof
Bow House-
Classified as Irreg



(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

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

DRA PRIOR YEAR RATIO RESULTS

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

Ratio Study Year 2018

Overall Median Assessment to Sales Ratio:	**82.9**
Coefficient of Dispersion:	**15.8**
Price Related Differential:	**1.03**

	Ratio	COD
Residential Land Only Sales:	**N/A**	**N/A**
Residential Land & Building Sales:	**81.6**	**11.7**
Commercial Land & Building Sales:	**N/A**	**N/A**

SECTION 3

VALUATION PREMISE

A. THREE APPROACHES TO VALUE HIGHEST & BEST USE

B. ZONING

C. TOWN PARCEL BREAKDOWN

D. TIME TRENDING

E. NEIGHBORHOOD CLASSIFICATION

F. BASIC MASS APPRAISAL PROCESS

G. ASSUMPTIONS, THEORIES & LIMITING FACTORS

H. PUBLIC RIGHT OF WAY & UTILITIES

A. Three Approaches to Value

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

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

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

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

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

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

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

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

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

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

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

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

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

MARKET MODIFIED COST APPROACH TO VALUE

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

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

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

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

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

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

> Prior to the closing of the property, 30 days later, the buyer was offered $20,000 to simply sign over his purchase and sales agreement to a third party. An additional 10% profit! He refused and lives in the property today, thinking he bought low.
>
> Knowing all this, what is your opinion of the real market value?

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

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

THE SALES DATA

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

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

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

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

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

HIGHEST & BEST USE

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

> Individual property highest and best use analysis is not appropriate for mass appraisal.
>
> "Highest & best use," has been defined as: that reasonable, legal and probable use that will support the highest present value.... as of the effective date of the appraisal.
>
> It has been further defined as that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which result in the highest land value. In those cases where the existing use is not the highest & best use, it shall be noted on the individual assessment record card.

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

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

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

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

B. Zoning

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

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

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

	Agricultural Residential (AR)	Suburban Residential (SR)	Rural Residential (RR)	Urban Residential (UR)	Village Center (VC)	Commercial Business (BC)	Industrial Business (IB)
Maximum Net Residential Density	1 dwelling unit per 3 Acres	1 dwelling unit per Acre	1 dwelling unit per Acre	1 dwelling unit per 10, 000 square feet*	1 per 5,000 SF		
Minimum Lot Size	3 Acres	1 Acre	1 Acre	½ Acre (21,780 sf)**	¼ Acre (10,890 sf)	2 Acres	2 Acres
Minimum Street Frontage	250 feet	150 feet	150 feet	75 feet	50 feet	275 feet	275 feet
Minimum Front Setback	50 feet	25 feet	25 feet	25 feet***	****	50 feet	50 feet
Minimum Lot Area per Dwelling Unit	3 Acres						
Minimum Side and Rear Setback (principal and Accessory Buildings) (a) Principal Residential Buildings (b) Accessory Buildings or Structures (c) Non-residential Buildings or Structures, including Agricultural Buildings	(a) 15 feet (b) 15 feet (C) One (1) foot for each foot of Height, but not less than 15 feet	(a) 15 feet (b) 15 feet	(a) 15 feet (b) 15 feet	15 feet	None except where residential buffer applies.	30 feet, or 1 foot for each additional foot of building height above 30 feet.	35 feet, or 1 foot for each additional foot of building height above 35 feet.
Maximum Height (a) Residential buildings (b) Non-residential buildings and Structures (c) telecommunications towers (d) wind generators	(a) 35 feet (b) 55 feet (c) (see Section 3.14) (d) None	(a) 35 feet (b) 55 feet (c) (see Section 3.14) (d) None	(a) 35 feet (b) 55 feet (c) (see Section 3.14) (d) None	(a) 55 feet (b) 55 feet	-Principal buildings: 55 feet -Accessory buildings and structures: 55 feet	-Principal buildings: 55 feet -Accessory buildings and structures: 55 feet	-Principal buildings: 55 feet -Accessory buildings and structures: 55 feet
Wetlands and Impact on Min Lot Size Calculation	A Lot upon which residential development is to occur that does not have access to municipal water or wastewater must contain a minimum of 40,000 square feet of contiguous buildable area.	A Lot upon which residential development is to occur that does not have access to municipal water or wastewater must contain a minimum of 30,000 square feet of contiguous buildable area.	A Lot upon which residential development is to occur that does not have access to municipal water or wastewater must contain a minimum of 30,000 square feet of contiguous buildable area.				
Bonuses		Density: Where town water and/or sewer utilities are available, the minimum Lot size for the SR zone shown in Table 2.02(B) may be reduced by 25% for each of the utilities to which a single-family dwelling is connected.				Street Frontage: Where abutting Lots make provisions for a single shared driveway access to a Class I or II highway that meets the approval of the Farmington Planning Board, the Planning Board may approve a reduction in Street Frontage from 275 feet to 150 feet.	Street Frontage: Where abutting Lots make provisions for a single shared driveway access to a Class I or II highway that meets the approval of the Farmington Planning Board, the Planning Board may approve a reduction in Street Frontage from 275 feet to 150 feet

**This is applicable only to Lots that have access to and are connected to both Town water and wastewater. Otherwise, maximum net residential density shall be 1 dwelling unit per Acre.*

****This is applicable only to Lots that have access to and are connected to both Town water and wastewater. Otherwise, minimum Lot size shall be 1 Acre*

****Minimum Front Setback (Principal and Accessory Buildings) In the case where existing buildings have a uniform Setback relationship to the Street, any new building or alteration of an existing building shall maintain the existing relationship. Where a uniform Setback relationship does not exist, or where abutting Lots are not developed, the minimum front Setback shall be 25 feet*

*****Principal buildings:* Where the existing buildings have a uniform Setback relationship to the Street (see definitions), any new building or alteration of an existing building shall maintain the existing relationship.

Accessory buildings: An accessory building shall not be located closer to the front Lot line than the principal building.

Overlay District	Buffer/Setback		
Wetlands Conservation	Class One Buffers. The Commission may designate a buffer zone contiguous to any Class One or Class Two wetland, that is no greater than one hundred (100) feet outward from the boundaries of the Class One Wetland	Class Two Buffers. Unless otherwise designated as provided for in Section 4.02(H)(3) or 4.02(K), there shall be a buffer of fifty (50) feet outward from the boundaries of a Class Two wetland.	
Waterfront Protection	A Controlled Development Zone comprises all areas that lie within two hundred fifty (250) feet of any water body in the Town of Farmington.	A Limited Development Zone comprises all areas that lie within one hundred (100) feet of any water body in the Town of Farmington, with the exception of those areas that lie within the Urban Residential District as defined herein, for which the Limited Development Zone shall comprise all areas that lie within fifty (50) feet of a water body.	
Lancelot Shores Overlay District	The minimum front setback for parcels located in the Lancelot Shores Overlay District shall be 25 feet.		
Route 11 Business Node Overlay District	*See tables below*		
Aquifer/Groundwater Protection			
Floodplain Protection			

Business Node Overlay District

Minimum Lot Size[1]	2 Acres
Minimum Street Frontage	Consistent with Town of Farmington Zoning Ordinance Section 3.20 – Access Management Standards
Maximum Lot Coverage, including parking areas.	65%

Off Street Parking	All surface parking areas shall be set back at least 50 feet from a public street. Within this required 50-foot setback, the maximum width of any accessway or driveway to a surface parking area shall be 30 feet. Parking will be screened from the street and adjacent properties. To the extent possible, parking will be located to the side or rear of the subject building lot.
Street Frontage Bonus	Where abutting lots make provisions for a single shared driveway access to a Class I or II highway that meets the approval of the Farmington Planning Board, the Planning Board may approve a reduction in street frontage so long as the cumulative frontage for both lots sharing an access is at least 200 feet and neither lots' individual frontage is less than 50 feet.

Building Height	Front Setback	Minimum Side and Rear Setback
Not to exceed 20 feet	Minimum 35 feet, Maximum 70 feet	20 feet
Not to exceed 35 feet	Minimum 45 feet, Maximum 70 feet	25 feet
Not to exceed 55 feet	Minimum 50 feet, Maximum 75 feet	30 feet and 1 foot for each additional foot of applicable building height above 30 feet

Farmington Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	325	$ 18,097,200
RESIDENTIAL LAND ONLY WITH CURRENT USE:	143	$ 1,666,472
RESIDENTIAL LAND & BUILDING (not including current use): Median: $ 200,600	1681	$ 354,782,700
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	126	$ 35,695,894
MANUFACTURED HOUSING ON OWN LAND:	288	$ 35,188,696
MANUFACTURED HOUSING ON LAND OF ANOTHER:	203	$ 13,464,200
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	122	$ 24,844,546
COMMERCIAL/INDUST. LAND ONLY (not including current use):	70	$ 8,663,500
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	128	$ 61,810,500
COMMERCIAL/INDUST. WITH CURRENT USE:	10	$ 4,824,565
UTILITY:	2	*$ 12,959,500
TOTAL TAXABLE:	3098	$ 571,997,773
TOTAL EXEMPT/NONTAXABLE:	79	$ 42,895,700
TOTAL NUMBER OF PARCELS:	3177	
(TOTAL NUMBER OF CARDS):	3298	
PROPERTIES WITH VIEWS (included above):	55	
PROPERTIES WITH WATER FRONTAGE (included above):	398	
DRA CERTIFICATION YEAR:	2019	

***Valued by Another**

D. Time Trending

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

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

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

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

Sales Analysis Results	Year	Median Ratio	Year	Median Ratio
	2017	.886	2018	.824
	2018	.824	2019	.763

To determine the trend factor for 2018 using the sales analysis, we took the difference between the 2017 and 2018 ratios (0.062), divided that number by the 2017 ratio of 88.6% which resulted in a positive trend factor of 7% or 0.58% per month.

To determine a trend factor for 2019 using the sales analysis, we took the difference between the 2018 and 2019 ratios (0.061), divided that number by the 2018 ratio of 82.4% which resulted in a positive trend factor of 7.4% or 0.62% per month.

The average of this analysis suggests a positive 0.6% per month trend.

DRA Equalization Ratio Study

Year	Median Ratio
2017	88.5%
2018	82.9%

To determine the trend factor for 2018 using the DRA figures, we took the difference between the 2017 and 2018 ratios (5.6), divided that number by the 2017 ratio of 88.5% which resulted in a positive trend factor of 6.33% or 0.53% per month.

We also analyzed 2019 qualified sales through 4/1/2019; however, as this analysis reflected only a portion of 2019, the DRA ratio for the entire year doesn't exist.

The average of this analysis suggests a positive 0.53% per month trend.

In addition, we completed a paired sales study which represents a trend from 2015 through 2019.

Sale #	Map/Lot	Sale #1 Date/Price	Sale #2 Date/Price	Percent Change	Mos. Between Sales	% Per Month
1	R01-1-7	7/15 $223,000	4/18 $248,900	+11.6	33	+.35
2	R06-87	6/15 $200,000	2/19 $220,000	+10	44	+.23
3	R17-56-5	3/16 $194,900	7/18 $235,000	+20.6	28	+.74
4	R48-9	11/15 $105,000	11/18 $140,000	+33.3	36	+.92
5	U06-46	3/16 $112,000	1/19 $145,500	+29.9	34	+.88
6	U10-41-1-MH-16	12/17 $28,500	1/19 $34,000	+19.3	13	+1.48
7	U10-41-1-MH-34	5/17 $42,500	3/19 $49,500	+16.5	22	+.75
8	U10-41-1-MH-52	10/15 $68,500	11/18 $92,000	+34.3	37	+.93
9	U10-49	12/17 $144,000	1/19 $168,000	+16.7	13	+1.28

The average of these 9 sales suggests a positive 0.84% per month trend.

Summary

The conclusions reached by each analysis suggest market appreciation between 0.53% and 0.84% per month. As such, we reconciled at a positive trend of 0.54% per month (6.5% per year).

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 humourous, 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:

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

E = Average or most common.

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

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

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

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

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

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

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

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

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

F. Basic Mass Appraisal Process

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

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

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

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

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

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

G. Assumptions, Theories & Limiting Factors

Assumptions

1. It is assumed that all land can be developed unless obvious wetlands or town documentation stating otherwise. As such, lots smaller than the zone minimum will be considered developable, assuming they are grandfathered.

2. Current use classification is provided by the town and assumed accurate.

3. The use of the property is assumed its highest and best use, unless stated differently on the property record card. Highest and best use analysis was not done for each property.

4. When interior inspections can not be timely made or are refused, the interior data will be estimated based on similar homes, as accurately as possible, assuming good quality finish. If measurements are refused, the building measurement and interior will be estimated from the road.

5. The land acreage and shape are taken from the Town's maps and assumed accurate and name and address data is provided by the town and assumed accurate.

Theories

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

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

Limiting Factors

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

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

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

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

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

POINTS

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

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

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

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

Sample Calculation

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

Example Listing Data

EXTERIOR WALLS		
Prefab Wood Panels	= 32 points	
Brick on Veneer	= 37 points	
When two types exist, the average rounded integer is used	=	35
ROOF STRUCTURE & COVER		
Gable or Hip	= 3 points	
Asphalt or Comp.	= 3 points	
Point values are added together	=	6
INTERIOR WALLS		
Drywall	= 27 points	
Plaster	= 27 points	
When two interior types exist, the average rounded integer is used	=	27
HEATING FUEL & TYPE		
Oil Fuel	= 1 point	
Hot Water	= 6 points	
Heating points are calculated by multiplying fuel by type 1 x 6	=	6
FLOOR COVER		
Carpet	= 10 points	
Hard Tile	= 12 points	
When two types exist, the average rounded integer is used	=	11
TOTAL STRUCTURAL POINTS COMPUTED	**=**	**85**

BED & BATH LIST DATA

Bedroom = 3 # Bathrooms = 1.5

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

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

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

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

TOTAL STRUCTURAL POINTS INDEX = 97

QUALITY ADJUSTMENT FACTORS

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

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

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

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

EFFECTIVE AREA CALCULATIONS

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

EXAMPLE: BUILDING AREA CALCULATIONS

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

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

EXAMPLE:

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

SIZE ADJUSTMENT FACTORS

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

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

STORY HEIGHT ADJUSTMENTS

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

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

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

Adjusted Base Rate Calculation

Base Rate x Story Height Factor x Quality Factor Index x Size Adjustment Factor =
$85 x .94 x 1.067 x .9776 = $83.34

FINAL BUILDING VALUE COMPUTATIONS

Effective Area x Adjusted Base Rate = Replacement Cost New (RCN)
2,281 x $83.34 = $190,098

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

DEPRECIATION TYPES & USE

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

EXAMPLE - 200 Year Old House

Condition	Normal Age Depreciation is	
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 x 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.

$15,600 x 1.10 Site x 1.00 Driveway x 1.00 Topography x
.90 Condition (Wet) = $15,444 or $15,400 (rounded)

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

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

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

Example:

Zone = Two Acres, 100 Front Feet

1. Parcel with three acres and 400 front feet would not have any excess frontage assessed because only one excess acre exists and the zone requires two. So, this parcel has no subdivision potential.

2. Parcel with four acres and 400 front feet would be assessed for 100 excess front feet because there are two excess acres to support the zoning requirement, and therefore, a potential for subdivision exist.

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

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

SECTION 5

UNDERSTANDING YOUR PROPERTY RECORD CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

Map: 000004 Lot: 000013 Sub: 000000 (1) Card: 1 of 1 (2) 123 MAIN STREET ANYTOWN Printed: (3) 04/1/2019

PROPERTY RECORD CARD - FRONT

OWNER INFORMATION

DOE, JOHN (4)
DOE, JANE
123 MAIN STREET

ANYTOWN, NH 03123

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

(5)

PICTURE

(8)

LISTING HISTORY (6)

05/16/16	DMVX	
01/27/16	INSP	MARKED FOR INSPECTION
02/22/12	DMVM	
01/30/12	INSP	MARKED FOR INSPECTION
06/28/05	DIWL	
11/20/02	JDRL	

NOTES (7)

TAN; BTHS=5FIX, 3FIX, 2FIX=10 FIX; DNVI - DIFFICULT TO DETERMINE STY HEIGHTS FROM OUTSIDE; EXCELLENT VIEW; VERY LONG DRVWY; VERIFIED INFO @ DOOR;CD=PARTIAL ASPHALT;5/16 H/O SON REFUSED INT & EXT;

EXTRA FEATURES VALUATION (9)

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

SAMPLE APPRAISAL CARD

MUNICIPAL SOFTWARE BY AVITAR

ANYTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE (10)

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

LAND VALUATION (11)

LAST REVALUATION: 2018

Zone: RESIDENTIAL 1 & 2 **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	148,000	F	110	105	100	95	85 -- MODERATE	90	124,200	0	N	124,200	ACC
1F RES	25.609 ac	x 3,500	X	94				95 -- MILD	70	56,000	0	N	56,000	TOPO
VIEW *See 1.D.		MOUNTAINS AND WATER, WIDE, TOP 75, EXTREME							80	83,000			83,000	WTR SEAS/OBST
	27.609 ac									263,200			**263,200**	

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

1) **MAP/LOT/SUB** - Numbers represent the parcel identification numbers (PID) used by the town. The map number represents the ID of the map sheet on which the parcel is displayed. The lot number and sub lot are the unique ID for the parcel on that map sheet.

2) **CARD # OF #** - Typically 1 of 1 means the parcel has only one assessment record card for its entire assessment information. In a multi-card situation, where more than one assessment record card is needed to show the assessment information of a parcel with several primary buildings, the first number is the sequential card number and the second number is the total number of cards for that parcel.

3) **PRINTED** - The date the card was printed, reflecting the assessment information and value on file at that time.

4) **OWNER INFORMATION** - Located in upper left hand corner just below map-lot-sublot numbers and contains the owner name and address information of record at the time of print.

5) **SALE HISTORY** - This section is located to the right of owner information box and displays the five most current sales recorded as known for this parcel showing book, page, date, type of sale (Qualified/Unqualified & Vacant/Improved) and seller's name.

6) **LISTING HISTORY** - This section usually contains the date that the property was visited, plus the two initials of the person who visited the property. The third character is the reason why they were there, and the fourth is the "action" taken. This may vary as it is user definable, but will always have a date followed by a four space code and then space for a brief note.

7) **NOTES** - An area for the appraiser to enter abbreviated notes about the property, as well as reasons for any adjustments made elsewhere on the assessment record card.

8) **PICTURE** - Intended to represent some aspect of this tract of land such as view, waterfront or site or outbuildings.

9) **EXTRA FEATURES VALUATION** - This area contains the valuation of fireplaces, pools, sheds, detached garages, etc., (a table listing all descriptions and rates can be found in *Section 9C*.), and displays a description (as well as dimensions when appropriate), the unit rate, condition and final value. The grand total is rounded to nearest $100. Also, included is a brief notes section for each extra feature item listed.

10) **PARCEL TOTAL TAXABLE VALUE** - Is located about halfway down the right side of the card and displays prior years and current assessed value summarized as buildings, features and land and then the card total value. In the case of a multi-card parcel, in the current year column an additional value will be displayed for the total parcel value just below the card total value, whereas the prior year values will only show the total assessed value of the entire parcel.

11) **LAND VALUATION** - This area provides all the information necessary for land valuation.

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

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

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

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

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

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

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

Units - Size of land being assessed on each line.
AC = Acres
FF = Front Feet (Road Frontage) SF = Square Feet
WF = Waterfront Feet

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

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

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

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

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

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

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

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

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

Ad Valorem - Market value.

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

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

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

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

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

PROPERTY RECORD CARD - BACK

PICTURE

(1)

OWNER

DOW, JOHN
DOW, JANE
123 MAIN STREET

ANYTOWN, NH 03123

(2)

TAXABLE DISTRICTS

District	Percentage

(3)

PERMITS

Date	Permit ID	Permit Type	Notes

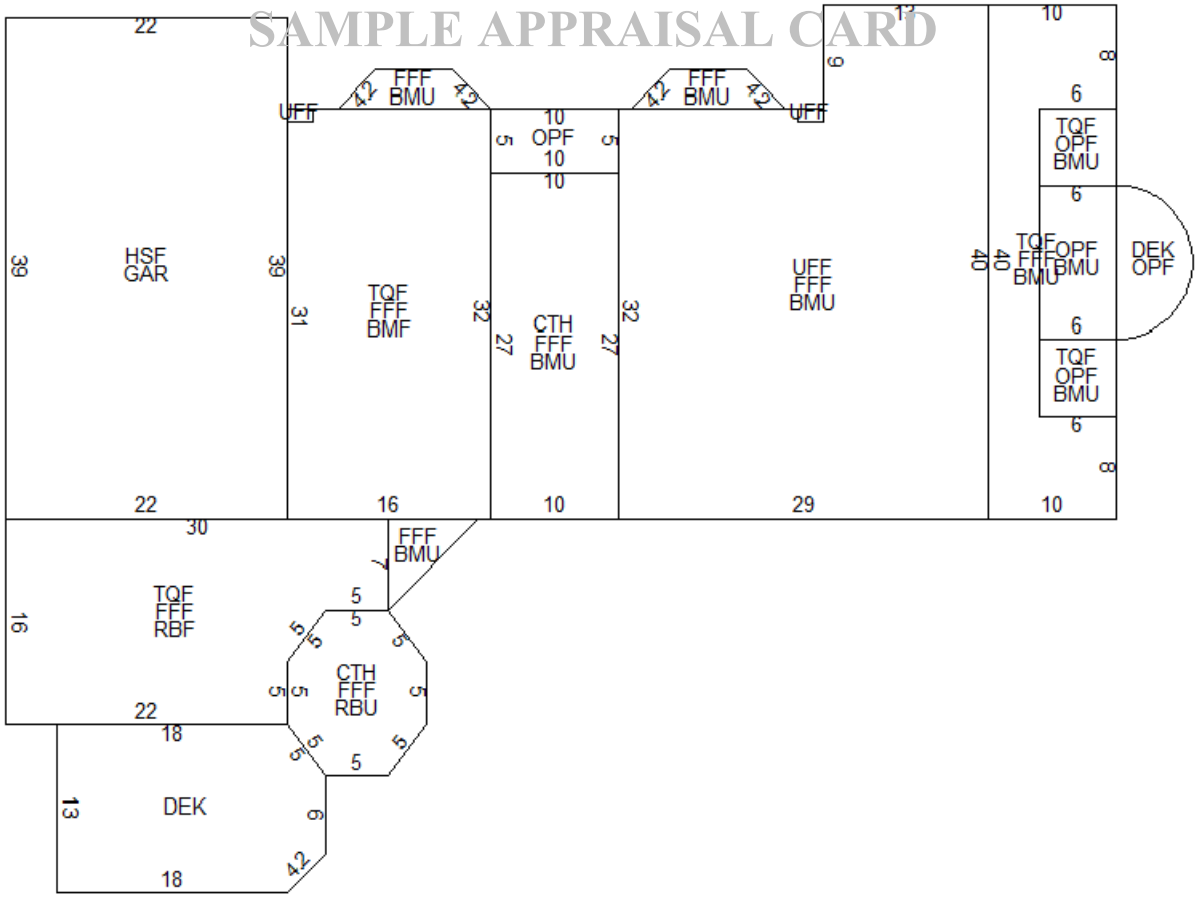
(5)

BUILDING DETAILS

(4)

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

SAMPLE APPRAISAL CARD



(6)

BUILDING SUB AREA DETAILS

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

(7)

2018 BASE YEAR BUILDING VALUATION

(8)

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

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 %).

Building Market Cost New	=$227,000
Total Depreciation = 21%	x .79 (100% - 21%=79% or .79)
	$179,330

Rounded to $179,300 = Building Assessment

GENERAL
COMMONLY USED ABBREVIATIONS

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

SAMPLE - LIST LETTER

TOWN OF ANYTOWN
25 MAIN STREET
ANYTOWN, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

April 3, 2019

Dear Property Owner:

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

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

Please call **603-123-4567 STARTING Tuesday, 4/9/19 thru Thursday, 4/11/19 between 8:00 am & 4:30 pm** to arrange an appointment in the near future for an interior inspection of your property. Please have this notice available when you call.

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

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

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

SAMPLE - NOTICE OF PRELIMINARY VALUES

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

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES

May 8, 2019

Dear Property Owner:

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

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

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

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

Thank you for your cooperation.

Land Value: $ 151,300 Other Value: $ 209,400 Total Parcel Value: $ 360,700

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

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

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 000001 000001 000001

June 25, 2019

Dear Property Owner:

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

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

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

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

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

Land Value: $ 73,300 Improvements: $ 163,800 Total Parcel Value: $ 237,100

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Encumbrance: Any limitation that affects property rights and value.

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

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

Estate: A right or interest in property.

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

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

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

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

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

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

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

IAAO: International Association of Assessing Officers.

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

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

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

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

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

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

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

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

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

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

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

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

Market Approach: Any valuation procedure that incorporates market-derived data, such as the stock and debt technique, gross rent multiplier method and allocation by ratio.
Mass Appraisal: The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 6

SALES DATA

A. DATE RANGE OF SALES & EFFECTIVE DATE OF NEW VALUE

B. QUALIFIED & UNQUALIFIED SALES REPORT

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

Effective date of this revaluation is 4/1/19.

Sales that occurred between 4/1/18 and 11/28/18 were used in the preliminary analysis.

A total of 70 sales were used in the preliminary analysis.

Sales that occurred between 10/1/18 and 8/29/19 were used in the final analysis.

Sales after 4/1/19 may not have been inspected.

B. Qualified & Unqualified Sales Report

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

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

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

NC=Neighborhood Code

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

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

SH=Story Height

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

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

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

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

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.768	R19-006-0000-00MH-0053	03	0.00	R1	E	MHS A 1,018	$ 66,000	$ 50,700 12/17/2018	I	Q	LAWSON REBECCA R	$ 36,900
0.802	U06-078-0002-0000-0000	04	0.40	R1	D	RSA A 1,512	$ 219,500	$ 176,000 05/17/2019	I	Q	BRUCE KENNETH F	$ 148,800
0.809	U02-016-0000-0000-0000	06	0.32	R1	E	RSA C 1,352	$ 197,600	$ 159,900 07/31/2019	I	Q	JOHNSON KIMBERLY &	$ 111,400
0.826	R34-003-0000-0000-0000	02	5.30	R1	E	RSA A 999	$ 194,000	$ 160,200 01/17/2019	I	Q	WHALEN DEBORAH	$ 130,200
0.839	R57-013-0001-0000-0000	01	8.57	R1	E	RSA A 1,096	$ 235,000	$ 197,100 06/07/2019	I	Q	WOODMAN JAMES	$ 169,100
0.850	R17-025-0000-0000-0000	03	1.04	R1	D	RSA C 1,595	$ 216,500	$ 184,100 06/26/2019	I	Q	ALTON ROLLINSFORD LLC	$ 141,600
0.875	R17-028-0000-0000-0000	03	1.04	R1	D	RSA A 1,200	$ 182,000	$ 159,200 05/03/2019	I	Q	HENDERSON STANLEY JR	$ 141,300
0.875	U10-075-0000-0000-0000	04	0.17	R1	E	RSA C 1,763	$ 209,200	$ 183,000 05/22/2019	I	Q	PUTNAM JONATHAN	$ 141,800
0.885	U09-019-0000-000C-0009	02	0.16	R1	F	RSA A 1,246	$ 214,000	$ 189,400 07/16/2019	I	Q	THIBAULT PAUL J JR & D	$ 150,600
0.886	U10-120-0000-0000-0000	04	0.55	R1	F	RSA A 1,685	$ 251,000	$ 222,500 06/17/2019	I	Q	SENSIBLE PROPERTY RESU	$ 155,800
0.890	R61-005-0028-0000-0000	03	1.45	R1	G	RSA A 1,579	$ 248,000	$ 220,700 05/17/2019	I	Q	CHEMEI PETER & SARAH	$ 178,200
0.893	R50-033-0000-0000-0000	06	0.51	R1	E	MHS A 1,173	$ 146,500	$ 130,800 06/28/2019	I	Q	FOWLER WILLIAM	$ 82,500
0.896	R10-016-0000-0000-0000	01	7.56	R1	E	RSA A 1,443	$ 209,900	$ 188,000 05/01/2019	I	Q	HOPE ERIC W	$ 156,600
0.898	R52-036-0000-0000-0000	01	1.50	R1	F	RSA D 1,920	$ 258,000	$ 231,600 06/14/2019	I	Q	MUEHLHAUSEN MITCHELL J	$ 193,300
0.908	R49-024-0000-0000-0000	03	2.10	R1	E	RSA B 1,500	$ 223,000	$ 202,500 07/03/2019	I	Q	WHALEY MICHAEL G & ROS	$ 149,800
0.909	R50-012-0000-0000-0000	01	2.29	R1	E	RSA A 1,654	$ 247,000	$ 224,400 07/02/2019	I	Q	LEWICKI KATHLEEN &	$ 170,100
0.909	U10-041-0001-00MH-0013	02	0.00	R1	E	MHS A 999	$ 57,300	$ 52,100 07/24/2019	I	Q	MUCHER PETER C & KAYLA	$ 18,800
0.925	R29-012-0005-0000-0000	01	10.13	R1	E	RSA A 1,164	$ 209,900	$ 194,100 05/02/2019	I	Q	HOWES AMI	$ 60,300
0.929	U05-106-0000-0000-0000	04	0.35	R2	F	RMF E 2,895	$ 210,000	$ 195,000 03/19/2019	I	Q	GAULIN BRADD W	$ 218,700
0.930	U10-079-0000-0000-0000	04	0.14	R1	F	RSA C 1,178	$ 165,000	$ 153,400 12/05/2018	I	Q	CHABOT LEAH N & TROY M	$ 109,100

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.933	U02-009-0000-0000-0000	02	0.77	R1	E	RSA C 1,104	$ 174,900	$ 163,100 11/21/2018	I	Q	CJS LLC	$ 108,800
0.936	U09-018-0000-0000-0000	04	0.51	R1	E	RSA B 1,504	$ 179,900	$ 168,300 06/28/2019	I	Q	COLE ZACHARY & BAYER,	$ 139,300
0.941	U13-020-0000-0000-0000	02	2.26	R1	D	RSA A 1,416	$ 186,000	$ 175,100 06/11/2019	I	Q	FAWCETT KIMBERLY A & J	$ 154,200
0.943	R48-009-0000-0000-0000	03	0.55	R1	E	RSA B 951	$ 140,000	$ 132,000 11/27/2018	I	Q	RAUCCI NICHOLAS J	$ 105,000
0.945	R17-010-0000-0000-0000	03	1.04	R1	D	RSA C 2,080	$ 289,900	$ 274,100 05/30/2019	I	Q	JOY DANA L JR & DANIEL	$ 232,700
0.955	U10-092-0000-0000-0000	04	0.14	R1	F	RSA C 1,403	$ 169,000	$ 161,400 02/26/2019	I	Q	DISCOVER PROPERTIES LL	$ 114,200
0.956	U10-017-0001-0000-0000	04	0.50	R1	G	RSA D 1,526	$ 225,000	$ 215,000 12/05/2018	I	Q	ANDERSON WILLIAM & MAR	$ 160,400
0.959	U10-091-0000-0000-0000	04	0.20	R1	F	RSA C 1,180	$ 172,900	$ 165,800 10/15/2018	I	Q	HOAGE STEPHEN E	$ 117,700
0.959	U06-117-0000-000C-0011	04	0.00	R1	E	RCD D 1,623	$ 140,000	$ 134,300 06/17/2019	I	Q	CINCOTTA MEGHAN A	$ 117,100
0.959	U05-025-0000-0000-0000	04	0.21	R1	E	RSA A 1,373	$ 185,000	$ 177,500 07/31/2019	I	Q	DREW CAROL A	$ 137,900
0.963	U11-003-0000-0000-0000	04	0.78	R1	E	RSA D 2,304	$ 169,100	$ 162,800 12/17/2018	I	Q	ROOKS RICHARD A	$ 147,900
0.963	R01-001-0014-0000-0000	03	1.99	R1	G	RSA E 2,121	$ 267,000	$ 257,200 07/08/2019	I	Q	MESERVE KELLY M & COR	$ 209,500
0.967	R61-005-0025-0000-0000	03	3.06	R1	G	RSA A 1,585	$ 260,000	$ 251,400 06/14/2019	I	Q	PAGAN-ALLIS ABIGAIL TR	$ 182,300
0.968	R19-006-0000-00MH-0059	03	0.00	R1	E	MHD A 1,210	$ 77,900	$ 75,400 02/20/2019	I	Q	BOWDEN PAUL ESTATE	$ 55,900
0.970	R06-228-0000-0000-0000	01	0.24	R1A	F	RSA A 590	$ 130,000	$ 126,100 07/17/2019	I	Q	SCHER ASYA & VITALIJ	$ 92,700
0.971	R18-007-0000-0000-0000	03	0.26	R1	E	RSA B 1,519	$ 186,900	$ 181,500 07/31/2019	I	Q	FERLAND JOSHUA A	$ 136,400
0.973	R19-017-0000-0000-0000	06	7.00	R1	E	RSA D 1,510	$ 158,000	$ 153,700 07/03/2019	I	Q	LITTLEFIELD ELIZABETH	$ 157,200
0.974	R19-006-0000-00MH-0094	03	0.00	R1	E	MHD A 1,335	$ 99,900	$ 97,300 07/09/2019	I	Q	HUSSEY JEAN	$ 64,100
0.975	U05-066-0000-0000-0000	04	0.25	R1	E	RSA C 1,368	$ 163,200	$ 159,100 05/28/2019	I	Q	AFFINITI HOME GROUP LL	$ 84,700
0.975	U06-068-0000-0000-0000	04	0.41	CI	E	CCL A 1,944	$ 585,000	$ 570,600 12/10/2018	I	Q	ELLIOTT BARRY A & ANGE	$ 295,700

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.976	U11-011-0000-0000-0000	04	0.25	R1	D	RSA E 1,951	$ 190,000	$ 185,500 03/19/2019	I	Q	STARLING JENNIFER K	$ 149,700
0.977	U10-049-0000-0000-0000	04	0.15	R2	F	RMF C 1,462	$ 168,000	$ 164,200 01/29/2019	I	Q	FLYNN SIMONE & SHAUN	$ 128,200
0.979	R61-005-0026-0000-0000	03	1.14	R1	G	RSA E 2,696	$ 274,900	$ 269,100 02/19/2019	I	Q	OLIVER CHRISTOPHER S &	$ 227,500
0.981	R16-002-0002-0000-0000	03	3.05	R1	E		$ 48,000	$ 47,100 03/06/2019	V	Q	LABBE DORIS BERNADETTE	$ 0
0.982	R01-002-0031-0000-0000	03	1.22	R1	H	RSA A 2,144	$ 300,000	$ 294,500 05/31/2019	I	Q	LECLAIR ROBERT TRUSTEE	$ 239,200
0.983	R31-032-0000-0000-0000	08	0.57	R1	E	RSA A 1,726	$ 220,000	$ 216,300 05/30/2019	I	Q	KINSLEY JEAN F	$ 149,000
0.985	U02-002-0000-0000-0000	04	0.32	R1	E	RSA C 1,391	$ 179,000	$ 176,400 10/19/2018	I	Q	PARKER JESSICA M	$ 127,800
0.987	R61-005-0024-0000-0000	03	2.89	R1	G	RSA E 2,336	$ 279,000	$ 275,400 06/24/2019	I	Q	PELLETIER DONALD R & K	$ 216,200
0.990	U10-041-0001-00MH-0045	02	0.00	R1	E	MHD A 1,385	$ 89,900	$ 89,000 07/02/2019	I	Q	FANJOY RUSSELL R JR &	$ 49,200
0.991	U10-041-0001-00MH-0016	02	0.00	R1	E	MHS A 932	$ 34,000	$ 33,700 01/15/2019	I	Q	WALKER JAMES B	$ 15,300
0.992	U10-041-0001-00MH-0034	02	0.00	R1	E	MHS A 1,162	$ 49,500	$ 49,100 03/26/2019	I	Q	DALE NICOLE	$ 24,500
0.993	U02-086-0000-0000-0000	04	0.25	R1	E	RSA C 1,265	$ 150,000	$ 148,900 06/27/2019	I	Q	GAVIN MARTIN	$ 124,800
0.993	U05-137-0000-0000-0000	04	0.11	R2	E	RMF D 1,551	$ 85,000	$ 84,400 06/21/2019	I	Q	WARD BRETT A & JESSICA	$ 97,800
0.994	R06-070-0000-0000-0000	01	0.22	R1A	F	RSA A 800	$ 200,000	$ 198,700 10/18/2018	I	Q	GILL RONALD H & SUSAN	$ 123,500
0.994	R06-075-0000-0000-0000	01	0.18	R1A	F	RSA C 1,951	$ 280,000	$ 278,400 06/14/2019	I	Q	GERMAIN CHRISTINE S	$ 180,700
0.994	R06-083-0000-0000-0000	01	0.25	R1A	F	RSA B 1,617	$ 214,000	$ 212,800 01/09/2019	I	Q	WEATHERED BARN LLC	$ 150,200
0.995	U12-023-0000-00C6-0000	04	0.15	R1	F	RSA D 1,659	$ 205,000	$ 204,000 06/14/2019	I	Q	TATUM DAVID &	$ 143,100
0.995	R38-008-0000-0000-0000 MOST OF LOT ENROLLED IN CU	01	21.53	R1	E		$ 63,000	$ 62,700 11/21/2018	V	Q	WALKER JAMES B	$ 66,400
0.995	U12-006-0000-0000-0000	04	0.90	R1	E	MHS A 896	$ 65,000	$ 64,700 11/20/2018	I	Q	GILMAN JEFFREY C	$ 58,000
0.996	U10-041-0001-00MH-0048	02	0.00	R1	E	MHD A 1,466	$ 96,300	$ 95,900 02/20/2019	I	Q	RIPPETT EDWARD T	$ 51,000

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.998	R48-020-0002-0001-0000	03	5.03	R1	E	RSA C 7,171	$ 420,000	$ 419,300 04/30/2019	I	Q	WALSH BRIAN O & CONDON	$ 504,800
0.998	R16-002-0001-0000-0000	03	5.35	R1	G	RSA E 2,426	$ 305,400	$ 304,900 04/26/2019	I	Q	LABBE DORIS BERNADETTE	$ 275,500
0.999	R64-004-0000-0000-0000	08	1.35	R1	E	MHS A 949	$ 100,000	$ 99,900 06/13/2019	I	Q	RAINVILLE BRENDA	$ 77,700
1.000	R64-034-0004-0000-0000	01	3.00	R1	F	MHD A 1,463	$ 168,000	$ 168,000 11/27/2018	I	Q	BARRON ELMER W III & M	$ 119,500
1.001	U10-040-0000-0000-0000	04	0.35	R1	F	RSA C 1,478	$ 198,000	$ 198,100 11/28/2018	I	Q	BERNOTAS JONATHAN J &	$ 129,400
1.001	R32-022-0006-0000-0000	07	2.53	CI	E	IWA A 6,000	$ 850,000	$ 850,800 04/29/2019	I	Q	JA FARM PROPERTIES LLC	$ 611,300
1.001	R19-006-0000-00MH-0115	03	0.00	R1	E	MHD A 2,137	$ 100,000	$ 100,100 02/19/2019	I	Q	SMART ELAINE	$ 80,200
1.001	U11-032-0000-0000-0000	02	3.07	R1	F	RSA D 3,090	$ 365,000	$ 365,500 12/05/2018	I	Q	ROBINSON WILLIAM A & M	$ 250,600
1.002	R01-001-0030-0000-0000	03	2.02	R1	J		$ 60,000	$ 60,100 07/11/2019	V	Q	CAC INTERNATIONAL LLC	$ 55,600
1.004	R29-012-0001-0000-0000	01	7.03	R1	E	RSA B 1,692	$ 205,000	$ 205,800 03/01/2019	I	Q	FERREIRA HERNANI & MAR	$ 174,800
1.004	R27-005-0000-0000-0000	01	50.00	R1	B	RSA B 906	$ 180,000	$ 180,800 03/20/2019	I	Q	STUART DOUGLAS K & GAY	$ 141,500
1.005	U06-028-0000-0000-0000	04	0.21	R1	E	RSA C 1,588	$ 169,200	$ 170,100 07/12/2019	I	Q	BLUM SUSAN J	$ 103,400
1.007	R49-056-0000-0000-0000	03	0.97	R1	E	RSA C 1,470	$ 180,000	$ 181,200 04/11/2019	I	Q	GORTON CHARLES P	$ 118,600
1.007	U04-020-0001-0000-0000	04	1.00	R1	E	RSA A 1,234	$ 165,000	$ 166,200 06/11/2019	I	Q	CURRIER SHERBURNE & SA	$ 139,400
1.008	U12-023-0000-00C8-0000	04	0.21	R1	F	RSA D 1,851	$ 220,000	$ 221,700 06/17/2019	I	Q	FOSTER TYSON W & JENNI	$ 153,100
1.008	R06-042-0000-0000-0000	01	0.72	R1A	F	RSA E 2,397	$ 280,900	$ 283,200 06/14/2019	I	Q	THOMAS JONATHAN & NICO	$ 256,100
1.009	U11-035-0000-0000-0000	02	0.85	R1	E	RSA C 1,967	$ 200,000	$ 201,700 11/09/2018	I	Q	BEAN GORDON TAMMY L &	$ 154,800
1.009	U03-019-0000-0000-0000	02	0.45	R1	F	RSA A 1,918	$ 226,000	$ 228,100 01/10/2019	I	Q	ORR PETER D &	$ 164,000
1.010	R49-031-0000-0000-0000	03	0.47	R1	E	RSA A 1,774	$ 228,000	$ 230,200 02/20/2019	I	Q	MORIN RICHARD G SR & G	$ 176,200
1.010	U06-042-0001-0000-0000	04	0.78	R1	E	RSA B 1,836	$ 210,000	$ 212,100 05/22/2019	I	Q	ADAMS CATHERINE L &	$ 172,400

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.011	R22-020-0001-0000-0000	01	5.42	R1	E	RSA D 2,052	$ 257,500	$ 260,300 12/14/2018	I	Q	CROSSLEY JOSHUA M	$ 228,400
1.013	R61-060-0000-0000-0000	03	0.71	R1	E	RSA C 2,055	$ 240,500	$ 243,600 07/26/2019	I	Q	DAVLOR LLC	$ 188,400
1.013	U06-117-0000-000C-0010	04	0.00	R1	E	RCD E 1,623	$ 138,000	$ 139,800 02/21/2019	I	Q	GRONDIN LISA	$ 117,100
1.013	U07-004-0000-0000-0000	02	3.30	CI	E	CMF E 2,680	$ 260,000	$ 263,500 05/09/2019	I	Q	TSIROS WILLIAM B & CAT	$ 235,400
1.014	U06-067-0000-000C-0001	04	0.00	R1	E	RCT A 894	$ 89,900	$ 91,200 01/31/2019	I	Q	PITMAN PEGGY S	$ 50,700
1.016	U02-021-0000-0000-0000	06	0.58	R1	E	RSA C 1,188	$ 183,400	$ 186,400 11/19/2018	I	Q	ROBERTS RYAN ALAN	$ 145,800
1.019	U05-058-0000-0000-0000	04	0.25	R1	E	RSA D 1,916	$ 229,900	$ 234,300 11/06/2018	I	Q	DOUGLASS LAUREN	$ 196,500
1.019	U05-090-0000-0000-0000	04	0.24	R4	E	RMF F 3,242	$ 236,000	$ 240,600 12/31/2018	I	Q	FEROZ GARY R TRUSTEE &	$ 215,600
1.020	R18-011-0002-0000-0000	03	1.16	R1	G	RSA D 2,968	$ 300,000	$ 306,000 07/11/2019	I	Q	DELAND MARK H & SANDRA	$ 247,500
1.022	R17-011-0000-0000-0000	03	1.03	R1	D	RSA A 1,834	$ 241,000	$ 246,200 11/09/2018	I	Q	BILODEAU RYAN G X & AM	$ 207,800
1.022	U10-030-0000-0000-0000	04	0.24	R1	F	RSA A 1,257	$ 148,000	$ 151,200 07/16/2019	I	Q	LEPAGE PAUL E & BRENDA	$ 92,300
1.022	U02-047-0000-0000-0000	06	0.43	R4	E	RMF E 3,823	$ 218,500	$ 223,300 11/21/2018	I	Q	BATES GARY V & KIM T	$ 212,500
1.023	U08-041-0000-0000-0000	02	0.88	R1	E	RSA B 1,834	$ 185,000	$ 189,200 01/02/2019	I	Q	AVERY VICTORIA	$ 124,700
1.023	R16-002-0003-0000-0000	03	6.98	R1	E		$ 48,000	$ 49,100 03/06/2019	V	Q	LABBE DORIS BERNADETTE	$ 0
1.027	R48-023-0006-0000-0000	03	1.65	R1	E	RSA A 1,293	$ 174,800	$ 179,500 04/12/2019	I	Q	SCHAUFFLER ALLEN B & W	$ 150,900
1.027	U10-041-0001-00MH-0052	02	0.00	R1	E	MHD A 1,580	$ 92,000	$ 94,500 11/26/2018	I	Q	BUKOWSKI MICHAEL F & J	$ 57,200
1.028	R49-077-0000-0000-0000	02	3.10	R1	F	RSA D 2,204	$ 260,000	$ 267,200 10/15/2018	I	Q	BOWEN PATRICIA	$ 164,600
1.032	R53-009-0000-0000-0000 MLS ORIG LISTED 8/18 FOR $189,900 AND STATES IT CLOSED 1	01	6.90	R1	E	MHD A 1,532	$ 198,900	$ 205,200 10/19/2018	I	Q	SHANNON CHRISTOPHER	$ 66,400
1.033	R05-009-0002-0000-0000	01	4.38	R1	E	RSA B 1,914	$ 245,000	$ 253,200 11/02/2018	I	Q	STICKLES RODNEY & SU-A	$ 209,700
1.036	U11-046-0000-0000-0000	04	0.76	R1	E	RSA E 2,328	$ 221,000	$ 228,900 06/24/2019	I	Q	WOODMAN JAMES R &	$ 182,500

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.038	U06-010-0000-0000-0000	05	0.17	CI	E	CTA D 8,862	$ 172,000	$ 178,600 05/24/2019	I	Q	ALFE PETER	$ 382,500
1.039	R23-018-0000-0000-0000	01	2.90	R1	E	RSA C 2,738	$ 296,000	$ 307,400 12/10/2018	I	Q	OUELLETTE RYAN & JESSI	$ 240,200
1.042	U09-019-0000-000C-0052	02	0.21	R1	F	RSA D 1,865	$ 231,000	$ 240,600 07/25/2019	I	Q	WOLFORTH WILLIAM H & J	$ 185,600
1.045	U10-114-0000-000C-0003	04	0.00	R1	E	RCT D 1,024	$ 90,700	$ 94,800 10/15/2018	I	Q	WARSTLER MICHELLE	$ 73,900
1.050	U08-004-0000-0000-0000	02	0.41	R1	E	RSA C 2,511	$ 220,000	$ 231,100 11/26/2018	I	Q	PITRE KAREN M	$ 173,400
1.054	U04-002-0000-0000-0000	02	0.20	R1	E	RSA A 678	$ 63,000	$ 66,400 05/30/2019	I	Q	ZAMPIERI GENIE E	$ 63,500
1.060	R06-087-0000-0000-0000	01	0.28	R1A	F	RSA C 1,849	$ 220,000	$ 233,100 02/22/2019	I	Q	GRIGOREAS WILLIAM E &	$ 178,700
1.067	U10-082-0000-0000-0000	04	0.54	R1	F	RSA C 1,895	$ 159,900	$ 170,600 04/01/2019	I	Q	CLEE KATHERINE T	$ 146,000
1.072	U11-063-0000-0000-0000	04	1.00	R1	E	RSA C 1,612	$ 187,000	$ 200,500 10/26/2018	I	Q	RYDLE KEVIN D & DONNA	$ 151,500
1.074	R61-005-0007-0000-0000	03	1.10	R1	F	RSA A 2,178	$ 235,000	$ 252,400 01/16/2019	I	Q	MCGUIGAN DOROTHY A	$ 224,600
1.077	R13-013-0000-0000-0000	01	6.02	R1	D	RSA B 2,901	$ 252,000	$ 271,500 02/01/2019	I	Q	MCCAULEY JOHN	$ 246,600
1.078	R01-002-0018-0000-0000	03	1.74	R1	H		$ 50,000	$ 53,900 04/01/2019	V	Q	LANCE KENNETH J	$ 55,100
1.079	U02-041-0000-0000-0000	04	0.20	R1	E	RSA E 1,518	$ 140,000	$ 151,000 05/31/2019	I	Q	COBURN MARGARET E	$ 122,000
1.085	R45-002-0001-0000-0000	01	13.64	R1	E		$ 55,000	$ 59,700 04/01/2019	V	Q	TRIPP JONATHAN M & MEL	$ 66,800
1.087	U06-062-0005-0000-0000	04	0.58	R1	E	RSA A 1,984	$ 180,000	$ 195,600 03/27/2019	I	Q	DROUIN PHYLLIS A	$ 152,200
1.090	U10-114-0000-000C-0001	04	0.00	R1	E	RCT D 994	$ 92,100	$ 100,400 06/03/2019	I	Q	PYCKO VALERIE A & CHRI	$ 73,100
1.092	R36-006-0000-0000-0000	01	63.00	R1	C	RSA D 3,901	$ 450,000	$ 491,600 07/11/2019	I	Q	CLAUS CHRISTINA	$ 444,600
1.100	R44-046-0000-0000-0000	01	2.30	R1	D	RSA C 2,031	$ 225,000	$ 247,400 10/29/2018	I	Q	SCANLON KEVIN & DEBORA	$ 191,300
1.100	U05-056-0000-0000-0000	04	0.15	R1	E	RSA C 1,589	$ 178,000	$ 195,800 10/02/2018	I	Q	STAPLEFORD BRENDA L	$ 148,700
1.122	U02-072-0000-0000-0000	04	0.50	R1	F	RSA C 1,729	$ 175,000	$ 196,400 07/02/2019	I	Q	KUCHMAN JAMES J	$ 140,000

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.130	U09-026-0000-0000-0000	02	1.10	R1	E	RSA A 1,714	$ 176,000	$ 198,800 10/30/2018	I	Q	PLANTE JOEL D & VICTOR	$ 151,000
1.137	U06-046-0000-0000-0000	04	0.25	R1	E	RSA E 2,164	$ 145,500	$ 165,500 01/23/2019	I	Q	MORLEY SANDRA	$ 128,800
1.145	U05-102-0000-0000-0000	04	0.49	R1	D	RSA D 3,033	$ 189,300	$ 216,700 06/19/2019	I	Q	THIRD GREEN PROPERTY M	$ 208,700
1.149	R44-050-0000-0000-0000	01	1.58	R1	D	RSA C 3,163	$ 268,000	$ 307,800 07/30/2019	I	Q	ASKINS EDWARD E & ANNA	$ 241,300
1.172	U10-041-0001-00MH-0063	02	0.00	R1	E	MHD A 1,309	$ 69,000	$ 80,900 01/08/2019	I	Q	LAVERTU WILLIAM L & MA	$ 43,700
1.190	U10-047-0000-0000-0000	04	0.16	R1	F	RSA C 1,670	$ 125,000	$ 148,700 10/26/2018	I	Q	MORSE NORMAN & KELLY	$ 117,100
1.197	U05-092-0000-0000-0000	04	0.25	R1	F	RSA E 2,306	$ 150,000	$ 179,600 01/07/2019	I	Q	MOORE JASON & JODI	$ 156,800
1.206	R24-002-0002-0000-0000	01	3.02	R1	E		$ 32,000	$ 38,600 07/11/2019	V	Q	WAKING MICHEL	$ 46,800
1.239	R61-052-0000-0000-0000	03	2.88	R1	E	MHS A 1,209	$ 82,000	$ 101,600 10/03/2018	I	Q	LONGCHAMPS RUSSELL L &	$ 73,700
1.243	U05-063-0000-0000-0000	04	0.19	R1	D	RSA C 2,126	$ 35,000	$ 43,500 08/07/2019	I	Q	JSD PROPERTIES LLC	$ 63,000

Farmington Sales Analysis Report

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.000	R14-016-0000-00MH-0001 INCLUDED W/R14-16	07	0.00	R1	E		$ 1	$ 0 08/15/2019	V	U	ESTATE SALE/FDCY COV BROWN FRANCES ESTATE	$ 34,600
0.000	R19-006-0000-00MH-0002	03	0.00	R1	E	MHD A 1,000	$ 1	$ 0 08/06/2019	V	U	LNDLRD/TENANT SALE OLD WAVE LLC	$ 25,000
0.002	R02-001-0002-0000-0000	03	0.14	R1	X		$ 180,097	$ 300 03/14/2019	V	U	FORECLOSURE LAMARRE ROBERT E & CAR	$ 300
0.240	R64-007-0000-0000-0000 SALE PRICE INCLUDES R64-6 & R64-7	08	2.00	CI	E		$ 247,200	$ 59,300 05/14/2019	V	U	MPC-CAN SELL SEPRTLY DA DEVELOPMENT LLC	$ 58,800
0.353	U04-031-0000-0000-0000	04	0.45	CI	E	CAP E 2,577	$ 760,272	$ 268,400 12/26/2018	I	U	MPC-CAN SELL SEPRTLY MAD RIVER HOUSING PART	$ 143,200
0.400	R02-050-0000-0000-0000	03	50.00	R1	X		$ 205,000	$ 82,000 12/26/2018	V	U	MPC-CAN SELL SEPRTLY GUILBAULT ROBERT C & D	$ 80,000
0.495	R01-001-0028-0000-0000 SOLD W/R01-1-29 $120,000 FOR BOTH	03	1.98	R1	J		$ 120,000	$ 59,400 07/11/2019	V	U	MPC-CAN SELL SEPRTLY CAC INTERNATIONAL LLC	$ 55,600
0.495	R01-001-0029-0000-0000 SOLD W/R01-1-28 $120,000 FOR BOTH	03	2.07	R1	J		$ 120,000	$ 59,400 07/11/2019	V	U	MPC-CAN SELL SEPRTLY CAC INTERNATIONAL LLC	$ 55,700
0.506	R19-006-0000-00MH-0031 PARK OWNER SOLD MH	03	0.00	R1	E	MHS A 784	$ 54,000	$ 27,300 07/18/2019	I	U	LNDLRD/TENANT SALE OLD WAVE LLC	$ 27,900
0.526	R06-071-0000-0000-0000 SALE PRICE INCLUDES R06-71 & R06-72	01	0.13	R1A	F		$ 34,000	$ 17,900 05/10/2019	V	U	MPC-CAN SELL SEPRTLY RENZULLO JOSEPH R & CA	$ 13,400
0.576	R06-072-0000-0000-0000 SALE PRICE INCLUDES R06-71 & R06-72	01	0.20	R1A	F		$ 34,000	$ 19,600 05/10/2019	V	U	MPC-CAN SELL SEPRTLY RENZULLO JOSEPH R & CA	$ 36,700
0.579	R01-001-0031-0000-0000 SOLD W/R01-1-32 $100,000 FOR BOTH	03	1.22	R1	J		$ 100,000	$ 57,900 07/11/2019	V	U	MPC-CAN SELL SEPRTLY CAC INTERNATIONAL LLC	$ 54,000
0.579	R01-001-0032-0000-0000 SOLD W/R01-1-31 $100,000 FOR BOTH	03	1.22	R1	J		$ 100,000	$ 57,900 07/11/2019	V	U	MPC-CAN SELL SEPRTLY CAC INTERNATIONAL LLC	$ 54,000
0.580	R01-001-0033-0000-0000 SOLD W/R01-1-34 $100,000 FOR BOTH	03	1.24	R1	J		$ 100,000	$ 58,000 08/15/2019	V	U	MPC-CAN SELL SEPRTLY CAC INTERNATIONAL LLC	$ 54,100
0.580	R01-001-0034-0000-0000 SOLD W/R01-1-33 BOTH $100,000	03	1.24	R1	J		$ 100,000	$ 58,000 08/15/2019	V	U	MPC-CAN SELL SEPRTLY CAC INTERNATIONAL LLC	$ 54,100
0.741	R02-019-0000-0000-0000	03	3.61	R1	D	MHD A 1,944	$ 205,000	$ 152,000 12/26/2018	I	U	MPC-CAN SELL SEPRTLY GUILBAULT ROBERT C & D	$ 120,100
0.886	U02-035-0000-0000-0000	02	2.70	CI	E	CAP D 7,215	$ 760,272	$ 673,700 12/26/2018	I	U	MPC-CAN SELL SEPRTLY MAD RIVER HOUSING PART	$ 530,400
0.901	R29-012-0003-0000-0000	01	5.43	R1	E	RSA B 1,441	$ 205,000	$ 184,700 07/01/2019	I	U	FAMILY/RELAT GRNTR/E MILLS WALTER	$ 145,200
0.903	R17-056-0004-0000-0000	03	2.37	R1	F	RSA A 1,562	$ 220,000	$ 198,600 07/30/2019	I	U	FAMILY/RELAT GRNTR/E ROURKE PATRICK	$ 156,700
0.974	R61-032-0000-0000-0000	03	0.79	R1	E	MHS A 1,082	$ 122,000	$ 118,800 12/12/2018	I	U	ESTATE SALE/FDCY COV RIEKERT WALTER E JR E	$ 85,300

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.980	R64-006-0000-0000-0000 SALE PRICE INCLUDES R64-6 & R64-7	08	2.80	CI	E	CST A 1,713	$ 247,200	$ 242,200 05/14/2019	I	U	MPC-CAN SELL SEPRTLY DA DEVELOPMENT LLC	$ 198,100
0.987	U02-027-0000-0000-0000	06	0.29	R4	E	RMF E 3,001	$ 336,000	$ 331,500 11/30/2018	I	U	MPC-CANT SELL SEPRTL ELM GROVE EAST LLC	$ 215,100
1.007	U05-146-0000-0000-0000	04	0.50	R1	F	RSA A 1,125	$ 173,374	$ 174,600 11/01/2018	I	U	FORECLOSURE RADCLIFFE JOHN F & DEB	$ 140,800
1.029	R10-007-0000-0000-0000 SALE PRICE INCLUDES R10-009	01	1.51	R1	E	RSA B 2,629	$ 275,000	$ 282,900 10/25/2018	I	U	MPC-CAN SELL SEPRTLY STEHLE BENJAMIN A	$ 218,500
1.037	U05-146-0000-0000-0000	04	0.50	R1	F	RSA A 1,125	$ 168,400	$ 174,600 07/29/2019	I	U	FINANCIAL CO GRNTR/E US BANK TRUST NA	$ 140,800
1.057	U05-195-0000-0000-0000	05	0.64	CI	E	CTA E 3,081	$ 240,000	$ 253,600 03/08/2019	I	U	BUSIN AFFIL GRNTR/E JAY DOLOMA LLC	$ 277,800
1.065	U11-056-0000-0000-0000 SOLD WITH U11-056-3	04	1.00	R1	E	RSA D 4,885	$ 235,000	$ 250,300 10/04/2018	I	U	MPC-CAN SELL SEPRTLY CIOTTI DENNIS D TRUSTE	$ 226,800
1.113	R19-006-0000-00MH-0084 NEEDED TLC/REPAIRS AT TIME OF SALE	03	0.00	R1	E	MHD A 1,517	$ 70,000	$ 77,900 12/27/2018	I	U	IMPROVED POST SALE VAN DEMARK CAROL A	$ 61,700
1.118	U09-019-0000-000C-0033	02	0.17	R1	F	RSA A 1,228	$ 157,174	$ 175,700 04/23/2019	I	U	FORECLOSURE THOMAS JOSEPH E	$ 145,200
1.138	R49-055-0000-0000-0000	03	1.00	R1	E	RSA D 1,734	$ 168,000	$ 191,100 01/10/2019	I	U	FORECLOSURE MURRAY MARK	$ 142,500
1.193	R06-139-0000-0000-0000 NO MARKET EXPOSUER AT TIME OF SALE	01	0.22	R1W	F	RSA A 1,130	$ 200,000	$ 238,500 06/24/2019	I	U	INSUFCNT MKT EXPOSUR MICALE LINDA I	$ 203,200
1.215	R44-012-0000-0000-0000	01	2.00	R1	D	RSA A 3,447	$ 258,308	$ 313,900 06/04/2019	I	U	FORECLOSURE CAPELLO ARTHUR J & JAC	$ 255,400
1.224	R26-001-0000-0000-0000	01	157.57	R1	E		$ 270,000	$ 330,500 11/28/2018	V	U	REL/CHAR/EDU GRNTR/E STUART DOUGLAS K & GAY	$ 222,600
1.236	R61-044-0001-0001-0000	03	1.12	R1	E	RSA A 1,546	$ 155,000	$ 191,600 04/18/2019	I	U	FAMILY/RELAT GRNTR/E HOGAN KEVIN D & NANCY	$ 153,800
1.238	R44-006-0000-0000-0000	01	3.30	R1	E	RSA B 1,672	$ 182,250	$ 225,600 03/18/2019	I	U	FORECLOSURE IZBICKI HANNA J & HART	$ 187,100
1.254	U05-192-0000-0000-0000	04	0.25	R1	D	RSA C 1,677	$ 130,500	$ 163,700 07/15/2019	I	U	FORECLOSURE US BANK NATL ASSN	$ 134,300
1.273	R06-067-0000-0000-0000	01	0.28	R1A	F		$ 22,000	$ 28,000 04/29/2019	V	U	ESTATE SALE/FDCY COV MICALE LINDA I	$ 42,100
1.289	R22-005-0000-0000-0000	01	3.00	R1	E	RSA B 1,272	$ 135,000	$ 174,000 10/19/2018	I	U	FINANCIAL CO GRNTR/E FEDERAL NATL MTG ASSN	$ 131,200
1.352	R48-020-0002-0000-0000	03	1.53	R1	E	RSA C 2,103	$ 150,300	$ 203,200 01/03/2019	I	U	FINANCIAL CO GRNTR/E MOLLOY REBECCA ELLEN E	$ 189,700
1.364	U05-067-0000-0000-0000	04	0.25	R1	E	RSA B 1,837	$ 116,960	$ 159,500 02/26/2019	I	U	FORECLOSURE HUSSEY ADAM W ESTATE	$ 142,100

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.378	U08-013-0000-0000-0000	02	0.31	R1	E	RSA A 2,308	$ 175,000	$ 241,200 10/01/2018	I	U	FAMILY/RELAT GRNTR/E GILMAN MARTIN & GAIL	$ 187,900
1.414	R19-006-0000-00MH-0113	03	0.00	R1	E	MHS A 1,119	$ 37,000	$ 52,300 08/06/2019	I	U	FAMILY/RELAT GRNTR/E JOHNSON MARGARET R	$ 39,600
1.426	U05-043-0000-0000-0000	04	0.34	R1	E	RSA F 2,928	$ 167,626	$ 239,000 04/05/2019	I	U	DEED INLIEU FORECLSR ELLIOTT ROBERT N & JUA	$ 209,100
1.436	U08-015-0000-0000-0000 ESTATE SALE, MOTIVATED SELLER MLS#4692911	02	2.00	R1	E	RSA C 2,031	$ 140,000	$ 201,100 05/29/2019	I	U	OTHER FORCED SALE JENNESS LONEEDA TRUSTE	$ 195,200
1.533	R59-012-0000-0000-0000	01	7.80	R1	E	RSA A 1,992	$ 154,500	$ 236,800 11/08/2018	I	U	INSUFCNT MKT EXPOSUR CATALDO CHERYL A	$ 195,400
1.584	R14-016-0000-0000-0000	07	5.30	R1	D	RSA A 3,448	$ 285,000	$ 451,300 08/15/2019	I	U	ESTATE SALE/FDCY COV BROWN FRANCES ESTATE	$ 338,200
1.647	U10-092-0000-0000-0000	04	0.14	R1	F	RSA C 1,403	$ 98,000	$ 161,400 11/27/2018	I	U	RESALE IN EQ PERIOD MILLS ROBERT L	$ 114,200
1.703	R17-065-0000-0000-0000	03	1.08	R1	F	MHS A 1,268	$ 70,000	$ 119,200 08/02/2019	I	U	FAMILY/RELAT GRNTR/E HAGAR DIANE	$ 80,000
1.904	R66-002-0001-0000-0000	01	6.19	R1	E	RSA C 2,199	$ 125,000	$ 238,000 06/25/2019	I	U	FAMILY/RELAT GRNTR/E DICKIE KENNETH JR & RE	$ 197,700
1.930	R01-002-0008-0000-0000	03	1.12	R1	G	RSA A 1,997	$ 124,000	$ 239,300 03/15/2019	I	U	FAMILY/RELAT GRNTR/E BERG LAWRENCE E	$ 201,300
1.962	R02-023-0000-0000-0000	03	1.04	R1	D	MHS A 1,074	$ 45,000	$ 88,300 04/19/2019	I	U	FAMILY/RELAT GRNTR/E BISSON CYNTHIA	$ 73,000
2.131	U06-026-0000-0000-0000	05	0.22	R1	E	RSA D 3,732	$ 115,000	$ 245,100 10/02/2018	I	U	FINANCIAL CO GRNTR/E LAKEVIEW LOAN SERVICIN	$ 238,000
2.140	R42-008-0000-0000-0000	01	33.00	R1	B		$ 29,900	$ 64,000 08/02/2019	V	U	ABUTTER SALE GERLACH MICHAEL L	$ 26,500
2.141	U11-058-0000-0000-0000	04	1.17	R3	E	RMF D 2,036	$ 79,000	$ 169,100 01/07/2019	I	U	DEED INLIEU FORECLSR DOW WILFRED S	$ 242,500
2.166	U10-081-0000-0000-0000	04	0.13	R1	F	RSA C 2,267	$ 81,400	$ 176,300 11/20/2018	I	U	FORECLOSURE THERIAULT NANCY V ESTA	$ 116,300
2.211	U02-052-0000-0000-0000	02	0.14	R1	E	RSA C 1,223	$ 55,000	$ 121,600 01/24/2019	I	U	ESTATE SALE/FDCY COV CUNNINGHAM WILFRED M E	$ 90,200
2.306	R19-006-0000-00MH-0090	03	0.00	R1	E	MHS A 1,072	$ 16,000	$ 36,900 04/05/2019	I	U	FAMILY/RELAT GRNTR/E PARKER MELISSA Y	$ 36,000
2.328	U05-067-0000-0000-0000	04	0.25	R1	E	RSA B 1,837	$ 68,500	$ 159,500 03/29/2019	I	U	FINANCIAL CO GRNTR/E FEDERAL HOME LOAN MTG	$ 142,100
2.439	U05-057-0000-0000-0000	04	0.19	R1	E	RSA D 2,109	$ 44,000	$ 107,300 01/18/2019	I	U	FINANCIAL CO GRNTR/E TD BANK NA OREO	$ 151,900
2.500	R06-227-0000-0000-0000	01	0.20	R1A	D	RSA A 542	$ 45,000	$ 112,500 01/18/2019	I	U	ABUTTER SALE KING CHRISTINE E	$ 82,000

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
2.554	R13-020-0000-0000-0000	01	56.00	R1	X		$ 35,000	$ 89,400 01/22/2019	V	U	ABUTTER SALE CSNH DEVELOPMENT LLC	$ 87,400
2.778	U05-127-0000-0000-0000	04	0.28	R1	D	RSA C 1,822	$ 59,000	$ 163,900 03/21/2019	I	U	BUSIN AFFIL GRNTR/E APPLECORE INVESTMENTS	$ 134,300
2.787	U05-057-0000-0000-0000	04	0.19	R1	E	RSA D 2,109	$ 38,500	$ 107,300 02/08/2019	I	U	FINANCIAL CO GRNTR/E TD BANK NA OREO	$ 151,900
2.871	U11-062-0000-0000-0000	04	0.25	R1	E	RSA C 1,724	$ 64,100	$ 184,000 07/09/2019	I	U	GOV REL ENT/NHH/FNMA NH HOUSING FINANCE AUT	$ 138,400
2.912	R24-003-0000-0000-0000	01	18.00	R1	E		$ 25,000	$ 72,800 06/27/2019	V	U	DEED INLIEU FORECLSR ROWLAND JOHN T	$ 71,600
3.063	U01-018-0000-0000-0000	02	1.00	R1	D	RSA C 1,874	$ 65,000	$ 199,100 10/04/2018	I	U	FAMILY/RELAT GRNTR/E DALY GLENN &	$ 150,600
3.066	U10-081-0000-0000-0000	04	0.13	R1	F	RSA C 2,267	$ 57,500	$ 176,300 07/22/2019	I	U	FINANCIAL CO GRNTR/E US BANK NATL ASSN TRUS	$ 116,300
3.750	U10-041-0001-00MH-0056	02	0.00	R1	E	MHD A 1,296	$ 20,000	$ 75,000 02/19/2019	I	U	FAMILY/RELAT GRNTR/E WAGNER MICHAEL & JESSI	$ 43,600
3.800	R63-018-0000-0000-0000	03	5.70	R1	F	MHD A 1,019	$ 37,000	$ 140,600 10/01/2018	I	U	FAMILY/RELAT GRNTR/E LITTLEFIELD BRUCE & LY	$ 91,000
3.856	U05-127-0000-0000-0000	04	0.28	R1	D	RSA C 1,822	$ 42,500	$ 163,900 02/19/2019	I	U	FINANCIAL CO GRNTR/E US BANK NATIONAL ASSN	$ 134,300
3.898	U13-031-0000-0000-0000	02	1.54	R1	D	RSA A 1,105	$ 41,612	$ 162,200 11/21/2018	I	U	GOVMT AGENCY GRNTR/E TOWN OF FARMINGTON	$ 109,400
4.410	R19-006-0000-00MH-0088 SOLD MH TO PARK OWNER	03	0.00	R1	E	MHD A 1,351	$ 20,000	$ 88,200 07/18/2019	I	U	LNDLRD/TENANT SALE SANBORN SANDRA ESTATE	$ 57,000
5.612	R36-001-0000-0000-0000	08	16.94	CI	E		$ 26,000	$ 145,900 03/25/2019	V	U	BUSIN AFFIL GRNTR/E WARREN GARRY &	$ 107,700
7.115	U05-131-0000-0000-0000	04	0.29	R1	D	RSA B 2,213	$ 29,600	$ 210,600 04/15/2019	I	U	FORECLOSURE DUBE ROBERT P & KIM M	$ 168,600
25.700	R19-006-0000-00MH-0002 LANDLORD/TENANT SALE PARKHOLDERS LIEN	03	0.00	R1	E	MHD A 1,000	$ 4,000	$ 102,800 05/09/2019	I	U	LNDLRD/TENANT SALE HAMEL CHRISTOPHER G &	$ 25,000
29.877	R16-008-0000-0000-0000	03	4.00	R1	F	RSA A 1,194	$ 6,500	$ 194,200 04/24/2019	I	U	FAMILY/RELAT GRNTR/E HUSSEY SCOTT C & BARNE	$ 142,100
600.000	R02-009-0001-0000-0000	03	0.30	R1	X		$ 1	$ 600 11/21/2018	V	U	LNDLRD/TENANT SALE CATLIN JEFFREY D & COL	$ 600
3,000.000	R10-009-0000-0000-0000 SALE PRICE FOR BOTH PARCELS $275,000	01	1.48	R1	X		$ 1	$ 3,000 10/25/2018	V	U	MPC-CAN SELL SEPRTLY STEHLE BENJAMIN A	$ 2,500
5,600.000	R38-001-0000-0000-0000 $290K FOR 6 PARCELS.	01	9.30	R1	E		$ 1	$ 5,600 11/02/2018	V	U	MPC-CAN SELL SEPRTLY COOK ANNA C TRUSTEE	$ 15,800
13,900.000	R06-181-0000-0000-0000 SOLD WITH R06-196;R06-197;R06-205;R06-206 FOR $197,500	01	0.27	R1W	F		$ 1	$ 13,900 11/19/2018	V	U	MPC-CAN SELL SEPRTLY PILOT REALTY LLC	$ 9,800

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
21,900.000	U02-049-0000-00MH-0001	02	0.00	R1	E	MHS A 942	$ 1	$ 21,900 08/15/2019	I	U	FAMILY/RELAT GRNTR/E GOSLIN RONALD S & MARG	$ 19,500
27,300.000	R19-006-0000-00MH-0031	03	0.00	R1	E	MHS A 784	$ 1	$ 27,300 10/01/2018	I	U	LNDLRD/TENANT SALE RANDALL EDWARD	$ 27,900
33,700.000	R17-030-0000-0000-0000	03	0.83	R1	D		$ 1	$ 33,700 02/27/2019	V	U	FAMILY/RELAT GRNTR/E WALSH EDWARD M & BONNI	$ 40,100
39,500.000	R06-199-0000-0000-0000	01	0.23	EX-M	F		$ 1	$ 39,500 05/21/2019	V	U	GOVMT AGENCY GRNTR/E TOWN OF FARMINGTON	$ 24,900
39,500.000	R64-005-0000-0000-0000	08	2.00	R1	E		$ 1	$ 39,500 05/17/2019	V	U	BUSIN AFFIL GRNTR/E DA DEVELOPMENT LLC	$ 58,800
40,800.000	R38-006-0000-0000-0000 $290K FOR 6 PARCELS	01	1.42	R1	E		$ 1	$ 40,800 11/02/2018	V	U	MPC-CAN SELL SEPRTLY COOK ANNA C TRUSTEE	$ 38,600
41,400.000	R38-011-0000-0000-0000 $290K FOR 6 PARCELS	01	1.84	R1	E		$ 1	$ 41,400 11/02/2018	V	U	MPC-CAN SELL SEPRTLY COOK ANNA C TRUSTEE	$ 41,000
41,800.000	R38-014-0000-0000-0000 $290K FOR 6 PARCELS	01	2.19	R1	E		$ 1	$ 41,800 11/02/2018	V	U	MPC-CAN SELL SEPRTLY COOK ANNA C TRUSTEE	$ 41,800
42,300.000	R38-013-0000-0000-0000 $290K FOR 6 PARCELS	01	2.54	R1	E		$ 1	$ 42,300 11/02/2018	V	U	MPC-CAN SELL SEPRTLY COOK ANNA C TRUSTEE	$ 42,800
46,600.000	R06-196-0000-0000-0000 SOLD WITH RO6-181;R06-197;R06-205 & R06-206 FOR $197,500	01	0.22	R1A	F		$ 1	$ 46,600 11/19/2018	V	U	MPC-CAN SELL SEPRTLY PILOT REALTY LLC	$ 22,300
47,800.000	R06-197-0000-0000-0000 SOLD WITH R06-181;R06-196;R06-205 & R06-206 FOR $197,500	01	0.24	R1A	F		$ 1	$ 47,800 11/19/2018	V	U	MPC-CAN SELL SEPRTLY PILOT REALTY LLC	$ 11,500
48,900.000	R30-004-0001-0000-0000	01	3.21	R1	E		$ 1	$ 48,900 02/22/2019	V	U	DIVORCE PRTY GRNTR/E AUCLAIR CATHY & BOZAK	$ 62,200
50,300.000	R43-010-0000-0000-0000	01	40.25	EX-M	E		$ 1	$ 50,300 12/26/2018	V	U	FAMILY/RELAT GRNTR/E MASSON WAYNE P ESTATE	$ 53,000
50,500.000	R06-182-0000-0000-0000 RODNEY J MARTEL LIFE ESTATE	01	0.33	R1A	F		$ 1	$ 50,500 06/28/2019	V	U	FAMILY/RELAT GRNTR/E MARTEL RODNEY J	$ 13,100
62,700.000	R38-008-0000-0000-0000	01	21.53	R1	E		$ 1	$ 62,700 05/22/2019	V	U	FAMILY/RELAT GRNTR/E MCCLENAGHAN CRAIG A	$ 66,400
79,800.000	U11-045-0000-0000-0000	04	0.27	R1	E	MHS A 1,311	$ 1	$ 79,800 07/02/2019	I	U	FAMILY/RELAT GRNTR/E BRUCE JOHN	$ 49,900
81,100.000	U10-041-0001-00MH-0054	02	0.00	R1	E	MHD A 1,414	$ 1	$ 81,100 04/29/2019	I	U	FAMILY/RELAT GRNTR/E PRUE DENNIS P	$ 48,800
84,400.000	U05-137-0000-0000-0000	04	0.11	R2	E	RMF D 1,551	$ 1	$ 84,400 06/27/2019	I	U	FAMILY/RELAT GRNTR/E GRIFFITH, DAVID GORDON	$ 97,800
87,000.000	U06-092-0000-0000-0000	05	0.19	EX-M	E	EXG A 1,274	$ 1	$ 87,000 12/26/2018	I	U	GOVMT AGENCY GRNTR/E HODGDON ROYCE ESTATE	$ 92,100
97,400.000	R53-007-0000-0000-0000	01	6.97	R1	E	MHS A 738	$ 1	$ 97,400 03/15/2019	I	U	FAMILY/RELAT GRNTR/E TRIPP GRACE E & LINDA	$ 80,600

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
101,100.000	U11-014-0000-0000-0000	04	0.21	EX-M	D	EXJ C 1,011	$ 1	$ 101,100 12/26/2018	I	U	GOVMT AGENCY GRNTR/E BUFFETT BION ESTATE	$ 81,900
105,900.000	R03-002-0000-0000-0000	07	15.00	CI	E		$ 1	$ 105,900 02/01/2019	V	U	ABUTTER SALE PIKE INDUSTRIES INC	$ 15,800
111,800.000	U05-099-0000-0000-0000	04	0.40	R1	D	RSA C 1,586	$ 1	$ 111,800 06/03/2019	I	U	FAMILY/RELAT GRNTR/E HAPSIS MARGARET	$ 88,600
130,500.000	R38-012-0000-0000-0000 $290K FOR 6 PARCELS	01	10.11	R1	E	RSA C 2,551	$ 1	$ 130,500 11/02/2018	I	U	MPC-CAN SELL SEPRTLY COOK ANNA C TRUSTEE	$ 191,300
150,300.000	U05-133-0000-0000-0000	04	0.14	R1	D	RSA D 1,707	$ 1	$ 150,300 03/18/2019	I	U	FAMILY/RELAT GRNTR/E SOLARI REYNOLD	$ 100,800
150,600.000	R02-038-0000-0000-0000	03	1.24	R1	D	MHD A 1,738	$ 1	$ 150,600 05/10/2019	I	U	FAMILY/RELAT GRNTR/E MONIN KALIE M &	$ 116,600
153,400.000	U05-149-0000-0000-0000	04	0.17	R1	E	RSA C 1,825	$ 1	$ 153,400 12/10/2018	I	U	FAMILY/RELAT GRNTR/E CLOUGH PATTANAPONG	$ 121,000
156,600.000	R39-001-0000-0000-0000	01	5.40	EX-M	E	EXJ A 2,077	$ 1	$ 156,600 12/26/2018	I	U	FAMILY/RELAT GRNTR/E MASSON WAYNE P ESTATE	$ 138,000
159,300.000	R23-009-0000-0000-0000	01	5.39	R1	E	RSA D 2,262	$ 1	$ 159,300 07/01/2019	I	U	FAMILY/RELAT GRNTR/E GOODWIN MADELINE TRUST	$ 107,300
163,300.000	R17-047-0000-0000-0000	03	1.24	R1	D	RSA A 1,564	$ 1	$ 163,300 05/10/2019	I	U	FAMILY/RELAT GRNTR/E SZMYT JOSEPH A	$ 150,000
165,500.000	U13-016-0000-0000-0000	02	0.85	R1	D	MHD A 1,585	$ 1	$ 165,500 03/20/2019	I	U	FAMILY/RELAT GRNTR/E PATCH WILLIAM G	$ 144,800
167,600.000	U10-029-0000-0000-0000	04	1.34	R1	F	RSA C 1,245	$ 1	$ 167,600 05/07/2019	I	U	FAMILY/RELAT GRNTR/E JONES NATALIE M TRUSTE	$ 131,400
169,500.000	R26-006-0000-0000-0000	01	50.00	R1	C	RSA A 1,222	$ 1	$ 169,500 04/26/2019	I	U	FAMILY/RELAT GRNTR/E FERNALD CATHERINE J	$ 216,800
175,700.000	U09-019-0000-000C-0033	02	0.17	R1	F	RSA A 1,228	$ 1	$ 175,700 05/01/2019	I	U	GOVMT AGENCY GRNTR/E PACIFIC UNION FINANCIA	$ 145,200
189,100.000	R06-183-0000-0000-0000 RODNEY J MARTEL LIFE ESTATE	01	0.27	R1A	F	RSA B 1,399	$ 1	$ 189,100 06/28/2019	I	U	FAMILY/RELAT GRNTR/E MARTEL RODNEY J	$ 147,300
189,100.000	R23-008-0000-0000-0000	01	1.90	R1	E	RSA A 1,296	$ 1	$ 189,100 07/02/2019	I	U	FAMILY/RELAT GRNTR/E DIONNE RAYMOND J & TER	$ 159,100
195,500.000	R41-007-0000-0000-0000	01	74.20	R1	D	RSA B 689	$ 1	$ 195,500 07/26/2019	I	U	FAMILY/RELAT GRNTR/E LAVALLEY RAYMOND & KAR	$ 105,400
197,700.000	U03-015-0002-0000-0000	02	0.95	R1	F	RSA A 1,587	$ 1	$ 197,700 02/06/2019	I	U	FAMILY/RELAT GRNTR/E HOGAN PATRICIA A &	$ 154,400
199,100.000	U01-018-0000-0000-0000	02	1.00	R1	D	RSA C 1,874	$ 1	$ 199,100 10/04/2018	I	U	ESTATE SALE/FDCY COV WOODMAN DALY REVOCABLE	$ 150,600
199,100.000	U01-018-0000-0000-0000	02	1.00	R1	D	RSA C 1,874	$ 1	$ 199,100 02/14/2019	I	U	FAMILY/RELAT GRNTR/E DALY KEITH	$ 150,600

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
202,400.000	R22-021-0000-0000-0000	01	2.50	R1	E	RSA C 2,304	$ 1	$ 202,400 06/21/2019	I	U	GOVMT AGENCY GRNTR/E FEDERAL NATL MTG ASSN	$ 167,500
207,800.000	U04-033-0000-0000-0000	04	0.20	R1	E	RSA B 1,954	$ 1	$ 207,800 03/07/2019	I	U	FAMILY/RELAT GRNTR/E MILLER-TRIPP LINDA M	$ 167,400
213,100.000	R17-031-0000-0000-0000	03	0.88	R1	D	RSA A 2,114	$ 1	$ 213,100 06/17/2019	I	U	FAMILY/RELAT GRNTR/E HINDE TANYA & MARK S	$ 173,400
213,900.000	U03-042-0000-0000-0000	02	0.75	R1	F	RSA C 1,669	$ 1	$ 213,900 11/14/2018	I	U	FAMILY/RELAT GRNTR/E DANIELS SUSAN M	$ 143,100
219,700.000	R22-009-0001-0000-0000 SEE ALSO BK 4606 PG 524 AFFIDAVIT	01	4.34	R1	F	RSA C 2,140	$ 1	$ 219,700 10/15/2018	I	U	ESTATE SALE/FDCY COV LIBBY BONNIE ESTATE	$ 186,800
222,800.000	R44-069-0000-0000-0000	01	1.40	R1	F	RSA A 1,762	$ 1	$ 222,800 11/20/2018	I	U	FAMILY/RELAT GRNTR/E DUMONT TANYA & RUSSELL	$ 198,000
227,300.000	R17-016-0000-0000-0000	03	0.97	R1	D	RSA D 2,307	$ 1	$ 227,300 02/27/2019	I	U	FAMILY/RELAT GRNTR/E WALSH EDWARD M & BONNI	$ 196,900
235,600.000	U02-049-0000-0000-0000	02	0.48	R1	E	RSA A 2,156	$ 1	$ 235,600 08/15/2019	I	U	FAMILY/RELAT GRNTR/E GOSLIN RONALD S & MARG	$ 166,600
238,000.000	R66-002-0001-0000-0000 RECEIVED 1 ACRE	01	6.19	R1	E	RSA C 2,199	$ 1	$ 238,000 04/05/2019	I	U	BOUNDARY ADJUSTMT DICKIE KENNETH SR & SA	$ 197,700
240,700.000	R06-206-0000-0000-0000 SOLD WITH R06-181;R06-196;R06-197;R06-205 & R06-206 FOR $	01	0.46	R1A	F	RSA C 2,038	$ 1	$ 240,700 11/19/2018	I	U	MPC-CAN SELL SEPRTLY PILOT REALTY LLC	$ 189,800
251,400.000	R61-005-0025-0000-0000 TRANSFER OF PROPERTY TO TRUST	03	3.06	R1	G	RSA A 1,585	$ 1	$ 251,400 02/12/2019	I	U	FAMILY/RELAT GRNTR/E PAGAN-ALLIS ABIGAIL &	$ 182,300
258,300.000	U05-213-0000-0000-0000	05	0.29	CI	E	CMF C 2,763	$ 1	$ 258,300 05/28/2019	I	U	FAMILY/RELAT GRNTR/E MEYER JAMIE	$ 201,800
268,000.000	R06-235-0004-0000-0000	01	14.83	R1	F	RSA D 2,408	$ 1	$ 268,000 06/19/2019	I	U	FAMILY/RELAT GRNTR/E SCRUTON RACHEL	$ 253,600
274,600.000	U02-050-0000-0000-0000	02	0.50	R3	E	RMF E 4,208	$ 1	$ 274,600 08/15/2019	I	U	FAMILY/RELAT GRNTR/E GOSLIN RONALD S & MARG	$ 299,800
277,500.000	R06-084-0000-0000-0000	01	0.76	R1A	F	RSA A 2,053	$ 1	$ 277,500 12/13/2018	I	U	FAMILY/RELAT GRNTR/E K&P REALTY TRUST	$ 210,900
277,500.000	R06-084-0000-0000-0000	01	0.76	R1A	F	RSA A 2,053	$ 1	$ 277,500 12/13/2018	I	U	FAMILY/RELAT GRNTR/E PARZYCH ALEXANDER A &	$ 210,900
283,000.000	U06-131-0000-0000-0000 LORRAINE MEYER LIFE ESTATE	05	0.72	R1	E	RSA D 4,246	$ 1	$ 283,000 05/28/2019	I	U	FAMILY/RELAT GRNTR/E MEYER LORRAINE M	$ 251,700
330,500.000	R26-001-0000-0000-0000 CORRECTIVE DEED	01	157.57	R1	E		$ 1	$ 330,500 06/18/2019	V	U	REL/CHAR/EDU GRNTR/E STUART, DOUGLAS K & GA	$ 222,600
379,200.000	R06-165-0000-0000-0000	01	0.23	R1W	F	RSA D 1,688	$ 1	$ 379,200 12/06/2018	I	U	FAMILY/RELAT GRNTR/E FEINGOLD STEPHEN M & A	$ 265,200
380,400.000	R06-163-0000-0000-0000	01	0.25	R1W	F	RSA D 1,727	$ 1	$ 380,400 12/06/2018	I	U	FAMILY/RELAT GRNTR/E FEINGOLD STEPHEN M & A	$ 251,300

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
404,700.000	R59-004-0000-0000-0000	08	1.80	CI	E	IMF A 4,244	$ 1	$ 404,700 01/14/2019	I	U	FAMILY/RELAT GRNTR/E PERILLO DWAIN	$ 295,800
491,600.000	R36-006-0000-0000-0000	01	63.00	R1	C	RSA D 3,901	$ 1	$ 491,600 07/09/2019	I	U	FAMILY/RELAT GRNTR/E CLAUS CHRISTINA & COX	$ 444,600

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.

Farmington

VACANT LAND VALUE

Annual Trend:	6.50% < 10/01/18 > 0.00%	Acreage Discount Minimum Acreage:	10.00	Excess Foot Frontage:	$100.00
Site Acreage:	1.000	Acreage Discount Maximum Acreage:	300.00		
Est. Excess Acreage Value:	$2,000	Acreage Discount Maximum Percentage:	50.00%		

Location PIDCustom	Sale Date/Days	 Price/Adjusted	Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nhbd	Site	DWay	Road	Topo	Cond	Indicated Site Value
TROTTING PARK ROA R49-009-0001-0000-0000	05/11/18 143	$25,000 $25,637	06	1.220	$440	$0	$25,197	1.00	1.00	1.00	0.95	0.95	1.00	$27,919
POUND ROAD R37-002-0000-0000-0000	06/20/18 103	$32,815 $33,417	01	6.120	$9,728	$0	$23,689	0.80	1.00	1.00	0.95	0.95	1.00	$32,810
GOVERNORS ROAD R16-002-0002-0000-0000	03/06/19 -156	$48,000 $48,000	03	3.050	$3,895	$0	$44,105	1.00	1.00	1.00	1.00	1.00	1.00	$44,105
GOVERNORS ROAD R16-002-0003-0000-0000	03/06/19 -156	$48,000 $48,000	03	6.980	$10,764	$0	$37,236	1.00	1.00	1.00	1.00	0.95	1.00	$39,196
COTTONTAIL LANE R01-002-0018-0000-0000	04/01/19 -182	$50,000 $50,000	03	1.740	$1,480	$0	$48,520	1.30	1.00	1.00	1.00	1.00	1.00	$37,323

Average Indicated Site Value: $36,271

Median Indicated Site Value: $37,323

AVERAGE AND MEDIAN INDICATE THAT AN UNDEVELOPED FACTOR OF .62 FOR UNDEVELOPED WOODED LOTS WITH A .90 DRIVEWAY UNDEVELOPED FACTOR. HOWEVER AFTER ANALYSING JUST THE SALES AFTER 10/1/2018 AN UNDEVELOPED FACTOR OF 0.70 FOR UNDEVELOPED, 0.75 FOR CLEARED ALONG WITH A DRIVEWAY UNDEVELOPED FACTOR OF 0.90 ARE A BETTER FIT.

Farmington

DEVELOPED LAND VALUE

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/1.40	Est. Excess Acreage Value:	$2,000	Acreage Discount Maximum Acreage:	300.00
Est. Building Square Foot Cost:	$92.00	Excess Foot Frontage:	$100.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
86 RIVER ROAD R50-008-0000-0000-0000	07/24/18 69	$200,000 $202,458	01	1.1280	1986	2.00	15	0	1,960	$172,891	$5,100	0.430	$860	$0	$23,607	1.00	1.00	1.00	0.95	0.90	1.00	$27,611
219 ELM STREET U13-005-0000-0000-0000	09/06/18 25	$99,900 $100,345	02	1.2651	1979	2.50	22	0	761	$69,086	$3,500	0.560	$1,064	$0	$26,695	1.00	1.00	0.95	1.00	0.95	1.00	$29,579
13 DICK DAME LANE U09-026-0000-0000-0000	10/30/18 -29	$176,000 $176,000	02	1.0377	1972	2.00	20	0	1,714	$130,906	$3,700	0.100	$200	$0	$41,194	1.00	1.00	1.00	1.00	1.00	1.00	$41,194
268 POUND ROAD R30-001-0000-0000-0000	09/17/18 14	$248,000 $248,618	01	0.9930	2003	2.00	11	0	1,566	$127,327	$0	55.800	$84,370	$0	$36,921	0.80	1.00	0.95	0.95	0.95	1.00	$53,829
273 MAIN STREET U08-004-0000-0000-0000	11/26/18 -56	$220,000 $220,000	02	1.0593	1938	2.00	25	3	2,511	$176,192	$1,300	0.000	-$10,000	$0	$52,508	1.00	1.00	1.00	1.00	0.95	1.00	$55,272
		ADJUSTED FOR LOT BEING 59% SMALLER																				
34 SHEPHERD ROAD R53-013-0000-000C-0002	05/25/18 129	$210,000 $214,824	01	1.0569	2011	2.50	10	0	1,695	$148,332	$0	3.880	$7,760	$0	$58,732	1.10	1.00	0.95	0.95	1.00	1.00	$59,161
570 MAIN STREET U05-058-0000-0000-0000	11/06/18 -36	$229,900 $229,900	04	1.2413	1935	2.00	25	0	1,916	$164,105	$17,700	0.000	-$15,000	$0	$63,095	1.00	1.05	1.00	1.00	1.00	1.00	$60,090
		ADJUSTED FOR SIZE OF LOT BEING 75% SMALLER																				
5 CROSS STREET U11-035-0000-0000-0000	11/09/18 -39	$200,000 $200,000	02	1.0245	1890	2.00	32	0	1,967	$126,070	$15,900	0.000	$0	$0	$58,030	1.00	1.00	1.00	1.00	0.95	1.00	$61,084
22 PAULSON ROAD U08-021-0000-0000-0000	09/14/18 17	$174,000 $174,527	02	1.0715	1968	2.00	20	0	1,340	$105,676	$12,200	0.000	-$5,000	$0	$61,651	1.00	1.00	1.00	1.00	1.00	1.00	$61,651
		ADJUSTED FOR SIZE OF LOT BEING 33% SMALLER																				
68 ORANGE STREET U11-011-0000-0000-0000	09/27/18 4	$180,000 $180,128	04	0.9530	1887	1.50	24	0	1,951	$130,002	$15,000	0.000	-$15,000	$0	$50,126	0.90	1.00	1.00	1.00	0.90	1.00	$61,884
		ADJUSTED FOR LOT BEING 75% SMALLER																				
14 GRAY AVENUE U06-057-0000-0000-0000	07/30/18 63	$180,000 $182,019	04	1.1778	1920	1.50	21	0	1,637	$140,131	$0	0.000	-$20,000	$0	$61,888	1.00	1.00	1.00	1.00	1.00	1.00	$61,888
		ADJUSTED FOR SIZE OF LOT BEING 90% SMALLER																				
55 BUNKER STREET U10-040-0000-0000-0000	11/28/18 -58	$198,000 $198,000	04	1.2053	1884	1.00	17	0	1,478	$136,030	$2,800	0.000	-$10,000	$0	$69,170	1.10	1.05	1.00	1.00	0.95	1.00	$63,039
		ADJUSTED FOR SIZE OF LOT BEING 65% SMALLER																				
57 BUNKER STREET U10-039-0000-0000-0000	06/12/18 111	$187,000 $190,696	04	1.1842	1880	1.00	17	0	1,464	$132,383	$3,800	0.000	-$12,000	$0	$66,513	1.10	1.00	1.00	1.00	0.95	1.00	$63,649
		ADJUSTED FOR SIZE OF LOT BEING 70% SMALLER																				
111 CENTRAL STREET U02-080-0000-0000-0000	06/12/18 111	$200,000 $203,953	04	1.1785	1868	2.00	35	0	2,161	$152,295	$0	0.000	-$12,000	$0	$63,658	1.00	1.00	1.00	1.00	1.00	1.00	$63,658
		ADJUSTED FOR SIZE OF LOT BEING 50% SMALLER																				
19 LAWRENCE LANE U10-017-0005-0000-0000	08/13/18 49	$175,000 $176,527	04	1.4635	2002	2.50	14	0	898	$103,981	$6,000	0.000	-$10,000	$0	$76,546	1.20	1.05	0.95	1.00	1.00	1.00	$63,948
		ADJUSTED FOR SIZE OF LOT BEING 41% SMALLER																				
12 BUNKER STREET U10-091-0000-0000-0000	10/15/18 -14	$172,900 $172,900	04	1.2811	1900	1.50	22	0	1,180	$108,479	$4,900	0.000	-$15,000	$0	$74,521	1.10	1.05	1.00	1.00	1.00	1.00	$64,520
		ADJUSTED FOR SIZE OF LOT BEING 80% SMALLER																				
102 BAY ROAD R49-074-0001-0000-0000	07/03/18 90	$170,000 $172,725	02	1.1433	1840	2.00	38	0	1,197	$78,061	$18,400	0.000	$0	$0	$76,264	1.10	1.05	1.00	1.00	1.00	1.00	$66,029
183 SHEEPBORO ROA R10-017-0000-0000-0000	05/11/18 143	$235,000 $240,984	01	1.2373	1981	2.00	17	0	1,582	$149,468	$6,100	6.380	$12,760	$0	$72,656	1.00	1.05	0.95	1.00	1.00	1.00	$72,838
80 CHIPMUNK LANE R44-018-0000-0000-0000	07/10/18 83	$195,000 $197,882	01	1.1738	2001	2.00	11	0	1,390	$133,594	$2,500	0.900	$1,800	$0	$59,988	0.90	1.00	0.95	0.95	0.95	1.00	$77,741
6 PERKINS AVENUE U02-061-0000-0000-0000	08/27/18 35	$260,000 $261,621	02	1.0744	1952	1.50	17	0	2,179	$178,768	$3,600	0.000	-$15,000	$0	$94,253	1.10	1.10	1.00	1.00	1.00	1.00	$77,895
		ADJUSTED FOR SIZE OF LOT BEING 66% SMALLER																				

*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

Location PIDCustom	Sale Date/Days	Price/Adjusted	Zn	Bldg Rate	Year Built	Depreciation Cond*	Age	Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
30 BRANSON ROAD R17-005-0000-0000-0000	08/31/18 31	$229,000 $230,264	03	0.9983	1988	2.00	15	0	2,065	$161,208	$2,200	0.070	$133	$0	$66,723	0.90	1.00	1.00	1.00	0.95	1.00	$78,039
260 CHARLES STREET R48-009-0000-0000-0000	11/27/18 -57	$140,000 $140,000	03 ADJUSTED FOR SIZE OF LOT BEING 45% SMALLER	1.1432	1900	2.50	38	0	951	$62,013	$9,600	0.000	-$10,000	$0	$78,387	1.00	1.00	1.00	1.00	1.00	1.00	$78,387
57 PINE KNOLL DRIVE U03-045-0000-0000-0000	04/06/18 178	$212,000 $218,720	02	1.1688	1984	1.50	13	0	1,407	$131,626	$1,300	0.000	$0	$0	$85,794	1.10	1.00	1.00	1.00	0.95	1.00	$82,100
115 SPRING STREET U04-009-0000-0000-0000	07/11/18 82	$185,900 $188,615	02 ADJUSTED FOR SIZE OF LOT BEING 73% SMALLER	1.0759	1920	1.50	21	0	1,457	$113,932	$6,400	0.000	-$15,000	$0	$83,283	1.00	1.00	1.00	1.00	1.00	1.00	$83,283
21 TALL PINE ROAD R17-051-0000-0000-0000	07/24/18 69	$217,000 $219,666	03	1.0517	1979	1.50	13	0	1,768	$148,827	$2,100	1.710	$3,249	$0	$65,490	0.90	1.00	0.95	0.95	0.95	1.00	$84,871

Average Indicated Improved Site Value: $63,730

Median Indicated Improved Site Value: $63,649

BOTH THE MEDIAN AND AVERAGE STATISTICS INDICATE A DEVELOPED ACRE SITE VALUE OF $64,000.

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

Farmington

EXCESS ACREAGE VALUE

Annual Trend: 6.50% < 10/01/18 > 0.00%
Buildable Site Value: $68,000
Acreage Discount Minimum Acreage: 10.00
Acreage Discount Maximum Acreage: 300.00
Acreage Discount Maximum Percentage: 50.00%
Excess Foot Frontage: $100.00

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Acres	Nhbd	Site	Dway	Road	Cond	Site Value	Bldg/Feat Value	Excess FF Value	Residual Value	Excess Acres	Per Acre Value	Size Adj.	Topo	Cond	Indicated Acre Value
HAYWAGON ROAD	09/14/18	$42,000	01	24.000	1.00	1.00	1.00	1.00	1.00	$0	$0	$0	$42,127	24.000	$1,755	0.93	0.95	1.00	$1,986
R27-002-0000-0000-0000	17	$42,127	PROPERTY IS BACKLAND - NO SITE VALUE																
770 TEN ROD ROAD	11/21/18	$63,000	01	21.530	1.00	0.75	0.90	1.00	1.00	$45,900	$0	$0	$17,100	18.530	$923	0.93	0.90	1.00	$1,103
R38-008-0000-0000-0000	-51	$63,000	PROPERTY IN 3 ACRE ZONE EXCESS ACREAGE REALLY 18.53																

Average Indicated Excess Acreage Value: $1,545

Median Indicated Excess Acreage Value: $1,545

AVERAGE AND MEDIAN INDICATED A VALUE PER EXCESS ACRE OF $1,500. HOWEVER BECAUSE THE HAYWAGON ROAD SALE IS BACKLAND AND ALL EXCESS ACREAGE, MORE WEIGHT WAS GIVEN TO THAT SALE AND A VALUE OF $2,000 WAS USED IN TESTING. THE INDICATED EXCESS ACREAGE VALUE WAS DETERMINED TO BE $2,000/ACRE.

Farmington

MH DOUBLE

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/3.00	Est. Excess Acreage Value:	$2,000	Acreage Discount Maximum Acreage:	300.00
Buildable Site Value:	$64,000	Excess Foot Frontage:	$100.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
26 WHITE BIRCH LAN	06/12/18	$166,000	02	0.90	1.00	1.00	0.95	0.95	1.00	$51,984	$17,900	$247	$0	$99,150	1.1720	2007	2.00	21	0	1,207	$88.72
U13-015-0000-0000-0000	111	$169,281																			
156 DODGE CROSS RO/	08/10/18	$195,000	03	1.10	1.00	0.95	0.95	1.00	1.00	$63,536	$3,300	$400	$0	$129,570	1.0114	2002	2.00	24	0	2,028	$83.12
R17-067-0002-0000-0000	52	$196,806																			
540 HORNETOWN ROA	10/19/18	$198,900	01	1.00	1.00	0.95	1.00	1.00	1.00	$60,800	$8,000	$11,800	$0	$118,300	1.0765	2018	2.50	3	0	1,532	$73.95
R53-009-0000-0000-0000	-18	$198,900																			
271 RIDGE ROAD	11/27/18	$168,000	01	1.10	1.00	0.95	1.00	1.00	1.00	$66,880	$2,100	$4,000	$0	$95,020	1.0932	2002	2.00	24	0	1,463	$78.17
R64-034-0004-0000-0000	-57	$168,000																			

Average Indicated Square Foot Value: $80.99

Median Indicated Square Foot Value: $80.65

AVERAGE AND MEDIAN INDICATE A BASE RATE VALUE BETWEEN $80 AND $81. HOWEVER, AFTER FINAL TESTING IT WAS DETERMINED TO BE $78 PER SQFT.

*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

Farmington

MH SINGLE

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/4.00	Est. Excess Acreage Value:	$2,000	Acreage Discount Maximum Acreage:	300.00
Buildable Site Value:	$64,000	Excess Foot Frontage:	$100.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
33 HIGH STREET	04/17/18	$92,000	06	1.00	1.00	1.00	1.00	1.00	1.00	$64,000	$2,300	-$20,000	$0	$48,436	1.0309	1994	2.00	40	0	1,018	$76.92
U02-025-0000-0000-0000	167	$94,736	lot size 2.87 acres smaller the zone minimum																		
127 SPRING STREET	05/18/18	$85,000	02	1.00	1.00	1.00	1.00	1.00	1.00	$64,000	$6,400	-$10,000	$0	$26,659	0.9048	1979	2.00	52	0	880	$69.75
R49-072-0000-0000-0000	136	$87,059																			
101 CHARLES STREET	11/20/18	$65,000	04	1.00	1.00	1.00	1.00	0.95	0.80	$48,640	$100	$0	$0	$16,260	0.9192	1970	2.50	72	0	896	$70.51
U12-006-0000-0000-0000	-50	$65,000																			

Average Indicated Square Foot Value:	$72.39
Median Indicated Square Foot Value:	$70.51

THE INDICATED COST PER SQFT FOR SINGLE WIDE MOBILE HOMES IS $72.

*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

Farmington

RSA SQFT BASE VALUE

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/1.40	Est. Excess Acreage Value:	$2,000	Acreage Discount Maximum Acreage:	300.00
Buildable Site Value:	$64,000	Excess Foot Frontage:	$100.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
66 SILVER STREET R61-040-0000-0000-0000	05/25/18 129	$205,000 $209,709	03	1.00	1.00	1.00	1.00	1.00	1.00	$64,000	$0	$1,260	$0	$144,449	0.9969	1972	2.50	24	0	2,252	$84.66
141 GREAT PINE CIRCL R18-010-0002-0000-0000	07/16/18 77	$305,000 $309,182	03	1.20	1.05	1.00	1.00	1.00	1.00	$80,640	$0	$2,980	$0	$225,562	1.0140	2001	2.00	11	0	2,932	$85.25
183 CENTRAL STREET U03-012-0001-0000-0000	08/31/18 31	$260,000 $261,435	06	1.00	1.00	1.00	1.00	0.90	1.00	$57,600	$0	-$10,000	$0	$213,835	0.9609	1980	2.50	22	0	3,292	$86.67
20 ABBEY LANE R05-009-0002-0000-0000	11/02/18 -32	$245,000 $245,000	01 NO MLS INFO	1.00	1.00	0.95	0.95	0.95	1.00	$54,872	$0	$6,422	$0	$183,706	1.2551	2005	2.50	13	0	1,914	$87.90
144 BAY ROAD R49-077-0000-0000-0000	10/15/18 -14	$260,000 $260,000	02	1.10	1.05	0.95	1.00	1.00	1.00	$70,224	$2,700	$4,200	$0	$182,876	1.1721	1932	1.50	20	0	2,204	$88.49
10 WINTER STREET U05-044-0000-0000-0000	08/11/18 51	$174,900 $176,488	04	1.00	1.00	0.95	1.00	0.95	1.00	$57,760	$200	-$15,000	$0	$133,528	0.9985	1880	2.00	34	0	2,274	$89.10
66 BRANSON ROAD R17-011-0000-0000-0000	11/09/18 -39	$241,000 $241,000	03	0.90	1.05	0.95	0.95	0.95	1.00	$51,854	$25,100	$57	$0	$163,989	1.1523	2005	2.50	13	0	1,834	$89.19
8 GRAY AVENUE U06-054-0000-0000-0000	05/03/18 151	$191,000 $196,136	04	1.00	1.00	1.00	1.00	0.95	1.00	$60,800	$4,800	-$6,000	$0	$136,536	1.1660	1870	1.50	25	0	1,748	$89.32
70 GLEN STREET U10-019-0000-0000-0000	09/14/18 17	$180,000 $180,545	04	1.10	1.00	1.00	1.00	1.00	1.00	$70,400	$5,600	-$15,000	$0	$119,545	1.1982	1900	1.50	22	0	1,415	$90.40
23 WINTER STREET U05-029-0000-0000-0000	09/24/18 7	$172,900 $173,116	04	1.00	1.00	1.00	1.00	1.00	1.00	$64,000	$0	-$15,000	$0	$124,116	1.1607	1900	1.50	22	0	1,506	$91.03
81 GLEN STREET U10-027-0000-0000-0000	07/31/18 62	$192,800 $194,929	04	1.10	1.00	1.00	1.00	1.00	1.00	$70,400	$14,200	-$10,000	$0	$120,329	1.2544	1890	1.50	24	0	1,357	$93.01
58 GREAT PINE CIRCL R18-010-0001-0000-0000	05/30/18 124	$289,900 $296,302	03	1.20	1.00	1.00	1.00	0.90	1.00	$69,120	$3,000	$144	$0	$224,038	1.0975	1996	2.00	14	0	2,544	$93.30
116 ELM STREET U09-027-0001-0000-0000	04/10/18 174	$178,000 $183,516	02	1.00	1.00	1.00	1.00	0.95	1.00	$60,800	$48,100	-$12,000	$0	$86,616	0.8746	1850	2.50	46	0	1,952	$93.95
30 BUNKER STREET U10-103-0000-0000-0000	07/05/18 88	$199,000 $202,119	04	1.10	1.00	1.00	1.00	1.00	1.00	$70,400	$0	-$15,000	$0	$146,719	1.1128	1870	1.50	25	0	1,845	$95.28
10 BERRY COURT U11-043-0000-0000-0000	08/31/18 31	$169,700 $170,637	04	1.00	1.00	1.00	1.00	0.95	1.00	$60,800	$1,400	-$15,000	$0	$123,437	1.0429	1900	2.00	31	0	1,792	$95.72
40 DODGE CROSS ROA R17-056-0005-0000-0000	07/24/18 69	$235,000 $237,888	03	1.10	1.05	1.00	0.95	1.00	1.00	$70,224	$18,500	$7,847	$0	$141,317	1.1152	1993	2.00	14	0	1,501	$98.17
135 CENTRAL STREET U02-074-0000-0000-0000	08/02/18 60	$190,000 $192,030	04	1.10	1.00	1.00	1.00	1.00	1.00	$70,400	$2,000	-$18,000	$0	$137,630	1.0874	1800	2.00	42	0	2,165	$100.79
15 BUNKER STREET U10-072-0000-0000-0000	06/14/18 109	$170,000 $173,300	04	1.10	1.00	1.00	1.00	1.00	1.00	$70,400	$9,800	-$18,000	$0	$111,100	1.2417	1890	1.50	24	0	1,114	$105.68

Average Indicated Square Foot Value: $92.11

Median Indicated Square Foot Value: $90.72

*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

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value

AVERAGE AND MEDIAN INDICATE A BASE RATE BETWEEN $90.72 AND $92.11. AFTER INCLUSION OF ALL SALES DURING FINAL ANALYSIS $92 PER SQUARE FOOT WAS DETERMINED TO BE A BETTER FIT.

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

Farmington

BAXTER LAKE

Annual Trend: 6.50% < 10/01/18 > 0.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Waterfront Residual	WF Feet	WF Ft Fctr	WF Axs	WF Lctn	WF Topo	WF Cond	Indicated WF Value
10 AVALON ROAD	04/03/18	$214,000	01	$145,000	$0	$0	$0	$52,300	$23,598	1	0.25	0.50	1.00	1.00	1.00	$188,784
R06-083-0000-0000-0000	181	$220,898							Water Body:	BAXTER LAKE						
new sales price from 1/7/19 is 214,000																
17 MERLIN ROAD	09/04/18	$158,900	01	$90,000	$1,200	$0	$0	$51,300	$17,164	1	0.25	0.50	1.00	1.00	1.00	$137,312
R06-222-0000-0000-0000	27	$159,664							Water Body:	BAXTER LAKE						
10 AVALON ROAD	01/09/19	$214,000	01	$145,000	$0	$0	$0	$52,300	$16,700	1	0.25	0.50	1.00	1.00	1.00	$133,600
R06-083-0000-0000-0000	-100	$214,000							Water Body:	BAXTER LAKE						
282 CAMELOT SHORE I	06/14/19	$280,000	01	$174,600	$4,100	$0	$0	$45,400	$55,900	1	0.25	1.75	1.00	1.00	1.00	$127,771
R06-075-0000-0000-0000	-256	$280,000							Water Body:	BAXTER LAKE						
260 CAMELOT SHORE I	10/18/18	$200,000	01	$81,400	$11,200	$0	$0	$51,800	$55,600	1	0.25	1.75	1.00	1.00	1.00	$127,086
R06-070-0000-0000-0000	-17	$200,000							Water Body:	BAXTER LAKE						
210 CAMELOT SHORE I	08/28/18	$186,900	01	$115,300	$8,800	$0	$0	$49,700	$14,232	1	0.25	0.50	1.00	1.00	1.00	$113,856
R06-028-0000-0000-0000	34	$188,032							Water Body:	BAXTER LAKE						
8 LANCELOT ROAD	06/14/19	$280,900	01	$192,800	$13,800	$0	$0	$61,100	$13,200	1	0.25	0.50	1.00	1.00	1.00	$105,600
R06-042-0000-0000-0000	-256	$280,900							Water Body:	BAXTER LAKE						
30 AVALON ROAD	02/22/19	$220,000	01	$159,100	$5,000	$0	$0	$53,500	$2,400	1	0.25	0.50	1.00	1.00	1.00	$19,200
R06-087-0000-0000-0000	-144	$220,000							Water Body:	BAXTER LAKE						

Average Indicated Waterfront Value: $119,151

Median Indicated Waterfront Value: $127,429

AVERAGE AND MEDIAN STATISTICS INDICATE A RANGE FOR WATER FRONT VALUE BETWEEN $119,151 AND $127,429. AFTER INCLUSION OF ALL SALES IN FINAL ANALYSIS A BASE RATE OF $124,000 WAS DETERMINED FOR BAXTER LAKE. THAT BASE WILL THEN BE ADJUSTED BY THE LINEAR FEET AND SITE SPECIFIC FACTORS. REFER TO THE CODES SECTION OF THE MANUAL FOR FURTHER REFERENCE.

Farmington

FARMINGTON RIDGE IVY

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/3.00	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	300.00
Est. Building Square Foot Cost:	$78.00	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
54 IVY LANE U10-041-0001-00MH-0063	01/08/19 -99	$69,000 $69,000	02	1.1994	2004	2.50	30	0	1,309	$85,723	$1,200	0.000	$0	$0	-$17,923	1.00	1.00	1.00	1.00	1.00	1.00	-$17,923
11 IVY LANE U10-041-0001-00MH-0048	02/20/19 -142	$96,300 $96,300	02	1.2004	2005	2.50	27	0	1,466	$100,202	$1,700	0.000	$0	$0	-$5,602	1.00	1.00	1.00	1.00	1.00	1.00	-$5,602
33 IVY LANE U10-041-0001-00MH-0045	07/02/19 -274	$89,900 $89,900	02	1.1753	2005	2.50	27	0	1,385	$92,686	$2,300	0.000	$0	$0	-$5,086	1.00	1.00	1.00	1.00	1.00	1.00	-$5,086
36 IVY LANE U10-041-0001-00MH-0059	09/07/18 24	$93,500 $93,900	02	1.3724	2004	2.00	24	0	1,031	$83,878	$2,600	0.000	$0	$0	$7,422	1.00	1.00	1.00	1.00	1.00	1.00	$7,422
8 IVY LANE U10-041-0001-00MH-0052	11/26/18 -56	$92,000 $92,000	02	1.0646	2005	2.50	27	0	1,580	$95,777	$4,700	0.000	$0	$0	-$8,477	1.00	1.00	1.00	1.00	1.00	1.00	-$8,477
19 IVY LANE U10-041-0001-00MH-0100	07/11/18 82	$99,900 $101,359	02	1.0947	2005	2.50	27	0	1,505	$93,810	$5,200	0.000	$0	$0	$2,349	1.00	1.00	1.00	1.00	1.00	1.00	$2,349

Average Indicated Improved Site Value: -$4,553

Median Indicated Improved Site Value: -$5,344

THE PRELIMINARY INDICATED SITE VALUE IS -$5,300. HOWEVER AFTER INCLUSION OF ALL THE SALES THE FARMINGTON RIDGE IVY SITE VALUE WAS DETERMINED TO BE -$6,000.

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

Farmington

FARMINGTON RIDGE SYC

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/4.00	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	300.00
Est. Building Square Foot Cost:	$72.00	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
39 SYCAMORE BOULEV U10-041-0001-00MH-0016	01/15/19 -106	$34,000 $34,000	02	1.0182	1990	2.00	44	0	932	$38,262	$1,400	0.000	$0	$0	-$5,662	1.00	1.00	1.00	1.00	1.00	1.00	-$5,662
64 SYCAMORE BOULEV U10-041-0001-00MH-0034	03/26/19 -176	$49,500 $49,500	02	0.9881	1999	2.00	36	0	1,162	$52,908	$2,200	0.000	$0	$0	-$5,608	1.00	1.00	1.00	1.00	1.00	1.00	-$5,608
27 SYCAMORE BOULEV U10-041-0001-00MH-0013	07/24/19 -296	$57,300 $57,300	02	1.1053	1989	1.50	32	0	999	$54,061	$4,000	0.000	$0	$0	-$761	1.00	1.00	1.00	1.00	1.00	1.00	-$761

Average Indicated Improved Site Value: -$4,010

Median Indicated Improved Site Value: -$5,608

THE PRELIMINARY INDICATED SITE VALUE FOR FARMING RIDGE SYC IS -$5,600. AFTER FINAL TESTING IT WAS DETERMINED TO BE -$6,000.

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

Farmington

PEACEFUL PINES SITE VALUE

Annual Trend:	6.50% < 10/01/18 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2019/3.00	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	300.00
Est. Building Square Foot Cost:	$78.00	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	50.00%

Location / PIDCustom	Sale Date/Days	Sale Price/Adjusted	Zn	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
135 SPRUCE DRIVE R19-006-0000-00MH-0059	02/20/19 -142	$77,900 $77,900	03	1.1931	2002	2.50	30	0	1,210	$78,823	$2,600	0.000	$0	$0	-$3,523	1.00	1.00	1.00	1.00	1.00	1.00	-$3,523
146 SPRUCE DRIVE R19-006-0000-00MH-0115	02/19/19 -141	$100,000 $100,000	03	0.9068	2001	2.50	33	0	2,137	$101,271	$4,800	0.000	$0	$0	-$6,071	1.00	1.00	1.00	1.00	1.00	1.00	-$6,071
100 SPRUCE DRIVE R19-006-0000-00MH-0107	09/05/18 26	$130,000 $130,602	03	1.1243	2001	2.00	24	0	1,803	$120,167	$5,700	0.000	$0	$0	$4,735	1.00	1.00	1.00	1.00	1.00	1.00	$4,735
14 BALSAM DRIVE R19-006-0000-00MH-0050	08/27/18 35	$126,000 $126,785	03	1.0283	2003	2.00	24	0	2,064	$125,817	$10,900	0.000	$0	$0	-$9,932	1.00	1.00	1.00	1.00	1.00	1.00	-$9,932
10 EVERGREEN LANE R19-006-0000-00MH-0094	07/09/19 -281	$99,900 $99,900	03	1.2032	1999	2.00	27	0	1,335	$91,461	$11,800	0.000	$0	$0	-$3,361	1.00	1.00	1.00	1.00	1.00	1.00	-$3,361

Average Indicated Improved Site Value: -$3,630

Median Indicated Improved Site Value: -$3,523

THE INDICATED PEACEFUL PINES SITE VALUE IS -$3,500. HOWEVER AFTER INCLUSION OF ALL THE SALES THE PEACEFUL PINES SITE VALUE WAS DETERMINED TO BE -$6,000.

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

SECTION 8

A. FIELD REVIEW

B. INFORMAL HEARING PROCESS

1. Number of Hearings

2. Results of Hearing

A. Field Review

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

Field Review

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

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

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

Property Specific Adjustment Guidelines

Land Adjustments

Undeveloped Land – Wooded Lot	-30% (70 Land Condition)
Undeveloped Land – Cleared Lot	-25% (75 Site Modifier)
Undeveloped Driveway	-10% (90 Site Modifier)
Second Site (w/Sep. Utilities)	+10 (110 Site Modifier)
Commercial Use	+25 to +900, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW/Easement 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 B&C (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)
Conservation Easement	-75 (25 Land Condition)
Excavation Site	+100 to +600, depending on how extensive the use
Contamination	-10 to -95, depending on proximity to super fund site

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

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.

Overbuilt/Design Varies – Determined by field review

Common Wall (CW) Varies – Condo shares a wall with another unit

Cost to Develop (CTD) Varies – Determined by field review

Housing & Urban Development -40% Account for annual reserves required per terms of loan assumption/restricted rent

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 12, 2019.

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

The property owners were given 5 days, starting 7/22/19 between the hours of 8:00 am to 4:30 pm to call and arrange an appointment.

The hearings were held for 6 days from 7/31/19 to 8/7/19 and resulted in 177 taxpayers calling to set up appointments to discuss their assessments.

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

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

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

1. Adjusted Labrador Neighborhood code down from “J” to “H”.
2. Adjusted Pound Road Neighborhood code down from “D” to “C”.
3. Adjust MHD base rate to $78 sq ft.
4. Adjust Farmington Ridge Ivy & Syc & Peaceful Pines amenity to -$6,000.

SECTION 9

A. CALIBRATION TECHNIQUE

B. FINAL STATISTICAL ANALYSIS & TESTING

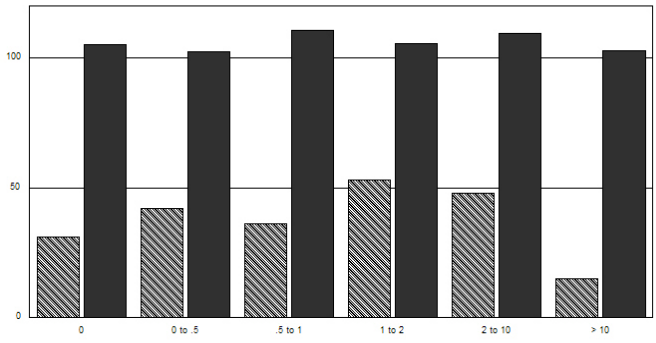
C. FINAL VALUATION TABLES

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.

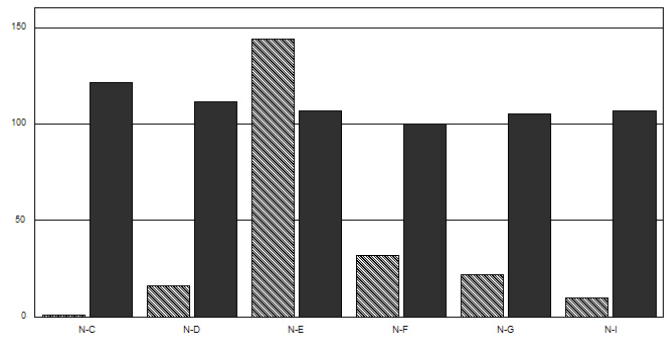
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possibly. The following are samples of the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

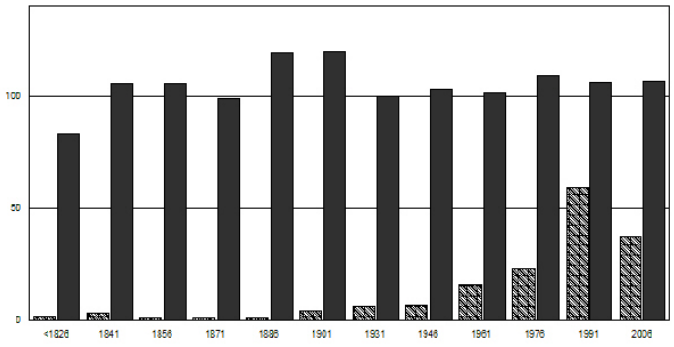
The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

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.



	# of Parcels	Median A/S x 100
<1826	2	82.90
1841	3	105.37
1856	1	105.37
1871	1	99.06
1886	1	119.15
1901	4	120.16
1931	6	100.09
1946	7	103.06
1961	16	101.20
1976	23	108.83
1991	59	106.49
2006	37	106.91

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

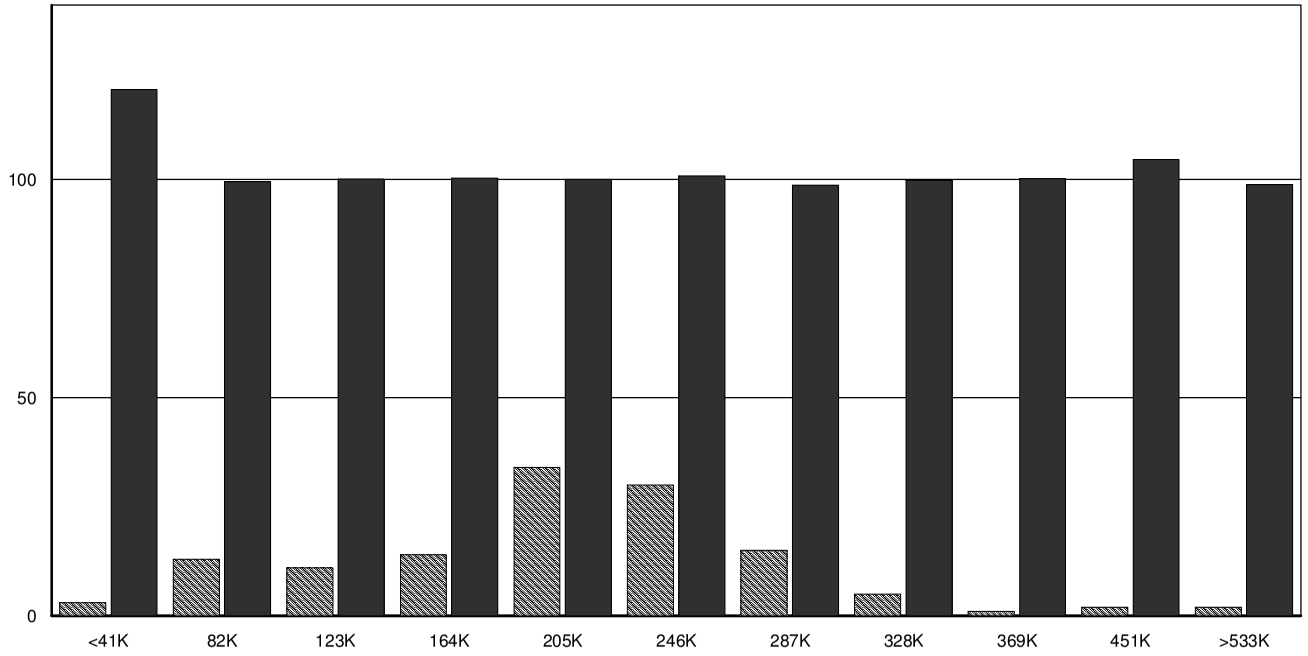
Sales Analysis Results

Farmington -- 10/01/2019

Sales Analysis Statistics			
Number of Sales:	**130**	Mean Sales Ratio:	**1.0018**
Minimum Sales Ratio:	**0.7682**	Median Sales Ratio:	**1.0007**
Maximum Sales Ratio:	**1.2429**	Standard Deviation:	**0.0816**
Aggregate Sales Ratio:	**0.9959**	Coefficient of Dispersion:	**5.6291**
		Price Related Differential:	**1.0059**

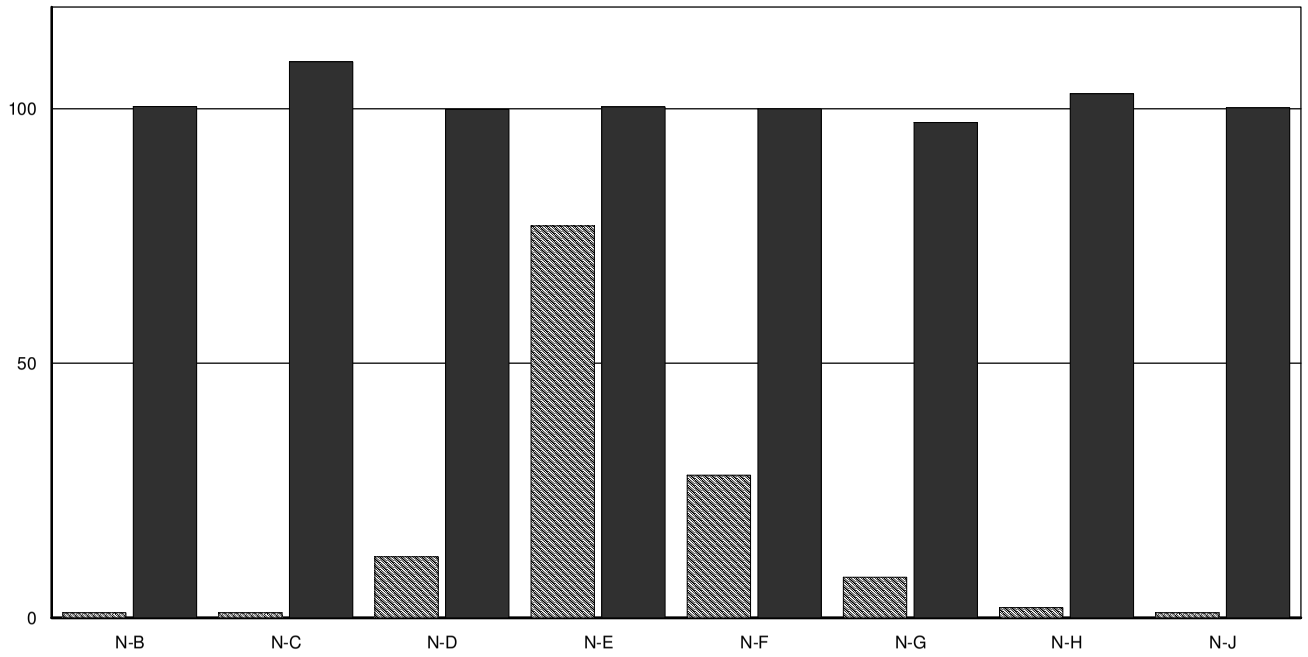
Sales Analysis Criteria	
Sold: 10/1/2018 - 8/29/2019	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2019	Trend: 0.000% Prior to 10/01/2019
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Farmington:Median A/S Ratio by Sale Price



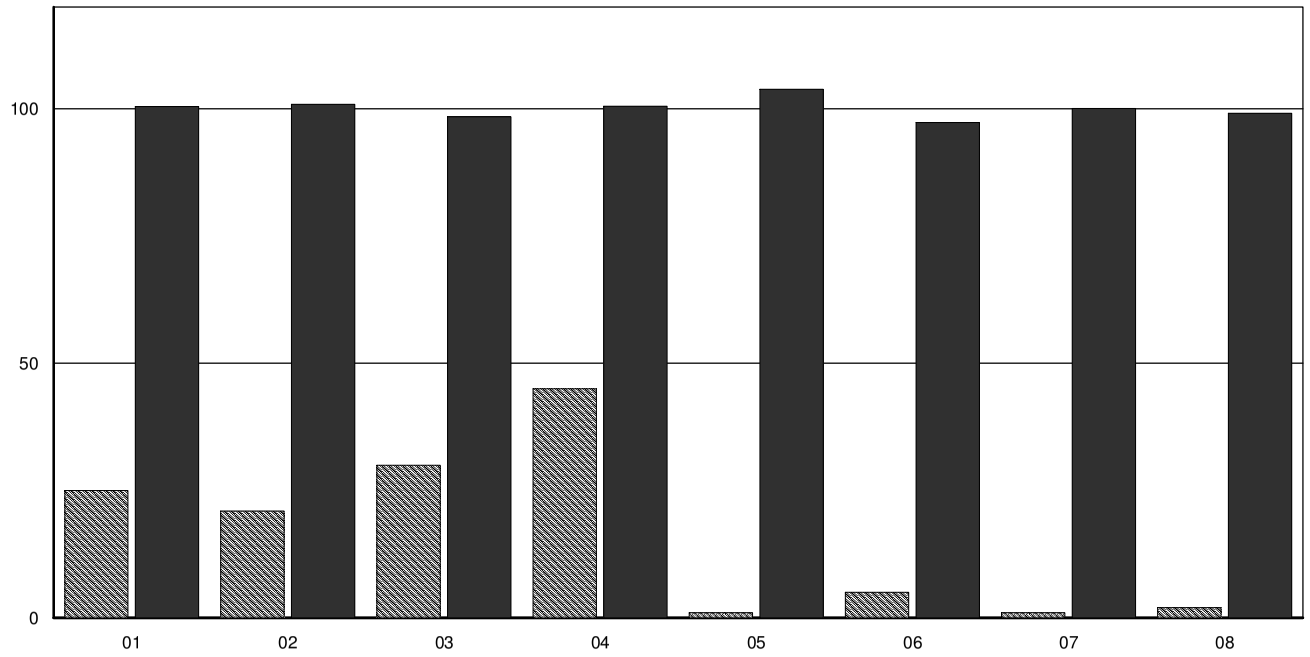
	# of Parcels	Median A/S x 100
<41K	3	120.63
82K	13	99.54
123K	11	100.10
164K	14	100.29
205K	34	100.03
246K	30	100.85
287K	15	98.71
328K	5	99.84
369K	1	100.14
451K	2	104.54
>533K	2	98.82

Farmington:Median A/S Ratio by Neighborhood



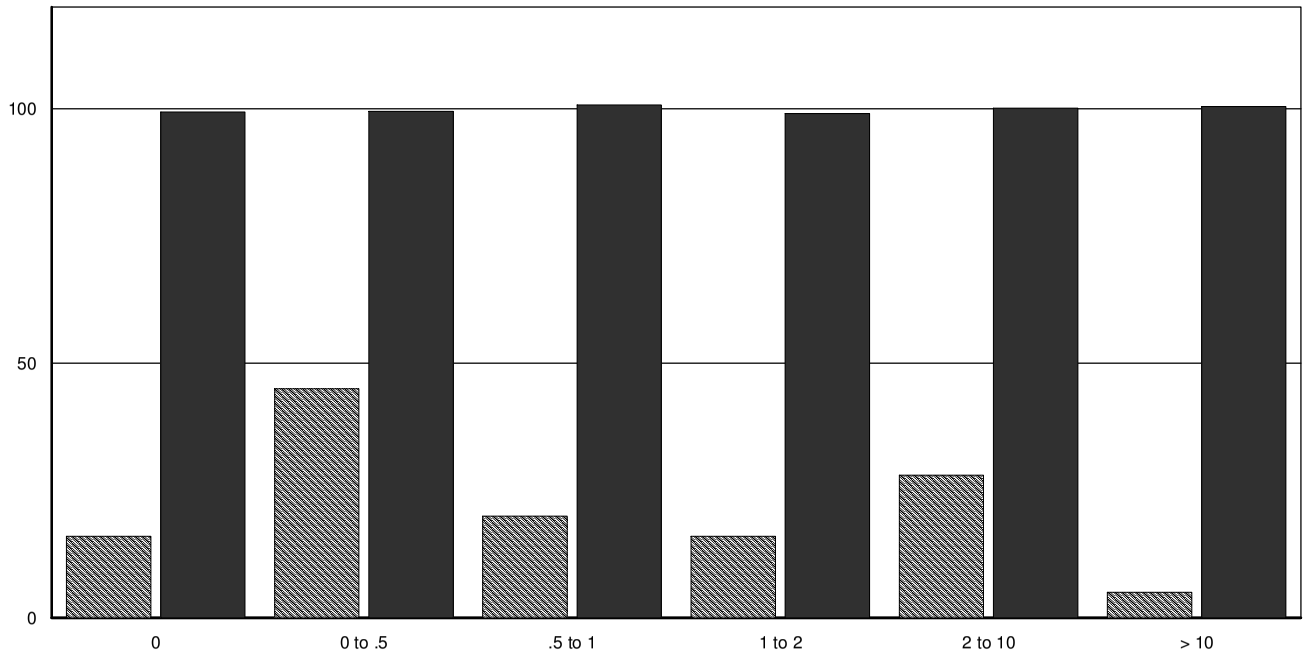
	# of Parcels	Median A/S x 100
N-B	1	100.44
N-C	1	109.24
N-D	12	99.89
N-E	77	100.39
N-F	28	100.03
N-G	8	97.29
N-H	2	102.98
N-J	1	100.17

Farmington:Median A/S Ratio by Zone



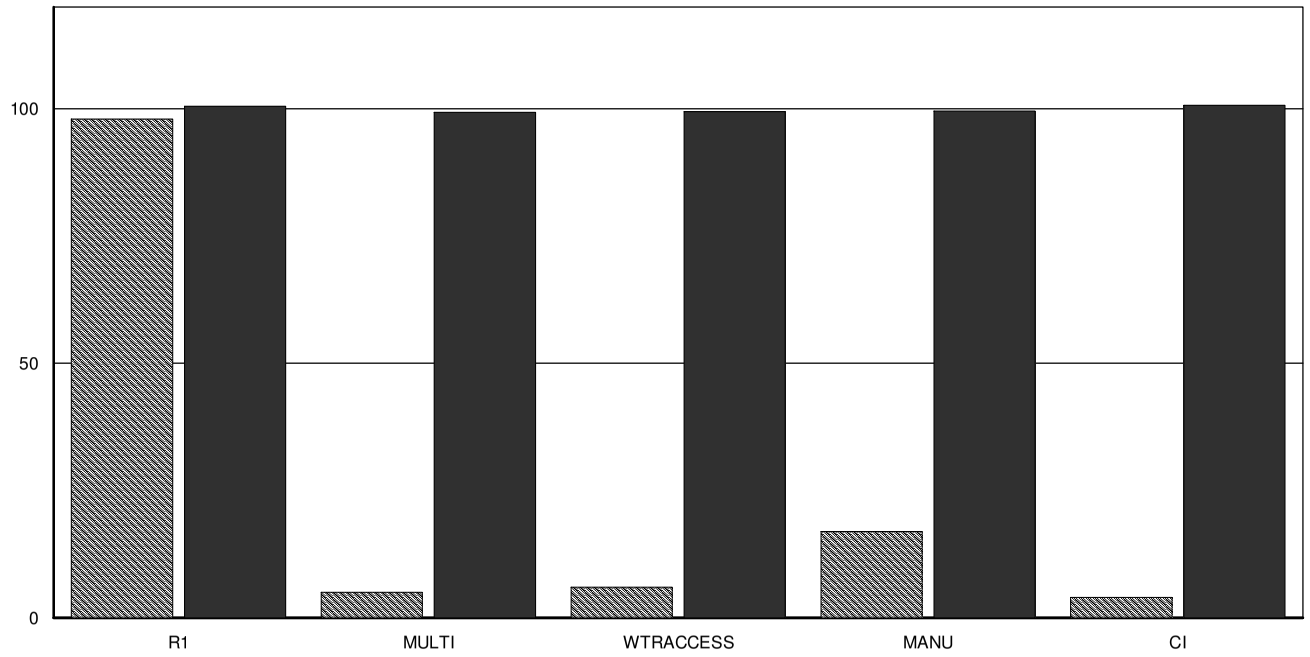
	# of Parcels	Median A/S x 100
01	25	100.44
02	21	100.85
03	30	98.44
04	45	100.53
05	1	103.84
06	5	97.28
07	1	100.09
08	2	99.11

Farmington:Median A/S Ratio by Acreage



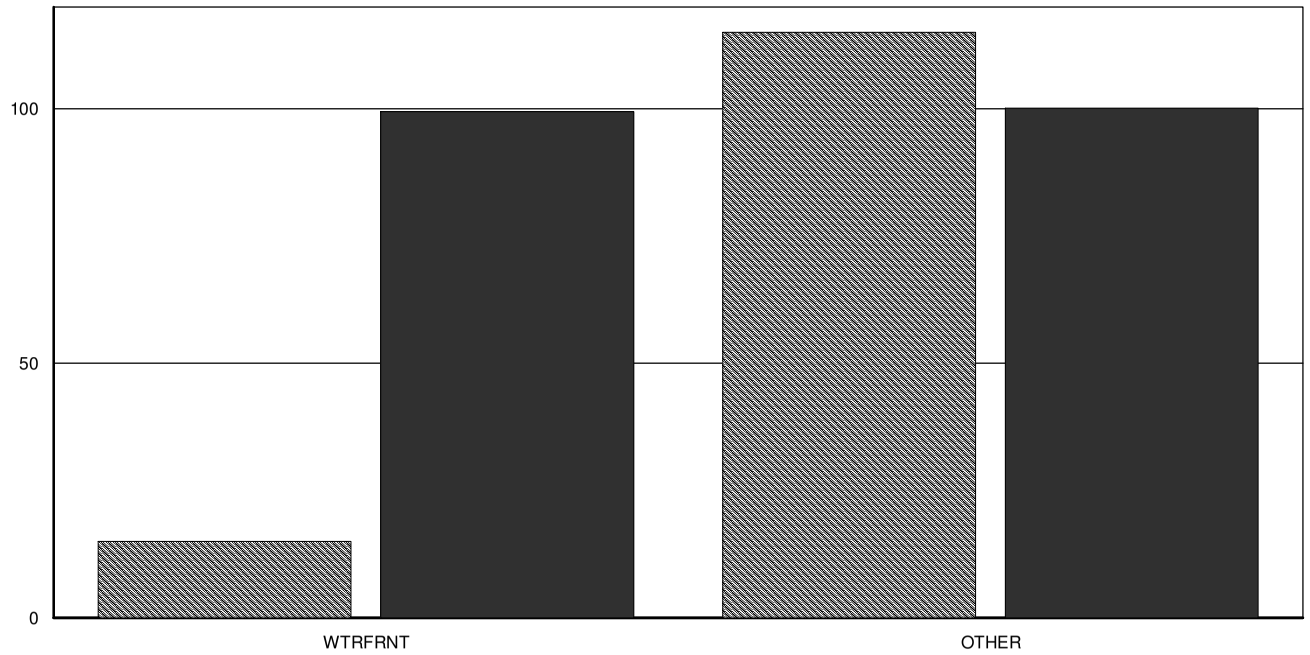
	# of Parcels	Median A/S x 100
0	16	99.39
0 to .5	45	99.51
.5 to 1	20	100.77
1 to 2	16	99.03
2 to 10	28	100.12
> 10	5	100.44

Farmington:Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	98	100.49
MULTI	5	99.29
WTRACCESS	6	99.43
MANU	17	99.54
CI	4	100.72

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



	# of Parcels	Median A/S x 100
WTRFRNT	15	99.43
OTHER	115	100.10

Sales Analysis Results

Farmington -- 10/01/2019

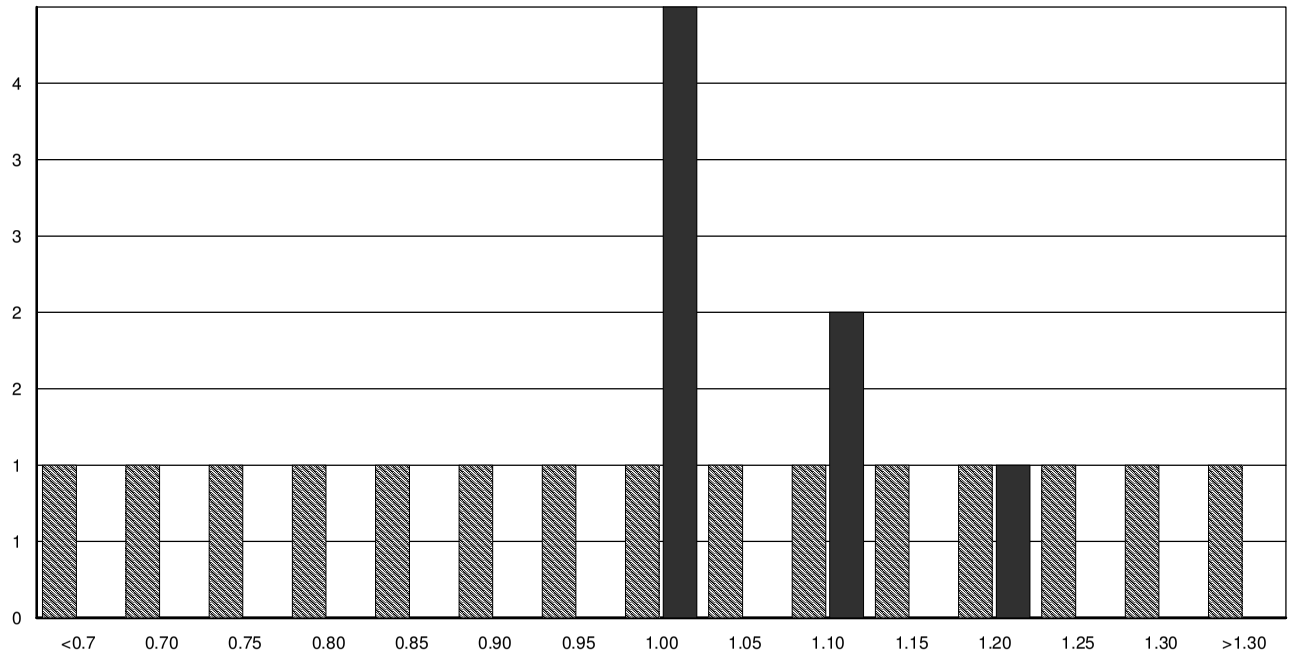
Sales Analysis Statistics			
Number of Sales:	**7**	Mean Sales Ratio:	**1.0530**
Minimum Sales Ratio:	**0.9813**	Median Sales Ratio:	**1.0229**
Maximum Sales Ratio:	**1.2063**	Standard Deviation:	**0.0787**
Aggregate Sales Ratio:	**1.0427**	Coefficient of Dispersion:	**5.4683**
		Price Related Differential:	**1.0099**

Sales Analysis Criteria	
Sold: 10/1/2018 - 8/29/2019	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2019	Trend: 0.000% Prior to 10/01/2019
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: NO	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

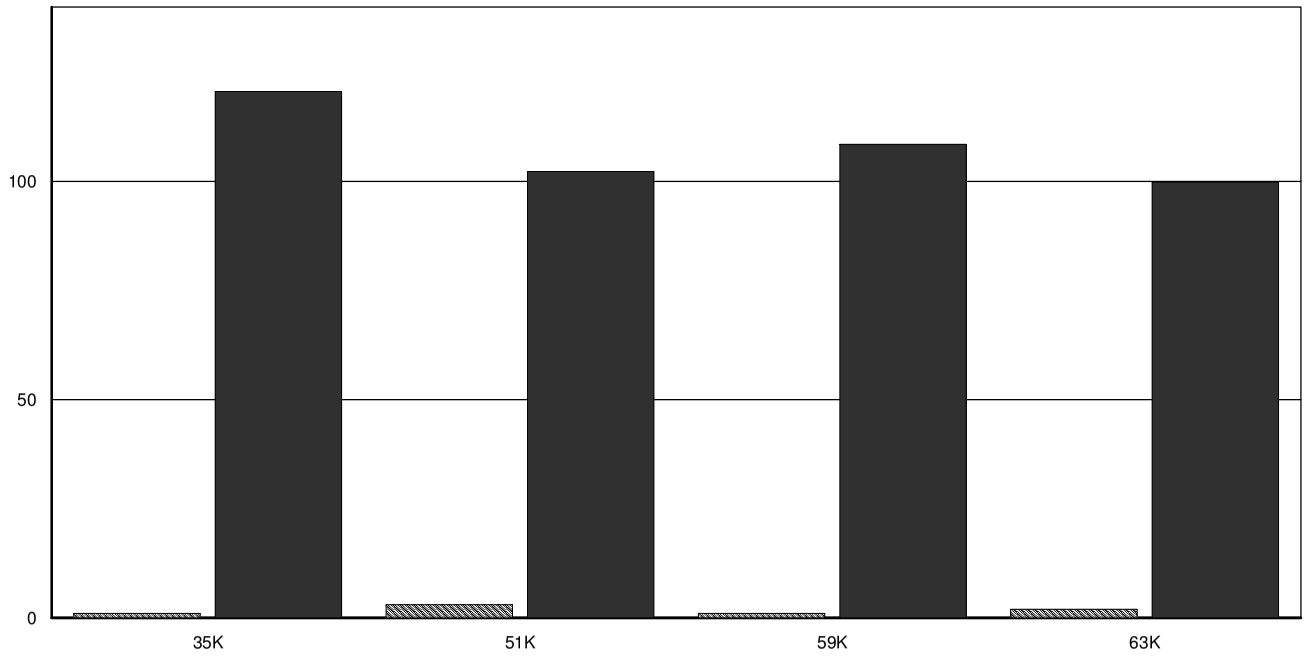
Farmington Sales Analysis Report

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.981	R16-002-0002-0000-0000	03	3.05	R1	E		$ 48,000	$ 47,100 03/06/2019	V	Q	LABBE DORIS BERNADETTE	$ 0
0.995	R38-008-0000-0000-0000 MOST OF LOT ENROLLED IN CU	01	21.53	R1	E		$ 63,000	$ 62,700 11/21/2018	V	Q	WALKER JAMES B	$ 66,400
1.002	R01-001-0030-0000-0000	03	2.02	R1	J		$ 60,000	$ 60,100 07/11/2019	V	Q	CAC INTERNATIONAL LLC	$ 55,600
1.023	R16-002-0003-0000-0000	03	6.98	R1	E		$ 48,000	$ 49,100 03/06/2019	V	Q	LABBE DORIS BERNADETTE	$ 0
1.078	R01-002-0018-0000-0000	03	1.74	R1	H		$ 50,000	$ 53,900 04/01/2019	V	Q	LANCE KENNETH J	$ 55,100
1.085	R45-002-0001-0000-0000	01	13.64	R1	E		$ 55,000	$ 59,700 04/01/2019	V	Q	TRIPP JONATHAN M & MEL	$ 66,800
1.206	R24-002-0002-0000-0000	01	3.02	R1	E		$ 32,000	$ 38,600 07/11/2019	V	Q	WAKING MICHEL	$ 46,800

Farmington:Distribution of Sale Ratios

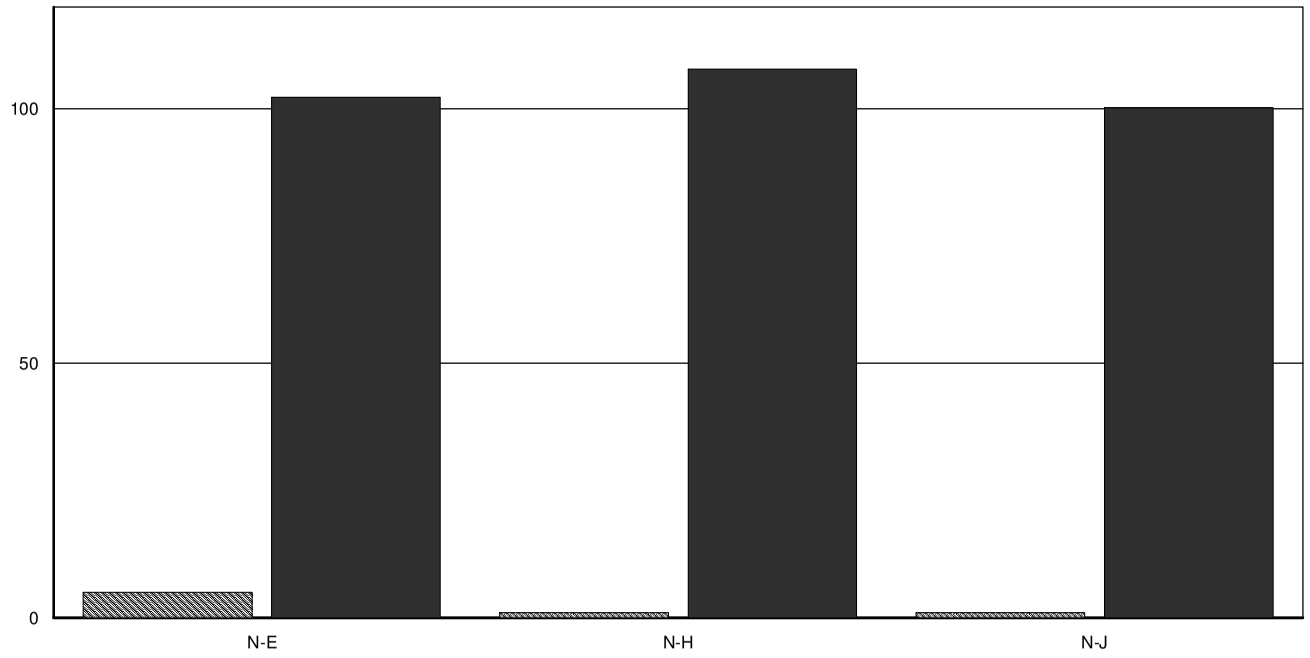


Farmington:Median A/S Ratio by Sale Price



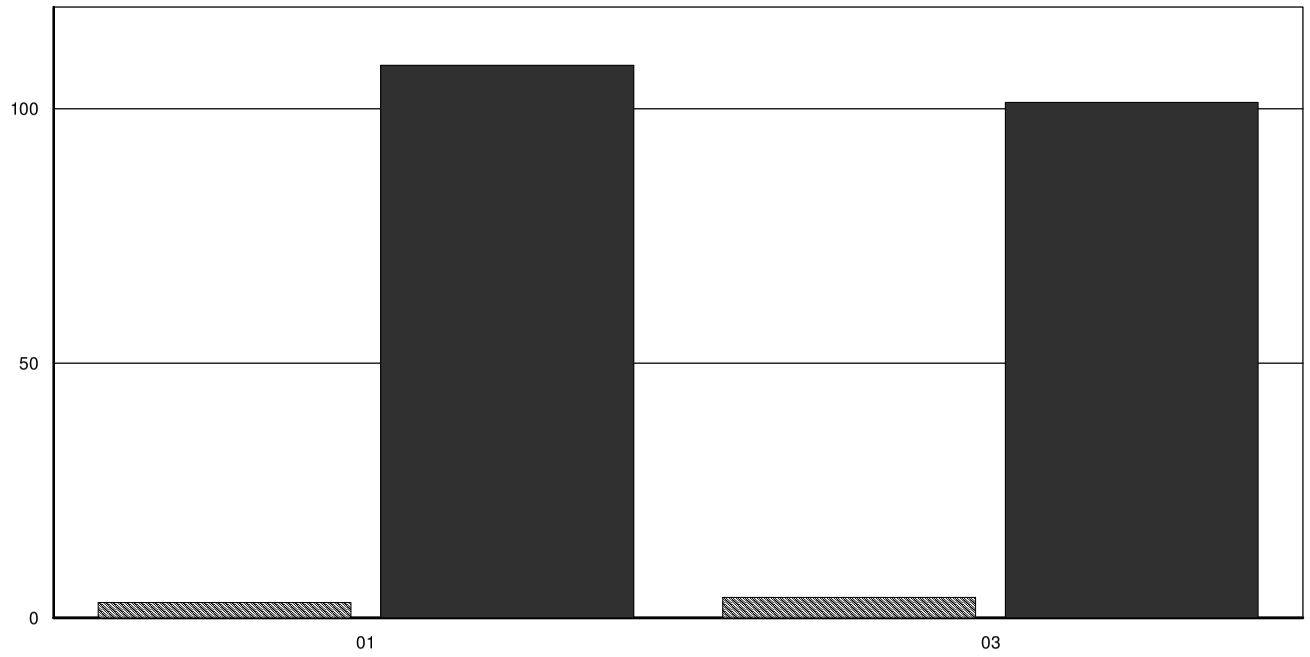
	# of Parcels	Median A/S x 100
35K	1	120.63
51K	3	102.29
59K	1	108.55
63K	2	99.85

Farmington:Median A/S Ratio by Neighborhood



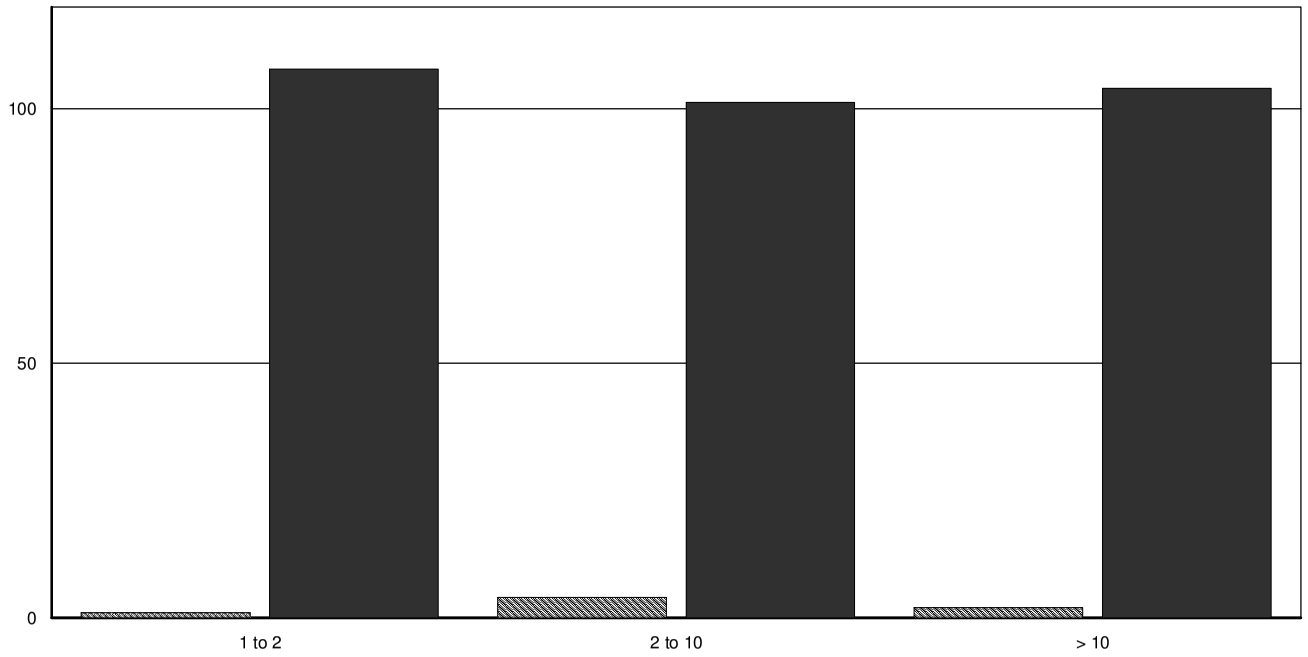
	# of Parcels	Median A/S x 100
N-E	5	102.29
N-H	1	107.80
N-J	1	100.17

Farmington:Median A/S Ratio by Zone



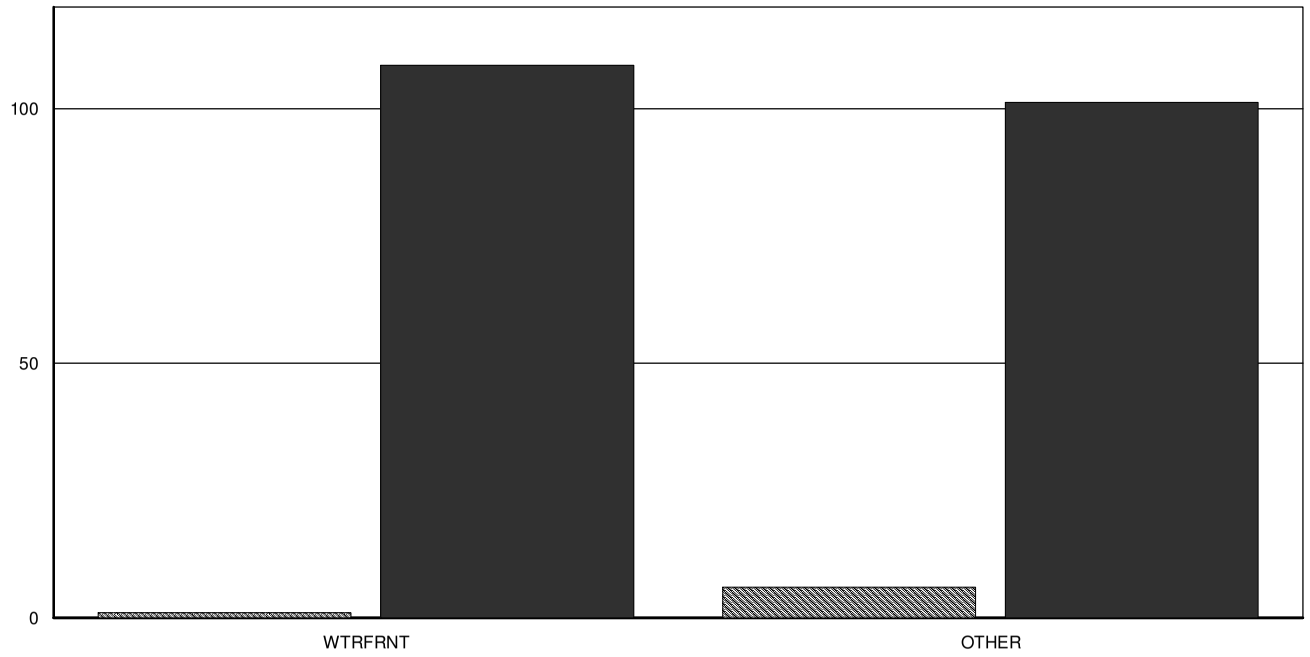
	# of Parcels	Median A/S x 100
01	3	108.55
03	4	101.23

Farmington:Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
1 to 2	1	107.80
2 to 10	4	101.23
> 10	2	104.03

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



	# of Parcels	Median A/S x 100
WTRFRNT	1	108.55
OTHER	6	101.23

OWNER INFORMATION

CAC INTERNATIONAL LLC

29 RIDDLE DRIVE

BEDFORD, NH 03110-5323

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/11/2019	4669	0571	Q V	60,000	CAC INTERNATIONAL LLC
06/03/2011	3930	0257	U I 21	170,000	GOVERNORS ROAD REALTY

PICTURE

LISTING HISTORY

10/31/11 RERL

NOTES

2009 - CREATED NEW LOT, DUE TO SUBDIV OF R01-001-1; 2010 ABATE GRANTED = ADJ ON ALL RICHARD'S WAY FOR PAPER ROAD; CYC: 2011-2014 CYC REVAL PHYS CHG = NO CHG'S NEEDED ; 2012 - MADE CHG TO THE LAND ADJMT, THIS PART OF SUBDIV IS PAVED WITH DRAINAGE & LOTS CLEARED. JE ; PU14 - REMOVED ADJ ON LAND FOR PAPER ROAD

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 0	$ 0	$ 55,600
		Parcel Total:	$ 55,600
2018	$ 0	$ 0	$ 55,600
		Parcel Total:	$ 55,600
2019	**$ 0**	**$ 0**	**$ 60,100**
		Parcel Total:	**$ 60,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UND/CLR **Driveway:** UND **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	64,000	J	150	75	100	90	90 -- ROLLING	100	58,300	0	N	58,300	
1F RES	1.020 ac	x 2,000	X	100				90 -- ROLLING	100	1,800	0	N	1,800	
	2.020 ac									60,100			**60,100**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	CAC INTERNATIONAL LLC 29 RIDDLE DRIVE BEDFORD, NH 03110-5323	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

SALINGER MARK R & DONNA I &
SALINGER MELISSA D
5 JAN COURT

ROCHESTER, NH 03868

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2019	4644	0135	Q V	50,000	LANCE KENNETH J
12/21/2006	3474	852	Q V	50,000	JONES BROOK LLP

PICTURE

LISTING HISTORY

09/05/19	CRVL
11/01/11	RERL

NOTES

2011-2014 CYC REVAL PHYS CHG: NO CHANGES NEEDED ; LAND: LEVEL WOODED LOT 2007- NEW LOT CREATED DUE TO SUBDIV OF R01-002

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 0	$ 0	$ 55,100
		Parcel Total:	$ 55,100
2018	$ 0	$ 0	$ 55,100
		Parcel Total:	$ 55,100
2019	**$ 0**	**$ 0**	**$ 53,900**
		Parcel Total:	**$ 53,900**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UND/WDS **Driveway:** UND **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	64,000	H	130	70	100	90	100 -- LEVEL	100	52,400	0	N	52,400	
1F RES	0.740 ac	x 2,000	X	100				100 -- LEVEL	100	1,500	0	N	1,500	
	1.740 ac									53,900			**53,900**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	SALINGER MARK R & DONNA I & SALINGER MELISSA D 5 JAN COURT ROCHESTER, NH 03868	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

KEELER DWIGHT D & DEBORAH T

23 LAVERNE DR

RUTLAND, VT 05701

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/06/2019	4638	0953	Q V	48,000	LABBE DORIS BERNADETTE

PICTURE

LISTING HISTORY

09/05/19	CRVL
04/08/19	CRSR

NOTES

PLAN#118-001

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	**$ 0**	**$ 0**	**$ 47,100**
		Parcel Total:	**$ 47,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UND/CLR **Driveway:** UND **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	64,000	E	100	75	100	90	100 -- LEVEL	100	43,200	0	N	43,200	
1F RES	2.050 ac	x 2,000	X	100				95 -- MILD	100	3,900	0	N	3,900	
	3.050 ac									47,100			**47,100**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	KEELER DWIGHT D & DEBORAH T 23 LAVERNE DR RUTLAND, VT 05701	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

KEELER JACQUELINE A

8 SUNSET DR

BRANDON, VT 05733

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/06/2019	4638	0951	Q V	48,000	LABBE DORIS BERNADETTE

PICTURE

LISTING HISTORY

09/05/19	CRVL
04/08/19	CRSR

NOTES

PLAN#118-001

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	**$ 0**	**$ 0**	**$ 49,100**
		Parcel Total:	**$ 49,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UND/WDS **Driveway:** UND **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	64,000	E	100	70	100	90	95 -- MILD	100	38,300	0	N	38,300	
1F RES	5.980 ac	x 2,000	X	100				90 -- ROLLING	100	10,800	0	N	10,800	
	6.980 ac									49,100			**49,100**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	KEELER JACQUELINE A 8 SUNSET DR BRANDON, VT 05733	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

WAKING MICHEL

2 5TH ST

ROCHESTER, NH 03867

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/11/2019	4669	0549	Q V	32,000	WAKING MICHEL
08/04/2014	4232	755	Q V	13,000	CARY FERN E
10/22/2013	4174	0777	U V 38		WINGATE BRADLEY J

PICTURE

LISTING HISTORY

12/05/11 EBRL
04/01/04 ENP

NOTES

2011 VACANT LAND ; 2011-2014 CYC REVAL - NO CHANGE

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 0	$ 0	$ 46,800
		Parcel Total:	$ 46,800
2018	$ 0	$ 0	$ 46,800
		Parcel Total:	$ 46,800
2019	**$ 0**	**$ 0**	**$ 38,600**
		Parcel Total:	**$ 38,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** UND/WDS **Driveway:** UND **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	E	100	70	100	90	90 -- ROLLING	100	38,600	0	N	38,600	
1F RES	0.020 ac	x 2,000	X	100				90 -- ROLLING	100	0	0	N	0	
	3.020 ac									38,600			**38,600**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	WAKING MICHEL 2 5TH ST ROCHESTER, NH 03867	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

MCCLENAGHAN CRAIG A &
MILNE HUNTER W
565 SAGAMORE AVE

PORTSMOUTH, NH 03801

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2019	4655	0979	U V 38	1	MCCLENAGHAN CRAIG A
11/21/2018	4618	0655	Q V	63,000	WALKER JAMES B
05/25/2018	4570	914	Q V	55,000	HUPPE MICHAEL JR
05/24/2016	4383	598	U I 52	30,000	HUSSEY EDWARD &
05/17/2013	4128	712	U I 38		HUSSEY HATTIE G WILLIAM

PICTURE

LISTING HISTORY

09/05/19	CRVL
02/14/17	CRPR
04/11/13	JDRM
10/28/02	HJRM

NOTES

9/19; DUG WELL, & POWER ON SITE; DIRT DW; SEPTIC DESIGN INCLUDED IN SALE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 0	$ 200	$ 36,256
		Parcel Total:	$ 36,456
2018	$ 0	$ 200	$ 36,310
		Parcel Total:	$ 36,510
2019	**$ 0**	**$ 0**	**$ 41,644**
		Parcel Total:	**$ 41,644**

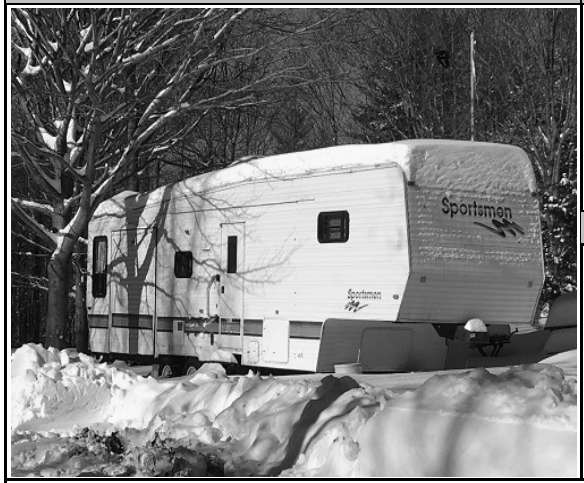
LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** UND/CLR **Driveway:** UND **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	64,000	E	100	75	100	90	95 -- MILD	100	41,000	0	N	41,000	
UNMNGD OTHER	12.000 ac	x 2,000	X	93				90 -- ROLLING	100	20,100	67	Y	487	
WETLANDS	8.530 ac	x 2,000	X	93					10	1,600	100	Y	157	
	21.530 ac									62,700			**41,644**	

PICTURE



OWNER

MCCLENAGHAN CRAIG A &
MILNE HUNTER W
565 SAGAMORE AVE

PORTSMOUTH, NH 03801

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

%

OWNER INFORMATION

SHORT DARREL

17 SOUTH PINE ST

DOVER, NH 03820

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2019	4644	0321	Q V	55,000	TRIPP JONATHAN M &
07/31/2017	4497	972	Q V	86,000	HANKS JOHN B & SUZANNE
09/15/2006	3433	477	Q V	93,000	SHULTZ, KEVIN TRUSTEE

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/05/19	CRVL
08/30/12	RERL

NOTES

LAND NEW LOT CREATED DUE TO SUBDIVISION OF R45-002

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 0	$ 0	$ 66,800
		Parcel Total:	$ 66,800
2018	$ 0	$ 0	$ 66,800
		Parcel Total:	$ 66,800
2019	**$ 0**	**$ 0**	**$ 59,700**
		Parcel Total:	**$ 59,700**

LAND VALUATION

LAST REVALUATION: 2019

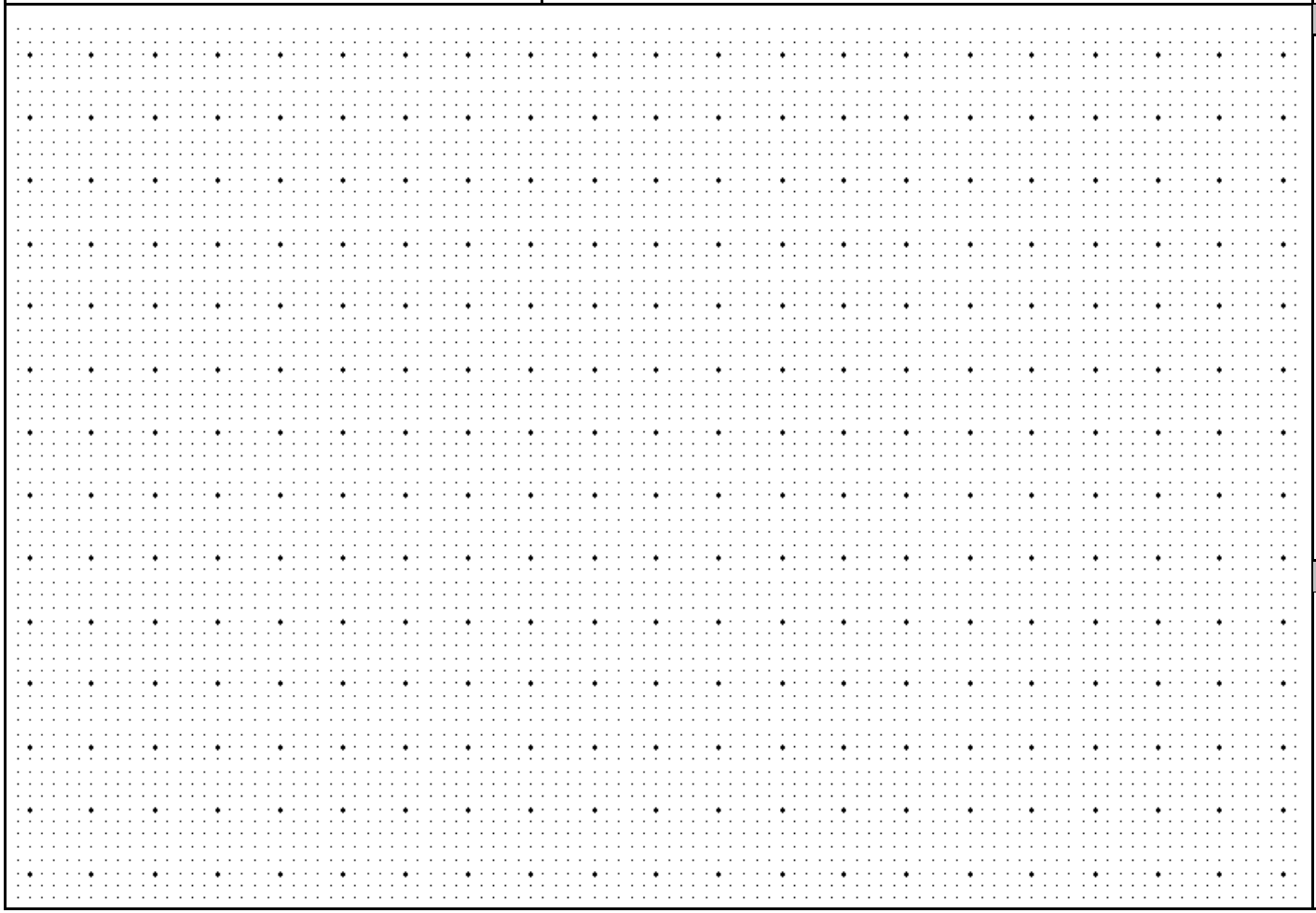
Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** UND/WDS **Driveway:** UND **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	E	100	70	100	90	95 -- MILD	100	40,700	0	N	40,700	
1F RES	10.640 ac	x 2,000	X	96				90 -- ROLLING	90	16,500	0	N	16,500	ROW
MAD RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF MAD RIVER WF
	13.640 ac									59,700			**59,700**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	SHORT DARREL 17 SOUTH PINE ST DOVER, NH 03820	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

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

Sales Analysis Results

Farmington -- 10/01/2019

Sales Analysis Statistics			
Number of Sales:	**123**	Mean Sales Ratio:	**0.9989**
Minimum Sales Ratio:	**0.7682**	Median Sales Ratio:	**1.0000**
Maximum Sales Ratio:	**1.2429**	Standard Deviation:	**0.0811**
Aggregate Sales Ratio:	**0.9952**	Coefficient of Dispersion:	**5.6149**
		Price Related Differential:	**1.0037**

Sales Analysis Criteria	
Sold: 10/1/2018 - 8/29/2019	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2019	Trend: 0.000% Prior to 10/01/2019
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: NO
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.768	R19-006-0000-00MH-0053	03	0.00	R1	E	MHS A 1,018	$ 66,000	$ 50,700 12/17/2018	I	Q	LAWSON REBECCA R	$ 36,900
0.802	U06-078-0002-0000-0000	04	0.40	R1	D	RSA A 1,512	$ 219,500	$ 176,000 05/17/2019	I	Q	BRUCE KENNETH F	$ 148,800
0.809	U02-016-0000-0000-0000	06	0.32	R1	E	RSA C 1,352	$ 197,600	$ 159,900 07/31/2019	I	Q	JOHNSON KIMBERLY &	$ 111,400
0.826	R34-003-0000-0000-0000	02	5.30	R1	E	RSA A 999	$ 194,000	$ 160,200 01/17/2019	I	Q	WHALEN DEBORAH	$ 130,200
0.839	R57-013-0001-0000-0000	01	8.57	R1	E	RSA A 1,096	$ 235,000	$ 197,100 06/07/2019	I	Q	WOODMAN JAMES	$ 169,100
0.850	R17-025-0000-0000-0000	03	1.04	R1	D	RSA C 1,595	$ 216,500	$ 184,100 06/26/2019	I	Q	ALTON ROLLINSFORD LLC	$ 141,600
0.875	R17-028-0000-0000-0000	03	1.04	R1	D	RSA A 1,200	$ 182,000	$ 159,200 05/03/2019	I	Q	HENDERSON STANLEY JR	$ 141,300
0.875	U10-075-0000-0000-0000	04	0.17	R1	E	RSA C 1,763	$ 209,200	$ 183,000 05/22/2019	I	Q	PUTNAM JONATHAN	$ 141,800
0.885	U09-019-0000-000C-0009	02	0.16	R1	F	RSA A 1,246	$ 214,000	$ 189,400 07/16/2019	I	Q	THIBAULT PAUL J JR & D	$ 150,600
0.886	U10-120-0000-0000-0000	04	0.55	R1	F	RSA A 1,685	$ 251,000	$ 222,500 06/17/2019	I	Q	SENSIBLE PROPERTY RESU	$ 155,800
0.890	R61-005-0028-0000-0000	03	1.45	R1	G	RSA A 1,579	$ 248,000	$ 220,700 05/17/2019	I	Q	CHEMEI PETER & SARAH	$ 178,200
0.893	R50-033-0000-0000-0000	06	0.51	R1	E	MHS A 1,173	$ 146,500	$ 130,800 06/28/2019	I	Q	FOWLER WILLIAM	$ 82,500
0.896	R10-016-0000-0000-0000	01	7.56	R1	E	RSA A 1,443	$ 209,900	$ 188,000 05/01/2019	I	Q	HOPE ERIC W	$ 156,600
0.898	R52-036-0000-0000-0000	01	1.50	R1	F	RSA D 1,920	$ 258,000	$ 231,600 06/14/2019	I	Q	MUEHLHAUSEN MITCHELL J	$ 193,300
0.908	R49-024-0000-0000-0000	03	2.10	R1	E	RSA B 1,500	$ 223,000	$ 202,500 07/03/2019	I	Q	WHALEY MICHAEL G & ROS	$ 149,800
0.909	R50-012-0000-0000-0000	01	2.29	R1	E	RSA A 1,654	$ 247,000	$ 224,400 07/02/2019	I	Q	LEWICKI KATHLEEN &	$ 170,100
0.909	U10-041-0001-00MH-0013	02	0.00	R1	E	MHS A 999	$ 57,300	$ 52,100 07/24/2019	I	Q	MUCHER PETER C & KAYLA	$ 18,800
0.925	R29-012-0005-0000-0000	01	10.13	R1	E	RSA A 1,164	$ 209,900	$ 194,100 05/02/2019	I	Q	HOWES AMI	$ 60,300
0.929	U05-106-0000-0000-0000	04	0.35	R2	F	RMF E 2,895	$ 210,000	$ 195,000 03/19/2019	I	Q	GAULIN BRADD W	$ 218,700
0.930	U10-079-0000-0000-0000	04	0.14	R1	F	RSA C 1,178	$ 165,000	$ 153,400 12/05/2018	I	Q	CHABOT LEAH N & TROY M	$ 109,100

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.933	U02-009-0000-0000-0000	02	0.77	R1	E	RSA C 1,104	$ 174,900	$ 163,100 11/21/2018	I	Q	CJS LLC	$ 108,800
0.936	U09-018-0000-0000-0000	04	0.51	R1	E	RSA B 1,504	$ 179,900	$ 168,300 06/28/2019	I	Q	COLE ZACHARY & BAYER,	$ 139,300
0.941	U13-020-0000-0000-0000	02	2.26	R1	D	RSA A 1,416	$ 186,000	$ 175,100 06/11/2019	I	Q	FAWCETT KIMBERLY A & J	$ 154,200
0.943	R48-009-0000-0000-0000	03	0.55	R1	E	RSA B 951	$ 140,000	$ 132,000 11/27/2018	I	Q	RAUCCI NICHOLAS J	$ 105,000
0.945	R17-010-0000-0000-0000	03	1.04	R1	D	RSA C 2,080	$ 289,900	$ 274,100 05/30/2019	I	Q	JOY DANA L JR & DANIEL	$ 232,700
0.955	U10-092-0000-0000-0000	04	0.14	R1	F	RSA C 1,403	$ 169,000	$ 161,400 02/26/2019	I	Q	DISCOVER PROPERTIES LL	$ 114,200
0.956	U10-017-0001-0000-0000	04	0.50	R1	G	RSA D 1,526	$ 225,000	$ 215,000 12/05/2018	I	Q	ANDERSON WILLIAM & MAR	$ 160,400
0.959	U10-091-0000-0000-0000	04	0.20	R1	F	RSA C 1,180	$ 172,900	$ 165,800 10/15/2018	I	Q	HOAGE STEPHEN E	$ 117,700
0.959	U06-117-0000-000C-0011	04	0.00	R1	E	RCD D 1,623	$ 140,000	$ 134,300 06/17/2019	I	Q	CINCOTTA MEGHAN A	$ 117,100
0.959	U05-025-0000-0000-0000	04	0.21	R1	E	RSA A 1,373	$ 185,000	$ 177,500 07/31/2019	I	Q	DREW CAROL A	$ 137,900
0.963	U11-003-0000-0000-0000	04	0.78	R1	E	RSA D 2,304	$ 169,100	$ 162,800 12/17/2018	I	Q	ROOKS RICHARD A	$ 147,900
0.963	R01-001-0014-0000-0000	03	1.99	R1	G	RSA E 2,121	$ 267,000	$ 257,200 07/08/2019	I	Q	MESERVE KELLY M & COR	$ 209,500
0.967	R61-005-0025-0000-0000	03	3.06	R1	G	RSA A 1,585	$ 260,000	$ 251,400 06/14/2019	I	Q	PAGAN-ALLIS ABIGAIL TR	$ 182,300
0.968	R19-006-0000-00MH-0059	03	0.00	R1	E	MHD A 1,210	$ 77,900	$ 75,400 02/20/2019	I	Q	BOWDEN PAUL ESTATE	$ 55,900
0.970	R06-228-0000-0000-0000	01	0.24	R1A	F	RSA A 590	$ 130,000	$ 126,100 07/17/2019	I	Q	SCHER ASYA & VITALIJ	$ 92,700
0.971	R18-007-0000-0000-0000	03	0.26	R1	E	RSA B 1,519	$ 186,900	$ 181,500 07/31/2019	I	Q	FERLAND JOSHUA A	$ 136,400
0.973	R19-017-0000-0000-0000	06	7.00	R1	E	RSA D 1,510	$ 158,000	$ 153,700 07/03/2019	I	Q	LITTLEFIELD ELIZABETH	$ 157,200
0.974	R19-006-0000-00MH-0094	03	0.00	R1	E	MHD A 1,335	$ 99,900	$ 97,300 07/09/2019	I	Q	HUSSEY JEAN	$ 64,100
0.975	U05-066-0000-0000-0000	04	0.25	R1	E	RSA C 1,368	$ 163,200	$ 159,100 05/28/2019	I	Q	AFFINITI HOME GROUP LL	$ 84,700
0.975	U06-068-0000-0000-0000	04	0.41	CI	E	CCL A 1,944	$ 585,000	$ 570,600 12/10/2018	I	Q	ELLIOTT BARRY A & ANGE	$ 295,700

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.976	U11-011-0000-0000-0000	04	0.25	R1	D	RSA E 1,951	$ 190,000	$ 185,500 03/19/2019	I	Q	STARLING JENNIFER K	$ 149,700
0.977	U10-049-0000-0000-0000	04	0.15	R2	F	RMF C 1,462	$ 168,000	$ 164,200 01/29/2019	I	Q	FLYNN SIMONE & SHAUN	$ 128,200
0.979	R61-005-0026-0000-0000	03	1.14	R1	G	RSA E 2,696	$ 274,900	$ 269,100 02/19/2019	I	Q	OLIVER CHRISTOPHER S &	$ 227,500
0.982	R01-002-0031-0000-0000	03	1.22	R1	H	RSA A 2,144	$ 300,000	$ 294,500 05/31/2019	I	Q	LECLAIR ROBERT TRUSTEE	$ 239,200
0.983	R31-032-0000-0000-0000	08	0.57	R1	E	RSA A 1,726	$ 220,000	$ 216,300 05/30/2019	I	Q	KINSLEY JEAN F	$ 149,000
0.985	U02-002-0000-0000-0000	04	0.32	R1	E	RSA C 1,391	$ 179,000	$ 176,400 10/19/2018	I	Q	PARKER JESSICA M	$ 127,800
0.987	R61-005-0024-0000-0000	03	2.89	R1	G	RSA E 2,336	$ 279,000	$ 275,400 06/24/2019	I	Q	PELLETIER DONALD R & K	$ 216,200
0.990	U10-041-0001-00MH-0045	02	0.00	R1	E	MHD A 1,385	$ 89,900	$ 89,000 07/02/2019	I	Q	FANJOY RUSSELL R JR &	$ 49,200
0.991	U10-041-0001-00MH-0016	02	0.00	R1	E	MHS A 932	$ 34,000	$ 33,700 01/15/2019	I	Q	WALKER JAMES B	$ 15,300
0.992	U10-041-0001-00MH-0034	02	0.00	R1	E	MHS A 1,162	$ 49,500	$ 49,100 03/26/2019	I	Q	DALE NICOLE	$ 24,500
0.993	U02-086-0000-0000-0000	04	0.25	R1	E	RSA C 1,265	$ 150,000	$ 148,900 06/27/2019	I	Q	GAVIN MARTIN	$ 124,800
0.993	U05-137-0000-0000-0000	04	0.11	R2	E	RMF D 1,551	$ 85,000	$ 84,400 06/21/2019	I	Q	WARD BRETT A & JESSICA	$ 97,800
0.994	R06-070-0000-0000-0000	01	0.22	R1A	F	RSA A 800	$ 200,000	$ 198,700 10/18/2018	I	Q	GILL RONALD H & SUSAN	$ 123,500
0.994	R06-075-0000-0000-0000	01	0.18	R1A	F	RSA C 1,951	$ 280,000	$ 278,400 06/14/2019	I	Q	GERMAIN CHRISTINE S	$ 180,700
0.994	R06-083-0000-0000-0000	01	0.25	R1A	F	RSA B 1,617	$ 214,000	$ 212,800 01/09/2019	I	Q	WEATHERED BARN LLC	$ 150,200
0.995	U12-023-0000-00C6-0000	04	0.15	R1	F	RSA D 1,659	$ 205,000	$ 204,000 06/14/2019	I	Q	TATUM DAVID &	$ 143,100
0.995	U12-006-0000-0000-0000	04	0.90	R1	E	MHS A 896	$ 65,000	$ 64,700 11/20/2018	I	Q	GILMAN JEFFREY C	$ 58,000
0.996	U10-041-0001-00MH-0048	02	0.00	R1	E	MHD A 1,466	$ 96,300	$ 95,900 02/20/2019	I	Q	RIPPETT EDWARD T	$ 51,000
0.998	R48-020-0002-0001-0000	03	5.03	R1	E	RSA C 7,171	$ 420,000	$ 419,300 04/30/2019	I	Q	WALSH BRIAN O & CONDON	$ 504,800
0.998	R16-002-0001-0000-0000	03	5.35	R1	G	RSA E 2,426	$ 305,400	$ 304,900 04/26/2019	I	Q	LABBE DORIS BERNADETTE	$ 275,500

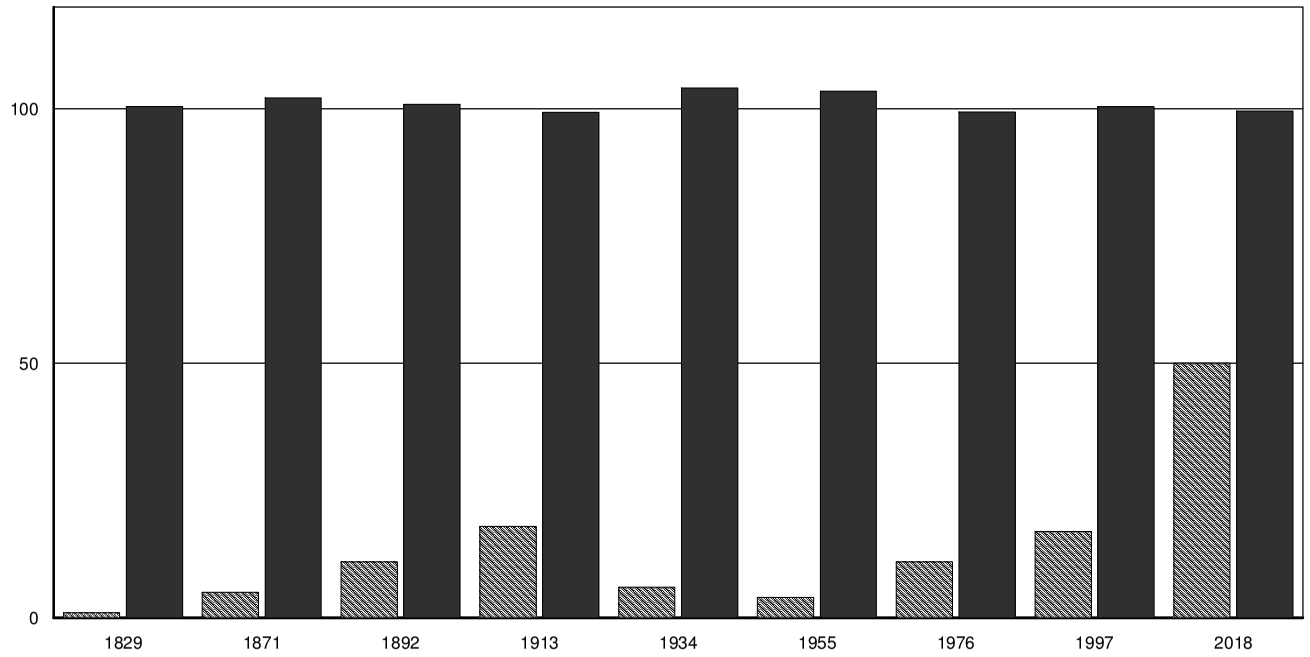
Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.999	R64-004-0000-0000-0000	08	1.35	R1	E	MHS A 949	$ 100,000	$ 99,900 06/13/2019	I	Q	RAINVILLE BRENDA	$ 77,700
1.000	R64-034-0004-0000-0000	01	3.00	R1	F	MHD A 1,463	$ 168,000	$ 168,000 11/27/2018	I	Q	BARRON ELMER W III & M	$ 119,500
1.001	U10-040-0000-0000-0000	04	0.35	R1	F	RSA C 1,478	$ 198,000	$ 198,100 11/28/2018	I	Q	BERNOTAS JONATHAN J &	$ 129,400
1.001	R32-022-0006-0000-0000	07	2.53	CI	E	IWA A 6,000	$ 850,000	$ 850,800 04/29/2019	I	Q	JA FARM PROPERTIES LLC	$ 611,300
1.001	R19-006-0000-00MH-0115	03	0.00	R1	E	MHD A 2,137	$ 100,000	$ 100,100 02/19/2019	I	Q	SMART ELAINE	$ 80,200
1.001	U11-032-0000-0000-0000	02	3.07	R1	F	RSA D 3,090	$ 365,000	$ 365,500 12/05/2018	I	Q	ROBINSON WILLIAM A & M	$ 250,600
1.004	R29-012-0001-0000-0000	01	7.03	R1	E	RSA B 1,692	$ 205,000	$ 205,800 03/01/2019	I	Q	FERREIRA HERNANI & MAR	$ 174,800
1.004	R27-005-0000-0000-0000	01	50.00	R1	B	RSA B 906	$ 180,000	$ 180,800 03/20/2019	I	Q	STUART DOUGLAS K & GAY	$ 141,500
1.005	U06-028-0000-0000-0000	04	0.21	R1	E	RSA C 1,588	$ 169,200	$ 170,100 07/12/2019	I	Q	BLUM SUSAN J	$ 103,400
1.007	R49-056-0000-0000-0000	03	0.97	R1	E	RSA C 1,470	$ 180,000	$ 181,200 04/11/2019	I	Q	GORTON CHARLES P	$ 118,600
1.007	U04-020-0001-0000-0000	04	1.00	R1	E	RSA A 1,234	$ 165,000	$ 166,200 06/11/2019	I	Q	CURRIER SHERBURNE & SA	$ 139,400
1.008	U12-023-0000-00C8-0000	04	0.21	R1	F	RSA D 1,851	$ 220,000	$ 221,700 06/17/2019	I	Q	FOSTER TYSON W & JENNI	$ 153,100
1.008	R06-042-0000-0000-0000	01	0.72	R1A	F	RSA E 2,397	$ 280,900	$ 283,200 06/14/2019	I	Q	THOMAS JONATHAN & NICO	$ 256,100
1.009	U11-035-0000-0000-0000	02	0.85	R1	E	RSA C 1,967	$ 200,000	$ 201,700 11/09/2018	I	Q	BEAN GORDON TAMMY L &	$ 154,800
1.009	U03-019-0000-0000-0000	02	0.45	R1	F	RSA A 1,918	$ 226,000	$ 228,100 01/10/2019	I	Q	ORR PETER D &	$ 164,000
1.010	R49-031-0000-0000-0000	03	0.47	R1	E	RSA A 1,774	$ 228,000	$ 230,200 02/20/2019	I	Q	MORIN RICHARD G SR & G	$ 176,200
1.010	U06-042-0001-0000-0000	04	0.78	R1	E	RSA B 1,836	$ 210,000	$ 212,100 05/22/2019	I	Q	ADAMS CATHERINE L &	$ 172,400
1.011	R22-020-0001-0000-0000	01	5.42	R1	E	RSA D 2,052	$ 257,500	$ 260,300 12/14/2018	I	Q	CROSSLEY JOSHUA M	$ 228,400
1.013	R61-060-0000-0000-0000	03	0.71	R1	E	RSA C 2,055	$ 240,500	$ 243,600 07/26/2019	I	Q	DAVLOR LLC	$ 188,400
1.013	U06-117-0000-000C-0010	04	0.00	R1	E	RCD E 1,623	$ 138,000	$ 139,800 02/21/2019	I	Q	GRONDIN LISA	$ 117,100

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.013	U07-004-0000-0000-0000	02	3.30	CI	E	CMF E 2,680	$ 260,000	$ 263,500 05/09/2019	I	Q	TSIROS WILLIAM B & CAT	$ 235,400
1.014	U06-067-0000-000C-0001	04	0.00	R1	E	RCT A 894	$ 89,900	$ 91,200 01/31/2019	I	Q	PITMAN PEGGY S	$ 50,700
1.016	U02-021-0000-0000-0000	06	0.58	R1	E	RSA C 1,188	$ 183,400	$ 186,400 11/19/2018	I	Q	ROBERTS RYAN ALAN	$ 145,800
1.019	U05-058-0000-0000-0000	04	0.25	R1	E	RSA D 1,916	$ 229,900	$ 234,300 11/06/2018	I	Q	DOUGLASS LAUREN	$ 196,500
1.019	U05-090-0000-0000-0000	04	0.24	R4	E	RMF F 3,242	$ 236,000	$ 240,600 12/31/2018	I	Q	FEROZ GARY R TRUSTEE &	$ 215,600
1.020	R18-011-0002-0000-0000	03	1.16	R1	G	RSA D 2,968	$ 300,000	$ 306,000 07/11/2019	I	Q	DELAND MARK H & SANDRA	$ 247,500
1.022	R17-011-0000-0000-0000	03	1.03	R1	D	RSA A 1,834	$ 241,000	$ 246,200 11/09/2018	I	Q	BILODEAU RYAN G X & AM	$ 207,800
1.022	U10-030-0000-0000-0000	04	0.24	R1	F	RSA A 1,257	$ 148,000	$ 151,200 07/16/2019	I	Q	LEPAGE PAUL E & BRENDA	$ 92,300
1.022	U02-047-0000-0000-0000	06	0.43	R4	E	RMF E 3,823	$ 218,500	$ 223,300 11/21/2018	I	Q	BATES GARY V & KIM T	$ 212,500
1.023	U08-041-0000-0000-0000	02	0.88	R1	E	RSA B 1,834	$ 185,000	$ 189,200 01/02/2019	I	Q	AVERY VICTORIA	$ 124,700
1.027	R48-023-0006-0000-0000	03	1.65	R1	E	RSA A 1,293	$ 174,800	$ 179,500 04/12/2019	I	Q	SCHAUFFLER ALLEN B & W	$ 150,900
1.027	U10-041-0001-00MH-0052	02	0.00	R1	E	MHD A 1,580	$ 92,000	$ 94,500 11/26/2018	I	Q	BUKOWSKI MICHAEL F & J	$ 57,200
1.028	R49-077-0000-0000-0000	02	3.10	R1	F	RSA D 2,204	$ 260,000	$ 267,200 10/15/2018	I	Q	BOWEN PATRICIA	$ 164,600
1.032	R53-009-0000-0000-0000 MLS ORIG LISTED 8/18 FOR $189,900 AND STATES IT CLOSED I	01	6.90	R1	E	MHD A 1,532	$ 198,900	$ 205,200 10/19/2018	I	Q	SHANNON CHRISTOPHER	$ 66,400
1.033	R05-009-0002-0000-0000	01	4.38	R1	E	RSA B 1,914	$ 245,000	$ 253,200 11/02/2018	I	Q	STICKLES RODNEY & SU-A	$ 209,700
1.036	U11-046-0000-0000-0000	04	0.76	R1	E	RSA E 2,328	$ 221,000	$ 228,900 06/24/2019	I	Q	WOODMAN JAMES R &	$ 182,500
1.038	U06-010-0000-0000-0000	05	0.17	CI	E	CTA D 8,862	$ 172,000	$ 178,600 05/24/2019	I	Q	ALFE PETER	$ 382,500
1.039	R23-018-0000-0000-0000	01	2.90	R1	E	RSA C 2,738	$ 296,000	$ 307,400 12/10/2018	I	Q	OUELLETTE RYAN & JESSI	$ 240,200
1.042	U09-019-0000-000C-0052	02	0.21	R1	F	RSA D 1,865	$ 231,000	$ 240,600 07/25/2019	I	Q	WOLFORTH WILLIAM H & J	$ 185,600
1.045	U10-114-0000-000C-0003	04	0.00	R1	E	RCT D 1,024	$ 90,700	$ 94,800 10/15/2018	I	Q	WARSTLER MICHELLE	$ 73,900

Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.050	U08-004-0000-0000-0000	02	0.41	R1	E	RSA C 2,511	$ 220,000	$ 231,100 11/26/2018	I	Q	PITRE KAREN M	$ 173,400
1.054	U04-002-0000-0000-0000	02	0.20	R1	E	RSA A 678	$ 63,000	$ 66,400 05/30/2019	I	Q	ZAMPIERI GENIE E	$ 63,500
1.060	R06-087-0000-0000-0000	01	0.28	R1A	F	RSA C 1,849	$ 220,000	$ 233,100 02/22/2019	I	Q	GRIGOREAS WILLIAM E &	$ 178,700
1.067	U10-082-0000-0000-0000	04	0.54	R1	F	RSA C 1,895	$ 159,900	$ 170,600 04/01/2019	I	Q	CLEE KATHERINE T	$ 146,000
1.072	U11-063-0000-0000-0000	04	1.00	R1	E	RSA C 1,612	$ 187,000	$ 200,500 10/26/2018	I	Q	RYDLE KEVIN D & DONNA	$ 151,500
1.074	R61-005-0007-0000-0000	03	1.10	R1	F	RSA A 2,178	$ 235,000	$ 252,400 01/16/2019	I	Q	MCGUIGAN DOROTHY A	$ 224,600
1.077	R13-013-0000-0000-0000	01	6.02	R1	D	RSA B 2,901	$ 252,000	$ 271,500 02/01/2019	I	Q	MCCAULEY JOHN	$ 246,600
1.079	U02-041-0000-0000-0000	04	0.20	R1	E	RSA E 1,518	$ 140,000	$ 151,000 05/31/2019	I	Q	COBURN MARGARET E	$ 122,000
1.087	U06-062-0005-0000-0000	04	0.58	R1	E	RSA A 1,984	$ 180,000	$ 195,600 03/27/2019	I	Q	DROUIN PHYLLIS A	$ 152,200
1.090	U10-114-0000-000C-0001	04	0.00	R1	E	RCT D 994	$ 92,100	$ 100,400 06/03/2019	I	Q	PYCKO VALERIE A & CHRI	$ 73,100
1.092	R36-006-0000-0000-0000	01	63.00	R1	C	RSA D 3,901	$ 450,000	$ 491,600 07/11/2019	I	Q	CLAUS CHRISTINA	$ 444,600
1.100	R44-046-0000-0000-0000	01	2.30	R1	D	RSA C 2,031	$ 225,000	$ 247,400 10/29/2018	I	Q	SCANLON KEVIN & DEBORA	$ 191,300
1.100	U05-056-0000-0000-0000	04	0.15	R1	E	RSA C 1,589	$ 178,000	$ 195,800 10/02/2018	I	Q	STAPLEFORD BRENDA L	$ 148,700
1.122	U02-072-0000-0000-0000	04	0.50	R1	F	RSA C 1,729	$ 175,000	$ 196,400 07/02/2019	I	Q	KUCHMAN JAMES J	$ 140,000
1.130	U09-026-0000-0000-0000	02	1.10	R1	E	RSA A 1,714	$ 176,000	$ 198,800 10/30/2018	I	Q	PLANTE JOEL D & VICTOR	$ 151,000
1.137	U06-046-0000-0000-0000	04	0.25	R1	E	RSA E 2,164	$ 145,500	$ 165,500 01/23/2019	I	Q	MORLEY SANDRA	$ 128,800
1.145	U05-102-0000-0000-0000	04	0.49	R1	D	RSA D 3,033	$ 189,300	$ 216,700 06/19/2019	I	Q	THIRD GREEN PROPERTY M	$ 208,700
1.149	R44-050-0000-0000-0000	01	1.58	R1	D	RSA C 3,163	$ 268,000	$ 307,800 07/30/2019	I	Q	ASKINS EDWARD E & ANNA	$ 241,300
1.172	U10-041-0001-00MH-0063	02	0.00	R1	E	MHD A 1,309	$ 69,000	$ 80,900 01/08/2019	I	Q	LAVERTU WILLIAM L & MA	$ 43,700
1.190	U10-047-0000-0000-0000	04	0.16	R1	F	RSA C 1,670	$ 125,000	$ 148,700 10/26/2018	I	Q	MORSE NORMAN & KELLY	$ 117,100

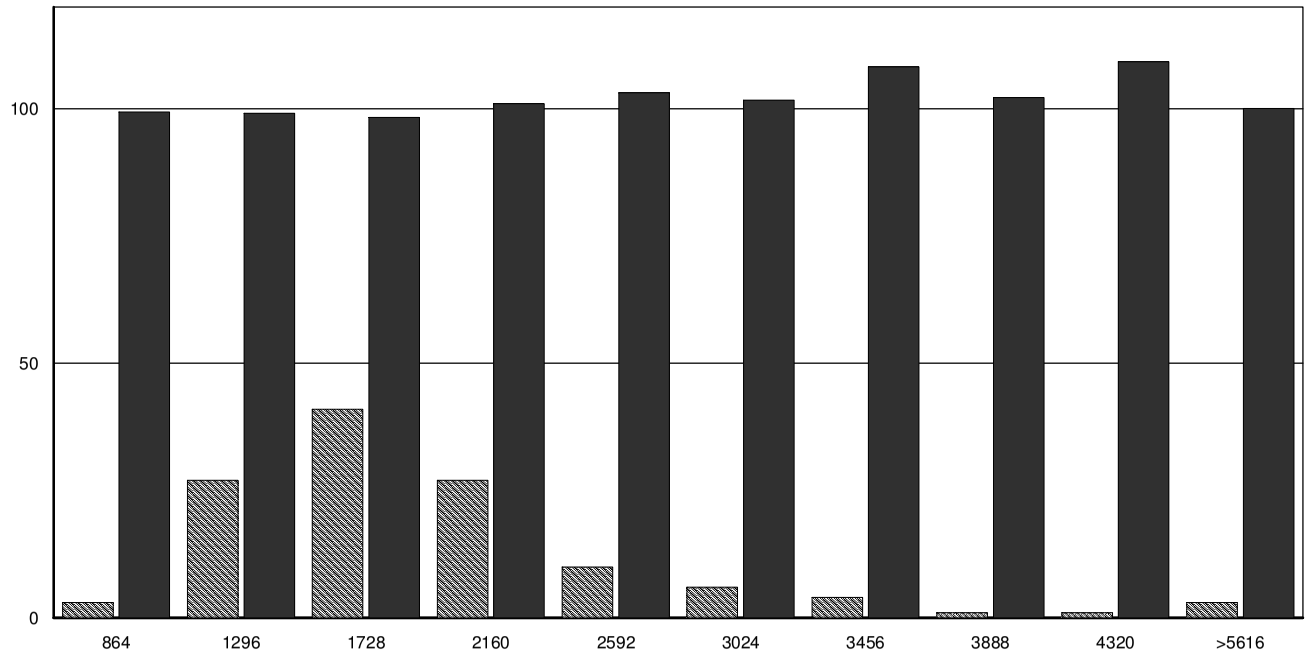
Ratio	Map Lot Sub Bldg Unit Sale Note	Zone	Acres	LC	NC	BR SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.197	U05-092-0000-0000-0000	04	0.25	R1	F	RSA E 2,306	$ 150,000	$ 179,600 01/07/2019	I	Q	MOORE JASON & JODI	$ 156,800
1.239	R61-052-0000-0000-0000	03	2.88	R1	E	MHS A 1,209	$ 82,000	$ 101,600 10/03/2018	I	Q	LONGCHAMPS RUSSELL L &	$ 73,700
1.243	U05-063-0000-0000-0000	04	0.19	R1	D	RSA C 2,126	$ 35,000	$ 43,500 08/07/2019	I	Q	JSD PROPERTIES LLC	$ 63,000

Farmington:Median A/S Ratio by Year of Construction



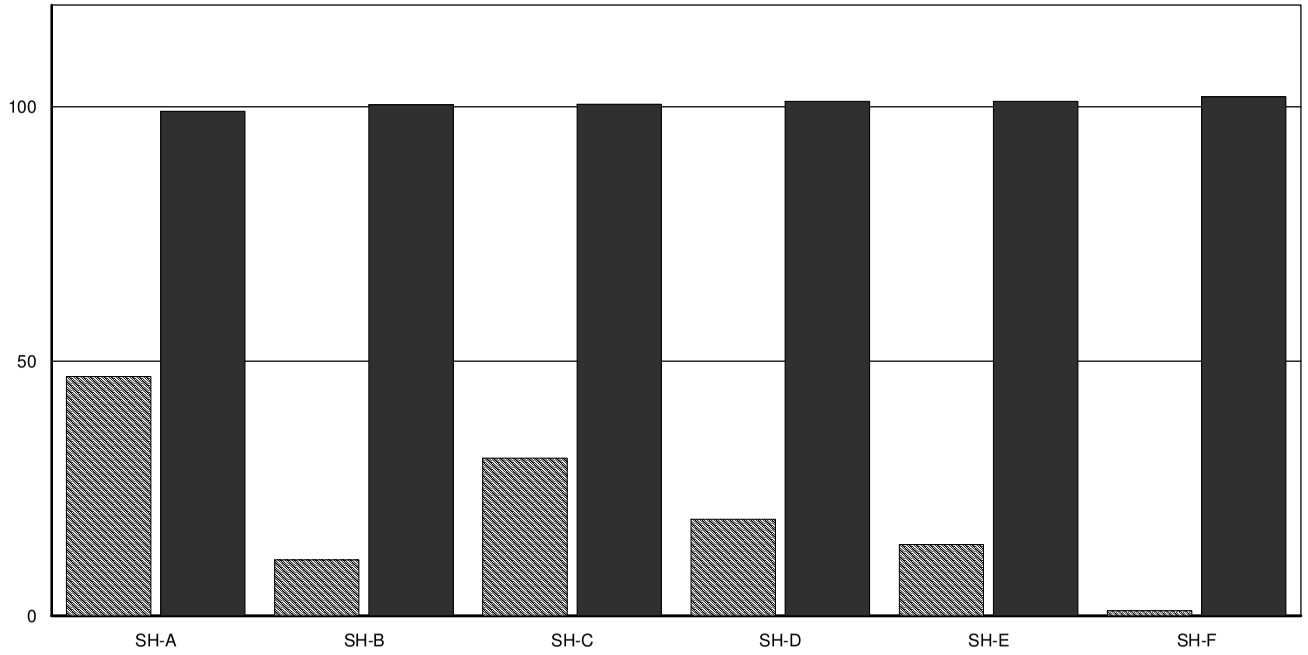
	# of Parcels	Median A/S x 100
1829	1	100.44
1871	5	102.16
1892	11	100.85
1913	18	99.28
1934	6	104.08
1955	4	103.48
1976	11	99.35
1997	17	100.39
2018	50	99.55

Farmington:Median A/S Ratio by Effective Area



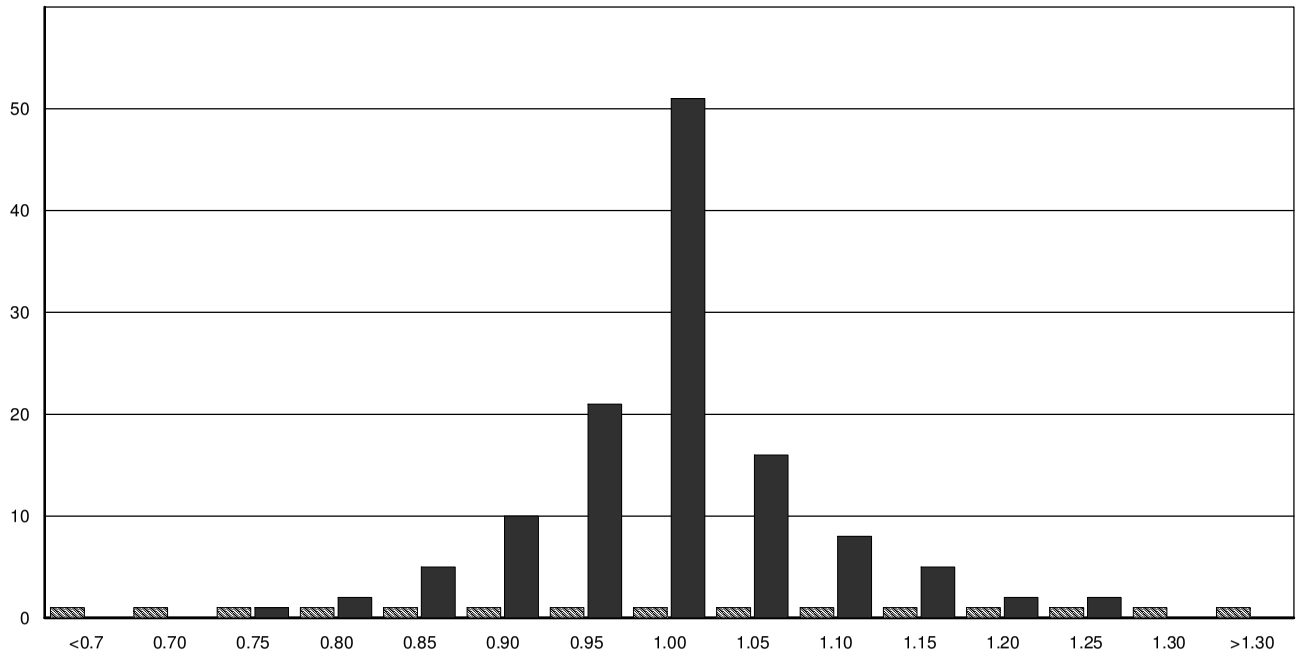
	# of Parcels	Median A/S x 100
864	3	99.35
1296	27	99.12
1728	41	98.32
2160	27	101.00
2592	10	103.17
3024	6	101.67
3456	4	108.21
3888	1	102.20
4320	1	109.24
>5616	3	100.09

Farmington:Median A/S Ratio by Story Height

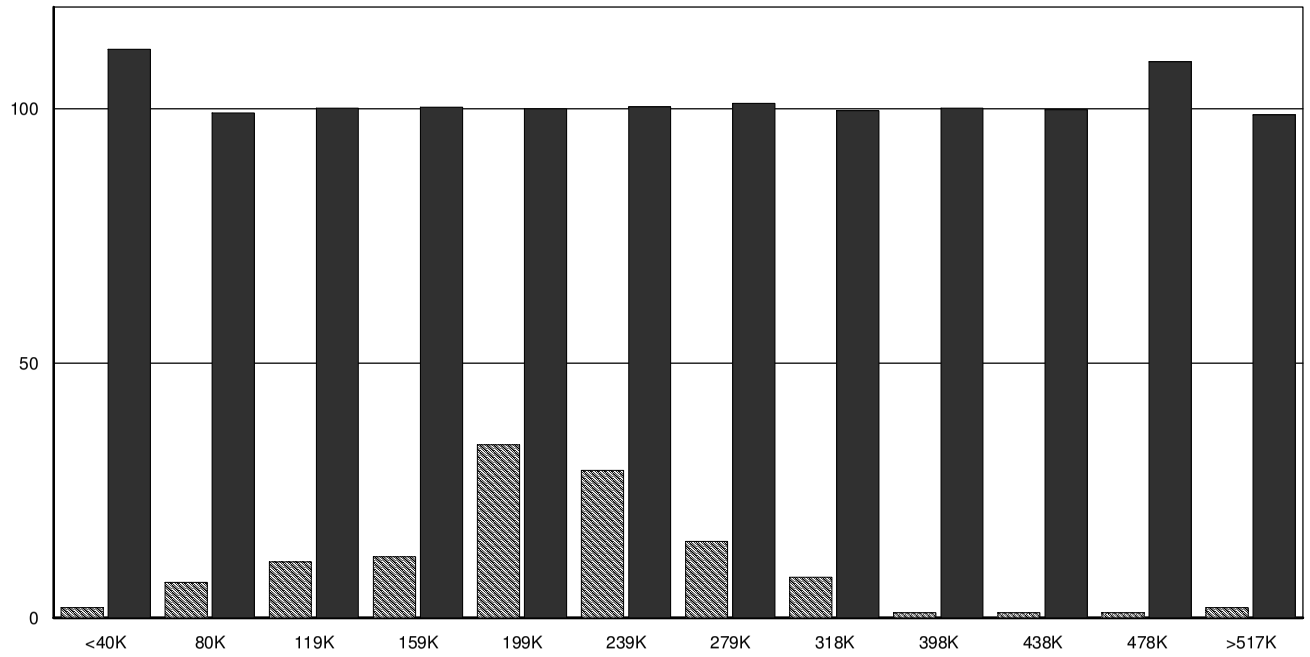


	# of Parcels	Median A/S x 100
SH-A	47	99.12
SH-B	11	100.39
SH-C	31	100.53
SH-D	19	101.09
SH-E	14	101.06
SH-F	1	101.95

Farmington:Distribution of Sale Ratios

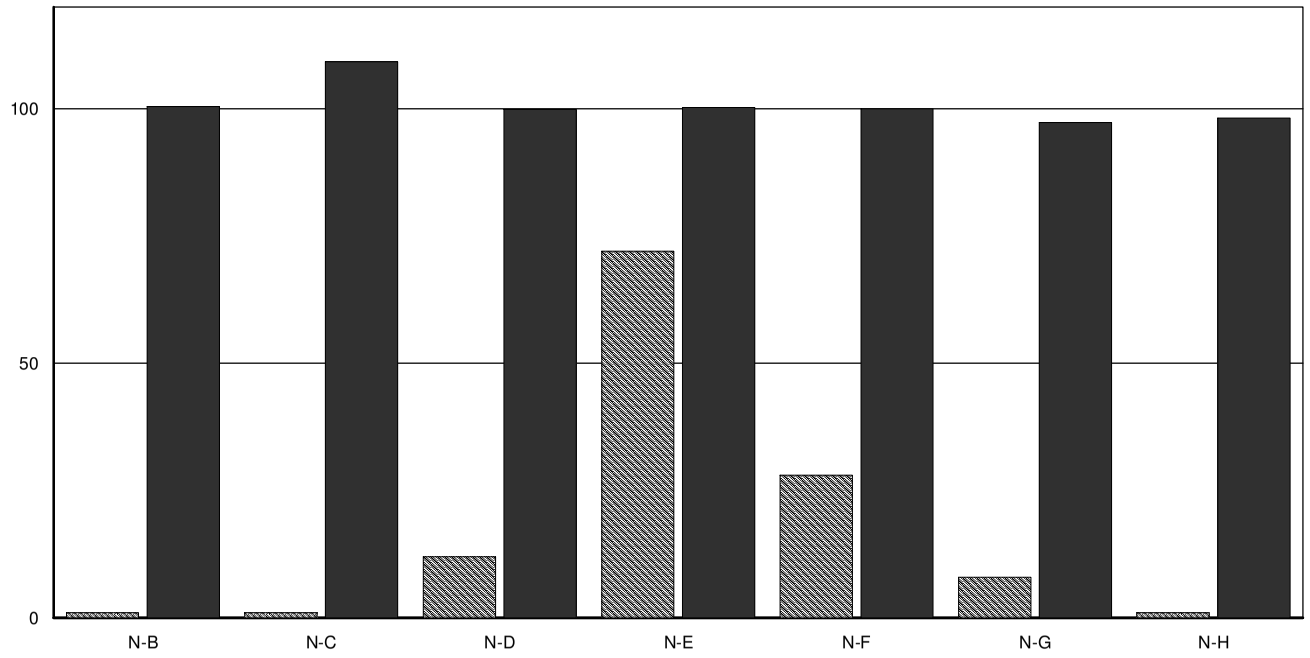


Farmington:Median A/S Ratio by Sale Price



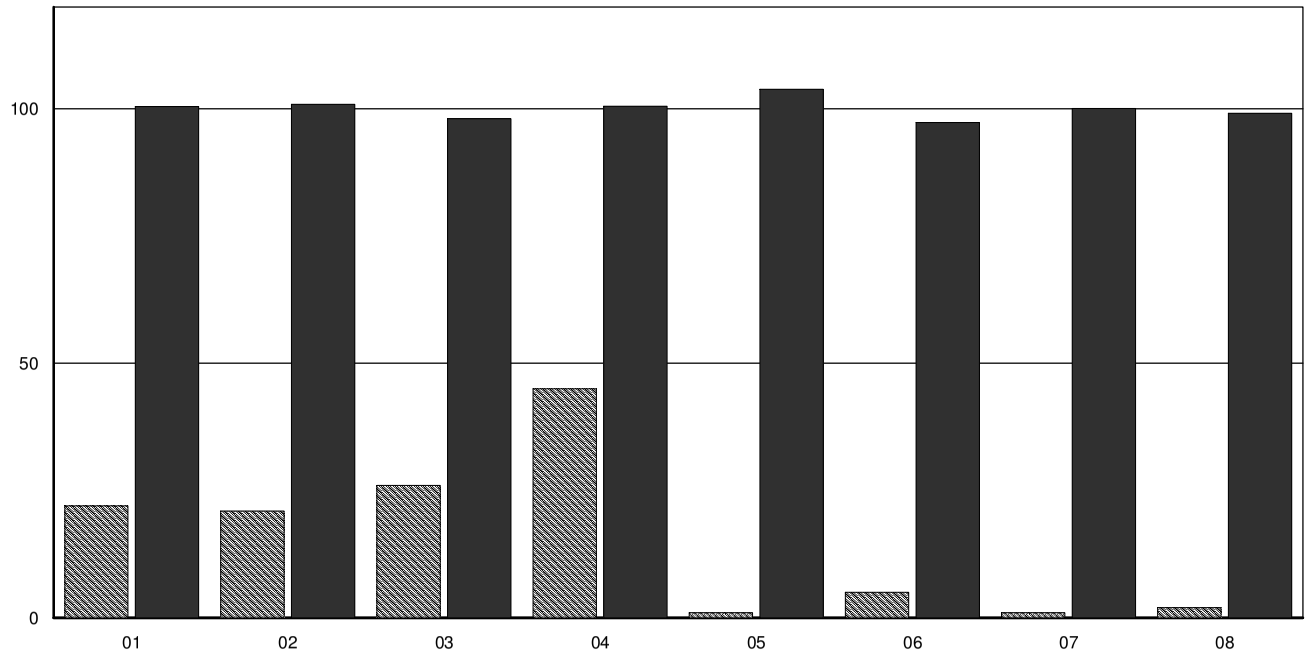
	# of Parcels	Median A/S x 100
<40K	2	111.70
80K	7	99.19
119K	11	100.10
159K	12	100.29
199K	34	100.03
239K	29	100.39
279K	15	101.09
318K	8	99.63
398K	1	100.14
438K	1	99.83
478K	1	109.24
>517K	2	98.82

Farmington:Median A/S Ratio by Neighborhood



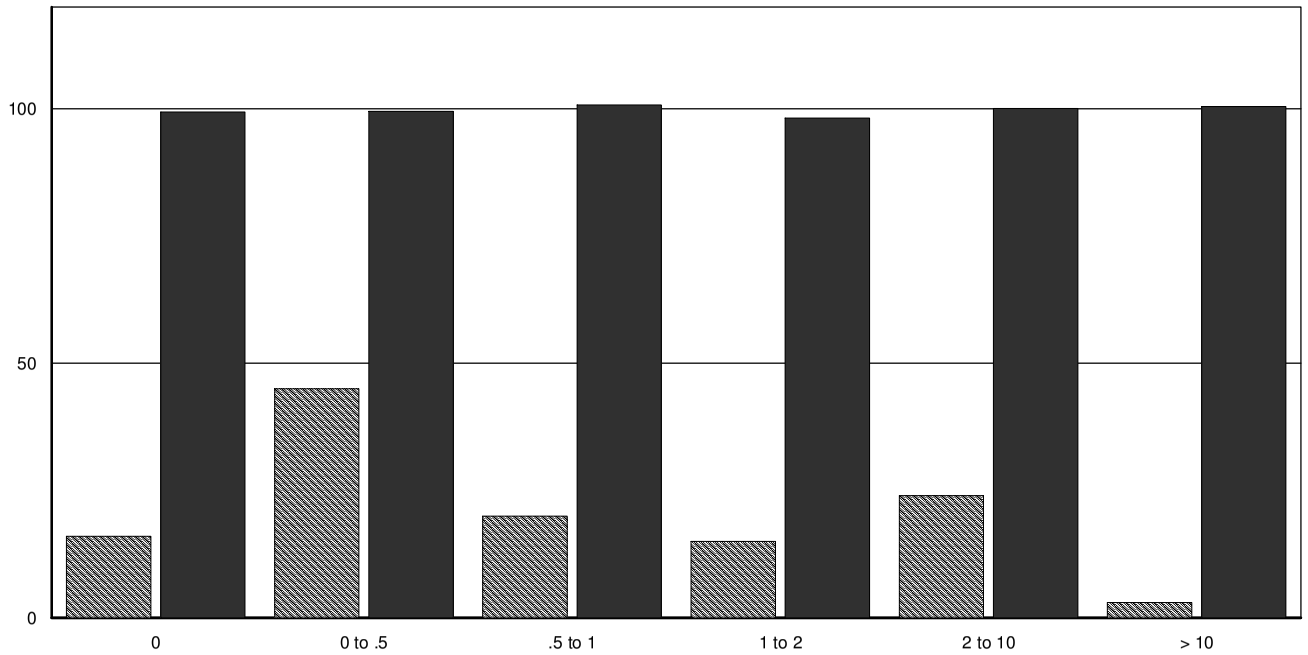
	# of Parcels	Median A/S x 100
N-B	1	100.44
N-C	1	109.24
N-D	12	99.89
N-E	72	100.25
N-F	28	100.03
N-G	8	97.29
N-H	1	98.17

Farmington:Median A/S Ratio by Zone



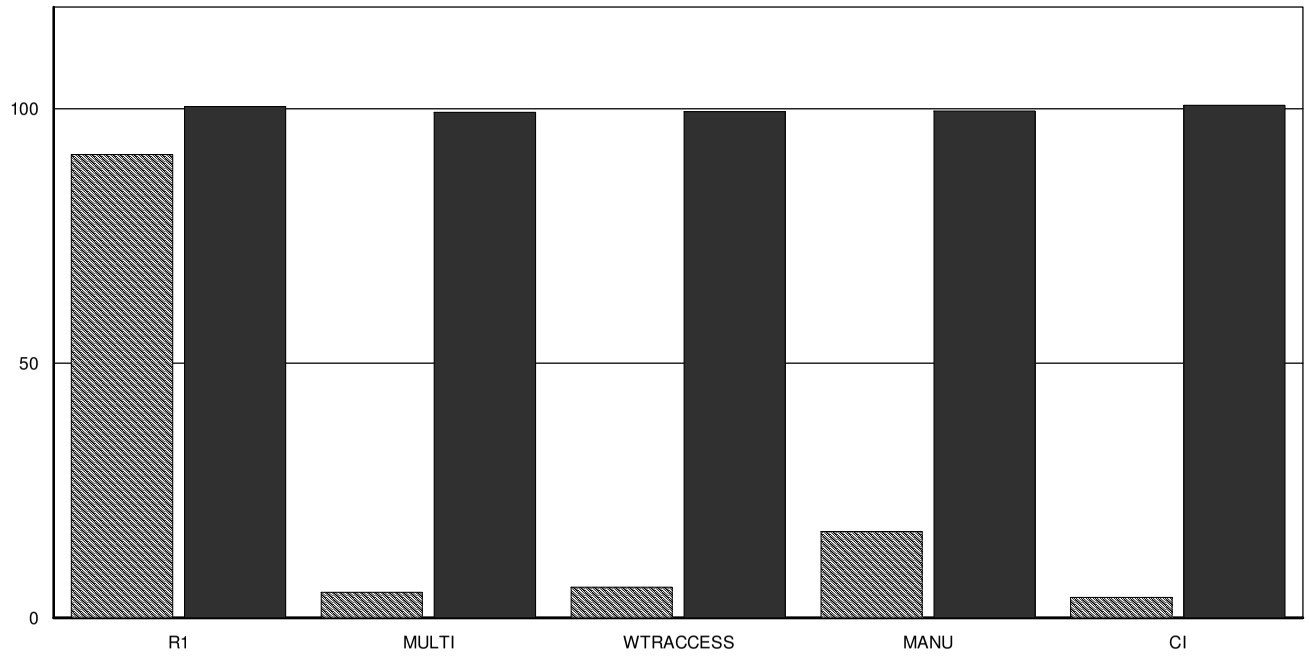
	# of Parcels	Median A/S x 100
01	22	100.42
02	21	100.85
03	26	98.03
04	45	100.53
05	1	103.84
06	5	97.28
07	1	100.09
08	2	99.11

Farmington:Median A/S Ratio by Acreage



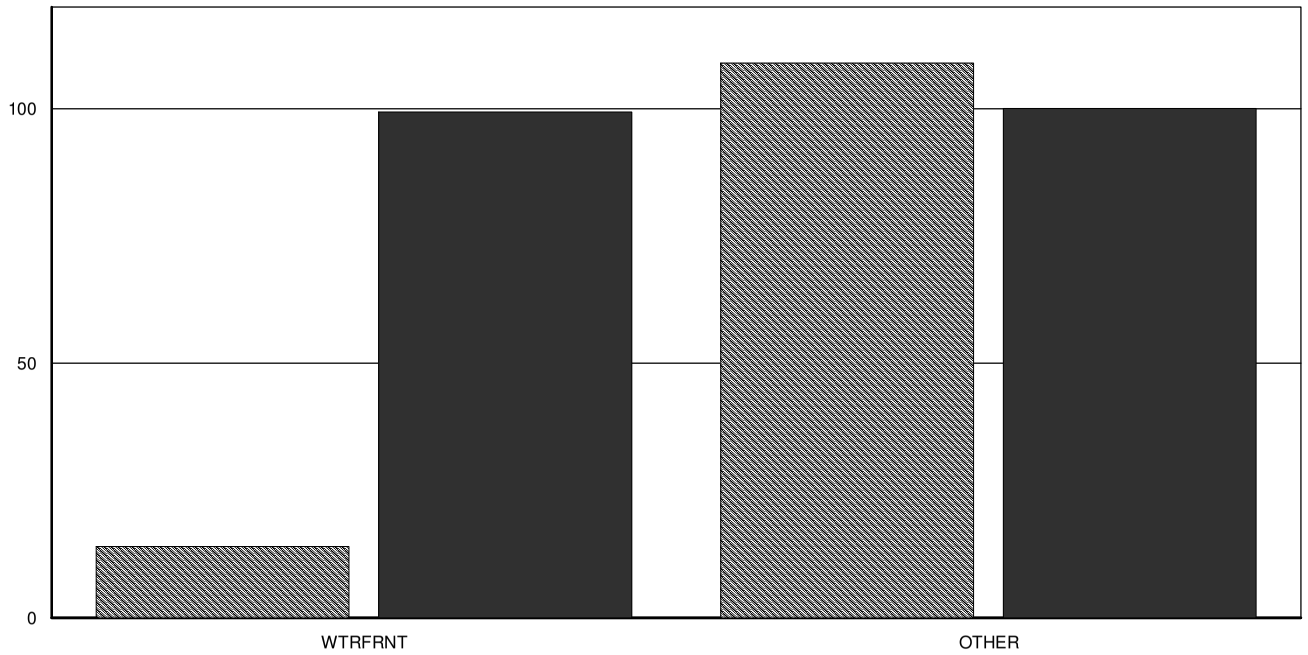
	# of Parcels	Median A/S x 100
0	16	99.39
0 to .5	45	99.51
.5 to 1	20	100.77
1 to 2	15	98.17
2 to 10	24	100.05
> 10	3	100.44

Farmington:Median A/S Ratio by Improved Use



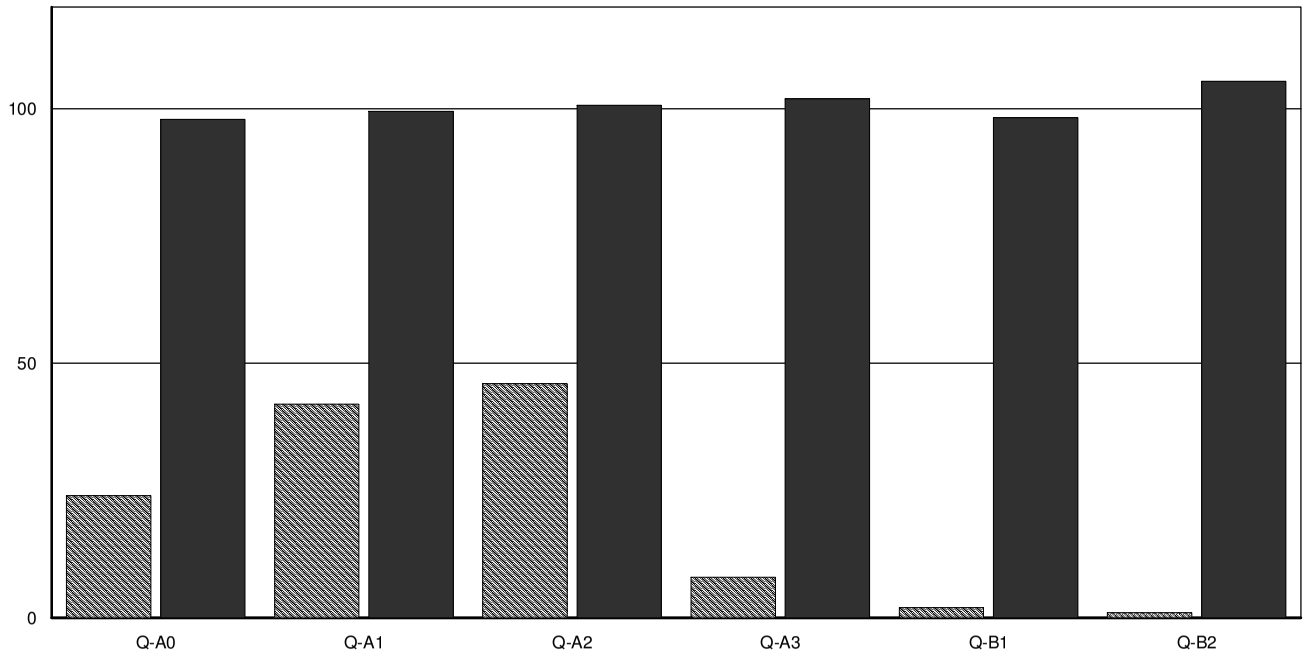
	# of Parcels	Median A/S x 100
R1	91	100.44
MULTI	5	99.29
WTRACCESS	6	99.43
MANU	17	99.54
CI	4	100.72

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



	# of Parcels	Median A/S x 100
WTRFRNT	14	99.39
OTHER	109	100.09

Farmington:Median A/S Ratio by Building Quality



	# of Parcels	Median A/S x 100
Q-A0	24	97.95
Q-A1	42	99.51
Q-A2	46	100.72
Q-A3	8	101.93
Q-B1	2	98.27
Q-B2	1	105.40

OWNER INFORMATION

LUTZ ERICH L

15 GOVERNORS RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/08/2019	4668	0789	Q I	267,000	MESERVE KELLY M &
03/02/2009	3715	0669	U I 37	187,600	FEDERAL NATIONAL
07/03/2008	3659	0928	U I 51	243,792	ROBINSON MATTHEW &
05/24/2004	3001	073	Q I	199,900	ROBERT H SNYDER CONSTR
12/03/2003	2909	0145	Q V	45,000	GOVERNORS ROAD REALTY

PICTURE

LISTING HISTORY

10/31/11 RERL
02/07/06 DJRL

NOTES

BLDG = 2009 REMV'D SHEETROCK IN BSMT DUE TO MOLD; PU05: ADDED NEW DWLG.; PU06: ADDED NEW 8X12 SHED; 2011-2014 CYC REVAL PHYS CHG = REMOVED 8X12 SHED AND BSMT REC AREA AFTER INTERIOR INSPEC .

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 143,000	$ 1,500	$ 65,000
		Parcel Total:	$ 209,500
2018	$ 143,000	$ 1,500	$ 65,000
		Parcel Total:	$ 209,500
2019	**$ 178,400**	**$ 0**	**$ 78,800**
		Parcel Total:	**$ 257,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	100	100 -- LEVEL	100	76,800	0	N	76,800	
1F RES	0.990 ac	x 2,000	X	100				100 -- LEVEL	100	2,000	0	N	2,000	
	1.990 ac									78,800			**78,800**	

PICTURE

OWNER

LUTZ ERICH L

15 GOVERNORS RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

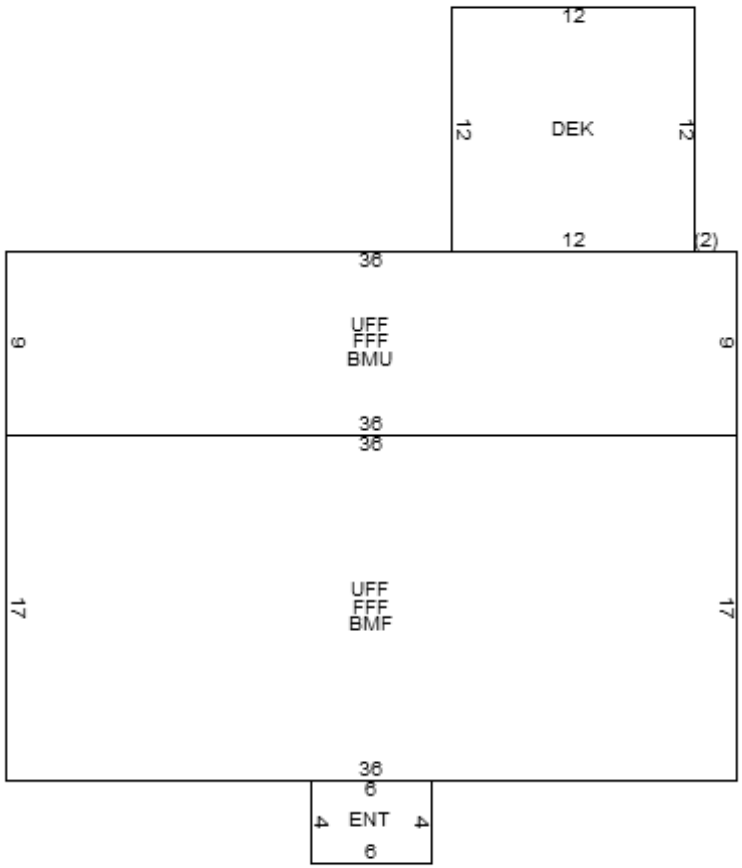
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/LINOLEUM OR SIM**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9485**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0271**
		Sq. Foot Cost:	**$ 94.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	612	0.30	184
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	936	1.00	936
BMU	BSMNT	324	0.15	49
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,872**	**2,976**		**2,121**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 200,413**
Year Built:		**2004**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 178,400**

OWNER INFORMATION

CARDINAL PAUL

80 LABRADOR RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/31/2019	4658	0196	Q I	300,000	LECLAIR ROBERT TRUSTEE
10/28/2016	4428	431	Q I	265,000	CLEAR CREEK BUILDERS
07/13/2016	4398	203	U V 17	45,000	JONES BROOK LLP

PICTURE

LISTING HISTORY

03/21/18	CRPR
02/10/17	CRPM
11/01/11	RERL

NOTES

YELLOW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	0	0	GAS
						0	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 172,400	$ 0	$ 63,400
		Parcel Total:	$ 235,800
2018	$ 175,800	$ 0	$ 63,400
		Parcel Total:	$ 239,200
2019	**$ 215,100**	**$ 0**	**$ 79,400**
		Parcel Total:	**$ 294,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	H	130	100	100	100	95 -- MILD	100	79,000	0	N	79,000	
1F RES	0.220 ac	x 2,000	X	100				95 -- MILD	100	400	0	N	400	
	1.220 ac									79,400			**79,400**	

PICTURE

OWNER

CARDINAL PAUL

80 LABRADOR RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

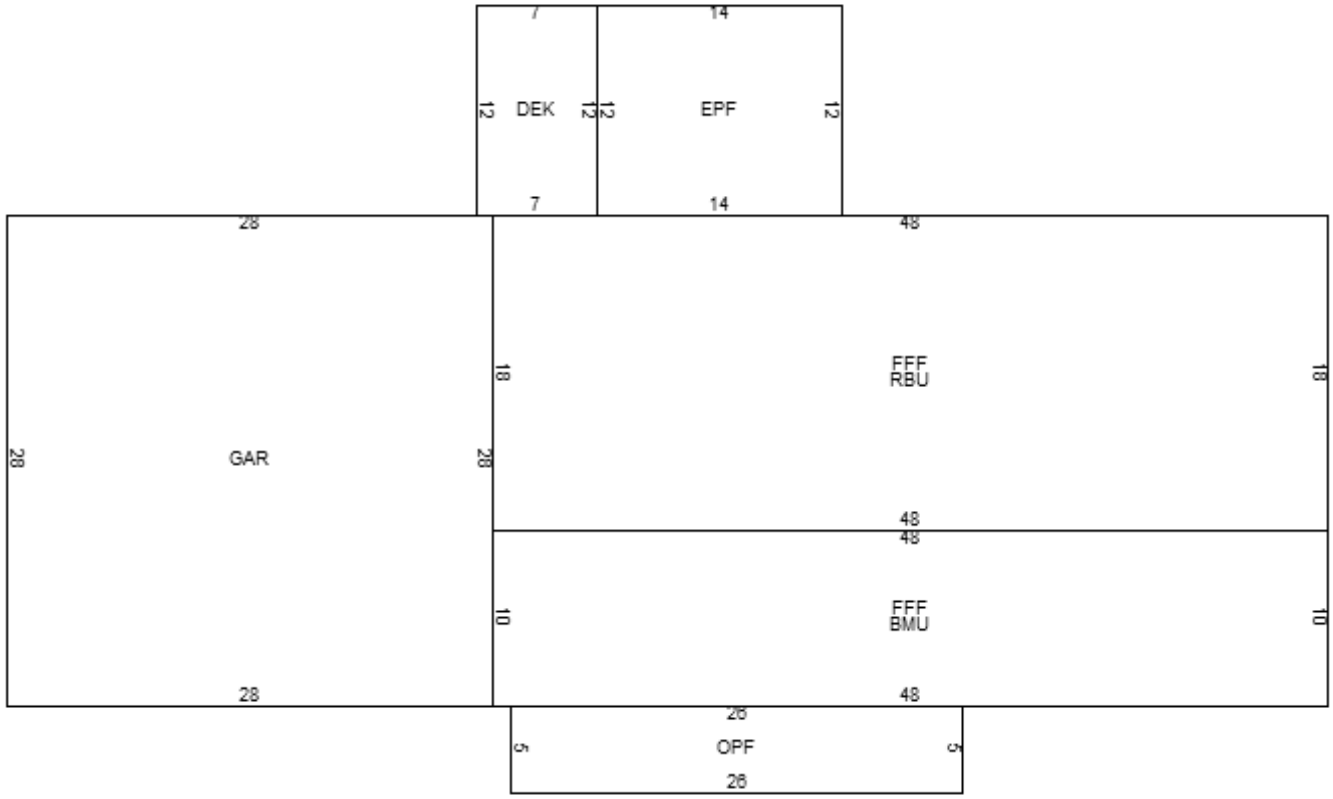
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/05/16	BP063-16	NEW RES/HOME	PROJECT TO BE COMPLETI

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9458** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1359**
Sq. Foot Cost: **$ 104.50**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	784	0.45	353
FFF	FST FLR FIN	1344	1.00	1344
BMU	BSMNT	480	0.15	72
OPF	OPEN PORCH	130	0.25	33
EPF	ENCLOSED	168	0.70	118
DEK	DECK/ENTRANCE	84	0.10	8
RBU	RAISED BSMNT	864	0.25	216
GLA:	**1,344**	**3,854**		**2,144**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 224,048**
Year Built:		**2016**
Condition For Age:	AVERAGE	**4 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**4 %**
Building Value:		**$ 215,100**

OWNER INFORMATION

PARKHURST WANDA J &
HODGERNEY DALE J
152 TEN ROD ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/02/2018	4613	0708	Q I	245,000	STICKLES RODNEY &
11/14/2016	4433	390	U I 38		GOSLIN RANDALL V SR &
06/13/2005	3203	964	U I 99	10,000	GOSLIN RANDALL V SR &

PICTURE

LISTING HISTORY

09/05/19 CRVM
11/02/11 RERX REFUSED ENTRY

NOTES

2011-2014 CYC REVAL PHYS CHG= N/C, REFUSED ENTRY. 9/19; SHARES A DRIVEWAY CONNECTION WITH NEIGHBOR BUT SEP DRIVEWAYS;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 151,900	$ 0	$ 57,800
		Parcel Total:	$ 209,700
2018	$ 151,900	$ 0	$ 57,800
		Parcel Total:	$ 209,700
2019	**$ 192,300**	**$ 0**	**$ 60,900**
		Parcel Total:	**$ 253,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	E	100	100	95	95	95 -- MILD	100	58,300	0	N	58,300	
1F RES	1.380 ac	x 2,000	X	100				95 -- MILD	100	2,600	0	N	2,600	
	4.380 ac									60,900			**60,900**	

PICTURE

OWNER

PARKHURST WANDA J &
HODGERNEY DALE J
152 TEN ROD ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

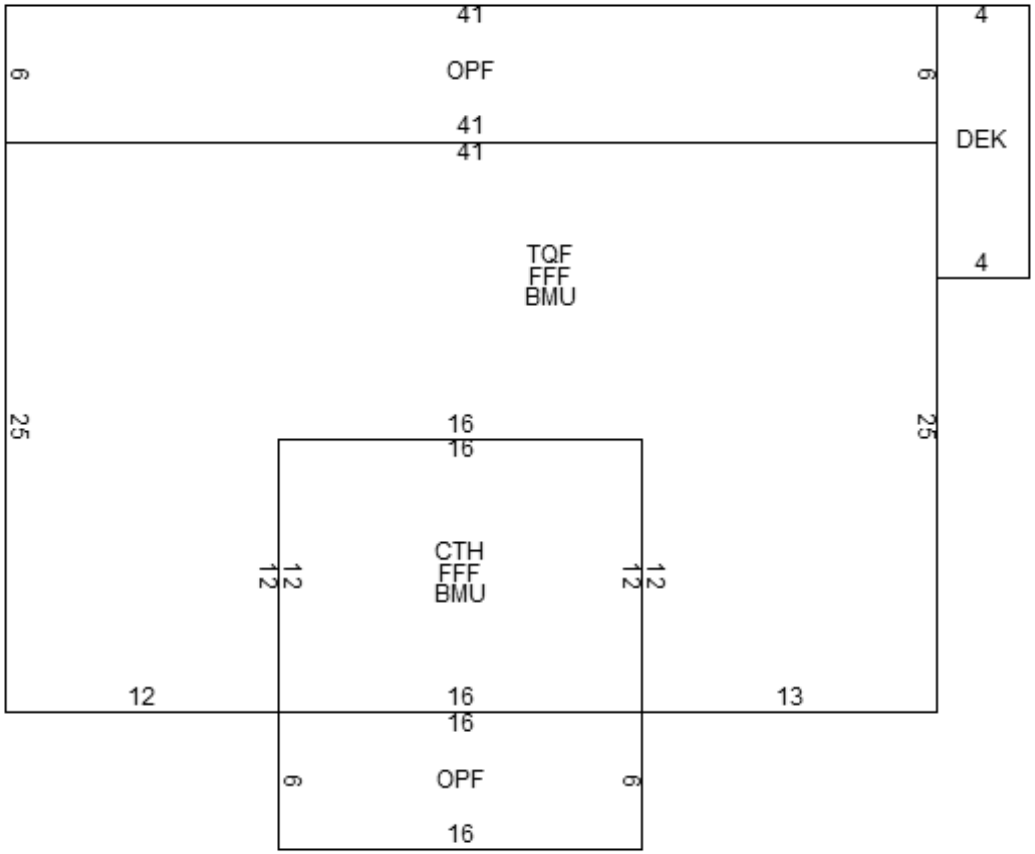
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY FRAME LOG HOUSE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **LOGS**
Int: **WOOD/LOG**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/RAD WATER**
Bedrooms: **2** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9754** Base Rate: **RSA 92.00**
Bldg. Rate: **1.2551**
Sq. Foot Cost: **$ 115.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	342	0.25	86
TQF	3/4 STRY FIN	833	0.75	625
FFF	FST FLR FIN	1025	1.00	1025
BMU	BSMNT	1025	0.15	154
CTH	CATHEDRAL	192	0.10	19
DEK	DECK/ENTRANCE	48	0.10	5
GLA:	**1,650**	**3,465**		**1,914**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 221,010**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 192,300**

OWNER INFORMATION

TATUM DAVID K JR & REILLY

8 LANCELOT RD

FARMINGTON, NH 03835-0453

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2019	4661	0990	Q I	280,900	THOMAS JONATHAN &
06/13/2016	4389	570	Q I	235,000	FORSLIND DAVID B &
12/09/2010	3888	0476	Q I	162,000	COSTA RONALD R JR & JE
10/01/2001	2384	376	U I 99		COLANGLEY JOHN

PICTURE

LISTING HISTORY

11/22/11	DJRL	
02/18/10	TJ	ADJ DWELL TO 100%
02/10/10	JDPU	N/C @ TIME OF VISIT
02/03/09	SMPU	N/C
01/24/08	DJPL	INT INSPECTION- DWELL 95
12/05/05	MIRM	

NOTES

2010 INVALID SALE: POSSIBLE DEED UNDER PRESSURE-SELLER MOVED OUT OF STATE // 2011-2014 CYC REVAL PHYS CHG= ADDED 24 X 24 DET GARAGE, 5 X 12 OPF, HEARTH AND PAVING. ADJ BEDROOM COUNT, FLR COVER.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	576	24 x 24	88	34.00	80	13,787	
						13,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 166,800	$ 19,700	$ 69,600
		Parcel Total:	$ 256,100
2018	$ 166,800	$ 19,700	$ 69,600
		Parcel Total:	$ 256,100
2019	**$ 192,800**	**$ 13,800**	**$ 76,600**
		Parcel Total:	**$ 283,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.720 ac	61,760	F	110	100	100	100	90 -- ROLLING	100	61,100	0	N	61,100	
BAXTER LAKE	1.000 wf	ACCESS FAR, MAIN BODY						100 -- AVERAGE	100	15,500	0		15,500	
	0.720 ac									76,600			**76,600**	

PICTURE

OWNER

TATUM DAVID K JR & REILLY

8 LANCELOT RD

FARMINGTON, NH 03835-0453

TAXABLE DISTRICTS

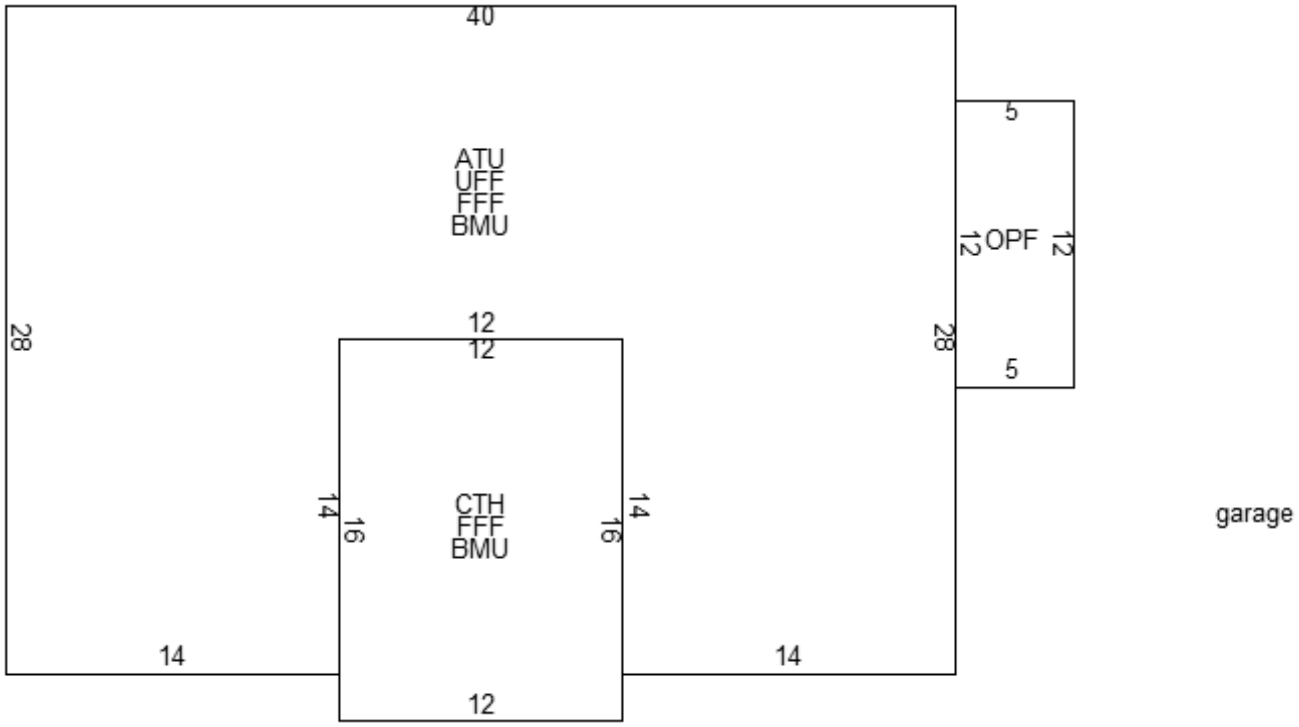
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME COLONIAL**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LAMINATE/VINYL**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**2.5**	Fixtures:	**9**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.9199**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0169**
				Sq. Foot Cost:	**$ 93.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	952	0.10	95
UFF	UPPER FLR FIN	952	1.00	952
FFF	FST FLR FIN	1144	1.00	1144
BMU	BSMNT	1144	0.15	172
CTH	CATHEDRAL	192	0.10	19
OPF	OPEN PORCH	60	0.25	15
GLA:	**2,096**	**4,444**		**2,397**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 224,239**
Year Built:		**2003**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 192,800**

OWNER INFORMATION

COULLAHAN PETER L & MICHELLE M

140 OAK ST

WAKEFIELD, MA 01880

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/18/2018	4609	0435	Q I	200,000	GILL RONALD H & SUSAN M
09/28/2012	4056	0955	U I 37	45,000	MMC ROCHESTER LLC
03/05/2010	3817	0338	U I 51	90,000	ALESSI CARL
04/16/1999	2098	064	U I 99		COSGROVE ANN
02/22/1996	545	UNKN	U I 99		COSGROVE PETER & ANN

PICTURE

LISTING HISTORY

09/05/19	CRVM
03/23/18	CRPR
03/10/15	REPM
02/20/14	JDPU
02/09/13	HJPL
11/22/11	DJRM

NOTES

PU13 INT INSPEC DONE W/ CONTRACTOR, ADJ SKETCH , DWL ON PRS-SKIRTED, CHG'D SIDING & INT INFO, ADJ'D TO 70% COMP, UPDATED HEAT TYPE, CURRENTLY ROUGHED IN ELEC & PLUMB, NEW ROOF IN 2012; PU14 ADJ'D DWL TO 90% COMP & CHG'D GRADE FOR RENOV; PU15 -REMOVE UC, DWL=100%

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	360	18 x 20	104	30.00	100	11,232	
						11,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 66,100	$ 5,200	$ 44,600
		Parcel Total:	$ 115,900
2018	$ 66,400	$ 12,500	$ 44,600
		Parcel Total:	$ 123,500
2019	**$ 81,400**	**$ 11,200**	**$ 106,100**
		Parcel Total:	**$ 198,700**

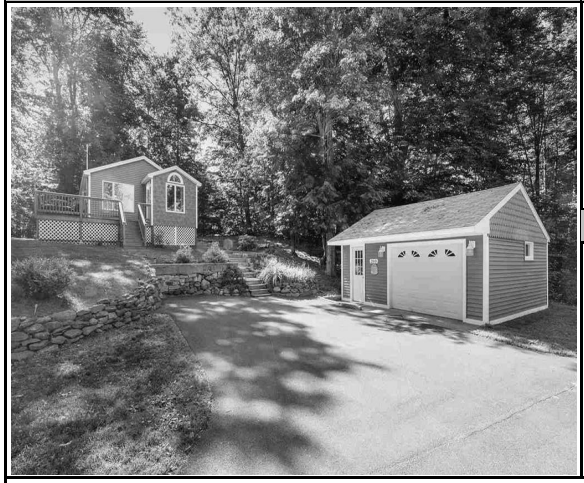
LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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 WTR ACS	0.220 ac	47,200	F	110	105	100	100	95 -- MILD	100	51,800	0	N	51,800	
BAXTER LAKE	1.000 wf	ACCESS NEAR, MAIN BODY						100 -- AVERAGE	100	54,300	0		54,300	ACROSS FROM BEACH
	0.220 ac									106,100			**106,100**	

PICTURE



OWNER

COULLAHAN PETER L & MICHELLE

140 OAK ST

WAKEFIELD, MA 01880

TAXABLE DISTRICTS

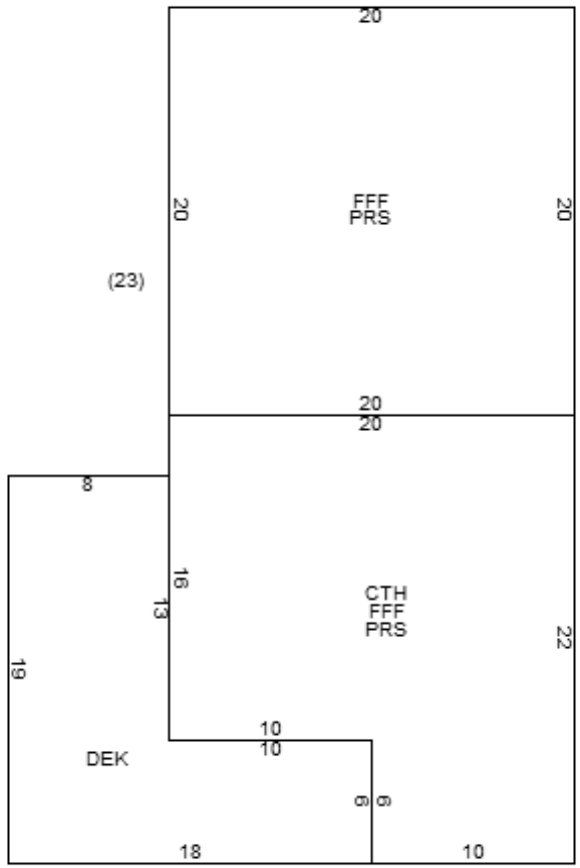
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**LAMINATE/VINYL**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**2**	Baths:	**1.0**	Fixtures:	**3**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.3589**		Base Rate:		**RSA 92.00**
			Bldg. Rate:		**1.3017**
			Sq. Foot Cost:		**$ 119.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	212	0.10	21
CTH	CATHEDRAL	380	0.10	38
FFF	FST FLR FIN	780	1.00	780
PRS	PIER	780	-0.05	-39
GLA:	**780**	**2,152**		**800**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 95,808**
Year Built:		**1968**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 81,400**

OWNER INFORMATION

HUPPE MITCHELL D & ASHTON B

282 CAMELOT SHORE DR

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2019	4661	0563	Q I	280,000	GERMAIN CHRISTINE S
12/15/2005	3307	843	Q I	224,000	CAIN, TODD
05/28/2004	3004	985	Q I	38,000	PIGEON, MORRIS B
12/29/2003	2921	0496	Q I	17,533	GUAY LAWRENCE R II & C

PICTURE

LISTING HISTORY

11/21/11 DJRM
01/09/06 DJPM

NOTES

2011-2014 CYC REVAL PHYS CHG= ADDED 6 X 8 OFP, 8 X 10 FFF/CRL, ADJ DEK SKETCH, ADDED LEAN-TO.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	216	12 x 18	134	10.00	90	2,605	
LEAN-TO	1		100	200.00	100	200	ATT TO SHED
CARPORT METAL	384	12 x 32	102	8.00	40	1,253	EST
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 137,100	$ 1,800	$ 41,800
		Parcel Total:	$ 180,700
2018	$ 137,100	$ 1,800	$ 41,800
		Parcel Total:	$ 180,700
2019	**$ 174,600**	**$ 4,100**	**$ 99,700**
		Parcel Total:	**$ 278,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.180 ac	43,466	F	110	100	100	100	95 -- MILD	100	45,400	0	N	45,400	
BAXTER LAKE	1.000 wf	ACCESS NEAR, MAIN BODY						100 -- AVERAGE	100	54,300	0		54,300	
	0.180 ac									99,700			**99,700**	

PICTURE

OWNER

HUPPE MITCHELL D & ASHTON B

282 CAMELOT SHORE DR

FARMINGTON, NH 03835

TAXABLE DISTRICTS

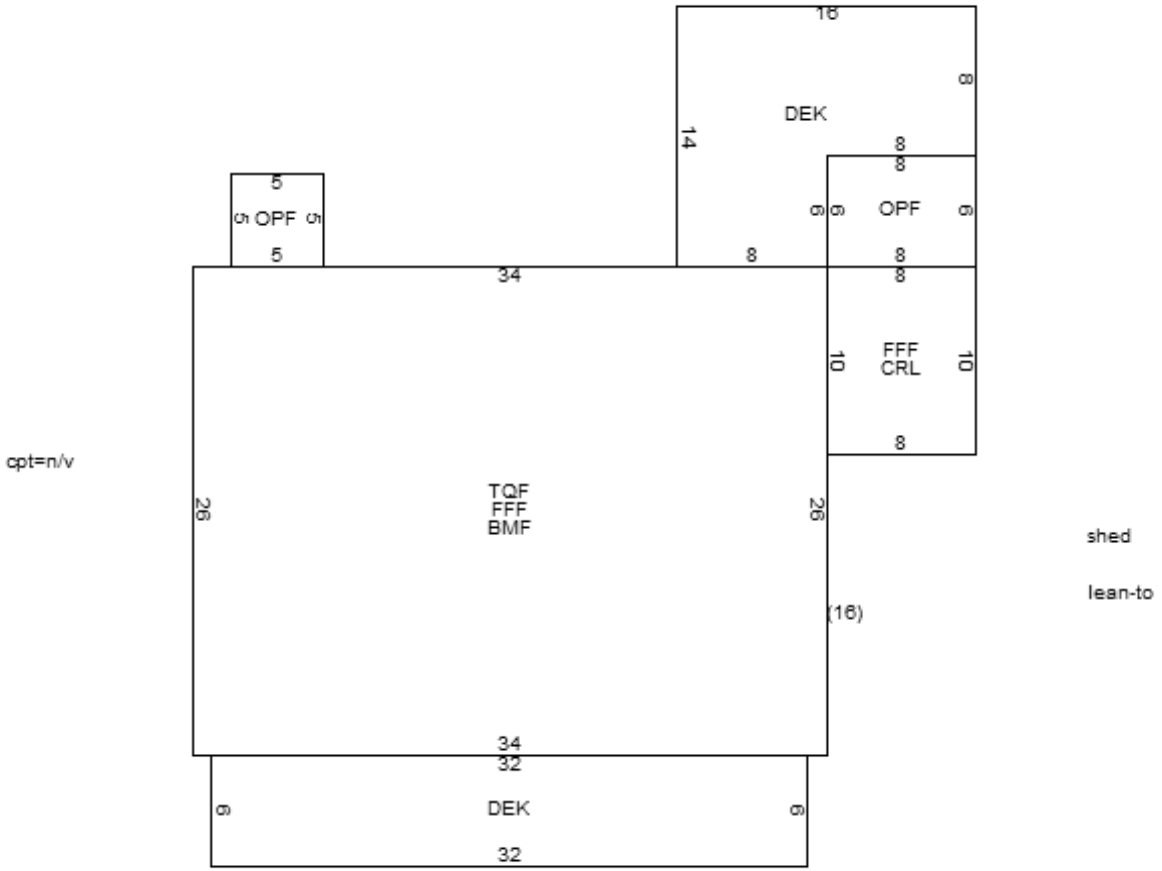
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **3.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9702** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1181**
Sq. Foot Cost: **$ 102.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	884	0.75	663
FFF	FST FLR FIN	964	1.00	964
BMF	BSMNT FINISHED	884	0.30	265
CRL	CRAWL SPACE	80	0.05	4
OPF	OPEN PORCH	73	0.25	18
DEK	DECK/ENTRANCE	368	0.10	37
GLA:	**1,627**	**3,253**		**1,951**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 200,699**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 174,600**

OWNER INFORMATION

SULLIVAN TIMOTHY M & CHERYL

10 AVALON RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/09/2019	4628	0546	Q I	214,000	WEATHERED BARN LLC
04/03/2018	4557	983	Q I	150,000	HAMBACH ROBERTA
02/20/2004	2943	0892	Q I	178,000	PIGEON MORRIS B & FALL
02/06/2003	2681	0817	U I 14	12,000	ARTEMCHUK, HENRY A & F

PICTURE

LISTING HISTORY

09/05/19 CRVM
11/21/11 DJRM

NOTES

2011-2014 CYC REVAL PHYS CHG= ADDED PAVING ONLY // FOR SALE
ASKING PRICE $185,000

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 102,900	$ 500	$ 46,800
		Parcel Total:	$ 150,200
2018	$ 102,900	$ 500	$ 46,800
		Parcel Total:	$ 150,200
2019	**$ 145,000**	**$ 0**	**$ 67,800**
		Parcel Total:	**$ 212,800**

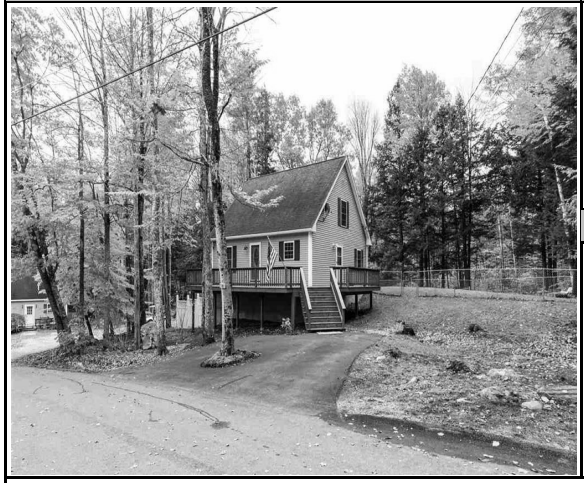
LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.250 ac	50,000	F	110	100	100	100	95 -- MILD	100	52,300	0	N	52,300	
BAXTER LAKE	1.000 wf	ACCESS FAR, MAIN BODY						100 -- AVERAGE	100	15,500	0		15,500	
	0.250 ac									67,800			**67,800**	

PICTURE



OWNER

SULLIVAN TIMOTHY M & CHERYL

10 AVALON RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

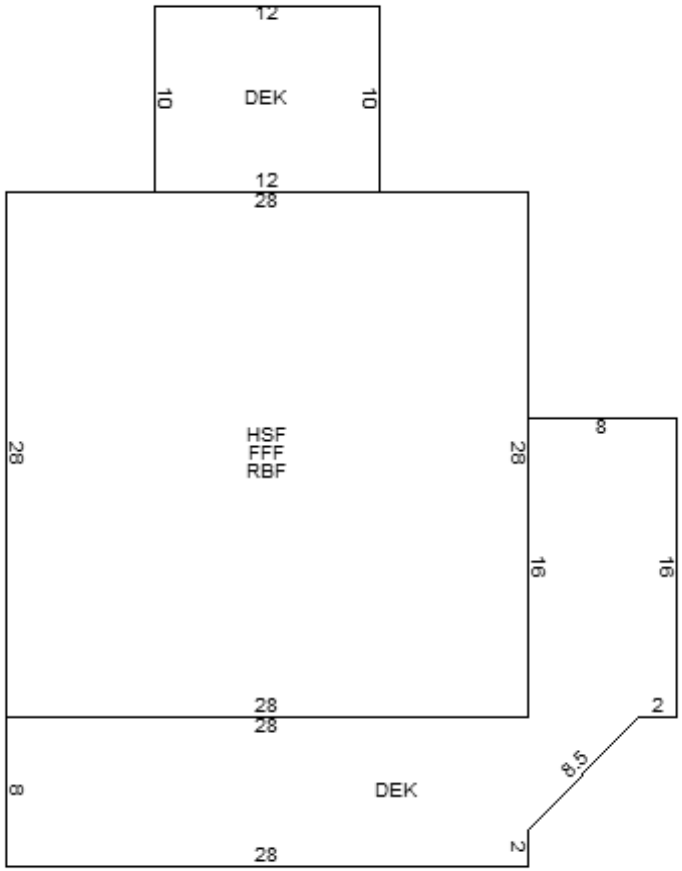
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**HARD TILE/CARPET**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0260**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0950**
				Sq. Foot Cost:	**$ 100.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	784	0.50	392
FFF	FST FLR FIN	784	1.00	784
RBF	RAISED BSMNT	784	0.50	392
DEK	DECK/ENTRANCE	490	0.10	49
GLA:	**1,176**	**2,842**		**1,617**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 162,897**
Year Built:		**2003**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 145,000**

OWNER INFORMATION

SOMMER DAVID M & RHODA C

30 AVALON RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/22/2019	4636	0340	Q I	220,000	GRIGOREAS WILLIAM E &
06/12/2015	4299	711	Q I	200,000	CATINEAU TRUST 2011
05/18/2011	3926	0149	U I 38		CATINEAU ROBERT J & CA
11/08/2006	3457	590	Q I	212,000	NORMAN MONICA M

PICTURE

LISTING HISTORY

09/05/19 CRVM
11/21/11 DJRM
01/24/08 DJPU
01/27/04 MIRL

NOTES

2008 PU= CHANGED 12 X 24 DEK TO SCREEN PORCH // 2011-2014 CYC REVAL PHYS CHG= N/C.

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 128,700	$ 1,000	$ 49,000
		Parcel Total:	$ 178,700
2018	$ 128,700	$ 1,000	$ 49,000
		Parcel Total:	$ 178,700
2019	**$ 159,100**	**$ 5,000**	**$ 69,000**
		Parcel Total:	**$ 233,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.280 ac	51,200	F	110	100	100	100	95 -- MILD	100	53,500	0	N	53,500	
BAXTER LAKE	1.000 wf	ACCESS FAR, MAIN BODY						100 -- AVERAGE	100	15,500	0		15,500	
	0.280 ac									69,000			**69,000**	

PICTURE

OWNER

SOMMER DAVID M & RHODA C

30 AVALON RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

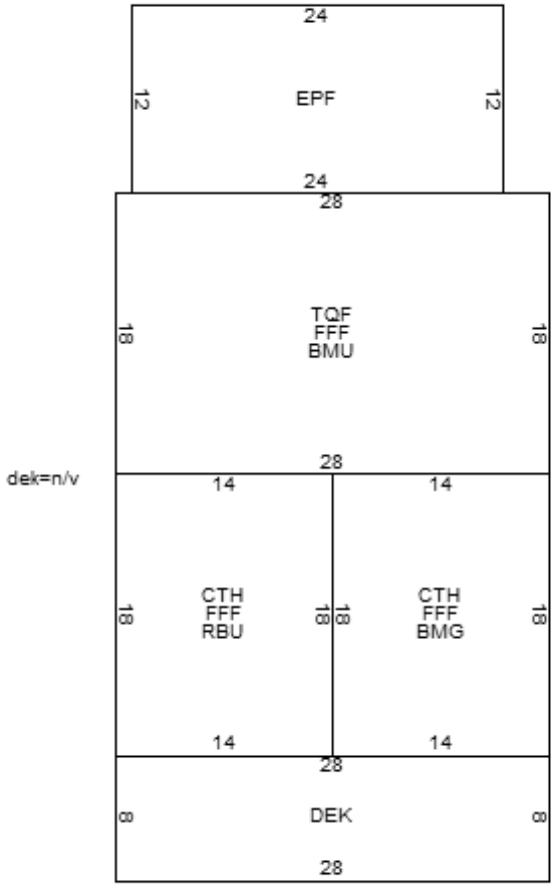
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME CAPE**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**CLAP BOARD**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**2**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9851**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1006**
		Sq. Foot Cost:	**$ 101.25**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	224	0.10	22
CTH	CATHEDRAL	504	0.10	50
FFF	FST FLR FIN	1008	1.00	1008
RBU	RAISED BSMNT	252	0.25	63
BMG	BASEMENT	252	0.20	50
TQF	3/4 STRY FIN	504	0.75	378
BMU	BSMNT	504	0.15	76
EPF	ENCLOSED	288	0.70	202
GLA:	**1,386**	**3,536**		**1,849**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 187,211**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 159,100**

OWNER INFORMATION

SCHER ASYA & VITALIJ

368 NH ROUTE 11 SUITE 119

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/17/2019	4671	0497	Q I	130,000	SCHER ASYA & VITALIJ
12/23/1986	1281	008	U I 99		VOCI & PETERSON
01/01/1982	1078	429	U I 99		GIBSON FRANK & SHIRLEY

PICTURE

LISTING HISTORY

11/08/11 DJRM
12/05/05 DJRM

NOTES

2011-2014 CYC REVAL PHYS CHG= ADJ EXT TO PREFAB WOOD, GRADE TO B2, FLOORS ARE GOING TO BE PERMANENTLY UNFINISHED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	280	14 x 20	117	30.00	75	7,371	
						7,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 38,700	$ 7,900	$ 46,100
		Parcel Total:	$ 92,700
2018	$ 38,700	$ 7,900	$ 46,100
		Parcel Total:	$ 92,700
2019	**$ 54,500**	**$ 7,400**	**$ 64,200**
		Parcel Total:	**$ 126,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** FAIR **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.240 ac	49,066	F	110	95	100	95	100 -- LEVEL	100	48,700	0	N	48,700	
BAXTER LAKE	1.000 wf	ACCESS FAR, MAIN BODY						100 -- AVERAGE	100	15,500	0		15,500	
	0.240 ac									64,200			**64,200**	

PICTURE

OWNER

SCHER ASYA & VITALIJ

368 NH ROUTE 11 SUITE 119

FARMINGTON, NH 03835

TAXABLE DISTRICTS

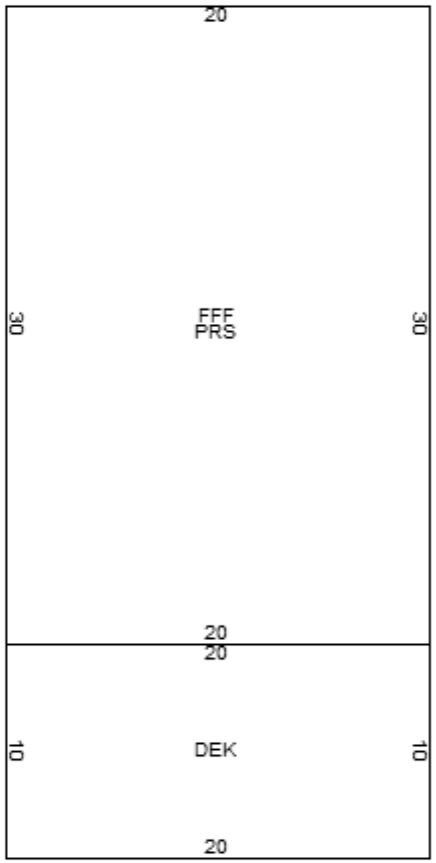
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CABIN / CO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **CARPET/MIN PLYWD**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.5934** Base Rate: **RSA 92.00**
Bldg. Rate: **1.2555**
Sq. Foot Cost: **$ 115.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	600	1.00	600
PRS	PIER	600	-0.05	-30
DEK	DECK/ENTRANCE	200	0.10	20
GLA:	**600**	**1,400**		**590**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 68,151**
Year Built:		**1970**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 54,500**

OWNER INFORMATION

GAGNON DENNIS R & KIMBERLY D

195 SHEEPBORO ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/01/2019	4650	0577	Q I	209,900	HOPE ERIC W
09/27/2016	4418	976	U I 39		HOPE ERIC W & CLOSE
11/04/2011	3966	0753	U I 37	144,000	DEUTSCHE BANK NATL TRU
07/08/2011	3937	0860	U I 37	103,500	BURROWS MARY ROSE &
03/29/2004	2962	075	Q I	178,000	JEWELL KIMBERLY

PICTURE

LISTING HISTORY

12/01/11 EBRM
12/13/05 TNRM

NOTES

PRIVATE W&S; 11SI: 2011 INVALID SALE: FORECLOSURE CYC: 2011-2014
CYC REVAL PHYS CHG: NO CHANGES NEEDED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	168	14 x 12	155	10.00	80	2,083	EST ON REVIEW
						2,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 92,500	$ 0	$ 64,100
		Parcel Total:	$ 156,600
2018	$ 92,500	$ 0	$ 64,100
		Parcel Total:	$ 156,600
2019	**$ 118,900**	**$ 2,100**	**$ 67,000**
		Parcel Total:	**$ 188,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	E	100	100	95	95	95 -- MILD	100	58,300	0	N	58,300	
1F RES	4.560 ac	x 2,000	X	100				95 -- MILD	100	8,700	0	N	8,700	
	7.560 ac									67,000			**67,000**	

PICTURE

OWNER

GAGNON DENNIS R & KIMBERLY D

195 SHEEPBORO ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

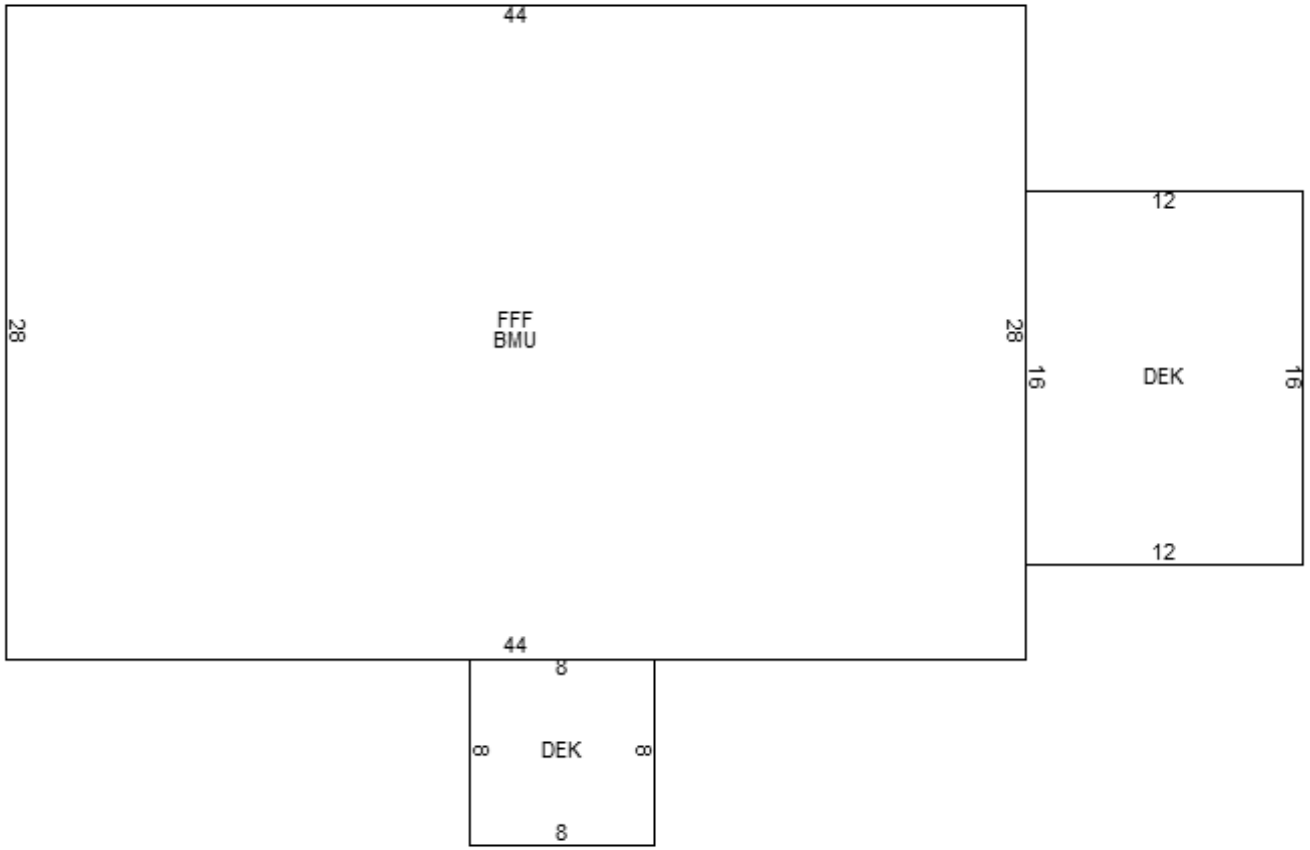
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.0653**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0534**
				Sq. Foot Cost:	**$ 96.91**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1232	1.00	1232
BMU	BSMNT	1232	0.15	185
DEK	DECK/ENTRANCE	256	0.10	26
GLA:	**1,232**	**2,720**		**1,443**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 139,841**
Year Built:		**1999**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 118,900**

OWNER INFORMATION

BLACK RYAN

37 HAWTHORNE HILL RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/01/2019	4632	0681	Q I	252,000	MCCAULEY JOHN
08/15/2014	4235	422	Q I	250,000	FORTIER DOUGLAS J &
12/20/2004	3118	404	U I 99	197,500	FEDERAL HOME LOAN
02/05/2004	2937	0884	U I 37	185,348	HINES RHONDA L & NANCY

PICTURE

LISTING HISTORY

09/05/19 CRVM
12/09/11 JDRM
12/17/05 DJRM

NOTES

04: 2004 ABATE: CHG'D GRADE OF DWL & ADDED 20% FOR FUNC OBS, CHGD THE DWL TO 90% COMPLETE B: BLDG: BATHRM IN BSMT ONLY (3FIX), P&B, SKYLIGHTS WALK OUT BSMT CYC: 2011-2014 CYC REVAL PHYS CHG: MINOR ADJUSTMENTS MADE TO SKETCH ALSO ADDED 12X20 LEAN-TO. WAS UNABLE TO VERIFY MEASMNTS DUE TO FENCE / HORSES - EST LEAN-TO SIZE. L: LAND: ADDED 1 ACRE TO AGREE W- MAP 2005 ADJ ACREAGE PER DEED. O: OBS: WET/DAMP BSMT, BSMT CRACKS SOME LEAKS, NO HEAT 1/2 HOUSE, AREA OVER GAR NOT A FULL STY PU06: CK FOR RENOV

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY	1,440	30 x 48	71	18.00	35	6,441	
LEAN-TO	240	12 x 20	127	4.00	70	853	ATT BARN
						7,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 170,800	$ 14,800	$ 61,000
		Parcel Total:	$ 246,600
2018	$ 170,800	$ 14,800	$ 61,000
		Parcel Total:	$ 246,600
2019	**$ 200,400**	**$ 7,300**	**$ 63,800**
		Parcel Total:	**$ 271,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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	3.000 ac	68,000	D	90	100	100	100	95 -- MILD	100	58,100	0	N	58,100	
1F RES	3.020 ac	x 2,000	X	100				95 -- MILD	100	5,700	0	N	5,700	
	6.020 ac									63,800			**63,800**	

PICTURE

OWNER

BLACK RYAN

37 HAWTHORNE HILL RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

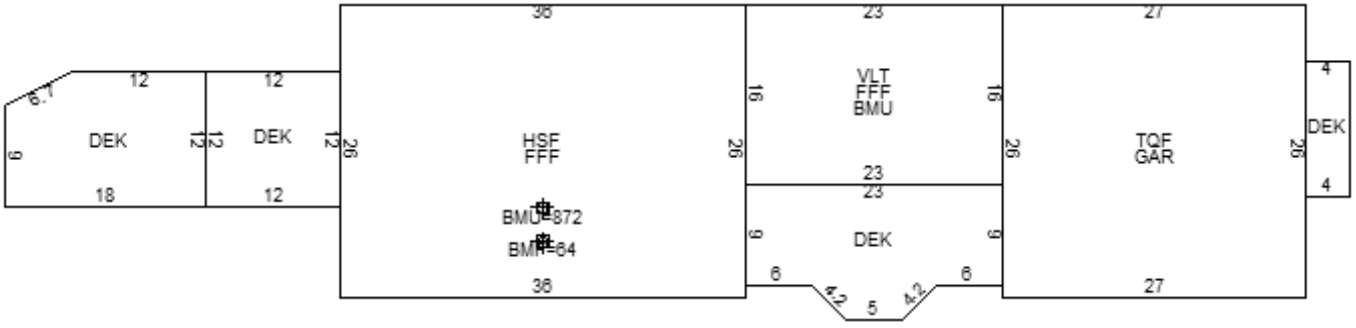
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL/WOOD/LOG**				
Floor:	**CARPET/PINE/SOFT WD**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.8817**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9505**
				Sq. Foot Cost:	**$ 87.44**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	630	0.10	63
VLT	VAULTED	368	0.05	18
TQF	3/4 STRY FIN	702	0.75	527
GAR	GARAGE	702	0.45	316
HSF	1/2 STRY FIN	936	0.50	468
FFF	FST FLR FIN	1304	1.00	1304
BMU	BSMNT	1240	0.15	186
BMF	BSMNT FINISHED	64	0.30	19
GLA:	**2,299**	**5,946**		**2,901**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,663**
Year Built:		**1983**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 200,400**

OWNER INFORMATION

MARCHAND JUSTIN J & SHAUNA M

139 GOVERNORS RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/26/2019	4649	0571	Q I	305,400	LABBE DORIS BERNADETTE
09/04/2018	4597	396	U I 37	226,380	PACIFIC UNION FINANCIAL
07/13/2018	4583	991	U I 51	238,140	MOREST COREY R &
03/26/2013	4110	0008	Q I	275,000	TROY & BETTY ROBIDAS R
04/01/2009	3730	0611	U I 44		ROBIDAS TROY & BETTY

PICTURE

LISTING HISTORY

01/27/14	JDSV
12/05/11	JDRM
02/14/06	SSRM

NOTES

2013 VALID SALE // 2012- ADJ ACRES DUE TO MERGER OF R16-003 TO THIS LOT // WALKOUT BSMT UNDER 10 X 18 FFF AREA, GAS STOVE IN LIVING ROOM, GRANITE ISLAND IN KITCHEN // 2011-2014 CYC REVAL PHYS CHG= MINOR ADJ MADE TO SKETCH. '14- DNPU HOT TUB ON 20X24 DECK=N/V

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 183,800	$ 2,000	$ 89,700
		Parcel Total:	$ 275,500
2018	$ 183,800	$ 2,000	$ 89,700
		Parcel Total:	$ 275,500
2019	**$ 219,800**	**$ 0**	**$ 85,100**
		Parcel Total:	**$ 304,900**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	100	100 -- LEVEL	100	76,800	0	N	76,800	
1F RES	4.350 ac	x 2,000	X	100				95 -- MILD	100	8,300	0	N	8,300	
	5.350 ac									85,100			**85,100**	

PICTURE

OWNER

MARCHAND JUSTIN J & SHAUNA M

139 GOVERNORS RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

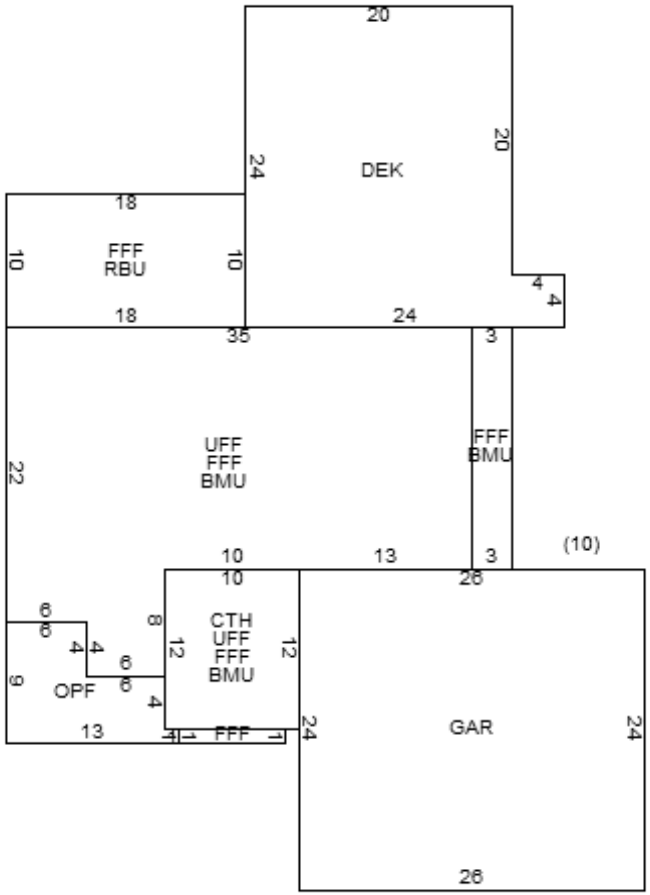
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**HARDWOOD/HARD TILE**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **9**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A3 AVG+30**		
Com. Wall:			
Size Adj:	**0.9173**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1322**
		Sq. Foot Cost:	**$ 104.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	624	0.45	281
FFF	FST FLR FIN	1064	1.00	1064
BMU	BSMNT	876	0.15	131
DEK	DECK/ENTRANCE	496	0.10	50
RBU	RAISED BSMNT	180	0.25	45
UFF	UPPER FLR FIN	822	1.00	822
OPF	OPEN PORCH	85	0.25	21
CTH	CATHEDRAL	120	0.10	12
GLA:	**1,886**	**4,267**		**2,426**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 252,692**
Year Built:		**1999**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 219,800**

OWNER INFORMATION

MORSE ALAN LISTER & KATHERINE G

60 BRANSON ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/30/2019	4657	0907	Q I	289,900	JOY DANA L JR & DANIELLE
05/10/2002	2507	0339	U I 14	22,000	IRONS JR., JOSEPH A
12/12/1977	1008	463	U V 99		IRONS JOSEPH & MARTHA

PICTURE

LISTING HISTORY

03/06/17	CRPR
03/21/12	DJPM
12/12/11	DJRM
04/07/11	DJPM
01/21/04	MIRL

NOTES

2011-2014 CYC REVAL PHYS CHG= ADDED PATIO. 2011 PU: REMOVED DEK IN REAR, ADDED 12 X 12 EPF & 4 X 12 OPF, ADJ DWL TO 95% COMP, ADDED NEW DET GAR @ 75% COMP, 2012 PU: ADJ BOTH GARAGE AND DWELL TO 100% COMPLETE.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	140	10 x 14	174	10.00	65	1,583	
LEAN-TO	84	7 x 12	250	4.00	70	588	
GARAGE-1.5 STY	560	20 x 28	89	34.00	90	15,251	
PATIO	442	1 x 442	96	7.00	60	1,782	CONCRETE
LEAN-TO	65	5 x 13	306	4.00	100	796	ATT-F-16X20
SHED-WOOD	15	3 x 5	400	10.00	100	600	ATT-F-16X20
GARAGE-1 STY	320	16 x 20	110	30.00	100	10,560	ATT-S-20X28
						31,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 152,000	$ 30,200	$ 50,500
		Parcel Total:	$ 232,700
2018	$ 152,000	$ 30,200	$ 50,500
		Parcel Total:	$ 232,700
2019	**$ 188,200**	**$ 31,200**	**$ 54,700**
		Parcel Total:	**$ 274,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	D	90	105	95	100	95 -- MILD	100	54,600	0	N	54,600	
1F RES	0.040 ac	x 2,000	X	100				95 -- MILD	100	100	0	N	100	
	1.040 ac									54,700			**54,700**	

PICTURE

OWNER

MORSE ALAN LISTER & KATHERINE

60 BRANSON ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

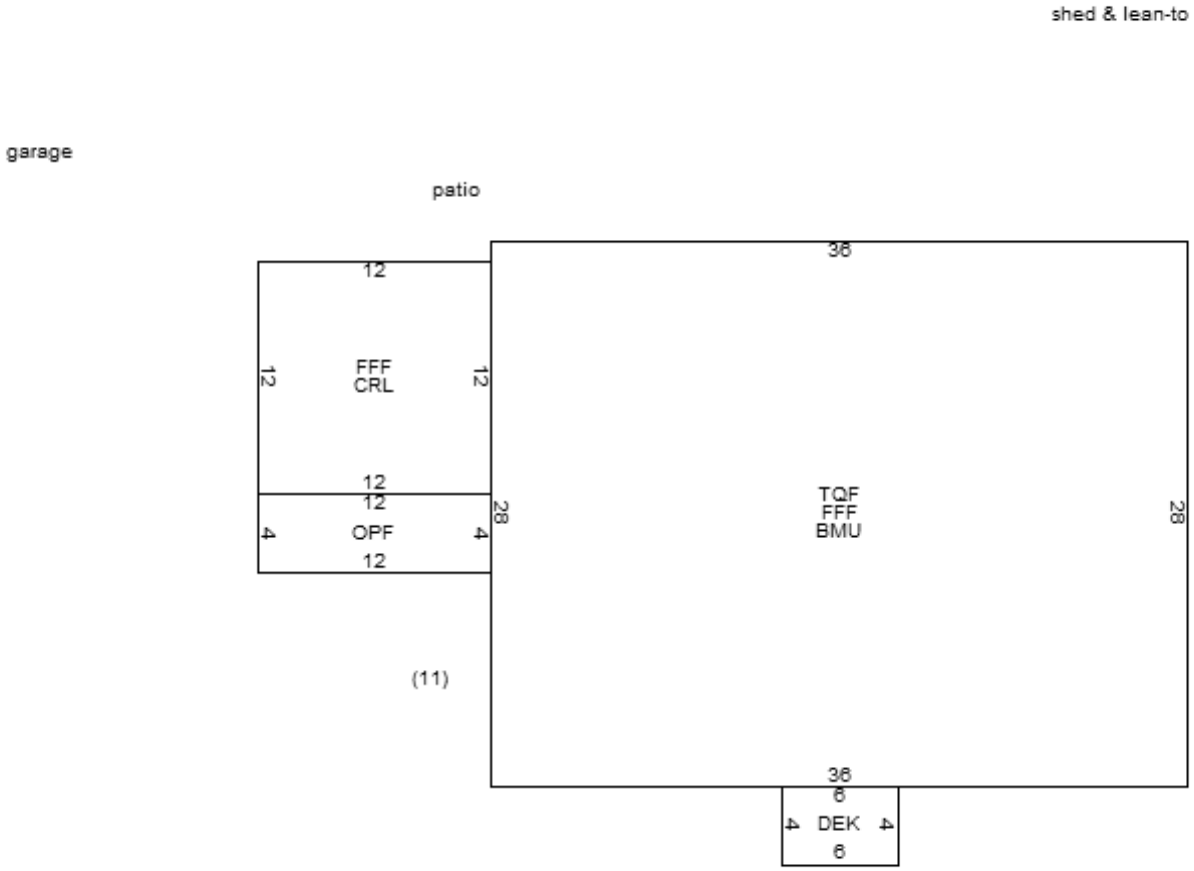
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/25/16	BP058-16	AFTER FACT	AFTER THE FACT BUILD O

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9534** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1436**
Sq. Foot Cost: **$ 105.21**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	1008	0.75	756
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1008	0.15	151
CRL	CRAWL SPACE	144	0.05	7
OPF	OPEN PORCH	48	0.25	12
DEK	DECK/ENTRANCE	24	0.10	2
GLA:	**1,908**	**3,384**		**2,080**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,837**
Year Built:		**2002**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 188,200**

OWNER INFORMATION

LYDON THOMAS P JR & PATRICIA E

66 BRANSON ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/09/2018	4615	0153	Q I	241,000	BILODEAU RYAN G X &
12/10/2015	4344	587	U I 38		BILODEAU RYAN G
11/21/2005	3296	183	Q I	50,000	PATTON STEPHEN M & ELA

PICTURE

LISTING HISTORY

09/30/19 CRVM
08/06/19 CRHC
03/06/17 CRPR
12/12/11 DJRM
02/02/09 SMPU
03/14/06 SSRL

NOTES

ADDED CENTRAL A/C, ADJ 10 X 20 SHED COND FOR DIRT FLR AND OPEN FRONT. LAND ADJ FOR PSNH ROW; BAR IN FINISHED BASEMENT; DECRATIVE TRIM AND BUILT-INS THROUGHOUT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	560	20 x 28	89	34.00	80	13,556	
SHED-WOOD	200	10 x 20	140	10.00	50	1,400	ATT-R-20X28
GARAGE-1 STY	308	14 x 22	112	30.00	80	8,279	ATT-20X28
PATIO	300	1 x 300	113	7.00	80	1,898	EST SHAPE
						25,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 134,000	$ 25,800	$ 48,000
		Parcel Total:	$ 207,800
2018	$ 134,000	$ 25,800	$ 48,000
		Parcel Total:	$ 207,800
2019	**$ 169,100**	**$ 25,100**	**$ 52,000**
		Parcel Total:	**$ 246,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	D	90	105	95	95	95 -- MILD	100	51,900	0	N	51,900	
1F RES	0.030 ac	x 2,000	X	100				95 -- MILD	100	100	0	N	100	PSNH ROW
	1.030 ac									52,000			**52,000**	

PICTURE

OWNER

LYDON THOMAS P JR & PATRICIA E

66 BRANSON ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

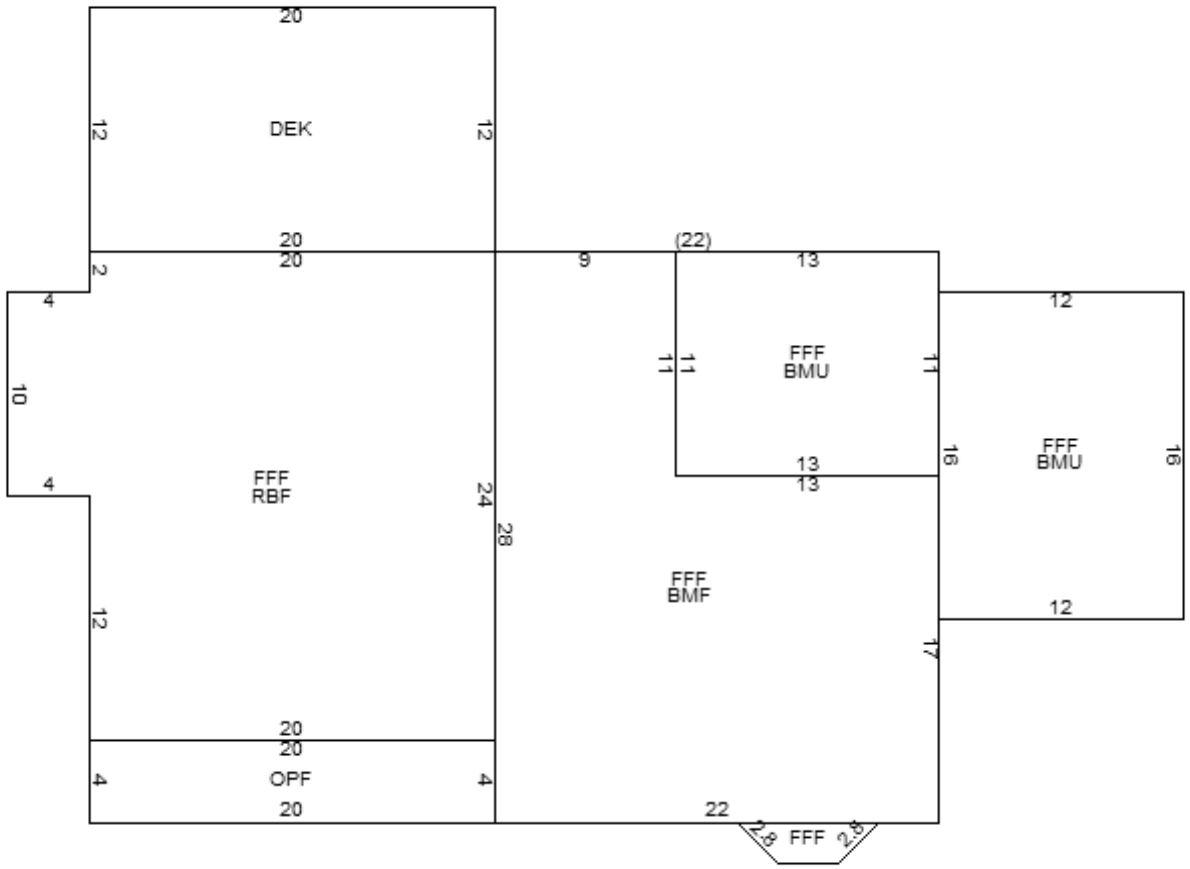
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/01/16	BP051-16	ADDITION	TO BE CONSTRUCTED AS S

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9874** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1523**
Sq. Foot Cost: **$ 106.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1338	1.00	1338
OPF	OPEN PORCH	80	0.25	20
DEK	DECK/ENTRANCE	240	0.10	24
RBF	RAISED BSMNT	520	0.50	260
BMU	BSMNT	335	0.15	50
BMF	BSMNT FINISHED	473	0.30	142
GLA:	**1,338**	**2,986**		**1,834**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 194,422**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 169,100**

OWNER INFORMATION

CUNIO ALI L &
MACINNIS JESSE B
21 DREW RD

NEW DURHAM, NH 03855

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/26/2019	4665	0040	Q I	216,500	ALTON ROLLINSFORD LLC
05/02/2018	4565	152	U I 37	122,000	FUNK DONOVAN II &
04/07/2003	2721	034	U I 99		FUNK DONOVAN II
06/16/2000	2205	353	U I 99		FUNK DONOVAN & WENDY
05/31/1996	1865	720	U I 99		VARNEY MARC & JENNIFER

PICTURE

LISTING HISTORY

12/12/11 DJRM
11/18/08 DJRL

NOTES

2011-2014 CYC REVAL PHYS CHG= N/C. FD=SMALL BDRMS, WET BSMT, LAYOUT, NO HEAT UPSTAIRS, SHOWER NON-FUNC IN UPSTAIRS BATH. BACK UP HEAT=ELECTRIC. GARAGE IS CAVED IN= N/V

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 91,100	$ 0	$ 50,500
		Parcel Total:	$ 141,600
2018	$ 91,100	$ 0	$ 50,500
		Parcel Total:	$ 141,600
2019	**$ 134,600**	**$ 0**	**$ 49,500**
		Parcel Total:	**$ 184,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	D	90	100	95	95	95 -- MILD	100	49,400	0	N	49,400	
1F RES	0.040 ac	x 2,000	X	100				95 -- MILD	100	100	0	N	100	
	1.040 ac									49,500			**49,500**	

PICTURE

OWNER

CUNIO ALI L &
MACINNIS JESSE B
21 DREW RD

NEW DURHAM, NH 03855

TAXABLE DISTRICTS

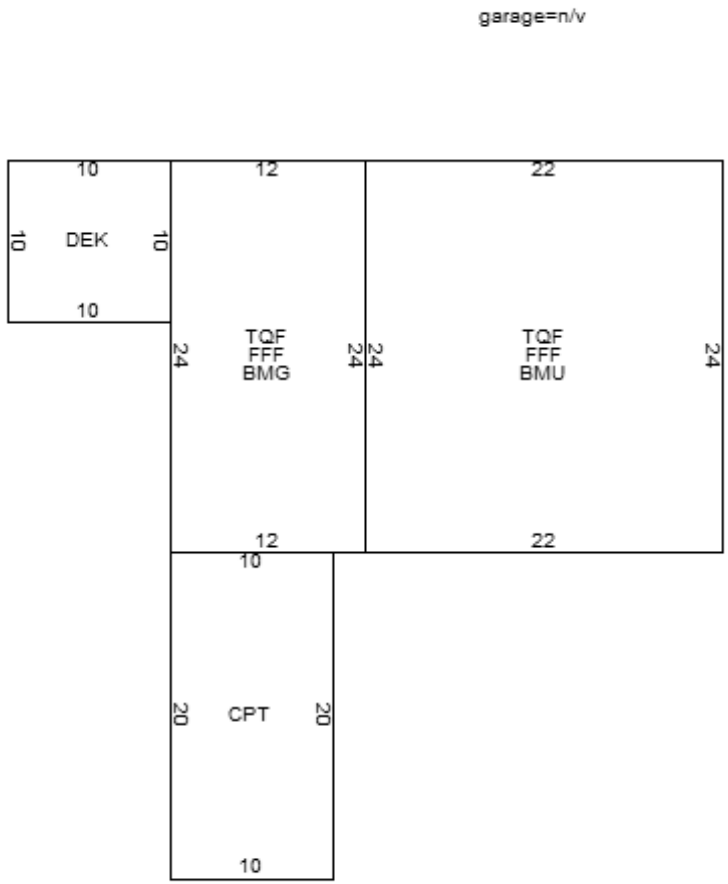
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL/PLYWOOD/PANEL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**GAS/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0305**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0664**
				Sq. Foot Cost:	**$ 98.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	100	0.10	10
TQF	3/4 STRY FIN	816	0.75	612
FFF	FST FLR FIN	816	1.00	816
BMU	BSMNT	528	0.15	79
BMG	BASEMENT	288	0.20	58
CPT	CARPORT	200	0.10	20
GLA:	**1,428**	**2,748**		**1,595**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,485**
Year Built:		**1978**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 134,600**

OWNER INFORMATION

LAMBERT MATTHEW & SARAH

52 TALL PINE RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/03/2019	4651	0361	Q I	182,000	HENDERSON STANLEY JR
04/13/2015	4285	134	U I 35	116,000	NH HOUSING FINANCE
11/07/2014	4255	461	U I 51	126,000	HASHEM PETER J & SIROIS
11/01/2005	3285	799	Q I	203,400	LYLE TERESA A & JEFFRE
01/03/2000	2168	296	U I 99		ALMEIDA ROGER & KAREN

PICTURE

LISTING HISTORY

12/13/11 DJRM
01/23/04 MIRL

NOTES

2011-2014 CYC REVAL PHYS CHG= ADDED AGP, CONDITION OF DWELL TO AVG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	100	2,179	
POOL-ABOVE GROUND	432	24 x 18	97	6.00	100	2,514	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 88,500	$ 2,300	$ 50,500
		Parcel Total:	$ 141,300
2018	$ 88,500	$ 2,300	$ 50,500
		Parcel Total:	$ 141,300
2019	**$ 102,400**	**$ 4,700**	**$ 52,100**
		Parcel Total:	**$ 159,200**

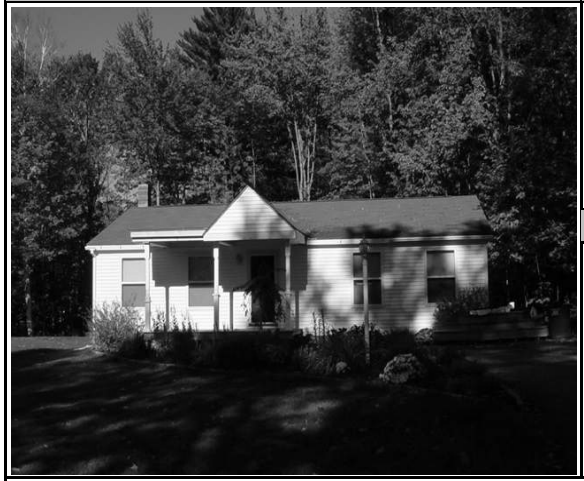
LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	D	90	100	95	100	95 -- MILD	100	52,000	0	N	52,000	
1F RES	0.040 ac	x 2,000	X	100				95 -- MILD	100	100	0	N	100	
	1.040 ac									52,100			**52,100**	

PICTURE



OWNER

LAMBERT MATTHEW & SARAH

52 TALL PINE RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

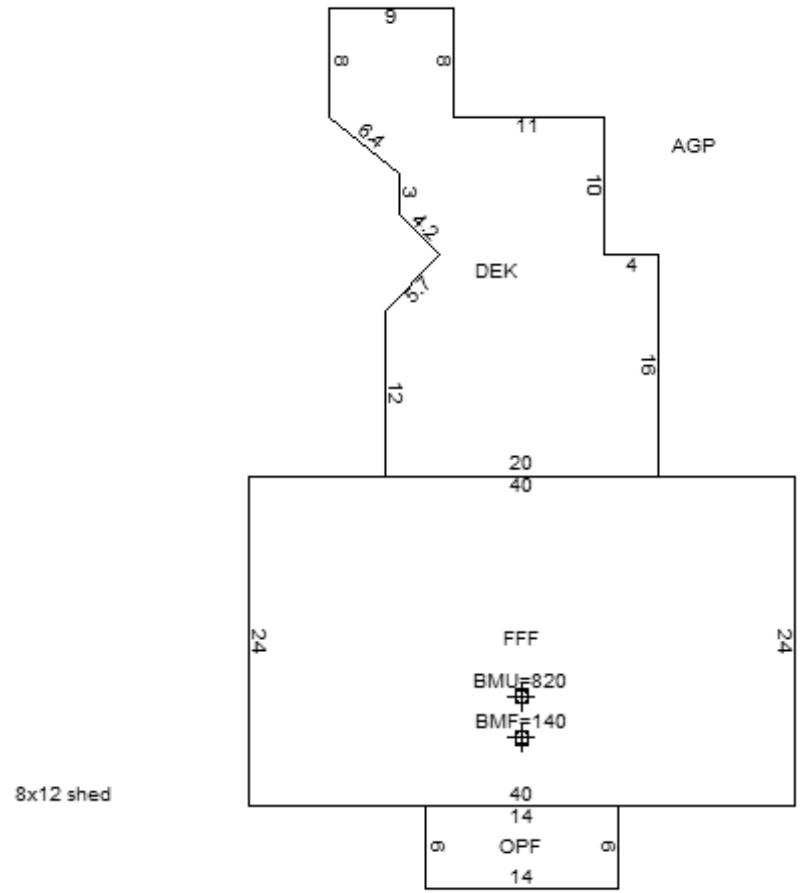
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME MODULAR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **1** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1393** Base Rate: **RSA 92.00**
Bldg. Rate: **1.0913**
Sq. Foot Cost: **$ 100.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	960	1.00	960
OPF	OPEN PORCH	84	0.25	21
DEK	DECK/ENTRANCE	540	0.10	54
BMU	BSMNT	820	0.15	123
BMF	BSMNT FINISHED	140	0.30	42
GLA:	**960**	**2,544**		**1,200**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 120,480**
Year Built:		**2000**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 102,400**

OWNER INFORMATION

FERLAND JOSHUA A

441 CHESTNUT HILL ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/31/2019	4675	0540	Q I	186,900	FERLAND JOSHUA A
07/16/2009	3758	0667	Q I	150,000	SILCOCKS DONALD W
03/27/2007	3508	788	U I 37	70,000	DEUTSCHE BANK
09/29/2005	3268	006	Q I	94,800	BROWN MARK W
09/03/2003	2845	235	U I 38		BROWN JENNETTE

PICTURE

LISTING HISTORY

11/03/11 RERL
10/24/08 DJRM

NOTES

2008 PU: ADJ SIDING, ADDED TO DEK, ADJ COND TO VG DUE TO RENOV'S. 2009 SALE=VALID. SEPTIC= HOLDING TANK // 2011-2014 CYC REVAL PHYS CHG= ADJ BATHROOM COUNT & FLOOR COVER. FD= NO HEAT UPSTAIRS, NO CLOSETS IN BEDROOMS, AGP= N/V

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	400	20 x 20	100	10.00	80	3,200	
DECK	42	6 x 7	400	7.00	70	823	
						4,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 100,300	$ 2,000	$ 34,100
		Parcel Total:	$ 136,400
2018	$ 100,300	$ 2,000	$ 34,100
		Parcel Total:	$ 136,400
2019	**$ 129,600**	**$ 4,000**	**$ 47,900**
		Parcel Total:	**$ 181,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.260 ac	50,400	E	100	100	100	95	100 -- LEVEL	100	47,900	0	N	47,900	
	0.260 ac									47,900			**47,900**	

PICTURE

OWNER

FERLAND JOSHUA A

441 CHESTNUT HILL ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

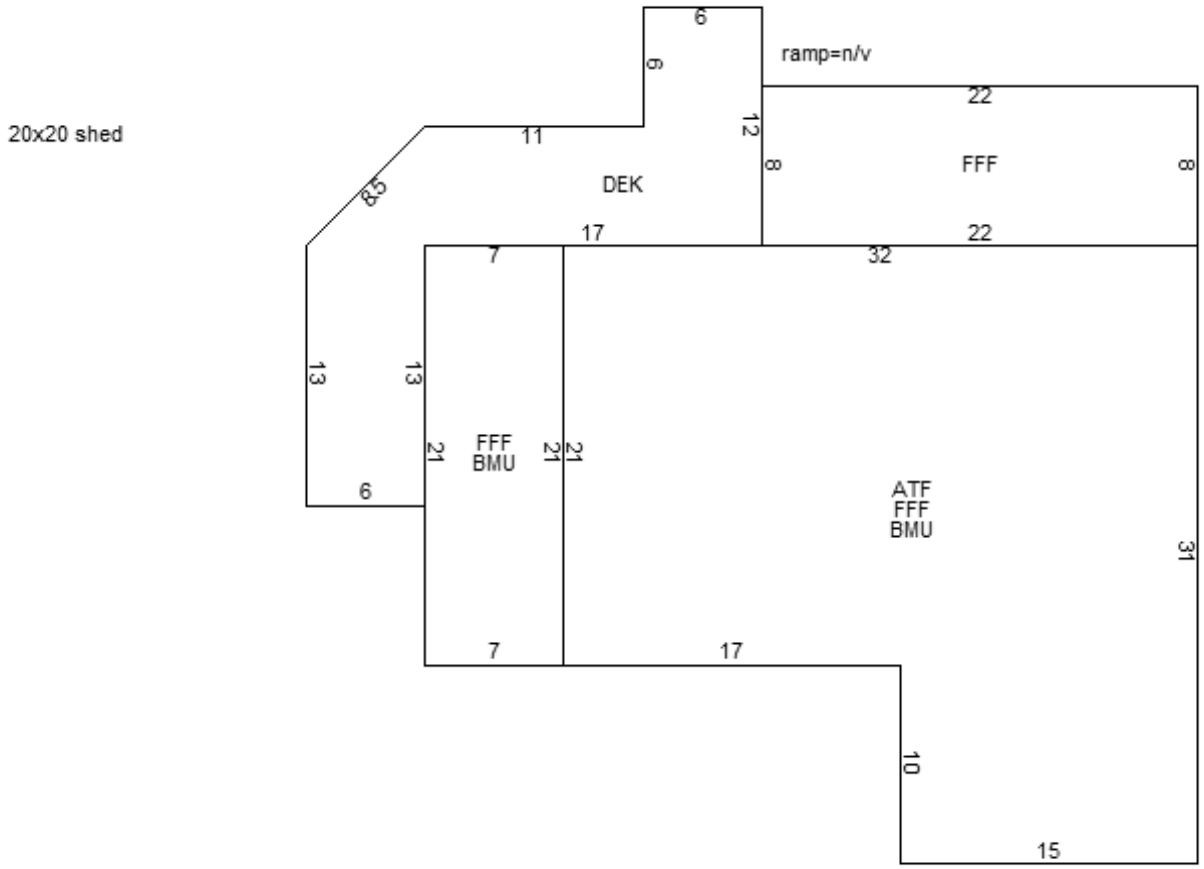
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**WOOD/LOG/DRYWALL**				
Floor:	**CARPET/HARD TILE**				
Heat:	**OIL/WALL FURNACE**				
Bedrooms:	**4**	Baths:	**2.0**	Fixtures:	**6**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0470**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1174**
				Sq. Foot Cost:	**$ 102.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	822	0.25	206
FFF	FST FLR FIN	1145	1.00	1145
BMU	BSMNT	969	0.15	145
DEK	DECK/ENTRANCE	234	0.10	23
GLA:	**1,351**	**3,170**		**1,519**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,153**
Year Built:		**1950**
Condition For Age:	VERY GOOD	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 129,600**

OWNER INFORMATION

DELAND MARK H & SANDRA L

13 GREAT PINE CIRCLE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/11/2019	4669	0459	Q I	300,000	DELAND MARK H &
11/04/2003	2892	0867	Q I	218,000	WOOD DAVID M
10/01/2002	2591	0436	Q I	175,867	SNYDER, ROBERT
08/06/2002	2555	0530	U I 14	30,000	CARDINAL, JOHN

PICTURE

LISTING HISTORY

11/03/11 RERM
04/07/11 DJPU

NOTES

2006 PICK-UP= ADDED NEW ADDITION @ 100%. 2011 PICK-UP= ADDED NEW 10 X 20 OPF

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 194,800	$ 2,000	$ 50,700
		Parcel Total:	$ 247,500
2018	$ 194,800	$ 2,000	$ 50,700
		Parcel Total:	$ 247,500
2019	**$ 232,700**	**$ 0**	**$ 73,300**
		Parcel Total:	**$ 306,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	100	95 -- MILD	100	73,000	0	N	73,000	
1F RES	0.160 ac	x 2,000	X	100				95 -- MILD	100	300	0	N	300	
	1.160 ac									73,300			**73,300**	

PICTURE

OWNER

DELAND MARK H & SANDRA L

13 GREAT PINE CIRCLE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

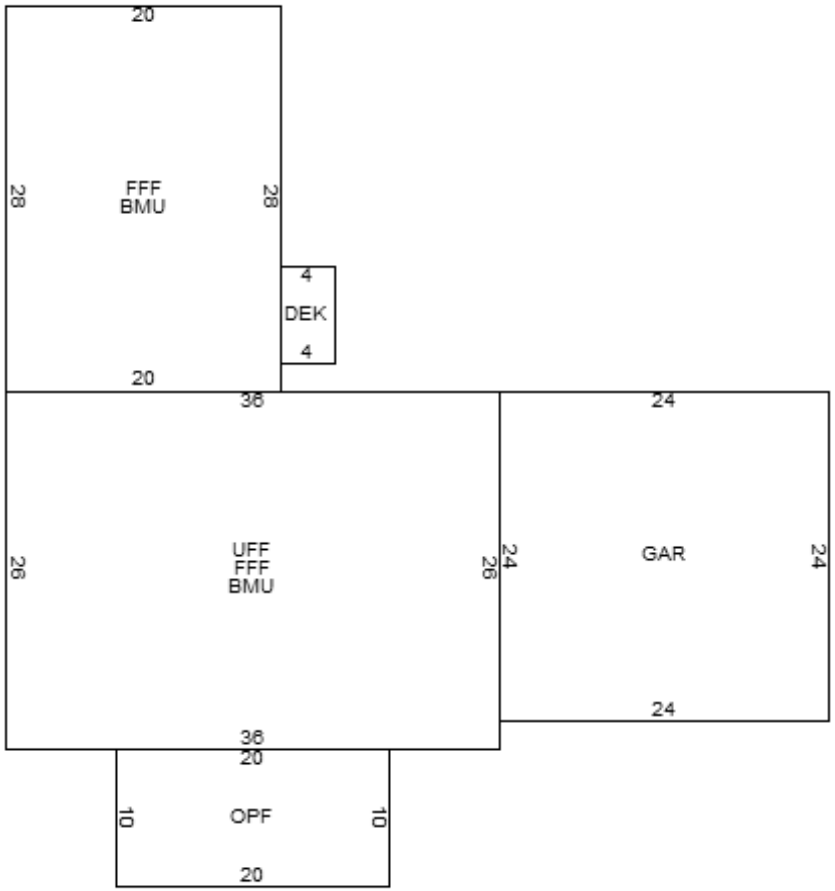
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/HARDWOOD**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.8776**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**0.9908**
		Sq. Foot Cost:	**$ 91.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	576	0.45	259
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	1496	1.00	1496
BMU	BSMNT	1496	0.15	224
DEK	DECK/ENTRANCE	28	0.10	3
OPF	OPEN PORCH	200	0.25	50
GLA:	**2,432**	**4,732**		**2,968**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 270,533**
Year Built:		**2002**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 232,700**

OWNER INFORMATION

KRUPSKI LISA

109 SPRUCE DR

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/17/2018	4623	0860	Q I	66,000	LAWSON REBECCA R
07/15/2016	4398	943	U I 33	37,000	OLD WAVE LLC
11/19/2015	4339	661	U I 33	8,000	EPLING HEATHER
04/26/2012	4012	0844	U I 37	19,533	ST MARYS BANK
02/03/2012	3990	0301	U I 37	15,000	KEAN BEATRICE L

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/05/19	CRVL
12/06/11	DJRM
01/23/04	MMRL

NOTES

2011-2014 CYC REVAL PHYS CHG - REMOVED SLAB FROM UNDER MH;
9/19-INT VERY WELL MAINT; PU LARGER SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	168	14 x 12	155	10.00	100	2,604	
PEACEFUL PINES	1		100	-6,000.00	100	-6,000	
						-3,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 36,500	$ 400	$ 0
		Parcel Total: $ 36,900	
2018	$ 36,500	$ 400	$ 0
		Parcel Total: $ 36,900	
2019	**$ 54,100**	**-$ 3,400**	**$ 0**
		Parcel Total: $ 50,700	

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KRUPSKI LISA

109 SPRUCE DR

FARMINGTON, NH 03835

TAXABLE DISTRICTS

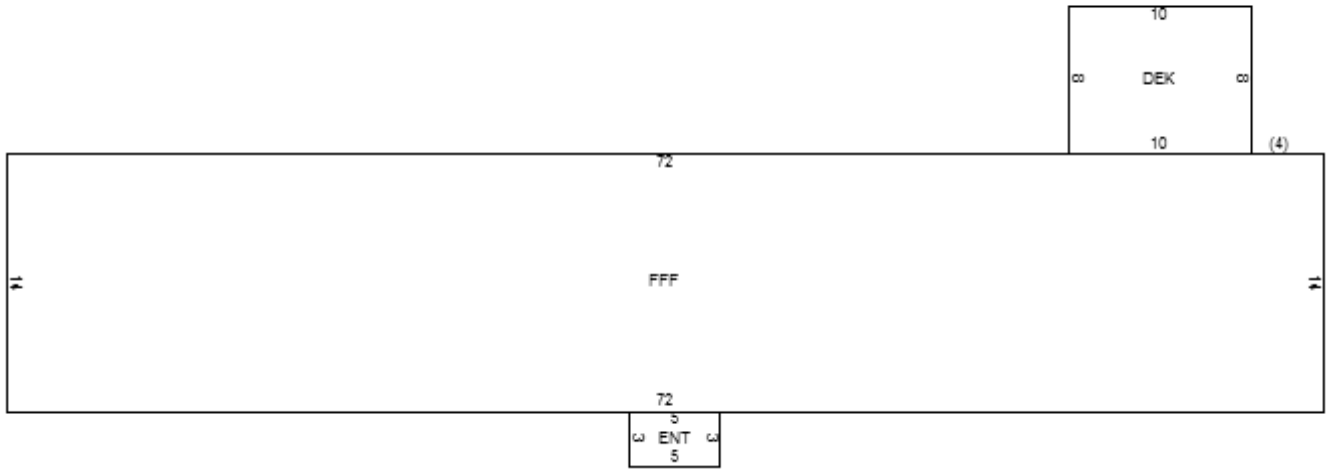
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-SIN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**WALL BOARD**		
Floor:	**CARPET**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**2**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0536**	Base Rate:	**MHS 72.00**
		Bldg. Rate:	**1.0863**
		Sq. Foot Cost:	**$ 78.21**



Shed 8x8

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	80	0.10	8
ENT	ENTRY WAY	15	0.10	2
FFF	FST FLR FIN	1008	1.00	1008
GLA:	**1,008**	**1,103**		**1,018**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 79,618**
Year Built:		**2003**
Condition For Age:	GOOD	**32 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**32 %**
Building Value:		**$ 54,100**

OWNER INFORMATION

WAGNER JESSICA J

135 SPRUCE DR

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/20/2019	4635	0836	Q I	77,900	BOWDEN PAUL ESTATE
07/12/2010	3846	0391	Q I	65,000	ELLISON JOAN M
11/27/2007	3595	811	Q I	87,000	FLEURIEL MARC C & JUDI
05/31/2005	3196	316	Q I	94,933	GOEDKER NANCY J
02/24/2003	2691	0342	Q I	82,000	SOUCY, HENRY E & SHARO

PICTURE

LISTING HISTORY

09/25/19	CRHC	
09/05/19	CRVM	
07/31/19	JBHC	
06/05/13	HJTL	INT OVER TELEPHONE TAKI
12/06/11	DJRM	

NOTES

2011-2014 CYC REVAL PHYS CHG: ANY CHANGES WERE ENTERED & POST AT THE TIME OF INT INSPEC DATA-ENTRY. INT WAS DONE OVER TELEP BY HEATH ON 6/5/13 = ADJUSTED WDK, ADDED AC, CHANGED ROOF TO METAL.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	10 x 16	160	10.00	100	2,560	10X16
PEACEFUL PINES	1		100	-6,000.00	100	-6,000	
						-3,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 54,500	$ 1,400	$ 0
		Parcel Total: $ 55,900	
2018	$ 54,500	$ 1,400	$ 0
		Parcel Total: $ 55,900	
2019	**$ 78,800**	**-$ 3,400**	**$ 0**
		Parcel Total: $ 75,400	

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WAGNER JESSICA J

135 SPRUCE DR

FARMINGTON, NH 03835

TAXABLE DISTRICTS

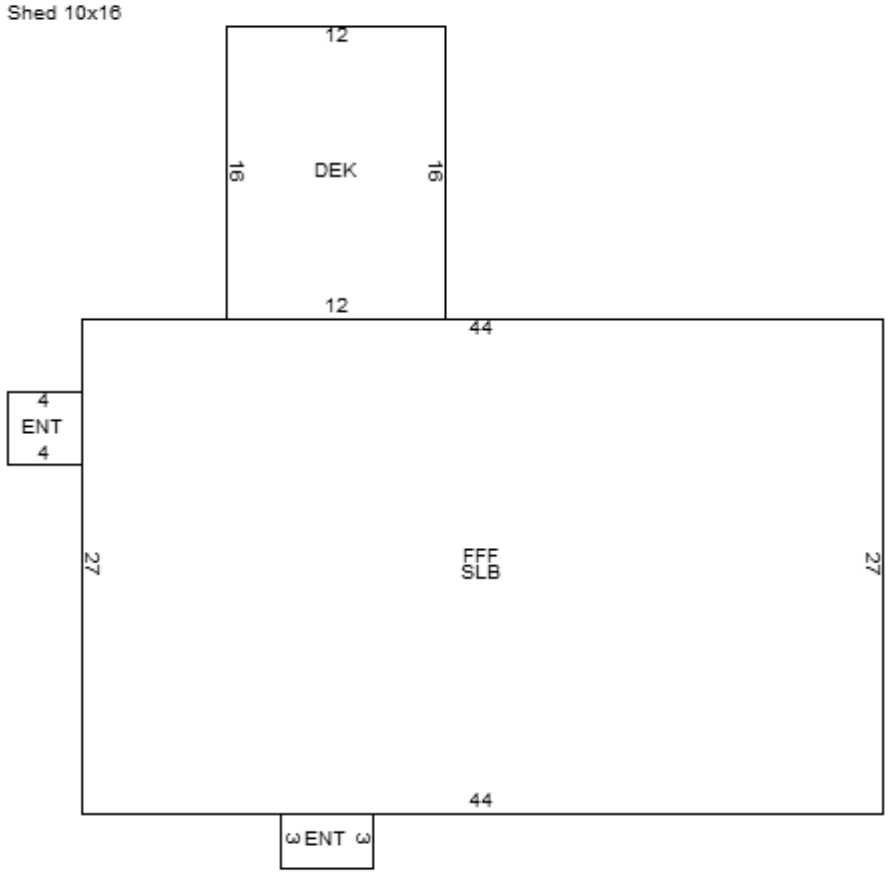
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME MOBILE-DOU**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **WALL BOARD/DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1356** Base Rate: **MHD 78.00**
Bldg. Rate: **1.1931**
Sq. Foot Cost: **$ 93.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1188	1.00	1188
SLB	SLB	1188	0.00	0
DEK	DECK/ENTRANCE	192	0.10	19
ENT	ENTRY WAY	31	0.10	3
GLA:	**1,188**	**2,599**		**1,210**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 112,603**
Year Built:		**2002**
Condition For Age:	AVERAGE	**30 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**30 %**
Building Value:		**$ 78,800**

OWNER INFORMATION

HUSSEY JEAN

10 EVERGREEN LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2019	4668	0944	Q I	99,900	HUSSEY JEAN
07/31/2017	4497	914	Q I	84,900	FLEURIEL MARC & JUDITH
08/02/2006	3413	037	Q I	100,000	SINNETT DEBORAH H ESTA

PICTURE

LISTING HISTORY

09/25/19	CRHC
06/14/13	HJRL
02/13/12	JDPM
12/05/11	DJRM
01/30/07	TNPM

NOTES

BLDG: ROOF, FURANCE AND WINDOWS ARE ORIGINAL. SMALL LEAK IN ROOF BY FURANCE; 2011-2014 CYC REVAL PHYS CHG: SEE 2012PU NOTES; PU12: ADDED NEW WDK & SM SIZE ADJ TO MH ; 2013 INT INSPEC - REMOVED CENTRAL AIR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	384	16 x 24	102	30.00	100	11,750	
PEACEFUL PINES	1		100	-6,000.00	100	-6,000	
						5,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 54,600	$ 9,500	$ 0
		Parcel Total: $ 64,100	
2018	$ 54,600	$ 9,500	$ 0
		Parcel Total: $ 64,100	
2019	**$ 91,500**	**$ 5,800**	**$ 0**
		Parcel Total: $ 97,300	

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HUSSEY JEAN

10 EVERGREEN LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

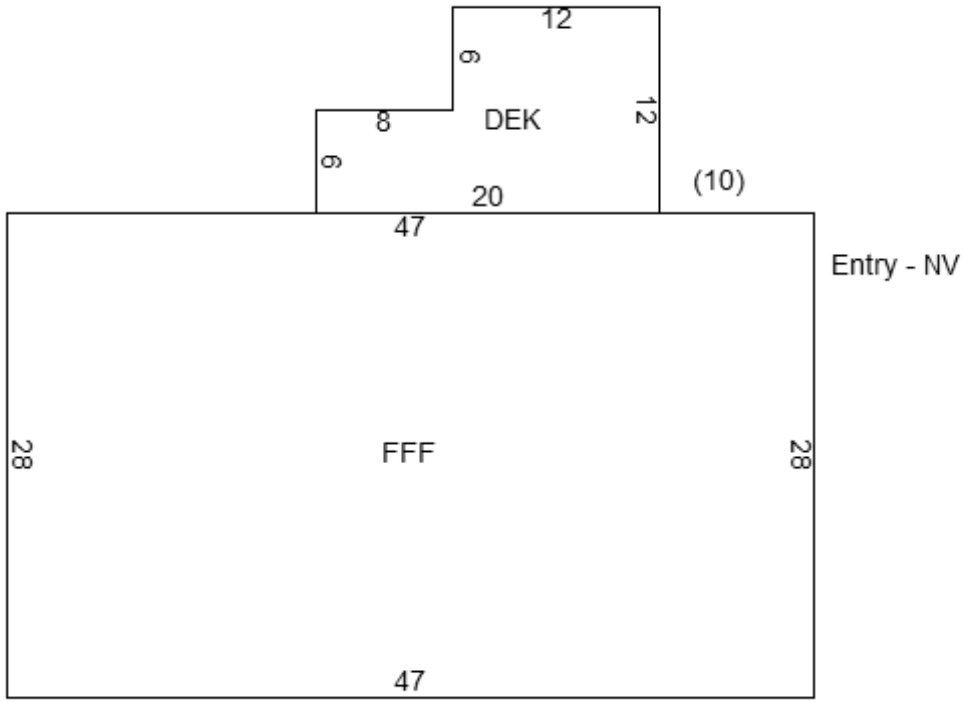
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LAMINATE/VINYL**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0948**			Base Rate:	**MHD 78.00**
				Bldg. Rate:	**1.2032**
				Sq. Foot Cost:	**$ 93.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1316	1.00	1316
DEK	DECK/ENTRANCE	192	0.10	19
GLA:	**1,316**	**1,508**		**1,335**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 125,290**
Year Built:		**1999**
Condition For Age:	GOOD	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 91,500**

OWNER INFORMATION

DANFORTH RAYMOND & BERNADETTE

146 SPRUCE DR

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2019	4635	0491	Q I	100,000	SMART ELAINE
06/20/2005	3207	796	Q I	115,133	PERKINS PAUL G & ROBIN

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/05/19	CRVM
06/08/13	RERL
12/05/11	DJRM
10/09/02	JMRL

NOTES

9/19; PU SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	40	832	
PEACEFUL PINES	1		100	-6,000.00	100	-6,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	10 x 12	193	10.00	40	926	
						-1,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 78,800	$ 1,400	$ 0
		Parcel Total: $ 80,200	
2018	$ 78,800	$ 1,400	$ 0
		Parcel Total: $ 80,200	
2019	**$ 101,300**	**-$ 1,200**	**$ 0**
		Parcel Total: $ 100,100	

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DANFORTH RAYMOND & BERNADE

146 SPRUCE DR

FARMINGTON, NH 03835

TAXABLE DISTRICTS

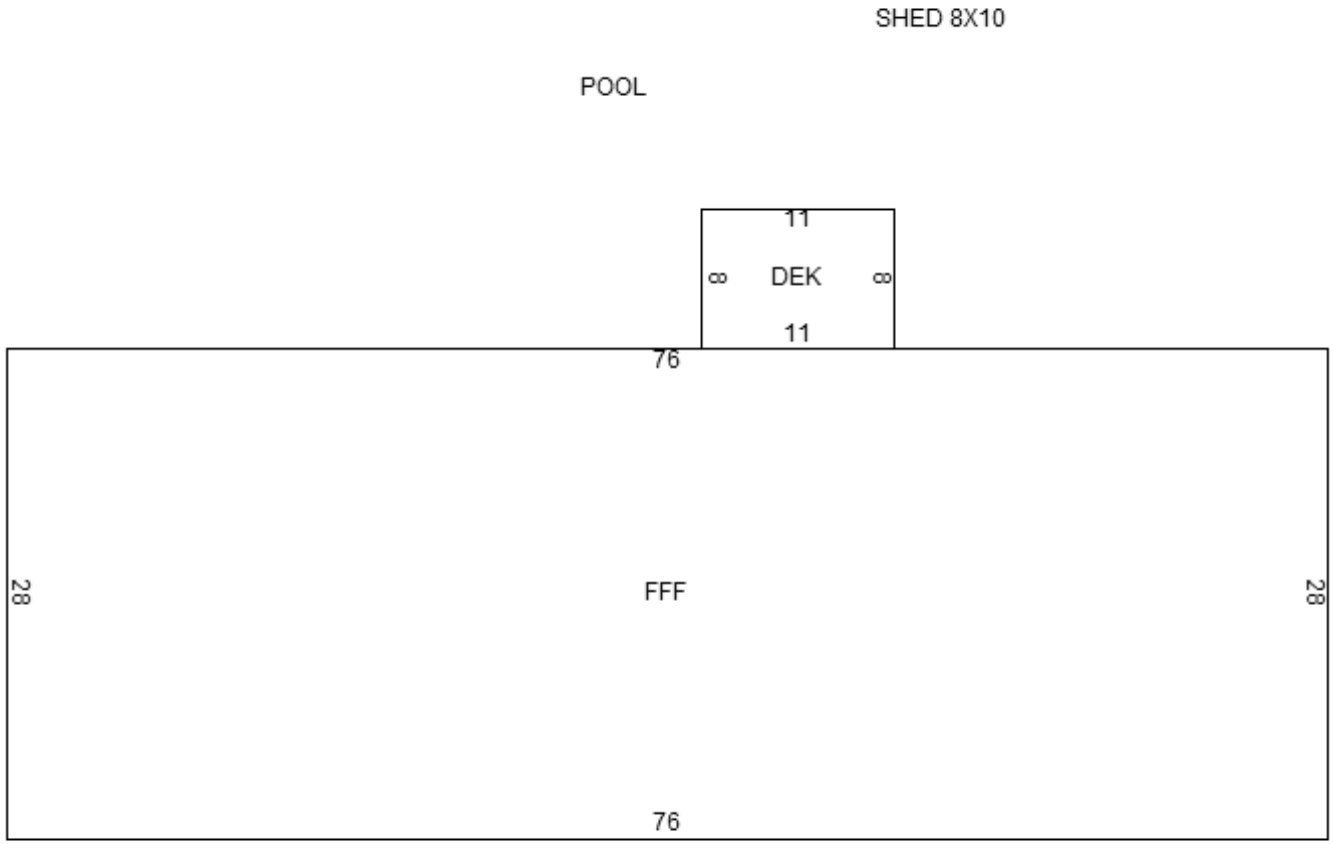
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**WALL BOARD**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**4**	Baths:	**3.0**	Fixtures:	**10**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**0.9467**			Base Rate:	**MHD 78.00**
				Bldg. Rate:	**0.9068**
				Sq. Foot Cost:	**$ 70.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2128	1.00	2128
DEK	DECK/ENTRANCE	88	0.10	9
GLA:	**2,128**	**2,216**		**2,137**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 151,150**
Year Built:		**2001**
Condition For Age:	AVERAGE	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 101,300**

OWNER INFORMATION

PEASE VICKI ANN

12 COCHECO RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/03/2019	4668	0109	Q I	158,000	LITTLEFIELD ELIZABETH A
02/24/2017	PROB	PROB	U I 38		LITTLEFIELD DONALD A

PICTURE

LISTING HISTORY

12/08/11 DJRM

NOTES

PUBLIC WATER & PRIVATE SEPTIC.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	540	27 x 20	90	10.00	100	4,860	
PORCH	120	20 x 6	193	15.00	100	3,474	
SHED-WOOD	320	16 x 20	110	10.00	85	2,992	
POOL SV	1		100	2,000.00	100	2,000	
SHED-WOOD	60	6 x 10	327	10.00	100	1,962	
						15,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 79,200	$ 10,000	$ 57,000
		Parcel Total:	$ 146,200
2018	$ 79,200	$ 10,000	$ 68,000
		Parcel Total:	$ 157,200
2019	**$ 97,900**	**$ 15,300**	**$ 40,500**
		Parcel Total:	**$ 153,700**

LAND VALUATION

LAST REVALUATION: 2019

Zone: CB COMM BUSINESS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **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	66,000	E	100	100	100	100	100 -- LEVEL	50	33,000	0	N	33,000	CONTAMINATION
1F RES	5.000 ac	x 2,000	X	100				100 -- LEVEL	50	5,000	0	N	5,000	CONTAMINATION
COCHECO RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF COCHECO WF
	7.000 ac									40,500			**40,500**	

PICTURE

OWNER

PEASE VICKI ANN

12 COCHECO RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

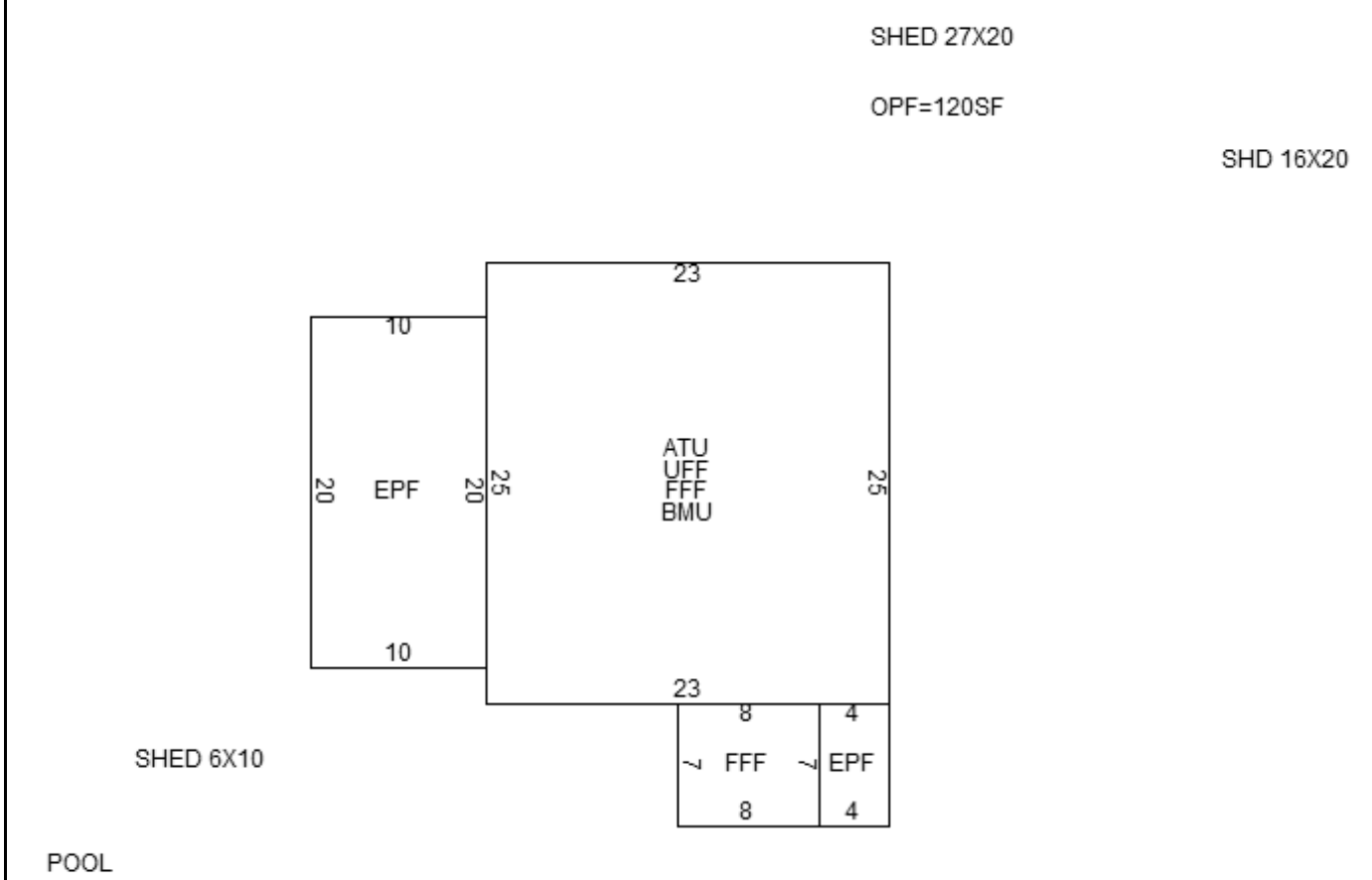
District	Percentage
Route11/Route 153	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **PINE/SOFT WD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0491** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1360**
Sq. Foot Cost: **$ 104.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	575	0.10	58
UFF	UPPER FLR FIN	575	1.00	575
FFF	FST FLR FIN	631	1.00	631
BMU	BSMNT	575	0.15	86
EPF	ENCLOSED	228	0.70	160
GLA:	**1,206**	**2,584**		**1,510**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,825**
Year Built:		**1900**
Condition For Age:	AVERAGE	**38 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**38 %**
Building Value:		**$ 97,900**

OWNER INFORMATION

MARCHAND RENEE J

392 TEN ROD RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2018	4623	0737	Q I	257,500	CROSSLEY JOSHUA M
07/01/2014	4224	629	Q I	214,000	REED JENNIFER L
07/10/2013	4148	0504	U I 38		BOUSLEY JENNIFER R & W
10/07/2009	3781	0840	U I 99	137,000	WELLS FARGO BANK NA TR
01/29/2009	3707	0200	U I 38	216,467	GAUTHIER MARK

PICTURE

LISTING HISTORY

09/05/19	CRVM
02/14/17	CRPR
09/02/14	EOSV
12/12/11	EBRM
10/22/02	MR

NOTES

PRIVATE WATER SUPPLY & SEPTIC; 2/17; NOH; ADJ COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.75 STY	936	26 x 36	77	35.00	80	20,180	
						20,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 145,500	$ 23,100	$ 59,800
		Parcel Total:	$ 228,400
2018	$ 145,500	$ 23,100	$ 59,800
		Parcel Total:	$ 228,400
2019	**$ 170,700**	**$ 20,200**	**$ 69,400**
		Parcel Total:	**$ 260,300**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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	3.000 ac	68,000	E	100	100	100	95	100 -- LEVEL	100	64,600	0	N	64,600	
1F RES	2.420 ac	x 2,000	X	100				100 -- LEVEL	100	4,800	0	N	4,800	
	5.420 ac									69,400			**69,400**	

PICTURE

OWNER

MARCHAND RENEE J

392 TEN ROD RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

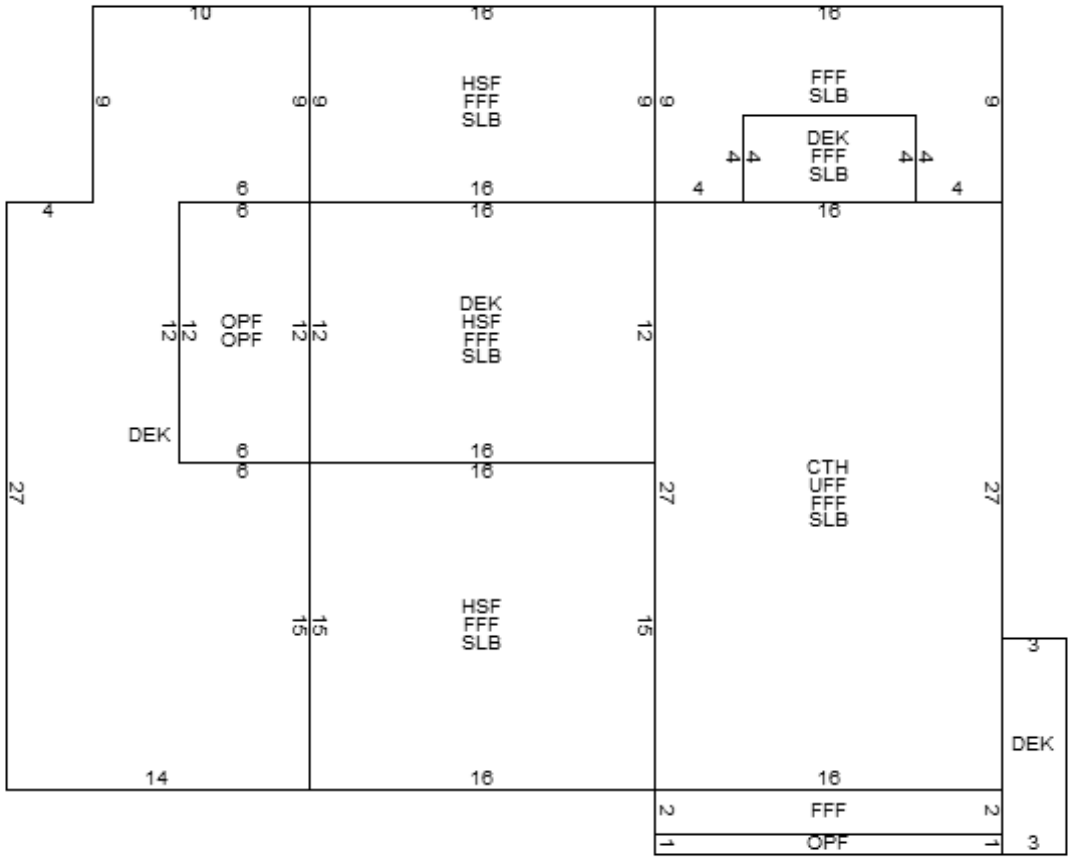
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/28/16	BP094-16	ALTERATION	REPAIR TO BE AS SUBMITT

BUILDING DETAILS

Model:	**2.00 STORY FRAME CONTEMPORA**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**WOOD/LOG/DRYWALL**		
Floor:	**HARDWOOD/CARPET**		
Heat:	**GAS/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9569**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1023**
		Sq. Foot Cost:	**$ 101.42**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	432	0.10	43
UFF	UPPER FLR FIN	432	1.00	432
FFF	FST FLR FIN	1184	1.00	1184
SLB	SLB	1152	0.00	0
OPF	OPEN PORCH	160	0.25	40
DEK	DECK/ENTRANCE	650	0.10	65
HSF	1/2 STRY FIN	576	0.50	288
GLA:	**1,904**	**4,586**		**2,052**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 208,114**
Year Built:		**1975**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 170,700**

OWNER INFORMATION

GREGOR JESSICA L &
AUGER RYAN A
512 TEN ROD RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/10/2018	4622	0180	Q I	296,000	OUELLETTE RYAN & JESSIE
10/08/2009	3782	0065	Q I	195,000	HURD BROOK BUILDERS LL
07/06/2009	3755	0152	Q V	24,000	P A JENNISON INC
11/08/2007	3591	197	U V 99	15,000	JENNISON PHILIP A & BO

PICTURE

LISTING HISTORY

09/05/19	CRVM
05/04/16	CRPE
03/10/15	JDPU
02/20/14	JDPU
02/15/13	JDPM
12/07/11	EBRM
04/07/11	DJPM
02/10/10	JDRM

NOTES

5/16; EST 100%

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 186,200	$ 0	$ 54,000
		Parcel Total:	$ 240,200
2018	$ 186,200	$ 0	$ 54,000
		Parcel Total:	$ 240,200
2019	**$ 249,400**	**$ 0**	**$ 58,000**
		Parcel Total:	**$ 307,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.900 ac	67,800	E	100	100	100	95	90 -- ROLLING	100	58,000	0	N	58,000	
	2.900 ac									58,000			**58,000**	

PICTURE

OWNER

GREGOR JESSICA L &
AUGER RYAN A
512 TEN ROD RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

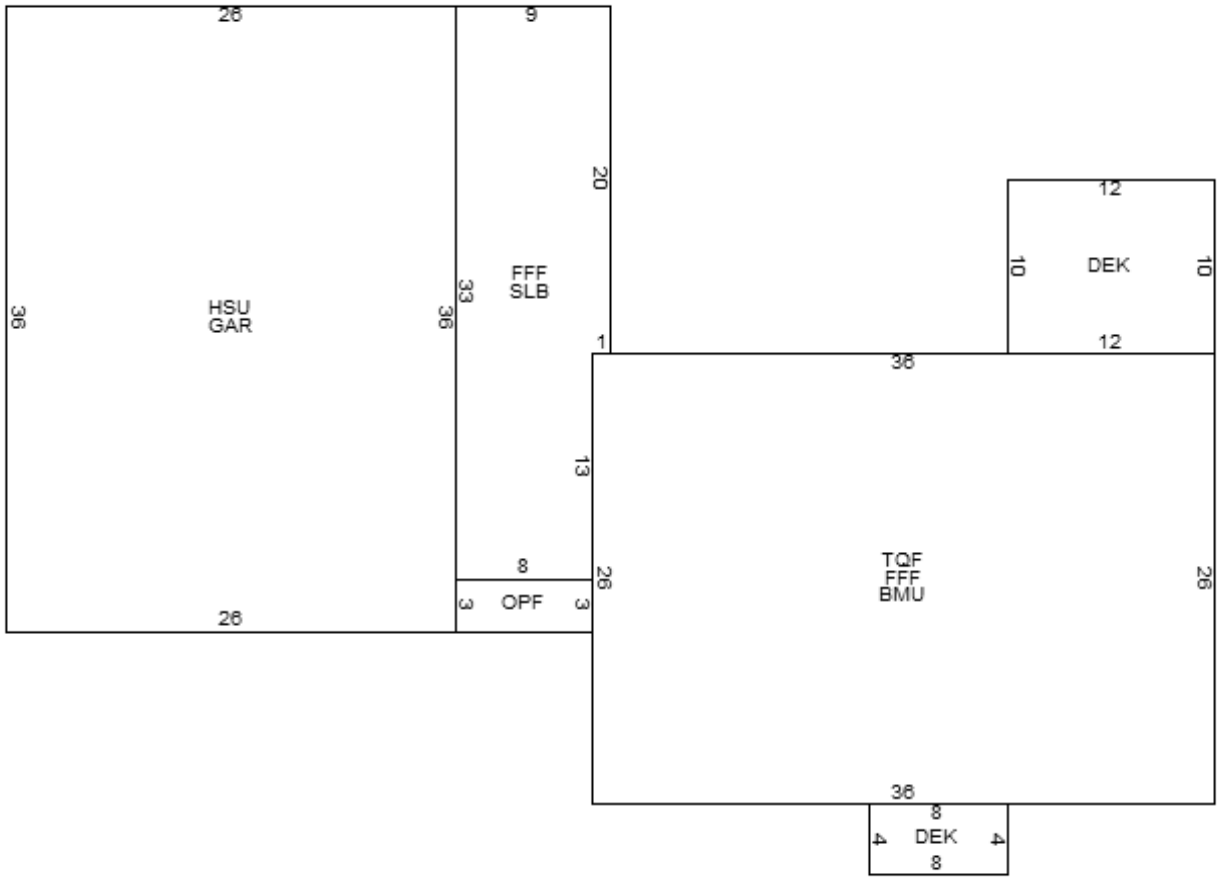
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/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: **0.8925** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1126**
Sq. Foot Cost: **$ 102.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	24	0.25	6
HSU	1/2 STRY UNFIN	936	0.25	234
GAR	GARAGE	936	0.45	421
FFF	FST FLR FIN	1220	1.00	1220
SLB	SLB	284	0.00	0
TQF	3/4 STRY FIN	936	0.75	702
BMU	BSMNT	936	0.15	140
DEK	DECK/ENTRANCE	152	0.10	15
GLA:	**1,922**	**5,424**		**2,738**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 280,262**
Year Built:		**2009**
Condition For Age:	AVERAGE	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 249,400**

OWNER INFORMATION

VAILLANCOURT MEAGAN A & VICTOR

PO BOX 1226

RAYMOND, NH 03077

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/20/2019	4641	0728	Q I	180,000	STUART DOUGLAS K &
03/29/1999	2091	739	U I 99		CHAPLINE GEORGE III &

PICTURE

LISTING HISTORY

09/05/19 CRVL
08/28/12 JDRM
12/07/05 TNRM

NOTES

LAND - DIFFICULT ACCESS, CLASS VI ROAD, OUTDATED KITC & BATH, DAMP & LOW POST BSMT ; WS: PRIVATE WATER SUPPLY & SEPTIC; 9/19; P+B HAND HEWN; BUILT INS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	221	13 x 17	132	10.00	100	2,917	
SHED-WOOD	64	8 x 8	310	10.00	100	1,984	
SHED-WOOD	120	10 x 12	193	10.00	100	2,316	
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500	
FIREPLACE 2-STAND	1		100	5,000.00	50	2,500	
						11,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 40,100	$ 2,000	$ 23,427
		Parcel Total:	$ 65,527
2018	$ 40,100	$ 2,000	$ 23,664
		Parcel Total:	$ 65,764
2019	**$ 55,300**	**$ 11,200**	**$ 41,193**
		Parcel Total:	**$ 107,693**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	B	70	100	95	95	95 -- MILD	100	38,400	0	N	38,400	
UNMNGD OTHER	49.000 ac	x 2,000	X	86				90 -- ROLLING	100	75,900	100	N	2,793	
	50.000 ac									114,300			**41,193**	

PICTURE

OWNER

VAILLANCOURT MEAGAN A & VICT

PO BOX 1226

RAYMOND, NH 03077

TAXABLE DISTRICTS

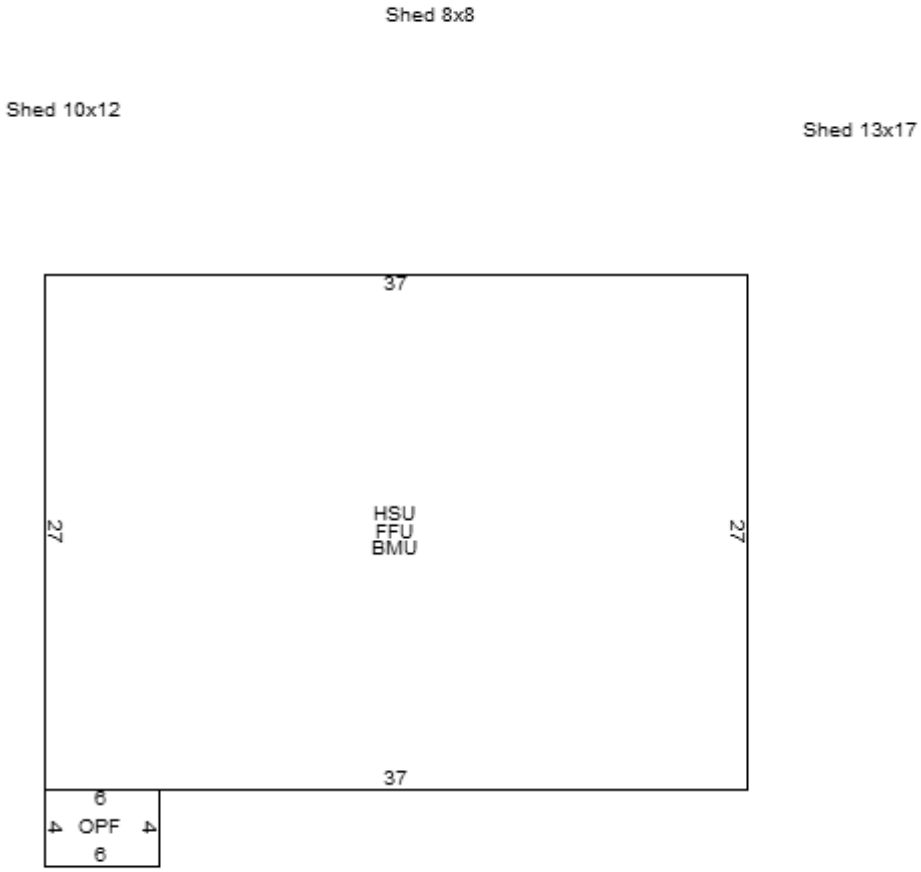
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CLAP BOARD**				
Int:	**PLASTERED**				
Floor:	**PINE/SOFT WD**				
Heat:	**OIL/FA NO DUCTS**				
Bedrooms:	**3**	Baths:	**0.5**	Fixtures:	**2**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**1.2818**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.3265**
				Sq. Foot Cost:	**$ 122.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSU	1/2 STRY UNFIN	999	0.25	250
FFU	FST FLR UNFIN	999	0.50	500
BMU	BSMNT	999	0.15	150
OPF	OPEN PORCH	24	0.25	6
		3,021		**906**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 110,568**
Year Built:		**1808**
Condition For Age:	AVERAGE	**50 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**50 %**
Building Value:		**$ 55,300**

OWNER INFORMATION

RANDALL MAXFIELD L & STEPHANIE

18 BUTTON ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/01/2019	4638	0106	Q I	205,000	FERREIRA HERNANI &
02/01/2012	3989	0590	U I 39	135,000	HAGMAN MICHAEL E & JEN
05/13/2005	3186	563	Q I	210,000	HOLTZ RONALD O
07/02/2003	2791	0019	Q I	174,533	ERNEST, BRIAN S & BRAN

PICTURE

LISTING HISTORY

09/05/19	CRVM
08/02/19	JBHC
08/24/12	JDRM
12/06/05	TNRM
01/05/04	MIRL

NOTES

LAND - SHARED DRIVEWAY / ACCESS ADJUSTMENT; WS: PRIVATE WATER SUPPLY & SEPTIC ; 2012 BLDG - APPEARS WELL MAINTAINED FROM EXTERIOR.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	182	13 x 14	148	10.00	100	2,694	
						2,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 114,200	$ 3,000	$ 57,600
		Parcel Total:	$ 174,800
2018	$ 114,200	$ 3,000	$ 57,600
		Parcel Total:	$ 174,800
2019	**$ 137,100**	**$ 2,700**	**$ 66,000**
		Parcel Total:	**$ 205,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	E	100	100	95	95	95 -- MILD	100	58,300	0	N	58,300	
1F RES	4.030 ac	x 2,000	X	100				95 -- MILD	100	7,700	0	N	7,700	
	7.030 ac									66,000			**66,000**	

PICTURE

OWNER

RANDALL MAXFIELD L & STEPHANI

18 BUTTON ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

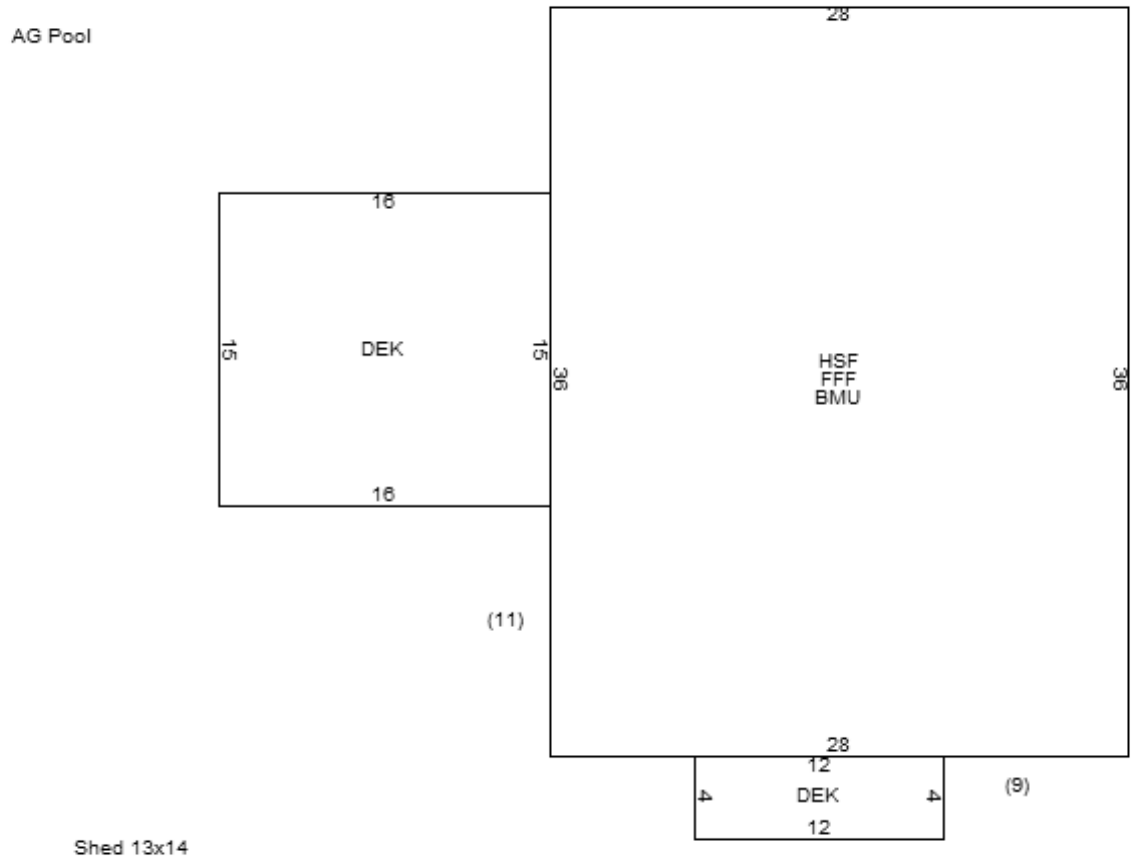
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CLAP BOARD**				
Int:	**DRYWALL**				
Floor:	**LINOLEUM OR SIM/CARPET**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0115**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0359**
				Sq. Foot Cost:	**$ 95.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	1008	0.50	504
FFF	FST FLR FIN	1008	1.00	1008
BMU	BSMNT	1008	0.15	151
DEK	DECK/ENTRANCE	288	0.10	29
GLA:	**1,512**	**3,312**		**1,692**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 161,248**
Year Built:		**1988**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 137,100**

OWNER INFORMATION

NADEAU SARAH &
WELCH SHERRY
588 TEN ROD RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/02/2019	4650	0985	Q I	209,900	HOWES AMI
02/13/2006	3330	636	Q V	75,000	VAN GELDER ROBERT & RO
10/25/2001	2396	554	U V 99		STRUSA YAROSLAW & LILL

PICTURE

LISTING HISTORY

03/07/19	CRPR	
03/23/18	CRPR	
05/04/16	CRPR	NC
08/27/12	JDRL	
10/25/02	HJRL	

NOTES

LAND 2007- ADJ ACRES DUE TO SUBDIVISION ; 2012 VACANT, WOOD LOT / 2011-2014 CYC REVAL PHYS CHG NO CHANGES NEEDED. 2016 PICKUP FOR POSSIBLE STRUCTURE/DWELLING RV ON PROPERTY;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 0	$ 0	$ 60,300
		Parcel Total:	$ 60,300
2018	$ 0	$ 0	$ 60,300
		Parcel Total:	$ 60,300
2019	**$ 123,400**	**$ 0**	**$ 70,700**
		Parcel Total:	**$ 194,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	E	100	100	95	95	95 -- MILD	100	58,300	0	N	58,300	
1F RES	7.130 ac	x 2,000	X	97				90 -- ROLLING	100	12,400	0	N	12,400	
	10.130 ac									70,700			**70,700**	

PICTURE

OWNER

NADEAU SARAH &
WELCH SHERRY
588 TEN ROD RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

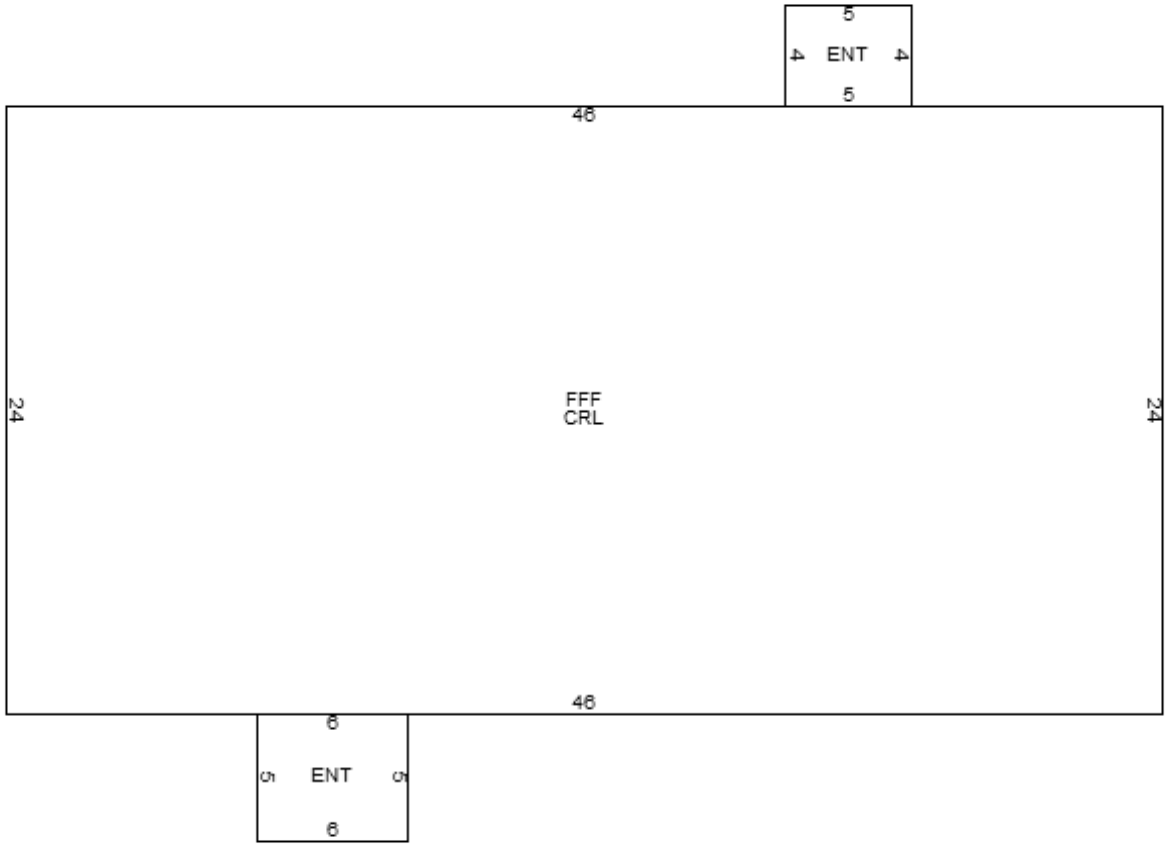
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/28/18	BP032-18	NEW MOD/HOME	
10/30/17	BP047-17	NEW RES/HOME	CONSTRUCTION OF A SPLI

BUILDING DETAILS

Model: **1.00 STORY FRAME MOBILE-DOU**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1528** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1636**
Sq. Foot Cost: **$ 107.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1104	1.00	1104
CRL	CRAWL SPACE	1104	0.05	55
ENT	ENTRY WAY	50	0.10	5
GLA:	**1,104**	**2,258**		**1,164**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 124,606**
Year Built:		**2018**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 123,400**

OWNER INFORMATION

GAGNE JENNIFER & CRAIG

486 NH ROUTE 11

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/30/2019	4657	0778	Q I	220,000	KINSLEY JEAN F
01/06/1997	1905	603	U I 99		HAZELTINE NATHAN & JUN

PICTURE

LISTING HISTORY

08/31/12 RERL
03/09/06 DJRM

NOTES

PRIVATE WATER SUPPLY & SEPTIC, 2005 PICK-UP ADDED PORCH & DECK. '12 "LITTLE RED SHED". FRNC=1998, IN RENO'S IN 1999 INCL KITCH & BTH, NEW SIDING, WINDOWS & DOORS IN 2006, ARBOR=NV, EX FXTR=TOILET IN BSMT, ADDED 8X20 SHED=CONVERTED SNOWMOBILE TRAILER, ADJ COND TO GOOD W/ 10% FD=MISC UNFIN TRIM & CABS, ROOF COND=POOR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	216	12 x 18	134	10.00	100	2,894	
GARAGE-1 STY	528	24 x 22	90	30.00	75	10,692	
POOL-ENCLOSED	512	16 x 32	91	30.00	40	5,591	
SHED-WOOD	160	8 x 20	160	10.00	40	1,024	
						20,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 93,000	$ 22,100	$ 43,300
		Parcel Total:	$ 158,400
2018	$ 93,000	$ 22,100	$ 33,900
		Parcel Total:	$ 149,000
2019	**$ 138,600**	**$ 20,200**	**$ 57,500**
		Parcel Total:	**$ 216,300**

LAND VALUATION

LAST REVALUATION: 2019

Zone: CIBO COMM/INDUS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **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	0.570 ac	60,560	E	100	100	100	100	95 -- MILD	100	57,500	0	N	57,500	
	0.570 ac									57,500			**57,500**	

PICTURE

OWNER

GAGNE JENNIFER & CRAIG

486 NH ROUTE 11

FARMINGTON, NH 03835

TAXABLE DISTRICTS

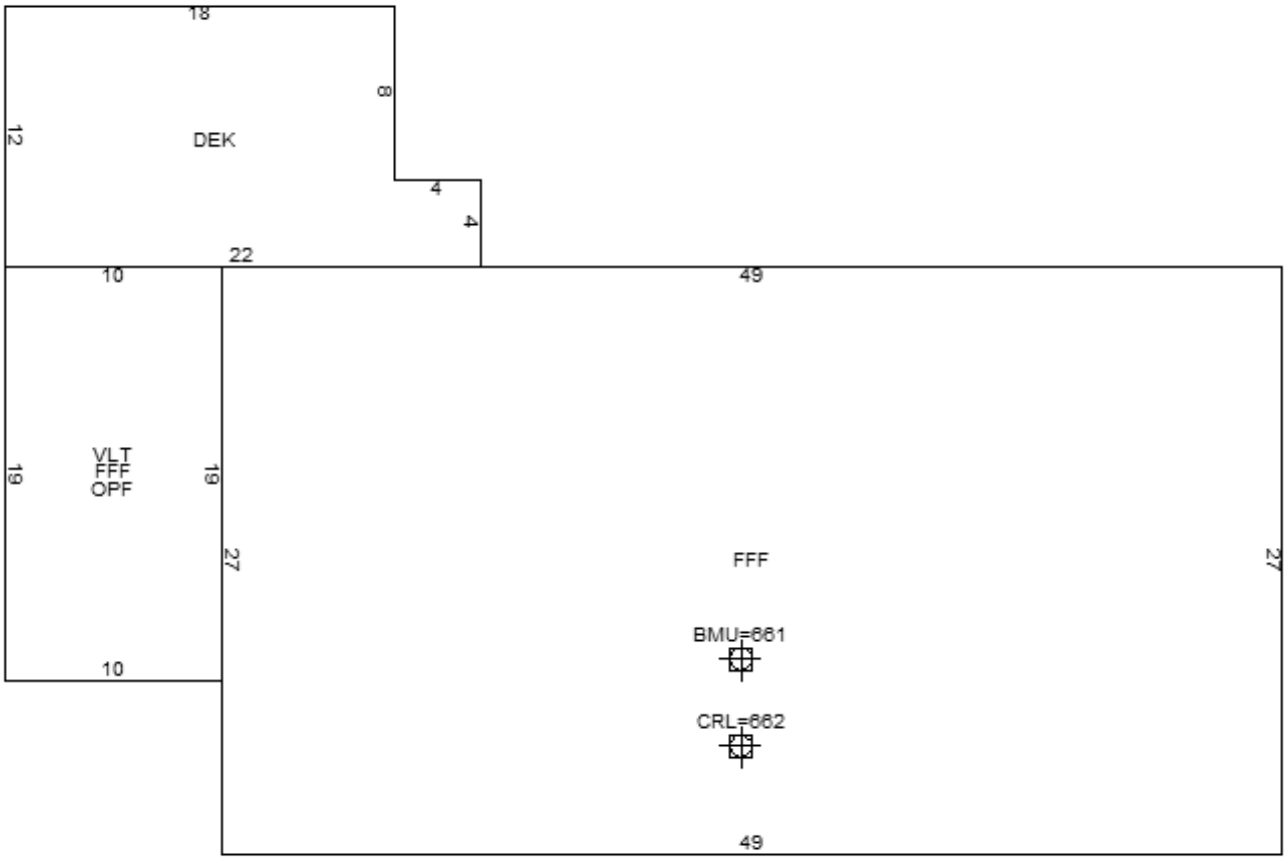
District	Percentage
Route11/Route 153	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0054** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1049**
Sq. Foot Cost: **$ 101.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1513	1.00	1513
BMU	BSMNT	661	0.15	99
CRL	CRAWL SPACE	662	0.05	33
VLT	VAULTED	190	0.05	10
OPF	OPEN PORCH	190	0.25	48
DEK	DECK/ENTRANCE	232	0.10	23
GLA:	**1,513**	**3,448**		**1,726**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 175,448**
Year Built:		**1965**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 138,600**

OWNER INFORMATION

RMY PROPERTIES LLC

5 TRINITY RD

MEREDITH, NH 03253

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2019	4649	0723	Q I	850,000	JA FARM PROPERTIES LLC
08/28/2012	4048	0081	U I 14	285,000	STICKNEY GRANITE LLC
05/10/2010	3832	0003	Q I	200,000	COASTAL MARBLE & GRANI
01/15/2004	2928	0885	U I 44	34,000	TOWN OF FARMINGTON

PICTURE

LISTING HISTORY

04/11/13 JDPM
11/30/12 JDRM

NOTES

PUBLIC WATER & PRIVATE SEPTIC. 2011-2014 CYC REVAL PHYS CHG: NO CHANGES NEEDED, LAND: CLEARED, SG BUSINESS PARK; PU08: CHANGE BLDG TO 100%; PU13: ADDED NEW MANUFACTURING BLDG TO CARD 2 @ 100% COMPLETE, ALSO ADDED PAVING TO CARD 1.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	15,000	1 x 15000	61	3.25	100	29,738	EST
						29,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 484,200	$ 5,000	$ 122,100
		Parcel Total:	$ 611,300
2018	$ 484,200	$ 5,000	$ 122,100
		Parcel Total:	$ 611,300
2019	**$ 219,800**	**$ 29,700**	**$ 133,100** (c)
		Parcel Total:	**$ 850,800**

(Card Total: $ 382,600)

LAND VALUATION

LAST REVALUATION: 2019

Zone: IB INDUS BUSINESS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **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
COM/IND	2.000 ac	66,000	E	100	100	100	100	100 -- LEVEL	200	132,000	0	N	132,000	USE/2 SITES
COM/IND	0.530 ac	x 2,000	X	100				100 -- LEVEL	100	1,100	0	N	1,100	
	2.530 ac									133,100			**133,100**	

PICTURE

OWNER

RMY PROPERTIES LLC

5 TRINITY RD

MEREDITH, NH 03253

TAXABLE DISTRICTS

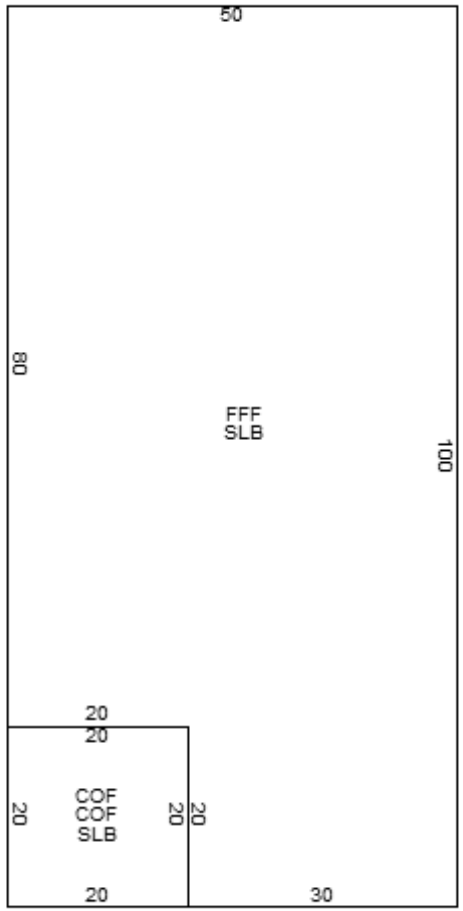
District	Percentage
Route11/Route 153	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME WAREHOUSE**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **AVERAGE FOR USE**
Floor: **CONCRETE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall: **STEEL, 16 FT.** **1.2340**
Size Adj: **0.8333** Base Rate: **IWA 38.00**
Bldg. Rate: **0.8592**
Sq. Foot Cost: **$ 40.70**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	4600	1.00	4600
SLB	SLB	5000	0.00	0
COF	COM OFFICE	800	1.75	1400
GLA:	**5,400**	**10,400**		**6,000**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 244,200**
Year Built:		**2003**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 219,800**

OWNER INFORMATION	SALES HISTORY	PICTURE
RMY PROPERTIES LLC 5 TRINITY RD MEREDITH, NH 03253	**Date Book Page Type Price Grantor**	

LISTING HISTORY	NOTES
04/11/13 JDRM	2011-2014 CYC REVAL PHYS CHG: NO CHANGES NEEDED, LAND: CLEARED, SG BUSINESS PARK; PU08: CHANGE BLDG TO 100%; PU13: ADDED NEW MANUFACTURING BLDG TO CARD 2 @ 100% COMPLETE, ALSO ADDED PAVING TO CARD 1.

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 468,200	$ 0	$ 0 (c)

Parcel Total: $ 850,800

(Card Total: $ 468,200)

LAND VALUATION **LAST REVALUATION: 2019**

Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:
Land Type COM/IND		Neighborhood:			

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

RMY PROPERTIES LLC

5 TRINITY RD

MEREDITH, NH 03253

TAXABLE DISTRICTS

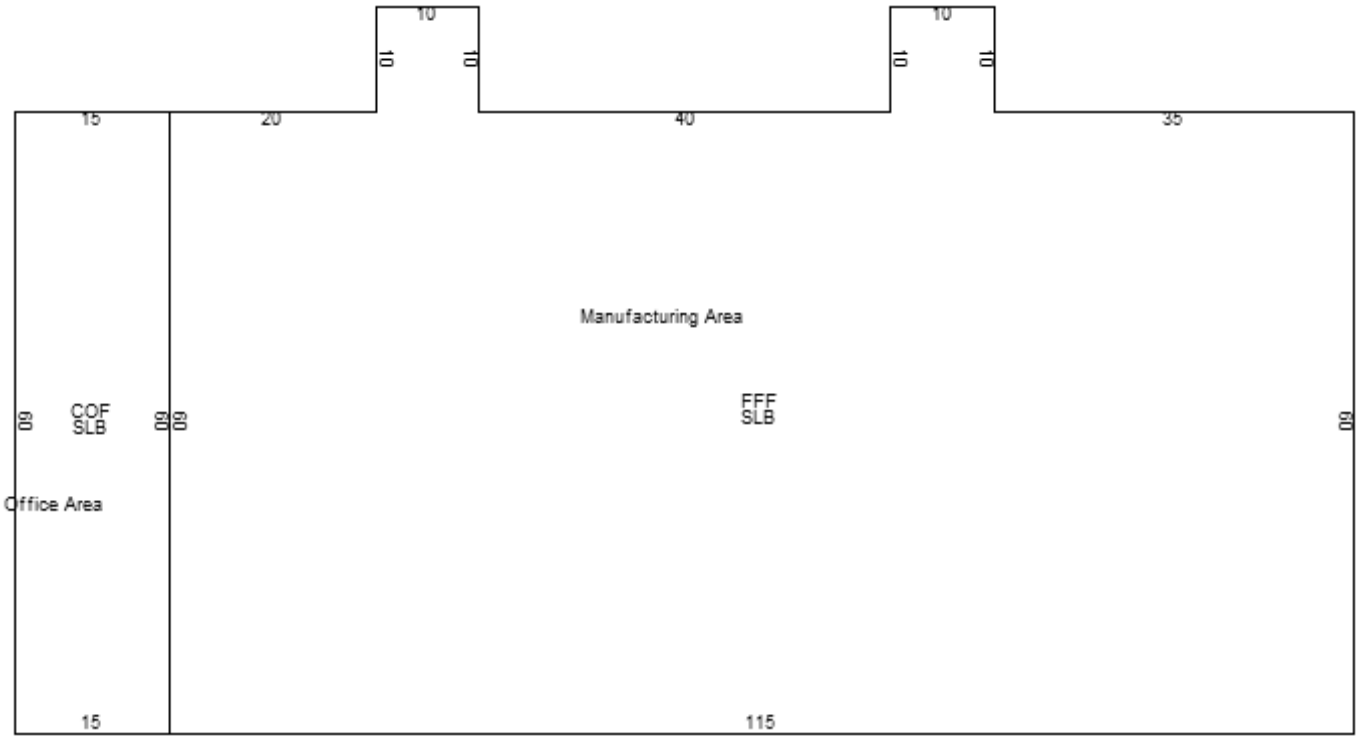
District	Percentage
Route11/Route 153	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME LIGHTMANUF**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFIN METAL**
Int: **AVERAGE FOR USE**
Floor: **CONCRETE**
Heat: **GAS/HOT WATER**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall: **STEEL, 14 FT.** **1.1920**
Size Adj: **0.7305** Base Rate: **IMF 65.00**
Bldg. Rate: **0.7532**
Sq. Foot Cost: **$ 58.66**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
COF	COM OFFICE	900	1.75	1575
SLB	SLB	8000	0.00	0
FFF	FST FLR FIN	7100	1.00	7100
GLA:	**8,000**	**16,000**		**8,675**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 508,876**
Year Built:		**2013**
Condition For Age:	AVERAGE	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 468,200**

OWNER INFORMATION

SOUTHER THOMAS

51 HERSOM DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/17/2019	4629	0838	Q I	194,000	WHALEN DEBORAH
06/15/2004	3014	244	Q I	167,000	SAYER BRIAN S & HERREB
08/12/2003	2826	0367	U I 14	35,000	NUTE, CHRISTOPHER

PICTURE

LISTING HISTORY

09/05/19	CRVL
06/11/13	HJRL
08/22/12	JDRM
02/27/06	PDRM

NOTES

9/19; BMU IS HEATED-NOT FINISHED; INT AVG; LARGE WINDOWS; LARGER YARD AREA; DNPU TREET HSE IN WDS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	80	1,853	IN WDS
						1,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 78,200	$ 600	$ 51,400
		Parcel Total:	$ 130,200
2018	$ 78,200	$ 600	$ 51,400
		Parcel Total:	$ 130,200
2019	**$ 95,200**	**$ 1,900**	**$ 63,100**
		Parcel Total:	**$ 160,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	E	100	100	95	95	95 -- MILD	100	54,900	0	N	54,900	
1F RES	4.300 ac	x 2,000	X	100				95 -- MILD	100	8,200	0	N	8,200	
	5.300 ac									63,100			**63,100**	

PICTURE

OWNER

SOUTHER THOMAS

51 HERSOM DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

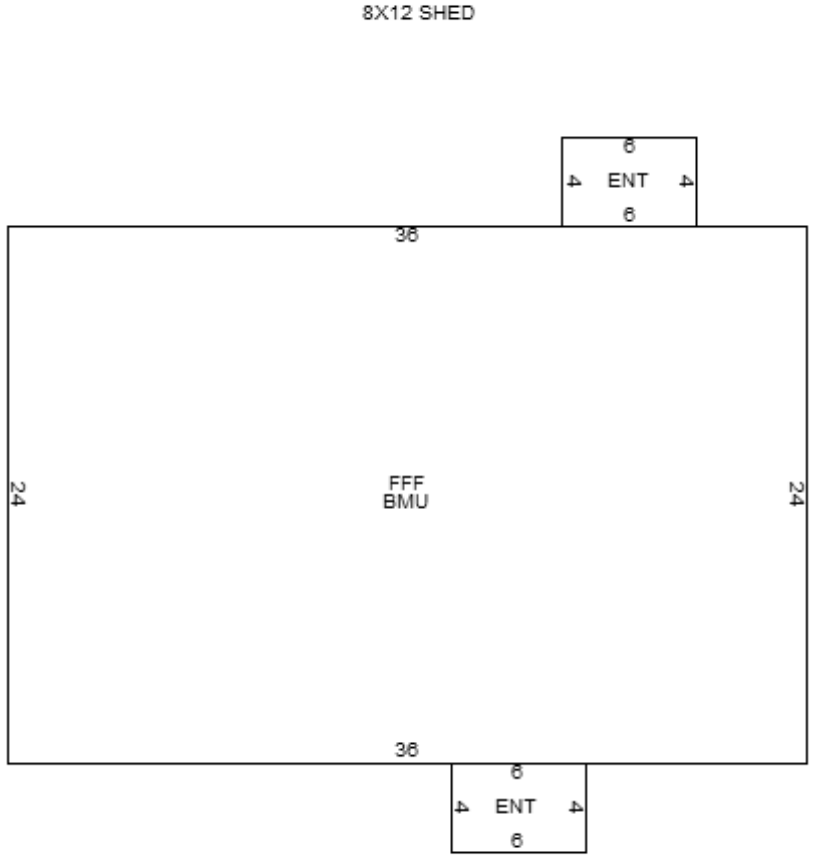
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**2**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.2276**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1633**
				Sq. Foot Cost:	**$ 107.02**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	864	1.00	864
BMU	BSMNT	864	0.15	130
ENT	ENTRY WAY	48	0.10	5
GLA:	**864**	**1,776**		**999**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 106,913**
Year Built:		**2003**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 95,200**

OWNER INFORMATION

CLAUS CHRISTINA & COX THOMAS

368 NH ROUTE 11 #202

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/11/2019	4669	0608	Q I	450,000	CLAUS CHRISTINA
07/09/2019	4668	0938	U I 38	1	CLAUS CHRISTINA & COX
04/01/2002	2484	0831	U V 38		JEAN ANN & ALBERT
04/01/2002	2484	0831	Q V	59,000	JEAN, ALBERT G
12/15/1986	1278	0586	U V 99		BERGH FRANK & ANNE

PICTURE

LISTING HISTORY

05/06/15	JD
10/23/12	JDRM
04/08/11	DJPM
02/11/10	KMPM
03/09/09	SMPM
03/09/06	SMRL

NOTES

LAND ACCESS BY CLASS VI ROAD / WOODED LOT OFF PAULSEN ROAD; PU09: NC TO DWL COMPL, ADJ # 2 BARN TO 100%COMP & UPDATES ALL OTHER OUTLDGS, REMOVED 1 SHED. PU10: NC PER TAXPAYER, STILL UNFIN MASTER BATH, TRIM NEEDS CABINETS. WILL NOT BE DONE BY APRIL.; PU11: SPOKE TO TP MOTHER, LEFT NUMBER TO HAVE TP CALL NO CALL AS OF 3/6/11 - ADJ DWL 100% COMP- 2011-2014 CYC REVAL PHYS CHG =NO CHGS NEEDED '15- REMOVE 12 X 20 SHED PER OWNER

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY	1,680	28 x 60	70	18.00	85	17,993	
LEAN-TO	840	60 x 14	79	4.00	80	2,124	
BARN-1STRY/LOFT	2,160	36 x 60	67	22.00	80	25,471	
LEAN-TO	420	14 x 30	98	4.00	80	1,317	
						46,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 285,400	$ 58,600	$ 100,600
		Parcel Total:	$ 444,600
2018	$ 285,400	$ 58,600	$ 100,600
		Parcel Total:	$ 444,600
2019	**$ 313,400**	**$ 46,900**	**$ 131,300**
		Parcel Total:	**$ 491,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	68,000	C	80	100	95	95	95 -- MILD	100	46,600	0	N	46,600	
1F RES	60.000 ac	x 2,000	X	83				85 -- MODERATE	100	84,700	0	N	84,700	
	63.000 ac									131,300			**131,300**	

PICTURE

OWNER

CLAUS CHRISTINA & COX THOMAS

368 NH ROUTE 11 #202

FARMINGTON, NH 03835

TAXABLE DISTRICTS

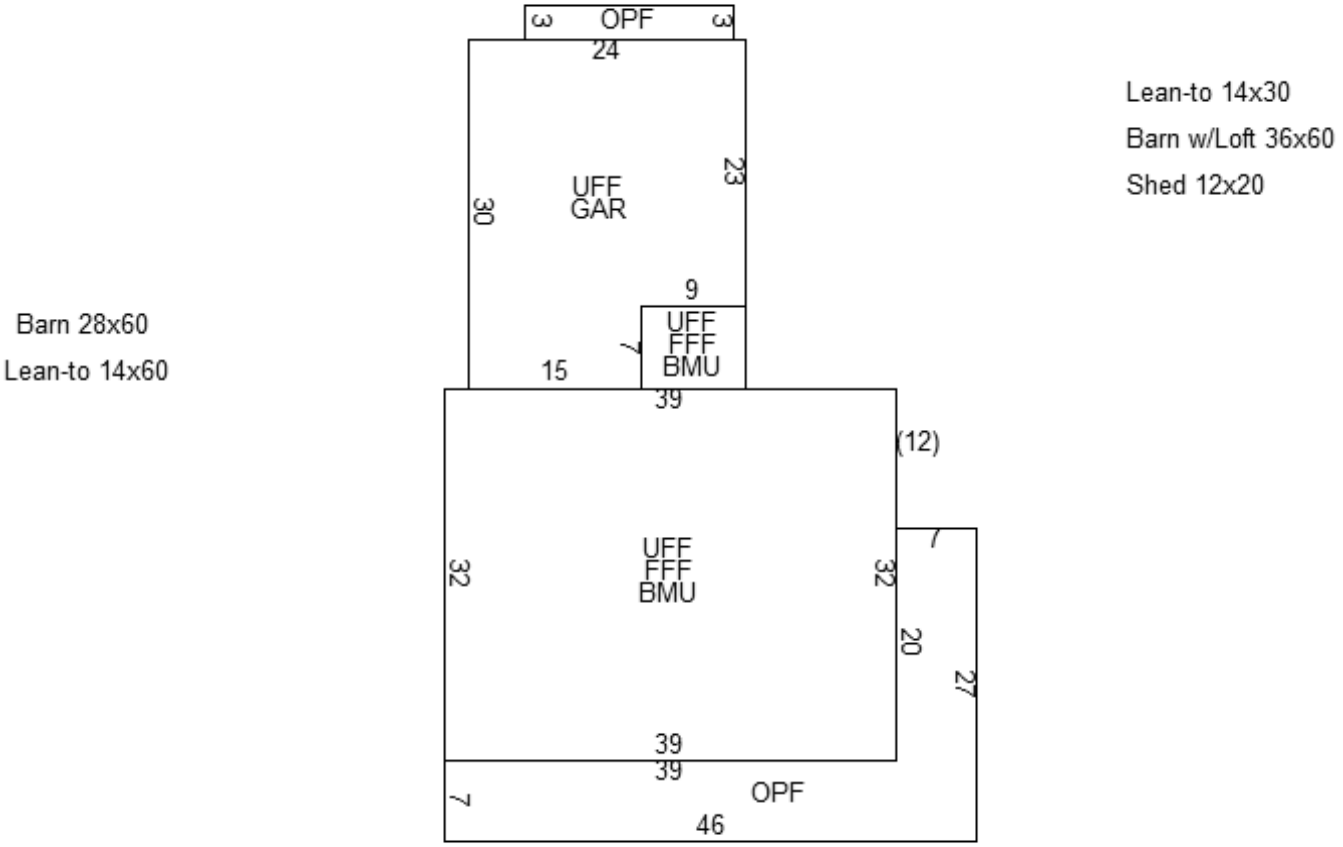
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD/LINOLEUM OR SIM**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**4**	Baths:	**3.5**	Fixtures:	**12**
		Extra Kitchens:	**1**	Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.8351**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9813**
				Sq. Foot Cost:	**$ 90.28**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1968	1.00	1968
FFF	FST FLR FIN	1311	1.00	1311
BMU	BSMNT	1311	0.15	197
GAR	GARAGE	657	0.45	296
OPF	OPEN PORCH	516	0.25	129
GLA:	**3,279**	**5,763**		**3,901**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 352,182**
Year Built:		**2004**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 313,400**

OWNER INFORMATION

HATFIELD MARK A &
CLARK LAUREN M
15 BLUEBERRY DR

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/29/2018	4611	0684	Q I	225,000	SCANLON KEVIN &
08/26/1987	1336	0525	U I 99		YONDER RIDGE DEV CORP

PICTURE

LISTING HISTORY

09/05/19	CRVM
08/05/19	JBHC
08/22/12	RERM
12/12/05	TNRM
10/30/02	MRRM

NOTES

PRIVATE WATER SUPPLY & SEPTIC, BROOK PASSES THROUGH LOT, $380/YR FOR ROAD ASSOC FEE; P+B;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CARPORT WOOD	357	21 x 17	105	11.00	25	1,031	
POOL-ABOVE GROUND	800	20 x 40	80	6.00	60	2,304	
						3,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 123,400	$ 8,500	$ 59,400
		Parcel Total:	$ 191,300
2018	$ 123,400	$ 8,500	$ 59,400
		Parcel Total:	$ 191,300
2019	**$ 190,000**	**$ 3,300**	**$ 54,100**
		Parcel Total:	**$ 247,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.300 ac	66,600	D	90	100	95	100	95 -- MILD	100	54,100	0	N	54,100	
	2.300 ac									54,100			**54,100**	

PICTURE

OWNER

HATFIELD MARK A &
CLARK LAUREN M
15 BLUEBERRY DR

FARMINGTON, NH 03835

TAXABLE DISTRICTS

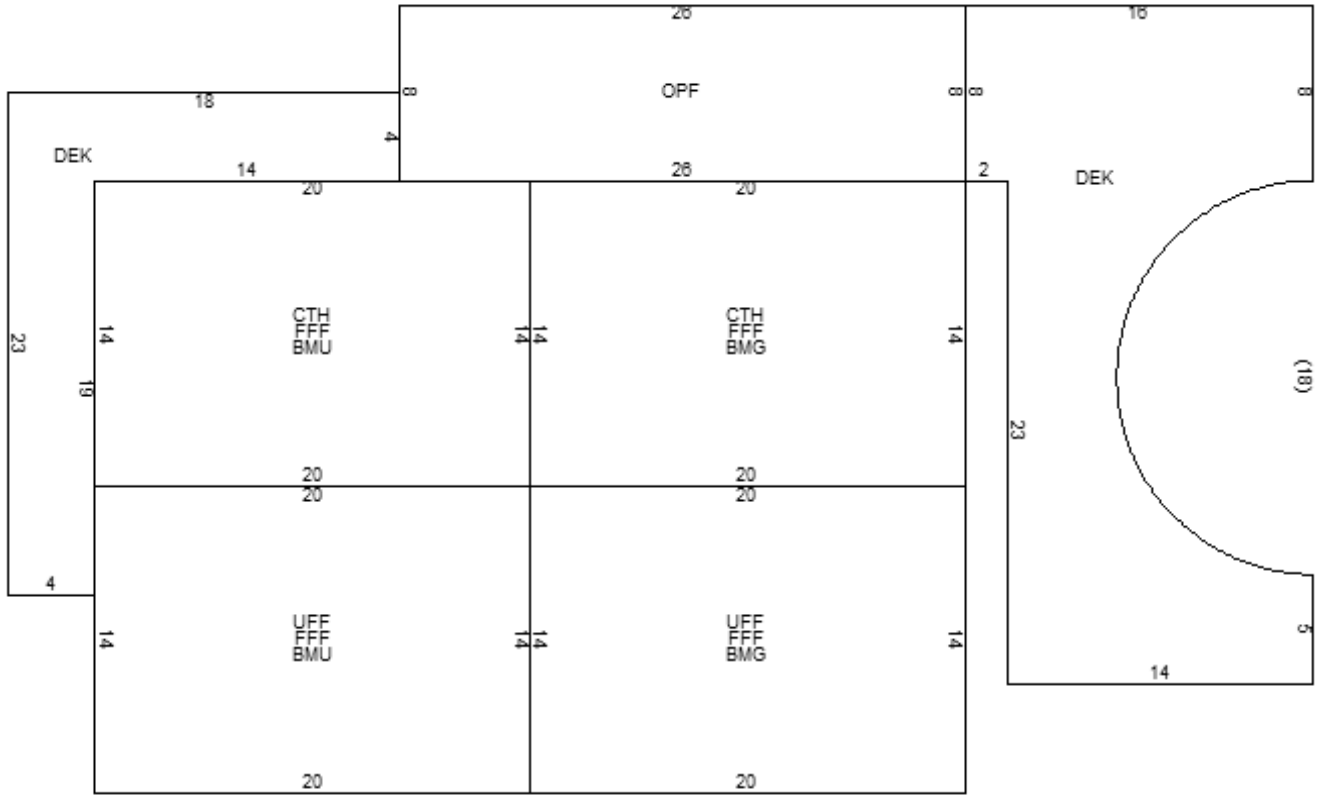
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME SALTBOX**
Roof: **SALT BOX/STANDING SEAM**
Ext: **CEDAR/REDWD**
Int: **DRYWALL/WOOD/LOG**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9595** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1961**
Sq. Foot Cost: **$ 110.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	560	1.00	560
FFF	FST FLR FIN	1120	1.00	1120
BMG	BASEMENT	560	0.20	112
BMU	BSMNT	560	0.15	84
CTH	CATHEDRAL	560	0.10	56
DEK	DECK/ENTRANCE	471	0.10	47
OPF	OPEN PORCH	208	0.25	52
GLA:	**1,680**	**4,039**		**2,031**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 223,491**
Year Built:		**1989**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 190,000**

OWNER INFORMATION

ASKINS EDWARD E & ANNA L

66 KNOTTY KNOLL CIRCLE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/30/2019	4674	1038	Q I	268,000	ASKINS EDWARD E & ANNA
05/12/2006	3371	709	Q I	275,000	JOHNSON LARRY M & PAUL
11/21/1983	1116	0759	U I 99		WESTON JAMES & JUDITH

PICTURE

LISTING HISTORY

08/22/12 RERL
12/07/05 MIRL

NOTES

PRIVATE WATER SUPPLY & SEPTIC , PRIVATE ROAD, '08 CHANGED WDK TO OFP. '09 ADJ 12X27 SEC TO OFP W/SCREEN, '10 ADDED BSMT FOR NEW ADDITION. '11 ADJ SKETCH AND UPDATED TOTAL ROOM COUNT, 100% COMPLETE, '12 ADJUSTED FSP MEAS, ADDED 10X12 SHED, ONLY 1 2ND STRY RM HAS CARPET, PERGO IS PRIMARY FLR COVER, 2009 RENOVATION

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	100	2,316	
						2,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 182,400	$ 2,900	$ 56,000
		Parcel Total:	$ 241,300
2018	$ 182,400	$ 2,900	$ 56,000
		Parcel Total:	$ 241,300
2019	**$ 249,900**	**$ 2,300**	**$ 55,600**
		Parcel Total:	**$ 307,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** GOOD **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.580 ac	65,160	D	90	105	95	100	95 -- MILD	100	55,600	0	N	55,600	
	1.580 ac									55,600			**55,600**	

PICTURE

OWNER

ASKINS EDWARD E & ANNA L

66 KNOTTY KNOLL CIRCLE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

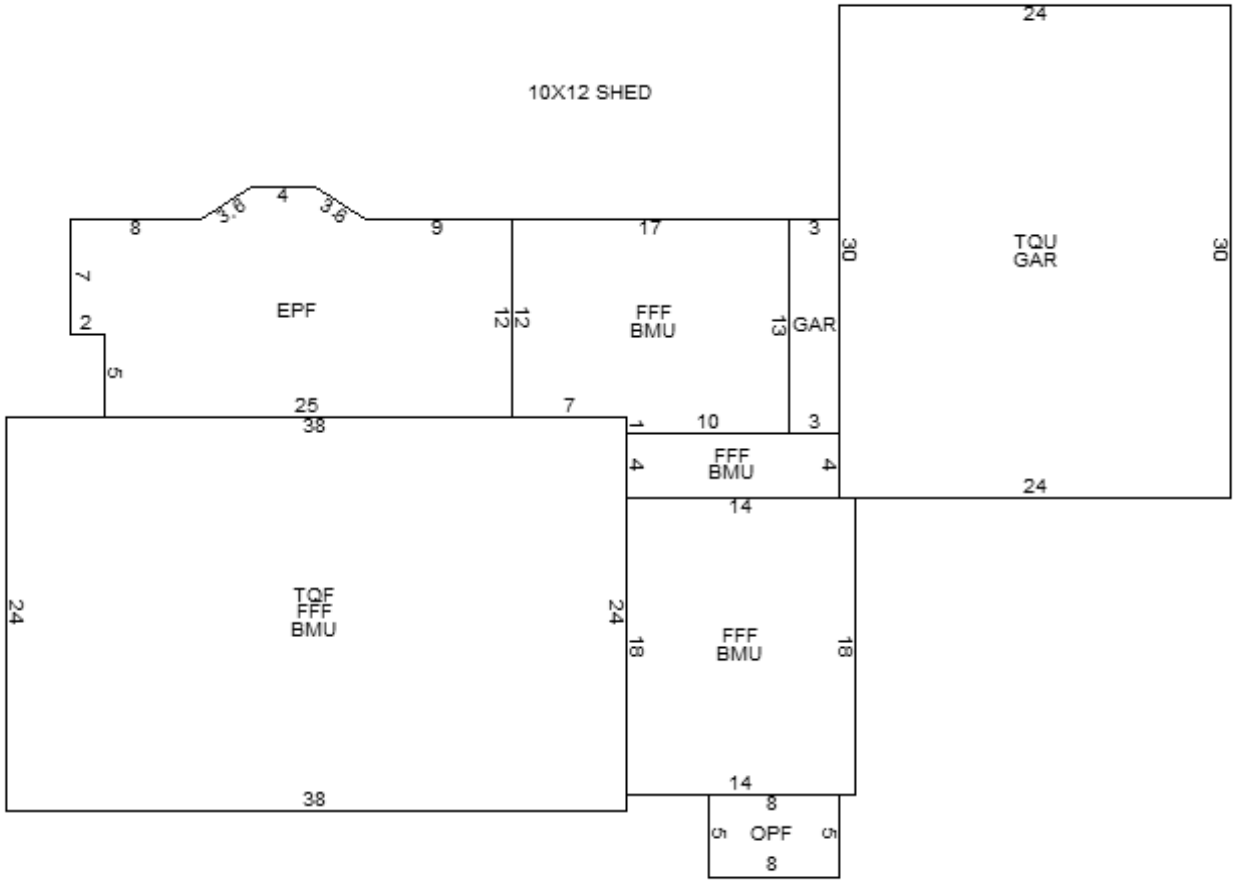
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME COLONIAL**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8666** Base Rate: **RSA 92.00**
Bldg. Rate: **0.9987**
Sq. Foot Cost: **$ 91.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1430	1.00	1430
BMU	BSMNT	1430	0.15	215
EPF	ENCLOSED	328	0.70	230
OPF	OPEN PORCH	40	0.25	10
GAR	GARAGE	759	0.45	342
TQU	3/4 STRY UNFIN	720	0.35	252
TQF	3/4 STRY FIN	912	0.75	684
GLA:	**2,114**	**5,619**		**3,163**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 290,616**
Year Built:		**1978**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 249,900**

OWNER INFORMATION

MCDONALD VICKI LEE &
GREEN MARK ANTHONY
260 CHARLES ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/27/2018	4619	0260	Q I	140,000	RAUCCI NICHOLAS J
11/23/2015	4340	149	Q I	105,000	MICHAUD DENIS
03/03/2008	3620	911	U I 99	62,000	DEUTSCHE BANK NATL TRU
09/12/2007	3573	038	U I 99	165,067	SANGER JAMES JR & BRAN
08/15/2006	3419	189	Q I	158,533	MCMAHAN, TIMOTHY D & R

PICTURE

LISTING HISTORY

09/05/19	CRVM
06/15/13	HJRL
08/24/12	RERM
02/08/06	SS
01/13/04	TH

NOTES

PRIVATE WATER SUPPLY & SEPTIC , BOBHOUSE & PLAYHOUSE = NV, '12 ADJUSTED SKETCH MEAS & PAVING VALUE, '13 CONC FOUNDTN, LOW POSTED, DRT/GRAVEL FLR BSMT, 200 AMP ELEC, WINDOWS=VINYL, CLOSE TO ROAD, RENT TO OWN

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	384	16 x 24	102	30.00	60	7,050	
SHED-WOOD	152	1 x 152	165	10.00	100	2,508	
						9,600	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 61,000	$ 7,600	$ 36,400
		Parcel Total: $ 105,000	
2018	$ 61,000	$ 7,600	$ 36,400
		Parcel Total: $ 105,000	
2019	**$ 62,000**	**$ 9,600**	**$ 60,400**
		Parcel Total: $ 132,000	

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.550 ac	60,400	E	100	100	100	100	100 -- LEVEL	100	60,400	0	N	60,400	
	0.550 ac									60,400			**60,400**	

PICTURE

OWNER

MCDONALD VICKI LEE &
GREEN MARK ANTHONY
260 CHARLES ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

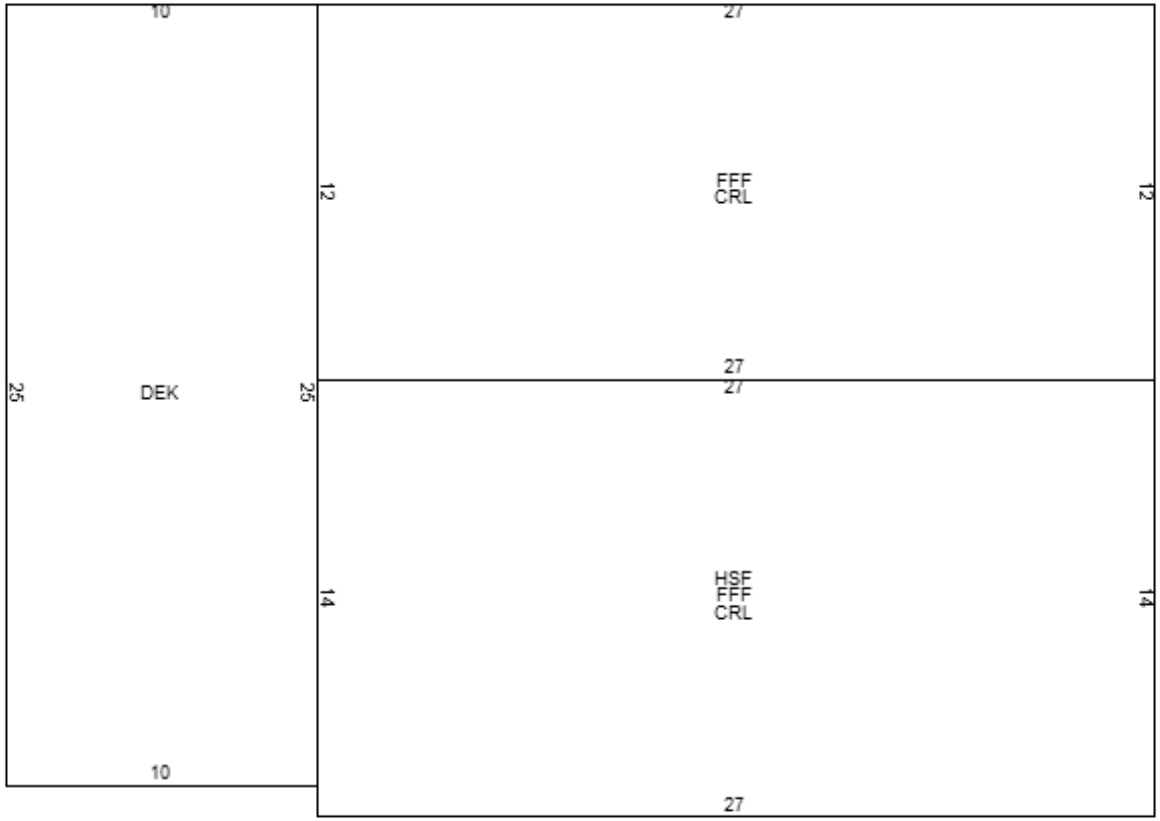
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**ALUM SIDING**				
Int:	**DRYWALL/WOOD/LOG**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.2543**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1432**
				Sq. Foot Cost:	**$ 105.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	378	0.50	189
FFF	FST FLR FIN	702	1.00	702
CRL	CRAWL SPACE	702	0.05	35
DEK	DECK/ENTRANCE	250	0.10	25
GLA:	**891**	**2,032**		**951**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 100,017**
Year Built:		**1900**
Condition For Age:	AVERAGE	**38 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**38 %**
Building Value:		**$ 62,000**

OWNER INFORMATION

HIGGINS SHAWN

237 CHARLES ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2019	4650	0115	Q I	420,000	WALSH BRIAN O & CONDON
07/16/2012	4035	0082	U I 38	173,800	GRAY WILLIAM
08/15/2011	3945	0809	U I 37	152,533	NORTHEAST CREDIT UNION
12/30/2009	3802	0705	U I 37	285,300	BEAULIEU JEFFREY S & S
11/25/2003	2905	0275	Q I	59,000	EDGERLY, JAY & NANCY

PICTURE

LISTING HISTORY

08/27/12	RERX
02/16/12	JDPM
03/04/05	SM

NOTES

INTERIOR TO CUSTOM TO MANY=FUNCTIONAL

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 454,700	$ 0	$ 50,100
		Parcel Total:	$ 504,800
2018	$ 454,700	$ 0	$ 50,100
		Parcel Total:	$ 504,800
2019	**$ 347,800**	**$ 0**	**$ 71,500**
		Parcel Total:	**$ 419,300**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	E	100	105	100	95	100 -- LEVEL	100	63,800	0	N	63,800	
1F RES	4.030 ac	x 2,000	X	100				95 -- MILD	100	7,700	0	N	7,700	
	5.030 ac									71,500			**71,500**	

PICTURE

OWNER

HIGGINS SHAWN

237 CHARLES ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

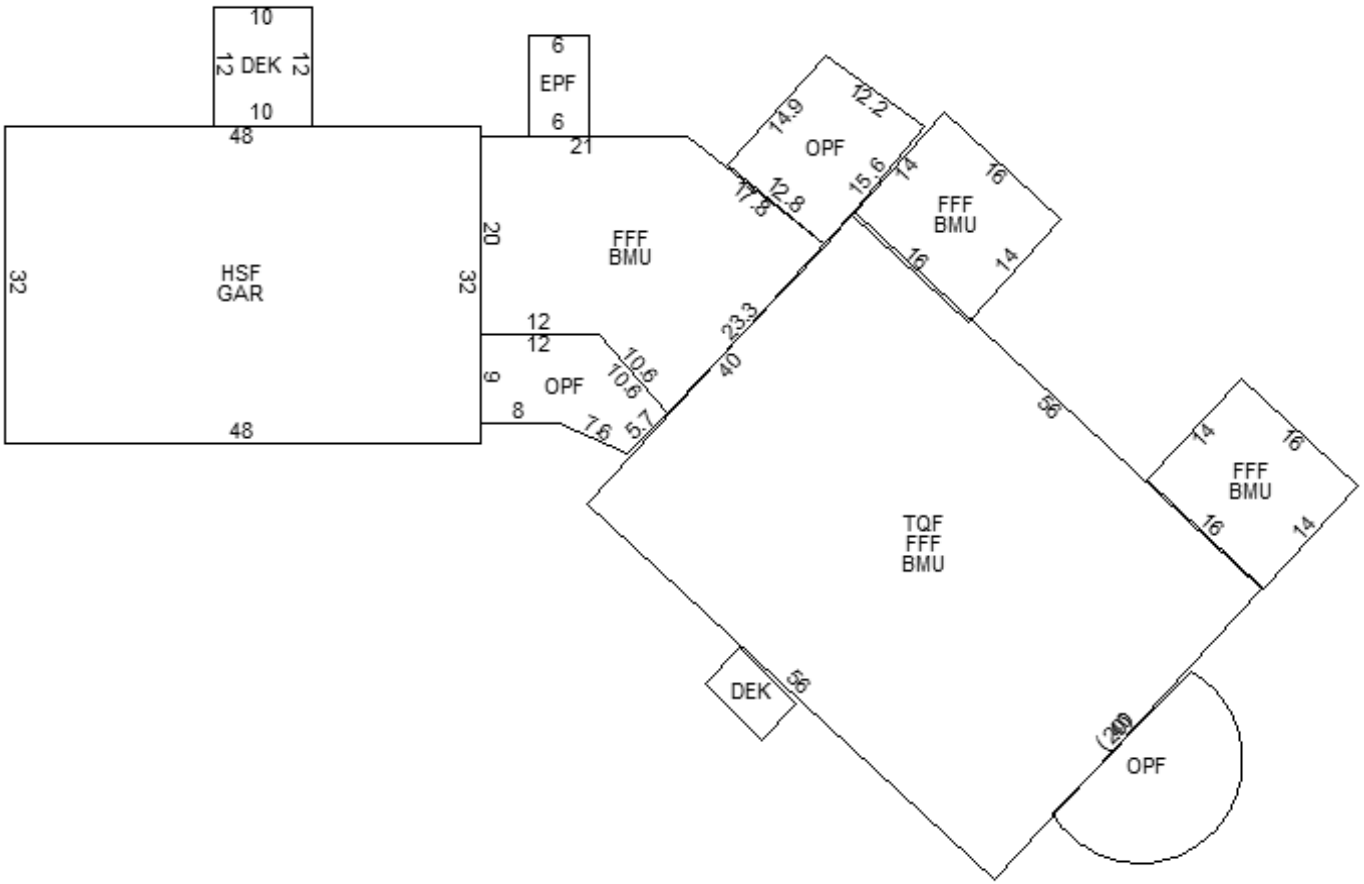
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME SINGLE FAM**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/HARD TILE**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**4**	Baths: **3.5**	Fixtures: **11**
	Extra Kitchens: **1**		Fireplaces:
A/C:	**Yes 100.00 %**		Generators:
Quality:	**A3 AVG+30**		
Com. Wall:			
Size Adj:	**0.7735**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0544**
		Sq. Foot Cost:	**$ 97.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	1536	0.50	768
GAR	GARAGE	1536	0.45	691
FFF	FST FLR FIN	3331	1.00	3331
BMU	BSMNT	3331	0.15	500
OPF	OPEN PORCH	570	0.25	143
DEK	DECK/ENTRANCE	160	0.10	16
EPF	ENCLOSED	60	0.70	42
TQF	3/4 STRY FIN	2240	0.75	1680
GLA:	**5,779**	**12,764**		**7,171**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 695,659**
Year Built:		**2005**
Condition For Age:	GOOD	**10 %**
Physical:	OVERBUILT	**40 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**50 %**
Building Value:		**$ 347,800**

OWNER INFORMATION

CAHILL STEPHEN & JULIANA A

119 CHARLES ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/12/2019	4646	0311	Q I	174,800	SCHAUFFLER ALLEN B &
02/13/2015	4273	674	U I 81	124,900	WEINKAUFF CINDY ET AL
07/17/2014	4228	615	U I 38		WEINKAUFF CINDY ET AL
02/25/2014			U I 38		YOUNG-ROSS STELLA M
11/10/1987	1353	0488	U I 99		HERTEL VAN

PICTURE

LISTING HISTORY

08/27/12 RERL
02/07/06 SSRL

NOTES

PRIVATE WATER SUPPLY & SEPTIC; 2011 - ADJ ACRES TO 1.65 DUE TO SUBDIV OF THIS LOT, '12 ADJUSTED WALL & FLR COVER, ADJUSTED HOME STYLE FROM MHDW-RANCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	576	24 x 24	88	30.00	85	12,925	
BARN-1STRY	816	24 x 34	80	18.00	30	3,525	
						16,500	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 89,000	$ 18,600	$ 43,300
		Parcel Total: $ 150,900	
2018	$ 89,000	$ 18,600	$ 43,300
		Parcel Total: $ 150,900	
2019	**$ 101,000**	**$ 16,500**	**$ 62,000**
		Parcel Total: $ 179,500	

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	E	100	100	100	100	95 -- MILD	100	60,800	0	N	60,800	
1F RES	0.650 ac	x 2,000	X	100				95 -- MILD	100	1,200	0	N	1,200	
	1.650 ac									62,000			**62,000**	

PICTURE

OWNER

CAHILL STEPHEN & JULIANA A

119 CHARLES ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

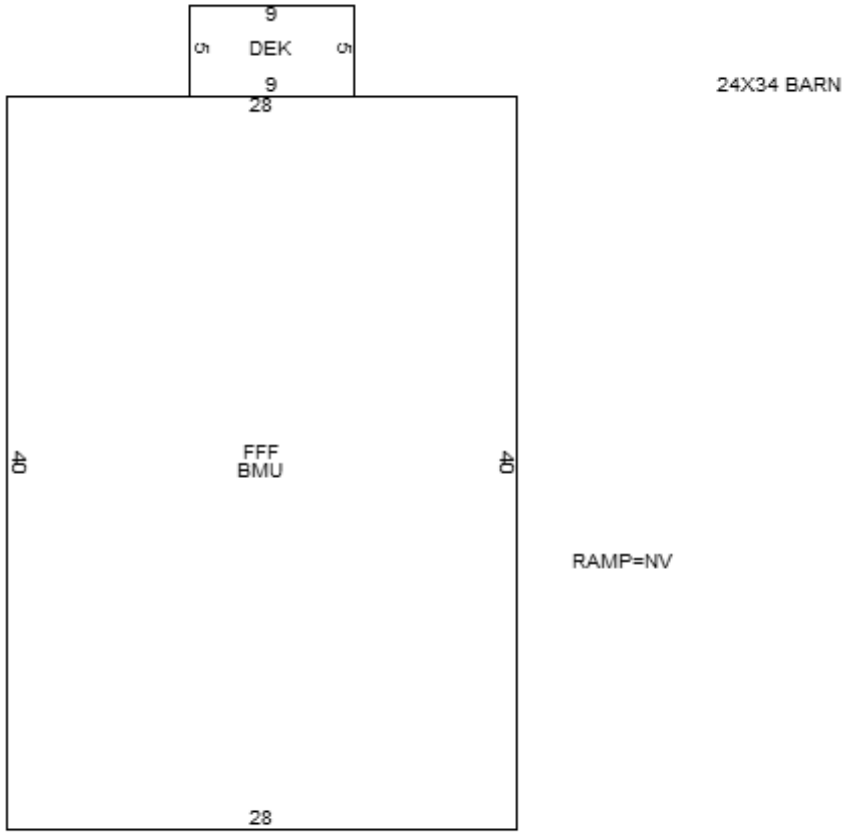
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**PLYWOOD/PANEL/DRYWALL**				
Floor:	**CARPET/LAMINATE/VINYL**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**2**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.1077**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0611**
				Sq. Foot Cost:	**$ 97.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1120	1.00	1120
BMU	BSMNT	1120	0.15	168
DEK	DECK/ENTRANCE	45	0.10	5
GLA:	**1,120**	**2,285**		**1,293**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 126,223**
Year Built:		**1987**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 101,000**

OWNER INFORMATION

HORR ADAM A

11 BEAVER POND RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/03/2019	4668	0086	Q I	223,000	WHALEY MICHAEL G &
11/03/2011	3966	0610	Q I	150,000	ROBINSON JOCELYN A
10/24/2003	2885	0059	U I 38		ROBINSON JOCELYN A & H
06/02/1994	1749	0599	U I 99		ROBINSON ANTHONY & JAN

PICTURE

LISTING HISTORY

09/27/12	JDRL
11/22/08	SS
02/10/06	PD

NOTES

PRIVATE SEPTIC & PUBLIC WATER. CONVERTED BARN BUILT IN 1967=REMODELED IN 1987 UNF=STORAGE ABOVE GARAGE / 1 VERY SMALL BEDRM ON FIRST FLR, '12 NC SINCE 2011 SALE, KITCHEN & BTH=ORIG FROM 1987 REMODEL, ROOF=1987, ADJUSTED CRL-SLB ON SKETCH; BUILT-INS; EXPOSED BEAMS = A1 QUALITY; KITCH DATED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	576	24 x 24	88	34.00	80	13,787	
						13,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 89,800	$ 15,800	$ 47,200
		Parcel Total:	$ 152,800
2018	$ 89,800	$ 15,800	$ 44,200
		Parcel Total:	$ 149,800
2019	**$ 122,500**	**$ 13,800**	**$ 66,200**
		Parcel Total:	**$ 202,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	E	100	100	100	100	100 -- LEVEL	100	64,000	0	N	64,000	
1F RES	1.095 ac	x 2,000	X	100				100 -- LEVEL	100	2,200	0	N	2,200	
	2.095 ac									66,200			**66,200**	

PICTURE

OWNER

HORR ADAM A

11 BEAVER POND RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

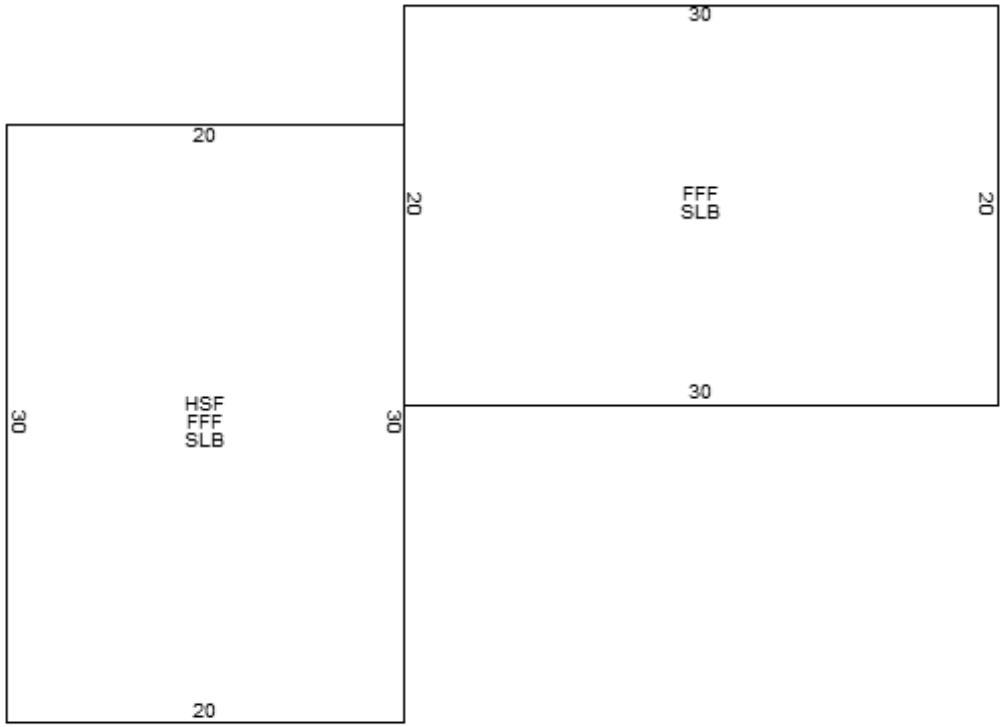
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CLAP BOARD**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**GAS/CONVECTION**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0514**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9974**
				Sq. Foot Cost:	**$ 91.76**

24X24 GARAGE



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	600	0.50	300
FFF	FST FLR FIN	1200	1.00	1200
SLB	SLB	1200	0.00	0
GLA:	**1,500**	**3,000**		**1,500**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,640**
Year Built:		**1987**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 122,500**

OWNER INFORMATION

TEWKSBURY JOSHUA R &
DALTON SARAH A
244 SPRING STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/20/2019	4636	0038	Q I	228,000	MORIN RICHARD G SR &
08/31/2004	3058	901	Q I	215,000	GOSLIN RANDALL & DONNA

PICTURE

LISTING HISTORY

09/05/19	CRVM
06/14/13	EORL
09/24/12	JDRM
04/08/11	DPU
02/11/10	JDPU
02/10/06	PDRL

NOTES

FLOODS & HAS SUMP PUMP, KITCHEN IS AVG, 1 BATH HAS JACUZZI TUB & 2 SINKS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	768	24 x 32	81	30.00	70	13,064	
SHED-WOOD	120	8 x 15	193	10.00	70	1,621	
SHED-WOOD	120	10 x 12	193	10.00	70	1,621	
						16,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 121,300	$ 19,100	$ 35,800
		Parcel Total:	$ 176,200
2018	$ 121,300	$ 19,100	$ 35,800
		Parcel Total:	$ 176,200
2019	**$ 155,100**	**$ 16,300**	**$ 58,800**
		Parcel Total:	**$ 230,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.470 ac	58,800	E	100	100	100	100	100 -- LEVEL	100	58,800	0	N	58,800	
	0.470 ac									58,800			**58,800**	

PICTURE

OWNER

TEWKSBURY JOSHUA R &
DALTON SARAH A
244 SPRING STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

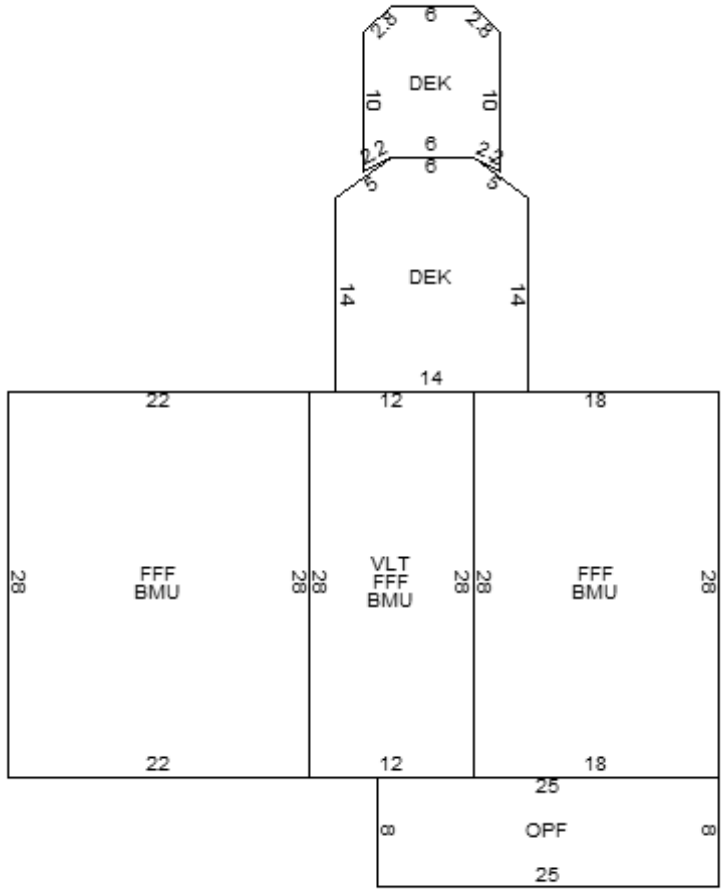
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9971** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1184**
Sq. Foot Cost: **$ 102.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	336	0.05	17
FFF	FST FLR FIN	1456	1.00	1456
BMU	BSMNT	1456	0.15	218
OPF	OPEN PORCH	200	0.25	50
DEK	DECK/ENTRANCE	334	0.10	33
GLA:	**1,456**	**3,782**		**1,774**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,527**
Year Built:		**2001**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 155,100**

OWNER INFORMATION

HALL JOSHUA H &
SMITH-HALL ALICIA R
189 SPRING ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/11/2019	4646	0101	Q I	180,000	GORTON CHARLES P

PICTURE

LISTING HISTORY

06/11/13 HJRL
12/03/12 JDRM
12/04/02 JMRM

NOTES

PRIVATE SEPTIC & PUBLIC WATER. WHITE; CYC: 2011-2014 CYC REVAL PHYS CHG: NO CHANGES NEEDED INF: INFORMAL REVIEW O: OBSOLESCENCE OUTDATED KITCHEN/BATH, WET/DAMP BSMNT, LAYOUT SAGGING FLOORS, UNHEATED 2ND FLR ; 2013= ROOF & FURNACE OVER 40 YRS OLD; POOL IS 10 YRS OLD AND RUSTY. 2015 REMOVED POOL & DECK PER OWNER.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY	400	20 x 20	100	26.00	100	10,400	
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
SHED-WOOD	120	10 x 12	193	10.00	80	1,853	EST
						14,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 70,300	$ 6,800	$ 44,900
		Parcel Total:	$ 122,000
2018	$ 70,300	$ 6,800	$ 41,500
		Parcel Total:	$ 118,600
2019	**$ 103,400**	**$ 14,000**	**$ 63,800**
		Parcel Total:	**$ 181,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.970 ac	63,760	E	100	100	100	100	100 -- LEVEL	100	63,800	0	N	63,800	
	0.970 ac									63,800			**63,800**	

PICTURE

OWNER

HALL JOSHUA H &
SMITH-HALL ALICIA R
189 SPRING ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

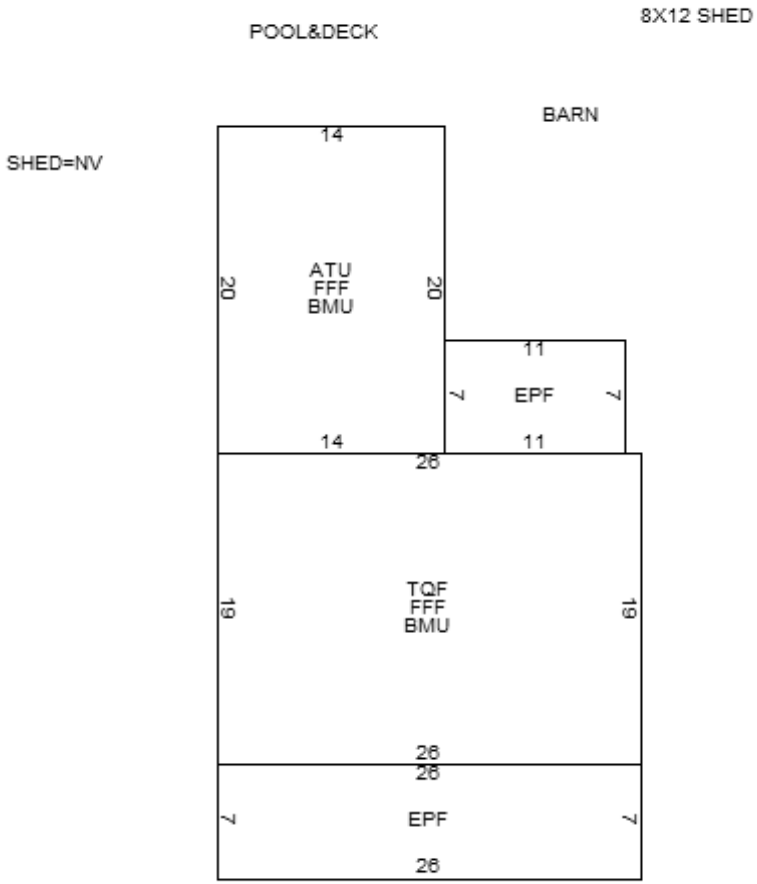
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME NEW ENGLAN**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **PLYWOOD/PANEL/PLASTERED**
Floor: **LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0586** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1951**
Sq. Foot Cost: **$ 109.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	494	0.75	371
FFF	FST FLR FIN	774	1.00	774
BMU	BSMNT	774	0.15	116
EPF	ENCLOSED	259	0.70	181
ATU	ATTIC	280	0.10	28
GLA:	**1,145**	**2,581**		**1,470**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 161,627**
Year Built:		**1850**
Condition For Age:	GOOD	**36 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**36 %**
Building Value:		**$ 103,400**

OWNER INFORMATION

TEAL SHAWN & BETTINA

144 BAY RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/15/2018	4608	0553	Q I	260,000	BOWEN PATRICIA
12/01/2017	4531	106	U I 38		BOWEN MARJORIE P &
12/13/2007	3600	968	Q I	175,000	HENRY JOSEPH P & MICHE
01/04/2000	2168	0593	U I 99		TWITCHELL ET AL

PICTURE

LISTING HISTORY

04/04/19	CRVM
09/17/12	JDRM
11/03/08	DJW
01/16/04	MRI

NOTES

PRIVATE WATER SUPPLY & SEPTIC; ORIG TIN CEILINGS/CROWN IN EXC SHAPE; HOME VERY WELL MAINT-UPDATED IN AREAS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	12 x 16	143	10.00	100	2,746	
						2,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 114,400	$ 1,000	$ 49,200
		Parcel Total:	$ 164,600
2018	$ 114,400	$ 1,000	$ 49,200
		Parcel Total:	$ 164,600
2019	**$ 190,100**	**$ 2,700**	**$ 74,400**
		Parcel Total:	**$ 267,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	F	110	105	100	95	100 -- LEVEL	100	70,200	0	N	70,200	
1F RES	2.100 ac	x 2,000	X	100				100 -- LEVEL	100	4,200	0	N	4,200	
	3.100 ac									74,400			**74,400**	

PICTURE

OWNER

TEAL SHAWN & BETTINA

144 BAY RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

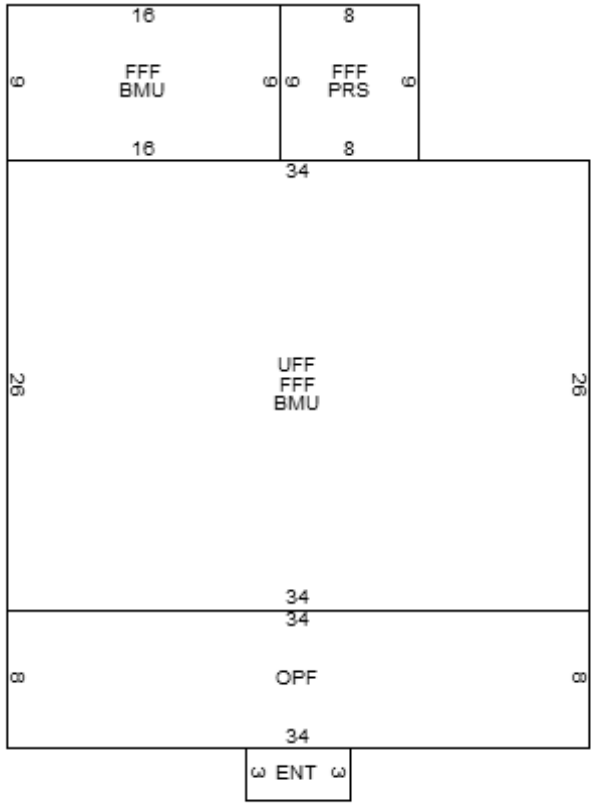
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME GAMBREL**				
Roof:	**GAMBREL/ASPHALT**				
Ext:	**ALUM SIDING**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**4**	Baths:	**2.0**	Fixtures:	**6**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A3 AVG+30**				
Com. Wall:					
Size Adj:	**0.9392**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1721**
				Sq. Foot Cost:	**$ 107.84**

12X16 SHED



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	884	1.00	884
FFF	FST FLR FIN	1100	1.00	1100
BMU	BSMNT	1028	0.15	154
OPF	OPEN PORCH	272	0.25	68
PRS	PIER	72	-0.05	-4
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,984**	**3,374**		**2,204**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 237,679**
Year Built:		**1932**
Condition For Age:	VERY GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 190,100**

OWNER INFORMATION

LAFLAMME ROSE M

112 RIVER RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2019	4667	0910	Q I	247,000	LEWICKI KATHLEEN &
07/28/2017	4497	402	Q I	224,000	REVELS HARRY R
07/27/2010	3850	0234	U I 38		REVELS HARRY &
06/21/1988	1391	0789	U I 99		REVELS HARRY

PICTURE

LISTING HISTORY

10/25/12 JDRM
02/17/06 PD
01/05/04 TH

NOTES

PRIVATE WATER SUPPLY & SEPTIC, '12 ADJUSTED EPF-FSP,

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	12 x 16	143	10.00	70	1,922	
						1,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 118,000	$ 2,700	$ 49,400
		Parcel Total:	$ 170,100
2018	$ 118,000	$ 2,700	$ 49,400
		Parcel Total:	$ 170,100
2019	**$ 165,400**	**$ 1,900**	**$ 57,100**
		Parcel Total:	**$ 224,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.290 ac	66,580	E	100	100	95	95	95 -- MILD	100	57,100	0	N	57,100	
	2.290 ac									57,100			**57,100**	

PICTURE

OWNER

LAFLAMME ROSE M

112 RIVER RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

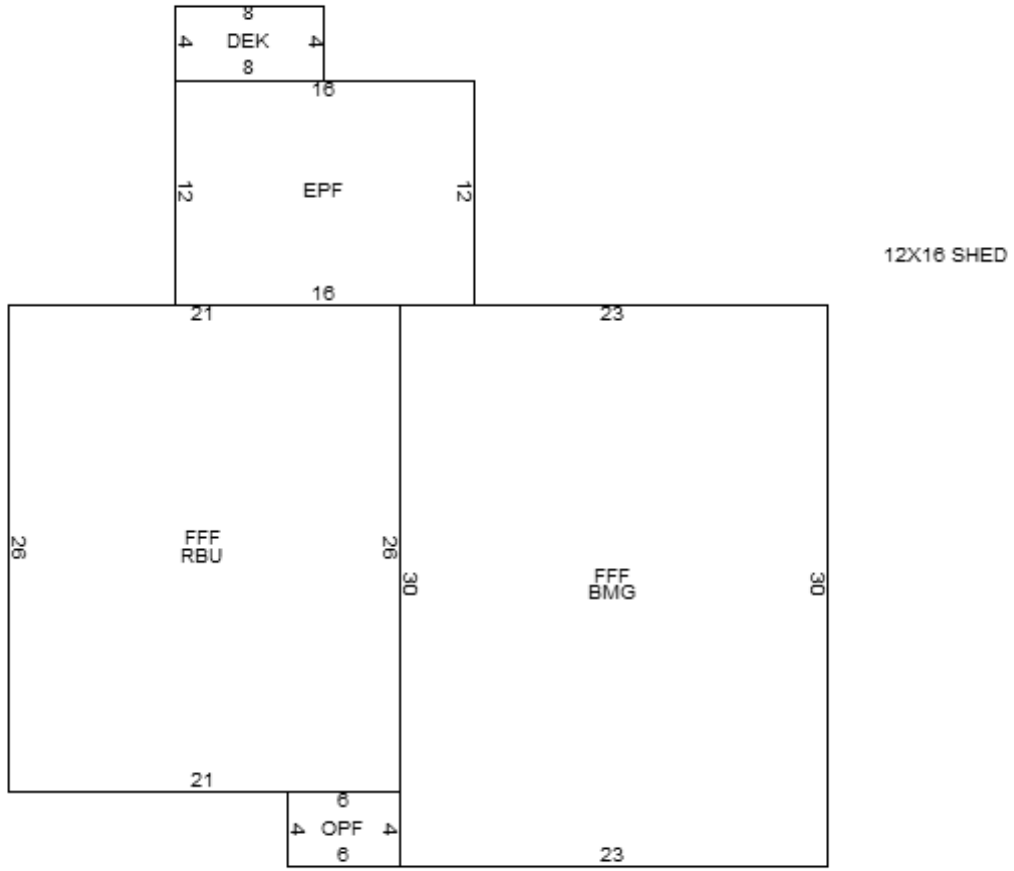
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RAISED RAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD/CARPET**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**4**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**1.0187**		Base Rate:		**RSA 92.00**
			Bldg. Rate:		**1.2213**
			Sq. Foot Cost:		**$ 112.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1236	1.00	1236
BMG	BASEMENT	690	0.20	138
RBU	RAISED BSMNT	546	0.25	137
OPF	OPEN PORCH	24	0.25	6
DEK	DECK/ENTRANCE	32	0.10	3
EPF	ENCLOSED	192	0.70	134
GLA:	**1,236**	**2,720**		**1,654**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,843**
Year Built:		**1988**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 165,400**

OWNER INFORMATION

YORK RICHARD A JR & CHARLENE A

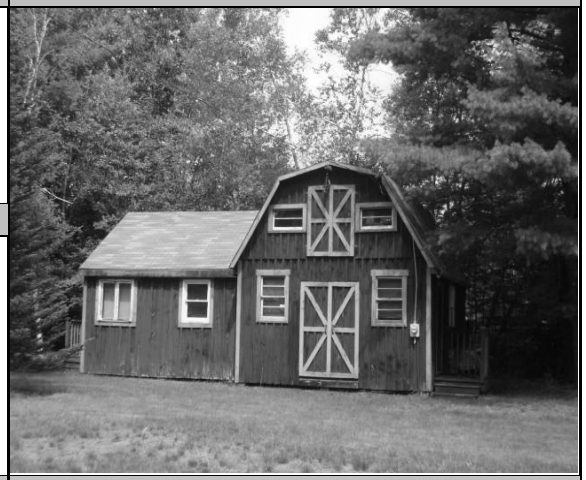
19 RIVER RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2019	4666	0142	Q I	146,500	FOWLER WILLIAM
09/26/2014	4245	29	Q I	86,000	VALRAND CARL ESTATE
10/04/1996	1891	0409	U I 99		BURNHAM/MURBY

PICTURE



LISTING HISTORY

09/25/19 CRHC
08/08/13 HJRM
02/20/06 PDRL

NOTES

PRIVATE SEPTIC & PUBLIC WATER, '13 ADDED 4X4 DET DECK, SHOP & 16X20 SHED=ATT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	336	14 x 24	108	30.00	85	9,253	
SHOP-GOOD	256	16 x 16	123	21.00	85	5,621	
SHED-WOOD	320	16 x 20	110	10.00	85	2,992	
SHOP-GOOD	160	10 x 16	160	21.00	70	3,763	
DECK	16	4 x 4	400	7.00	100	448	ATT TO SHOP
DECK	16	4 x 4	400	7.00	100	448	ATT SHOP
						22,500	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 31,300	$ 13,600	$ 43,000
		Parcel Total:	$ 87,900
2018	$ 31,300	$ 13,600	$ 37,600
		Parcel Total:	$ 82,500
2019	**$ 45,200**	**$ 22,500**	**$ 63,100**
		Parcel Total:	**$ 130,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: CB COMM BUSINESS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.510 ac	60,080	E	100	105	100	100	100 -- LEVEL	100	63,100	0	N	63,100	
	0.510 ac									63,100			**63,100**	

PICTURE

OWNER

YORK RICHARD A JR & CHARLENE A

19 RIVER RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

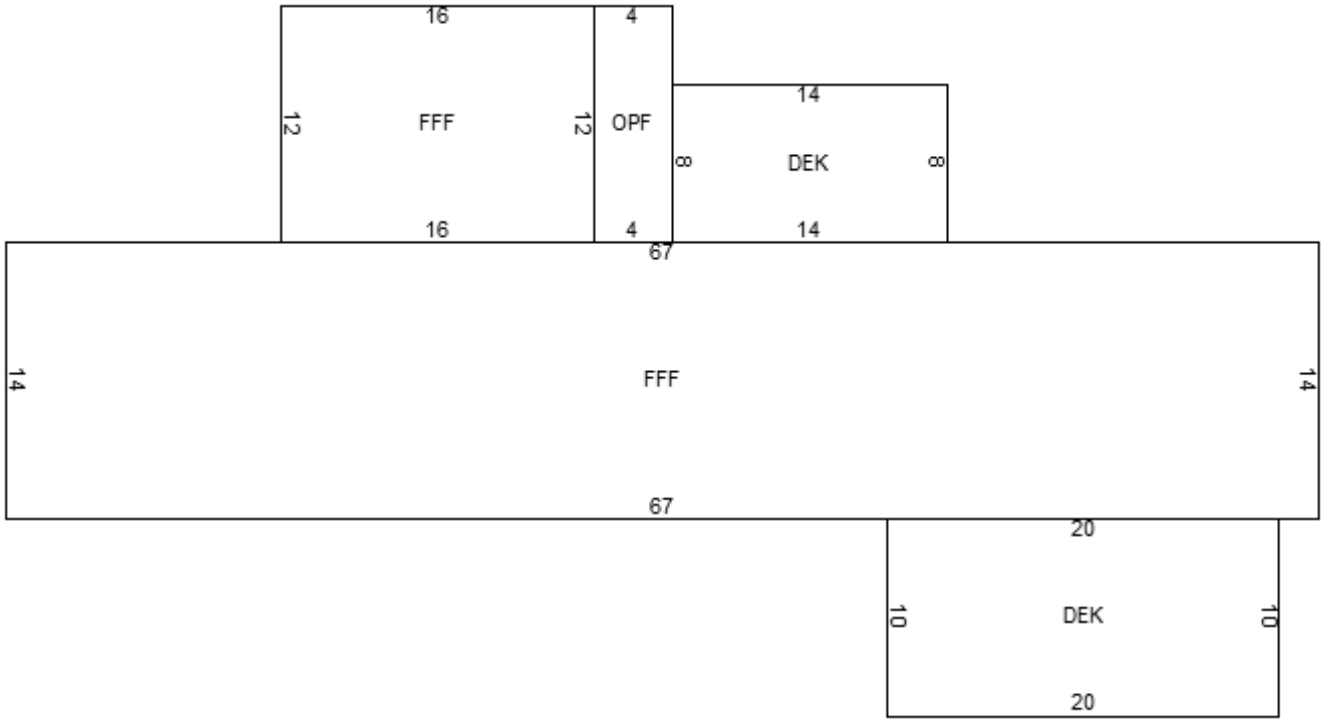
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	1.00 STORY FRAME MOBILE-SIN				
Roof:	GABLE OR HIP/ASPHALT				
Ext:	ALUM SIDING				
Int:	WALL BOARD				
Floor:	CARPET/LINOLEUM OR SIM				
Heat:	OIL/FA DUCTED				
Bedrooms:	3	Baths:	1.0	Fixtures:	3
		Extra Kitchens:		Fireplaces:	
A/C:	No			Generators:	
Quality:	A0 AVG				
Com. Wall:					
Size Adj:	1.0069			Base Rate:	MHS 72.00
				Bldg. Rate:	0.8919
				Sq. Foot Cost:	$ 64.22



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1130	1.00	1130
DEK	DECK/ENTRANCE	312	0.10	31
OPF	OPEN PORCH	48	0.25	12
GLA:	**1,130**	**1,490**		**1,173**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		$ 75,330
Year Built:		1976
Condition For Age:	VERY GOOD	40 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		40 %
Building Value:		$ 45,200

OWNER INFORMATION

MOREL WILLIAM & KERRYN

29 POLLIWOG LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2019	4661	0927	Q I	258,000	MUEHLHAUSEN MITCHELL J
04/06/2006	3354	596	Q I	260,000	LABBE KENNETH R
12/30/2003	2921	0728	U I 38		LABBE KENNETH R & RAMS
01/02/2003	2661	0909	Q I	184,933	HEUSTON HOMES INC
08/02/2002	2554	0146	U I 14	29,933	FORGIONE JR., ROBERT A

PICTURE

LISTING HISTORY

11/01/12 JDRL
12/13/05 DJRM
01/06/04 MRI

NOTES

B: BUILDING GROUT WORK IN KITCHEN POOR QUALITY S02: 2002 SALE LAND ONLY - CTOS S03: 2003 SALE 2/1/03 - VALID - L&B SALE 12/30/03 - INVALID -FAMILY S06: 2006 SALE WS: PRIVATE WATER SUPPLY & SEPTIC;2012= KITCH,BATHS, FURN, ROOF ARE ORIG; BELOW AVG AG POOL ON PROP=NV

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 137,100	$ 1,000	$ 55,200
		Parcel Total:	$ 193,300
2018	$ 137,100	$ 1,000	$ 55,200
		Parcel Total:	$ 193,300
2019	**$ 167,100**	**$ 0**	**$ 64,500**
		Parcel Total:	**$ 231,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.500 ac	65,000	F	110	100	95	100	95 -- MILD	100	64,500	0	N	64,500	
	1.500 ac									64,500			**64,500**	

PICTURE

OWNER

MOREL WILLIAM & KERRYN

29 POLLIWOG LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

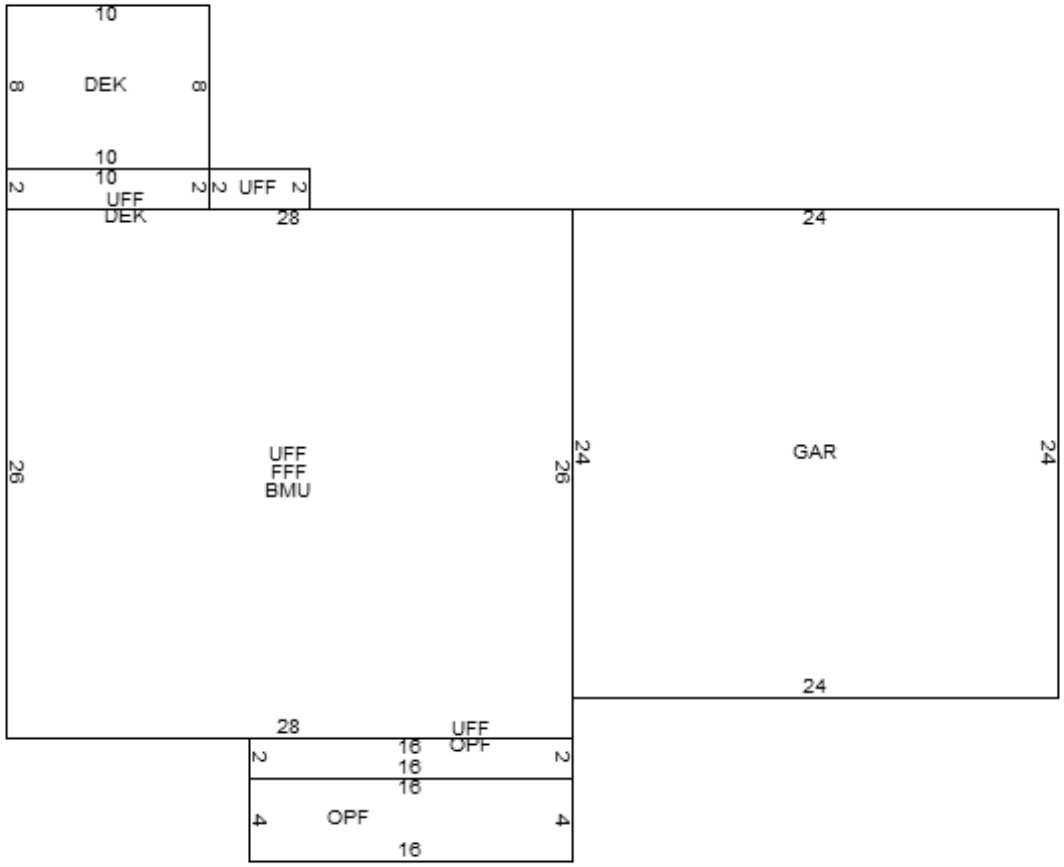
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME CONVENTION**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/HARD TILE**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**3**	Baths: **1.5**	Fixtures: **5**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9745**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1002**
		Sq. Foot Cost:	**$ 101.22**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	790	1.00	790
FFF	FST FLR FIN	728	1.00	728
BMU	BSMNT	728	0.15	109
GAR	GARAGE	576	0.45	259
OPF	OPEN PORCH	96	0.25	24
DEK	DECK/ENTRANCE	100	0.10	10
GLA:	**1,518**	**3,018**		**1,920**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 194,342**
Year Built:		**2002**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 167,100**

OWNER INFORMATION

BROWNELL LINDA K

540 HORNETOWN RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2018	4609	0873	Q I	198,900	SHANNON CHRISTOPHER
05/23/2018	4570	181	U I 35	27,760	TOWN OF FARMINGTON
12/05/2013	4184	0309	U I 50		DEMETRIOS PETER J
06/01/2001	2320	0001	U I 99		GLIDDEN JAMES E & JEAN
03/15/1982	1077	0124	U I 99		WHEATON CHARLES &

PICTURE

LISTING HISTORY

09/30/19	CRVM
09/25/19	CRHC
03/22/19	CRPL
08/21/17	CRVM
10/15/12	JDRL
12/08/05	RFBL

NOTES

PU12: 3/19 INT WELL LAYED OUT; BUILT INS; FORMICA/MAPLE KIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	294	14 x 21	114	30.00	80	8,044	
						8,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 300	$ 3,300	$ 62,800
		Parcel Total:	$ 66,400
2018	$ 300	$ 3,300	$ 62,800
		Parcel Total:	$ 66,400
2019	**$ 124,800**	**$ 8,000**	**$ 72,400**
		Parcel Total:	**$ 205,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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	3.000 ac	68,000	E	100	100	100	95	100 -- LEVEL	100	64,600	0	N	64,600	
1F RES	3.900 ac	x 2,000	X	100				100 -- LEVEL	100	7,800	0	N	7,800	
	6.900 ac									72,400			**72,400**	

PICTURE

OWNER

BROWNELL LINDA K

540 HORNETOWN RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

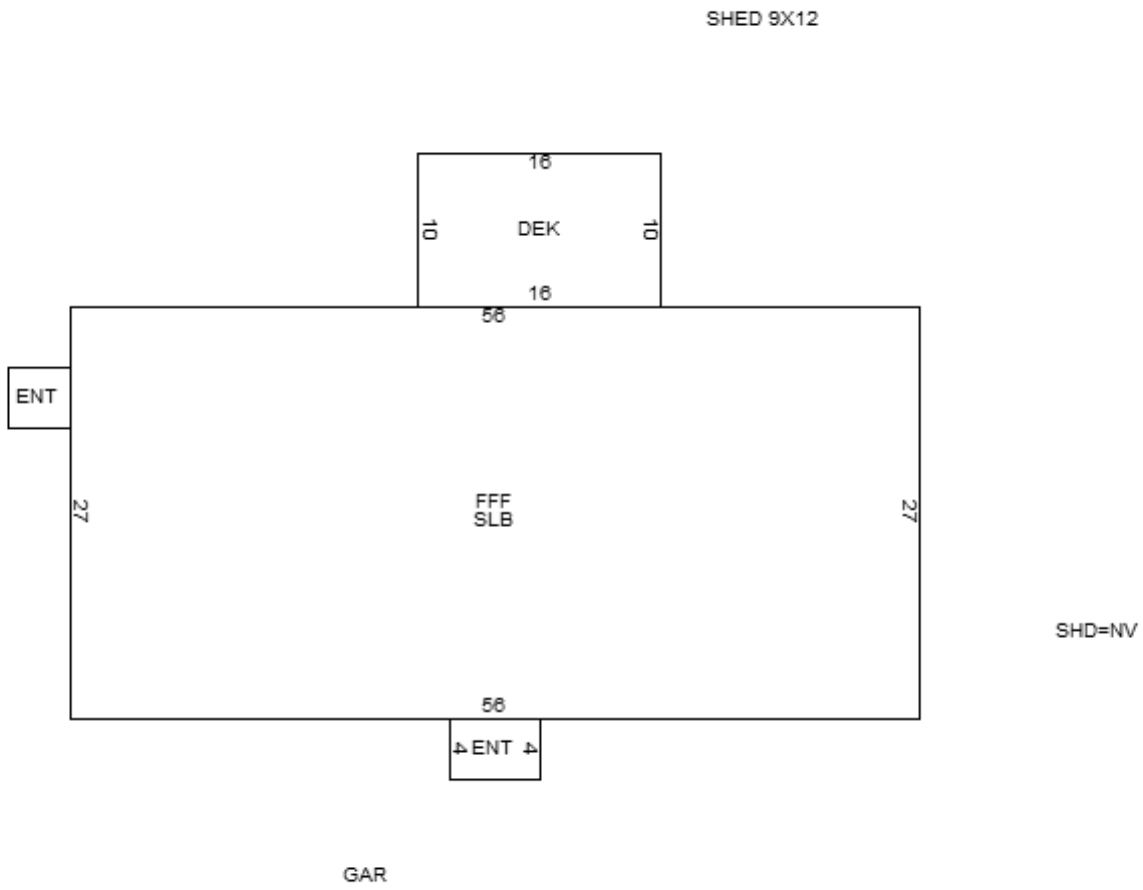
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/29/18	BP034-18	NEW RES/HOME	

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**WALL BOARD**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**GAS/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0441**			Base Rate:	**MHD 78.00**
				Bldg. Rate:	**1.0765**
				Sq. Foot Cost:	**$ 83.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1512	1.00	1512
SLB	SLB	1512	0.00	0
ENT	ENTRY WAY	40	0.10	4
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**1,512**	**3,224**		**1,532**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 128,642**
Year Built:		**2018**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 124,800**

OWNER INFORMATION

QUIGLEY KERRI & KYLE

2 JIMS DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/07/2019	4660	0066	Q I	235,000	WOODMAN JAMES
01/23/2015	4270	77	U I 37	57,500	US BANK TRUST N.A.
12/17/2014	4263	460	U I 51	134,109	SMITH TIMOTHY B
07/24/1986	1244	0368	Q I		SMITH RAYMOND &
10/30/1985	1195	0188	Q I		CARDINAL GERALDINE & H

PICTURE

LISTING HISTORY

03/07/19	CRPR
02/14/17	CRPR
04/14/16	CRPR
11/01/12	JDRL
12/07/05	TNRL

NOTES

C: CURRENT USE 6/29/09 - WS: PRIVATE WATER SUPPLY & SEPTIC ; 2012= WALK OUT BSMT IN REAR; 4/16; COMP RENO;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	576	24 x 24	88	34.00	100	17,234	
						17,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 79,600	$ 17,200	$ 43,181
		Parcel Total:	$ 139,981
2018	$ 79,600	$ 17,200	$ 43,256
		Parcel Total:	$ 140,056
2019	**$ 101,500**	**$ 17,200**	**$ 78,400**
		Parcel Total:	**$ 197,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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	64,000	E	100	100	100	100	100 -- LEVEL	100	64,000	0	N	64,000	
1F RES	7.570 ac	x 2,000	X	100				95 -- MILD	100	14,400	0	N	14,400	
	8.570 ac									78,400			**78,400**	

PICTURE

OWNER

QUIGLEY KERRI & KYLE

2 JIMS DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

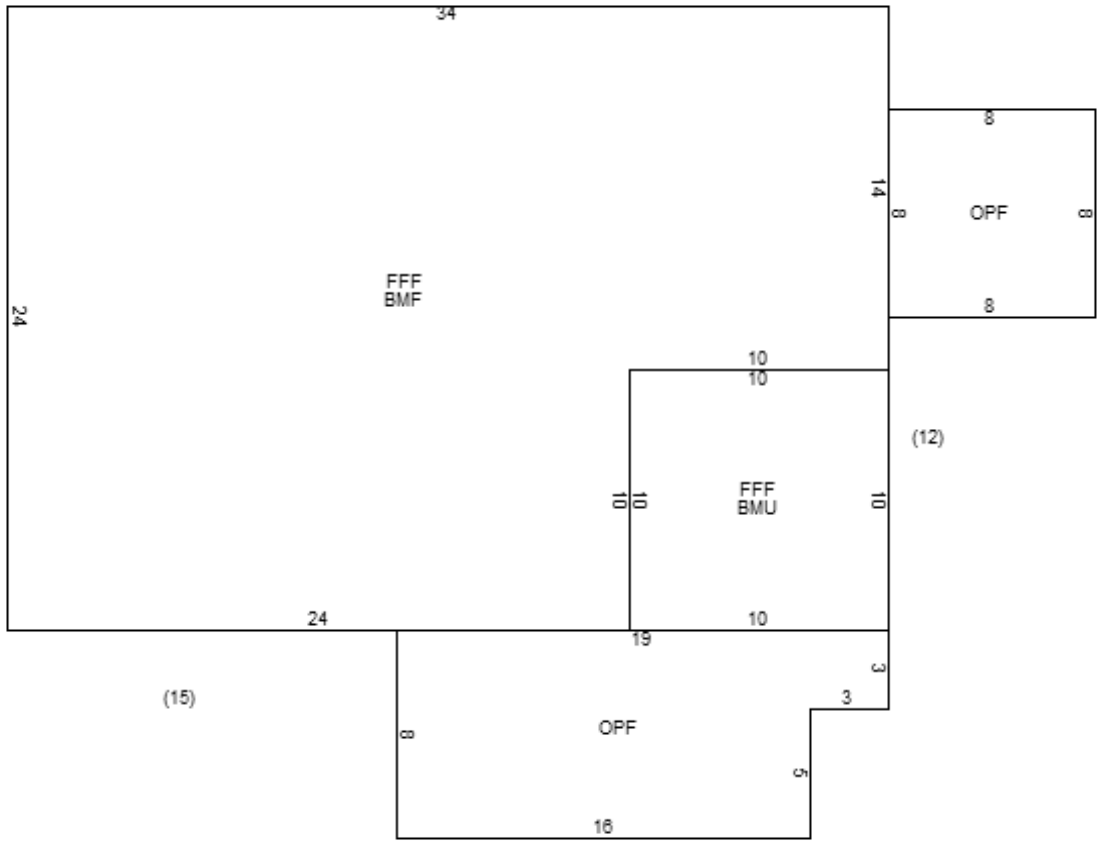
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/14/15	BP028-15	EXTERIOR ONLY	8 X 20 FRONT PORCH & 8 X
07/14/15	BP029-15	EXTERIOR ONLY	24 X 24 DETACHED GARAG
04/15/15	D04-15	DEMOLITION	DEMO OF 3 SHEDS

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1809** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1312**
Sq. Foot Cost: **$ 104.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	716	0.30	215
OPF	OPEN PORCH	201	0.25	50
BMU	BSMNT	100	0.15	15
GLA:	**816**	**1,833**		**1,096**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 114,061**
Year Built:		**1994**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 101,500**

OWNER INFORMATION

ANZIVINO PETER M & LUANNE M

115 DODD DRIVE

HOLLISTON, MA 01746

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/16/2019	4629	0556	Q I	235,000	MCGUIGAN DOROTHY A
11/12/1998	2156	0083	Q I		BROWNS MILL INC

PICTURE

LISTING HISTORY

09/06/19 CRVM
08/06/19 CRHC
09/11/12 JDRM
02/10/06 KSRM

NOTES

BEIGE: B: BUILDING SOME HRDWD AND TILE / ARCHI ASPHALT SHINGLES / KITCHEN OPEN TO LIVING AND DINING ROOM.;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
DECK	256	16 x 16	123	7.00	35	771	
LEAN-TO	112	7 x 16	203	4.00	100	909	
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 170,700	$ 3,300	$ 50,600
		Parcel Total:	$ 224,600
2018	$ 170,700	$ 3,300	$ 50,600
		Parcel Total:	$ 224,600
2019	**$ 183,600**	**$ 1,700**	**$ 67,100**
		Parcel Total:	**$ 252,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	F	110	100	100	100	95 -- MILD	100	66,900	0	N	66,900	
1F RES	0.100 ac	x 2,000	X	100				95 -- MILD	100	200	0	N	200	
	1.100 ac									67,100			**67,100**	

PICTURE

OWNER

ANZIVINO PETER M & LUANNE M

115 DODD DRIVE

HOLLISTON, MA 01746

TAXABLE DISTRICTS

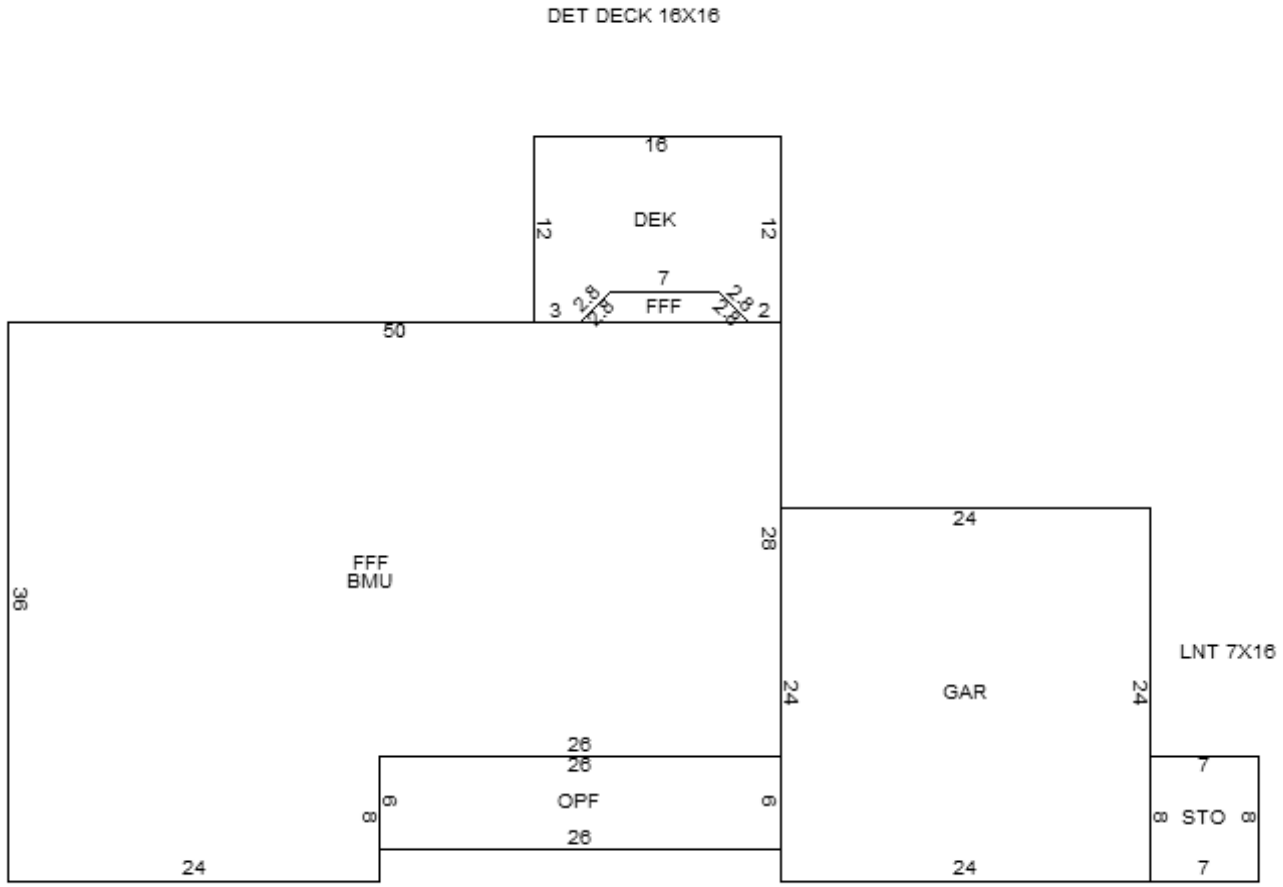
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET**				
Heat:	**GAS/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	**1**
A/C:	**Yes 100.00 %**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9420**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0780**
				Sq. Foot Cost:	**$ 99.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1610	1.00	1610
BMU	BSMNT	1592	0.15	239
OPF	OPEN PORCH	156	0.25	39
GAR	GARAGE	576	0.45	259
STO	STORAGE AREA	56	0.25	14
DEK	DECK/ENTRANCE	174	0.10	17
GLA:	**1,610**	**4,164**		**2,178**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 215,992**
Year Built:		**2000**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 183,600**

OWNER INFORMATION

DILLON THOMAS P &
JONES AIMEE H
93 CHERUB DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/24/2019	4664	0270	Q I	279,000	PELLETIER DONALD R &
09/01/2006	3427	850	Q I	260,800	LEDGE ROCK CONSTRUCTIO
10/17/2005	3277	237	U I 99	420,000	RIZZO, JOHN

PICTURE

LISTING HISTORY

05/01/19	CRPR
08/30/12	JDRM
02/06/07	TNRM

NOTES

GREEN; PU11: ADDED 16X10 SHED @ 100% COMP - 4/8/11 DJW S05: 2005 SALE INVALID/FAMILY MULTI PARCEL SALE S06: 2006 SALE; 2012:FOUND PATIO ON PROPERTY; HAS WALK OUT BSMT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	10 x 16	160	10.00	70	1,792	
PATIO	160	20 x 8	160	7.00	50	896	
						2,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 160,600	$ 1,400	$ 54,200
		Parcel Total:	$ 216,200
2018	$ 160,600	$ 1,400	$ 54,200
		Parcel Total:	$ 216,200
2019	**$ 195,900**	**$ 2,700**	**$ 76,800**
		Parcel Total:	**$ 275,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	95	100 -- LEVEL	100	73,000	0	N	73,000	
1F RES	1.890 ac	x 2,000	X	100				100 -- LEVEL	100	3,800	0	N	3,800	
	2.890 ac									76,800			**76,800**	

PICTURE

OWNER

DILLON THOMAS P &
JONES AIMEE H
93 CHERUB DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

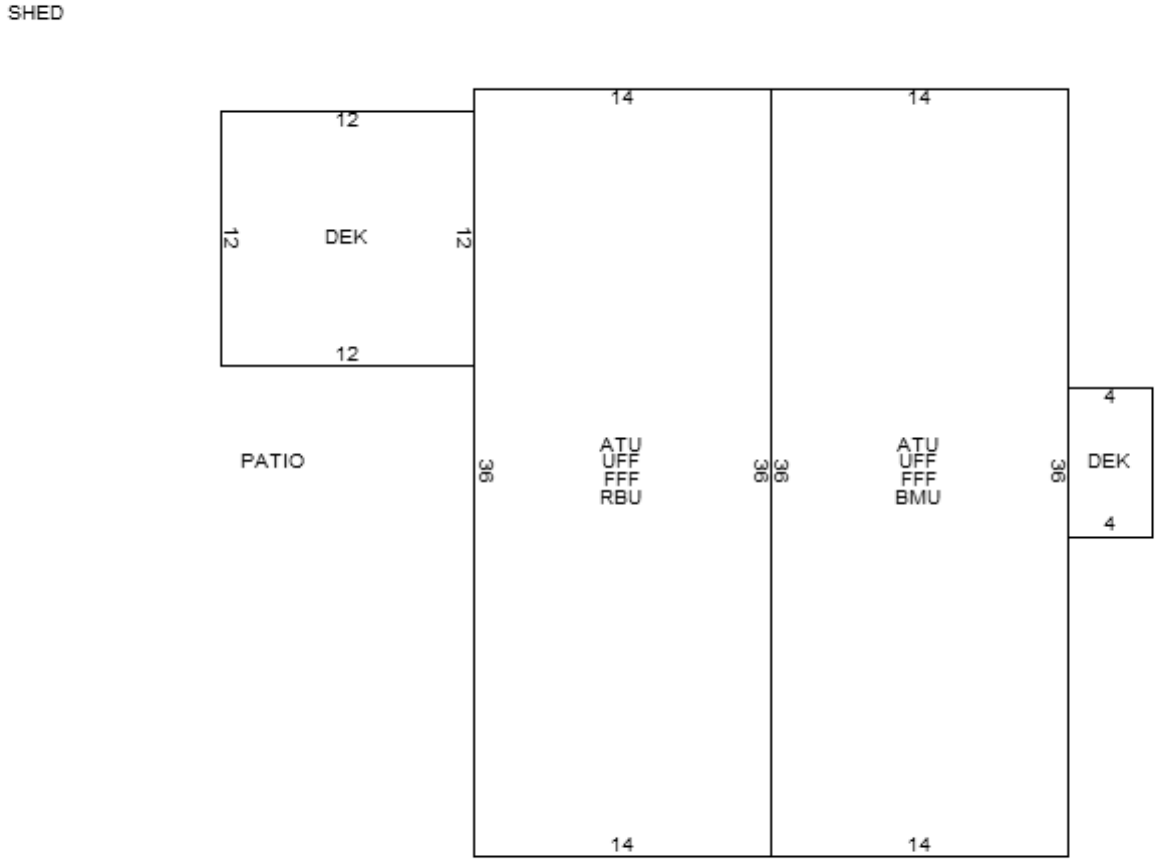
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9256**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0128**
		Sq. Foot Cost:	**$ 93.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1008	1.00	1008
ATU	ATTIC	1008	0.10	101
FFF	FST FLR FIN	1008	1.00	1008
RBU	RAISED BSMNT	504	0.25	126
DEK	DECK/ENTRANCE	172	0.10	17
BMU	BSMNT	504	0.15	76
GLA:	**2,016**	**4,204**		**2,336**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 217,645**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 195,900**

OWNER INFORMATION

FRASER PETER &
SHIRLEY BRIANNA
89 CHERUB DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2019	4661	1036	Q I	260,000	PAGAN-ALLIS ABIGAIL
02/12/2019	4634	0413	U I 38	1	PAGAN-ALLIS ABIGAIL &
09/21/2016	4417	409	U I 38		PAGAN ALLIS ABIGAIL
11/18/2010	3882	0195	U I 38		PAGAN ABIGAIL
08/21/2006	3422	128	Q I	231,000	LEDGE ROCK CONSTRUCTIO

PICTURE

LISTING HISTORY

04/02/18	CRPR	
04/15/16	CRPR	PU DECK EXT
06/15/13	HJRL	
08/30/12	JDRM	
11/22/08	SSRL	
02/06/07	TNRM	

NOTES

YELLOW; L: LAND NEW LOT CREATED DUE TO SUBDIVISION ON R61-005 PU07: 2007 PICK-UP ADDED NEW DWL @100% COMP. S05: 2005 SALE INVALID/FAMILY MULTI PARCEL SALE S06: 2006 SALE; 2012=ESTIMATED BMG PUP 2016 EXTENSION OF DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOLAR ELEC FIXED	18		100	600.00	100	10,800	
						10,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 126,300	$ 1,500	$ 54,500
		Parcel Total:	$ 182,300
2018	$ 126,300	$ 1,500	$ 54,500
		Parcel Total:	$ 182,300
2019	**$ 159,700**	**$ 10,800**	**$ 80,900**
		Parcel Total:	**$ 251,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	100	100 -- LEVEL	100	76,800	0	N	76,800	
1F RES	2.060 ac	x 2,000	X	100				100 -- LEVEL	100	4,100	0	N	4,100	
	3.060 ac									80,900			**80,900**	

PICTURE

OWNER

FRASER PETER &
SHIRLEY BRIANNA
89 CHERUB DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

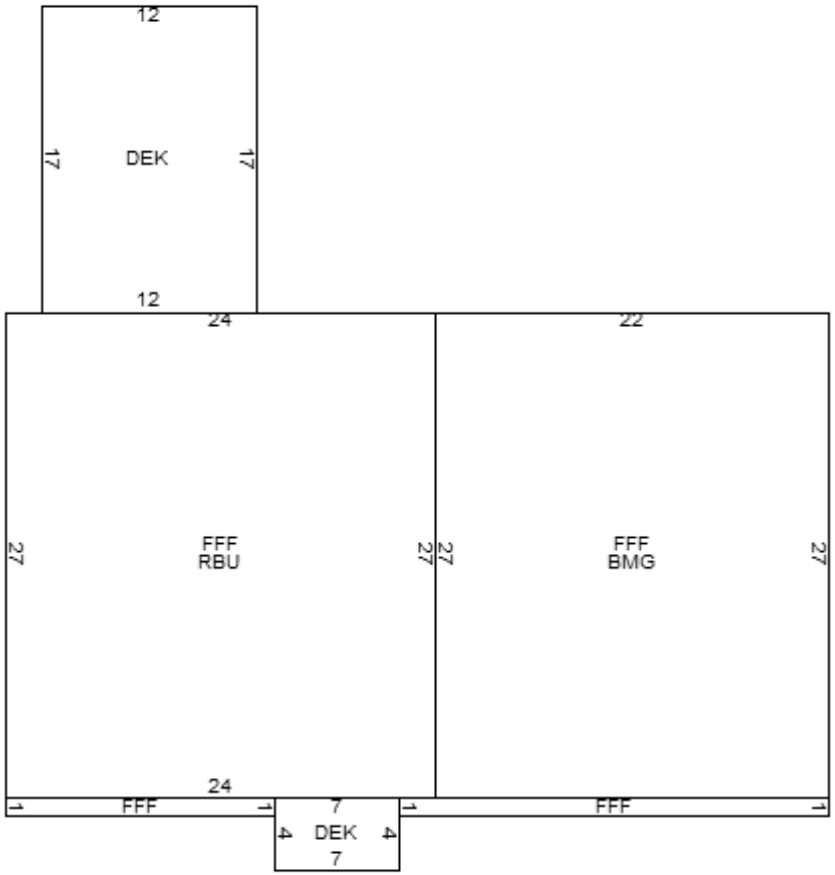
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/08/15	BP009-15	EXTERIOR ONLY	ADDITION OF 5 FEET TO RI

BUILDING DETAILS

Model: **1.00 STORY FRAME RAISED RAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0326** Base Rate: **RSA 92.00**
Bldg. Rate: **1.2167**
Sq. Foot Cost: **$ 111.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	232	0.10	23
FFF	FST FLR FIN	1281	1.00	1281
BMG	BASEMENT	594	0.20	119
RBU	RAISED BSMNT	648	0.25	162
GLA:	**1,281**	**2,755**		**1,585**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,425**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 159,700**

OWNER INFORMATION

LAVRENTIOS DIANNE M &
ALLFREY JEREMY G
77 CHERUB DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2019	4635	0718	Q I	274,900	OLIVER CHRISTOPHER S &
02/26/2007	3498	106	Q I	270,000	LEDGE ROCK CONSTRUCTIO
10/17/2005	3277	237	U I 99	420,000	RIZZO, JOHN

PICTURE

LISTING HISTORY

09/06/19 CRVM
08/30/12 JDRM
11/03/08 DJRM

NOTES

BROWN; PU08: NO GARAGE FINISH AND ADJ PAVING. 1/29/089 DJW PU11: ADDED FINISH TO ATTIC - 4/9/11 DJW S05: 2005 SALE INVALID/FAMILY MULTI SALE

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 175,300	$ 1,500	$ 50,700
		Parcel Total:	$ 227,500
2018	$ 175,300	$ 1,500	$ 50,700
		Parcel Total:	$ 227,500
2019	**$ 195,800**	**$ 0**	**$ 73,300**
		Parcel Total:	**$ 269,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	100	95 -- MILD	100	73,000	0	N	73,000	
1F RES	0.140 ac	x 2,000	X	100				95 -- MILD	100	300	0	N	300	
	1.140 ac									73,300			**73,300**	

PICTURE

OWNER

LAVRENTIOS DIANNE M &
ALLFREY JEREMY G
77 CHERUB DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

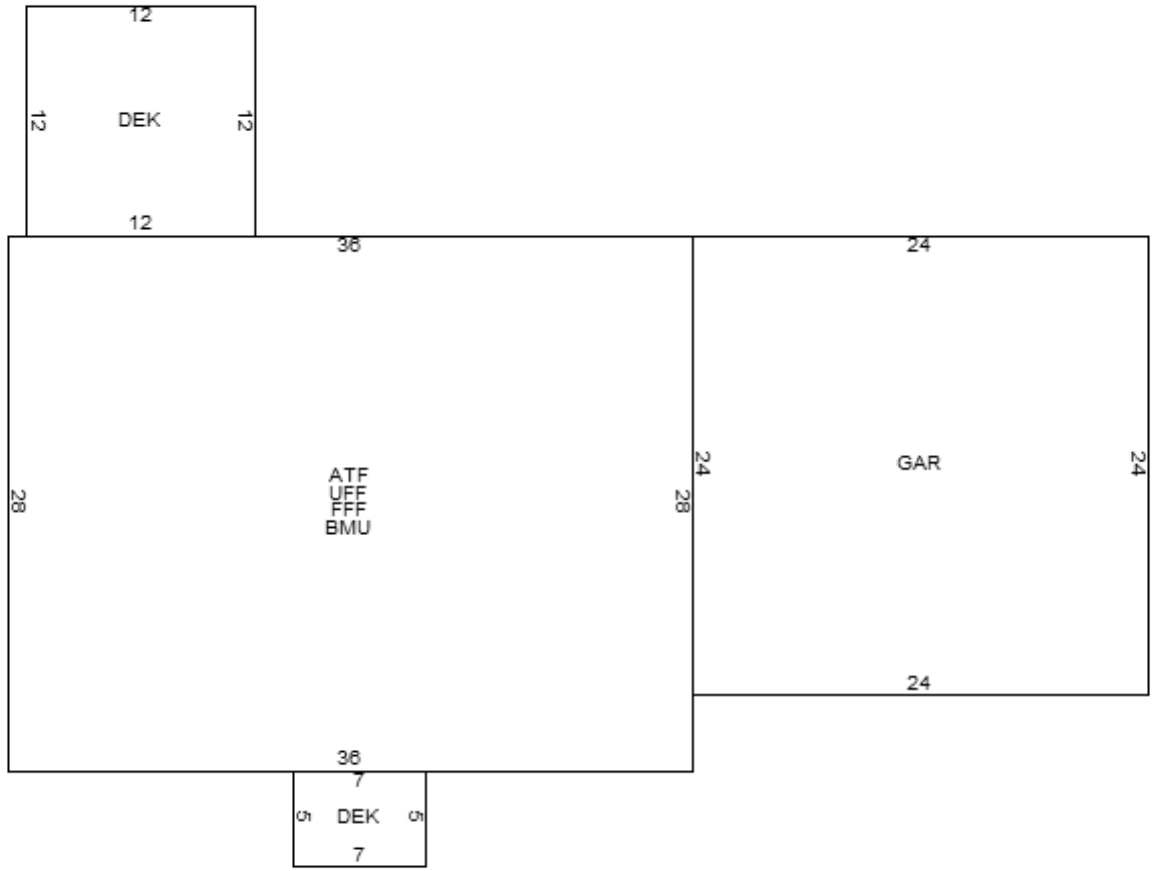
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/HARDWOOD**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**0.8955**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**0.9074**
		Sq. Foot Cost:	**$ 83.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	576	0.45	259
ATF	ATTIC FINISHED	1008	0.25	252
UFF	UPPER FLR FIN	1008	1.00	1008
FFF	FST FLR FIN	1008	1.00	1008
BMU	BSMNT	1008	0.15	151
DEK	DECK/ENTRANCE	179	0.10	18
GLA:	**2,268**	**4,787**		**2,696**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 225,062**
Year Built:		**2007**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 195,800**

OWNER INFORMATION

CUDDAHY BREANNE L &
WALKER DERYL E
61 CHERUB DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/17/2019	4654	0501	Q I	248,000	CHEMEI PETER & SARAH
05/12/2009	3737	0805	U I 89	181,533	GIBSON GERRY R & KRIST
09/11/2006	3431	325	Q I	224,933	LEDGE ROCK CONSTRUCTIO
10/17/2005	3277	237	U I 99	420,000	RIZZO, JOHN

PICTURE

LISTING HISTORY

08/30/12 JDRL
03/15/06 SMRM

NOTES

BLUE; B: BUILDING: 2012 ALL ORIGINAL, MASTER BATH HAS SHOWER CYC: 2011-2014 CYC REVAL PHYS CHG: ADDED 12X12 WDK AND CHANGED BATHS TO 2-3 FIXTURES. L: NEW LOT CREATED DUE TO SUBDIVISION ON S05: 2005 SALE: INVALID/FAMILY MULTI SALE S06: 2006 SALE; 2012 ALL ORIGINAL, MASTER BATH HAS SHOWER; KITCH FURN ROOF = ORIG CONSTRUCTION; 12X12 DECK IS ORIG/NEVER PICKED UP

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	100	1,984	
						2,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 125,900	$ 1,000	$ 51,300
		Parcel Total:	$ 178,200
2018	$ 125,900	$ 1,000	$ 51,300
		Parcel Total:	$ 178,200
2019	**$ 148,500**	**$ 2,000**	**$ 70,200**
		Parcel Total:	**$ 220,700**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	G	120	100	100	95	100 -- LEVEL	95	69,300	0	N	69,300	SHD DW
1F RES	0.450 ac	x 2,000	X	100				100 -- LEVEL	100	900	0	N	900	
	1.450 ac									70,200			**70,200**	

PICTURE

OWNER

CUDDAHY BREANNE L &
WALKER DERYL E
61 CHERUB DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

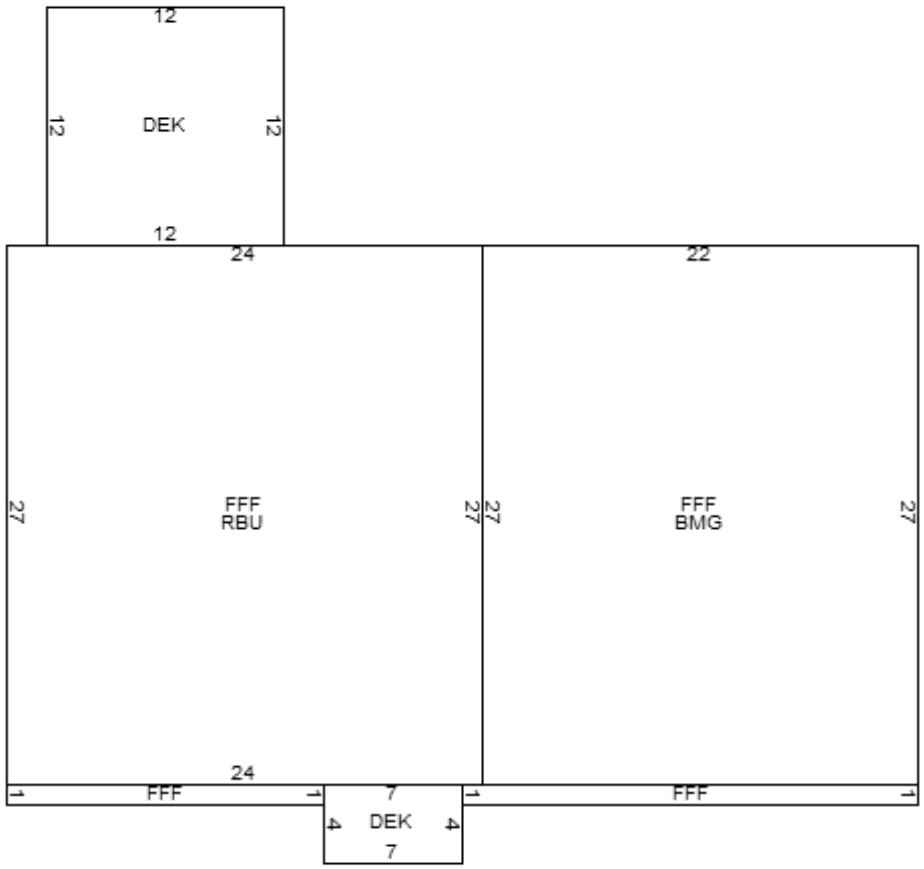
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RAISED RAN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0338**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1362**
		Sq. Foot Cost:	**$ 104.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1281	1.00	1281
BMG	BASEMENT	594	0.20	119
RBU	RAISED BSMNT	648	0.25	162
DEK	DECK/ENTRANCE	172	0.10	17
GLA:	**1,281**	**2,695**		**1,579**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,053**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 148,500**

OWNER INFORMATION

PARKER STACIE

174 WALDRON RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/03/2018	4605	0893	Q I	82,000	LONGCHAMPS RUSSELL L &
03/31/2017	4466	148	U I 38		LONGCHAMPS RUSSELL L &
12/06/2004	3110	425	Q I	121,500	WALENTA EDWARD J &
05/02/2000	2193	0113	Q I		NH HOUSING FINANCE AUT

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/06/19	CRVM
03/17/15	JDPM
02/22/13	HJPU
12/03/12	JDRM

NOTES

DECK & SIDING OF FRAME ADDITION ROTTING. 2013 PU: ADDED 10 X 20 DEK ATT TO DWELL. '14- 12X12 & 8X8 SHED HAS BEEN REMOVED PER OWNER (2013 DEMO PERMIT). PU 2015 TO VERIFY O/B'S HEARINGS 2014: ADDED SHED, '15 ONLY 8X8 SHED ON LOT=REMOVED 8X10 SHED, PU COMPL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	70	1,389	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 27,500	$ 400	$ 45,800
		Parcel Total:	$ 73,700
2018	$ 27,500	$ 400	$ 45,800
		Parcel Total:	$ 73,700
2019	**$ 38,600**	**$ 1,400**	**$ 61,600**
		Parcel Total:	**$ 101,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	E	100	95	100	95	100 -- LEVEL	100	57,800	0	N	57,800	
1F RES	1.880 ac	x 2,000	X	100				100 -- LEVEL	100	3,800	0	N	3,800	
	2.880 ac									61,600			**61,600**	

PICTURE

OWNER

PARKER STACIE

174 WALDRON RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

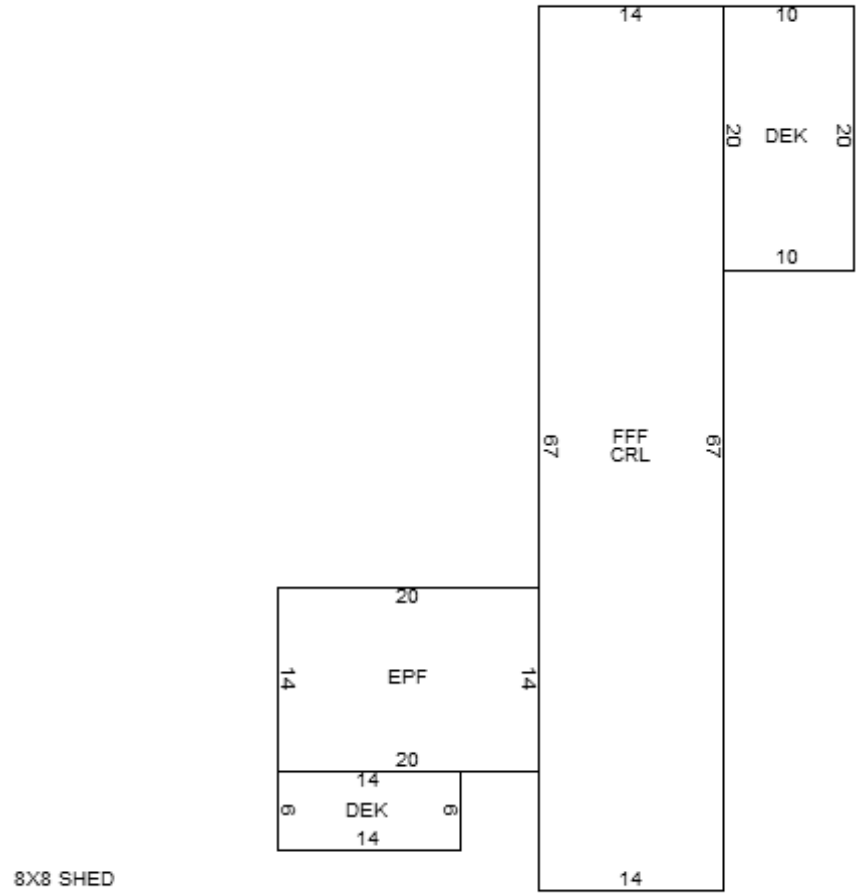
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-SIN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**PREFIN METAL/VINYL SIDING**
Int:	**WALL BOARD**
Floor:	**CARPET/LINOLEUM OR SIM**
Heat:	**OIL/FA DUCTED**
Bedrooms:	**3** Baths: **1.0** Fixtures: **3**
	Extra Kitchens: Fireplaces:
A/C:	**No** Generators:
Quality:	**A0 AVG**
Com. Wall:	
Size Adj:	**0.9978** Base Rate: **MHS 72.00**
	Bldg. Rate: **0.9250**
	Sq. Foot Cost: **$ 66.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	938	1.00	938
CRL	CRAWL SPACE	938	0.05	47
EPF	ENCLOSED	280	0.70	196
DEK	DECK/ENTRANCE	284	0.10	28
GLA:	**938**	**2,440**		**1,209**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 80,519**
Year Built:		**1975**
Condition For Age:	GOOD	**52 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**52 %**
Building Value:		**$ 38,600**

OWNER INFORMATION

DAVLOR LLC

16 WHITEHALL RD SUITE 2

ROCHESTER, NH 03867

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/26/2019	4674	0124	Q I	240,500	DAVLOR LLC
03/15/2018	4554	107	U I 35	155,000	HOUSING AND URBAN
10/10/2017	4517	891	U I 35		LAKEVIEW LOAN
04/27/2017	4472	138	U I 51	160,380	HUPPE MICHAEL R JR &
02/03/2006	3327	843	Q I	210,000	COLBATH JENIFER A & JA

PICTURE

LISTING HISTORY

12/14/12 JDRM
02/17/06 KSRL

NOTES

GREY; PU08: 2008 PICK-UP ADDED SMALL SHED DORMER TO REAR, NC IN VALUE OR TO ST HEIGHT. 1/29/08 DJW S06: 2006 SALE WS: PRIVATE WATER SUPPLY & SEPTIC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-ABOVE GROUND	432	24 x 18	97	6.00	70	1,760	EST
SHED-WOOD	560	20 x 28	89	10.00	60	2,990	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						7,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 143,900	$ 6,800	$ 37,700
		Parcel Total:	$ 188,400
2018	$ 143,900	$ 6,800	$ 37,700
		Parcel Total:	$ 188,400
2019	**$ 177,200**	**$ 7,800**	**$ 58,600**
		Parcel Total:	**$ 243,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RR RURAL RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.710 ac	61,680	E	100	100	100	100	95 -- MILD	100	58,600	0	N	58,600	
	0.710 ac									58,600			**58,600**	

PICTURE

OWNER

DAVLOR LLC

16 WHITEHALL RD SUITE 2

ROCHESTER, NH 03867

TAXABLE DISTRICTS

District	Percentage

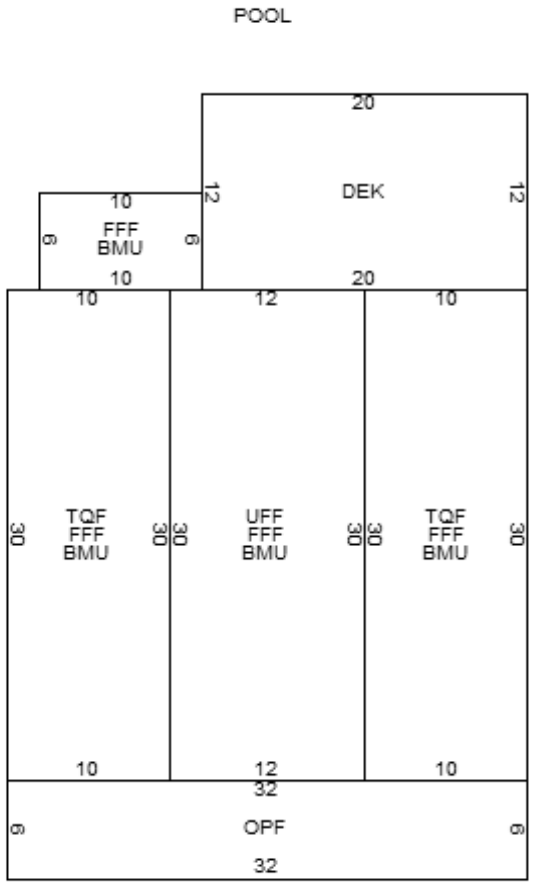
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CEDAR/REDWD**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**7**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.9565**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1023**
				Sq. Foot Cost:	**$ 101.42**

20X28 SHED



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	240	0.10	24
UFF	UPPER FLR FIN	360	1.00	360
TQF	3/4 STRY FIN	600	0.75	450
FFF	FST FLR FIN	1020	1.00	1020
BMU	BSMNT	1020	0.15	153
OPF	OPEN PORCH	192	0.25	48
GLA:	**1,830**	**3,432**		**2,055**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 208,418**
Year Built:		**2001**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 177,200**

OWNER INFORMATION

MCKAY PHYLLIS A

1184 NH ROUTE 11

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/13/2019	4661	0503	Q I	100,000	RAINVILLE BRENDA
06/03/2009	3745	0185	U I 38		RAINVILLE ALAN J & BRE
01/05/2005	3126	481	U I 99	35,000	JOHNSON GAIL R TRUSTEE
03/30/2000	2185	0479	Q I		JOHNSON PETER JR & GAI

PICTURE

LISTING HISTORY

09/25/19	CRHC
07/31/19	JBHC
10/01/12	JDRM
12/28/05	SMRL

NOTES

GRAY; 2009 INVALID SALE = FAMILY SALE L: STEEP DRIVEWAY UP FROM RT 11 (GRAVEL - MUDDY) PU05: 2005 PICK-UP REMOVED OLD MH & ADDED NEW MH. PU10: ADDED NEW 12X21 WDK @ 100% COMP - 2/12/10 JD S05: 2005 SALE QUESTIONABLE WS: PRIVATE WATER SUPPLY & SEPTIC; 2012= ESTIMATED INTERIOR; ADDED SLAB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	10.00	60	1,390	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 35,300	$ 800	$ 45,700
		Parcel Total:	$ 81,800
2018	$ 35,300	$ 800	$ 41,600
		Parcel Total:	$ 77,700
2019	**$ 37,000**	**$ 1,400**	**$ 61,500**
		Parcel Total:	**$ 99,900**

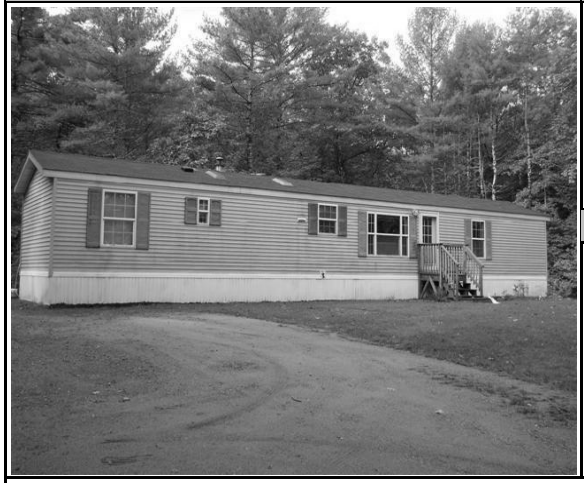
LAND VALUATION

LAST REVALUATION: 2019

Zone: CIBO COMM/INDUS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **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	1.350 ac	64,700	E	100	100	100	95	100 -- LEVEL	100	61,500	0	N	61,500	
	1.350 ac									61,500			**61,500**	

PICTURE



OWNER

MCKAY PHYLLIS A

1184 NH ROUTE 11

FARMINGTON, NH 03835

TAXABLE DISTRICTS

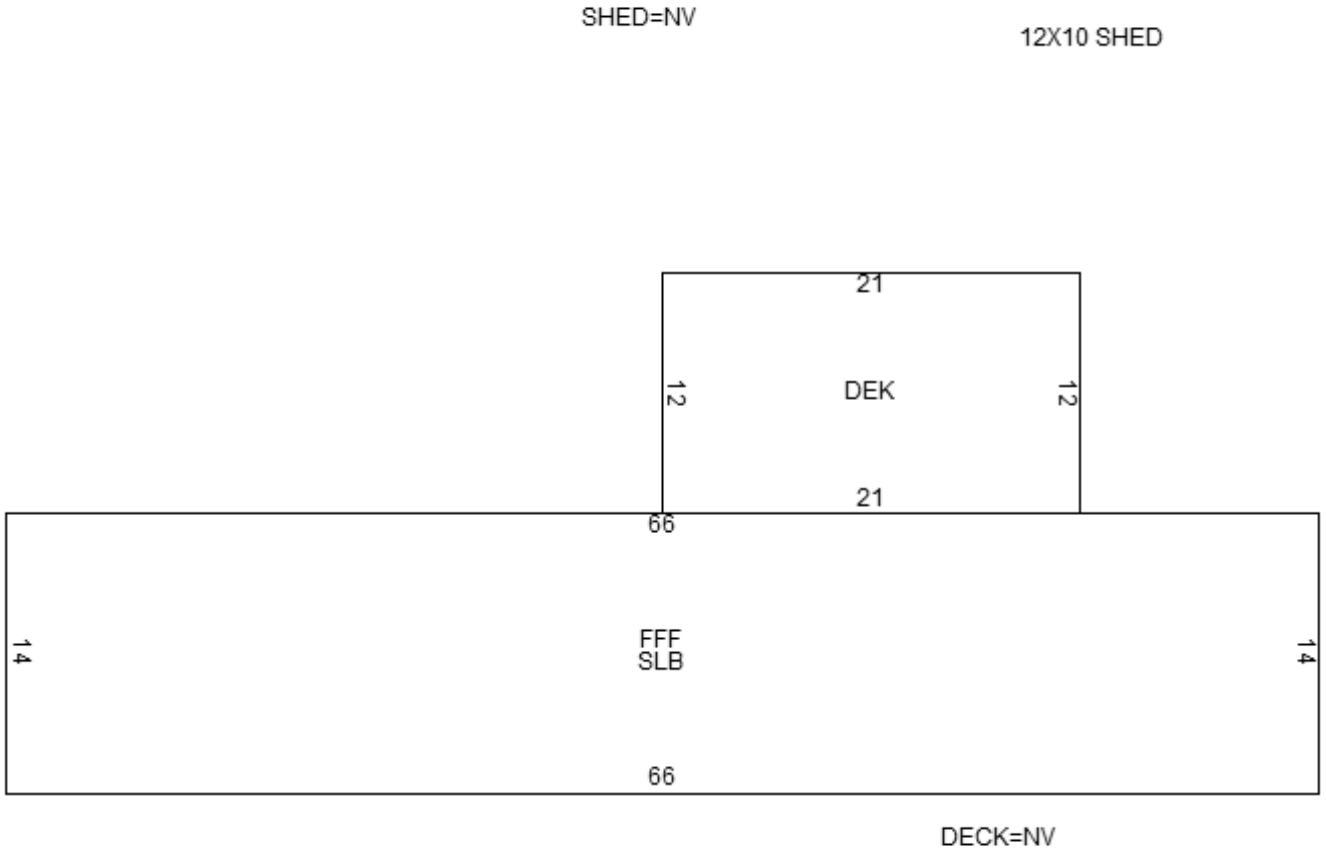
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-SIN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**WALL BOARD**		
Floor:	**CARPET/LINOLEUM OR SIM**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**2**	Baths: **1.0**	Fixtures: **3**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A0 AVG**		
Com. Wall:			
Size Adj:	**1.0793**	Base Rate:	**MHS 72.00**
		Bldg. Rate:	**0.9672**
		Sq. Foot Cost:	**$ 69.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
SLB	SLB	924	0.00	0
DEK	DECK/ENTRANCE	252	0.10	25
GLA:	**924**	**2,100**		**949**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 66,088**
Year Built:		**2001**
Condition For Age:	AVERAGE	**44 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**44 %**
Building Value:		**$ 37,000**

OWNER INFORMATION

COMBRA MICHAEL D

271 RIDGE RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/27/2018	4619	0066	Q I	168,000	BARRON ELMER W III &
02/15/2008	3616	106	U I 24	169,933	KATWICK REGINA L
02/25/2005	UNK	UNKN	U I 99		KATWICK REGINA L & ART

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/06/19	CRVM
06/12/13	HJRL
10/01/12	JDRM
11/21/08	TNRL

NOTES

GRAY; OUTSIDE APPEARS BETTER THAN INTERIOR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	100	2,080	
						2,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 64,000	$ 500	$ 55,000
		Parcel Total:	$ 119,500
2018	$ 64,000	$ 500	$ 55,000
		Parcel Total:	$ 119,500
2019	**$ 94,800**	**$ 2,100**	**$ 71,100**
		Parcel Total:	**$ 168,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: AR AGRI RES **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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	3.000 ac	68,000	F	110	100	100	95	100 -- LEVEL	100	71,100	0	N	71,100	
	3.000 ac									71,100			**71,100**	

PICTURE

OWNER

COMBRA MICHAEL D

271 RIDGE RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

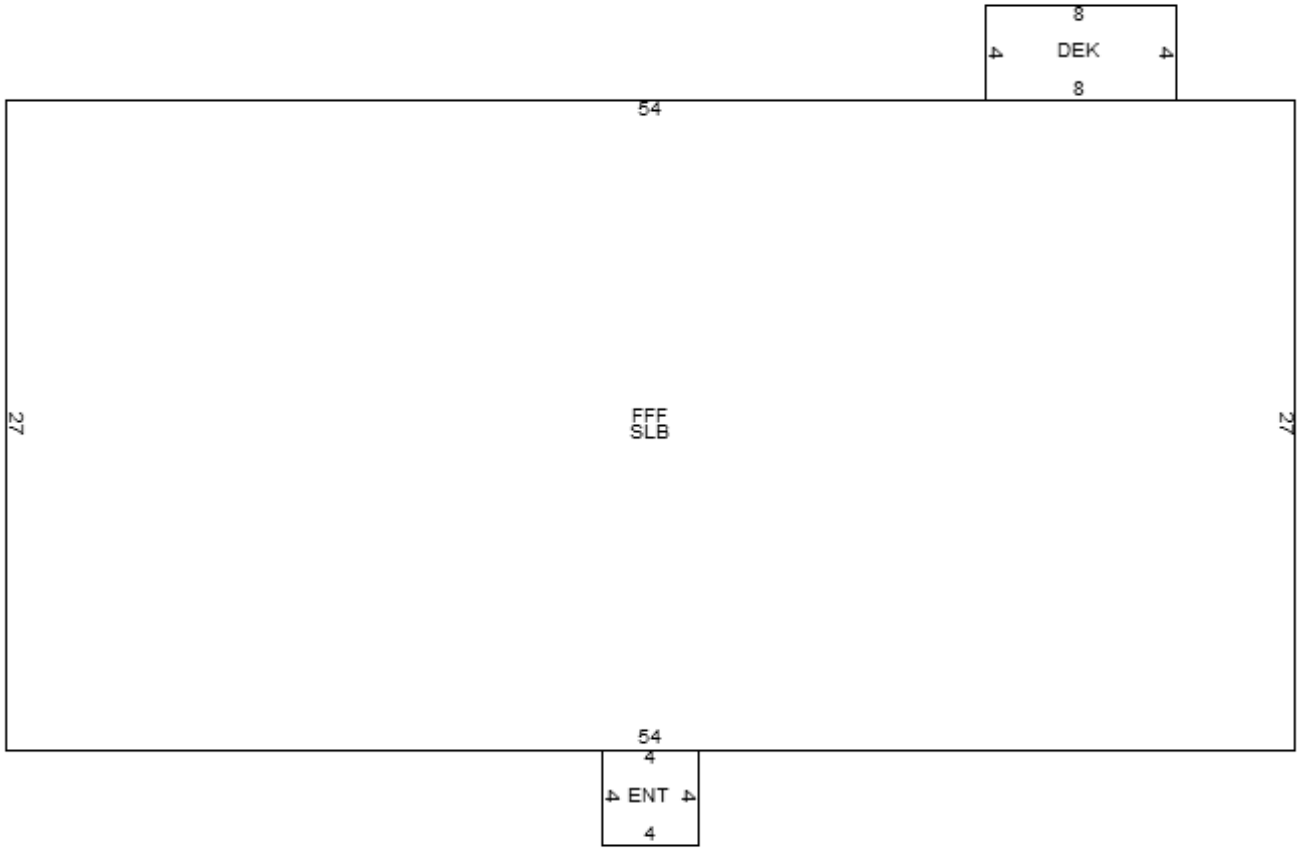
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**WALL BOARD**				
Floor:	**LAMINATE/VINYL/LINOLEUM OR SI**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**7**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0603**			Base Rate:	**MHD 78.00**
				Bldg. Rate:	**1.0932**
				Sq. Foot Cost:	**$ 85.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1458	1.00	1458
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	32	0.10	3
SLB	SLB	1458	0.00	0
GLA:	**1,458**	**2,964**		**1,463**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 124,750**
Year Built:		**2002**
Condition For Age:	GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 94,800**

OWNER INFORMATION

VIDAL XIOMARA &
PERKINS PATRICK COLE
100 CENTRAL ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2018	4609	0840	Q I	179,000	PARKER JESSICA M
11/20/2017	4527	865	Q I	143,800	CROTEAU CHARLES &
08/10/2016	4406	383	U I 37	100,000	US BANK TRUST NA
07/11/2016	4397	0059	U I 51	129,900	GAUDETTE MARNIE L
05/09/2013	4126	0120	U I 38		GAUDETTE JOSEPH D & MA

PICTURE

LISTING HISTORY

09/06/19 CRVM
12/12/12 TNRM
11/30/06 SMRL

NOTES

PUBLIC WATER & SEWER. 1 BEDRM HAS NO CLOSETS, 2006 TP HAS NEW APPRAISAL FOR $205K

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	
						2,500	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 89,300	$ 1,300	$ 37,200
		Parcel Total:	$ 127,800
2018	$ 89,300	$ 1,300	$ 37,200
		Parcel Total:	$ 127,800
2019	**$ 116,000**	**$ 2,500**	**$ 57,900**
		Parcel Total:	**$ 176,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.320 ac	52,800	E	100	105	100	100	100 -- LEVEL	100	55,400	0	N	55,400	
MAD RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF MAD RIVER WF
	0.320 ac									57,900			**57,900**	

PICTURE

OWNER

VIDAL XIOMARA &
PERKINS PATRICK COLE
100 CENTRAL ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

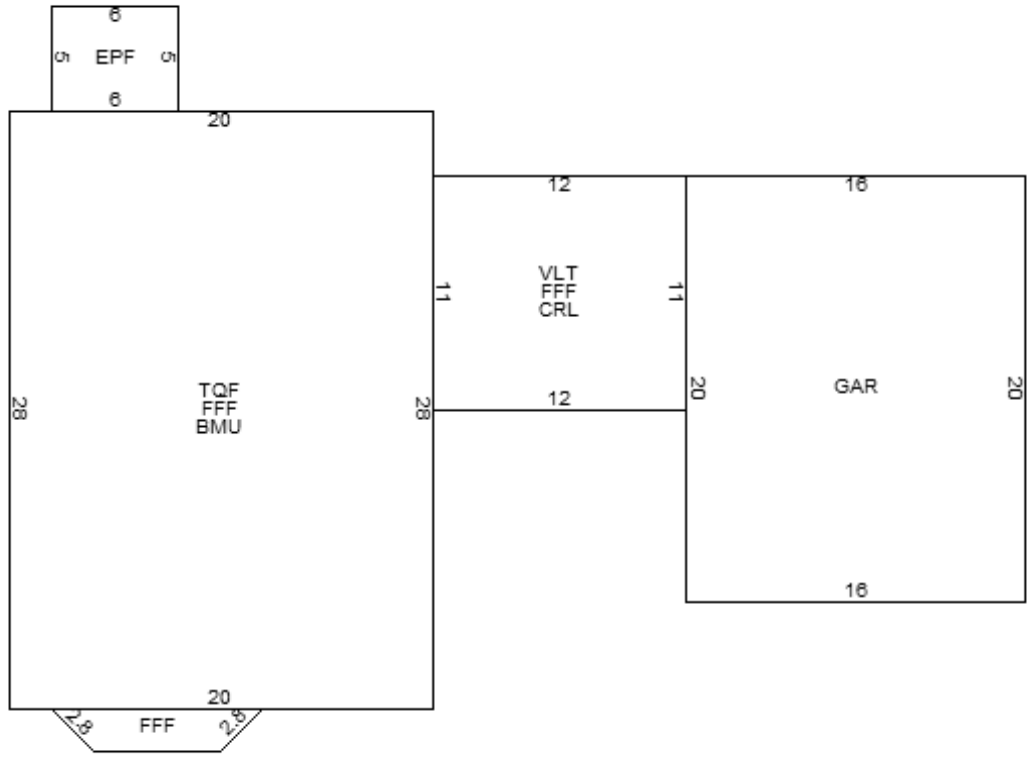
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME NEW ENGLAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0789** Base Rate: **RSA 92.00**
Bldg. Rate: **1.1927**
Sq. Foot Cost: **$ 109.72**

12X12 SHED



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	560	0.75	420
GAR	GARAGE	320	0.45	144
EPF	ENCLOSED	30	0.70	21
BMU	BSMNT	560	0.15	84
FFF	FST FLR FIN	708	1.00	708
VLT	VAULTED	132	0.05	7
CRL	CRAWL SPACE	132	0.05	7
GLA:	**1,128**	**2,442**		**1,391**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,621**
Year Built:		**1895**
Condition For Age:	VERY GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 116,000**

OWNER INFORMATION

WENTWORTH CHARLES R &
HAWXWELL TYLER J
144 CENTRAL ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/21/2018	4618	0438	Q I	174,900	CJS LLC
06/01/2018	4572	395	U I 81	90,000	JENNESS CHARLES H

PICTURE

LISTING HISTORY

09/30/19	JBVM
04/04/19	CRPR
06/08/13	HJRL
01/30/13	TNRM
05/08/03	TM

NOTES

PUBLIC WATER & SEWER. FD=MIN INSULATION / OUTDATED KITCHEN/BATH / LACKS CLOSET SPACE / LAYOUT/ PEELED WALL PAPER, OD FLRS/KITCH/BTH/2ND FLR=NARROW ACCESS, '13 DAMP BSMT/LOW POSTED=SUMP PUMP, 1 BDRM=NO CLOSET, WDSTV=2NDRY HEAT, WIRING=30YRS, FRNC=15YRS, ROOF=15YRS, ADDED 14X12 SHED, DNPU SOFTPOOL=NV, ADJ COND FROM GD-AVG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	520	26 x 20	91	10.00	70	3,312	
SHED-WOOD	168	14 x 12	155	10.00	70	1,823	
						5,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 60,600	$ 4,100	$ 44,100
		Parcel Total:	$ 108,800
2018	$ 60,600	$ 4,100	$ 44,100
		Parcel Total:	$ 108,800
2019	**$ 90,200**	**$ 5,100**	**$ 67,800**
		Parcel Total:	**$ 163,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.770 ac	62,160	E	100	105	100	100	100 -- LEVEL	100	65,300	0	N	65,300	
MAD RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	WF
	0.770 ac									67,800			**67,800**	

PICTURE

OWNER

WENTWORTH CHARLES R &
HAWXWELL TYLER J
144 CENTRAL ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

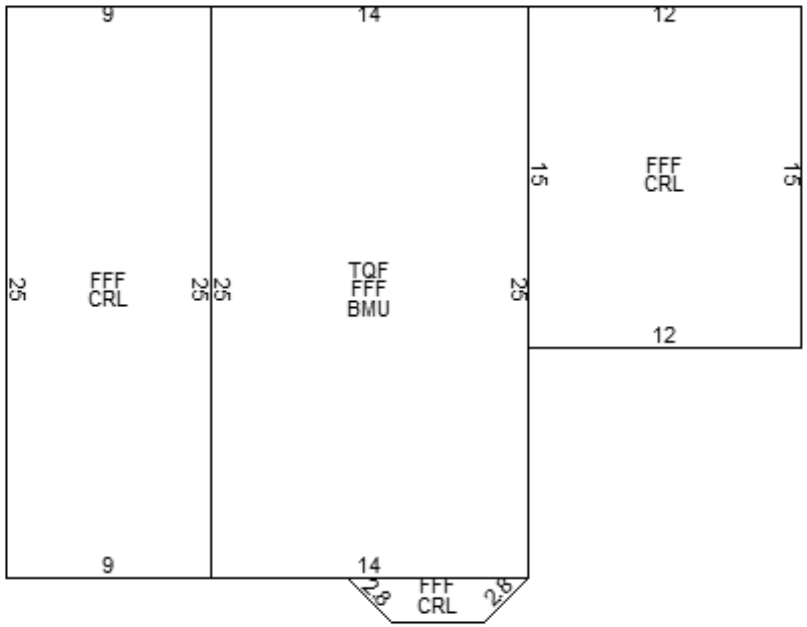
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CLAP BOARD**				
Int:	**DRYWALL/PLASTERED**				
Floor:	**CARPET/LAMINATE/VINYL**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**1.1774**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.2877**
				Sq. Foot Cost:	**$ 118.47**

26X20 SHED



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	767	1.00	767
CRL	CRAWL SPACE	417	0.05	21
TQF	3/4 STRY FIN	350	0.75	263
BMU	BSMNT	350	0.15	53
GLA:	**1,030**	**1,884**		**1,104**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,791**
Year Built:		**1900**
Condition For Age:	GOOD	**31 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**31 %**
Building Value:		**$ 90,200**

OWNER INFORMATION

JOHNSON KIMBERLY &
MOREL DALE
182 CENTRAL STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/31/2019	4675	0425	Q I	197,600	JOHNSON KIMBERLY &
12/19/2006	3473	653	Q I	150,000	LOW BARBARA REVOCABLE
08/21/2006	PROB	PROB	U I 99		KELLEY PATRICIA & LOW
10/18/2004	3084	030	Q I	154,000	SHERKER ELIZABETH A
07/17/2003	2801	0666	Q I	110,000	AUBUT, JOSEPH

PICTURE

LISTING HISTORY

12/20/12 TNRL
11/02/06 SS

NOTES

PRIVATE SEPTIC & PUBLIC WATER, NEW WINDOWS, HEAT SYSTEM 8YRS OLD, ROOF 6YRS, LAND STEEP ACCESS & TOPO, LIMITED PARKING, MAD RIVER IN BACK YARD 2006 PICK-UP ADDED NEW DECK OFF OF EFP / INTERIOR RENOV ARE COMPLETE, '12 ADDED 10X12 SHED, ADJ FLR COVER

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	75	1,737	
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 73,800	$ 1,000	$ 29,800
		Parcel Total:	$ 104,600
2018	$ 73,800	$ 1,000	$ 36,600
		Parcel Total:	$ 111,400
2019	**$ 110,600**	**$ 1,700**	**$ 47,600**
		Parcel Total:	**$ 159,900**

LAND VALUATION

LAST REVALUATION: 2019

Zone: CB COMM BUSINESS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.320 ac	52,800	E	100	100	100	95	90 -- ROLLING	100	45,100	0	N	45,100	
MAD RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF MAD RIVER WF
	0.320 ac									47,600			**47,600**	

PICTURE

OWNER

JOHNSON KIMBERLY &
MOREL DALE
182 CENTRAL STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

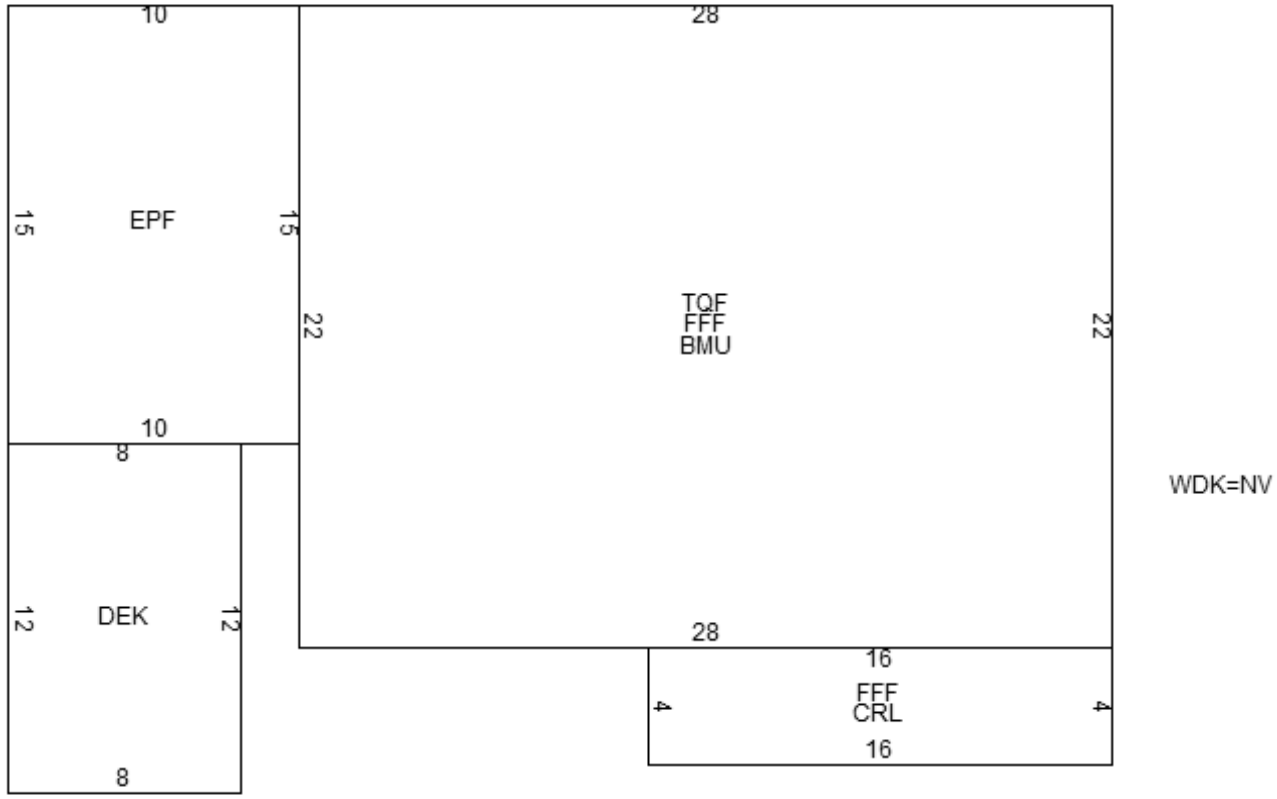
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME GAMBREL CO**				
Roof:	**GAMBREL/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/PINE/SOFT WD**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0899**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1397**
				Sq. Foot Cost:	**$ 104.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	616	0.75	462
FFF	FST FLR FIN	680	1.00	680
BMU	BSMNT	616	0.15	92
EPF	ENCLOSED	150	0.70	105
DEK	DECK/ENTRANCE	96	0.10	10
CRL	CRAWL SPACE	64	0.05	3
GLA:	**1,142**	**2,222**		**1,352**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 141,757**
Year Built:		**1955**
Condition For Age:	GOOD	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 110,600**

OWNER INFORMATION

JOHNSON BRIAN EDWARD & JACQUELI

45 HIGH STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/19/2018	4617	0847	Q I	183,400	ROBERTS RYAN ALAN
12/11/2012	4078	0634	U I 99	71,000	MANCHESTER LYNE &
11/23/2004	3104	582	U I 99		BEAULIEU LYNE
06/17/2003	2775	0685	Q I	158,000	THOMAS, CATHERINE M
09/19/2000	2233	324	U I 99		CARTER ROSAIRE & OANNE

PICTURE

LISTING HISTORY

09/06/19	CRVM
04/13/16	CRPR
06/15/13	JDRL
02/21/13	JDPU
12/06/12	TNRM
11/28/06	SM

NOTES

PRIVATE SEPTIC & PUBLIC WATER, NO HEAT ON 2ND FLR, 2002 ADDED NEW INSUL & WINDOWS, FLOORIN ROOF & FURNACE ARE ABOUT 8YRS OLD; ROOF=10YRS, FRNC=12YRS, WALKIN CLOSET IN MSTR, FHW=FFF ONLY, TILE IN KITCH, DNPU 1 RN ON 2ND FLR AS BDRM DUE TO LACK OF CLOSET, 1/2 BTH ON 2ND FLR; SIGNIFICANT DROP IN REAR YARD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	216	12 x 18	134	10.00	100	2,894	
GARAGE-1 STY	576	24 x 24	88	30.00	100	15,206	
						18,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 91,200	$ 16,700	$ 43,300
		Parcel Total:	$ 151,200
2018	$ 91,200	$ 16,700	$ 37,900
		Parcel Total:	$ 145,800
2019	**$ 111,200**	**$ 18,100**	**$ 57,100**
		Parcel Total:	**$ 186,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: CB COMM BUSINESS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **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	0.580 ac	60,640	E	100	100	100	100	90 -- ROLLING	100	54,600	0	N	54,600	
MAD RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF MAD RIVER WF
	0.580 ac									57,100			**57,100**	

PICTURE

OWNER

JOHNSON BRIAN EDWARD & JACQU

45 HIGH STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

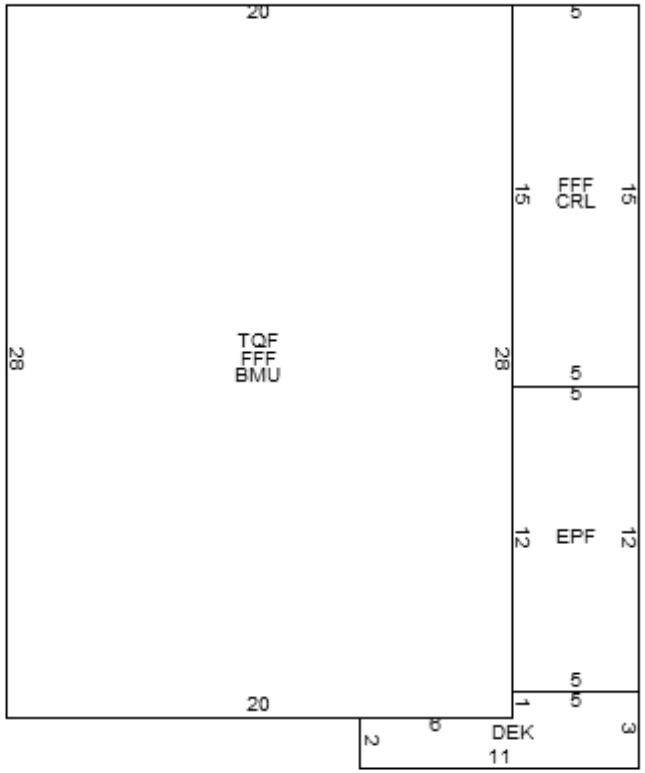
PERMITS

Date	Permit ID	Permit Type	Notes
09/14/15	BP053-15	GARAGE	24 X 24 GARAGE ON SLAB/

BUILDING DETAILS

Model: **1.75 STORY FRAME NEW ENGLAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLASTERED**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.1437** Base Rate: **RSA 92.00**
Bldg. Rate: **1.3046**
Sq. Foot Cost: **$ 120.03**

12X18 SHED



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	560	0.75	420
FFF	FST FLR FIN	635	1.00	635
BMU	BSMNT	560	0.15	84
CRL	CRAWL SPACE	75	0.05	4
EPF	ENCLOSED	60	0.70	42
DEK	DECK/ENTRANCE	27	0.10	3
GLA:	**1,055**	**1,917**		**1,188**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,596**
Year Built:		**1910**
Condition For Age:	VERY GOOD	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 111,200**

OWNER INFORMATION

MAIHOS ANDREW J

7 MAPLE ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/31/2019	4658	0288	Q I	140,000	COBURN MARGARET E
06/12/2009	3747	0880	Q I	147,000	MARTINEAU LEONA G

PICTURE

LISTING HISTORY

06/08/13 HJRL
12/20/12 TNRM
12/01/06 SM

NOTES

PUBLIC WATER & SEWER. '12 MINOR ADJUSTMENT TO SKETCH AND REMV'D 10X18 SHED. FD=NO HEAT ON 2ND FLR/ OUTDATED/LAYOUT, '13 FRNC=15YRS, 2 BDRMS=VERY SM, OD KITCH & BTH, POOR LAYOUT, WORN WALLS & FLRNG THROUGHOUT, WINDOWS=3YRS, ADJ WALL COVER, SUMP PUMP IN BSMT NOT USED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	484	22 x 22	93	30.00	75	10,128	
						10,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 81,500	$ 10,500	$ 30,000
		Parcel Total:	$ 122,000
2018	$ 81,500	$ 10,500	$ 30,000
		Parcel Total:	$ 122,000
2019	**$ 93,100**	**$ 10,100**	**$ 47,800**
		Parcel Total:	**$ 151,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.200 ac	45,333	E	100	100	100	100	100 -- LEVEL	100	45,300	0	N	45,300	
MAD RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF MAD RIVER WF
	0.200 ac									47,800			**47,800**	

PICTURE

OWNER

MAIHOS ANDREW J

7 MAPLE ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

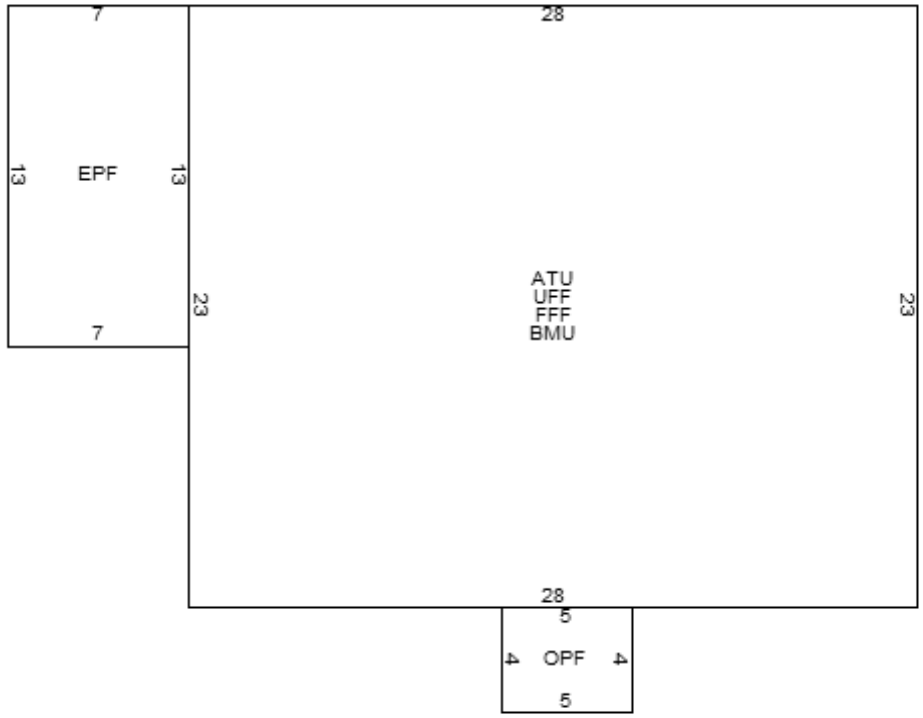
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME COLONIAL**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**ALUM SIDING**				
Int:	**DRYWALL/PLYWOOD/PANEL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**4**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**1.0472**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0749**
				Sq. Foot Cost:	**$ 98.89**

22X22 GARAGE



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	644	0.10	64
UFF	UPPER FLR FIN	644	1.00	644
FFF	FST FLR FIN	644	1.00	644
BMU	BSMNT	644	0.15	97
EPF	ENCLOSED	91	0.70	64
OPF	OPEN PORCH	20	0.25	5
GLA:	**1,288**	**2,687**		**1,518**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,115**
Year Built:		**1900**
Condition For Age:	AVERAGE	**38 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**38 %**
Building Value:		**$ 93,100**

OWNER INFORMATION

LAUZE JASON ROBERT & STACY ROBIN

94 GREAT PINE CIRCLE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/21/2018	4618	0630	Q I	218,500	BATES GARY V & KIM T
06/30/2004	3024	0264	Q I	276,000	LAROCHE,SIMONE,
12/20/1981	1074	495	U I 99		LEVEILLE JOSEPH
03/22/1979	1029	614	U I 99		TETREAULT ANNETTE

PICTURE

LISTING HISTORY

09/06/19	CRVM
12/06/17	CRVL
12/06/12	MIRM
11/21/08	MRI
12/04/06	SM

NOTES

PRIVATE SEPTIC & PUBLIC WATER, 2008 OWNER FEELS VALUE NOW ABOUT 60K PER UNIT, ALWAYS HAS VACANCY - RENTS $600-650 MO. NOTHING INCLUDED. APT A = 1 BDRM 1 BTH = 4RMS APT B = 2 BDRMS 1 BTH = 5RMS APT C = 2 BDRMS 1 BTH = 4RMS, APT D = 2 BDRMS 1 BTH = 4 RMS, FD=MIXED SIDING / OUTDATED KITCHEN/BATHS /LACKS CLOSET SPACE / LAYOUT/ OLD SHINGLES; APT C & D HAVE LIMITED KITCHEN OR LIVING ROOM, USUALLY USES ONE OF BEDROOMS FOR LIVING ROOM;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	40	5 x 8	400	10.00	20	320	
PORCH	220	11 x 20	133	15.00	100	4,389	BSMT ENT ATT TO BARN
BARN-1STRY/LOFT	468	18 x 26	94	22.00	43	4,162	
						8,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 166,200	$ 9,800	$ 40,800
		Parcel Total:	$ 216,800
2018	$ 165,500	$ 9,800	$ 37,200
		Parcel Total:	$ 212,500
2019	**$ 160,100**	**$ 8,900**	**$ 54,300**
		Parcel Total:	**$ 223,300**

LAND VALUATION

LAST REVALUATION: 2019

Zone: CB COMM BUSINESS **Minimum Acreage:** 2.00 **Minimum Frontage:** 275 **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
4F RES	0.430 ac	57,200	E	100	100	100	100	95 -- MILD	100	54,300	0	N	54,300	
	0.430 ac									54,300			**54,300**	

PICTURE

OWNER

LAUZE JASON ROBERT & STACY RO

94 GREAT PINE CIRCLE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

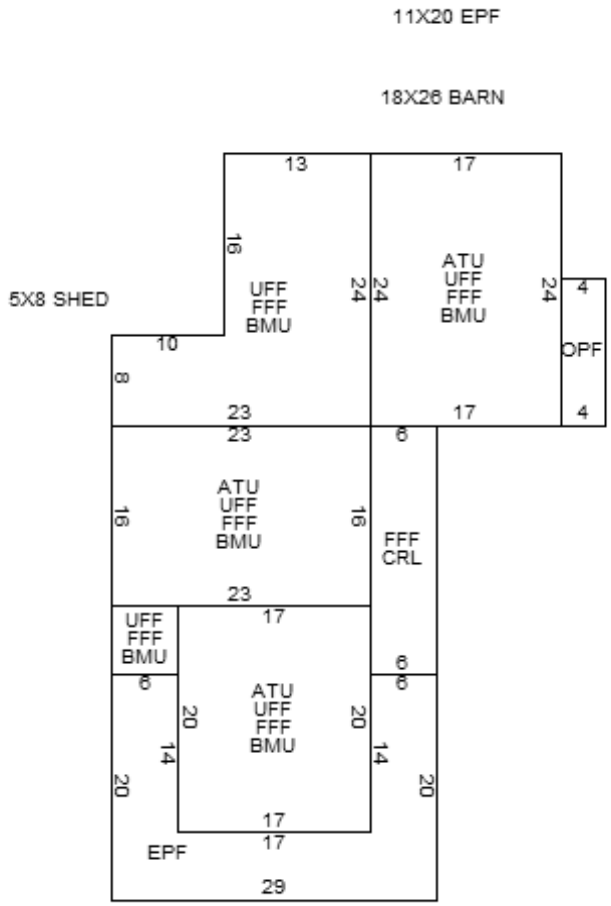
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME MULTI FAMI**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL/PLASTERED**				
Floor:	**HARDWOOD/LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**6**	Baths:	**4.0**	Fixtures:	**12**
		Extra Kitchens:	**3**	Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.8379**			Base Rate:	**RMF 92.00**
				Bldg. Rate:	**1.0113**
				Sq. Foot Cost:	**$ 93.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1116	0.10	112
UFF	UPPER FLR FIN	1544	1.00	1544
FFF	FST FLR FIN	1676	1.00	1676
BMU	BSMNT	1544	0.15	232
EPF	ENCLOSED	342	0.70	239
CRL	CRAWL SPACE	132	0.05	7
OPF	OPEN PORCH	52	0.25	13
GLA:	**3,220**	**6,406**		**3,823**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 355,692**
Year Built:		**1900**
Condition For Age:	GOOD	**55 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**55 %**
Building Value:		**$ 160,100**

OWNER INFORMATION

ANDREWS CHRISTOPHER T

9 PERKINS AVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2019	4667	0471	Q I	175,000	KUCHMAN JAMES J
10/01/2010	3868	0421	U I 37	106,000	FEDERAL NATL MORTGAGE
07/19/2010	3847	0908	U I 37	195,610	WILSON LAUREN A & KORI
05/31/2005	3195	067	Q I	189,900	PERREAULT KELLY J
09/28/1999	2145	042	U I 99		PERREAULT REGINALD JR

PICTURE

LISTING HISTORY

12/12/12 TNRM
01/09/07 SMRL

NOTES

PRIVATE SEPTIC & PUBLIC WATER, FD=OUTDATED KITCHEN & BATH / WET BSMT / NO HEAT ON 2ND FLR, '12 ADJ PAVING

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 95,500	$ 1,500	$ 43,000
		Parcel Total:	$ 140,000
2018	$ 95,500	$ 1,500	$ 43,000
		Parcel Total:	$ 140,000
2019	**$ 130,400**	**$ 0**	**$ 66,000**
		Parcel Total:	**$ 196,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.500 ac	60,000	F	110	100	100	100	100 -- LEVEL	100	66,000	0	N	66,000	
	0.500 ac									66,000			**66,000**	

PICTURE

OWNER

ANDREWS CHRISTOPHER T

9 PERKINS AVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

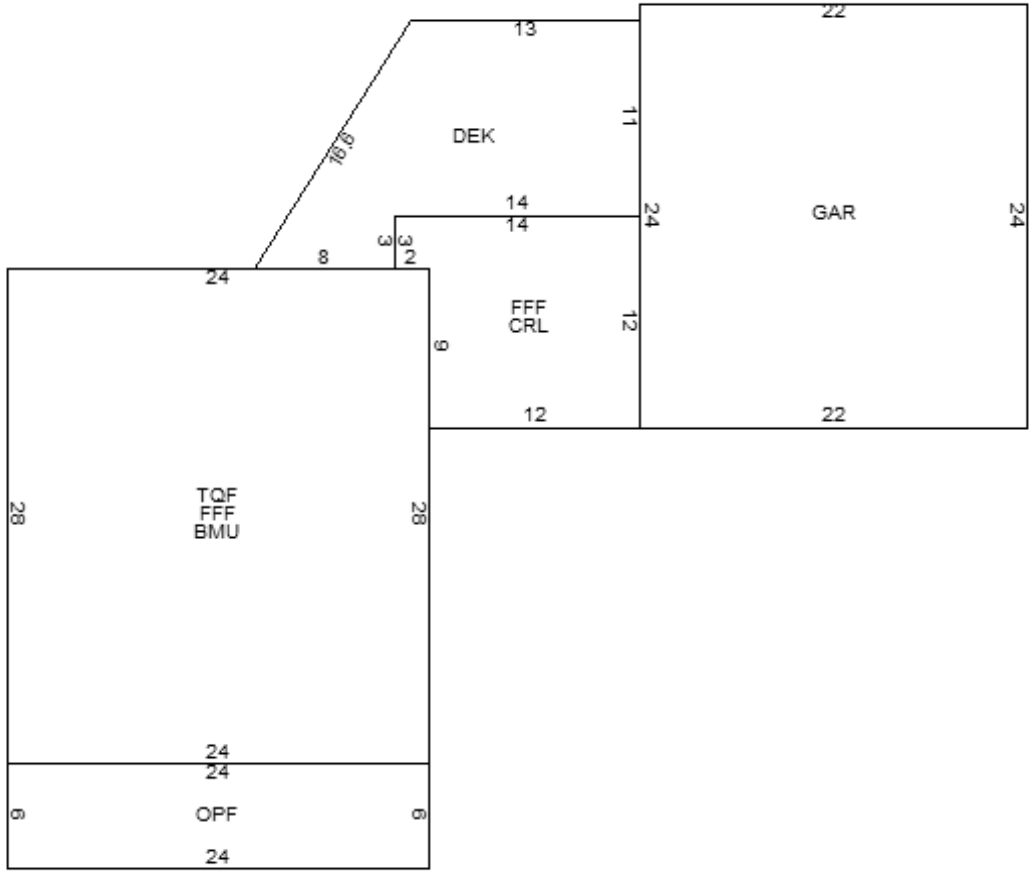
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD/CARPET**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**1.0049**		Base Rate:		**RSA 92.00**
			Bldg. Rate:		**1.1227**
			Sq. Foot Cost:		**$ 103.29**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	672	0.75	504
FFF	FST FLR FIN	822	1.00	822
BMU	BSMNT	672	0.15	101
CRL	CRAWL SPACE	150	0.05	8
GAR	GARAGE	528	0.45	238
OPF	OPEN PORCH	144	0.25	36
DEK	DECK/ENTRANCE	203	0.10	20
GLA:	**1,326**	**3,191**		**1,729**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,588**
Year Built:		**1930**
Condition For Age:	GOOD	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 130,400**

OWNER INFORMATION

DUMONT SYLVAIN J M JR

91 CENTRAL ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/27/2019	4665	0771	Q I	150,000	GAVIN MARTIN
06/16/2017	4484	477	Q I	137,200	WOODWARD MICHAEL
02/27/2012	3995	0591	Q I	85,000	TUFTS PEARL

PICTURE

LISTING HISTORY

03/02/17 CRPR
01/29/13 TNRM
11/30/06 SMRL

NOTES

PUBLIC WATER & SEWER. FD=OUTDATED KITCHEN/BATH / LAYOUT / SOME PLASTER WALLS, BUT MOSTLY PANELING.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	234	13 x 18	128	10.00	40	1,198	
						1,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 86,700	$ 3,100	$ 35,000
		Parcel Total:	$ 124,800
2018	$ 86,700	$ 3,100	$ 35,000
		Parcel Total:	$ 124,800
2019	**$ 100,200**	**$ 1,200**	**$ 47,500**
		Parcel Total:	**$ 148,900**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.250 ac	50,000	E	100	100	100	100	95 -- MILD	100	47,500	0	N	47,500	
	0.250 ac									47,500			**47,500**	

PICTURE

OWNER

DUMONT SYLVAIN J M JR

91 CENTRAL ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

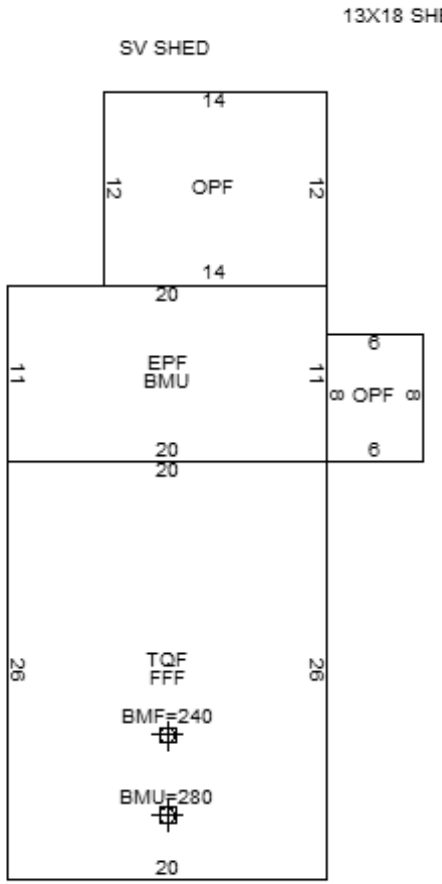
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
12/01/16	BP095-16	ALTERATION	TO BE BUILT AS SUBMITTE

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**VINYL SIDING**
Int:	**PLYWOOD/PANEL**
Floor:	**PINE/SOFT WD/LINOLEUM OR SIM**
Heat:	**OIL/HOT WATER**
Bedrooms:	**2** Baths: **1.5** Fixtures: **5**
	Extra Kitchens: Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.1167** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.2476**
	Sq. Foot Cost: **$ 114.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	520	0.75	390
FFF	FST FLR FIN	520	1.00	520
BMF	BSMNT FINISHED	240	0.30	72
BMU	BSMNT	500	0.15	75
EPF	ENCLOSED	220	0.70	154
OPF	OPEN PORCH	216	0.25	54
GLA:	**910**	**2,216**		**1,265**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 145,197**
Year Built:		**1895**
Condition For Age:	GOOD	**31 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**31 %**
Building Value:		**$ 100,200**

OWNER INFORMATION

HAYES MARLENE

16 CAMERON DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/10/2019	4628	0714	Q I	226,000	ORR PETER D &
01/21/2009	3705	0256	Q I	170,000	BERGERON MATTHEW &
09/14/2007	3573	628	Q I	202,000	SILLARS CLIFFORD S & J
12/01/1997	1969	033	Q I		FERRO ROBERT & NILENE
06/21/1991	1559	621	Q I		CAMERON ALBERT SR & BA

PICTURE

LISTING HISTORY

09/06/19	CRVM
12/05/12	TNRM
11/06/08	DJRM
05/20/03	MIRL

NOTES

PRIVATE SEPTIC & PUBLIC WATER

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	50	1,040	
						1,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 121,500	$ 1,100	$ 41,400
		Parcel Total:	$ 164,000
2018	$ 121,500	$ 1,100	$ 41,400
		Parcel Total:	$ 164,000
2019	**$ 160,100**	**$ 1,000**	**$ 67,000**
		Parcel Total:	**$ 228,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.450 ac	58,000	F	110	105	100	100	100 -- LEVEL	100	67,000	0	N	67,000	
	0.450 ac									67,000			**67,000**	

PICTURE

OWNER

HAYES MARLENE

16 CAMERON DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

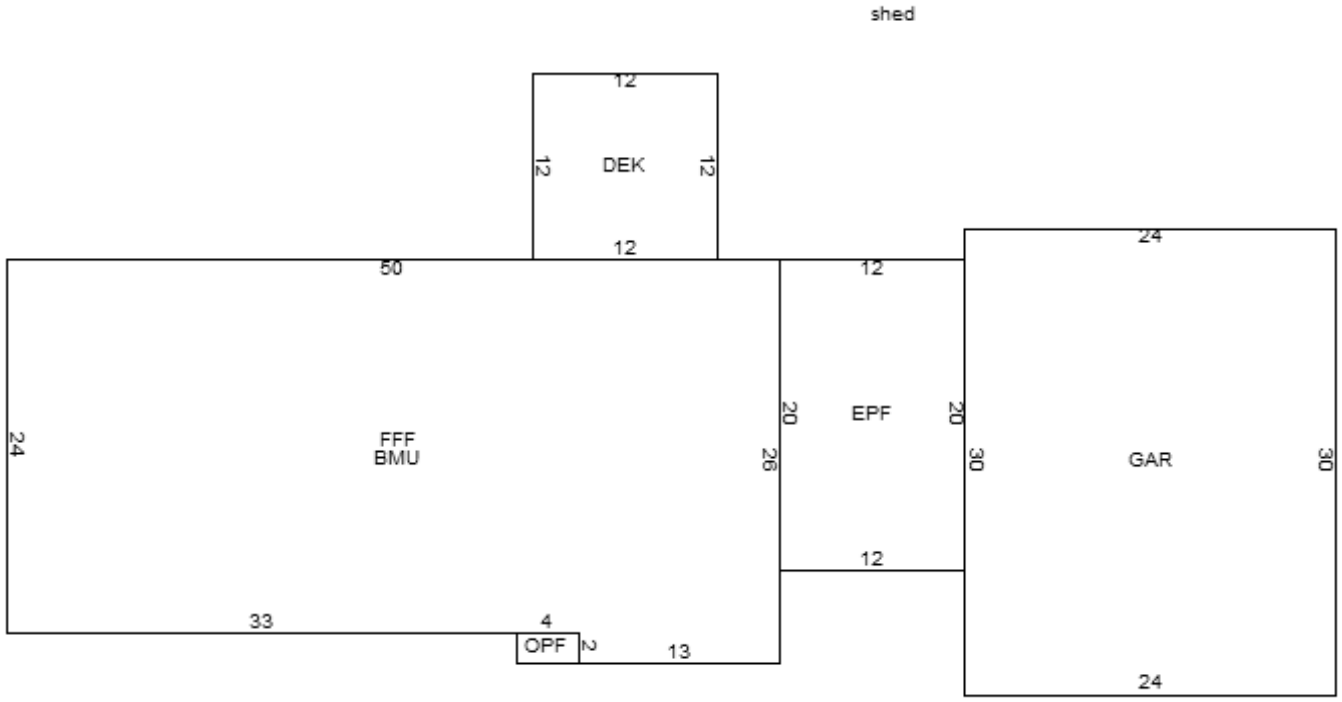
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/HARDWOOD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**2**	Baths:	**1.5**	Fixtures:	**5**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	**1**
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9748**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0934**
				Sq. Foot Cost:	**$ 100.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1226	1.00	1226
BMU	BSMNT	1226	0.15	184
EPF	ENCLOSED	240	0.70	168
GAR	GARAGE	720	0.45	324
DEK	DECK/ENTRANCE	144	0.10	14
OPF	OPEN PORCH	8	0.25	2
GLA:	**1,226**	**3,564**		**1,918**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 192,932**
Year Built:		**1985**
Condition For Age:	GOOD	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 160,100**

OWNER INFORMATION

DAVIS ALBERT E JR

80 SPRING ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/30/2019	4657	1023	Q I	63,000	ZAMPIERI GENIE E
10/21/2015	4332	891	U I 38		ZAMPIERI LARRY A
01/02/2012	4085	0937	U I 44	20,000	IRRER ROBERT D ESTATE
04/21/1981	1063	518	U I 99		AIKEN VAUGHN & ETHEL

PICTURE

LISTING HISTORY

08/08/13 EORM
11/02/06 PD

NOTES

PRIVATE SEPTIC & PUBLIC WATER, FD=OUTDATED, MIXED SIDING, POOR LAYOUT, OLD WINDOWS, ROTTING SILLS. '13 ADJ SKETCH MEAS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	140	10 x 14	174	10.00	32	780	
						800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 33,000	$ 500	$ 30,000
		Parcel Total:	$ 63,500
2018	$ 33,000	$ 500	$ 30,000
		Parcel Total:	$ 63,500
2019	**$ 34,600**	**$ 800**	**$ 31,000**
		Parcel Total:	**$ 66,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.200 ac	45,333	E	100	100	100	95	90 -- ROLLING	80	31,000	0	N	31,000	SHAPE
	0.200 ac									31,000			**31,000**	

PICTURE

OWNER

DAVIS ALBERT E JR

80 SPRING ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

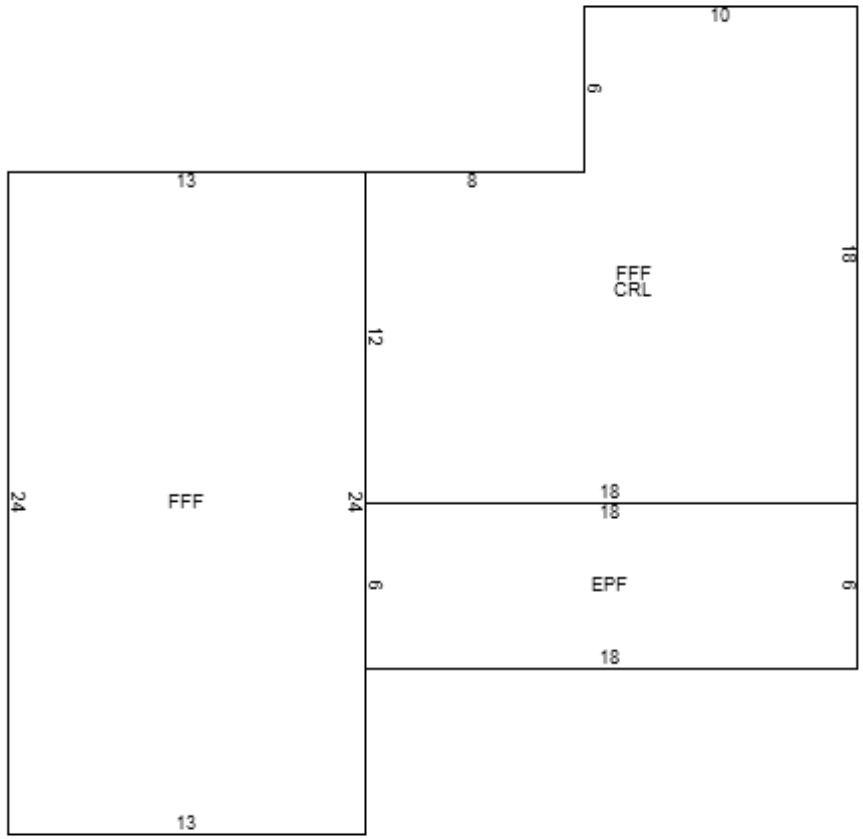
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME CONVENTION**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**ASBEST SHNGL**		
Int:	**PLYWOOD/PANEL**		
Floor:	**LINOLEUM OR SIM**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**2**	Baths: **1.0**	Fixtures: **3**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**B2 AVG-20**		
Com. Wall:			
Size Adj:	**1.4774**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0469**
		Sq. Foot Cost:	**$ 96.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	588	1.00	588
CRL	CRAWL SPACE	276	0.05	14
EPF	ENCLOSED	108	0.70	76
GLA:	**588**	**972**		**678**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 65,305**
Year Built:		**1920**
Condition For Age:	FAIR	**42 %**
Physical:	CNOTES	**5 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**47 %**
Building Value:		**$ 34,600**

OWNER INFORMATION

PHILLIPS BRENT D &
SQUIRES EMILY J
89 SPRING ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/11/2019	4660	0656	Q I	165,000	CURRIER SHERBURNE &
06/09/2014	4219	0102	Q I	138,000	HORNE JAMES L
02/24/2004	2945	0303	Q I	155,000	BUDDE MICHAEL P & MONI
04/03/2000	2186	277	U I 99		ORDWAY DUANE & BETH
04/14/1998	1996	575	U I 99		MARTINEAU DONALD & DIA

PICTURE

LISTING HISTORY

08/06/14	JDSV
01/08/13	JDRM
11/03/06	PD

NOTES

PRIVATE SEPTIC & PUBLIC WATER, HANGING DRYWALL IN BEDROOMS-ALMOST COMPLETE. CONCRETE SLAB EXPOSED 1/8 OF WAY UP-USED TO BE GARAGE. 2014 SV: DWELL APPEARS TO BE IN AVG COND FROM EXT

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 93,200	$ 1,200	$ 45,000
		Parcel Total:	$ 139,400
2018	$ 93,200	$ 1,200	$ 45,000
		Parcel Total:	$ 139,400
2019	**$ 105,400**	**$ 0**	**$ 60,800**
		Parcel Total:	**$ 166,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	1.000 ac	64,000	E	100	100	100	95	100 -- LEVEL	100	60,800	0	N	60,800	
	1.000 ac									60,800			**60,800**	

PICTURE

OWNER

PHILLIPS BRENT D &
SQUIRES EMILY J
89 SPRING ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

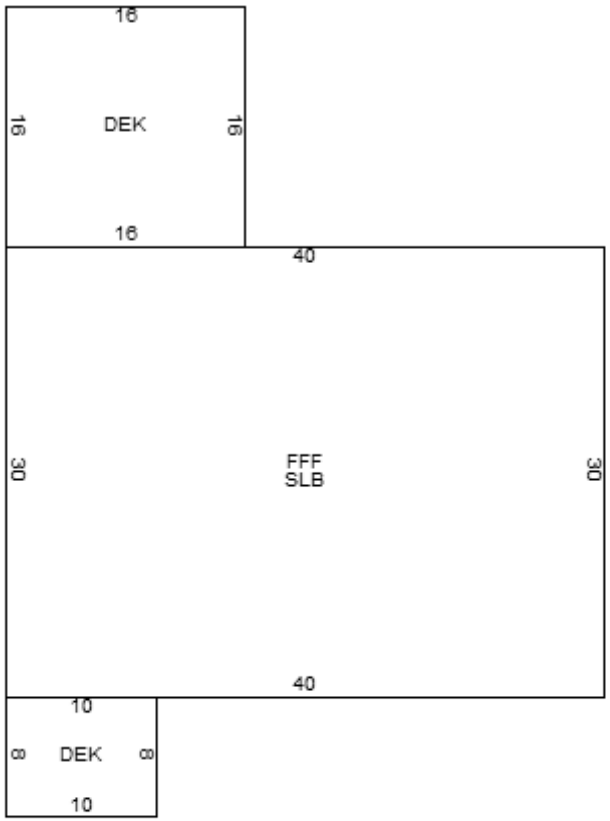
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1271** Base Rate: **RSA 92.00**
Bldg. Rate: **1.0796**
Sq. Foot Cost: **$ 99.33**

metal shed



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1200	1.00	1200
SLB	SLB	1200	0.00	0
DEK	DECK/ENTRANCE	336	0.10	34
GLA:	**1,200**	**2,736**		**1,234**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 122,573**
Year Built:		**1994**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 105,400**

OWNER INFORMATION

DREW CAROL A

996 SALMON FALLS RD

ROCHESTER, NH 03868

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/31/2019	4675	0926	Q I	185,000	DREW CAROL A
10/02/2003	2870	0333	U I 14	164,933	ST HILLAIRE DONALD
01/16/2003	2669	0692	U I 14	34,000	VETTER, NORMAN & STACI
04/16/2002	2492	0683	Q I	23,533	CANFIELD, JANE

PICTURE

LISTING HISTORY

12/19/12 JDRM
11/09/06 TNRL

NOTES

PUBLIC WATER & SEWER. TAN; S02: 2002 SALE LAND & OUTBLDG SALE S03: 2003 SALE LAND & OUTBLDG SALE - 1/16/03 LAND & BLDG SALE - 10/2/03 CTOS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	400	20 x 20	100	30.00	45	5,400	
						5,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 101,400	$ 5,500	$ 31,000
		Parcel Total:	$ 137,900
2018	$ 101,400	$ 5,500	$ 31,000
		Parcel Total:	$ 137,900
2019	**$ 128,100**	**$ 5,400**	**$ 44,000**
		Parcel Total:	**$ 177,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.210 ac	46,266	E	100	100	100	95	100 -- LEVEL	100	44,000	0	N	44,000	
	0.210 ac									44,000			**44,000**	

PICTURE

OWNER

DREW CAROL A

996 SALMON FALLS RD

ROCHESTER, NH 03868

TAXABLE DISTRICTS

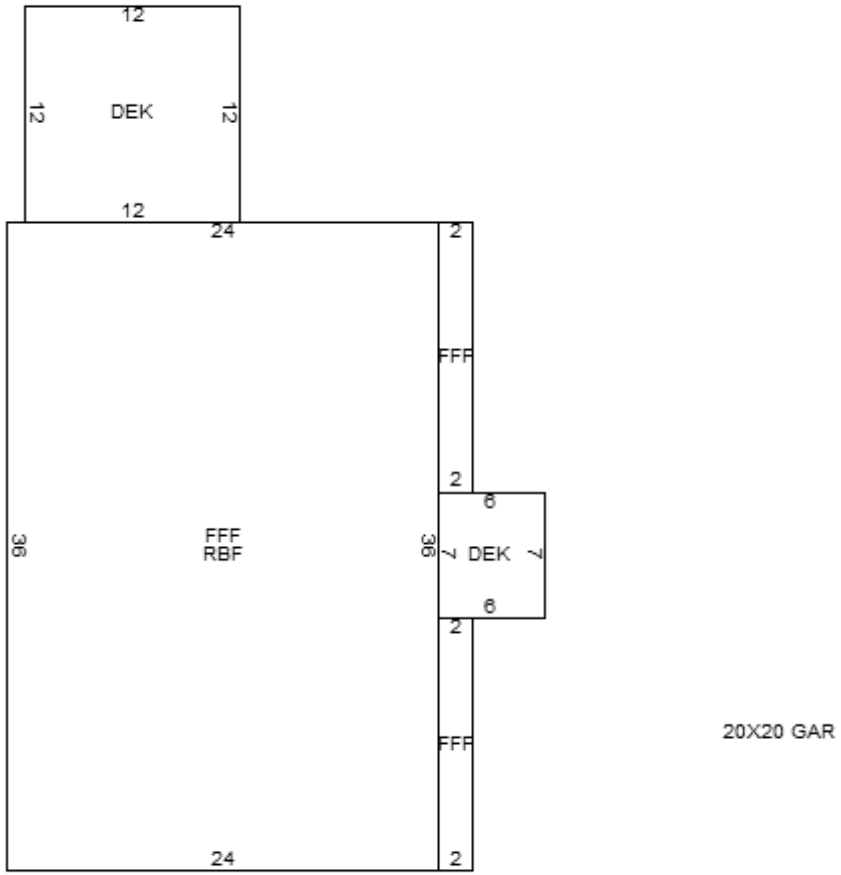
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RAISED RAN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/LINOLEUM OR SIM**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0839**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1789**
		Sq. Foot Cost:	**$ 108.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	922	1.00	922
RBF	RAISED BSMNT	864	0.50	432
DEK	DECK/ENTRANCE	186	0.10	19
GLA:	**922**	**1,972**		**1,373**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 148,916**
Year Built:		**2003**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 128,100**

OWNER INFORMATION

STARNES SAMUEL S

566 MAIN ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/02/2018	4605	0809	Q I	178,000	STAPLEFORD BRENDA L
08/01/2018	4588	438	U I 44		STAPLEFORD BRENDA L
01/08/2018	4540	733	U I 38		STAPLEFORD BRENDA L &
09/18/2017	4511	734	U I 38		STAPLEFORD BRENDA L
05/30/2017	4479	520	Q I	195,000	PROULX MARTIN G &

PICTURE

LISTING HISTORY

09/06/19	CRVM
04/04/19	CRPR
04/07/15	KE
06/14/13	EORL
01/15/13	JDRM
11/20/06	TNRL

NOTES

BRICK/WHITE; GENERAL SHARED DRIVE SMALL TURN FOR GARAGE ENTRY; BMU PARTIAL FIN;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	180	15 x 12	149	7.00	100	1,877	
GARAGE-1 STY	360	18 x 20	104	30.00	65	7,301	
						9,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 115,900	$ 7,800	$ 25,000
		Parcel Total:	$ 148,700
2018	$ 115,900	$ 7,800	$ 25,000
		Parcel Total:	$ 148,700
2019	**$ 143,900**	**$ 9,200**	**$ 42,700**
		Parcel Total:	**$ 195,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.150 ac	40,666	E	100	105	100	100	100 -- LEVEL	100	42,700	0	N	42,700	
	0.150 ac									42,700			**42,700**	

PICTURE

OWNER

STARNES SAMUEL S

566 MAIN ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

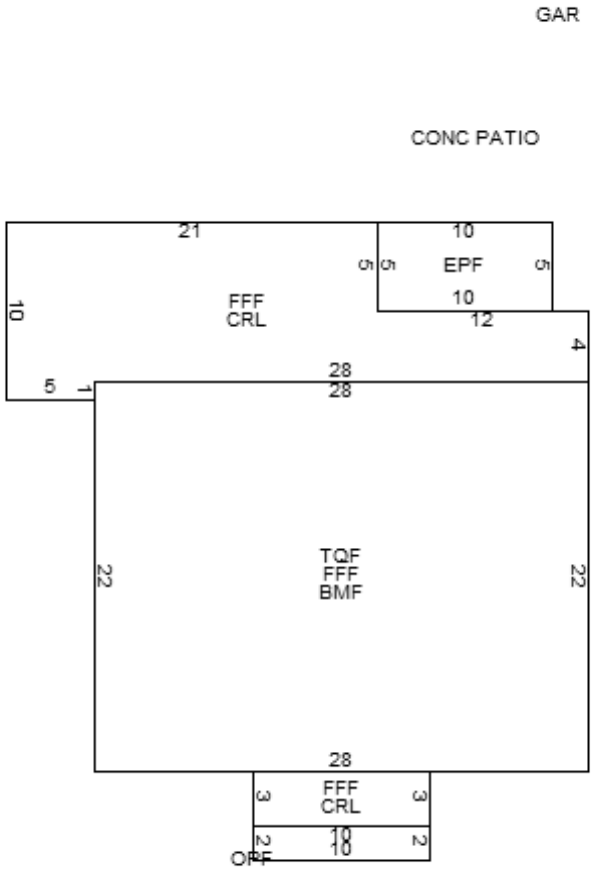
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME GAMBREL CO**
Roof: **GAMBREL/ASPHALT**
Ext: **BR ON MASONRY/VINYL SIDING**
Int: **PLASTERED**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **1.0317** Base Rate: **RSA 92.00**
Bldg. Rate: **1.3670**
Sq. Foot Cost: **$ 125.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	616	0.75	462
BMF	BSMNT FINISHED	616	0.30	185
CRL	CRAWL SPACE	272	0.05	14
EPF	ENCLOSED	50	0.70	35
OPF	OPEN PORCH	20	0.25	5
FFF	FST FLR FIN	888	1.00	888
GLA:	**1,350**	**2,462**		**1,589**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 199,833**
Year Built:		**1920**
Condition For Age:	GOOD	**28 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 143,900**

OWNER INFORMATION

SIMARD ROBIN F

570 MAIN ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2018	4614	0383	Q I	229,900	DOUGLASS LAUREN
05/25/2004	3002	359	Q I	217,000	LEONATTI CHRISTINA L
01/31/2002	2453	611	Q I		LEFAVOR WALTER & VIRGI

PICTURE

LISTING HISTORY

09/06/19 CRVM
11/21/06 TN

NOTES

PUBLIC WATER & SEWER. WHITE; 2004 ABATEMENT: REMOVED FINISH AREA ABOVE GARAGE; EXPOSED P+B; BUILT INS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	170	1 x 170	154	7.00	50	916	EST-SHAPE
GARAGE-1.75 STY	600	20 x 30	87	35.00	70	12,789	
FIREPLACE 2-STAND	1		100	5,000.00	50	2,500	
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500	
						17,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 144,200	$ 17,300	$ 35,000
		Parcel Total:	$ 196,500
2018	$ 144,200	$ 17,300	$ 35,000
		Parcel Total:	$ 196,500
2019	**$ 164,100**	**$ 17,700**	**$ 52,500**
		Parcel Total:	**$ 234,300**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.250 ac	50,000	E	100	105	100	100	100 -- LEVEL	100	52,500	0	N	52,500	
	0.250 ac									52,500			**52,500**	

PICTURE

OWNER

SIMARD ROBIN F

570 MAIN ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

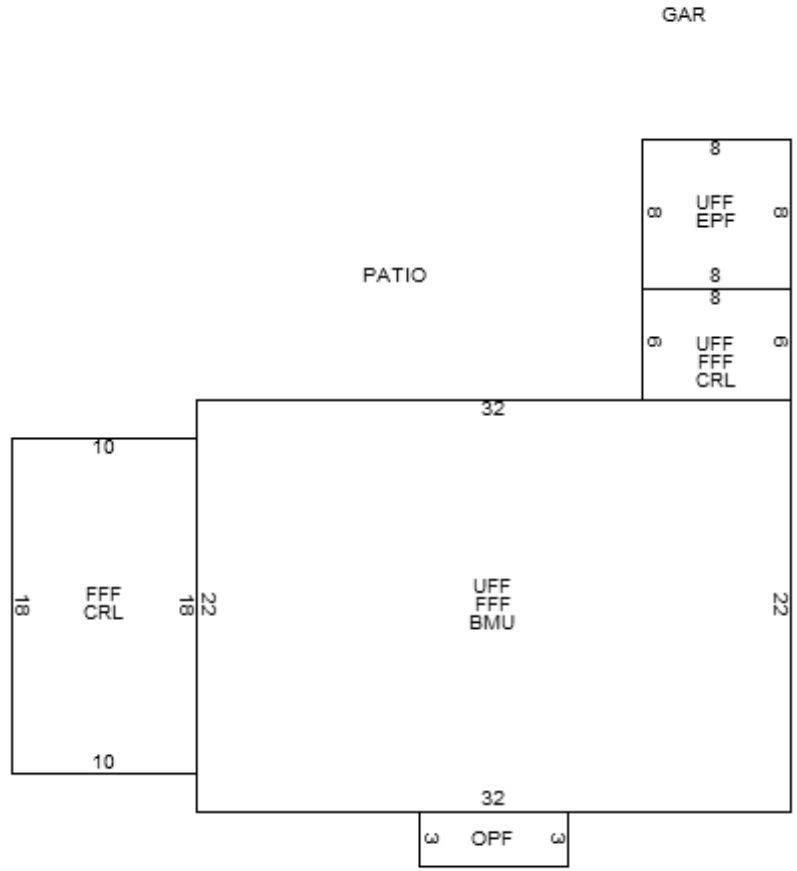
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME GAMBREL CO**				
Roof:	**GAMBREL/ASPHALT**				
Ext:	**CLAP BOARD/BR ON MASONRY**				
Int:	**PLASTERED**				
Floor:	**HARDWOOD**				
Heat:	**OIL/STEAM**				
Bedrooms:	**4**	Baths:	**1.5**	Fixtures:	**5**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A3 AVG+30**				
Com. Wall:					
Size Adj:	**0.9751**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.2413**
				Sq. Foot Cost:	**$ 114.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	816	1.00	816
FFF	FST FLR FIN	932	1.00	932
BMU	BSMNT	704	0.15	106
OPF	OPEN PORCH	24	0.25	6
CRL	CRAWL SPACE	228	0.05	11
EPF	ENCLOSED	64	0.70	45
GLA:	**1,748**	**2,768**		**1,916**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,807**
Year Built:		**1935**
Condition For Age:	GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 164,100**

OWNER INFORMATION

JSD PROPERTIES LLC

157 PARK ST SUITE 32A

BANGOR, ME 04401

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/07/2019	4678	0175	Q I	35,000	JSD PROPERTIES LLC
06/08/2018	4574	209	U I 25	20,500	EAGAN CHRISTOPHER W
08/16/2013	4157	0437	U I 44	25,000	CLIFFORD CAROL ESTATE
06/07/1993	1676	720	Q I		CLIFFORD WALTER JR & C

PICTURE

LISTING HISTORY

06/11/13 EORL
01/30/13 JDRM

NOTES

PUBLIC WATER & SEWER. 7/2/13 - AFTER JEFF EARLS REVIEWED THE PICTURES SUPPPIED BY THE TP AND NOTES FROM THE ASSESSOR, ADJUSTED THE FUNC DEPR OF HOUSE AND SHED. O: OBS:MIN INSUL/OUTDATED KIT & BATH/WET & DAMP BSMT LACKS CLOSET SPACE / LAYOUT / MIXED WIRING / PLASTER FALLING / OD INT / ONE TOILET IN BDRM. 2ND BATH NON FUNC; APT NOT USED IN 30 YRS= 2ND KITCH/NV; WATER DAMAGE THRUOUT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	150	10 x 15	167	10.00	80	2,004	
						2,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 33,600	$ 400	$ 29,000
		Parcel Total:	$ 63,000
2018	$ 33,600	$ 400	$ 29,000
		Parcel Total:	$ 63,000
2019	**$ 9,500**	**$ 2,000**	**$ 32,000**
		Parcel Total:	**$ 43,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.190 ac	44,400	D	90	100	100	100	100 -- LEVEL	80	32,000	0	N	32,000	CTD
	0.190 ac									32,000			**32,000**	

PICTURE

OWNER

JSD PROPERTIES LLC

157 PARK ST SUITE 32A

BANGOR, ME 04401

TAXABLE DISTRICTS

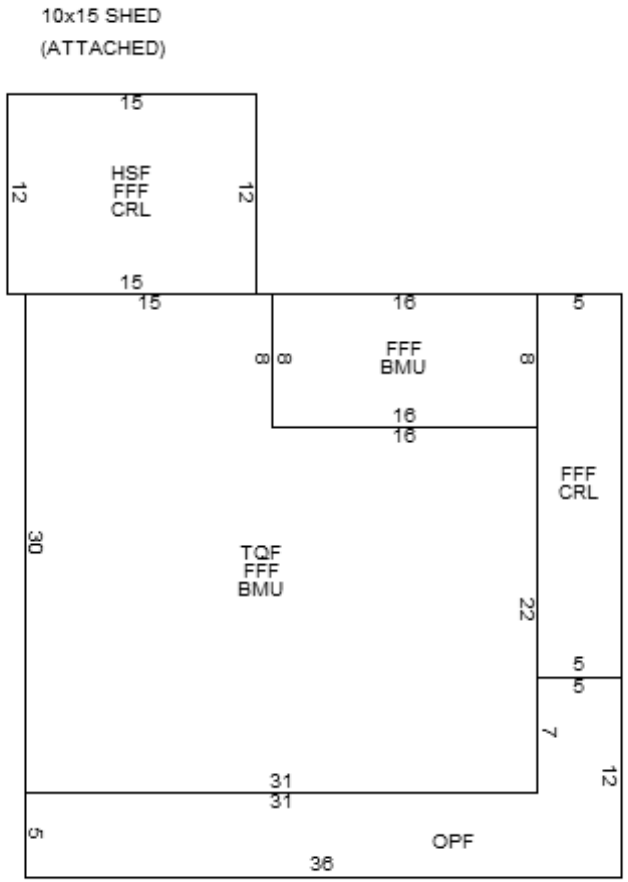
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**ASBEST SHNGL**				
Int:	**PLASTERED**				
Floor:	**CARPET/PINE/SOFT WD**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:	**1**	Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9479**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9707**
				Sq. Foot Cost:	**$ 89.31**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	180	0.50	90
TQF	3/4 STRY FIN	802	0.75	602
FFF	FST FLR FIN	1225	1.00	1225
BMU	BSMNT	930	0.15	140
OPF	OPEN PORCH	215	0.25	54
CRL	CRAWL SPACE	295	0.05	15
GLA:	**1,917**	**3,647**		**2,126**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 189,873**
Year Built:		**1850**
Condition For Age:	FAIR	**55 %**
Physical:		
Functional:	CTD	**40 %**
Economic:		
Temporary:		
Total Depreciation:		**95 %**
Building Value:		**$ 9,500**

OWNER INFORMATION

WHITCOMB BRIAN J &
HAGGSTROM LAURA
29 SCHOOL ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/28/2019	4657	0036	Q I	163,200	AFFINITI HOME GROUP LLC
05/09/2018	4566	835	U I 81	50,000	FURBER DOROTHY E

PICTURE

LISTING HISTORY

03/26/19	CRPR
12/20/12	JDRM
11/19/08	DJRM
11/21/06	TNRL

NOTES

PRIVATE SEPTIC & PUBLIC WATER. RIGHT OF WAY ACCESS TO HOUSE, NO ROAD FRONTAGE; 3/19 NEW ROOF/WINDOWS;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 50,900	$ 500	$ 33,300
		Parcel Total:	$ 84,700
2018	$ 50,900	$ 500	$ 33,300
		Parcel Total:	$ 84,700
2019	**$ 114,000**	**$ 0**	**$ 45,100**
		Parcel Total:	**$ 159,100**

LAND VALUATION

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

LAST REVALUATION: 2019

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.250 ac	50,000	E	100	100	100	100	95 -- MILD	95	45,100	0	N	45,100	SH DW
	0.250 ac									45,100			**45,100**	

PICTURE

OWNER

WHITCOMB BRIAN J &
HAGGSTROM LAURA
29 SCHOOL ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

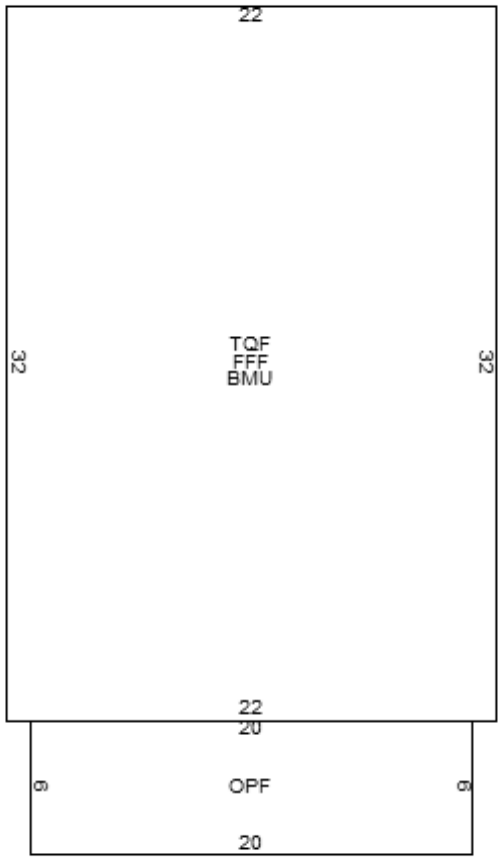
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**ASBEST SHNGL**
Int:	**PLASTERED**
Floor:	**HARDWOOD/PINE/SOFT WD**
Heat:	**OIL/FA DUCTED**
Bedrooms:	**3** Baths: **1.0** Fixtures: **3**
	Extra Kitchens: Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.0853** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.1614**
	Sq. Foot Cost: **$ 106.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	120	0.25	30
TQF	3/4 STRY FIN	704	0.75	528
FFF	FST FLR FIN	704	1.00	704
BMU	BSMNT	704	0.15	106
GLA:	**1,232**	**2,232**		**1,368**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,171**
Year Built:		**1900**
Condition For Age:	VERY GOOD	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 114,000**

OWNER INFORMATION

DAVEY ELAINE & PETER

180 WASHINGTON ST

GROVELAND, MA 01834

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/31/2018	4626	0976	Q I	236,000	FEROZ GARY R TRUSTEE &
11/22/2011	3971	0209	U I 38		FEROZ GARY R & TERESA
11/24/2010	3883	0543	U I 37	82,000	BANK OF NEW YORK
06/07/2010	3838	0193	U I 37	87,000	BRITOS HUGO & CHRISTIN
09/16/2004	3067	267	Q I	255,000	ARSUAGA PETER

PICTURE

LISTING HISTORY

04/04/19	CRVM
12/31/12	JDRM
11/30/06	TNRM

NOTES

1-1 BDRM, 3-2BDRM; $700, $800/MNTH

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 180,600	$ 1,000	$ 34,000
		Parcel Total:	$ 215,600
2018	$ 180,600	$ 1,000	$ 34,000
		Parcel Total:	$ 215,600
2019	**$ 191,500**	**$ 0**	**$ 49,100**
		Parcel Total:	**$ 240,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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
4F RES	0.240 ac	49,066	E	100	100	100	100	100 -- LEVEL	100	49,100	0	N	49,100	
	0.240 ac									49,100			**49,100**	

PICTURE

OWNER

DAVEY ELAINE & PETER

180 WASHINGTON ST

GROVELAND, MA 01834

TAXABLE DISTRICTS

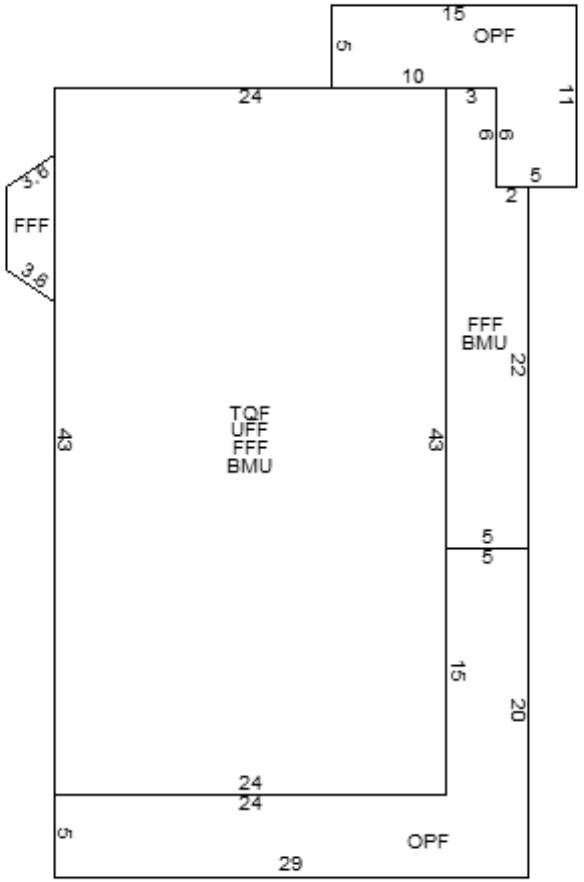
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.75 STORY FRAME MULTI FAMI**				
Roof:	**MANSARD/ASPHALT**				
Ext:	**VINYL SIDING/ASPHALT**				
Int:	**PLASTERED**				
Floor:	**PINE/SOFT WD**				
Heat:	**GAS/HOT WATER**				
Bedrooms:	**7**	Baths:	**4.0**	Fixtures:	**12**
		Extra Kitchens:	**3**	Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A3 AVG+30**				
Com. Wall:					
Size Adj:	**0.8626**			Base Rate:	**RMF 92.00**
				Bldg. Rate:	**1.1263**
				Sq. Foot Cost:	**$ 103.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	1032	0.75	774
UFF	UPPER FLR FIN	1032	1.00	1032
FFF	FST FLR FIN	1181	1.00	1181
BMU	BSMNT	1160	0.15	174
OPF	OPEN PORCH	325	0.25	81
GLA:	**2,987**	**4,730**		**3,242**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 335,936**
Year Built:		**1885**
Condition For Age:	VERY GOOD	**43 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**43 %**
Building Value:		**$ 191,500**

OWNER INFORMATION

BUTLER DEBORAH COBBETT & JOHN

24 SCHOOL ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/07/2019	4628	0135	Q I	150,000	MOORE JASON & JODI
08/04/2003	2819	0001	Q I	162,933	PLAISTED, AMY & WILLIA
09/29/2000	2237	223	Q I		NASON ROGER
11/02/1998	2053	559	Q I		NASON ROGER & PAMELA
01/08/1990	1488	444	Q I		MORRISON MARY

PICTURE

LISTING HISTORY

09/06/19 CRVL
01/31/13 JDRM
11/21/06 TNRM

NOTES

9/19; BTHRM HAS MOLD ISSUES FROM LACK OF VENTILATION; HSF FINISH IS 60'S-=FUNC DEP - REST OF HOME IS MORE MODERN; NICE WD DETAILS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY/LOFT	432	18 x 24	97	22.00	65	5,992	
DECK	326	1 x 326	109	7.00	85	2,114	
GARAGE-1 STY	368	16 x 23	103	30.00	65	7,391	
						15,500	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 104,400	$ 17,400	$ 35,000
		Parcel Total:	$ 156,800
2018	$ 104,400	$ 17,400	$ 35,000
		Parcel Total:	$ 156,800
2019	**$ 109,100**	**$ 15,500**	**$ 55,000**
		Parcel Total:	**$ 179,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.250 ac	50,000	F	110	100	100	100	100 -- LEVEL	100	55,000	0	N	55,000	
	0.250 ac									55,000			**55,000**	

PICTURE

OWNER

BUTLER DEBORAH COBBETT & JOH

24 SCHOOL ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

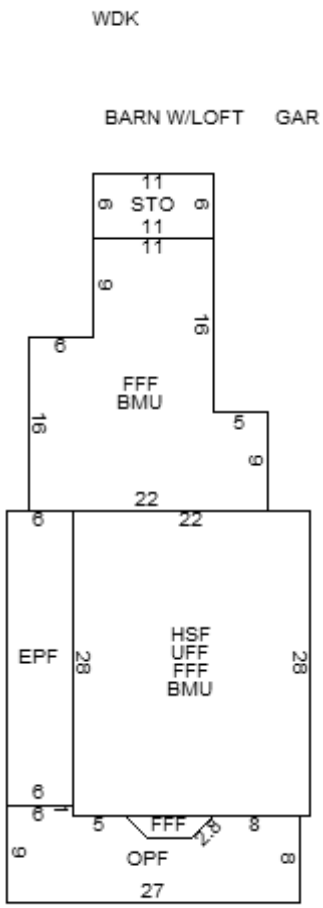
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**PLASTERED**				
Floor:	**HARDWOOD/CARPET**				
Heat:	**OIL/STEAM**				
Bedrooms:	**4**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9286**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9026**
				Sq. Foot Cost:	**$ 83.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	616	0.50	308
UFF	UPPER FLR FIN	616	1.00	616
FFF	FST FLR FIN	1044	1.00	1044
BMU	BSMNT	1032	0.15	155
OPF	OPEN PORCH	210	0.25	53
EPF	ENCLOSED	162	0.70	113
STO	STORAGE AREA	66	0.25	17
GLA:	**1,968**	**3,746**		**2,306**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,490**
Year Built:		**1900**
Condition For Age:	AVERAGE	**38 %**
Physical:		
Functional:	C-NOTES	**5 %**
Economic:		
Temporary:		
Total Depreciation:		**43 %**
Building Value:		**$ 109,100**

OWNER INFORMATION

THOMPSON CHRISTOPHER

15 UNION ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/19/2019	4662	0879	Q I	189,300	THIRD GREEN PROPERTY
08/09/2018	4590	832	U I 40	60,000	MUSICK CHARLENE B
07/20/2018	4585	481	U I 35		SECRETARY OF HUD
03/26/2018	4556	0065	U I 35	55,000	SECRETARY OF VA
08/31/2017	4506	737	U I 35		BANK OF AMERICA NA

PICTURE

LISTING HISTORY

03/26/19	CRPR	NVC
08/08/13	EONT	
01/17/07	MJRM	

NOTES

PUBLIC WATER & SEWER. 08SI: 2008 INVALID SALE FORECLOSURE & RESALE O: OBSOLESCENCE MIN INSULATION, OUTDATED KITCHEN/BATH, NARROW STAIRS, NEEDS INTERIOR WORK, DIRT FLR IN BSMT WET & DAMP PU04: 2004 PICK-UP KITCHEN IN PROCESS OF UPGRADE; 2013= POSTED NO TRESPASSING

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY/BSMT	1,036	1 x 1036	75	28.00	60	13,054	
						13,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 150,100	$ 15,900	$ 42,700
		Parcel Total:	$ 208,700
2018	$ 150,100	$ 15,900	$ 42,700
		Parcel Total:	$ 208,700
2019	**$ 155,300**	**$ 13,100**	**$ 48,300**
		Parcel Total:	**$ 216,700**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.490 ac	59,600	D	90	100	100	100	90 -- ROLLING	100	48,300	0	N	48,300	
	0.490 ac									48,300			**48,300**	

PICTURE

OWNER

THOMPSON CHRISTOPHER

15 UNION ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

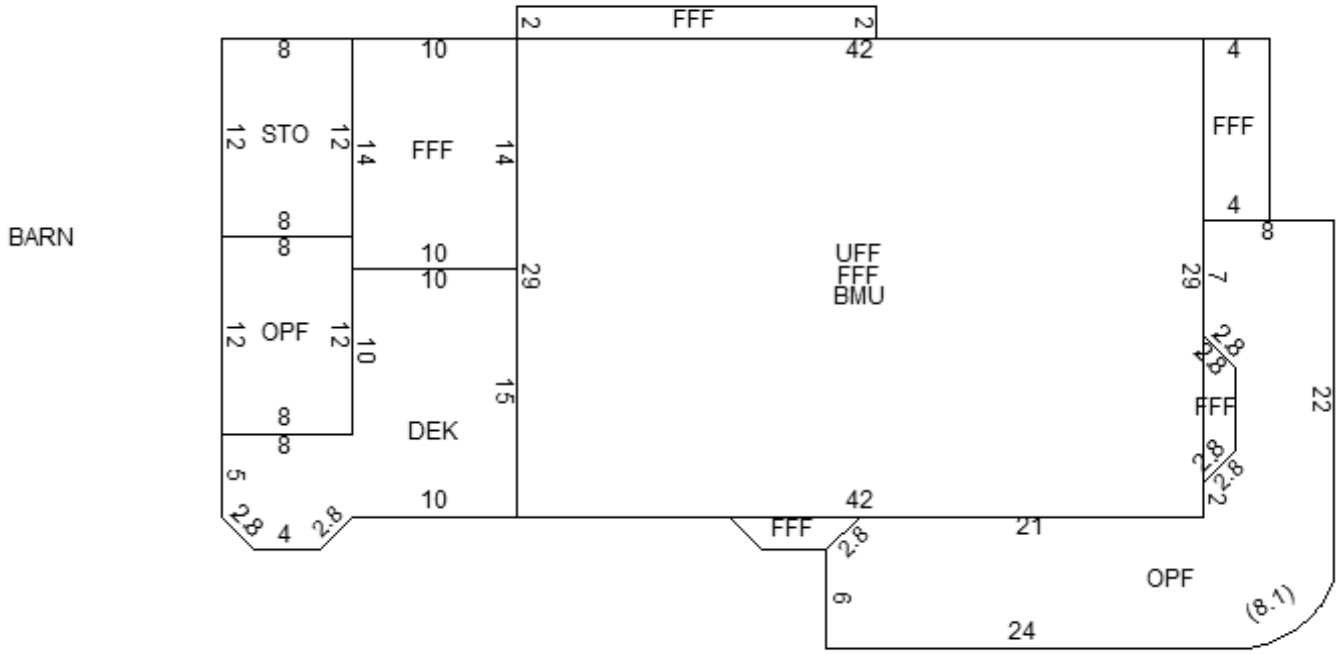
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL/PLASTERED**				
Floor:	**HARDWOOD/LINOLEUM OR SIM**				
Heat:	**OIL/OTHER**				
Bedrooms:	**5**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.8738**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9764**
				Sq. Foot Cost:	**$ 89.83**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1218	1.00	1218
FFF	FST FLR FIN	1472	1.00	1472
BMU	BSMNT	1218	0.15	183
STO	STORAGE AREA	96	0.25	24
OPF	OPEN PORCH	465	0.25	116
DEK	DECK/ENTRANCE	202	0.10	20
GLA:	**2,690**	**4,671**		**3,033**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 272,454**
Year Built:		**1870**
Condition For Age:	AVERAGE	**43 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**43 %**
Building Value:		**$ 155,300**

OWNER INFORMATION

MACLEOD DUSTIN D &
JANNERELLI CHRISTINA L
18 SCHOOL ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/19/2019	4641	0623	Q I	210,000	GAULIN BRADD W
05/15/2007	3527	707	U I 99	109,600	GAULIN BRADD W & TODD
08/01/1996	1878	426	Q I		CAROLYN HAYES TRUST
09/28/1992	1635	018	Q I		HAYES CAROLYN
07/29/1987	1329	532	Q I		TIBBETTS GEORGE & MARY

PICTURE

LISTING HISTORY

03/26/19	CRVM	NVC
01/15/13	JDRM	
01/12/07	MJRM	
01/27/04	MIRL	

NOTES

2 UNITS = 3BEDRM - 2 FIX BATH; DNPU ADA RAMP;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	1,152	24 x 48	74	34.00	80	23,187	
						23,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 156,400	$ 24,100	$ 38,200
		Parcel Total:	$ 218,700
2018	$ 156,400	$ 24,100	$ 38,200
		Parcel Total:	$ 218,700
2019	**$ 112,400**	**$ 23,200**	**$ 59,400**
		Parcel Total:	**$ 195,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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
2F RES	0.350 ac	54,000	F	110	100	100	100	100 -- LEVEL	100	59,400	0	N	59,400	
	0.350 ac									59,400			**59,400**	

PICTURE

OWNER

MACLEOD DUSTIN D &
JANNERELLI CHRISTINA L
18 SCHOOL ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

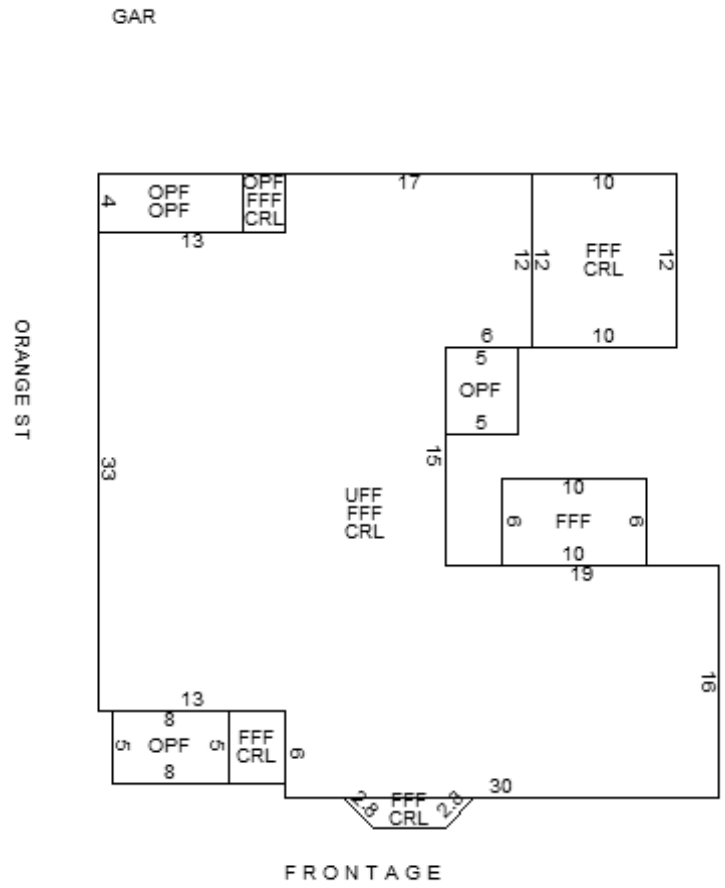
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME MULTI FAMI**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD/LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**6**	Baths:	**4.0**	Fixtures:	**6**
		Extra Kitchens:	**1**	Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.8821**			Base Rate:	**RMF 92.00**
				Bldg. Rate:	**1.0050**
				Sq. Foot Cost:	**$ 92.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1278	1.00	1278
FFF	FST FLR FIN	1504	1.00	1504
CRL	CRAWL SPACE	1444	0.05	72
OPF	OPEN PORCH	162	0.25	41
GLA:	**2,782**	**4,388**		**2,895**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 267,672**
Year Built:		**1890**
Condition For Age:	GOOD	**58 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**58 %**
Building Value:		**$ 112,400**

OWNER INFORMATION

GRIFFITH DAVID GORDON & MYONG S

20 ORANGE ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/27/2019	4665	0441	U I 38	1	GRIFFITH, DAVID GORDON
06/21/2019	4663	0945	Q I	85,000	WARD BRETT A & JESSICA L
06/10/2002	2524	0611	Q I	87,000	CROTEAU JR., LEON G &
03/24/1995	1794	296	Q I		PHH HOMEQUITY CORP
02/03/1995	1789	085	Q I		SMITH DONNAL & SULLIVA

PICTURE

LISTING HISTORY

01/07/13 JDRM
12/04/06 TNRM
01/10/04 JMRL

NOTES

PUBLIC WATER & SEWER. BLUE; B: BUILDING WATER LEAKS INTO BASEMENT, NO INSULATION IN ONE UPSTAIRS BEDROOM. O: OBSOLESCENCE LAYOUT, ASBESTOS SIDING

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY	400	20 x 20	100	26.00	45	4,680	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 70,500	$ 6,300	$ 21,000
		Parcel Total:	$ 97,800
2018	$ 70,500	$ 6,300	$ 21,000
		Parcel Total:	$ 97,800
2019	**$ 42,800**	**$ 4,700**	**$ 36,900**
		Parcel Total:	**$ 84,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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
2F RES	0.110 ac	36,933	E	100	100	100	100	100 -- LEVEL	100	36,900	0	N	36,900	
	0.110 ac									36,900			**36,900**	

PICTURE

OWNER

GRIFFITH DAVID GORDON & MYON

20 ORANGE ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

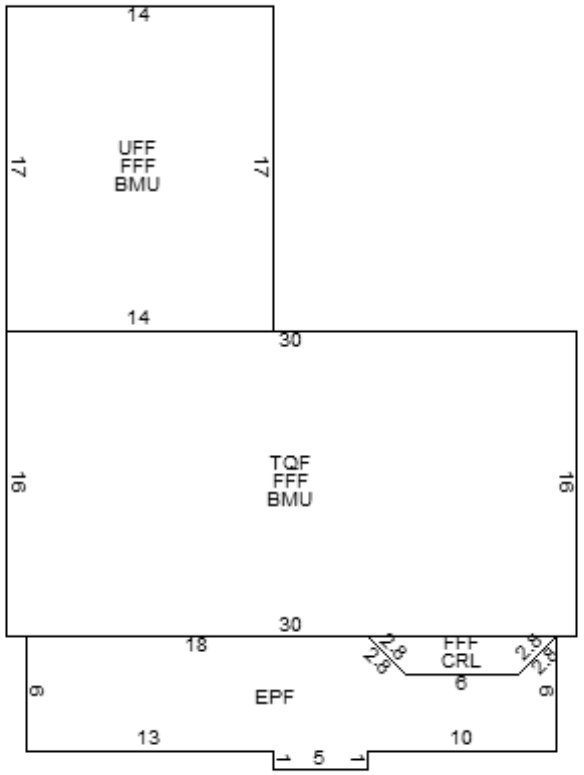
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**ASBEST SHNGL**				
Int:	**PLASTERED**				
Floor:	**CARPET/PINE/SOFT WD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**2**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:	**1**	Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0398**			Base Rate:	**RMF 92.00**
				Bldg. Rate:	**0.9992**
				Sq. Foot Cost:	**$ 91.93**

BARN



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	480	0.75	360
FFF	FST FLR FIN	734	1.00	734
BMU	BSMNT	718	0.15	108
CRL	CRAWL SPACE	16	0.05	1
EPF	ENCLOSED	157	0.70	110
UFF	UPPER FLR FIN	238	1.00	238
GLA:	**1,332**	**2,343**		**1,551**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,583**
Year Built:		**1895**
Condition For Age:	AVERAGE	**70 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**70 %**
Building Value:		**$ 42,800**

OWNER INFORMATION

LAUZE PROPERTIES LLC

94 GREAT PINE CIRCLE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/24/2019	4656	0826	Q I	172,000	ALFE PETER
05/09/2001	2308	729	Q I		IZZO PAUL & ALFE PETER
03/16/1998	1989	327	Q I		FARMINGTON BANK
11/17/1997	1966	361	Q I		COCHRAN RICHARD
05/10/1996	1861	260	Q I		BARRETT NORMAN & SYLVI

PICTURE

LISTING HISTORY

03/29/19	CRPR	NVC
02/16/12	JDPM	
04/18/06	KSRM	

NOTES

PUBLIC WATER & SEWER. BEIGE; CR09: 2009 CYC REVAL - HEARING CHANG: ADDED 20% FOR ECON OBSOL PU07: CK FOR RENOV PER BP, REWIRED-REPLUMBED,NEW KITCH ONLY 1 SECTION 1269SQ FT KIT & BATH (HANDICAP) UPGRADED EQUIPMT.NO CHANGE IN VALUE 4/30/07 DCW PU08: NEW SIGNS = NC 2/5/08 DJW PU12: CONVERTED INTO SUBWAY REST @ 100% COMP - 2/16/12JD

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 355,500	$ 0	$ 27,000
		Parcel Total:	$ 382,500
2018	$ 355,500	$ 0	$ 27,000
		Parcel Total:	$ 382,500
2019	**$ 114,800**	**$ 0**	**$ 63,800**
		Parcel Total:	**$ 178,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: VC VILLAGE CENTER **Minimum Acreage:** 0.25 **Minimum Frontage:** 50 **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
COM/IND	0.170 ac	42,533	E	100	100	100	100	100 -- LEVEL	150	63,800	0	N	63,800	USE
	0.170 ac									63,800			**63,800**	

PICTURE

OWNER

LAUZE PROPERTIES LLC

94 GREAT PINE CIRCLE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

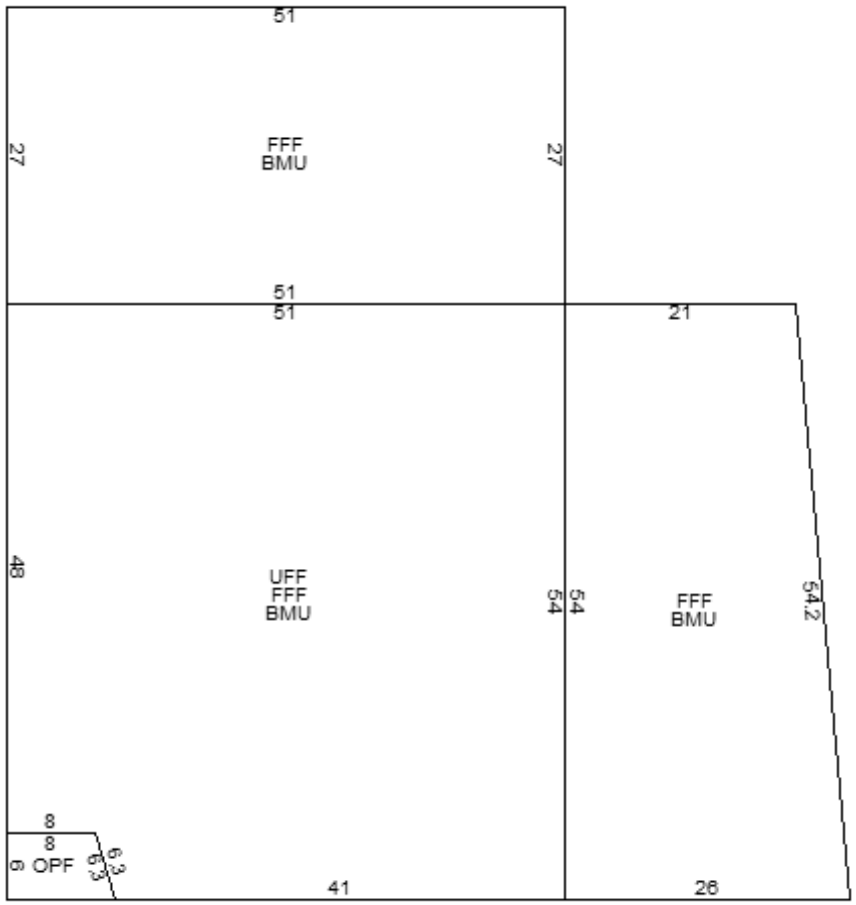
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME COMMERCIAL**
Roof: **FLAT/TAR/GRAVEL**
Ext: **ALUM SIDING/AVERAGE**
Int: **DRYWALL**
Floor: **VCT**
Heat: **OIL/HOT WATER**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall: **WOOD, 20 FT.** **1.1680**
Size Adj: **0.8185** Base Rate: **CTA 72.00**
Bldg. Rate: **0.8557**
Sq. Foot Cost: **$ 71.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	2700	1.00	2700
FFF	FST FLR FIN	5346	1.00	5346
BMU	BSMNT	5346	0.15	802
OPF	OPEN PORCH	54	0.25	14
GLA:	**8,046**	**13,446**		**8,862**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 637,710**
Year Built:		**1900**
Condition For Age:	VERY POOR	**69 %**
Physical:		
Functional:		
Economic:		
Temporary:	CTR	**13 %**
Total Depreciation:		**82 %**
Building Value:		**$ 114,800**

OWNER INFORMATION

BLUM SUSAN J

PO BOX 523

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/12/2019	4669	0871	Q I	169,200	BLUM SUSAN J
04/01/1997	1918	150	Q I		LINCOLN ROBERT SR
08/30/1994	1765	461	Q I		LINCOLN ROBERT & MICHE
05/24/1991	1555	492	Q I		LEARY KENNETH & NELZIN
02/27/1991	1543	187	Q I		PIKE JOHN & TINA

PICTURE

LISTING HISTORY

03/29/19	CRPR
06/11/13	EORL
02/04/13	HJRM
11/22/08	MIRL

NOTES

PUBLIC WATER & SEWER. WHITE W/BLUE; B: BUILDING 2008 - SLOW RENOVATION IN PROGRESS, NEW FLR IN DINING ROOM, UNFIN DOOR TRIM CYC: 2011-2014 CYC REVAL PHYS CHG: SMALL ADJUSTMENT TO SKETCH O: OBSOLESCENCE MIN INSULATION, OUTDATED KITCHEN/BATH, OUTDATED ELECTRIC, WET/DAMP BSMNT, NO HEAT UPSTAIRS; 2013:WET BSMT W/SUMP PUMP; SOME UNFIN TRIM; CRUMBLING PLASTER; 1 BDRM LACKS CLOSETS; OD KITCH & BATH; FURNACE = 2004; ROOF= 2008;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 72,400	$ 0	$ 31,000
		Parcel Total:	$ 103,400
2018	$ 72,400	$ 0	$ 31,000
		Parcel Total:	$ 103,400
2019	**$ 126,100**	**$ 0**	**$ 44,000**
		Parcel Total:	**$ 170,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.210 ac	46,266	E	100	100	100	95	100 -- LEVEL	100	44,000	0	N	44,000	
	0.210 ac									44,000			**44,000**	

PICTURE

OWNER

BLUM SUSAN J

PO BOX 523

FARMINGTON, NH 03835

TAXABLE DISTRICTS

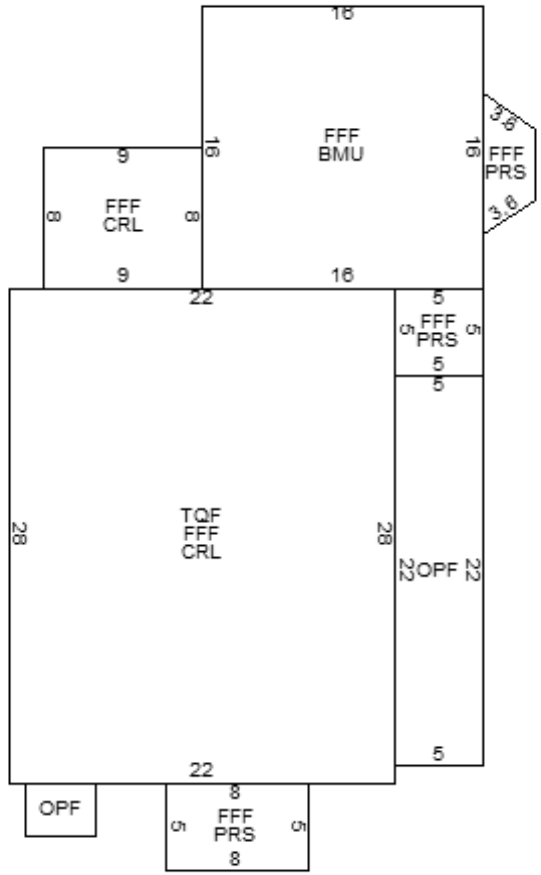
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME NEW ENGLAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL**
Int: **PLASTERED**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0319** Base Rate: **RSA 92.00**
Bldg. Rate: **1.0922**
Sq. Foot Cost: **$ 100.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	616	0.75	462
FFF	FST FLR FIN	1027	1.00	1027
CRL	CRAWL SPACE	688	0.05	34
OPF	OPEN PORCH	122	0.25	31
PRS	PIER	83	-0.05	-4
BMU	BSMNT	256	0.15	38
GLA:	**1,489**	**2,792**		**1,588**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 159,562**
Year Built:		**1925**
Condition For Age:	VERY GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 126,100**

OWNER INFORMATION

TALLARD MARK G &
SEYMOUR NAIROBI K
35 CIVIC ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2019	4655	0622	Q I	210,000	ADAMS CATHERINE L &
08/24/2015	4318	301	Q I	149,900	MERCEDES NICOLAS &
03/04/2005	3151	178	U I 99	170,000	SOUTHEAST NH HABITAT F
08/01/2002	2552	0425	U I 47	24,533	LOVELY, DAREN P & REBE

PICTURE

LISTING HISTORY

02/05/13 HJRM
04/11/06 SSRM

NOTES

PUBLIC WATER & SEWER. TAN; PU05: 2005 PICK-UP ADJUSTED LISTING FOR COMPLETION OF INT & EXT RENOVTION. 2005 SALE QUESTIONABLE/SOLD BY NON-PROFIT CORP; 2013: VERIF EXT MEASMNTS; HAS RAISED BSMT

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 126,800	$ 1,500	$ 44,100
		Parcel Total:	$ 172,400
2018	$ 126,800	$ 1,500	$ 44,100
		Parcel Total:	$ 172,400
2019	**$ 149,900**	**$ 0**	**$ 62,200**
		Parcel Total:	**$ 212,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.780 ac	62,240	E	100	100	100	100	100 -- LEVEL	100	62,200	0	N	62,200	
	0.780 ac									62,200			**62,200**	

PICTURE

OWNER

TALLARD MARK G &
SEYMOUR NAIROBI K
35 CIVIC ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

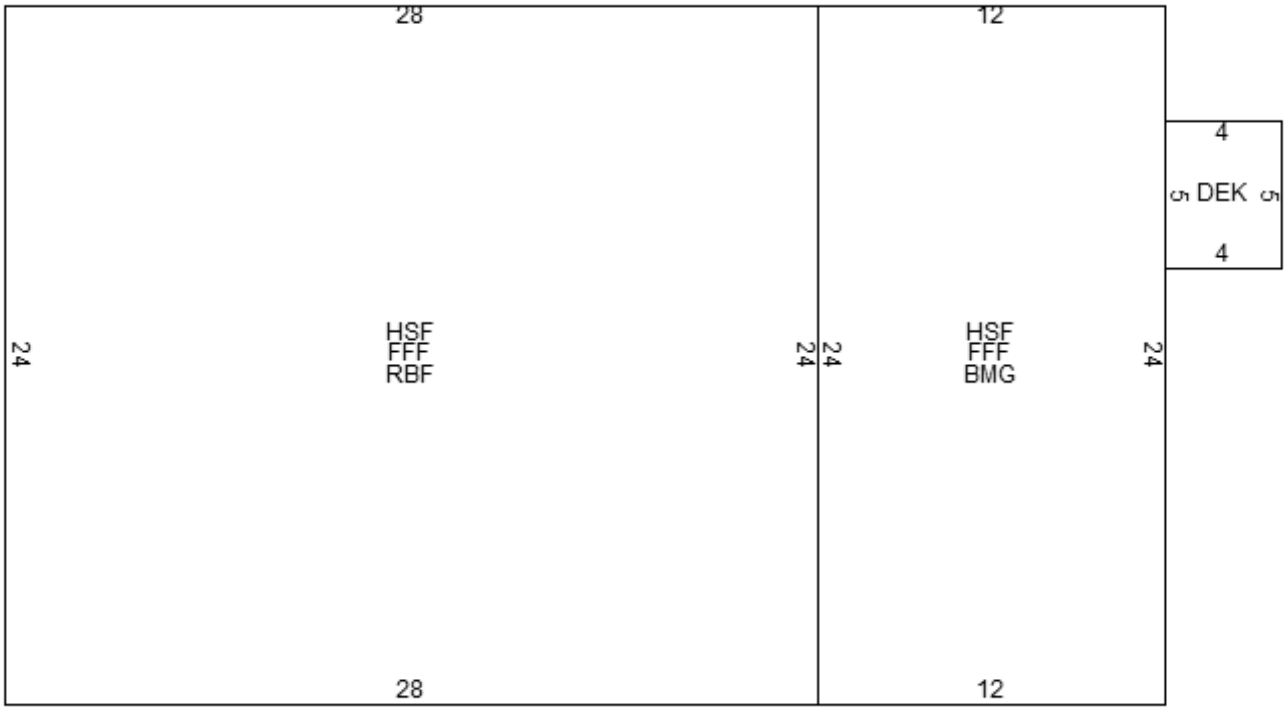
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9871** Base Rate: **RSA 92.00**
Bldg. Rate: **1.0322**
Sq. Foot Cost: **$ 94.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	960	0.50	480
FFF	FST FLR FIN	960	1.00	960
RBF	RAISED BSMNT	672	0.50	336
BMG	BASEMENT	288	0.20	58
DEK	DECK/ENTRANCE	20	0.10	2
GLA:	**1,440**	**2,900**		**1,836**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 174,347**
Year Built:		**2003**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 149,900**

OWNER INFORMATION

WIEDERHOLD JOSHUA &
HOUSE JAIME & SLOVER MARK
4 CROWLEY ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/23/2019	4630	0921	Q I	145,500	MORLEY SANDRA
03/18/2016	4366	572	Q I	112,000	ELMORE LYNN A
03/19/2010	3820	0337	U I 37	37,533	HAGER DONNA B
12/09/1998	2064	202	Q I		BOULAY RAYMOND &

PICTURE

LISTING HISTORY

09/09/19 CRVM
02/05/13 HJRM
04/12/06 SSRM

NOTES

9/19; REAR YARD FENCED UNABLE TO MEASURE REAR SECTION;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 93,800	$ 0	$ 35,000
		Parcel Total:	$ 128,800
2018	$ 93,800	$ 0	$ 35,000
		Parcel Total:	$ 128,800
2019	**$ 118,000**	**$ 0**	**$ 47,500**
		Parcel Total:	**$ 165,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.250 ac	50,000	E	100	100	100	95	100 -- LEVEL	100	47,500	0	N	47,500	
	0.250 ac									47,500			**47,500**	

PICTURE

OWNER

WIEDERHOLD JOSHUA &
HOUSE JAIME & SLOVER MARK
4 CROWLEY ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

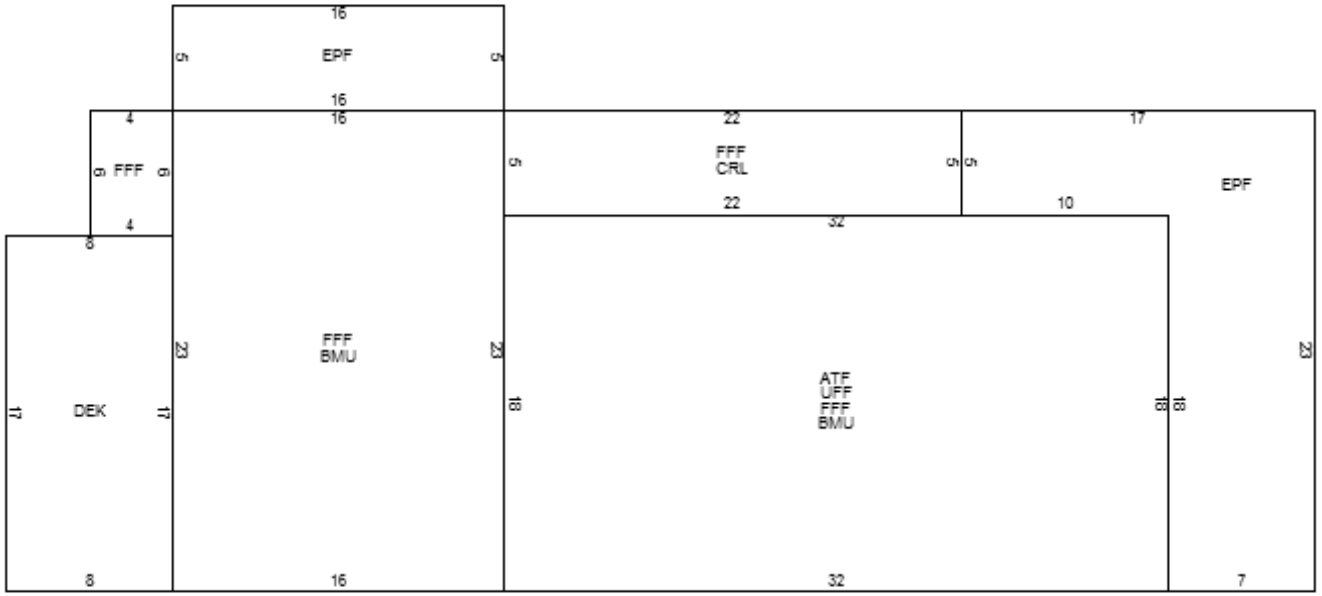
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**PLASTERED/DRYWALL**				
Floor:	**CARPET/PINE/SOFT WD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**4**	Baths:	**1.5**	Fixtures:	**5**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9436**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**0.9562**
				Sq. Foot Cost:	**$ 87.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	576	0.25	144
UFF	UPPER FLR FIN	576	1.00	576
FFF	FST FLR FIN	1078	1.00	1078
BMU	BSMNT	944	0.15	142
EPF	ENCLOSED	291	0.70	204
CRL	CRAWL SPACE	110	0.05	6
DEK	DECK/ENTRANCE	136	0.10	14
GLA:	**1,798**	**3,711**		**2,164**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 190,367**
Year Built:		**1900**
Condition For Age:	AVERAGE	**38 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**38 %**
Building Value:		**$ 118,000**

OWNER INFORMATION

CLIFFORD PATRICK R

21 MY ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/27/2019	4643	0089	Q I	180,000	DROUIN PHYLLIS A
06/13/2003	2773	0190	Q I	147,533	DJ TRUST

PICTURE

LISTING HISTORY

09/09/19	CRVM
06/08/13	EORL
02/06/13	JDRM
04/12/06	SSRM

NOTES

BEIGE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 106,400	$ 2,500	$ 43,300
		Parcel Total:	$ 152,200
2018	$ 106,400	$ 2,500	$ 43,300
		Parcel Total:	$ 152,200
2019	**$ 138,000**	**$ 0**	**$ 57,600**
		Parcel Total:	**$ 195,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.580 ac	60,640	E	100	100	100	100	95 -- MILD	100	57,600	0	N	57,600	
	0.580 ac									57,600			**57,600**	

PICTURE

OWNER

CLIFFORD PATRICK R

21 MY ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

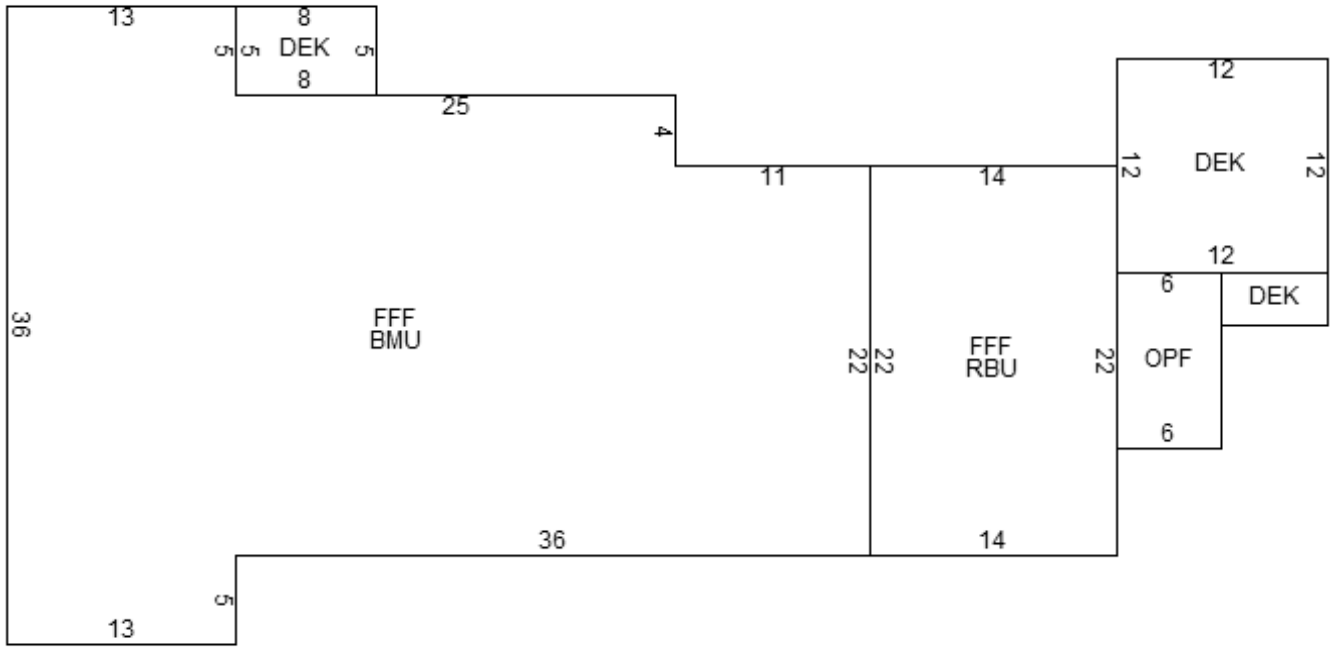
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**PREFAB WD PNL/T111**		
Int:	**DRYWALL/WOOD/LOG**		
Floor:	**HARDWOOD**		
Heat:	**OIL/STEAM**		
Bedrooms:	**3**	Baths: **1.5**	Fixtures: **5**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**0.9657**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0504**
		Sq. Foot Cost:	**$ 96.63**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1668	1.00	1668
BMU	BSMNT	1360	0.15	204
RBU	RAISED BSMNT	308	0.25	77
DEK	DECK/ENTRANCE	202	0.10	20
OPF	OPEN PORCH	60	0.25	15
GLA:	**1,668**	**3,598**		**1,984**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,714**
Year Built:		**1952**
Condition For Age:	AVERAGE	**28 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 138,000**

OWNER INFORMATION

GRIFFIN EMMET & KATHRYN

16 ELM STREET UNIT 1

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/31/2019	4632	0228	Q I	89,900	PITMAN PEGGY S
04/28/2006	3364	933	Q I	90,533	PACKYS INVESTMENT PROP
10/13/2004	3081	534	Q I		ELM STREET FARMINGTON
09/10/2003	2850	807	Q I		ELLIOTT BARRY & ANGELA
10/24/1990	1528	497	Q I		FIRST NH BANKS

PICTURE

LISTING HISTORY

09/09/19	CRVE
02/14/13	HJRL
04/12/06	SSRM

NOTES

FIRST FLR UNIY; CONDO FEE $200/MONTH-PER RESIDENT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CARRIAGE HOUSE CONDO	1		100	18,000.00	100	18,000	
						18,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 50,700	$ 0	$ 0
		Parcel Total: $ 50,700	
2018	$ 50,700	$ 0	$ 0
		Parcel Total: $ 50,700	
2019	**$ 73,200**	**$ 18,000**	**$ 0**
		Parcel Total: $ 91,200	

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GRIFFIN EMMET & KATHRYN

16 ELM STREET UNIT 1

FARMINGTON, NH 03835

TAXABLE DISTRICTS

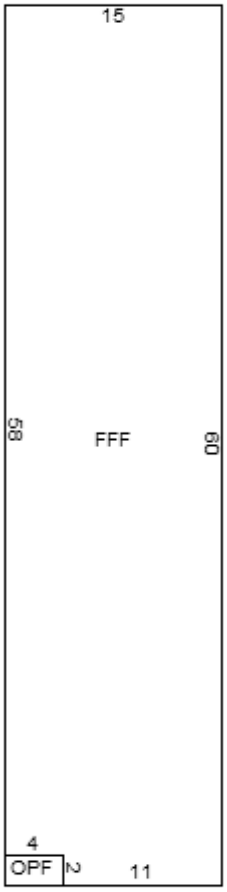
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CONDO TOWN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2896** Base Rate: **RCT 92.00**
Bldg. Rate: **1.2353**
Sq. Foot Cost: **$ 113.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	892	1.00	892
OPF	OPEN PORCH	8	0.25	2
GLA:	**892**	**900**		**894**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 101,603**
Year Built:		**1978**
Condition For Age:	GOOD	**18 %**
Physical:	CW	**10 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 73,200**

OWNER INFORMATION

FARMINGTON WASH & DRY LLC

65 POST RD

HOOKSETT, NH 03106

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/10/2018	4622	0340	Q I	585,000	ELLIOTT BARRY A &
10/24/1990	1528	497	Q I		FIRST NH GRANITE STATE
05/12/1989	1449	459	Q I		FORREST CARL
12/15/1985	1278	623	Q I		GILMAN MARTIN & GAIL
02/06/1979	1028	322	Q I		GRAY GEORGE

PICTURE

LISTING HISTORY

09/30/19	CRVM
03/29/19	CRPR
03/16/15	JDPU
08/09/13	EORL
04/14/06	SSRM

NOTES

PUBLIC WATER & SEWER. B: BUILDING VILLAGE LAUNDROMAT & CAR WASH IF09: 2009 CYC REVAL - INFO ONLY PU05: 2005 PICK-UP ADDED NEW CAR WASH. '15 ADDED NEW PIC ON CRD 2

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	4,000	1 x 4000	64	3.25	100	8,320	
						8,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 221,300	$ 14,200	$ 60,200
		Parcel Total:	$ 295,700
2018	$ 221,300	$ 14,200	$ 60,200
		Parcel Total:	$ 295,700
2019	**$ 221,700**	**$ 8,300**	**$ 84,600** (c)
		Parcel Total:	**$ 570,600**

(Card Total: $ 314,600)

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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
COM/IND	0.410 ac	56,400	E	100	100	100	100	100 -- LEVEL	150	84,600	0	N	84,600	USE
	0.410 ac									84,600			**84,600**	

PICTURE

OWNER

FARMINGTON WASH & DRY LLC

65 POST RD

HOOKSETT, NH 03106

TAXABLE DISTRICTS

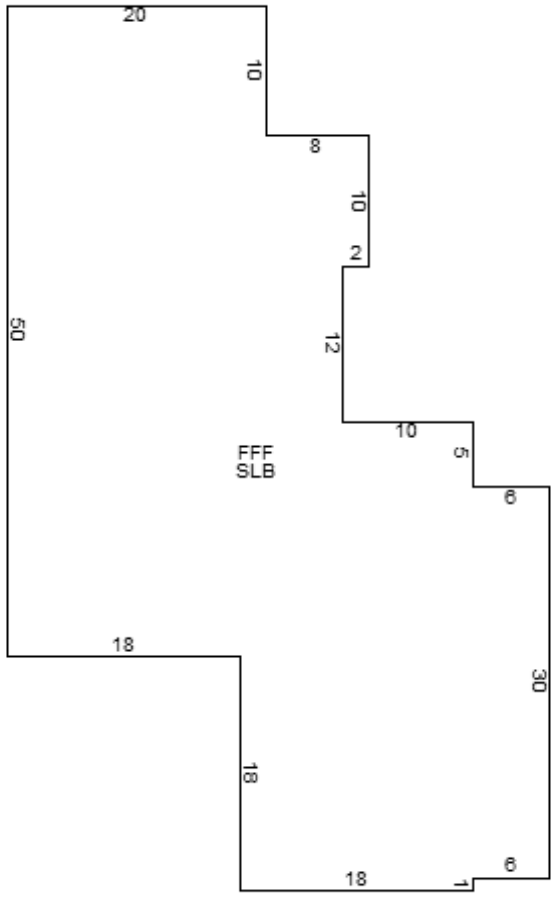
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME COMMERCIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING/ABOVE AVG**		
Int:	**AVERAGE FOR USE**		
Floor:	**LINOLEUM OR SIM**		
Heat:	**GAS/HOT WATER**		
Bedrooms:		Baths: **AVERAGE**	
	Extra Kitchens:	Fireplaces:	
A/C:	**No**	Generators:	
Quality:	**A1 AVG+10**		
Com. Wall:	**WOOD, 10 FT.**		**1.0000**
Size Adj:	**1.2401**	Base Rate:	**CCL 110.00**
		Bldg. Rate:	**1.2645**
		Sq. Foot Cost:	**$ 139.10**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1944	1.00	1944
SLB	SLB	1944	0.00	0
GLA:	**1,944**	**3,888**		**1,944**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 270,410**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 221,700**

OWNER INFORMATION	SALES HISTORY	PICTURE
FARMINGTON WASH & DRY LLC 65 POST RD HOOKSETT, NH 03106	**Date Book Page Type Price Grantor**	

LISTING HISTORY	NOTES
03/29/19 CRPR 08/09/13 EORL	B: BUILDING VILLAGE LAUNDROMAT & CAR WASH IF09: 2009 CYC REVAL - INFO ONLY PU05: 2005 PICK-UP ADDED NEW CAR WASH; 1 AUTO & 3 SELF SERVE BAYS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
VACUUM	6		100	1,200.00	100	7,200	
						7,200	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	**$ 248,800**	**$ 7,200**	**$ 0 (c)**

Parcel Total: $ 570,600

(Card Total: $ 256,000)

LAND VALUATION **LAST REVALUATION: 2019**

Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:
Land Type COM/IND		Neighborhood:			

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FARMINGTON WASH & DRY LLC

65 POST RD

HOOKSETT, NH 03106

TAXABLE DISTRICTS

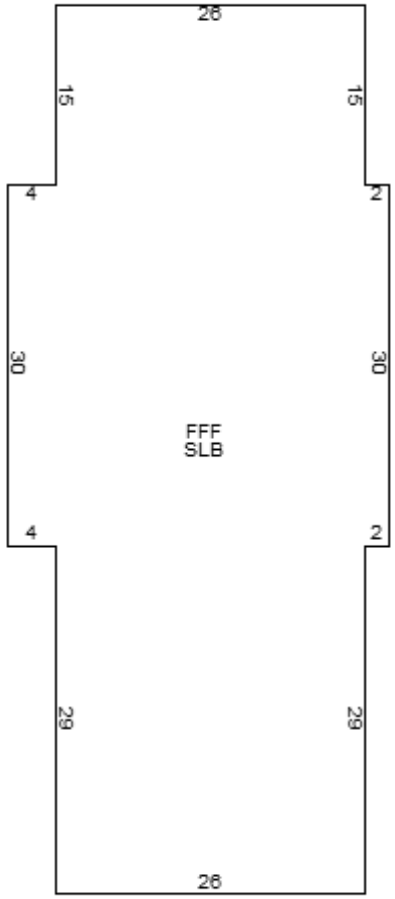
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME CAR WASH**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**ABOVE AVG/VINYL SIDING**		
Int:	**AVERAGE FOR USE**		
Floor:	**CONCRETE**		
Heat:	**GAS/FA NO DUCTS**		
Bedrooms:		Baths: **AVERAGE**	
	Extra Kitchens:	Fireplaces:	
A/C:	**No**	Generators:	
Quality:	**A1 AVG+10**		
Com. Wall:	**WOOD, 12 FT.**		**1.0000**
Size Adj:	**1.1990**	Base Rate:	**CCW 110.00**
		Bldg. Rate:	**1.1683**
		Sq. Foot Cost:	**$ 128.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2104	1.00	2104
SLB	SLB	2104	0.00	0
GLA:	**2,104**	**4,208**		**2,104**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 270,385**
Year Built:		**2004**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 248,800**

OWNER INFORMATION

MCHUGH MEGHAN CHELSEA

24 FREEDOM DR

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/17/2019	4654	0652	Q I	219,500	BRUCE KENNETH F
06/25/2001	2331	529	Q I		BRUCE DONALD & PAMELA
04/18/2000	2189	699	Q I		SECRETARY OF HOUSING &
07/02/1999	2121	223	Q I		NORWEST MORTGAGE INC
03/29/1999	2091	774	Q I		DEANE THIMOTHY

PICTURE

LISTING HISTORY

03/17/16	CRPR	CONF NOT FIN
03/17/15	JDPU	
02/12/13	HJRM	
04/12/06	KSRL	

NOTES

PUBLIC WATER & SEWER. TAN; GAR ACROSS STREET; '15 NA @ DR, UNABLE TO VERIFY BMF; 3/16; RIVER RIGHT BEHIND HSE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	576	24 x 24	88	34.00	90	15,511	
SHED-EQUIPMENT	200	10 x 20	140	8.00	25	560	
						16,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 93,200	$ 15,800	$ 39,800
		Parcel Total:	$ 148,800
2018	$ 93,200	$ 15,800	$ 39,800
		Parcel Total:	$ 148,800
2019	**$ 116,600**	**$ 16,100**	**$ 43,300**
		Parcel Total:	**$ 176,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.400 ac	56,000	D	90	100	100	100	90 -- ROLLING	90	40,800	0	N	40,800	RBL
COCHECO RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF COCHECO WF
	0.400 ac									43,300			**43,300**	

PICTURE

OWNER

MCHUGH MEGHAN CHELSEA

24 FREEDOM DR

FARMINGTON, NH 03835

TAXABLE DISTRICTS

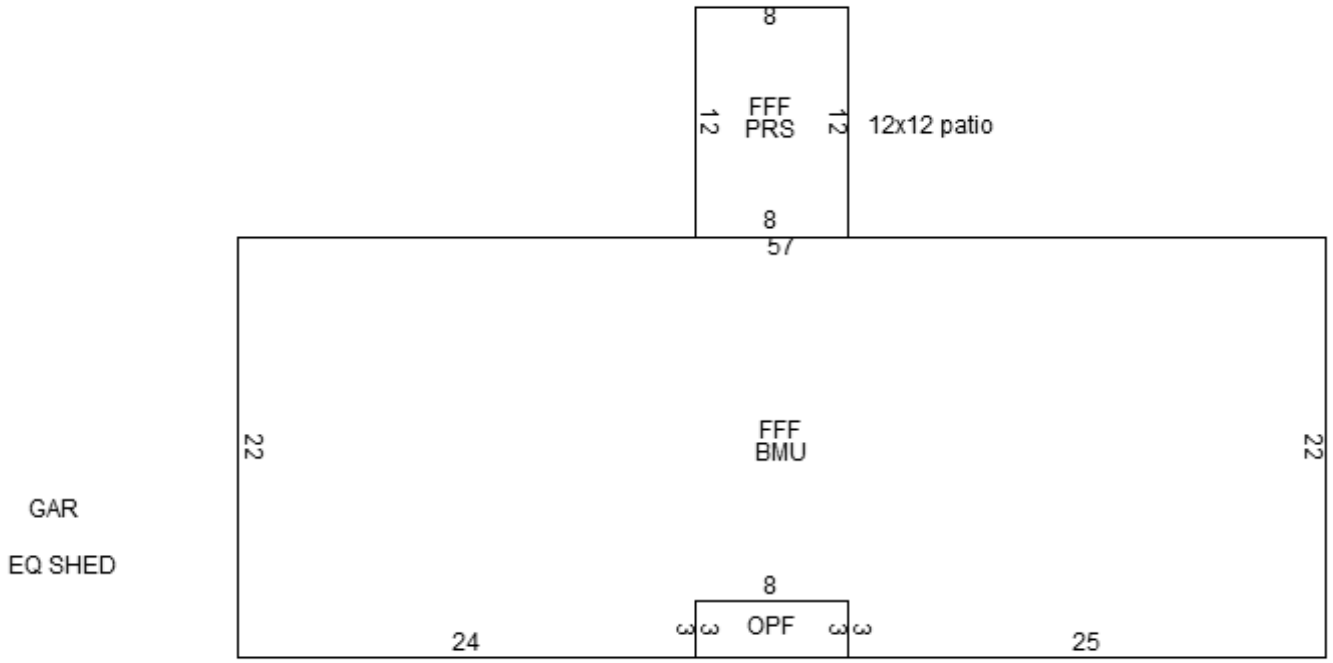
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/PINE/SOFT WD**				
Heat:	**GAS/FA DUCTED**				
Bedrooms:	**3**	Baths:	**1.5**	Fixtures:	**5**
		Extra Kitchens:		Fireplaces:	**1**
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.0486**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0477**
				Sq. Foot Cost:	**$ 96.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1326	1.00	1326
BMU	BSMNT	1230	0.15	185
OPF	OPEN PORCH	24	0.25	6
PRS	PIER	96	-0.05	-5
GLA:	**1,326**	**2,676**		**1,512**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 145,727**
Year Built:		**1928**
Condition For Age:	VERY GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 116,600**

OWNER INFORMATION

DRECHSLER THOMAS E & MARILYN J

13 SUMMER STREET UNIT 1

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/21/2019	4636	0217	Q I	138,000	GRONDIN LISA
07/13/2007	3551	281	Q I	165,000	MURRAY JOHN R & PAMELA
08/14/2006	3419	024	Q I	159,000	PACKYS INVESTMENT PROP

PICTURE

LISTING HISTORY

09/09/19	CRVM
02/03/15	MI
02/07/13	JDRM
11/06/08	DJRM
04/11/06	KSRL

NOTES

PUBLIC WATER & SEWER. WHITE; G: GENERAL UNIT #1 NEW CONDO LOT CREATED FROM U06-117 S06: 2006 SALE END UNIT FURTHEST FROM ROAD; 2013: 10X12 MAINT SHED FOR CONDO ASSOC ON LOT, SHED= COMMON USE; THIS UNIT HAS CENTRAL COOLING; 2/3/2015 ADJ SITE VALUE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
RIVERSIDE	1		100	18,000.00	100	18,000	
						18,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 112,100	$ 5,000	$ 0
		Parcel Total: $ 117,100	
2018	$ 112,100	$ 5,000	$ 0
		Parcel Total: $ 117,100	
2019	**$ 121,800**	**$ 18,000**	**$ 0**
		Parcel Total: $ 139,800	

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DRECHSLER THOMAS E & MARILYN

13 SUMMER STREET UNIT 1

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

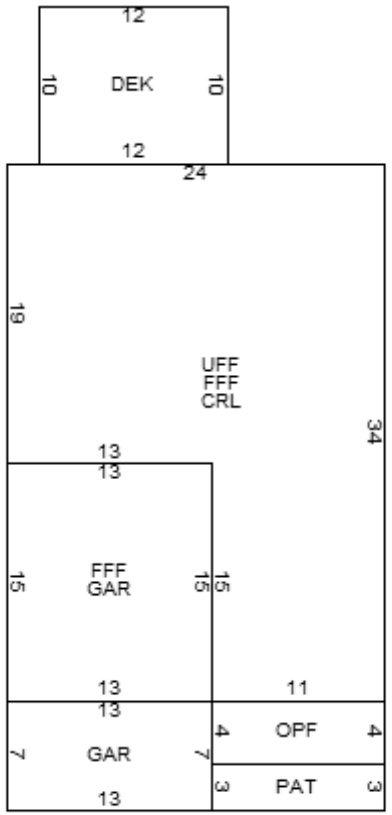
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY FRAME CONDO TOWN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0248** Base Rate: **RCD 92.00**
Bldg. Rate: **1.0596**
Sq. Foot Cost: **$ 97.49**

SHED(CONDO ASSOC.)



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	621	1.00	621
FFF	FST FLR FIN	816	1.00	816
CRL	CRAWL SPACE	621	0.05	31
GAR	GARAGE	286	0.45	129
OPF	OPEN PORCH	44	0.25	11
PAT	PATIO	33	0.10	3
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,437**	**2,541**		**1,623**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 158,226**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:	CW	**10 %**
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 121,800**

OWNER INFORMATION

BERRY BARBARA &
BERRY PAUL
13 SUMMER ST UNIT 2

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2019	4662	0437	Q I	140,000	CINCOTTA MEGHAN A
07/12/2016	4397	787	Q I	107,400	SOUCY MARIE E & JOHN N
12/10/2012	4078	0361	U I 37	58,000	FEDERAL HOME LOAN MTG
09/10/2012	4051	0737	U I 37	120,000	RAINVILLE RENE A
04/12/2007	3515	370	Q I	163,000	PACKYS INVESTMENT PROP

PICTURE

LISTING HISTORY

02/03/15	MI
02/07/13	JDRM
11/06/08	DJRM
04/11/06	KSRL

NOTES

PUBLIC WATER & SEWER. 07SV: 2007 VALID SALE 12SI: 2012 INVALID SALE FORECLOSURE & RESALE OF FORECLOSURE G: GENERAL MIDDLE UNIT #2 L: LAND LAND VALUE INCLUDED INTO SITE VALUE NEW CONDO LOT CREATED FROM U06-117; 2013: ADD CENTRAL COOLING. 2/3/2015 ADJ SITE VALUE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
RIVERSIDE	1		100	18,000.00	100	18,000	
						18,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 112,100	$ 5,000	$ 0
		Parcel Total: $ 117,100	
2018	$ 112,100	$ 5,000	$ 0
		Parcel Total: $ 117,100	
2019	**$ 116,300**	**$ 18,000**	**$ 0**
		Parcel Total: $ 134,300	

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BERRY BARBARA &
BERRY PAUL
13 SUMMER ST UNIT 2

FARMINGTON, NH 03835

TAXABLE DISTRICTS

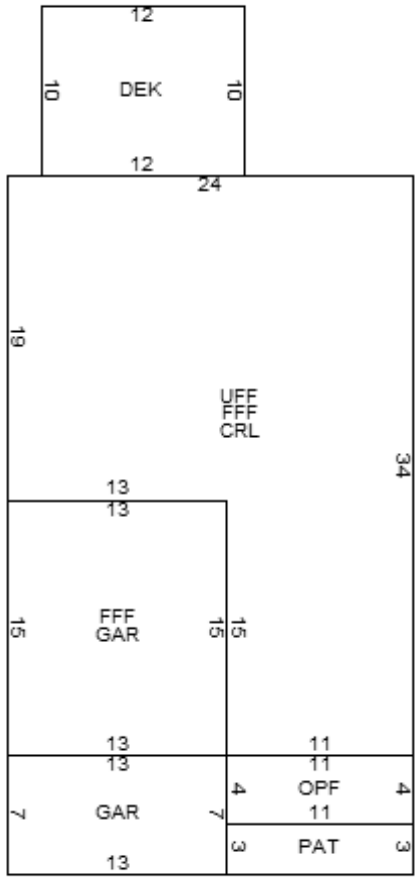
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME CONDO TOWN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0248** Base Rate: **RCD 92.00**
Bldg. Rate: **1.0822**
Sq. Foot Cost: **$ 99.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	621	1.00	621
FFF	FST FLR FIN	816	1.00	816
CRL	CRAWL SPACE	621	0.05	31
GAR	GARAGE	286	0.45	129
OPF	OPEN PORCH	44	0.25	11
PAT	PATIO	33	0.10	3
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,437**	**2,541**		**1,623**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 161,586**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:	CW	**15 %**
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 116,300**

OWNER INFORMATION

GRANITE PROPERTY GROUP LLC

62 VICTORIA FARMS RD

FREMONT, NH 03044

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/09/2019	4652	0745	Q I	260,000	TSIROS WILLIAM B &
05/25/2010	3835	0469	U I 38		TSIROS CATHY A
11/25/2008	3695	0599	Q I	222,533	LAPIERRE ERNEST E ESTA
12/14/1993	1716	590	Q I		PIKE LESTER & EILEEN

PICTURE

LISTING HISTORY

08/12/13 EORM
04/14/06 KDRL
04/14/06 KSRM

NOTES

PUBLIC WATER & SEWER. 08SI: 2008 INVALID SALE - ESTATE SALE 10SI: 2010 INVALID SALE - FAMILY TRANFER TO TRUST B: BUILDING 4 APTS O: OBSOLESCENCE CARD #3 - WET BSMT, ROOF LEAKS, MIXED QUALITY, OUTDATED INTERIOR CARD # 1 - OUTDATED INTERIOR, MIXED QUALITY-SECT 2ND FLR UNFINISHED PU09: 2009 PICK-UP CARD # 3 ADDED OFP, SM WDK, ANOTHER SMALLER OFP AND A DET WDK. 3/6/09 SM

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 191,300	$ 3,000	$ 41,100
		Parcel Total: $ 235,400	
2018	$ 191,300	$ 3,000	$ 41,100
		Parcel Total: $ 235,400	
2019	**$ 80,100**	**$ 0**	**$ 58,300(c)**
		Parcel Total: $ 263,500	

(Card Total: $ 138,400)

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.250 ac	50,000	E	100	100	100	100	100 -- LEVEL	100	50,000	0	N	50,000	
COM/IND	3.050 ac	x 2,000	X	100				95 -- MILD	100	5,800	0	N	5,800	
COCHECO RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF COCHECO WF
	3.300 ac									58,300			**58,300**	

PICTURE

OWNER

GRANITE PROPERTY GROUP LLC

62 VICTORIA FARMS RD

FREMONT, NH 03044

TAXABLE DISTRICTS

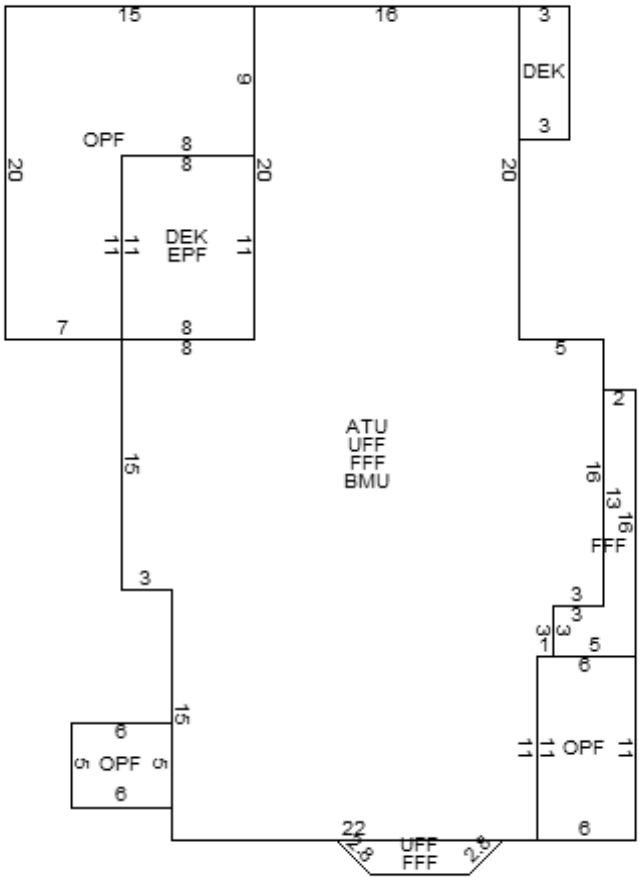
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY FRAME NEW ENGLAN**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **CLAP BOARD**
Int: **DRYWALL/PLASTERED**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **AVERAGE**
Extra Kitchens: **3** Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8967** Base Rate: **CMF 92.00**
Bldg. Rate: **1.0823**
Sq. Foot Cost: **$ 99.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1092	0.10	109
UFF	UPPER FLR FIN	1108	1.00	1108
FFF	FST FLR FIN	1149	1.00	1149
BMU	BSMNT	1092	0.15	164
OPF	OPEN PORCH	308	0.25	77
DEK	DECK/ENTRANCE	112	0.10	11
EPF	ENCLOSED	88	0.70	62
GLA:	**2,257**	**4,949**		**2,680**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 266,848**
Year Built:		**1890**
Condition For Age:	AVERAGE	**70 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**70 %**
Building Value:		**$ 80,100**

OWNER INFORMATION	SALES HISTORY	PICTURE
GRANITE PROPERTY GROUP LLC 62 VICTORIA FARMS RD FREMONT, NH 03044	Date Book Page Type Price Grantor	

LISTING HISTORY	NOTES
	08SI: 2008 INVALID SALE - ESTATE SALE 10SI: 2010 INVALID SALE - FAMILY TRANFER TO TRUST B: BUILDING 4 APTS O: OBSOLESCENCE CARD #3 - WET BSMT, ROOF LEAKS, MIXED QUALITY, OUTDATED INTERIOR CARD # 1 - OUTDATED INTERIOR, MIXED QUALITY- SECT 2ND FLR UNFINISHED PU09: 2009 PICK-UP CARD # 3 ADDED OFP, SM WDK, ANOTHER SMALLER OFP AND A DET WDK. 3/6/09 SM

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 52,300	$ 0	$ 0 (c)

Parcel Total: $ 263,500

(Card Total: $ 52,300)

LAND VALUATION **LAST REVALUATION: 2019**

Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:
Land Type COM/IND		Neighborhood:			

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GRANITE PROPERTY GROUP LLC

62 VICTORIA FARMS RD

FREMONT, NH 03044

TAXABLE DISTRICTS

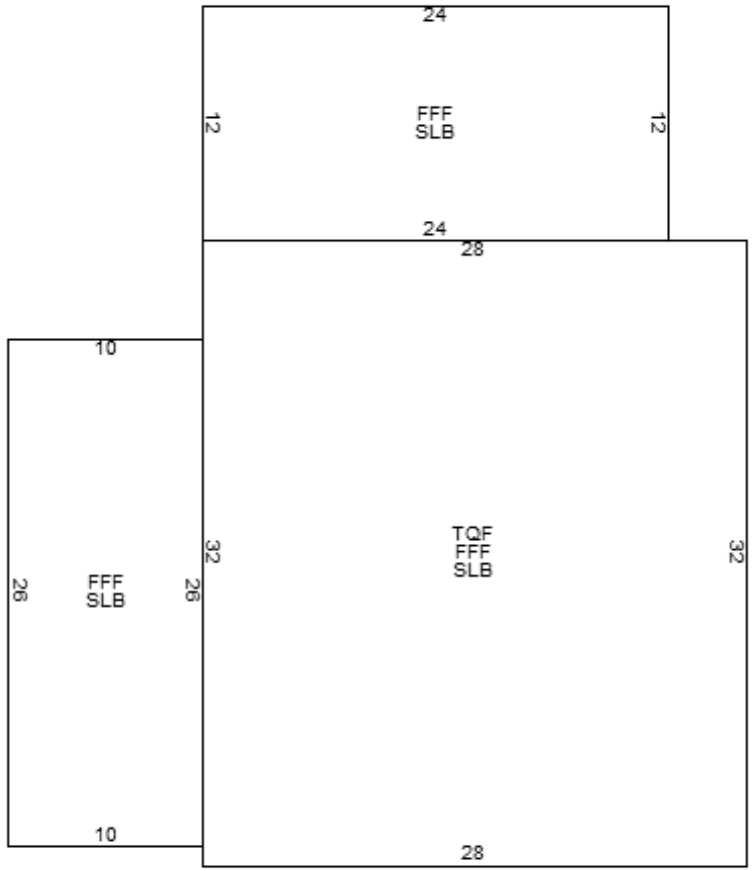
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME SERV GARAG**		
Roof:	**GAMBREL/METAL/TIN**		
Ext:	**BOARD/BATTEN**		
Int:	**AVERAGE FOR USE**		
Floor:	**CONCRETE**		
Heat:	**OIL/FA NO DUCTS**		
Bedrooms:		Baths:	**MINIMUM**
		Extra Kitchens:	
		Fireplaces:	
A/C:	**No**	Generators:	
Quality:	**B1 AVG-10**		
Com. Wall:			
Size Adj:	**1.1962**	Base Rate:	**CSG 38.00**
		Bldg. Rate:	**0.8229**
		Sq. Foot Cost:	**$ 31.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	896	0.75	672
FFF	FST FLR FIN	1444	1.00	1444
SLB	SLB	1444	0.00	0
GLA:	**2,116**	**3,784**		**2,116**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 66,167**
Year Built:		**1975**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 52,300**

OWNER INFORMATION	SALES HISTORY	PICTURE
GRANITE PROPERTY GROUP LLC 62 VICTORIA FARMS RD FREMONT, NH 03044	Date Book Page Type Price Grantor	

LISTING HISTORY	NOTES
	08SI: 2008 INVALID SALE - ESTATE SALE 10SI: 2010 INVALID SALE - FAMILY TRANFER TO TRUST B: BUILDING 4 APTS O: OBSOLESCENCE CARD #3 - WET BSMT, ROOF LEAKS, MIXED QUALITY, OUTDATED INTERIOR CARD # 1 - OUTDATED INTERIOR, MIXED QUALITY- SECT 2ND FLR UNFINISHED PU09: 2009 PICK-UP CARD # 3 ADDED OFP, SM WDK, ANOTHER SMALLER OFP AND A DET WDK. 3/6/09 SM

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 72,800	$ 0	$ 0 (c)

Parcel Total: $ 263,500

(Card Total: $ 72,800)

LAND VALUATION **LAST REVALUATION: 2019**

Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:
Land Type COM/IND		Neighborhood:			

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GRANITE PROPERTY GROUP LLC

62 VICTORIA FARMS RD

FREMONT, NH 03044

TAXABLE DISTRICTS

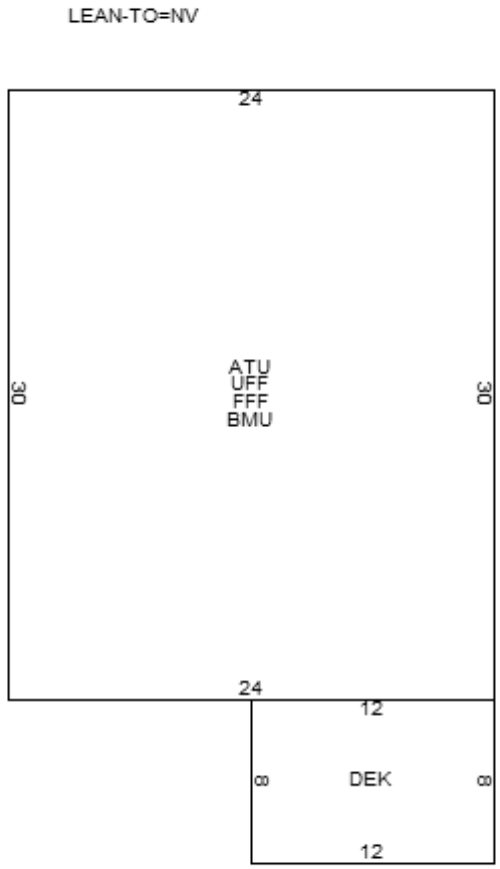
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME GEN RETAIL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**CLAP BOARD**		
Int:	**DRYWALL/PLASTERED**		
Floor:	**LINOLEUM OR SIM**		
Heat:	**OIL/HOT WATER**		
Bedrooms:		Baths: **AVERAGE**	
	Extra Kitchens:	Fireplaces:	
A/C:	**No**	Generators:	
Quality:	**B2 AVG-20**		
Com. Wall:	**WOOD, 10 FT.**		**1.0000**
Size Adj:	**1.3442**	Base Rate:	**CST 72.00**
		Bldg. Rate:	**0.9401**
		Sq. Foot Cost:	**$ 67.69**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	720	0.10	72
UFF	UPPER FLR FIN	720	1.00	720
FFF	FST FLR FIN	720	1.00	720
BMU	BSMNT	720	0.15	108
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,440**	**2,976**		**1,630**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 110,335**
Year Built:		**1900**
Condition For Age:	AVERAGE	**34 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**34 %**
Building Value:		**$ 72,800**

OWNER INFORMATION

TYO RONALD J JR

273 MAIN STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/26/2018	4618	0955	Q I	220,000	PITRE KAREN M
08/01/2012	4040	0068	U I 38		PITRE JONATHAN &
11/21/2007	3594	931	Q I	160,000	DAUDELIN GREGORY D
09/18/2001	2377	523	U I 99		HERBERT BARRY & TRACY
08/21/1995	1817	776	U I 99		DEWING LAWRENCE &

PICTURE

LISTING HISTORY

09/09/19	CRVL
02/19/13	JDPU
01/17/13	JDRM

NOTES

9/19; NEW KITCH/GRANITE CNTRS; 1 BTH PARTIAL FIN;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
						1,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 132,200	$ 1,100	$ 40,100
		Parcel Total:	$ 173,400
2018	$ 132,200	$ 1,100	$ 40,100
		Parcel Total:	$ 173,400
2019	**$ 176,200**	**$ 1,300**	**$ 53,600**
		Parcel Total:	**$ 231,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.410 ac	56,400	E	100	100	100	100	95 -- MILD	100	53,600	0	N	53,600	
	0.410 ac									53,600			**53,600**	

PICTURE

OWNER

TYO RONALD J JR

273 MAIN STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

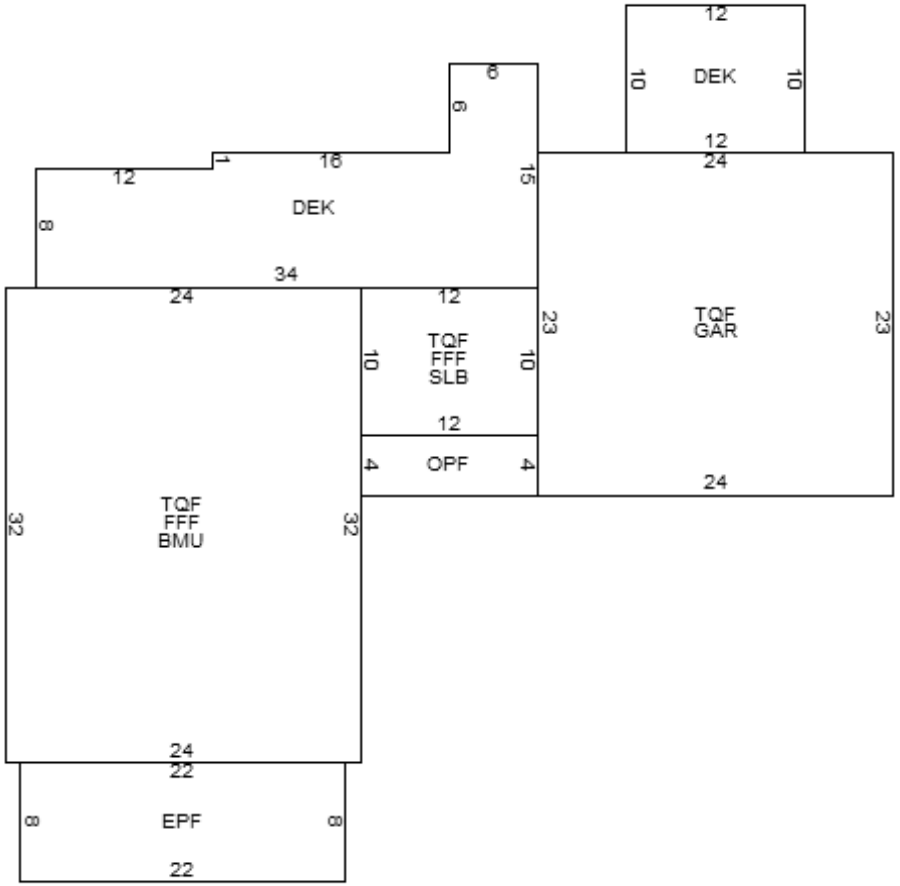
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CONVENTION**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9099** Base Rate: **RSA 92.00**
Bldg. Rate: **1.0593**
Sq. Foot Cost: **$ 97.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	768	0.15	115
EPF	ENCLOSED	176	0.70	123
SLB	SLB	120	0.00	0
OPF	OPEN PORCH	48	0.25	12
DEK	DECK/ENTRANCE	450	0.10	45
TQF	3/4 STRY FIN	1440	0.75	1080
FFF	FST FLR FIN	888	1.00	888
GAR	GARAGE	552	0.45	248
GLA:	**1,968**	**4,442**		**2,511**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 244,722**
Year Built:		**1938**
Condition For Age:	GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:	BTH	**3 %**
Total Depreciation:		**28 %**
Building Value:		**$ 176,200**

OWNER INFORMATION

WELLS SARAH J

278 MAIN STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/02/2019	4627	0348	Q I	185,000	AVERY VICTORIA
11/08/2013	4179	0072	U I 37	62,000	FEDERAL HOME LOAN MTG
05/13/2013	4126	0801	U I 51	110,844	DEARBORN PATRICIA
07/09/2009	3756	0964	U I 38		DEARBORN WILLIAM C & P
01/23/1996	1843	299	U I 99		HERSOM DOROTHY A

PICTURE

LISTING HISTORY

09/09/19	CRVM
08/01/19	JBHC
08/01/19	DMHL
03/29/19	CRPR
01/23/13	JDRM
04/18/06	SSRL

NOTES

05/19; PER MLS NEW PLUMBING, ELECTRICAL, HEATING SYSTEM, SEPTIC, SIDING, BATHROOM, WD/FORMICA KIT W/ISLAND; ROOF '14; REFINISHED OAK FLOORS AND WAINSCOTTING THRU HOUSE; 7/19; DRT BMU; ON DEMAND H2O; 1BDRM FFF USED AS LIVING RM;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 61,500	$ 18,700	$ 44,500
		Parcel Total:	$ 124,700
2018	$ 61,500	$ 18,700	$ 44,500
		Parcel Total:	$ 124,700
2019	**$ 129,300**	**$ 0**	**$ 59,900**
		Parcel Total:	**$ 189,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.880 ac	63,040	E	100	100	100	100	95 -- MILD	100	59,900	0	N	59,900	
	0.880 ac									59,900			**59,900**	

PICTURE

OWNER

WELLS SARAH J

278 MAIN STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

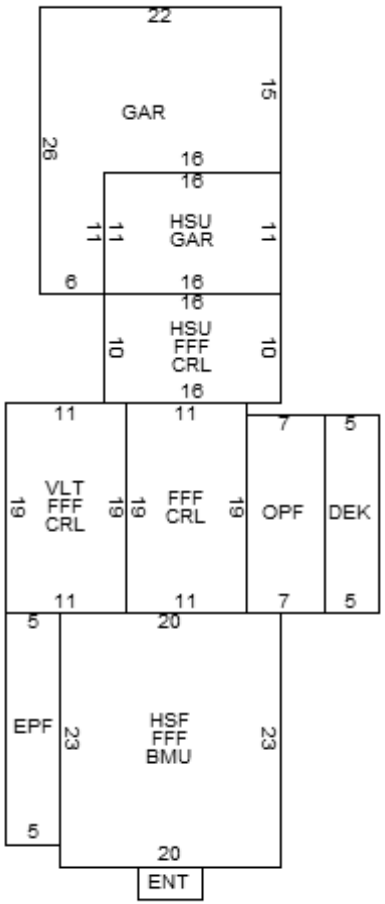
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**PLASTERED/DRYWALL**				
Floor:	**HARDWOOD**				
Heat:	**GAS/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9874**		Base Rate:		**RSA 92.00**
			Bldg. Rate:		**1.0218**
			Sq. Foot Cost:		**$ 94.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSU	1/2 STRY UNFIN	336	0.25	84
GAR	GARAGE	572	0.45	257
HSF	1/2 STRY FIN	460	0.50	230
FFF	FST FLR FIN	1038	1.00	1038
BMU	BSMNT	460	0.15	69
EPF	ENCLOSED	105	0.70	74
ENT	ENTRY WAY	18	0.10	2
VLT	VAULTED	209	0.05	10
CRL	CRAWL SPACE	578	0.05	29
OPF	OPEN PORCH	126	0.25	32
DEK	DECK/ENTRANCE	90	0.10	9
GLA:	**1,268**	**3,992**		**1,834**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,414**
Year Built:		**1880**
Condition For Age:	VERY GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 129,300**

OWNER INFORMATION

DUBOIS JEREMY S & ASHLEY Y

72 ELM ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2019	4666	0377	Q I	179,900	COLE ZACHARY & BAYER,
02/08/2013	4097	0309	U I 37	117,733	FARMINGTON REALTY LLC
06/01/2012	4022	1011	U I 51	50,133	THE BANK OF NEW YORK M
10/31/2011	3965	0030	U I 51	76,533	COYNER BRETT & DONNA
08/21/2007	3565	830	U I 38		COYNER, BRETT

PICTURE

LISTING HISTORY

06/15/13 HJRL
12/10/12 JDRM
11/18/08 MIRL
11/17/06 PDRM

NOTES

PUBLIC WATER & SEWER. SINCE PURCHASED IN 2004 REMOD KITCHEN & COSMETIC UPDATED ONLY. '12- ADJUSTED SKETCH. '13- REMOVED SHED AFTER SALE. FURNACE= 20 YRS.

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 95,800	$ 500	$ 43,000
		Parcel Total:	$ 139,300
2018	$ 95,800	$ 500	$ 43,000
		Parcel Total:	$ 139,300
2019	**$ 111,200**	**$ 0**	**$ 57,100**
		Parcel Total:	**$ 168,300**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.510 ac	60,080	E	100	100	100	100	95 -- MILD	100	57,100	0	N	57,100	
	0.510 ac									57,100			**57,100**	

PICTURE

OWNER

DUBOIS JEREMY S & ASHLEY Y

72 ELM ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

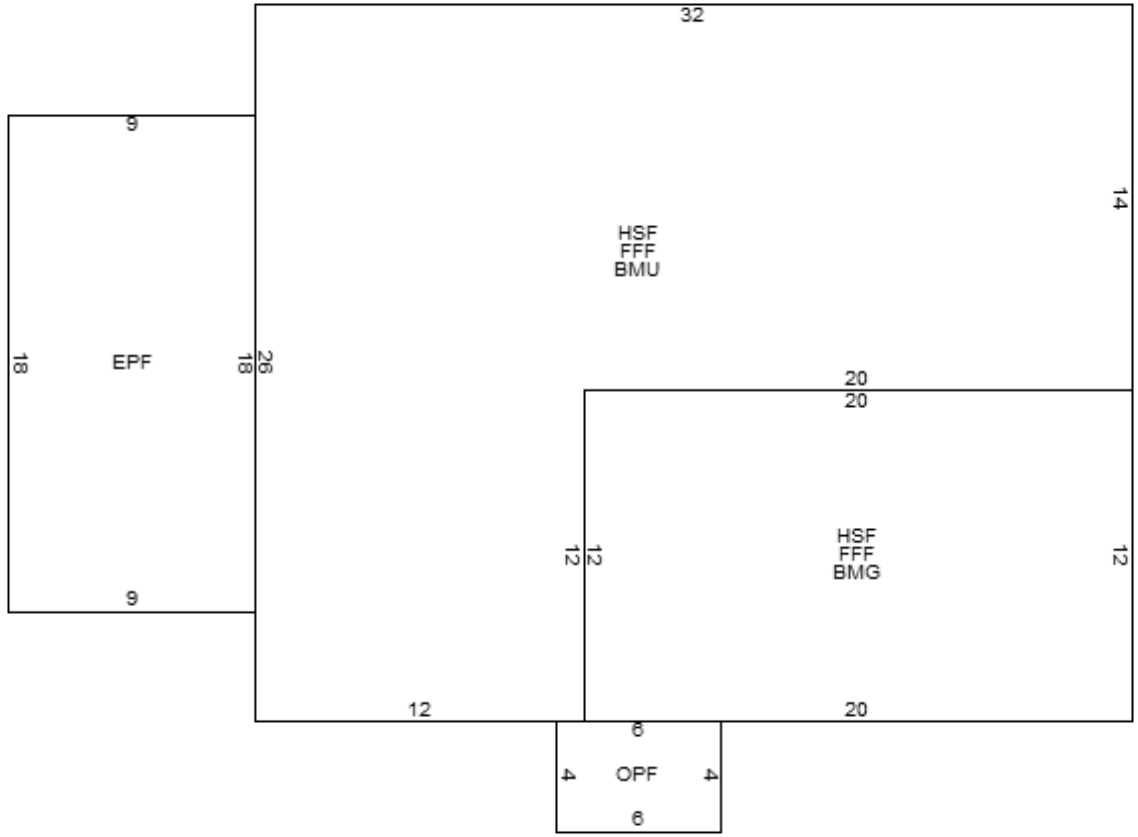
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.50 STORY FRAME CAPE**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**WOOD SHINGLE**				
Int:	**DRYWALL/PLYWOOD/PANEL**				
Floor:	**LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0505**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0305**
				Sq. Foot Cost:	**$ 94.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	162	0.70	113
HSF	1/2 STRY FIN	832	0.50	416
FFF	FST FLR FIN	832	1.00	832
BMU	BSMNT	592	0.15	89
BMG	BASEMENT	240	0.20	48
OPF	OPEN PORCH	24	0.25	6
GLA:	**1,248**	**2,682**		**1,504**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,594**
Year Built:		**1955**
Condition For Age:	GOOD	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 111,200**

OWNER INFORMATION

THIBAULT PAUL J JR & DONNA B

53 SKYVIEW DRIVE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/16/2019	4670	0837	Q I	214,000	THIBAULT PAUL J JR &
12/13/2004	3114	423	Q I	181,400	RSA DEVELOPMENT LLC

PICTURE

LISTING HISTORY

12/04/12 RERL

NOTES

PUBLIC WATER & SEWER. '12- SMALL BEDROOMS. ADJ FLOOR COVER TO HARDWOOD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SKY VIEW	1		100	25,000.00	100	25,000	
SHED-WOOD	112	8 x 14	203	10.00	50	1,137	
						26,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 97,400	$ 1,200	$ 52,000
		Parcel Total:	$ 150,600
2018	$ 97,400	$ 1,200	$ 52,000
		Parcel Total:	$ 150,600
2019	**$ 117,500**	**$ 26,100**	**$ 45,800**
		Parcel Total:	**$ 189,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.160 ac	41,600	F	110	100	100	100	100 -- LEVEL	100	45,800	0	N	45,800	
	0.160 ac									45,800			**45,800**	

PICTURE

OWNER

THIBAULT PAUL J JR & DONNA B

53 SKYVIEW DRIVE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

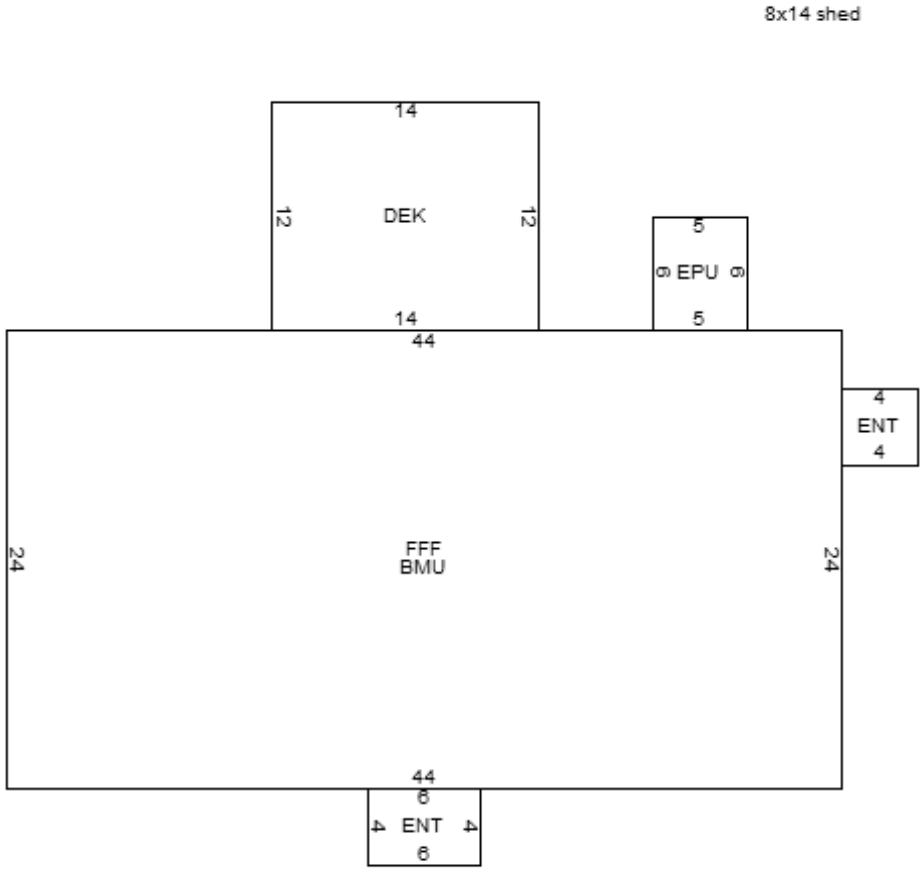
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD**				
Heat:	**GAS/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**Yes 100.00 %**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.1230**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1914**
				Sq. Foot Cost:	**$ 109.61**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1056	1.00	1056
BMU	BSMNT	1056	0.15	158
EPU	COVERED BSMNT	30	0.35	11
DEK	DECK/ENTRANCE	168	0.10	17
ENT	ENTRY WAY	40	0.10	4
GLA:	**1,056**	**2,350**		**1,246**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 136,574**
Year Built:		**2004**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 117,500**

OWNER INFORMATION

WOLFORTH WILLIAM H & JENNIFER

36 WHIPPOORWILL RIDGE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/25/2019	4673	0829	Q I	231,000	WOLFORTH WILLIAM H &
09/04/2009	3773	0923	U I 37	185,200	FEDERAL HOME LOAN
05/06/2009	3736	0408	U I 38	172,900	FISCHETTO PETER & MELI
01/30/2007	3488	0100	Q I	216,533	RSA DEVELOPMENT LLC

PICTURE

LISTING HISTORY

12/04/12 RERL
10/31/08 DJRM

NOTES

PUBLIC WATER & SEWER. '12- ALSO SOME LINO FLOORS IN DWELL.
SMALL DEK=N/V; EST REAR DEK ON REVIEW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SKY VIEW	1		100	25,000.00	100	25,000	
SHED-WOOD	100	10 x 10	220	10.00	75	1,650	EST
						26,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 123,100	$ 500	$ 62,000
		Parcel Total:	$ 185,600
2018	$ 123,100	$ 500	$ 62,000
		Parcel Total:	$ 185,600
2019	**$ 165,600**	**$ 26,700**	**$ 48,300**
		Parcel Total:	**$ 240,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.210 ac	46,266	F	110	100	100	100	95 -- MILD	100	48,300	0	N	48,300	
	0.210 ac									48,300			**48,300**	

PICTURE

OWNER

WOLFORTH WILLIAM H & JENNIF

36 WHIPPOORWILL RIDGE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

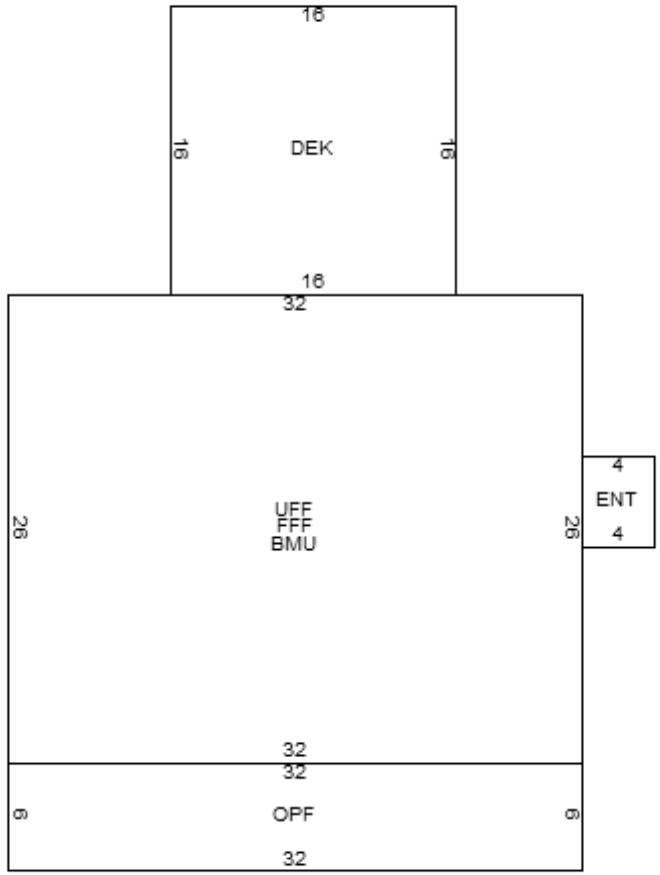
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/HARDWOOD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**2.5**	Fixtures:	**8**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.9826**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1093**
				Sq. Foot Cost:	**$ 102.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	832	1.00	832
FFF	FST FLR FIN	832	1.00	832
BMU	BSMNT	832	0.15	125
OPF	OPEN PORCH	192	0.25	48
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	256	0.10	26
GLA:	**1,664**	**2,964**		**1,865**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 190,342**
Year Built:		**2007**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 165,600**

OWNER INFORMATION

MARKIEVITZ SUSAN & ROGER A

13 DICK DAME LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/30/2018	4612	0244	Q I	176,000	PLANTE JOEL D & VICTORIA
10/09/1974	953	0435	Q I		GILBERT, LAWRENCE & EL

PICTURE

LISTING HISTORY

09/09/19 CRVM
12/05/12 RERL

NOTES

MODULAR HOME, SAMLL GALLEY KITCHEN. '12- FURNACE= 5 YRS, ROOF=4 YRS, BELOW AVG; PV SYSTEM IS THIRD PARTY OWNED-LEASE ROOF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	84	7 x 12	250	10.00	100	2,100	
SHED-WOOD	192	12 x 16	143	10.00	60	1,647	
SOLAR ELEC FIXED	33		100	600.00	0	0	2016
						3,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 103,400	$ 2,400	$ 45,200
		Parcel Total:	$ 151,000
2018	$ 103,400	$ 2,400	$ 45,200
		Parcel Total:	$ 151,000
2019	**$ 130,900**	**$ 3,700**	**$ 64,200**
		Parcel Total:	**$ 198,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	E	100	100	100	100	100 -- LEVEL	100	64,000	0	N	64,000	
1F RES	0.100 ac	x 2,000	X	100				100 -- LEVEL	100	200	0	N	200	
	1.100 ac									64,200			**64,200**	

PICTURE

OWNER

MARKIEVITZ SUSAN & ROGER A

13 DICK DAME LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

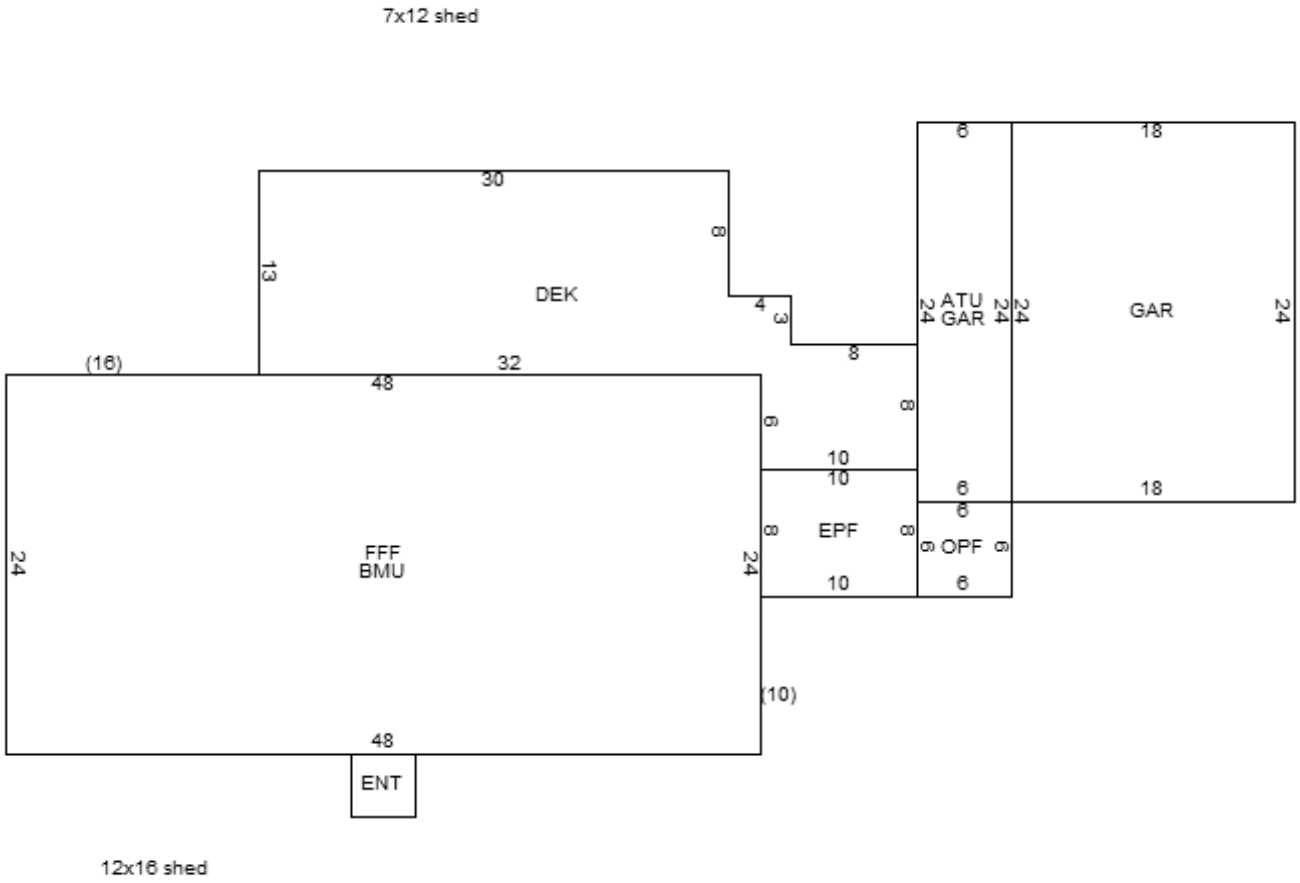
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MODULAR**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL/WOOD/LOG**		
Floor:	**CARPET**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**3**	Baths: **1.0**	Fixtures: **3**
	Extra Kitchens:		Fireplaces:
A/C:	**Yes 100.00 %**		Generators:
Quality:	**A0 AVG**		
Com. Wall:			
Size Adj:	**1.0075**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0377**
		Sq. Foot Cost:	**$ 95.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1152	0.15	173
DEK	DECK/ENTRANCE	486	0.10	49
EPF	ENCLOSED	80	0.70	56
OPF	OPEN PORCH	36	0.25	9
ATU	ATTIC	144	0.10	14
GAR	GARAGE	576	0.45	259
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,152**	**3,642**		**1,714**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,636**
Year Built:		**1972**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 130,900**

OWNER INFORMATION

CHABOT TROY M & LEAH N

10 LAWRENCE LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/05/2018	4621	0770	Q I	225,000	ANDERSON WILLIAM &
05/02/2002	2503	0485	Q I	154,533	RSA DEVELOPMENT LLC

PICTURE

LISTING HISTORY

09/09/19 CRVM
12/05/12 JDRM
11/17/06 PDRM

NOTES

PUBLIC WATER & SEWER. WHITE; G: GENERAL 2005: ADDED SHED. PU06: 2006 PICK-UP CK FOR COMPLETION OF SHED / SHED 100% COMPLETE; SM DECK=NV

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	140	10 x 14	174	10.00	75	1,827	
						1,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 115,300	$ 2,100	$ 43,000
		Parcel Total:	$ 160,400
2018	$ 115,300	$ 2,100	$ 43,000
		Parcel Total:	$ 160,400
2019	**$ 141,200**	**$ 1,800**	**$ 72,000**
		Parcel Total:	**$ 215,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.500 ac	60,000	G	120	100	100	100	100 -- LEVEL	100	72,000	0	N	72,000	
	0.500 ac									72,000			**72,000**	

PICTURE

OWNER

CHABOT TROY M & LEAH N

10 LAWRENCE LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

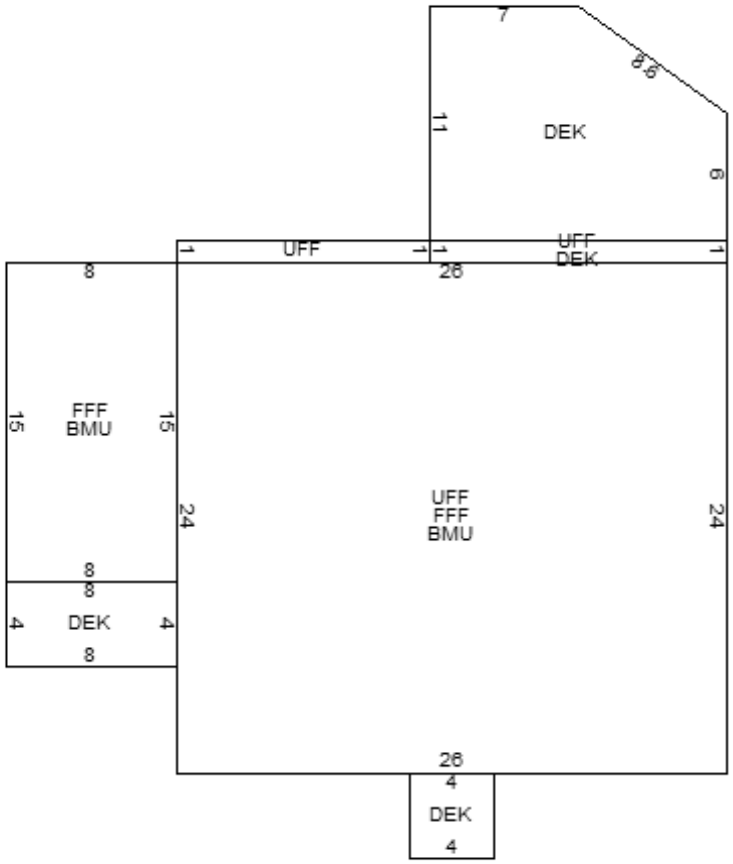
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**VINYL SIDING**
Int:	**DRYWALL**
Floor:	**CARPET/LINOLEUM OR SIM**
Heat:	**OIL/HOT WATER**
Bedrooms:	**3** Baths: **2.0** Fixtures: **6**
	Extra Kitchens: Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.0454** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.1561**
	Sq. Foot Cost: **$ 106.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	744	1.00	744
BMU	BSMNT	744	0.15	112
DEK	DECK/ENTRANCE	199	0.10	20
UFF	UPPER FLR FIN	650	1.00	650
GLA:	**1,394**	**2,337**		**1,526**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 162,305**
Year Built:		**1998**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 141,200**

OWNER INFORMATION

LEPAGE PAUL E & BRENDA J

16 BLAINE ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/16/2019	4670	1011	Q I	148,000	LEPAGE PAUL E & BRENDA J
02/03/2015	4271	480	U I 47	51,500	ROSSA GEORGIA
04/30/2010	3830	0144	Q I	100,933	GORDON ROBERT M & SHER
10/10/2006	3444	901	Q I	163,000	ROGIER JAYSEN & KAREN
11/26/2001	2412	602	Q I		LECLAIR JOHN & REGINA

PICTURE

LISTING HISTORY

12/14/12 JDRL
11/18/08 SMRL

NOTES

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	414	1 x 414	99	30.00	20	2,459	
SHED-WOOD	90	9 x 10	238	10.00	65	1,392	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						6,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 54,200	$ 4,100	$ 34,000
		Parcel Total:	$ 92,300
2018	$ 54,200	$ 4,100	$ 34,000
		Parcel Total:	$ 92,300
2019	**$ 93,000**	**$ 6,900**	**$ 51,300**
		Parcel Total:	**$ 151,200**

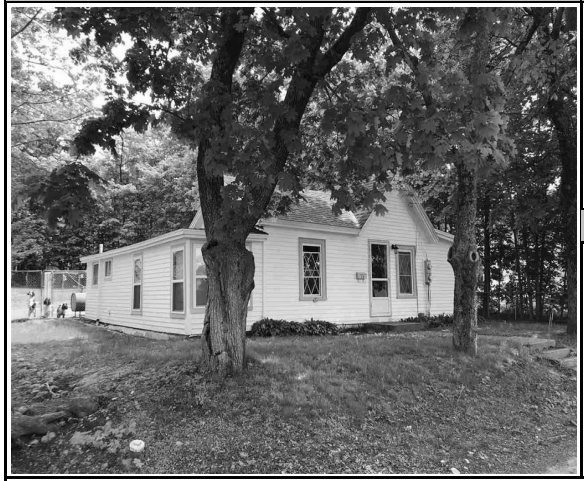
LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.240 ac	49,066	F	110	100	100	100	95 -- MILD	100	51,300	0	N	51,300	
	0.240 ac									51,300			**51,300**	

PICTURE



OWNER

LEPAGE PAUL E & BRENDA J

16 BLAINE ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

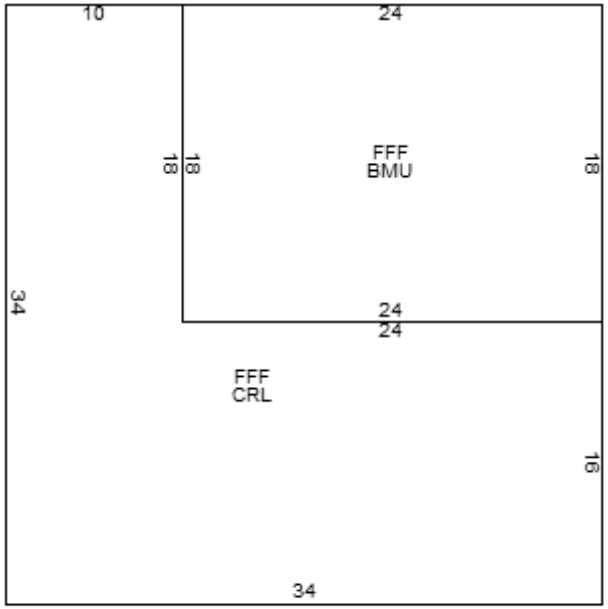
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME CABIN / CO**		
Roof:	**GABLE OR HIP/METAL/TIN**		
Ext:	**WOOD SHINGLE**		
Int:	**PLASTERED/PLYWOOD/PANEL**		
Floor:	**HARDWOOD**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**2**	Baths: **1.0**	Fixtures: **3**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A0 AVG**		
Com. Wall:			
Size Adj:	**1.1193**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0722**
		Sq. Foot Cost:	**$ 98.64**

GAR SHED 9X10



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1156	1.00	1156
CRL	CRAWL SPACE	724	0.05	36
BMU	BSMNT	432	0.15	65
GLA:	**1,156**	**2,312**		**1,257**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 123,990**
Year Built:		**1870**
Condition For Age:	VERY GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 93,000**

OWNER INFORMATION

PRESTON ELIZABETH M

55 BUNKER STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/28/2018	4619	0581	Q I	198,000	BERNOTAS JONATHAN J &
10/14/2015	4331	295	U I 38		BERNOTAS JONATHAN J
07/06/2010	3845	0319	U I 47	100,000	NUTTER ROGER A ESTATE
09/16/2009	3776	0077	U I 99		NUTTER ROGER
09/16/2009	3776	0077	U I 99		NUTTER ROGER A

PICTURE

LISTING HISTORY

04/10/18 CRVM
12/06/12 RERM
11/20/06 PDRL

NOTES

4/18; ALL NEW PAST 3 YEARS; YARD GRADED AND DRAINED CORRECTLY;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	320	320 x 1	110	10.00	80	2,816	
						2,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 90,200	$ 2,100	$ 36,300
		Parcel Total:	$ 128,600
2018	$ 91,000	$ 2,100	$ 36,300
		Parcel Total:	$ 129,400
2019	**$ 136,000**	**$ 2,800**	**$ 59,300**
		Parcel Total:	**$ 198,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.350 ac	54,000	F	110	105	100	100	95 -- MILD	100	59,300	0	N	59,300	
	0.350 ac									59,300			**59,300**	

PICTURE

OWNER

PRESTON ELIZABETH M

55 BUNKER STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

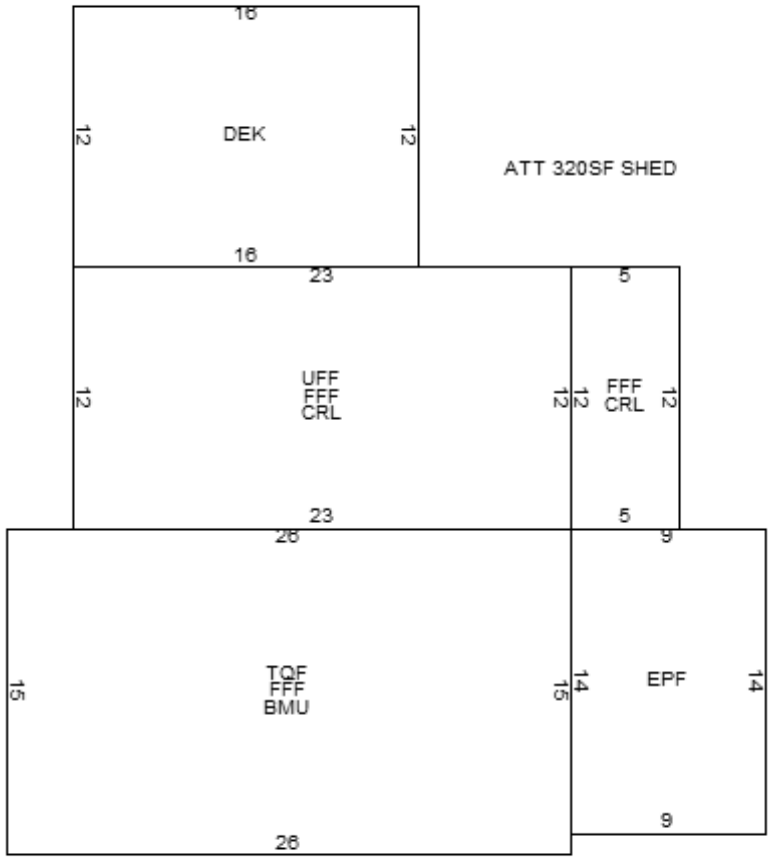
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/25/17	BP09-17	ALTERATION	CONSTRUCTION OF PT DE(

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**PLASTERED/DRYWALL**		
Floor:	**PINE/SOFT WD/CARPET**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **1.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**1.0566**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.2053**
		Sq. Foot Cost:	**$ 110.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	192	0.10	19
TQF	3/4 STRY FIN	390	0.75	293
FFF	FST FLR FIN	726	1.00	726
BMU	BSMNT	390	0.15	59
EPF	ENCLOSED	126	0.70	88
UFF	UPPER FLR FIN	276	1.00	276
CRL	CRAWL SPACE	336	0.05	17
GLA:	**1,295**	**2,436**		**1,478**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,895**
Year Built:		**1884**
Condition For Age:	EXCELLENT	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 136,000**

OWNER INFORMATION

MUCHER PETER C & KAYLA M
FKA SQUIRES KAYLA M
27 SYCAMORE BLVD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/24/2019	4673	0332	Q I	57,300	MUCHER PETER C & KAYLA
07/29/2015	4312	447	Q I	42,500	BLAKE GARY W TRUSTEE
06/11/2010	3839	0202	U I 44	32,000	MOONEY FRANCIS R TRUST
06/30/2008	3658	0569	Q I	39,000	MAURICE DENNIS L

PICTURE

LISTING HISTORY

09/25/19	CRHC
12/05/12	JDRM
03/26/09	DJRM
11/21/08	KSRL

NOTES

PUBLIC WATER & SEWER. 2011-2014 CYC REVAL PHYS CHG = EXT MEAS ONLY, ESTIMATED INTERIOR & ADDED 4X12 SHED; MH ON SLAB; OPEN CONCEPT-INT ALL UPDATED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	70	1,525	
SHED-WOOD	48	4 x 12	393	10.00	65	1,226	
SHED-WOOD	64	8 x 8	310	10.00	65	1,290	
FARMINGTON RIDGE SYC	1		100	-6,000.00	100	-6,000	
						-2,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 31,800	-$ 13,000	$ 0
		Parcel Total: $ 18,800	
2018	$ 31,800	-$ 13,000	$ 0
		Parcel Total: $ 18,800	
2019	**$ 54,100**	**-$ 2,000**	**$ 0**
		Parcel Total: $ 52,100	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MUCHER PETER C & KAYLA M
FKA SQUIRES KAYLA M
27 SYCAMORE BLVD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

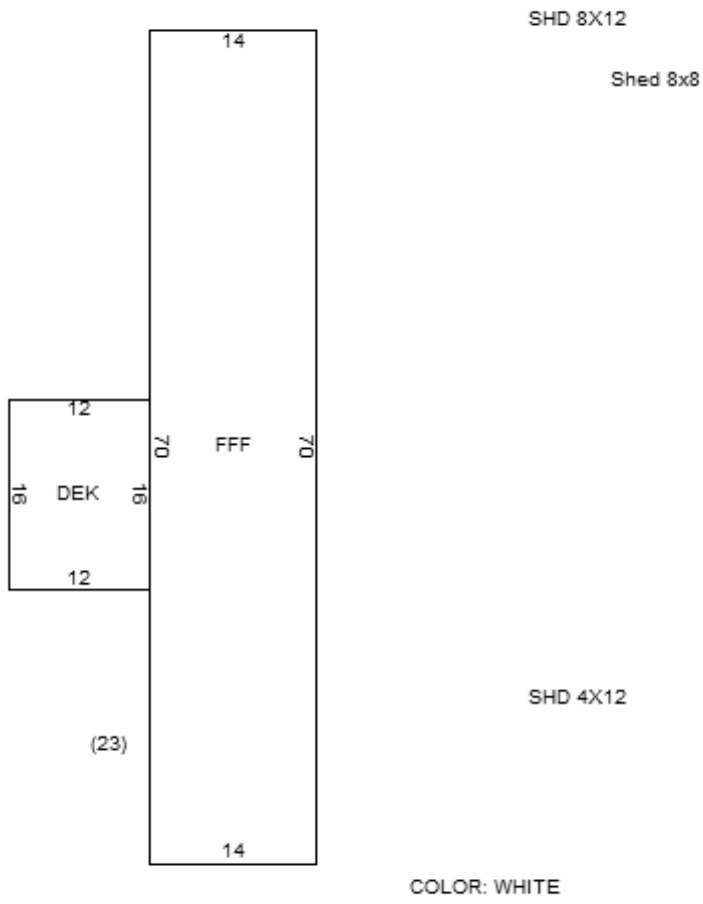
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME MOBILE-SIN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **HARDWOOD/LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0604** Base Rate: **MHS 72.00**
Bldg. Rate: **1.1053**
Sq. Foot Cost: **$ 79.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	980	1.00	980
DEK	DECK/ENTRANCE	192	0.10	19
GLA:	**980**	**1,172**		**999**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 79,500**
Year Built:		**1989**
Condition For Age:	VERY GOOD	**32 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**32 %**
Building Value:		**$ 54,100**

OWNER INFORMATION

LAVERTU WILLIAM L

39 SYCAMORE BLVD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/15/2019	4629	0404	Q I	34,000	WALKER JAMES B
12/29/2017	4539	272	Q I	28,500	SEALE STEVEN K
09/29/2017	4515	0048	U I 39		SEALE STEVEN K & LORRIE

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/09/19	CRVM
12/05/12	RERM
01/17/06	DJRM

NOTES

PUBLIC WATER & SEWER. 2011-2014 CYC REVAL PHYS CHG: NO CHANGES NEEDED; MH ON SLAB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FARMINGTON RIDGE SYC	1		100	-6,000.00	100	-6,000	
SHED-WOOD	64	8 x 8	310	10.00	70	1,389	
						-4,600	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 30,300	-$ 15,000	$ 0
		Parcel Total: $ 15,300	
2018	$ 30,300	-$ 15,000	$ 0
		Parcel Total: $ 15,300	
2019	**$ 38,300**	**-$ 4,600**	**$ 0**
		Parcel Total: $ 33,700	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LAVERTU WILLIAM L

39 SYCAMORE BLVD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

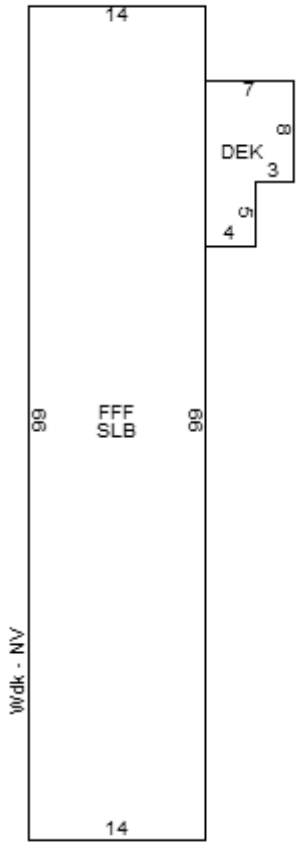
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME MOBILE-SIN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0863** Base Rate: **MHS 72.00**
Bldg. Rate: **1.0182**
Sq. Foot Cost: **$ 73.31**



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BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
SLB	SLB	924	0.00	0
DEK	DECK/ENTRANCE	76	0.10	8
GLA:	**924**	**1,924**		**932**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 68,325**
Year Built:		**1990**
Condition For Age:	GOOD	**44 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**44 %**
Building Value:		**$ 38,300**

OWNER INFORMATION

DROUIN PHYLLIS A &
DAVIS ANDREA
64 SYCAMORE BLVD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/26/2019	4642	0737	Q I	49,500	DALE NICOLE
05/26/2017	4479	218	Q I	42,500	LEWIS KATHLEEN A &
04/11/2016	PROB	PROB	U I 38		GLEASON ANTOINETTE D
12/14/2012	4080	0620	U I 14	35,000	LOUGHRIDGE INVESTMENT
10/31/2007	3588	691	Q I	69,933	ROUX SHEILA E

PICTURE

LISTING HISTORY

09/25/19	CRHC	
09/09/19	CRVM	
02/04/14	JDSV	JDRL
02/04/14	JDPL	
06/12/13	EORL	
12/04/12	JERM	

NOTES

MSTR BATH HAS 5 FIXT & JACUZZI; $405 PARK RENT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	100	2,179	
FARMINGTON RIDGE SYC	1		100	-6,000.00	100	-6,000	
						-3,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 38,700	-$ 14,200	$ 0
		Parcel Total: $ 24,500	
2018	$ 38,700	-$ 14,200	$ 0
		Parcel Total: $ 24,500	
2019	**$ 52,900**	**-$ 3,800**	**$ 0**
		Parcel Total: $ 49,100	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DROUIN PHYLLIS A &
DAVIS ANDREA
64 SYCAMORE BLVD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

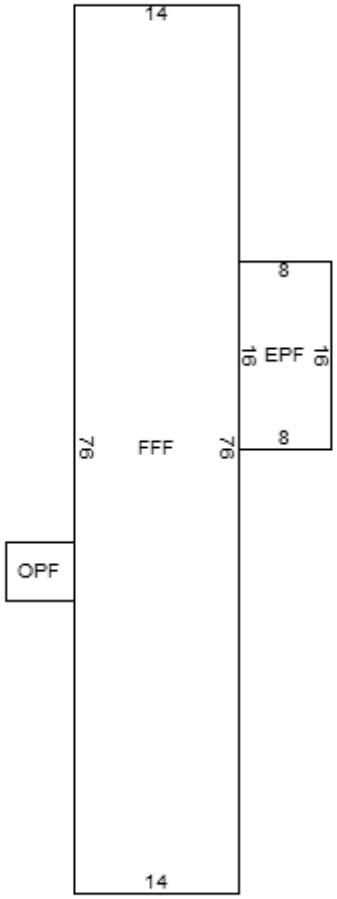
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME MOBILE-SIN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0098** Base Rate: **MHS 72.00**
Bldg. Rate: **0.9881**
Sq. Foot Cost: **$ 71.14**



Shed 8x12

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1064	1.00	1064
EPF	ENCLOSED	128	0.70	90
OPF	OPEN PORCH	30	0.25	8
GLA:	**1,064**	**1,222**		**1,162**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 82,665**
Year Built:		**1999**
Condition For Age:	GOOD	**36 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**36 %**
Building Value:		**$ 52,900**

OWNER INFORMATION

LALLAS WILLIAM B

33 IVY LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2019	4667	0377	Q I	89,900	FANJOY RUSSELL R JR &
11/06/2017	4524	908	Q I	74,900	CHALOUX MARY C
04/02/2012	4005	0347	U I 37	54,000	21ST MORTGAGE CORP
07/12/2011	3938	0406	U I 51	60,000	WALSH AMANDA M
06/22/2006	3391	852	Q I	111,533	HALL JON N

PICTURE

LISTING HISTORY

09/25/19	CRHC
04/07/14	JDPU
12/04/12	JERM
01/17/06	DJRL

NOTES

PUBLIC WATER & SEWER. 2011-2014 CYC REVAL PHYS CHG : ADDED 10X12 SHED & PU NOTE FOR SHED SIDING. ; PU14 - 10X12 SHED NOW HAS SIDING @ 100% COMPL, ADJ IC% AND REMV'L FLAG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	100	2,316	
FARMINGTON RIDGE IVY	1		100	-6,000.00	100	-6,000	
						-3,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 62,800	-$ 13,600	$ 0
		Parcel Total: $ 49,200	
2018	$ 62,800	-$ 13,600	$ 0
		Parcel Total: $ 49,200	
2019	**$ 92,700**	**-$ 3,700**	**$ 0**
		Parcel Total: $ 89,000	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LALLAS WILLIAM B

33 IVY LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

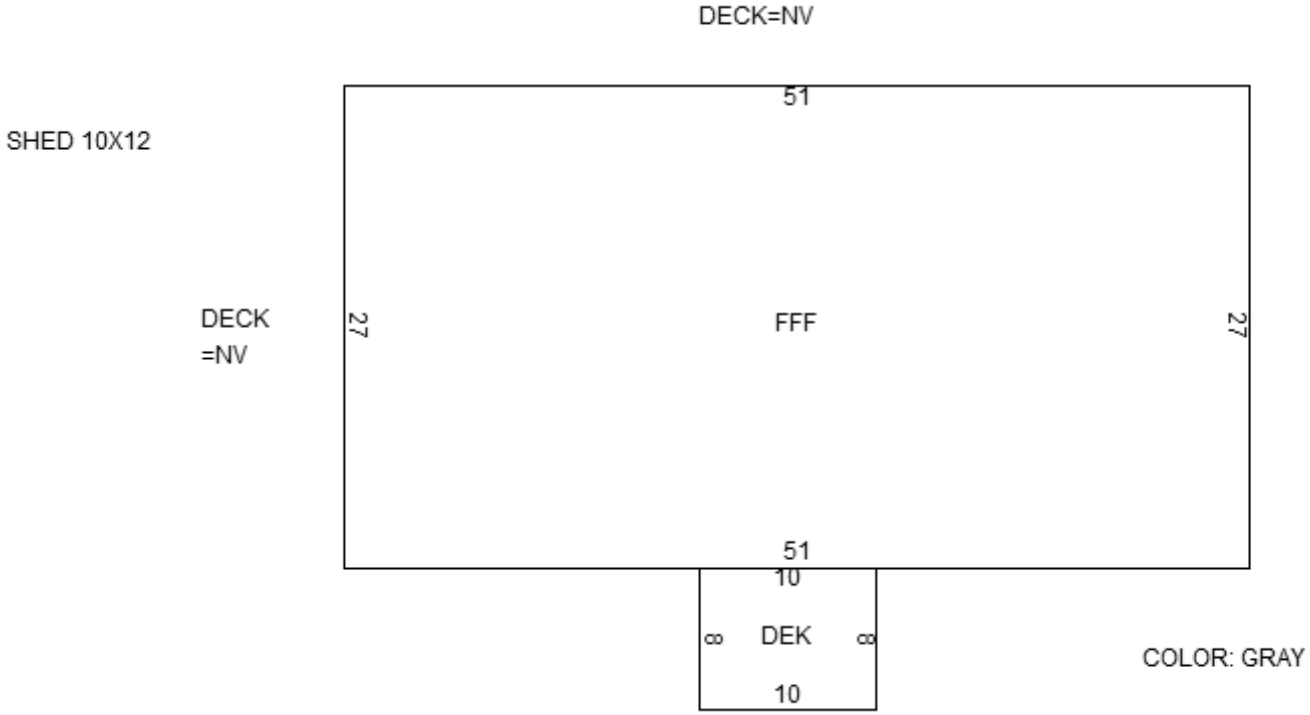
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**GAS/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**7**
		Extra Kitchens:		Fireplaces:	**1**
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0806**			Base Rate:	**MHD 78.00**
				Bldg. Rate:	**1.1753**
				Sq. Foot Cost:	**$ 91.68**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	80	0.10	8
FFF	FST FLR FIN	1377	1.00	1377
GLA:	**1,377**	**1,457**		**1,385**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 126,977**
Year Built:		**2005**
Condition For Age:	AVERAGE	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 92,700**

OWNER INFORMATION

MORIN RICHARD G & GLORIA

11 IVY LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/20/2019	4635	0816	Q I	96,300	RIPPETT EDWARD T
05/01/2006	3366	089	U I 37		FARMINGTON RIDGE LIMIT

PICTURE

LISTING HISTORY

09/25/19 CRHC
09/09/19 CRVM
12/04/12 JERL

NOTES

PUBLIC WATER & SEWER. 2011-2014 CYC REVAL PHYS CHG ; ADDED CENTRAL AC AND 10X12 SHED ; BLDG: MH SITS ON SLAB.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	10.00	75	1,737	
FARMINGTON RIDGE IVY	1		100	-6,000.00	100	-6,000	
						-4,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 65,000	-$ 14,000	$ 0
		Parcel Total: $ 51,000	
2018	$ 65,000	-$ 14,000	$ 0
		Parcel Total: $ 51,000	
2019	**$ 100,200**	**-$ 4,300**	**$ 0**
		Parcel Total: $ 95,900	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MORIN RICHARD G & GLORIA

11 IVY LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

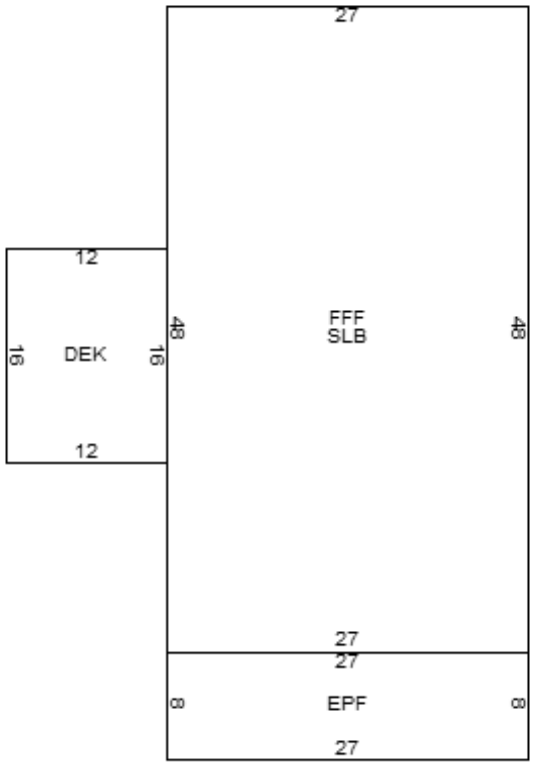
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**3**	Baths:	**2.0**	Fixtures:	**6**
		Extra Kitchens:		Fireplaces:	
A/C:	**Yes 100.00 %**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**1.0595**			Base Rate:	**MHD 78.00**
				Bldg. Rate:	**1.2004**
				Sq. Foot Cost:	**$ 93.63**

SHED 10X12



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BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1296	1.00	1296
DEK	DECK/ENTRANCE	192	0.10	19
SLB	SLB	1296	0.00	0
EPF	ENCLOSED	216	0.70	151
GLA:	**1,296**	**3,000**		**1,466**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,262**
Year Built:		**2005**
Condition For Age:	AVERAGE	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 100,200**

OWNER INFORMATION

DUPUIS PAUL N

8 IVY LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/26/2018	4618	0792	Q I	92,000	BUKOWSKI MICHAEL F &
10/02/2015	4329	374	Q I	68,500	SCHOTT PENNY
04/21/2014	4208	0366	U I 37	55,000	HOLY ROSARY REGIONAL
02/25/2014	4198	0225	U I 51	40,000	JONES ERIC G
01/04/2013	4087	0181	Q I	50,000	MAYO ROLAND J

PICTURE

LISTING HISTORY

09/25/19	CRHC
09/09/19	CRVM
06/14/13	JETL
12/04/12	JERM
04/07/11	DJPM

NOTES

PUBLIC WATER & SEWER. PU11: ADDED 8X25 PORCH AND 10X10 WDK ; 2011-2014 CYC REVAL PHYS CHG: ADDED GAS FPL , CENTRAL AC , ADJUSTED BATHRM COUNT AND ADDED 10X12 SHED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	75	1,737	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
FARMINGTON RIDGE IVY	1		100	-6,000.00	100	-6,000	
						-1,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 71,200	-$ 14,000	$ 0
		Parcel Total: $ 57,200	
2018	$ 71,200	-$ 14,000	$ 0
		Parcel Total: $ 57,200	
2019	**$ 95,800**	**-$ 1,300**	**$ 0**
		Parcel Total: $ 94,500	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DUPUIS PAUL N

8 IVY LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

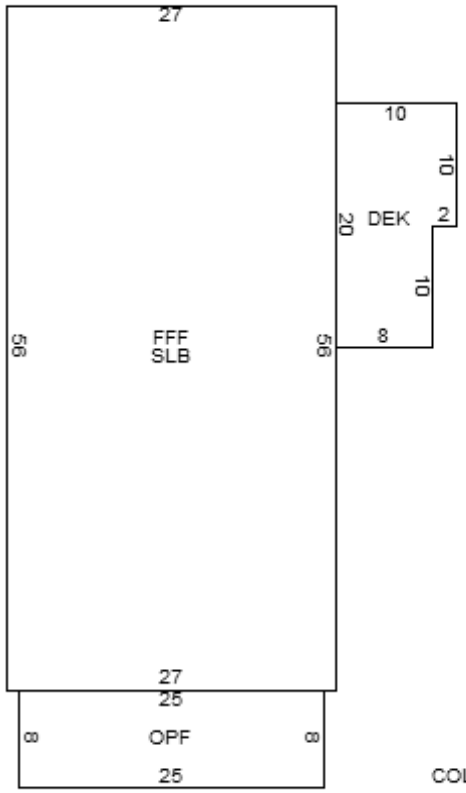
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME MOBILE-DOU**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0336** Base Rate: **MHD 78.00**
Bldg. Rate: **1.0646**
Sq. Foot Cost: **$ 83.04**

SHED 10X12



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1512	1.00	1512
SLB	SLB	1512	0.00	0
OPF	OPEN PORCH	200	0.25	50
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,512**	**3,404**		**1,580**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 131,203**
Year Built:		**2005**
Condition For Age:	AVERAGE	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 95,800**

OWNER INFORMATION

HART KEITH P

54 IVY LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/08/2019	4628	0392	Q I	69,000	LAVERTU WILLIAM L &
07/02/2012	4031	0743	Q I	40,000	EDWARDS SALLY B
06/16/2009	3748	0767	U I 38		EDWARDS SALLY B
09/11/2007	3572	806	U I 38		EDWARDS, SALLY B

PICTURE

LISTING HISTORY

09/25/19 CRHC
09/09/19 CRVM
02/04/14 JDSV
12/04/12 JERM

NOTES

PUBLIC WATER & SEWER. 2011-2014 CYC REVAL PHYS CHG: ADDED GAS FPL ; BLDG = MH SITS ON SLAB.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	60	1,248	8X10
FARMINGTON RIDGE IVY	1		100	-6,000.00	100	-6,000	
						-4,800	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 57,900	-$ 14,200	$ 0
		Parcel Total: $ 43,700	
2018	$ 57,900	-$ 14,200	$ 0
		Parcel Total: $ 43,700	
2019	**$ 85,700**	**-$ 4,800**	**$ 0**
		Parcel Total: $ 80,900	

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HART KEITH P

54 IVY LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

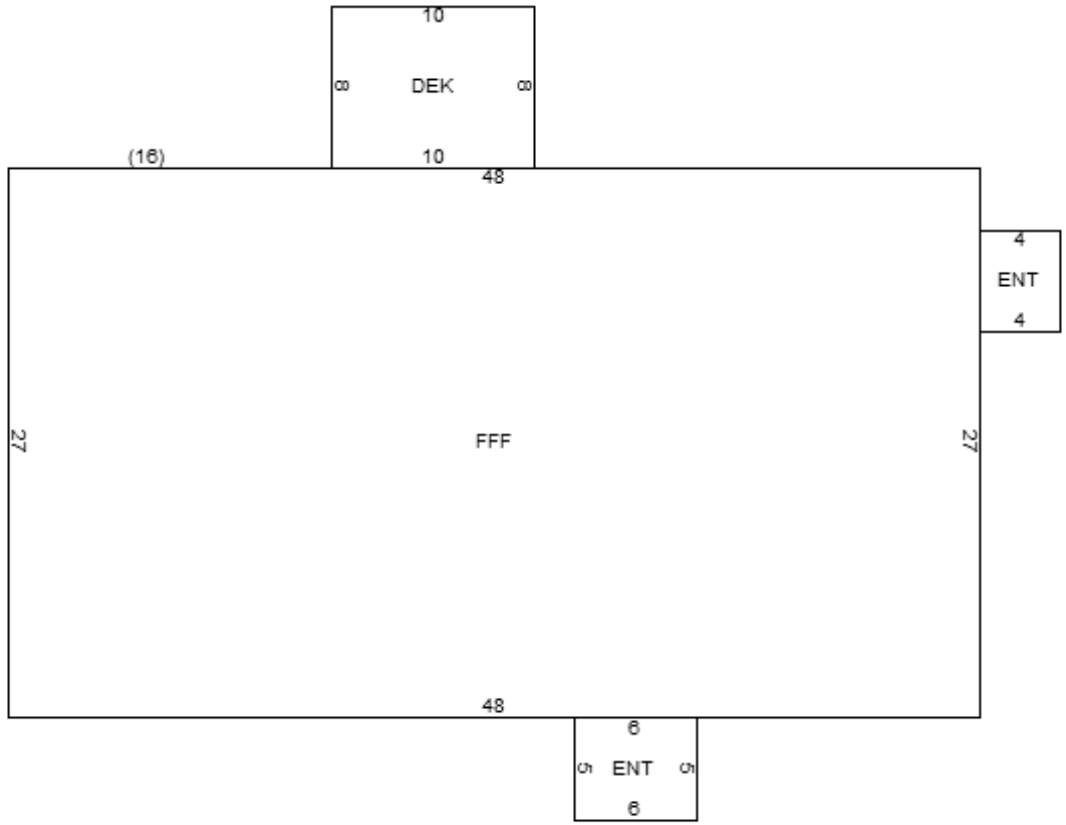
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME MOBILE-DOU**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**VINYL SIDING**
Int:	**DRYWALL**
Floor:	**CARPET/LINOLEUM OR SIM**
Heat:	**GAS/FA DUCTED**
Bedrooms:	**3** Baths: **2.0** Fixtures: **6**
Extra Kitchens:	Fireplaces:
A/C:	**No** Generators:
Quality:	**A1 AVG+10**
Com. Wall:	
Size Adj:	**1.1027** Base Rate: **MHD 78.00**
	Bldg. Rate: **1.1994**
	Sq. Foot Cost: **$ 93.55**

SHED 8X10



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	50	0.10	5
FFF	FST FLR FIN	1296	1.00	1296
DEK	DECK/ENTRANCE	80	0.10	8
GLA:	**1,296**	**1,426**		**1,309**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 122,457**
Year Built:		**2004**
Condition For Age:	AVERAGE	**30 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**30 %**
Building Value:		**$ 85,700**

OWNER INFORMATION

DAVIS CHRISTOPHER M &
DOKE ROBYN M
35 BUNKER ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/26/2018	4611	0270	Q I	125,000	MORSE NORMAN & KELLY
04/22/2011	3920	0808	U I 37	43,000	HSBC BANK USA NATIONAL
07/06/2010	3845	0041	U I 37	145,000	SPENCER ANN & THOMAS
05/19/2006	3374	727	U I 99		SPENCER, ANN
08/26/2003	2837	0830	Q I	141,000	BROWNELL JEFFREY S

PICTURE

LISTING HISTORY

09/09/19 CRVM
12/05/12 RERL
11/21/06 PDRM

NOTES

PUBLIC WATER & SEWER. '12 FD=LAYOUT, DEF MAINT, OLD WINDOWS, SOME WIRING REPLACED, NEEDS ROOF, ADDED 1/2 STORY ABV GAR, ADJ SKETCH MEAS & FLR COVER

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 91,100	$ 0	$ 26,000
		Parcel Total:	$ 117,100
2018	$ 91,100	$ 0	$ 26,000
		Parcel Total:	$ 117,100
2019	**$ 105,200**	**$ 0**	**$ 43,500**
		Parcel Total:	**$ 148,700**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.160 ac	41,600	F	110	100	100	100	95 -- MILD	100	43,500	0	N	43,500	
	0.160 ac									43,500			**43,500**	

PICTURE

OWNER

DAVIS CHRISTOPHER M &
DOKE ROBYN M
35 BUNKER ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

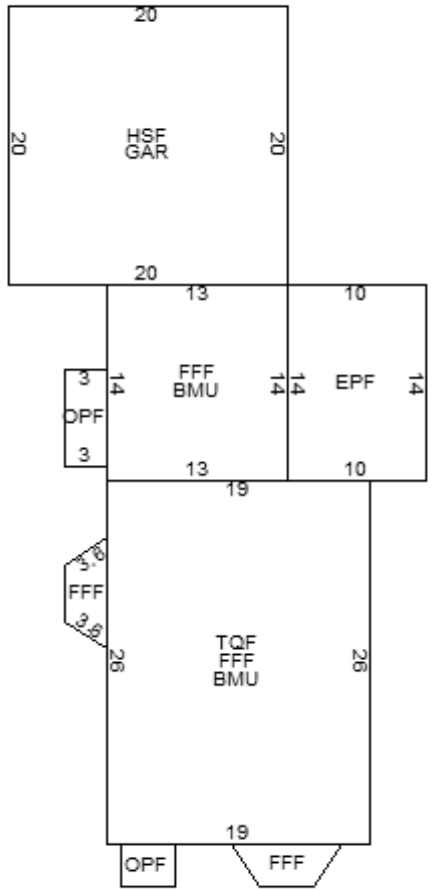
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**CLAP BOARD**
Int:	**DRYWALL/PLASTERED**
Floor:	**CARPET/PINE/SOFT WD**
Heat:	**OIL/FA DUCTED**
Bedrooms:	**3** Baths: **1.0** Fixtures: **3**
Extra Kitchens:	Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.0156** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.1227**
	Sq. Foot Cost: **$ 103.29**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	494	0.75	371
FFF	FST FLR FIN	712	1.00	712
BMU	BSMNT	676	0.15	101
OPF	OPEN PORCH	33	0.25	8
EPF	ENCLOSED	140	0.70	98
HSF	1/2 STRY FIN	400	0.50	200
GAR	GARAGE	400	0.45	180
GLA:	**1,283**	**2,855**		**1,670**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,494**
Year Built:		**1895**
Condition For Age:	AVERAGE	**39 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**39 %**
Building Value:		**$ 105,200**

OWNER INFORMATION

THOMPSON TAMMY

27 BUNKER ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/29/2019	4631	0839	Q I	168,000	FLYNN SIMONE & SHAUN
12/19/2017	4536	517	Q I	144,000	REUBELT SCOTT
09/27/2013	4168	0331	Q I	120,000	COUTURE JOSEPH T
02/28/2011	3908	0614	U I 38	120,000	CORAN WALLACE R & FOST
06/06/2007	3536	581	U I 38		CORAN WALLACE R

PICTURE

LISTING HISTORY

09/09/19	CRVM
02/06/14	JDSV
12/06/12	RERM
11/21/06	PDRM

NOTES

PUBLIC WATER & SEWER. 2006 APPEARS HOME HAS BEEN UPDATED; FD= MIN INSUL, SOME O/D AREAS. 2011-2014 CYC REVAL PHYS CHG= N/C. '14- PER MLS= STUDIO APARTMENT ABOVE BARN- ADJ BARN COND FOR FINISH ABOVE. ADJ BED/BATH COUNT, ADD EXTRA KITCHEN FOR APT. SMALL DEK ATT TO BACK OF BARN=N/V

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1.75STY	696	24 x 29	83	30.00	250	43,326	FINISHED ABOVE BARN
						43,300	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 83,600	$ 19,600	$ 25,000
		Parcel Total:	$ 128,200
2018	$ 83,600	$ 19,600	$ 25,000
		Parcel Total:	$ 128,200
2019	**$ 76,200**	**$ 43,300**	**$ 44,700**
		Parcel Total:	**$ 164,200**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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
2F RES	0.150 ac	40,666	F	110	100	100	100	100 -- LEVEL	100	44,700	0	N	44,700	
	0.150 ac									44,700			**44,700**	

PICTURE

OWNER

THOMPSON TAMMY

27 BUNKER ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

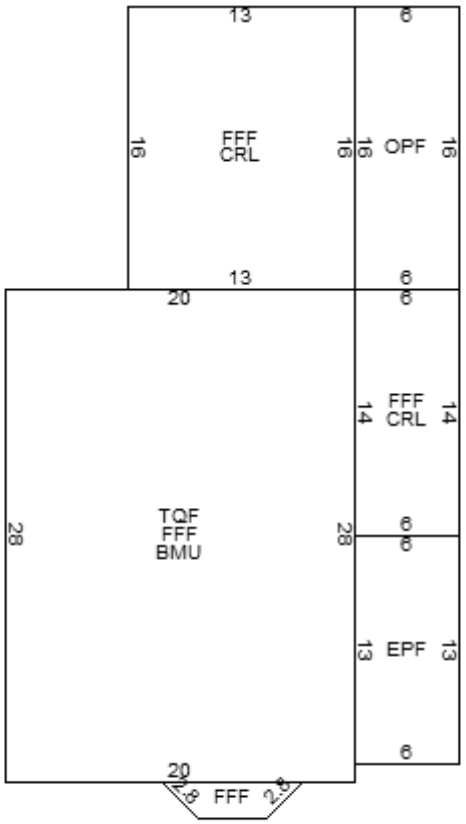
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CLAP BOARD**				
Int:	**PLASTERED**				
Floor:	**HARDWOOD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**6**	Baths:	**3.0**	Fixtures:	**9**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**1.0605**			Base Rate:	**RMF 92.00**
				Bldg. Rate:	**1.2596**
				Sq. Foot Cost:	**$ 115.88**

Att Barn w/ Finish



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	560	0.75	420
FFF	FST FLR FIN	864	1.00	864
BMU	BSMNT	560	0.15	84
EPF	ENCLOSED	78	0.70	55
CRL	CRAWL SPACE	292	0.05	15
OPF	OPEN PORCH	96	0.25	24
GLA:	**1,284**	**2,450**		**1,462**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,417**
Year Built:		**1900**
Condition For Age:	GOOD	**55 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**55 %**
Building Value:		**$ 76,200**

OWNER INFORMATION

GAUTREAU JESSICA &
MEEHAN JOSHUA LEE
7 CRESCENT ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2019	4655	0854	Q I	209,200	PUTNAM JONATHAN
01/29/2018	4545	133	Q I	172,500	ALTON ROLLINSFORD LLC
08/29/2016	4411	265	U I 37	44,189	DEUTSCHE BANK NATL
06/28/2016	4393	728	U I 51	59,000	VACHON BRIAN D JR &
07/26/2006	3408	913	Q I	153,000	BRYCE ALAN L

PICTURE

LISTING HISTORY

04/10/18	CRPR
03/16/15	JDPU
02/12/14	JDPU
02/18/13	JDPU
12/07/12	RERM
01/22/04	THRM

NOTES

PUBLIC WATER & SEWER. 2006 NEW KITCHEN, ROOF, WIRING, TAKEN PLASTER OUT UPSTAIRS & REPLCD W/DRYWALL SINCE SALE;SMALL AJD TO SKETCH ADDED VINYL TO SIDING. ADJ UC TO 95% ;PU13: CHK FOR COMP ON SIDING & ADJ UC% = NO CHG ; PU14 NC, '15 APPEARS NC, SOME EXT SIDING STILL UNFIN, ADJ UC-FD AND REM FLAG, FD=LAYOUT, MISC UNFIN AREAS

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 71,700	$ 0	$ 27,000
		Parcel Total:	$ 98,700
2018	$ 114,800	$ 0	$ 27,000
		Parcel Total:	$ 141,800
2019	**$ 140,500**	**$ 0**	**$ 42,500**
		Parcel Total:	**$ 183,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.170 ac	42,533	E	100	100	100	100	100 -- LEVEL	100	42,500	0	N	42,500	
	0.170 ac									42,500			**42,500**	

PICTURE

OWNER

GAUTREAU JESSICA &
MEEHAN JOSHUA LEE
7 CRESCENT ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

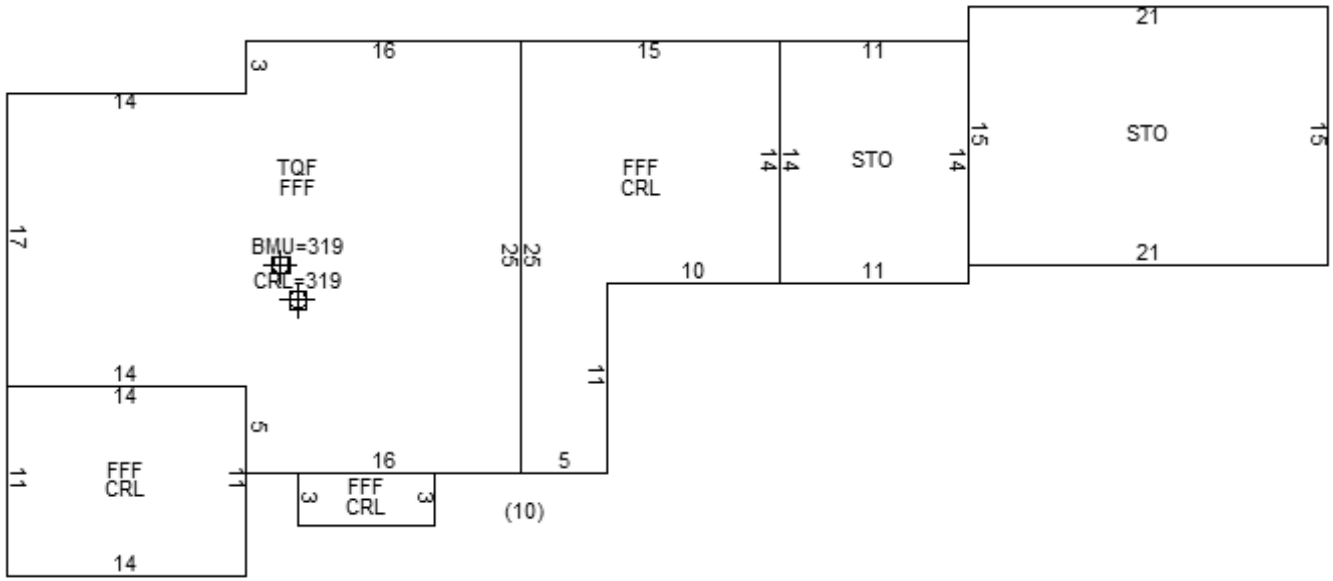
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**ALUM SIDING/VINYL SIDING**				
Int:	**PLYWOOD/PANEL/DRYWALL**				
Floor:	**LINOLEUM OR SIM/HARDWOOD**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**4**	Baths:	**1.0**	Fixtures:	**3**
		Extra Kitchens:		Fireplaces:	
A/C:	**Yes 100.00 %**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.9990**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.1396**
				Sq. Foot Cost:	**$ 104.84**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1081	1.00	1081
CRL	CRAWL SPACE	762	0.05	38
TQF	3/4 STRY FIN	638	0.75	479
BMU	BSMNT	319	0.15	48
STO	STORAGE AREA	469	0.25	117
GLA:	**1,560**	**3,269**		**1,763**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 184,833**
Year Built:		**1890**
Condition For Age:	VERY GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 140,500**

OWNER INFORMATION

MCMULLEN KENNETH E & PATTI

27 MOONEY ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/05/2018	4621	0597	Q I	165,000	CHABOT LEAH N & TROY M
05/16/2012	4018	0888	U I 37	86,000	CRAIG ALLAN REALTY LLC
02/08/2012	3991	0728	U I 37	27,400	YORK RICHARD A & CHARL
03/04/2005	3151	347	Q I	166,000	LEEMAN AARON J & HOLLY
06/19/2001	2328	317	U I 99		HOAGE REVOCABLE TRUST

PICTURE

LISTING HISTORY

09/09/19	CRVM
04/04/19	CRPR
12/07/12	RERM
11/12/08	KETL
11/21/06	PD

NOTES

PUBLIC WATER & SEWER. FD=SMALL CLOSETS, PARTIAL INSULATION, LOW BASEMENT. '12 ADJUSTED QUAL FROM AVG-AVG+, ADJ ROOF COVER; 4/19 EST GAS TANK FOR HEATER IN EPF=FFF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	480	20 x 24	93	30.00	75	10,044	
						10,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 75,200	$ 9,900	$ 24,000
		Parcel Total:	$ 109,100
2018	$ 75,200	$ 9,900	$ 24,000
		Parcel Total:	$ 109,100
2019	**$ 101,900**	**$ 10,000**	**$ 41,500**
		Parcel Total:	**$ 153,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.140 ac	39,733	F	110	100	100	100	95 -- MILD	100	41,500	0	N	41,500	
	0.140 ac									41,500			**41,500**	

PICTURE

OWNER

MCMULLEN KENNETH E & PATTI

27 MOONEY ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

District	Percentage

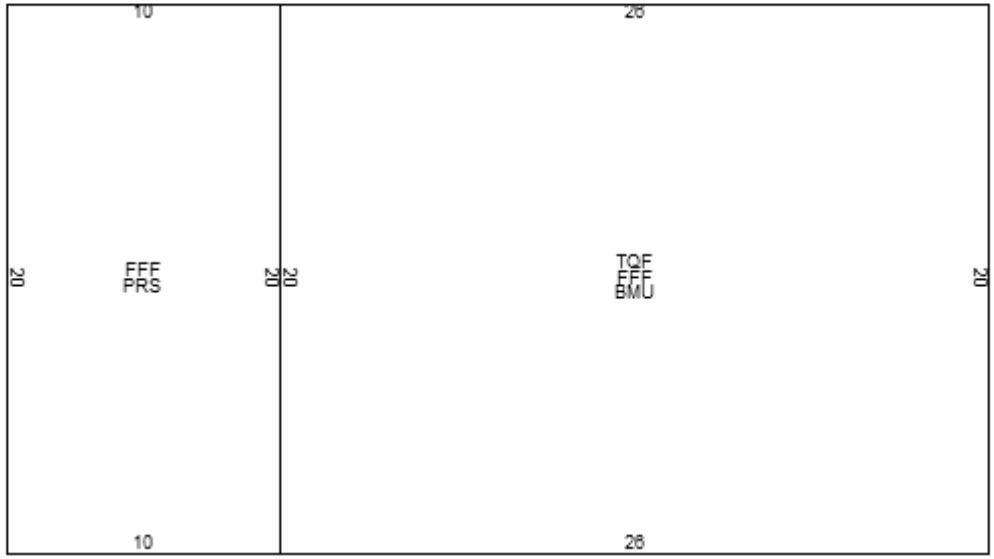
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME NEW ENGLAN**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **PLASTERED**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.1475** Base Rate: **RSA 92.00**
Bldg. Rate: **1.3630**
Sq. Foot Cost: **$ 125.39**

20X24 GARAGE



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	520	0.75	390
FFF	FST FLR FIN	720	1.00	720
BMU	BSMNT	520	0.15	78
PRS	PIER	200	-0.05	-10
GLA:	**1,110**	**1,960**		**1,178**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 147,709**
Year Built:		**1900**
Condition For Age:	GOOD	**31 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**31 %**
Building Value:		**$ 101,900**

OWNER INFORMATION

LAHR ASHLEY GLEASON & ERIC R JR

11 MOONEY ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2019	4644	0200	Q I	159,900	CLEE KATHERINE T
03/26/2012	6393	0279	U I 37	63,933	CLARK DONALD F &
03/23/2007	3507	445	Q I	185,000	FARMINGTON REALTY LLC
02/28/2003	2694	362	U I 99		LANCEY CRAIG & KATHRYN
11/08/1999	2155	215	U I 99		BENEFICIAL MORTGAGE CO

PICTURE

LISTING HISTORY

09/09/19	CRVM
12/07/12	RERL
11/04/08	DJW
03/14/06	DJPU

NOTES

PUBLIC WATER & SEWER. FD=OUTDATED WIRING, PLUMBING & INTERIOR, MINIMUM INSULATION, LAYOUT. 2006 PICK-UP REPLACED ROOF, '12 3 BDRM/2 BTH, PELLET STOVE IN LR, HEARTH=NV, NEW OWNER HAS REPLACED SILLS, COND=GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1.75STY	600	20 x 30	87	30.00	60	9,396	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						12,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 93,400	$ 9,400	$ 43,200
		Parcel Total:	$ 146,000
2018	$ 93,400	$ 9,400	$ 43,200
		Parcel Total:	$ 146,000
2019	**$ 101,800**	**$ 12,400**	**$ 56,400**
		Parcel Total:	**$ 170,600**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.540 ac	60,320	F	110	100	100	100	85 -- MODERATE	100	56,400	0	N	56,400	
	0.540 ac									56,400			**56,400**	

PICTURE

OWNER

LAHR ASHLEY GLEASON & ERIC R J

11 MOONEY ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

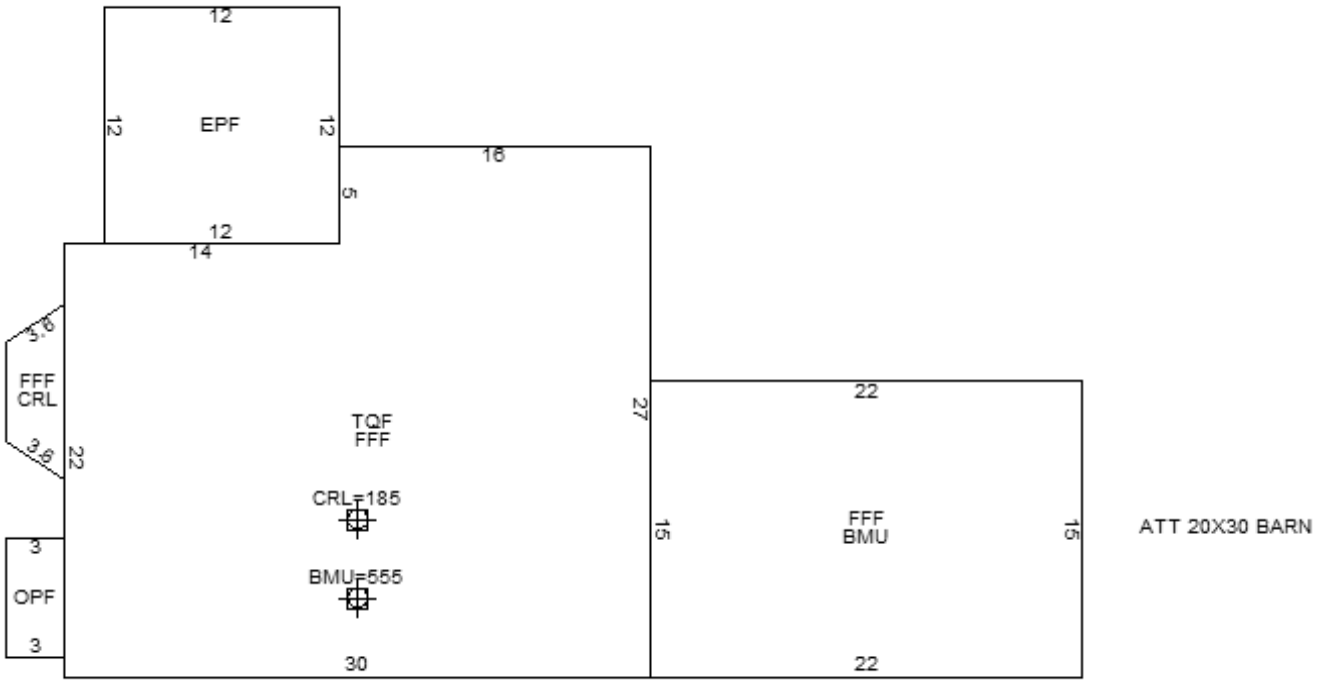
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME COLONIAL**		
Roof:	**MANSARD/ASPHALT**		
Ext:	**ASBEST SHNGL**		
Int:	**DRYWALL/PLYWOOD/PANEL**		
Floor:	**PINE/SOFT WD/LINOLEUM OR SIM**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**3**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9782**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0813**
		Sq. Foot Cost:	**$ 99.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	740	0.75	555
FFF	FST FLR FIN	1091	1.00	1091
CRL	CRAWL SPACE	206	0.05	10
BMU	BSMNT	885	0.15	133
EPF	ENCLOSED	144	0.70	101
OPF	OPEN PORCH	18	0.25	5
GLA:	**1,646**	**3,084**		**1,895**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 188,515**
Year Built:		**1900**
Condition For Age:	FAIR	**46 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**46 %**
Building Value:		**$ 101,800**

OWNER INFORMATION

BERQUIST NICOLE A

12 BUNKER ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/15/2018	4608	0362	Q I	172,900	HOAGE STEPHEN E
10/17/2003	2880	0165	U I 38		HOAGE STEPHEN E & JANI
12/14/1994	1782	466	U I 99		HOAGE STEPHEN
11/30/1984	1152	755	U I 99		MARSH FRED & GLADYS

PICTURE

LISTING HISTORY

09/09/19 CRVM
12/06/12 JDRM
01/11/07 MJM

NOTES

PUBLIC WATER & SEWER; RIVER/BROOK ALONG REAR & SIDE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	150	10 x 15	167	10.00	100	2,505	10X15
SHED-WOOD	140	10 x 14	174	10.00	100	2,436	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 82,500	$ 5,200	$ 30,000
		Parcel Total:	$ 117,700
2018	$ 82,500	$ 5,200	$ 30,000
		Parcel Total:	$ 117,700
2019	**$ 108,500**	**$ 4,900**	**$ 52,400**
		Parcel Total:	**$ 165,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.200 ac	45,333	F	110	105	100	100	100 -- LEVEL	100	52,400	0	N	52,400	
	0.200 ac									52,400			**52,400**	

PICTURE

OWNER

BERQUIST NICOLE A

12 BUNKER ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

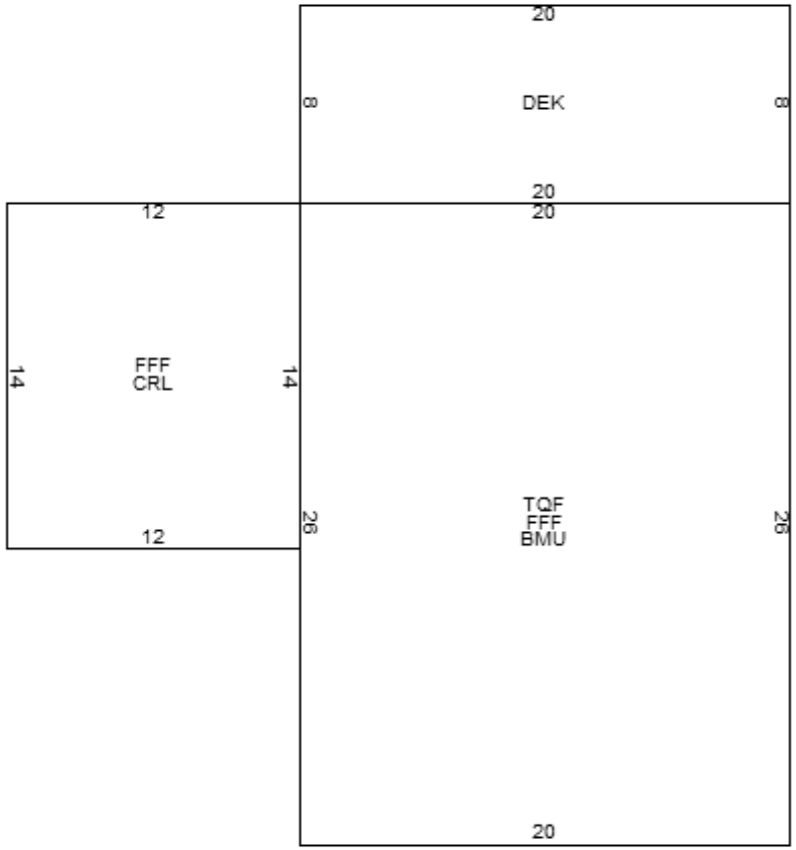
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**VINYL SIDING**
Int:	**DRYWALL**
Floor:	**CARPET/LINOLEUM OR SIM**
Heat:	**OIL/FA DUCTED**
Bedrooms:	**3** Baths: **1.5** Fixtures:
	Extra Kitchens: Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.1467** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.2811**
	Sq. Foot Cost: **$ 117.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	520	0.75	390
FFF	FST FLR FIN	688	1.00	688
BMU	BSMNT	520	0.15	78
CRL	CRAWL SPACE	168	0.05	8
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**1,078**	**2,056**		**1,180**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 139,075**
Year Built:		**1900**
Condition For Age:	VERY GOOD	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 108,500**

OWNER INFORMATION

TYLER MATTHEW A

14 BUNKER ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2019	4637	0104	Q I	169,000	DISCOVER PROPERTIES LLC
11/27/2018	4619	0297	U I 89	98,000	MILLS ROBERT L
04/30/2003	2738	0446	Q I	137,000	WOOLARD, DOROTHY N
06/27/1994	1754	351	U I 99		CHAMBERLAIN ROSCOE & N

PICTURE

LISTING HISTORY

09/10/19 CRVM
04/04/19 CRPR NVC
12/06/12 JDRM
01/11/07 MJM

NOTES

PUBLIC WATER & SEWER.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	100	1,984	
						2,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 88,100	$ 2,100	$ 24,000
		Parcel Total:	$ 114,200
2018	$ 88,100	$ 2,100	$ 24,000
		Parcel Total:	$ 114,200
2019	**$ 117,900**	**$ 2,000**	**$ 41,500**
		Parcel Total:	**$ 161,400**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.140 ac	39,733	F	110	100	100	100	95 -- MILD	100	41,500	0	N	41,500	
	0.140 ac									41,500			**41,500**	

PICTURE

OWNER

TYLER MATTHEW A

14 BUNKER ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

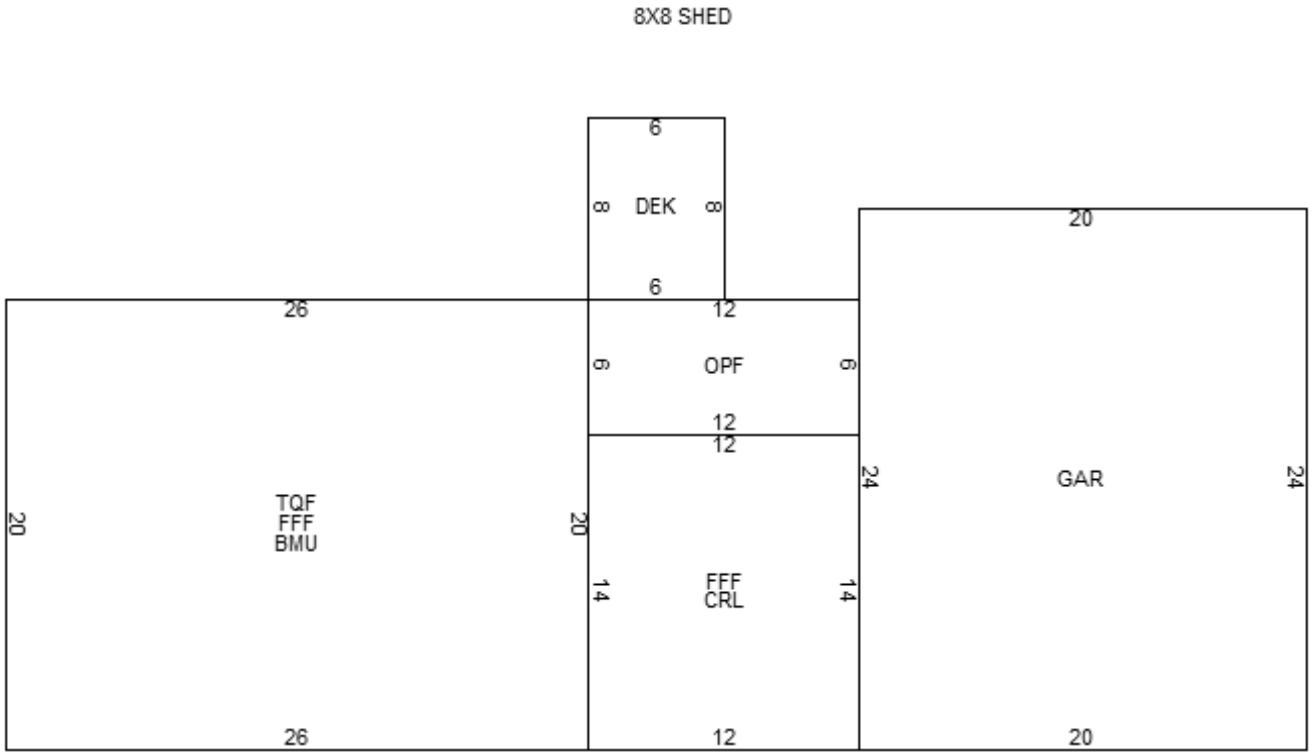
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**VINYL SIDING**
Int:	**DRYWALL**
Floor:	**HARDWOOD/CARPET**
Heat:	**OIL/HOT WATER**
Bedrooms:	**3** Baths: **1.0** Fixtures: **3**
Extra Kitchens:	Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.0757** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.2018**
	Sq. Foot Cost: **$ 110.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	520	0.75	390
FFF	FST FLR FIN	688	1.00	688
BMU	BSMNT	520	0.15	78
CRL	CRAWL SPACE	168	0.05	8
OPF	OPEN PORCH	72	0.25	18
GAR	GARAGE	480	0.45	216
DEK	DECK/ENTRANCE	48	0.10	5
GLA:	**1,078**	**2,496**		**1,403**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,116**
Year Built:		**1890**
Condition For Age:	VERY GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 117,900**

OWNER INFORMATION

ORROK ALYSHA M

67 GLEN ST #1

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2019	4658	0834	Q I	92,100	PYCKO VALERIE A &
01/08/2013	4087	0576	U I 38	103,000	DREXEL VALERIE A &
06/30/2008	3658	0624	Q I	128,000	LANCEY JENNIFER M & MA
01/25/2005	3134	482	U I 99	100,000	FARMINGTON REALTY LLC

PICTURE

LISTING HISTORY

12/05/12 JDRM

NOTES

PUBLIC WATER & SEWER. 2005 CREATE NEW PARCEL FOR NEW CONDO UNIT. '12 ADDED 8X10 SHED, ADJ SKETCH MEAS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	65	1,352	
APPLE TREE	1		100	15,000.00	100	15,000	
						16,400	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 72,500	$ 600	$ 0
		Parcel Total: $ 73,100	
2018	$ 72,500	$ 600	$ 0
		Parcel Total: $ 73,100	
2019	**$ 84,000**	**$ 16,400**	**$ 0**
		Parcel Total: $ 100,400	

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ORROK ALYSHA M

67 GLEN ST #1

FARMINGTON, NH 03835

TAXABLE DISTRICTS

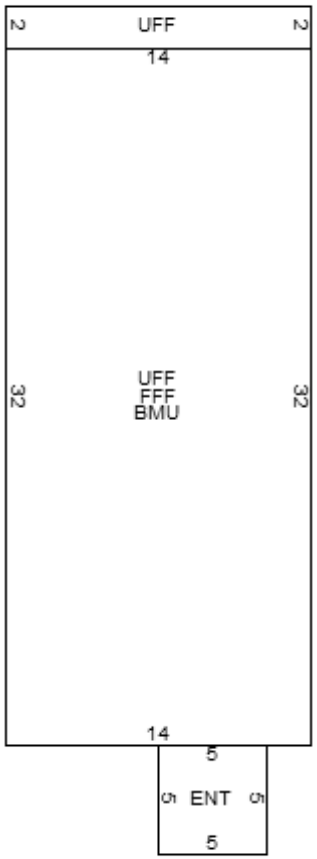
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME CONDO TOWN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2303** Base Rate: **RCT 92.00**
Bldg. Rate: **1.2083**
Sq. Foot Cost: **$ 111.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	476	1.00	476
FFF	FST FLR FIN	448	1.00	448
BMU	BSMNT	448	0.15	67
ENT	ENTRY WAY	25	0.10	3
GLA:	**924**	**1,397**		**994**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 110,493**
Year Built:		**2004**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:	CW	**10 %**
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 84,000**

OWNER INFORMATION

FAIA MATTHEW &
BILODEAU MARY
67 GLEN ST UNIT 3

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/15/2018	4608	0398	Q I	90,700	WARSTLER MICHELLE
08/15/2008	3671	0512	Q I	120,000	WILLIAMS, JASON & CHEL
11/23/2004	3104	502	Q I		FARMINGTON REALTY LLC

PICTURE

LISTING HISTORY

09/10/19 CRVM
12/05/12 RERM

NOTES

$75 HOA FEE/MONTH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
APPLE TREE	1		100	15,000.00	100	15,000	
						15,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 73,900	$ 0	$ 0
		Parcel Total: $ 73,900	
2018	$ 73,900	$ 0	$ 0
		Parcel Total: $ 73,900	
2019	**$ 79,800**	**$ 15,000**	**$ 0**
		Parcel Total: $ 94,800	

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FAIA MATTHEW &
BILODEAU MARY
67 GLEN ST UNIT 3

FARMINGTON, NH 03835

TAXABLE DISTRICTS

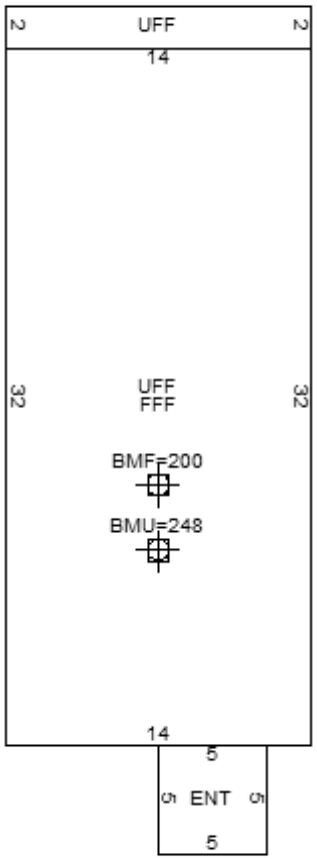
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME CONDO TOWN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2147** Base Rate: **RCT 92.00**
Bldg. Rate: **1.1929**
Sq. Foot Cost: **$ 109.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	25	0.10	3
UFF	UPPER FLR FIN	476	1.00	476
FFF	FST FLR FIN	448	1.00	448
BMF	BSMNT FINISHED	200	0.30	60
BMU	BSMNT	248	0.15	37
GLA:	**924**	**1,397**		**1,024**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 112,384**
Year Built:		**2004**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:	CW	**15 %**
Temporary:		
Total Depreciation:		**29 %**
Building Value:		**$ 79,800**

OWNER INFORMATION

MARDIKIS MICHAEL K &
LIBBY TINA M
28 GLEN ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2019	4662	0456	Q I	251,000	SENSIBLE PROPERTY
08/20/2018	4593	445	U I 35		US BANK NATIONAL ASSN
06/22/2018	4578	206	U I 51		CHISHOLM LYNDSAY JO
08/31/2009	3772	0384	Q I	175,000	MORIN THOMAS M & ABBIE
04/23/2003	2732	0936	Q I	164,533	ARCAND, NORMAN E & NAN

PICTURE

LISTING HISTORY

12/05/12 RERM
11/28/06 PDRL

NOTES

PUBLIC WATER & SEWER. '12 ADJ SIDING, ADDED PAVING, SHED MEAS EST DUE TO FENCE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	45	981	
						1,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 111,000	$ 1,600	$ 43,200
		Parcel Total:	$ 155,800
2018	$ 111,000	$ 1,600	$ 43,200
		Parcel Total:	$ 155,800
2019	**$ 155,200**	**$ 1,000**	**$ 66,300**
		Parcel Total:	**$ 222,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.550 ac	60,400	F	110	105	100	100	95 -- MILD	100	66,300	0	N	66,300	
	0.550 ac									66,300			**66,300**	

PICTURE

OWNER

MARDIKIS MICHAEL K &
LIBBY TINA M
28 GLEN ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

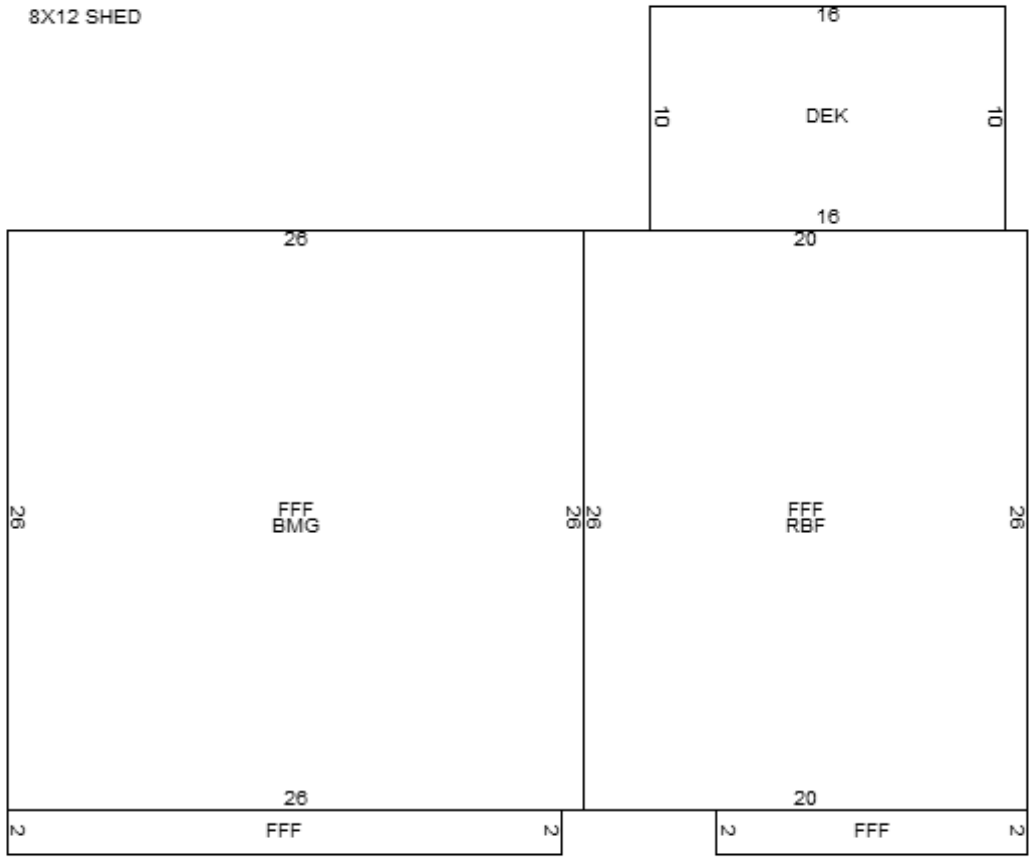
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RAISED RAN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**LAMINATE/VINYL**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **3.0**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0128**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1246**
		Sq. Foot Cost:	**$ 103.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1274	1.00	1274
BMG	BASEMENT	676	0.20	135
RBF	RAISED BSMNT	520	0.50	260
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**1,274**	**2,630**		**1,685**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 174,330**
Year Built:		**2002**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 155,200**

OWNER INFORMATION

KITNER JENNIFER & JOSHUA

20 BAY RD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/17/2018	4623	0991	Q I	169,100	ROOKS RICHARD A
06/22/1999	2116	581	Q I		GAGNON DAVID & LAURIE
07/18/1989	1460	520	Q I		VACHON BRENDA

PICTURE

LISTING HISTORY

09/10/19	CRVM
03/19/15	JDPU
01/29/13	HJRM
11/28/06	DJRM

NOTES

MISSING FACIA BOARD/ROTTING EAVES IN REAR; P+B;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	480	20 x 24	93	30.00	50	6,696	
						6,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 97,000	$ 6,800	$ 44,100
		Parcel Total:	$ 147,900
2018	$ 97,000	$ 6,800	$ 44,100
		Parcel Total:	$ 147,900
2019	**$ 97,000**	**$ 6,700**	**$ 59,100**
		Parcel Total:	**$ 162,800**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.780 ac	62,240	E	100	100	100	100	95 -- MILD	100	59,100	0	N	59,100	
	0.780 ac									59,100			**59,100**	

PICTURE

OWNER

KITNER JENNIFER & JOSHUA

20 BAY RD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

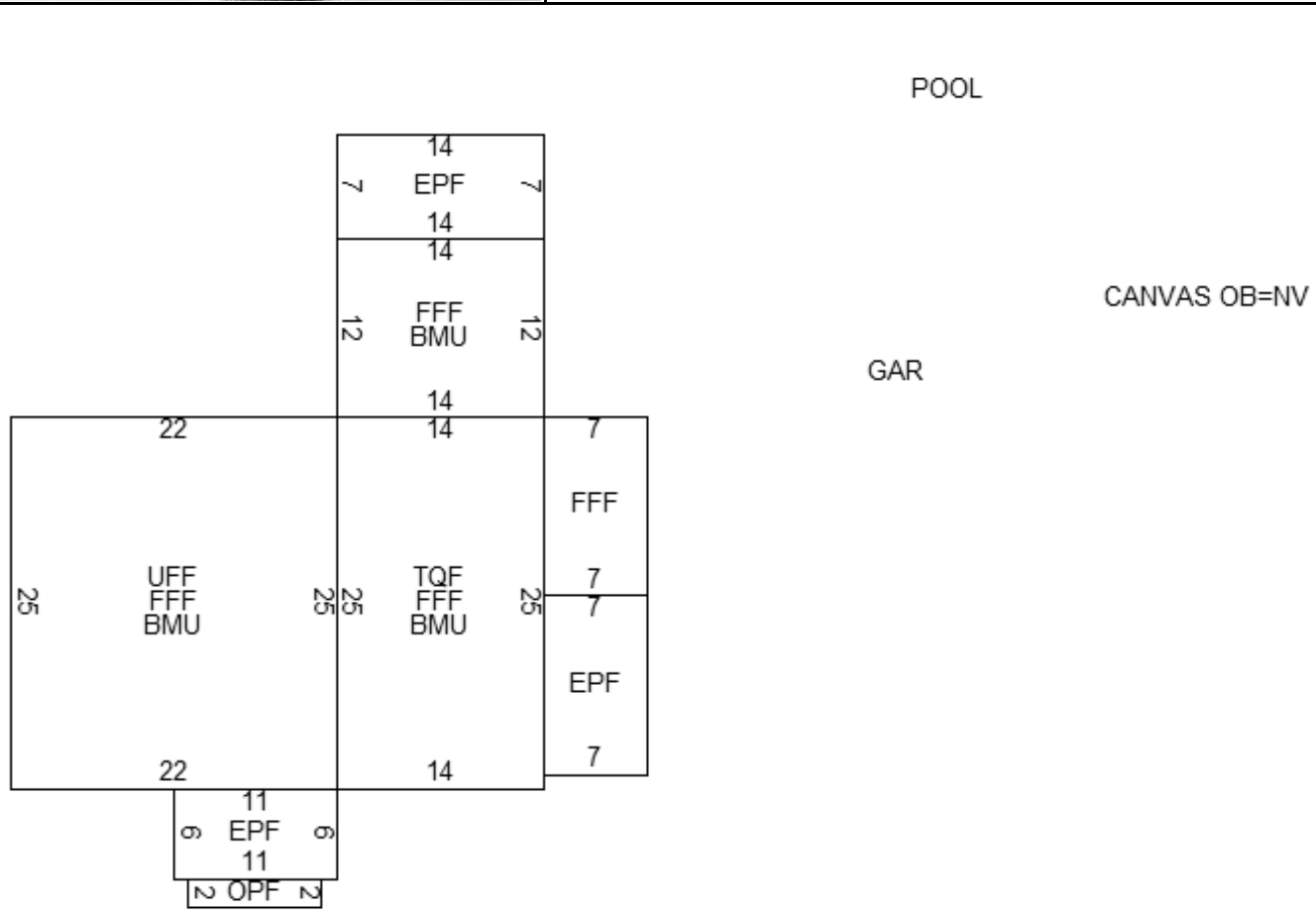
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **PLASTERED**
Floor: **PINE/SOFT WD/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9288** Base Rate: **RSA 92.00**
Bldg. Rate: **0.8471**
Sq. Foot Cost: **$ 77.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	550	1.00	550
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1068	0.15	160
TQF	3/4 STRY FIN	350	0.75	263
EPF	ENCLOSED	248	0.70	174
OPF	OPEN PORCH	18	0.25	5
GLA:	**1,965**	**3,386**		**2,304**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,551**
Year Built:		**1850**
Condition For Age:	AVERAGE	**46 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**46 %**
Building Value:		**$ 97,000**

OWNER INFORMATION

KELLEY STEVEN M & CYNTHIA A

68 ORANGE ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/19/2019	4641	0636	Q I	190,000	STARLING JENNIFER K
09/27/2018	4604	0152	Q I	180,000	BULCROFT THOMAS A III
08/26/2005	3248	610	U I 99		BULCROFT THOMAS A III
04/30/1996	1859	842	Q I		ASSOCIATES RELOCATION

PICTURE

LISTING HISTORY

04/04/19 CRVM
01/30/13 HJRM
11/28/06 DJRM

NOTES

PUBLIC WATER & SEWER. TAN; O: OBSOLESCENCE MINIMUM INSULATION; OUTDATED KITCHEN/BATH; WET/DAMP BASEMENT; LACKS CLOSET SPACE.; 2013:EXT MEAS ONLY; CK '19 FOR UPGRADES. MLS 4710054

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY/BSMT	900	30 x 30	78	28.00	70	13,759	ATT HSE
SOLAR ELEC FIXED	2		100	600.00	100	1,200	2019
						15,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 98,000	$ 16,700	$ 35,000
		Parcel Total:	$ 149,700
2018	$ 98,000	$ 16,700	$ 35,000
		Parcel Total:	$ 149,700
2019	**$ 130,000**	**$ 15,000**	**$ 40,500**
		Parcel Total:	**$ 185,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.250 ac	50,000	D	90	100	100	100	90 -- ROLLING	100	40,500	0	N	40,500	
	0.250 ac									40,500			**40,500**	

PICTURE

OWNER

KELLEY STEVEN M & CYNTHIA A

68 ORANGE ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

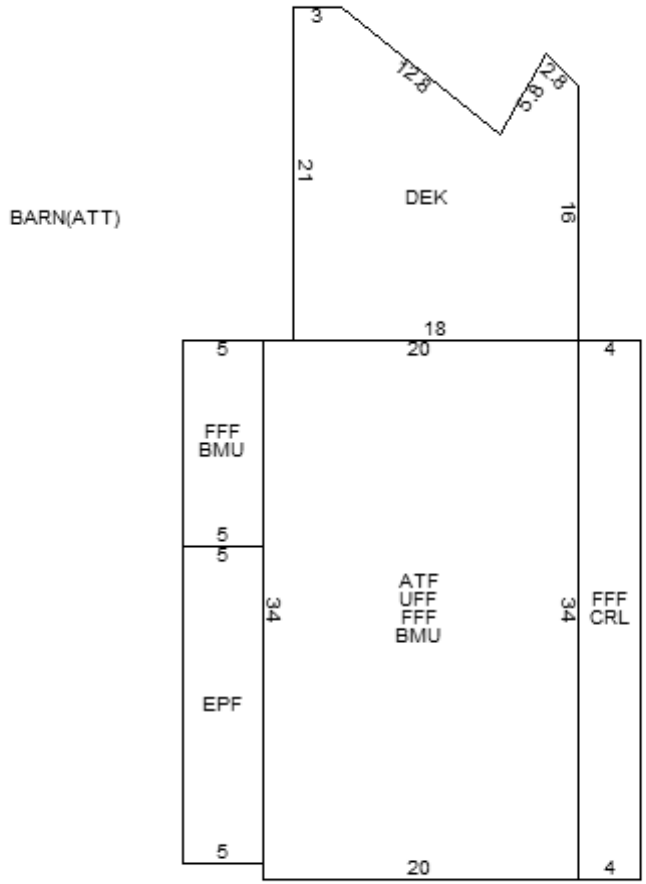
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/04/18	BP051-18	AFTER FACT	

BUILDING DETAILS

Model:	**2.50 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**VINYL SIDING**				
Int:	**PLASTERED**				
Floor:	**PINE/SOFT WD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.0**	Fixtures:	**3**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9702**		Base Rate:		**RSA 92.00**
			Bldg. Rate:		**0.9530**
			Sq. Foot Cost:		**$ 87.68**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	680	0.25	170
UFF	UPPER FLR FIN	680	1.00	680
FFF	FST FLR FIN	881	1.00	881
BMU	BSMNT	745	0.15	112
CRL	CRAWL SPACE	136	0.05	7
EPF	ENCLOSED	100	0.70	70
DEK	DECK/ENTRANCE	314	0.10	31
GLA:	**1,731**	**3,536**		**1,951**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,064**
Year Built:		**1887**
Condition For Age:	VERY GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 130,000**

OWNER INFORMATION

VARNEY KRISTEN M

81 BAY ROAD

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/05/2018	4621	0500	Q I	365,000	ROBINSON WILLIAM A &
09/08/1983	1110	052	Q I		CHAMPAGNE ROBERT & DIA
08/31/1981	1069	753	Q I		PELING ROGER & GLORIA

PICTURE

LISTING HISTORY

09/10/19 CRVM
04/04/19 CRPR
02/04/13 HJRM
11/27/06 SMRL

NOTES

PUBLIC SEWER/PRIVATE WATER. 2013: VERIF EXT MEAS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	576	18 x 32	88	28.00	100	14,193	NEW LINER '18
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
SHED-WOOD	64	8 x 8	310	10.00	50	992	
SHED-WOOD	96	8 x 12	227	10.00	100	2,179	
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
						24,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 192,800	$ 10,700	$ 47,100
		Parcel Total:	$ 250,600
2018	$ 192,800	$ 10,700	$ 47,100
		Parcel Total:	$ 250,600
2019	**$ 259,900**	**$ 24,100**	**$ 81,500**
		Parcel Total:	**$ 365,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** VERY GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	F	110	110	100	100	100 -- LEVEL	100	77,400	0	N	77,400	POND
1F RES	2.070 ac	x 2,000	X	100				100 -- LEVEL	100	4,100	0	N	4,100	
	3.070 ac									81,500			**81,500**	

PICTURE

OWNER

VARNEY KRISTEN M

81 BAY ROAD

FARMINGTON, NH 03835

TAXABLE DISTRICTS

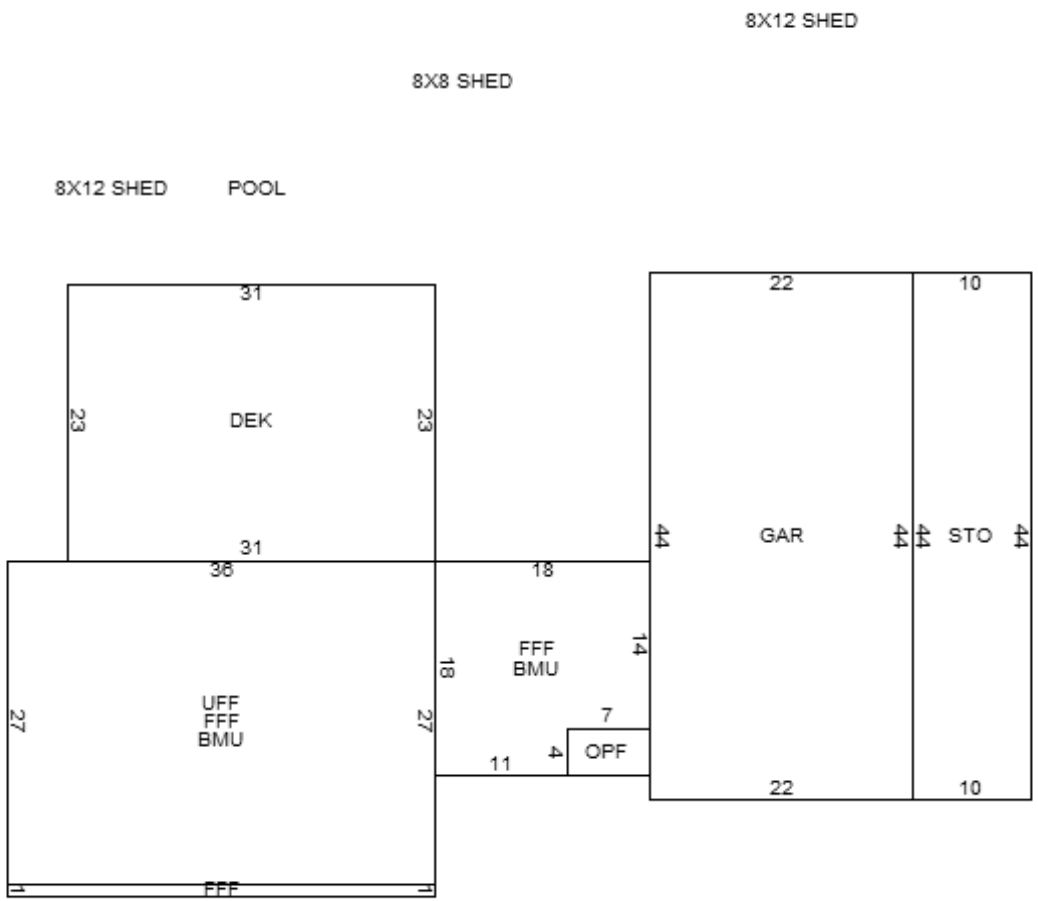
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL G**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**CLAP BOARD**				
Int:	**DRYWALL**				
Floor:	**CARPET/HARDWOOD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**4**	Baths:	**2.5**	Fixtures:	**9**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A3 AVG+30**				
Com. Wall:					
Size Adj:	**0.8706**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0756**
				Sq. Foot Cost:	**$ 98.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	972	1.00	972
FFF	FST FLR FIN	1304	1.00	1304
BMU	BSMNT	1268	0.15	190
OPF	OPEN PORCH	28	0.25	7
DEK	DECK/ENTRANCE	713	0.10	71
GAR	GARAGE	968	0.45	436
STO	STORAGE AREA	440	0.25	110
GLA:	**2,276**	**5,693**		**3,090**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 305,786**
Year Built:		**1963**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 259,900**

OWNER INFORMATION

FUHS KENNETH L II

5 CROSS ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/09/2018	4615	0138	Q I	200,000	BEAN GORDON TAMMY L &
07/14/2017	4492	589	Q I	200,000	POND ELMER H & BONITA L
08/08/1988	1401	799]	Q I		CARDINAL CARROLL & JAY

PICTURE

LISTING HISTORY

09/10/19 CRVM
02/04/13 HJRM
11/27/06 SMRL

NOTES

PUBLIC WATER & SEWER. GRAY; FD: ROOF NEEDS REPLACING, MINIMUM INSULATION, OUTDATED KITCHEN; 2013: SHED REMOVED; LNT= 9X24

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	720	24 x 30	82	34.00	75	15,055	
LEAN-TO	216	9 x 24	134	4.00	75	868	
						15,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 93,400	$ 17,000	$ 44,400
		Parcel Total:	$ 154,800
2018	$ 93,400	$ 17,000	$ 44,400
		Parcel Total:	$ 154,800
2019	**$ 126,100**	**$ 15,900**	**$ 59,700**
		Parcel Total:	**$ 201,700**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.850 ac	62,800	E	100	100	100	100	95 -- MILD	100	59,700	0	N	59,700	
	0.850 ac									59,700			**59,700**	

PICTURE

OWNER

FUHS KENNETH L II

5 CROSS ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

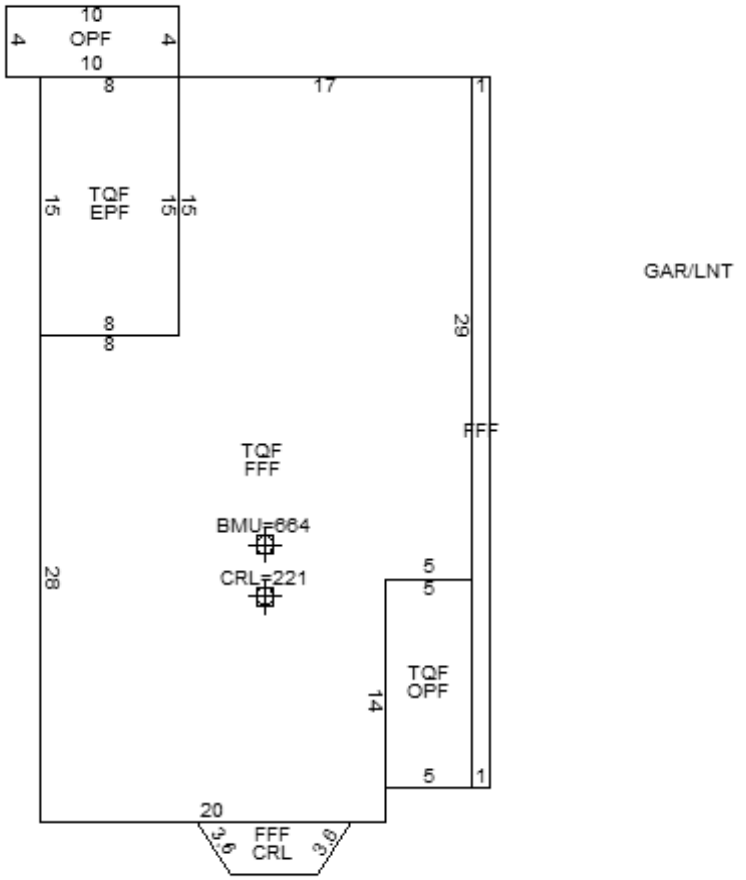
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**ASBEST SHNGL**				
Int:	**DRYWALL/PLASTERED**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**3**	Baths:	**1.5**	Fixtures:	**5**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A2 AVG+20**				
Com. Wall:					
Size Adj:	**0.9680**			Base Rate:	**RSA 92.00**
				Bldg. Rate:	**1.0245**
				Sq. Foot Cost:	**$ 94.26**



GAR/LNT

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	1065	0.75	799
OPF	OPEN PORCH	100	0.25	25
FFF	FST FLR FIN	947	1.00	947
BMU	BSMNT	664	0.15	100
CRL	CRAWL SPACE	242	0.05	12
EPF	ENCLOSED	120	0.70	84
GLA:	**1,746**	**3,138**		**1,967**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,409**
Year Built:		**1890**
Condition For Age:	GOOD	**32 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**32 %**
Building Value:		**$ 126,100**

OWNER INFORMATION

MIFSUD ROBERTA GOLD

11 BERRY CT

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/24/2019	4664	0541	Q I	221,000	WOODMAN JAMES R &
11/06/2015	4337	108	U I 35	58,000	FEDERAL NATL MTG ASSOC
06/08/2015	4298	577	U I 51	214,048	SHAKYA DORA
01/22/2007	3484	951	U I 99		SHAKYA DORA & SAYUJ
01/27/2005	3135	399	Q I	185,000	HUNTER WILLIAM F & JUD

PICTURE

LISTING HISTORY

01/31/13 HJRM
11/29/06 DJRL

NOTES

PUBLIC WATER & SEWER. YELLOW; FD: PARTIAL INSULATION, WET & DAMP BSMT; ATTIC WILL REMAIN UNFIN & USED FOR STORAGE -PER OWNER. 2013: INFO@DOOR; NEW ROOF APPROX 2007;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY/BSMT	264	12 x 22	121	34.00	65	7,060	
						7,100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 127,900	$ 10,600	$ 44,000
		Parcel Total:	$ 182,500
2018	$ 127,900	$ 10,600	$ 44,000
		Parcel Total:	$ 182,500
2019	**$ 162,800**	**$ 7,100**	**$ 59,000**
		Parcel Total:	**$ 228,900**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.760 ac	62,080	E	100	100	100	100	95 -- MILD	100	59,000	0	N	59,000	
	0.760 ac									59,000			**59,000**	

PICTURE

OWNER

MIFSUD ROBERTA GOLD

11 BERRY CT

FARMINGTON, NH 03835

TAXABLE DISTRICTS

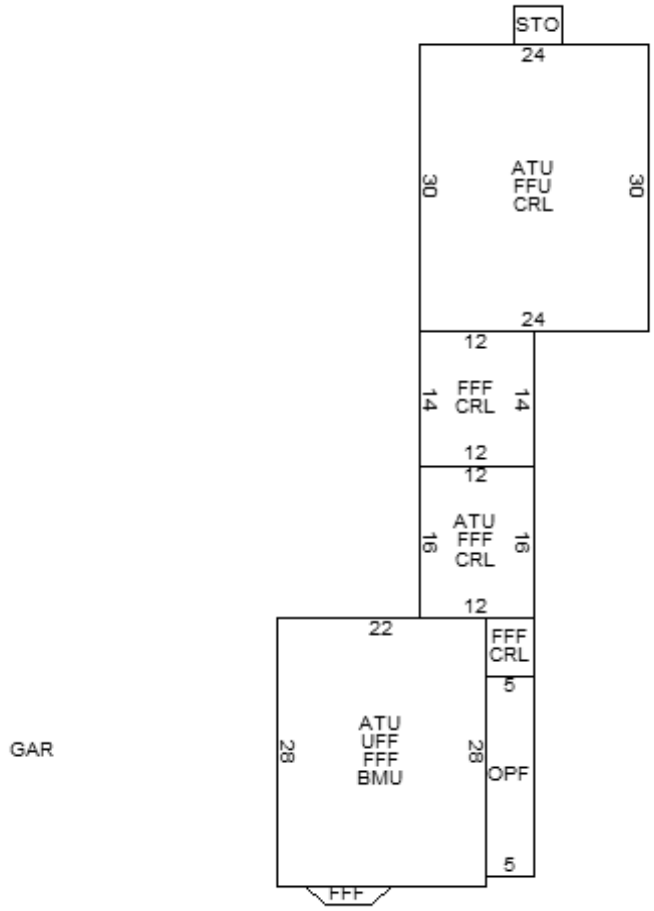
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY FRAME NEW ENGLAN**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**CLAP BOARD**		
Int:	**PLASTERED/DRYWALL**		
Floor:	**HARDWOOD/CARPET**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**3**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9264**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0136**
		Sq. Foot Cost:	**$ 93.25**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1528	0.10	153
UFF	UPPER FLR FIN	616	1.00	616
FFF	FST FLR FIN	1020	1.00	1020
BMU	BSMNT	616	0.15	92
OPF	OPEN PORCH	105	0.25	26
CRL	CRAWL SPACE	1110	0.05	56
FFU	FST FLR UNFIN	720	0.50	360
STO	STORAGE AREA	20	0.25	5
GLA:	**1,636**	**5,735**		**2,328**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 217,086**
Year Built:		**1880**
Condition For Age:	VERY GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 162,800**

OWNER INFORMATION

DONOVAN BEVERLY A

10 WEBSTER ST

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/26/2018	4611	0588	Q I	187,000	RYDLE KEVIN D & DONNA
01/05/2015	4267	0052	U I 99	155,000	FARMINGTON REALTY LLC,
01/30/2014	4194	0275	U I 37	55,200	JP MORGAN CHASE BANK N
06/27/2013	4141	0982	U I 51	68,000	EDWARDS JOHN M
11/03/2008	3690	0861	Q I	141,000	PLACE DOROTHY A ESTATE

PICTURE

LISTING HISTORY

09/30/19	CRVM	
05/18/16	CRPR	ADJ COND-REMOVE FUNC
02/01/13	HJRL	
11/30/06	DJRM	
06/20/03	DJRL	

NOTES

PUBLIC WATER & SEWER. WHITE; 2013 INVALID SALE; TIN CEILING AND CROWN MOULDING IN DR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY/LOFT/BSMT	480	24 x 20	93	30.00	80	10,714	
						10,700	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 97,900	$ 8,600	$ 45,000
		Parcel Total:	$ 151,500
2018	$ 97,900	$ 8,600	$ 45,000
		Parcel Total:	$ 151,500
2019	**$ 129,000**	**$ 10,700**	**$ 60,800**
		Parcel Total:	**$ 200,500**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	64,000	E	100	100	100	100	95 -- MILD	100	60,800	0	N	60,800	
	1.000 ac									60,800			**60,800**	

PICTURE

OWNER

DONOVAN BEVERLY A

10 WEBSTER ST

FARMINGTON, NH 03835

TAXABLE DISTRICTS

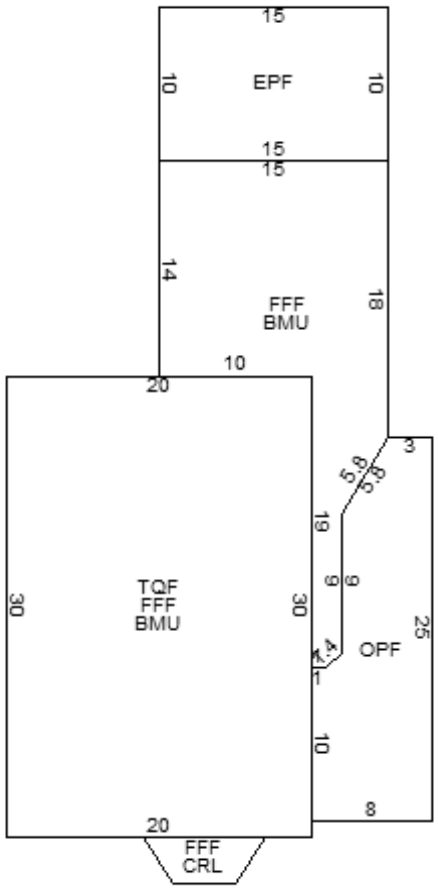
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY FRAME NEW ENGLAN**
Roof:	**GABLE OR HIP/ASPHALT**
Ext:	**VINYL SIDING**
Int:	**PLASTERED**
Floor:	**HARDWOOD/PINE/SOFT WD**
Heat:	**OIL/HOT WATER**
Bedrooms:	**3** Baths: **1.0** Fixtures: **3**
	Extra Kitchens: Fireplaces:
A/C:	**No** Generators:
Quality:	**A2 AVG+20**
Com. Wall:	
Size Adj:	**1.0270** Base Rate: **RSA 92.00**
	Bldg. Rate: **1.1594**
	Sq. Foot Cost: **$ 106.67**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	600	0.75	450
FFF	FST FLR FIN	885	1.00	885
BMU	BSMNT	867	0.15	130
CRL	CRAWL SPACE	18	0.05	1
OPF	OPEN PORCH	163	0.25	41
EPF	ENCLOSED	150	0.70	105
GLA:	**1,335**	**2,683**		**1,612**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,952**
Year Built:		**1880**
Condition For Age:	VERY GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 129,000**

OWNER INFORMATION

HENRY VIRGINIA

101 CHARLES STREET

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2018	4618	0126	Q I	65,000	GILMAN JEFFREY C
02/10/2017	4456	0011	U I 38	50,000	GILMAN MARTIN E & GAIL
04/23/2010	3828	0326	Q I	50,000	TIRRELL CARLETON W & S
06/06/2003	2768	388	Q I		TIRRELL CARL & GERTRUD

PICTURE

LISTING HISTORY

09/30/19	CRVM
09/25/19	CRHC
06/15/13	EORL
02/04/13	JDRM

NOTES

FD= OUTDATED INTERIOR, LACKS CLOSET SPACE, LAYOUT (SMALL BEDROOMS). 2/2013: 4 X 6 SHED, 4 X 8 SHED AND METAL SHED=N/V. 6/2013: 1/2 OF ROOF=3 YRS, OTHER 1/2=10 YRS. FURNACE, KITCHEN AND BATHS=ORIGINAL; INT COND/ORIG/AVE<EXT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	130	10 x 13	183	6.00	10	143	
						100	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 11,100	$ 2,300	$ 44,600
		Parcel Total:	$ 58,000
2018	$ 11,100	$ 2,300	$ 44,600
		Parcel Total:	$ 58,000
2019	**$ 16,600**	**$ 100**	**$ 48,000**
		Parcel Total:	**$ 64,700**

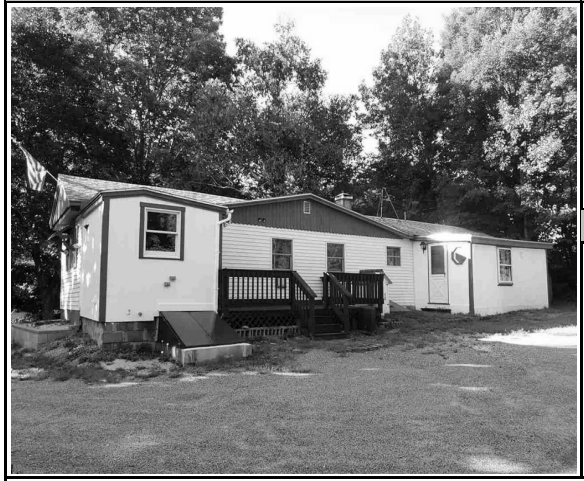
LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.900 ac	63,200	E	100	100	100	100	95 -- MILD	80	48,000	0	N	48,000	SHAPE
	0.900 ac									48,000			**48,000**	

PICTURE



OWNER

HENRY VIRGINIA

101 CHARLES STREET

FARMINGTON, NH 03835

TAXABLE DISTRICTS

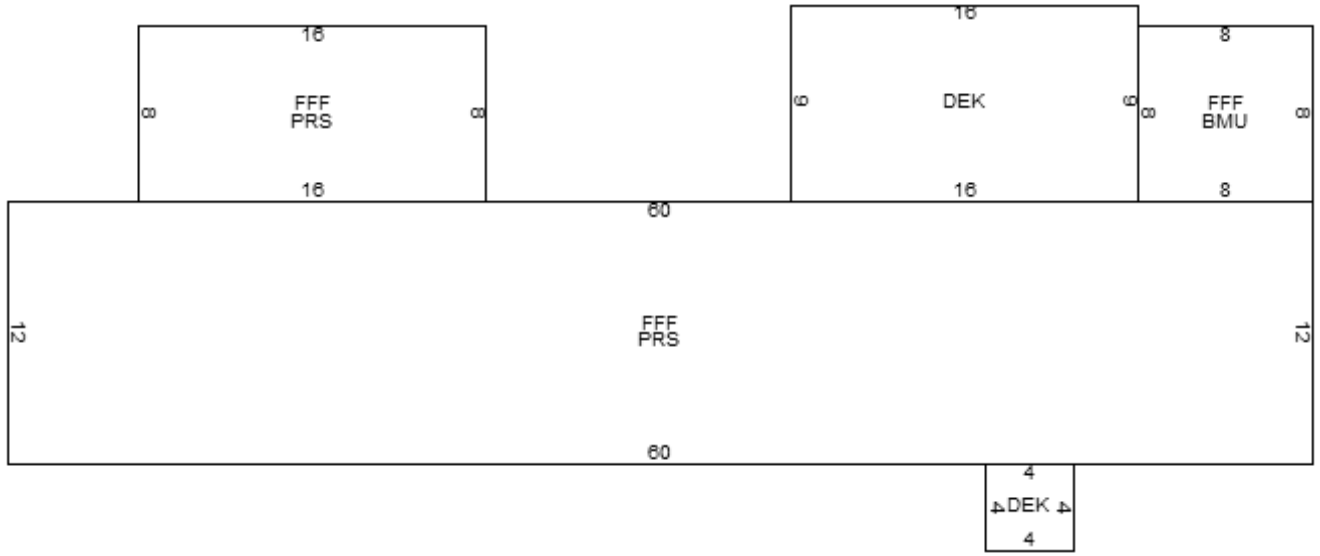
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	1.00 STORY FRAME MOBILE-SIN				
Roof:	GABLE OR HIP/ASPHALT				
Ext:	VINYL SIDING				
Int:	WALL BOARD				
Floor:	CARPET/LINOLEUM OR SIM				
Heat:	OIL/FA DUCTED				
Bedrooms:	3	Baths:	1.0	Fixtures:	4
		Extra Kitchens:		Fireplaces:	
A/C:	No			Generators:	
Quality:	B1 AVG-10				
Com. Wall:					
Size Adj:	1.1018			Base Rate:	MHS 72.00
				Bldg. Rate:	0.9192
				Sq. Foot Cost:	$ 66.18



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	912	1.00	912
PRS	PIER	848	-0.05	-42
BMU	BSMNT	64	0.15	10
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**912**	**1,984**		**896**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		$ 59,297
Year Built:		1970
Condition For Age:	AVERAGE	72 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		72 %
Building Value:		$ 16,600

OWNER INFORMATION

SICILIANO BRITTANY L

9 IAN S WAY

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2019	4661	0852	Q I	205,000	TATUM DAVID &
05/06/2008	3641	460	Q I	182,000	RSA DEVELOPMENT LLC
01/26/2006	3324	031	Q I		GOODWIN EUGENE & STEVE

PICTURE

LISTING HISTORY

12/10/12 JDRM

NOTES

PUBLIC WATER & SEWER. '12- N/C. 2015 CHANGED SITE VALUE TO LAND VALUE BASED ON ACREAGE LOTS 1-9

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
IANS WAY	1		100	12,000.00	100	12,000	
						12,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 112,700	$ 500	$ 30,000
		Parcel Total:	$ 143,200
2018	$ 112,700	$ 12,500	$ 17,900
		Parcel Total:	$ 143,100
2019	**$ 149,500**	**$ 12,000**	**$ 42,500**
		Parcel Total:	**$ 204,000**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.150 ac	40,666	F	110	100	100	100	95 -- MILD	100	42,500	0	N	42,500	
	0.150 ac									42,500			**42,500**	

PICTURE

OWNER

SICILIANO BRITTANY L

9 IAN S WAY

FARMINGTON, NH 03835

TAXABLE DISTRICTS

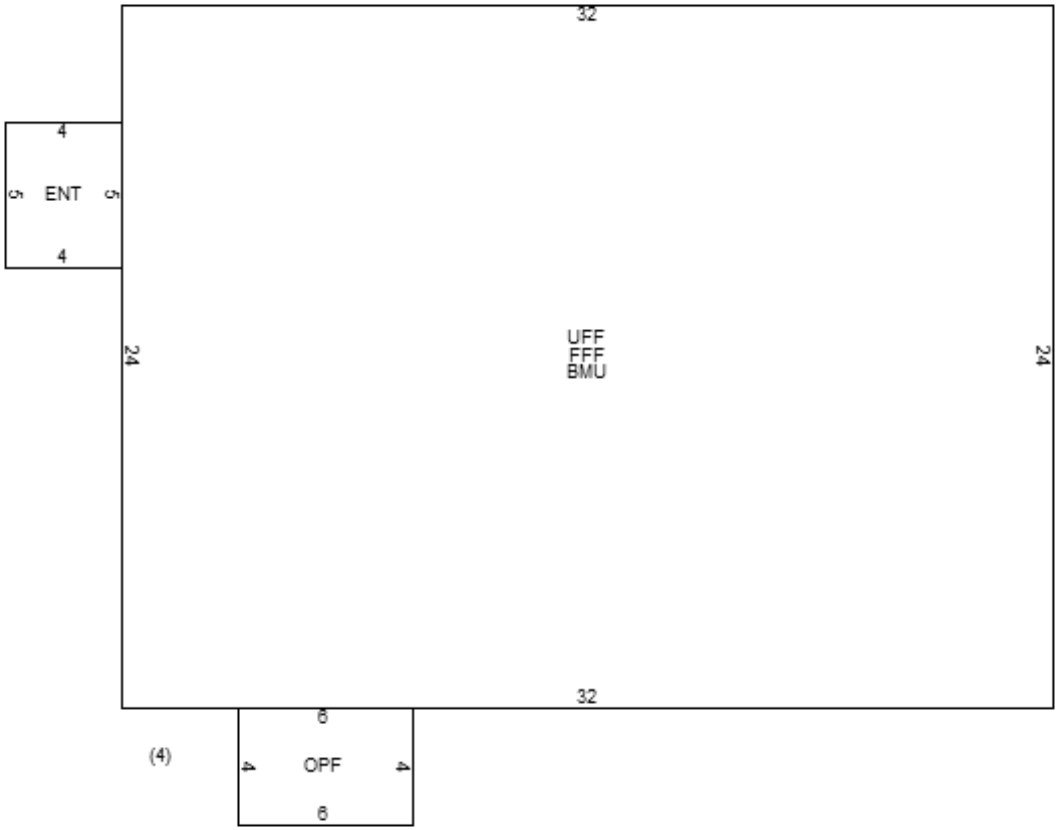
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/LINOLEUM OR SIM**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**1.0177**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.1255**
		Sq. Foot Cost:	**$ 103.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	768	1.00	768
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	768	0.15	115
OPF	OPEN PORCH	24	0.25	6
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,536**	**2,348**		**1,659**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,789**
Year Built:		**2007**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 149,500**

OWNER INFORMATION

BLAIR DIANE

11 IANS WAY

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2019	4662	0165	Q I	220,000	FOSTER TYSON W &
03/17/2008	3625	713	Q I	195,800	RSA DEVELOPMENT LLC
01/26/2006	3324	031	Q I		GOODWIN EUGENE & STEVE

PICTURE

LISTING HISTORY

12/10/12 JDRM

NOTES

PUBLIC WATER & SEWER. '12- N/C. 2015 CHANGED SITE VALUE TO LAND VALUE BASED ON ACREAGE LOTS 1-9

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
IANS WAY	1		100	12,000.00	100	12,000	
						12,000	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 122,500	$ 500	$ 30,000
		Parcel Total:	$ 153,000
2018	$ 122,500	$ 12,500	$ 18,100
		Parcel Total:	$ 153,100
2019	**$ 161,400**	**$ 12,000**	**$ 48,300**
		Parcel Total:	**$ 221,700**

LAND VALUATION

LAST REVALUATION: 2019

Zone: UR URBAN RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **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	0.210 ac	46,266	F	110	100	100	100	95 -- MILD	100	48,300	0	N	48,300	
	0.210 ac									48,300			**48,300**	

PICTURE

OWNER

BLAIR DIANE

11 IANS WAY

FARMINGTON, NH 03835

TAXABLE DISTRICTS

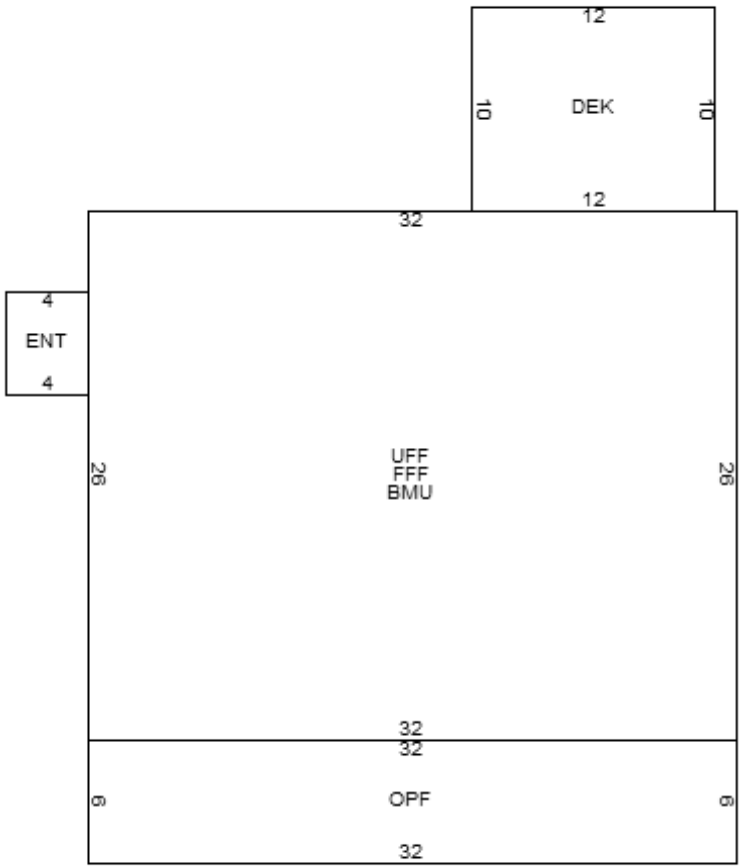
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY FRAME COLONIAL**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/LINOLEUM OR SIM**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A2 AVG+20**		
Com. Wall:			
Size Adj:	**0.9848**	Base Rate:	**RSA 92.00**
		Bldg. Rate:	**1.0891**
		Sq. Foot Cost:	**$ 100.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	832	1.00	832
FFF	FST FLR FIN	832	1.00	832
BMU	BSMNT	832	0.15	125
OPF	OPEN PORCH	192	0.25	48
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,664**	**2,828**		**1,851**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,470**
Year Built:		**2007**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 161,400**

OWNER INFORMATION

BROWNELL JEREMY G

52 WHITE BIRCH LANE

FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/11/2019	4660	0846	Q I	186,000	FAWCETT KIMBERLY A &
03/21/2016	4366	650	U I 89	153,000	WOODMAN JAMES &
07/22/2015	4310	442	U I 35	69,600	SECRETARY OF VETERANS
11/26/2014	4259	551	U I 51	102,060	FORD SHERRI A
06/10/2014	4214	0688	U I 38		FORD BRIAN E & SHERRI A

PICTURE

LISTING HISTORY

05/18/16	CRPR
01/18/13	JDRM
11/06/06	PDRM
01/06/04	DWAB

NOTES

PRIVATE WATER SUPPLY & SEPTIC. 2015 REMOVED SHEDS PER TAXPAYER. 2016 PKUP REVIEW PROPERTY; 5/16; REMOVED METAL SHED; INC COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	450	15 x 30	96	30.00	65	8,424	
SHED-METAL	130	10 x 13	183	6.00	100	1,427	
						9,900	

MUNICIPAL SOFTWARE BY AVITAR

FARMINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 98,100	$ 8,600	$ 47,500
		Parcel Total:	$ 154,200
2018	$ 98,100	$ 8,600	$ 47,500
		Parcel Total:	$ 154,200
2019	**$ 113,400**	**$ 9,900**	**$ 51,800**
		Parcel Total:	**$ 175,100**

LAND VALUATION

LAST REVALUATION: 2019

Zone: SR SUBURB RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	64,000	D	90	100	95	95	95 -- MILD	100	49,400	0	N	49,400	
1F RES	1.260 ac	x 2,000	X	100				95 -- MILD	100	2,400	0	N	2,400	
	2.260 ac									51,800			**51,800**	

PICTURE

OWNER

BROWNELL JEREMY G

52 WHITE BIRCH LANE

FARMINGTON, NH 03835

TAXABLE DISTRICTS

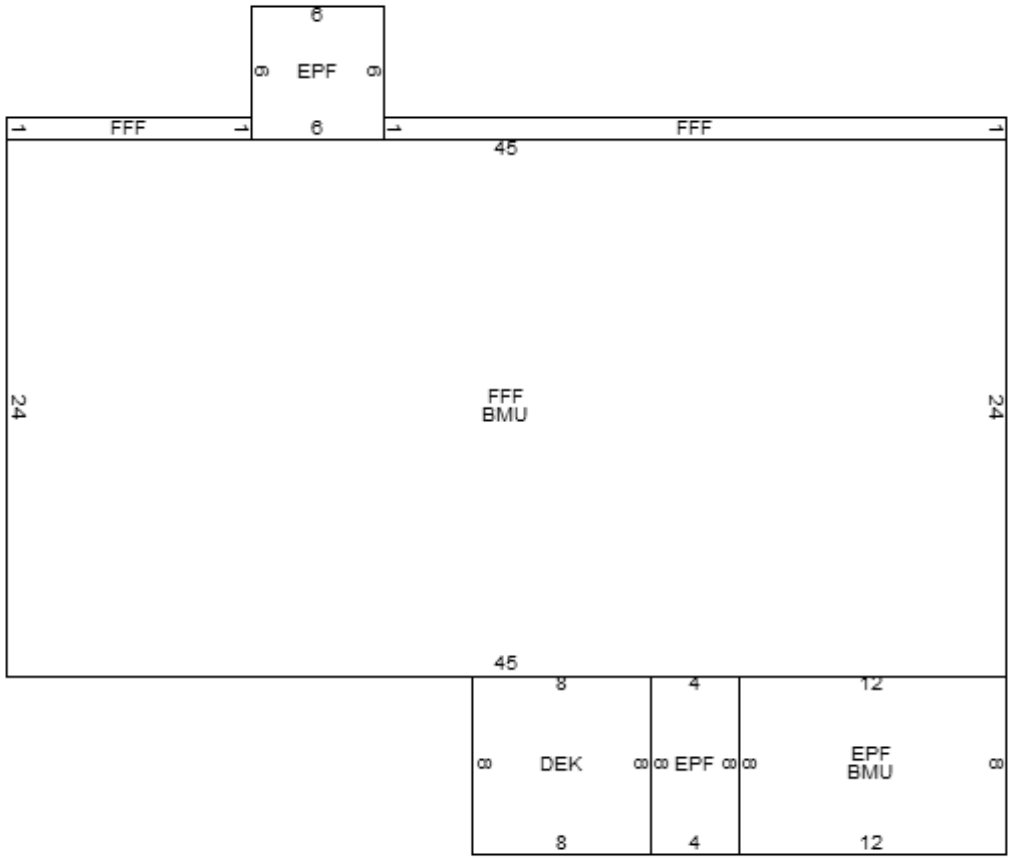
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.00 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/PREFAB METALS**				
Ext:	**VINYL SIDING**				
Int:	**DRYWALL**				
Floor:	**CARPET/LINOLEUM OR SIM**				
Heat:	**OIL/FA DUCTED**				
Bedrooms:	**2**	Baths:	**1.0**	Fixtures:	**3**
	Extra Kitchens:			Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A0 AVG**				
Com. Wall:					
Size Adj:	**1.0722**		Base Rate:		**RSA 92.00**
			Bldg. Rate:		**1.0491**
			Sq. Foot Cost:		**$ 96.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1119	1.00	1119
BMU	BSMNT	1176	0.15	176
EPF	ENCLOSED	164	0.70	115
DEK	DECK/ENTRANCE	64	0.10	6
GLA:	**1,119**	**2,523**		**1,416**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 136,672**
Year Built:		**1980**
Condition For Age:	GOOD	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 113,400**

SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01			
Description:	AR AGRI RES	$ 16,000 @	0.010 ac
Lot Size:	3.00	$ 36,000 @	0.100 ac
Frontage:	250	$ 50,000 @	0.250 ac
Lot Price:	$ 68,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 68	$ 66,000 @	2.000 ac
View:	$ 100,000	$ 68,000 @	3.000 ac
		$ 68,000 @	3.000 ac
		$ 68,000 @	3.000 ac

Zone 02			
Description:	SR SUBURB RES	$ 16,000 @	0.010 ac
Lot Size:	1.00	$ 36,000 @	0.100 ac
Frontage:	150	$ 50,000 @	0.250 ac
Lot Price:	$ 64,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 106	$ 64,000 @	1.000 ac
View:	$ 100,000	$ 64,000 @	1.000 ac
		$ 64,000 @	1.000 ac
		$ 64,000 @	1.000 ac

Zone 03			
Description:	RR RURAL RES	$ 16,000 @	0.010 ac
Lot Size:	1.00	$ 36,000 @	0.100 ac
Frontage:	150	$ 50,000 @	0.250 ac
Lot Price:	$ 64,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 106	$ 64,000 @	1.000 ac
View:	$ 100,000	$ 64,000 @	1.000 ac
		$ 64,000 @	1.000 ac
		$ 64,000 @	1.000 ac

Zone 04			
Description:	UR URBAN RES	$ 16,000 @	0.010 ac
Lot Size:	1.00	$ 36,000 @	0.100 ac
Frontage:	75	$ 50,000 @	0.250 ac
Lot Price:	$ 64,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 213	$ 64,000 @	1.000 ac
View:	$ 100,000	$ 64,000 @	1.000 ac
		$ 64,000 @	1.000 ac
		$ 64,000 @	1.000 ac

Zone 05			
Description:	VC VILLAGE CENTER	$ 16,000 @	0.010 ac
Lot Size:	0.25	$ 36,000 @	0.100 ac
Frontage:	50	$ 50,000 @	0.250 ac
Lot Price:	$ 50,000	$ 50,000 @	0.250 ac
Excess Acreage:	$ 2,000	$ 50,000 @	0.250 ac
Excess Frontage:	$ 200	$ 50,000 @	0.250 ac
View:	$ 100,000	$ 50,000 @	0.250 ac
		$ 50,000 @	0.250 ac
		$ 50,000 @	0.250 ac

Zone 06			
Description:	CB COMM BUSINESS	$ 16,000 @	0.010 ac
Lot Size:	2.00	$ 36,000 @	0.100 ac
Frontage:	275	$ 50,000 @	0.250 ac
Lot Price:	$ 66,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 60	$ 66,000 @	2.000 ac
View:	$ 100,000	$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac

Zone 07			
Description:	IB INDUS BUSINESS	$ 16,000 @	0.010 ac
Lot Size:	2.00	$ 36,000 @	0.100 ac
Frontage:	275	$ 50,000 @	0.250 ac
Lot Price:	$ 66,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 60	$ 66,000 @	2.000 ac
View:	$ 100,000	$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac

Zone 08			
Description:	CIBO COMM/INDUS	$ 16,000 @	0.010 ac
Lot Size:	2.00	$ 36,000 @	0.100 ac
Frontage:	275	$ 50,000 @	0.250 ac
Lot Price:	$ 66,000	$ 60,000 @	0.500 ac
Excess Acreage:	$ 2,000	$ 64,000 @	1.000 ac
Excess Frontage:	$ 60	$ 66,000 @	2.000 ac
View:	$ 100,000	$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac
		$ 66,000 @	2.000 ac

Land Use Codes

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

Neighborhoods

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

Site Modifiers

Code	Description	Factor
A	AVERAGE	100
E	EXCELLENT	115
F	FAIR	95
G	GOOD	105
N	N/A	100
P	POOR	90
UND	UND/WDS	70
UND/C	UND/CLR	75
Y	VERY GOOD	110

Topography Modifiers

Code	Description	Factor
A	LEVEL	100
F	MILD	95
G	ROLLING	90
P	MODERATE	85
S	SEVERE	50
Y	STEEP	70

Road Modifiers

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

Driveway Modifiers

Code	Description	Factor
A	PAVED	100
F	DIRT/GRAVEL	95
G	STONE	100
N	N/A	100
P	BRICK	105
ST	STREET PARKING	80
U	UND	90
Y	CONCRETE	100
Z	PAVERS/COBBLE STON	110

Current Use Codes

Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	$ 1,000.00	$ 3,916.00
CUFL	FARM LAND	$ 25.00	$ 425.00
CUMH	MNGD HARDWD	$ 34.00	$ 52.00
CUMO	MNGD OTHER	$ 23.00	$ 34.00
CUMW	MNGD PINE	$ 71.00	$ 106.00
CUUH	UNMNGD HARDWD	$ 57.00	$ 86.00
CUUL	UNPRODUCTIVE	$ 23.00	$ 23.00
CUUO	UNMNGD OTHER	$ 38.00	$ 57.00
CUUW	UNMNGD PINE	$ 118.00	$ 176.00
CUWL	WETLANDS	$ 23.00	$ 23.00

View Subjects

Code	Description	Factor
HIL	HILLS	90
LAK	LAKES	90
MTNS	MOUNTAINS	100
MTNLA	MOUNTAINS/LAKE	110

View Widths

Code	Description	Factor
AVG	AVERAGE	60
NAR	NARROW	30
PAN	PANORAMIC	120
TUN	TUNNEL	10
WD	WIDE	100

View Depths

Code	Description	Factor
D100	D100	100
D25	D25	25
D50	D50	50
D75	D75	75

View Distances

Code	Description	Factor
CLS	CLOSE / NEAR	90
DST	DISTANT	100
EXT	EXTREME	110

Water Body Frontage Foot Factors

Water Body Name	Base Value	Frontage Feet	Factor
BAXTER LAKE	$ 124,000		
		1 ft.	25
		10 ft.	45
		60 ft.	80
		75 ft.	90
		100 ft.	100
		150 ft.	110
		175 ft.	115
		250 ft.	135
		500 ft.	130
COCHECO RIVER	$ 10,000		
		1 ft.	25
		10 ft.	45
		60 ft.	80
		75 ft.	90
		100 ft.	100
		500 ft.	120
ELA RIVER	$ 10,000		
		1 ft.	25
		10 ft.	45
		60 ft.	80
		75 ft.	90
		100 ft.	100
		500 ft.	120
MAD RIVER	$ 10,000		
		1 ft.	25
		10 ft.	45
		60 ft.	80
		75 ft.	90
		100 ft.	100
		500 ft.	120
RESERVOIR POND	$ 0		
		1 ft.	1
		200 ft.	36
		1,000 ft.	50

Water Frontage Access

Code	Description	Factor
BCH	ACCESS FAR	50
BCH3	ACCESS NEAR	175
ESMT	EASEMENT	50
AVG	OWNED	100
REC	RECREATIONAL	25
SHR	SHARED	80
UND	UNDEVELOPED	50

Water Frontage Location

Code	Description	Factor
CHAN	CHANNEL	90
COV	COVE	110
ISL	ISLAND	60
MAIN	MAIN BODY	100
PEN	PENINSULA	120

Water Frontage Topography

Code	Description	Factor
AVG	AVERAGE	100
BCH	BEACH	120
BCHLD	BEACH/LANDSCAPED	140
GRASS	GRASS	110
GRSBC	GRASS/BEACH	125
GRSLD	GRASS/LANDSCAPED	125
LNSC	LANDSCAPED	115
NAT	NATURAL	80

Farmington

Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	97.00	71	81.00	132	69.00	193	61.00	254	54.00
11	96.00	72	81.00	133	69.00	194	61.00	255	54.00
12	96.00	73	80.00	134	69.00	195	61.00	256	54.00
13	96.00	74	80.00	135	69.00	196	60.00	257	54.00
14	96.00	75	80.00	136	69.00	197	60.00	258	54.00
15	95.00	76	80.00	137	69.00	198	60.00	259	54.00
16	95.00	77	80.00	138	68.00	199	60.00	260	54.00
17	95.00	78	79.00	139	68.00	200	60.00	261	53.00
18	94.00	79	79.00	140	68.00	201	60.00	262	53.00
19	94.00	80	79.00	141	68.00	202	60.00	263	53.00
20	94.00	81	79.00	142	68.00	203	60.00	264	53.00
21	93.00	82	79.00	143	68.00	204	60.00	265	53.00
22	93.00	83	78.00	144	68.00	205	59.00	266	53.00
23	93.00	84	78.00	145	67.00	206	59.00	267	53.00
24	93.00	85	78.00	146	67.00	207	59.00	268	53.00
25	92.00	86	78.00	147	67.00	208	59.00	269	53.00
26	92.00	87	78.00	148	67.00	209	59.00	270	53.00
27	92.00	88	77.00	149	67.00	210	59.00	271	53.00
28	91.00	89	77.00	150	67.00	211	59.00	272	52.00
29	91.00	90	77.00	151	67.00	212	59.00	273	52.00
30	91.00	91	77.00	152	66.00	213	58.00	274	52.00
31	91.00	92	77.00	153	66.00	214	58.00	275	52.00
32	90.00	93	76.00	154	66.00	215	58.00	276	52.00
33	90.00	94	76.00	155	66.00	216	58.00	277	52.00
34	90.00	95	76.00	156	66.00	217	58.00	278	52.00
35	90.00	96	76.00	157	66.00	218	58.00	279	52.00
36	89.00	97	76.00	158	66.00	219	58.00	280	52.00
37	89.00	98	75.00	159	65.00	220	58.00	281	52.00
38	89.00	99	75.00	160	65.00	221	58.00	282	52.00
39	88.00	100	75.00	161	65.00	222	57.00	283	51.00
40	88.00	101	75.00	162	65.00	223	57.00	284	51.00
41	88.00	102	75.00	163	65.00	224	57.00	285	51.00
42	88.00	103	74.00	164	65.00	225	57.00	286	51.00
43	87.00	104	74.00	165	65.00	226	57.00	287	51.00
44	87.00	105	74.00	166	64.00	227	57.00	288	51.00
45	87.00	106	74.00	167	64.00	228	57.00	289	51.00
46	87.00	107	74.00	168	64.00	229	57.00	290	51.00
47	86.00	108	74.00	169	64.00	230	57.00	291	51.00
48	86.00	109	73.00	170	64.00	231	56.00	292	51.00
49	86.00	110	73.00	171	64.00	232	56.00	293	51.00
50	86.00	111	73.00	172	64.00	233	56.00	294	51.00
51	85.00	112	73.00	173	63.00	234	56.00	295	50.00
52	85.00	113	73.00	174	63.00	235	56.00	296	50.00
53	85.00	114	72.00	175	63.00	236	56.00	297	50.00
54	85.00	115	72.00	176	63.00	237	56.00	298	50.00
55	85.00	116	72.00	177	63.00	238	56.00	299	50.00
56	84.00	117	72.00	178	63.00	239	56.00	300	50.00
57	84.00	118	72.00	179	63.00	240	56.00		
58	84.00	119	72.00	180	63.00	241	55.00		
59	84.00	120	71.00	181	62.00	242	55.00		
60	83.00	121	71.00	182	62.00	243	55.00		
61	83.00	122	71.00	183	62.00	244	55.00		
62	83.00	123	71.00	184	62.00	245	55.00		
63	83.00	124	71.00	185	62.00	246	55.00		
64	82.00	125	71.00	186	62.00	247	55.00		
65	82.00	126	70.00	187	62.00	248	55.00		
66	82.00	127	70.00	188	61.00	249	55.00		
67	82.00	128	70.00	189	61.00	250	55.00		
68	82.00	129	70.00	190	61.00	251	54.00		
69	81.00	130	70.00	191	61.00	252	54.00		
70	81.00	131	70.00	192	61.00	253	54.00		

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Description	Rate	DPR
79-D HISTORIC BARN	0.00 ea	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
APPLE TREE	15,000.00 ea	0.00
BARN-1.75 BASEMENT	32.00 sf	0.00
BARN-1.75STY	30.00 sf	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMT	20.00 sf	40.00
BARN-1STRY/LOFT	22.00 sf	40.00
BARN-1STRY/LOFT/BSMT	24.00 sf	40.00
BARN-2STRY	26.00 sf	40.00
BARN-2STRY/BSMT	28.00 sf	40.00
BARN-2STRY/LOFT	29.00 sf	40.00
BARN-2STRY/LOFT/BSMT	30.00 sf	40.00
BATH HOUSE	25.00 sf	50.00
BB COURT	18,000.00 ea	0.00
BEAVER P MH SITE	-6,000.00 ea	0.00
BILBRDSV	4,500.00 ea	0.00
BILLBOARD DOUBLE	9,000.00 ea	0.00
BOAT DOCKS COMM	10.00 sf	50.00
BOAT HOUSE	30.00 sf	0.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	0.00
CAMPER	40.00 sf	0.00
CANOPY	23.00 sf	60.00
CARPORT METAL	8.00 sf	50.00
CARPORT WOOD	11.00 sf	50.00
CARRIAGE HOUSE CONDO	18,000.00 ea	0.00
CELL TOWER	175,000.00 ea	0.00
COLD STORAGE	50.00 sf	0.00
COMM CANOPY	45.00 sf	0.00
COMM GENERATOR	10,000.00 ea	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
DECK	7.00 sf	50.00
DRIVE UP WINDOW	10,000.00 ea	0.00
D-UP W/PNEUMATIC	19,000.00 ea	0.00
ELEVATOR/FREIGHT	30,000.00 ea	0.00
ELEVATOR/PASSENGER	20,000.00 ea	0.00
F/W TANKS, GALLONS	3.00 ea	50.00
FARMINGTON RIDGE IVY	-6,000.00 ea	0.00
FARMINGTON RIDGE SYC	-6,000.00 ea	0.00
FARMINGTON WOODS	68,700.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 ea	75.00
FIREPLACE 1-CUST	5,000.00 ea	0.00
FIREPLACE 1-STAND	3,000.00 ea	0.00
FIREPLACE 2-CUST	8,500.00 ea	0.00
FIREPLACE 2-STAND	5,000.00 ea	0.00
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	60.00
GARAGE-1 STY	30.00 sf	60.00
GARAGE-1 STY/ATTIC	33.00 sf	60.00
GARAGE-1 STY/BSMT	34.00 sf	60.00
GARAGE-1.5 STY	34.00 sf	60.00
GARAGE-1.5 STY/BSMT	35.00 sf	60.00
GARAGE-1.75 STY	35.00 sf	0.00
GARAGE-1.75 STY/BSMT	38.00 sf	0.00
GARAGE-2 STY	36.00 sf	60.00
GARAGE-2 STY/BSMT	39.00 sf	60.00
GARAGE-ATTIC/BSMT	35.00 sf	60.00
GAZEBO	12.00 sf	0.00
GREENHOUSE GLASS	24.00 sf	0.00
GREENHOUSE POLY	5.00 sf	40.00
HALLEY ESTATE	15,000.00 ea	0.00
HANGER	27.00 sf	0.00
HOT TUB	1,500.00 ea	0.00
IANS WAY	12,000.00 ea	0.00
KENNELS	12.00 sf	50.00

Description	Rate	DPR
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS-P LOT-DOUBLE	2,700.00 ea	0.00
LIGHTS-P LOT-QUAD	4,700.00 ea	0.00
LIGHTS-P LOT-SINGLE	1,700.00 ea	0.00
LIGHTS-P LOT-TRIPLE	3,700.00 ea	0.00
LOAD LEVELER	2,900.00 ea	0.00
LOADING DOCKS	5,000.00 ea	50.00
MY AMMENITY	15,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	0.00
PEACEFUL PINES	-6,000.00 ea	0.00
POLE BARN	8.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	60.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	15.00 sf	0.00
PPINES MH SITES	30,000.00 ea	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
QUONSET	24.00 sf	0.00
RESERVOIR CONDO	10,000.00 ea	0.00
RIDGE ROAD	15,000.00 ea	0.00
RIDING ARENA	18.00 sf	0.00
RIVERSIDE	18,000.00 ea	0.00
SAUNA	75.00 sf	50.00
SCALE 40 TON	43,000.00 ea	0.00
SCALE 50 TON	48,700.00 ea	0.00
SCALE 60 TON	55,000.00 ea	0.00
SCALE 70 TON	63,500.00 ea	0.00
SCREENHOUSE	14.00 sf	50.00
SHED-EQUIPMENT	8.00 sf	50.00
SHED-METAL	6.00 sf	60.00
SHED-VINYL	7.00 sf	0.00
SHED-WOOD	10.00 sf	60.00
SHOP-AVG	18.00 sf	60.00
SHOP-EX	25.00 sf	60.00
SHOP-GOOD	21.00 sf	60.00
SILO-BRICK	32.00 sf	40.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SKY VIEW	25,000.00 ea	0.00
SOLAR ELEC FIXED	600.00 ea	0.00
SOLAR ELEC-TRACKING	600.00 ea	0.00
SOLAR WATER	600.00 ea	0.00
SPRINKLERED AREA	3.00 sf	0.00
STABLES	21.00 sf	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOWER TENANT	85,000.00 ea	0.00
TROTTING PARK	30,000.00 ea	0.00
VAULTS	150.00 sf	75.00
WATER RIGHTS	9,500.00 ea	0.00
WOOD FURNACE	5,000.00 ea	0.00

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

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Building Base Rate Codes & Values

Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.50	82.00	COM
CBA	BANKS	1.00	150.00	COM
CCC	RESIDENTIAL	1.45	92.00	RES
CCH	CHURCHES	1.00	105.00	COM
CCL	LAUNDRY MAT	1.25	110.00	COM
CCS	CONVENIENCE STORES	1.25	74.00	COM
CCW	CAR WASH	1.00	110.00	COM
CFF	FAST FOOD/ DRIVE INS	1.25	110.00	COM
CGB	GOVT BUILDING	1.00	78.00	COM
CGS	GAS/MINI MART	1.15	208.00	COM
CID	INDUSTRIALS	1.50	35.00	IND
CIN	INN/ BED&BREAKFAST	1.00	95.00	COM
CLC	LODGE/ CLUBS	1.25	80.00	COM
CLM	LIGHT MANUFACTURING	1.25	54.00	IND
CMF	RES MULTI-FAMILY	2.50	92.00	RES
CMT	MOTEL	1.25	73.00	COM
CMW	MINI WAREHOUSE	0.50	48.00	COM
COF	OFFICES	1.00	78.00	COM
CPO	POST OFFICE	1.25	150.00	COM
CRS	RESTAURANTS	1.25	78.00	COM
CSG	SERVICE GARAGE	1.25	38.00	COM
CST	STORES	1.25	72.00	COM
CSU	SPECIAL USE	1.00	100.00	COM
CTA	STORE/APTS	1.25	72.00	COM
CWA	WAREHOUSE	1.25	38.00	IND
EDW	EXEMPT-MHD	3.00	78.00	RES
ESM	EXEMPT-MHS	4.00	72.00	MFH
EXA	MISC. EXEMPT	1.00	50.00	RES
EXF	FIRESTATION BLDGS	1.00	125.00	RES
EXG	EXEMPT SERVICE GAR	1.25	38.00	COM
EXJ	EX RESIDENTIAL	1.40	92.00	RES
EXM	MUNICIPAL BUILDINGS	1.00	90.00	RES
EXP	POLICE STATION	1.00	125.00	RES
EXS	SCHOOLS/ COLLEGES	1.00	182.00	COM
EXZ	MEDICAL OFFICE	1.00	135.00	COM
IMF	LIGHT MANUFACTURING	1.25	65.00	IND
IWA	WAREHOUSE	1.25	38.00	IND
MCP	CAMPER	5.00	48.00	MFH
MHD	DOUBLE WIDE MH	3.00	78.00	RES
MHS	SINGLE WIDE MH	4.00	72.00	MFH
RCD	CONDOMINIUMS	1.40	92.00	RES
RCT	CONDO TOWNHOUSES	1.40	92.00	RES
RMF	MULTI-FAMILY	2.50	92.00	RES
RSA	RESIDENTIAL	1.40	92.00	RES

Building Sub Area Codes & Values

Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
CAN	CANOPY	0.25
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRY WAY	0.10
EPF	ENCLOSED PORCH	0.70
EPU	COVERED BSMNT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTACHED	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.25
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
PRS	PIER FOUNDATION	-0.05
RBF	RAISED BSMNT FIN	0.50
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLB FOUNDATION	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.35
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.50
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
A9	LUXURIOUS	2.50
AA	SPECIAL USE	3.00

Building Story Codes & Values

Code	Description	Factor
A	1.00 STORY FRAME	1.03
B	1.50 STORY FRAME	0.98
C	1.75 STORY FRAME	0.98
D	2.00 STORY FRAME	0.96
E	2.50 STORY FRAME	0.94
F	2.75 STORY FRAME	0.93
G	3.00 STORY FRAME	0.92
H	3.50+ STORY FRAME	0.85
I	SPLIT LEVEL	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 MEMBRANE	5.00
N	HIGH QUALITY COMP	7.00
S	STANDING SEAM	7.00

Building Exterior Wall Materials

Code	Description	Points
1	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/T111	32.00
L	WOOD SHINGLE	34.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
W	MASONITE	28.00
X	CEMENT CLAPBOARD	36.00
Z	STONE VENEER	38.00

Building Frame Materials

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

Commercial Wall Factor Increases 2.1% per foot above 12 feet.

Building Interior Wall Materials

Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
F	PLYWOOD/PANEL	27.00
G	WOOD/LOG	30.00
H	AVERAGE FOR USE	22.00
J	CONCRETE	8.00
N	OTHER	30.00

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
I	SLATE	12.00
J	LAMINATE/VINYL	9.00
K	VCT	12.00

Building Heating Fuel Types

Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	NONE	0.00
U	UNKNOWN	1.00

Building Heating System Types

Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
I	WALL FURNACE	3.00
O	OTHER	4.00
T	HEAT PUMP	8.00

Building Accessories

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

Building Bedroom & Bathroom Points

Bathrooms	Bedrooms 0	1	2	3	4	> 4
0.0	0	2	3	4	5	6
0.5	6	7	7	8	8	9
1.0	9	10	10	11	11	12
1.5	12	11	12	13	14	15
2.0	13	12	13	14	15	16
2.5	14	13	13	14	15	16
3.0	15	14	14	15	16	17
3.5	16	14	14	15	16	17
4.0	17	14	15	16	17	18
> 4.0	18	14	15	16	17	18

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.

Farmington

Residential Building Area Size Adjustment Factors

Median Effective Area = 1757sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
160	4.00	225	3.04	312	2.39	507	1.74	1,352	1.09
161	3.98	226	3.03	314	2.38	512	1.73	1,387	1.08
162	3.96	227	3.02	316	2.37	517	1.72	1,425	1.07
163	3.94	228	3.01	318	2.36	522	1.71	1,464	1.06
164	3.92	229	3.00	319	2.35	527	1.70	1,506	1.05
165	3.90	230	2.99	321	2.34	532	1.69	1,550	1.04
166	3.88	231	2.98	323	2.33	538	1.68	1,597	1.03
167	3.86	232	2.97	325	2.32	543	1.67	1,647	1.02
168	3.84	233	2.96	327	2.31	549	1.66	1,700	1.01
169	3.82	234	2.95	329	2.30	555	1.65	1,757	1.00
170	3.80	235	2.94	332	2.29	561	1.64	1,818	0.99
171	3.79	236	2.93	334	2.28	567	1.63	1,883	0.98
172	3.77	237	2.92	336	2.27	573	1.62	1,952	0.97
173	3.75	239	2.91	338	2.26	579	1.61	2,027	0.96
174	3.73	240	2.90	340	2.25	586	1.60	2,108	0.95
175	3.72	241	2.89	342	2.24	592	1.59	2,196	0.94
176	3.70	242	2.88	345	2.23	599	1.58	2,292	0.93
177	3.68	243	2.87	347	2.22	606	1.57	2,396	0.92
178	3.66	244	2.86	349	2.21	613	1.56	2,510	0.91
179	3.65	245	2.85	351	2.20	620	1.55	2,635	0.90
180	3.63	246	2.84	354	2.19	627	1.54	2,774	0.89
181	3.62	247	2.83	356	2.18	635	1.53	2,928	0.88
182	3.60	249	2.82	359	2.17	643	1.52	3,101	0.87
183	3.58	250	2.81	361	2.16	651	1.51	3,294	0.86
184	3.57	251	2.80	364	2.15	659	1.50	3,514	0.85
185	3.55	252	2.79	366	2.14	667	1.49	3,765	0.84
186	3.54	253	2.78	369	2.13	676	1.48	4,055	0.83
187	3.52	255	2.77	371	2.12	685	1.47	4,393	0.82
188	3.51	256	2.76	374	2.11	694	1.46	4,792	0.81
189	3.49	257	2.75	376	2.10	703	1.45	5,271	0.80
190	3.48	258	2.74	379	2.09	712	1.44	5,857	0.79
191	3.46	260	2.73	382	2.08	722	1.43	6,589	0.78
192	3.45	261	2.72	385	2.07	732	1.42	7,530	0.77
193	3.43	262	2.71	388	2.06	742	1.41	8,785	0.76
194	3.42	264	2.70	390	2.05	753	1.40	10,542	0.75
195	3.41	265	2.69	393	2.04	764	1.39	13,178	0.74
196	3.39	266	2.68	396	2.03	775	1.38	17,570	0.73
197	3.38	268	2.67	399	2.02	787	1.37	26,355	0.72
198	3.36	269	2.66	402	2.01	799	1.36	52,710	0.71
199	3.35	270	2.65	405	2.00	811	1.35	100,000	0.71
200	3.34	272	2.64	409	1.99	824	1.34	200,000	0.7026
201	3.32	273	2.63	412	1.98	837	1.33	300,000	0.7018
202	3.31	275	2.62	415	1.97	850	1.32	400,000	0.7013
203	3.30	276	2.61	418	1.96	864	1.31	500,000	0.7011
204	3.29	277	2.60	422	1.95	878	1.30	600,000	0.7009
205	3.27	279	2.59	425	1.94	893	1.29	700,000	0.7008
206	3.26	280	2.58	429	1.93	909	1.28	800,000	0.7007
207	3.25	282	2.57	432	1.92	925	1.27	900,000	0.7006
208	3.24	283	2.56	436	1.91	941	1.26	1,000,000	0.7005
209	3.22	285	2.55	439	1.90	958	1.25		
210	3.21	286	2.54	443	1.89	976	1.24		
211	3.20	288	2.53	447	1.88	995	1.23		
212	3.19	290	2.52	451	1.87	1,014	1.22		
213	3.18	291	2.51	454	1.86	1,034	1.21		
214	3.16	293	2.50	458	1.85	1,054	1.20		
215	3.15	294	2.49	462	1.84	1,076	1.19		
216	3.14	296	2.48	466	1.83	1,098	1.18		
217	3.13	298	2.47	471	1.82	1,121	1.17		
218	3.12	299	2.46	475	1.81	1,146	1.16		
219	3.11	301	2.45	479	1.80	1,171	1.15		
220	3.10	303	2.44	484	1.79	1,198	1.14		
221	3.09	305	2.43	488	1.78	1,226	1.13		
222	3.07	306	2.42	493	1.77	1,255	1.12		
223	3.06	308	2.41	497	1.76	1,286	1.11		
224	3.05	310	2.40	502	1.75	1,318	1.10		

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Commercial Building Area Size Adjustment Factors

Median Effective Area = 3500sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
318	4.00	405	3.29	559	2.58	897	1.87	2,283	1.16
319	3.99	407	3.28	561	2.57	905	1.86	2,333	1.15
320	3.98	409	3.27	565	2.56	913	1.85	2,386	1.14
321	3.97	410	3.26	568	2.55	921	1.84	2,442	1.13
322	3.96	412	3.25	571	2.54	929	1.83	2,500	1.12
323	3.95	413	3.24	574	2.53	937	1.82	2,561	1.11
324	3.94	415	3.23	577	2.52	946	1.81	2,625	1.10
325	3.93	417	3.22	580	2.51	955	1.80	2,692	1.09
326	3.92	418	3.21	583	2.50	963	1.79	2,763	1.08
327	3.91	420	3.20	587	2.49	972	1.78	2,838	1.07
328	3.90	422	3.19	590	2.48	981	1.77	2,917	1.06
329	3.89	423	3.18	593	2.47	991	1.76	3,000	1.05
330	3.88	425	3.17	597	2.46	1,000	1.75	3,088	1.04
331	3.87	427	3.16	600	2.45	1,010	1.74	3,182	1.03
332	3.86	429	3.15	603	2.44	1,019	1.73	3,281	1.02
333	3.85	430	3.14	607	2.43	1,029	1.72	3,387	1.01
334	3.84	432	3.13	610	2.42	1,040	1.71	3,500	1.00
335	3.83	434	3.12	614	2.41	1,050	1.70	3,621	0.99
337	3.82	436	3.11	618	2.40	1,061	1.69	3,750	0.98
338	3.81	437	3.10	621	2.39	1,071	1.68	3,889	0.97
339	3.80	439	3.09	625	2.38	1,082	1.67	4,038	0.96
340	3.79	441	3.08	629	2.37	1,094	1.66	4,200	0.95
341	3.78	443	3.07	633	2.36	1,105	1.65	4,375	0.94
342	3.77	445	3.06	636	2.35	1,117	1.64	4,565	0.93
343	3.76	447	3.05	640	2.34	1,129	1.63	4,773	0.92
344	3.75	449	3.04	644	2.33	1,141	1.62	5,000	0.91
345	3.74	451	3.03	648	2.32	1,154	1.61	5,250	0.90
347	3.73	453	3.02	652	2.31	1,167	1.60	5,526	0.89
348	3.72	455	3.01	656	2.30	1,180	1.59	5,833	0.88
349	3.71	457	3.00	660	2.29	1,193	1.58	6,176	0.87
350	3.70	459	2.99	665	2.28	1,207	1.57	6,563	0.86
351	3.69	461	2.98	669	2.27	1,221	1.56	7,000	0.85
352	3.68	463	2.97	673	2.26	1,235	1.55	7,500	0.84
354	3.67	465	2.96	677	2.25	1,250	1.54	8,077	0.83
355	3.66	467	2.95	682	2.24	1,265	1.53	8,750	0.82
356	3.65	469	2.94	686	2.23	1,280	1.52	9,545	0.81
357	3.64	471	2.93	691	2.22	1,296	1.51	10,500	0.80
358	3.63	473	2.92	695	2.21	1,312	1.50	11,667	0.79
360	3.62	475	2.91	700	2.20	1,329	1.49	13,125	0.78
361	3.61	477	2.90	705	2.19	1,346	1.48	15,000	0.77
362	3.60	479	2.89	709	2.18	1,364	1.47	17,500	0.76
363	3.59	482	2.88	714	2.17	1,382	1.46	21,000	0.75
365	3.58	484	2.87	719	2.16	1,400	1.45	26,250	0.74
366	3.57	486	2.86	724	2.15	1,419	1.44	35,000	0.73
367	3.56	488	2.85	729	2.14	1,438	1.43	52,500	0.72
368	3.55	491	2.84	734	2.13	1,458	1.42	105,000	0.7100
370	3.54	493	2.83	739	2.12	1,479	1.41	200,000	0.7053
371	3.53	495	2.82	745	2.11	1,500	1.40	300,000	0.7035
372	3.52	498	2.81	750	2.10	1,522	1.39	400,000	0.7026
374	3.51	500	2.80	755	2.09	1,544	1.38	500,000	0.7021
375	3.50	502	2.79	761	2.08	1,567	1.37	600,000	0.7018
376	3.49	505	2.78	766	2.07	1,591	1.36	700,000	0.7015
378	3.48	507	2.77	772	2.06	1,615	1.35	800,000	0.7013
379	3.47	510	2.76	778	2.05	1,641	1.34	900,000	0.7012
380	3.46	512	2.75	784	2.04	1,667	1.33	1,000,000	0.7011
382	3.45	515	2.74	789	2.03	1,694	1.32		
383	3.44	517	2.73	795	2.02	1,721	1.31		
385	3.43	520	2.72	802	2.01	1,750	1.30		
386	3.42	522	2.71	808	2.00	1,780	1.29		
387	3.41	525	2.70	814	1.99	1,810	1.28		
389	3.40	528	2.69	820	1.98	1,842	1.27		
390	3.39	530	2.68	827	1.97	1,875	1.26		
392	3.38	533	2.67	833	1.96	1,909	1.25		
393	3.37	536	2.66	840	1.95	1,944	1.24		
395	3.36	538	2.65	847	1.94	1,981	1.23		
396	3.35	541	2.64	854	1.93	2,019	1.22		
398	3.34	544	2.63	861	1.92	2,059	1.21		
399	3.33	547	2.62	868	1.91	2,100	1.20		
401	3.32	550	2.61	875	1.90	2,143	1.19		
402	3.31	553	2.60	882	1.89	2,188	1.18		
404	3.30	556	2.59	890	1.88	2,234	1.17		

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Farmington

Industrial Building Area Size Adjustment Factors

Median Effective Area = 4000sf Fixed Site Cost Adjustment = 50%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
571	4.00	727	3.25	1,000	2.50	1,600	1.75	4,000	1.00
573	3.99	730	3.24	1,005	2.49	1,613	1.74	4,082	0.99
575	3.98	733	3.23	1,010	2.48	1,626	1.73	4,167	0.98
576	3.97	735	3.22	1,015	2.47	1,639	1.72	4,255	0.97
578	3.96	738	3.21	1,020	2.46	1,653	1.71	4,348	0.96
580	3.95	741	3.20	1,026	2.45	1,667	1.70	4,444	0.95
581	3.94	743	3.19	1,031	2.44	1,681	1.69	4,545	0.94
583	3.93	746	3.18	1,036	2.43	1,695	1.68	4,651	0.93
585	3.92	749	3.17	1,042	2.42	1,709	1.67	4,762	0.92
587	3.91	752	3.16	1,047	2.41	1,724	1.66	4,878	0.91
588	3.90	755	3.15	1,053	2.40	1,739	1.65	5,000	0.90
590	3.89	758	3.14	1,058	2.39	1,754	1.64	5,128	0.89
592	3.88	760	3.13	1,064	2.38	1,770	1.63	5,263	0.88
593	3.87	763	3.12	1,070	2.37	1,786	1.62	5,405	0.87
595	3.86	766	3.11	1,075	2.36	1,802	1.61	5,556	0.86
597	3.85	769	3.10	1,081	2.35	1,818	1.60	5,714	0.85
599	3.84	772	3.09	1,087	2.34	1,835	1.59	5,882	0.84
601	3.83	775	3.08	1,093	2.33	1,852	1.58	6,061	0.83
602	3.82	778	3.07	1,099	2.32	1,869	1.57	6,250	0.82
604	3.81	781	3.06	1,105	2.31	1,887	1.56	6,452	0.81
606	3.80	784	3.05	1,111	2.30	1,905	1.55	6,667	0.80
608	3.79	787	3.04	1,117	2.29	1,923	1.54	6,897	0.79
610	3.78	791	3.03	1,124	2.28	1,942	1.53	7,143	0.78
612	3.77	794	3.02	1,130	2.27	1,961	1.52	7,407	0.77
613	3.76	797	3.01	1,136	2.26	1,980	1.51	7,692	0.76
615	3.75	800	3.00	1,143	2.25	2,000	1.50	8,000	0.75
617	3.74	803	2.99	1,149	2.24	2,020	1.49	8,333	0.74
619	3.73	806	2.98	1,156	2.23	2,041	1.48	8,696	0.73
621	3.72	810	2.97	1,163	2.22	2,062	1.47	9,091	0.72
623	3.71	813	2.96	1,170	2.21	2,083	1.46	9,524	0.71
625	3.70	816	2.95	1,176	2.20	2,105	1.45	10,000	0.70
627	3.69	820	2.94	1,183	2.19	2,128	1.44	10,526	0.69
629	3.68	823	2.93	1,190	2.18	2,151	1.43	11,111	0.68
631	3.67	826	2.92	1,198	2.17	2,174	1.42	11,765	0.67
633	3.66	830	2.91	1,205	2.16	2,198	1.41	12,500	0.66
635	3.65	833	2.90	1,212	2.15	2,222	1.40	13,333	0.65
637	3.64	837	2.89	1,220	2.14	2,247	1.39	14,286	0.64
639	3.63	840	2.88	1,227	2.13	2,273	1.38	15,385	0.63
641	3.62	844	2.87	1,235	2.12	2,299	1.37	16,667	0.62
643	3.61	847	2.86	1,242	2.11	2,326	1.36	18,182	0.61
645	3.60	851	2.85	1,250	2.10	2,353	1.35	20,000	0.60
647	3.59	855	2.84	1,258	2.09	2,381	1.34	22,222	0.59
649	3.58	858	2.83	1,266	2.08	2,410	1.33	25,000	0.58
651	3.57	862	2.82	1,274	2.07	2,439	1.32	28,571	0.57
654	3.56	866	2.81	1,282	2.06	2,469	1.31	33,333	0.56
656	3.55	870	2.80	1,290	2.05	2,500	1.30	40,000	0.55
658	3.54	873	2.79	1,299	2.04	2,532	1.29	50,000	0.54
660	3.53	877	2.78	1,307	2.03	2,564	1.28	66,667	0.53
662	3.52	881	2.77	1,316	2.02	2,597	1.27	100,000	0.52
664	3.51	885	2.76	1,325	2.01	2,632	1.26	200,000	0.5100
667	3.50	889	2.75	1,333	2.00	2,667	1.25	300,000	0.5067
669	3.49	893	2.74	1,342	1.99	2,703	1.24	400,000	0.5050
671	3.48	897	2.73	1,351	1.98	2,740	1.23	500,000	0.5040
673	3.47	901	2.72	1,361	1.97	2,778	1.22	600,000	0.5033
676	3.46	905	2.71	1,370	1.96	2,817	1.21	700,000	0.5029
678	3.45	909	2.70	1,379	1.95	2,857	1.20	800,000	0.5025
680	3.44	913	2.69	1,389	1.94	2,899	1.19	900,000	0.5022
683	3.43	917	2.68	1,399	1.93	2,941	1.18	1,000,000	0.5020
685	3.42	922	2.67	1,408	1.92	2,985	1.17		
687	3.41	926	2.66	1,418	1.91	3,030	1.16		
690	3.40	930	2.65	1,429	1.90	3,077	1.15		
692	3.39	935	2.64	1,439	1.89	3,125	1.14		
694	3.38	939	2.63	1,449	1.88	3,175	1.13		
697	3.37	943	2.62	1,460	1.87	3,226	1.12		
699	3.36	948	2.61	1,471	1.86	3,279	1.11		
702	3.35	952	2.60	1,481	1.85	3,333	1.10		
704	3.34	957	2.59	1,493	1.84	3,390	1.09		
707	3.33	962	2.58	1,504	1.83	3,448	1.08		
709	3.32	966	2.57	1,515	1.82	3,509	1.07		
712	3.31	971	2.56	1,527	1.81	3,571	1.06		
714	3.30	976	2.55	1,538	1.80	3,636	1.05		
717	3.29	980	2.54	1,550	1.79	3,704	1.04		
719	3.28	985	2.53	1,562	1.78	3,774	1.03		
722	3.27	990	2.52	1,575	1.77	3,846	1.02		
725	3.26	995	2.51	1,587	1.76	3,922	1.01		

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Manufactured Building Area Size Adjustment Factors

Median Effective Area = 1200sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
109	4.00	168	2.84	237	2.22	387	1.63	1,059	1.04
110	3.98	169	2.83	238	2.21	391	1.62	1,091	1.03
111	3.95	170	2.82	240	2.20	396	1.61	1,125	1.02
112	3.92	171	2.81	242	2.19	400	1.60	1,161	1.01
113	3.89	172	2.79	243	2.18	404	1.59	1,200	1.00
114	3.87	173	2.78	245	2.17	409	1.58	1,241	0.99
115	3.84	174	2.77	247	2.16	414	1.57	1,286	0.98
116	3.81	175	2.76	248	2.15	419	1.56	1,333	0.97
117	3.79	176	2.75	250	2.14	424	1.55	1,385	0.96
118	3.76	177	2.73	252	2.13	429	1.54	1,440	0.95
119	3.73	178	2.72	254	2.12	434	1.53	1,500	0.94
120	3.71	179	2.71	255	2.11	439	1.52	1,565	0.93
121	3.68	180	2.70	257	2.10	444	1.51	1,636	0.92
122	3.66	181	2.69	259	2.09	450	1.50	1,714	0.91
123	3.63	182	2.68	261	2.08	456	1.49	1,800	0.90
124	3.61	183	2.67	263	2.07	462	1.48	1,895	0.89
125	3.59	184	2.66	265	2.06	468	1.47	2,000	0.88
126	3.56	185	2.65	267	2.05	474	1.46	2,118	0.87
127	3.54	186	2.64	269	2.04	480	1.45	2,250	0.86
128	3.52	187	2.63	271	2.03	486	1.44	2,400	0.85
129	3.50	188	2.61	273	2.02	493	1.43	2,571	0.84
130	3.47	189	2.60	275	2.01	500	1.42	2,769	0.83
131	3.45	190	2.59	277	2.00	507	1.41	3,000	0.82
132	3.43	191	2.58	279	1.99	514	1.40	3,273	0.81
133	3.41	193	2.57	281	1.98	522	1.39	3,600	0.80
134	3.39	194	2.56	283	1.97	529	1.38	4,000	0.79
135	3.37	195	2.55	286	1.96	537	1.37	4,500	0.78
136	3.35	196	2.54	288	1.95	545	1.36	5,143	0.77
137	3.33	197	2.53	290	1.94	554	1.35	6,000	0.76
138	3.31	198	2.52	293	1.93	562	1.34	7,200	0.75
139	3.29	199	2.51	295	1.92	571	1.33	9,000	0.74
140	3.28	200	2.50	298	1.91	581	1.32	12,000	0.73
141	3.26	201	2.49	300	1.90	590	1.31	18,000	0.72
142	3.24	202	2.48	303	1.89	600	1.30	36,000	0.71
143	3.22	203	2.47	305	1.88	610	1.29	100,000	0.70
144	3.20	205	2.46	308	1.87	621	1.28	200,000	0.7018
145	3.19	206	2.45	310	1.86	632	1.27	300,000	0.7012
146	3.17	207	2.44	313	1.85	643	1.26	400,000	0.7009
147	3.15	208	2.43	316	1.84	655	1.25	500,000	0.7007
148	3.14	209	2.42	319	1.83	667	1.24	600,000	0.7006
149	3.12	211	2.41	321	1.82	679	1.23	700,000	0.7005
150	3.10	212	2.40	324	1.81	692	1.22	800,000	0.7005
151	3.09	213	2.39	327	1.80	706	1.21	900,000	0.7004
152	3.07	214	2.38	330	1.79	720	1.20	1,000,000	0.7004
153	3.06	216	2.37	333	1.78	735	1.19		
154	3.04	217	2.36	336	1.77	750	1.18		
155	3.03	218	2.35	340	1.76	766	1.17		
156	3.01	220	2.34	343	1.75	783	1.16		
157	3.00	221	2.33	346	1.74	800	1.15		
158	2.98	222	2.32	350	1.73	818	1.14		
159	2.97	224	2.31	353	1.72	837	1.13		
160	2.95	225	2.30	356	1.71	857	1.12		
161	2.94	226	2.29	360	1.70	878	1.11		
162	2.92	228	2.28	364	1.69	900	1.10		
163	2.91	229	2.27	367	1.68	923	1.09		
164	2.90	231	2.26	371	1.67	947	1.08		
165	2.88	232	2.25	375	1.66	973	1.07		
166	2.87	234	2.24	379	1.65	1,000	1.06		
167	2.86	235	2.23	383	1.64	1,029	1.05		

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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
19	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
21	MPC-CAN SELL SEPRTLY
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUFCNT 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 COMMRCL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE TOO OLD
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SOLAR PANELS

Market data suggests solar panels contribute to market value. Government and other incentives commonly available to the property owner are taken into consideration when developing the initial assessed value. Industry representatives suggest that newly installed panels have a life expectancy of at least 25 years, so the following depreciation schedule is used with a floor factor of 25%:

Age	Condition Factor
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.

Baxter Lake
Base Value of $124,000
200 Properties
72 Properties on water
123 Properties with access only
3 Properties with recreation use only
2 Properties share a common access
6 sales with varying attributes

Cocheco River
Base Value $10,000
100 Properties
3 sales with varying attributes

Ela River
Base Value $10,000
32 Properties
0 sales

Mad River
Base Value $10,000
53 Properties
5 sales with varying attributes

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Inland Fisheries Division, Concord
E-mail: fish@wildlife.nh.gov Phone: 603-271-2501

BAXTER LAKE
Farmington,Rochester

FISHERY: Warmwater **ACRES: 302**

TROPHIC LEVEL: MESO

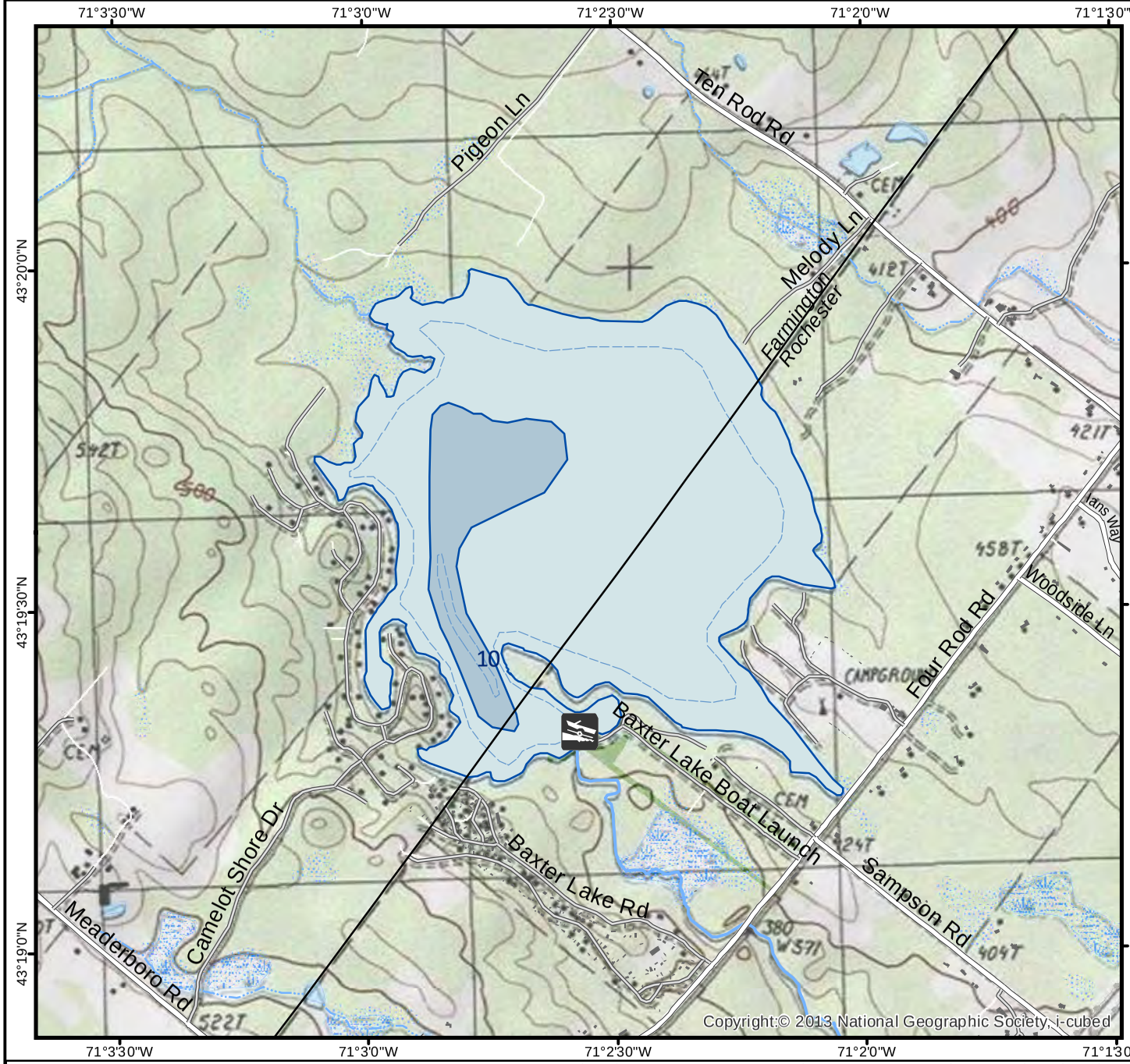
AVG. DEPTH: 7 **MAX. DEPTH: 16**

SPECIES: SMB,LMB,ECP,BBH,AE,YP

ADDITIONAL INFO:

ACCESS: boat launch

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions: (603) 293-2037 www.nh.gov/safety



Public Water Access site

- Canoe/cartop
- Shorebank
- Ramp

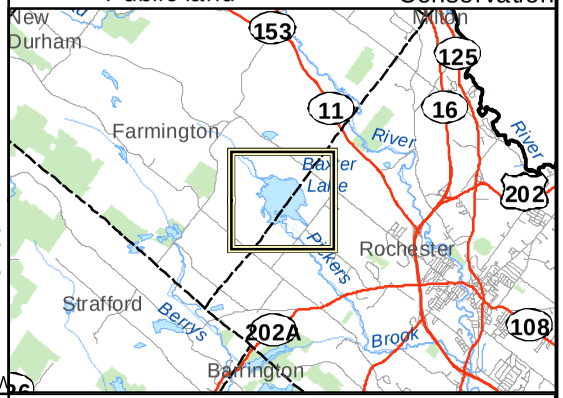
Bathymetric contour (feet)

Bathymetry provided by the NH Department of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
- Trail or other
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation or Public land
- Restricted Access Conservation

Cleared, Forest, Contour, Building

Source: USGS



N

0 1,000 2,000 Feet

0 0.2 0.4 Miles

Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. NOT INTENDED FOR BOAT NAVIGATION.

Directions: Four Rod Rd to Sampson Rd, R on dirt road 0.4 mi

Farmington Waterfront Report

Sorted By Waterfront Value

Map Lot Sub Bldg Unit: R06-125-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: LANCELOT SHORES
Waterfront Value: $ 0
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: BEACH
Condition: 0 **Frontage Feet:** 87
Notes: COMMON BEACH-NV

Map Lot Sub Bldg Unit: R06-137-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: LANCELOT SHORES
Waterfront Value: $ 0
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 0 **Frontage Feet:** 96
Notes: COMMON BEACH-NV

Map Lot Sub Bldg Unit: R06-172-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: LANCELOT SHORES
Waterfront Value: $ 0
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: BEACH
Condition: 0 **Frontage Feet:** 90
Notes: COMMON BEACH-NV

Map Lot Sub Bldg Unit: R32-014-0000-0000-0000
Location: 181 MAIN STREET
Owner: FARMINGTON COUNTRY CLUB
Waterfront Value: $ 2,500 CU
Water Body: COCHECO RIVER
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 1
Notes: RF COCHECO WF

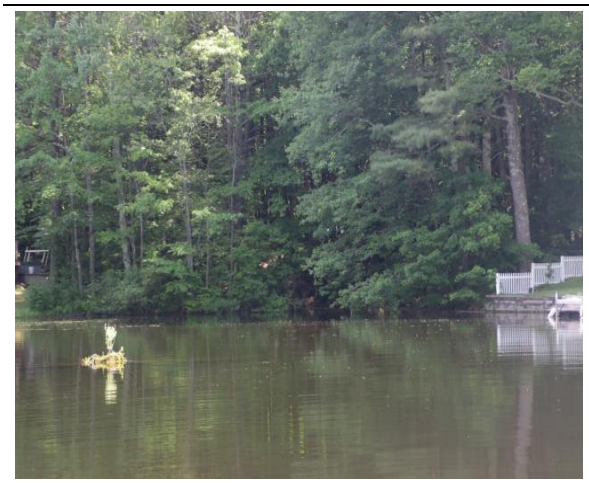
Map Lot Sub Bldg Unit: R49-003-0000-0000-0000
Location: 1063 NH ROUTE 11
Owner: FARMINGTON STRAFFORD INC
Waterfront Value: $ 2,500
Water Body: ELA RIVER
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 1
Notes: RF ELA RIVER WF

Map Lot Sub Bldg Unit: U06-117-0000-0000-0000
Location: 15 SUMMER STREET
Owner: RIVERSIDE CONDOMINIUMS
Waterfront Value: $ 2,500
Water Body: COCHECO RIVER
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 1
Notes: RF COCHECO WF

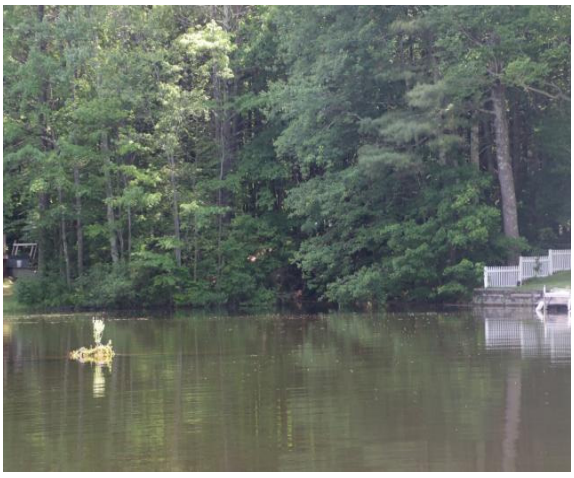
Map Lot Sub Bldg Unit: U07-004-0000-0000-0000
Location: 297 MAIN STREET
Owner: GRANITE PROPERTY GROUP LLC
Waterfront Value: $ 2,500
Water Body: COCHECO RIVER
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 1
Notes: RF COCHECO WF

	Date	Book/Page	Type	Price
Most Recent Sale:	05/09/19	4652/0745	Q I	$260,000
Current Assessment:				$263,500

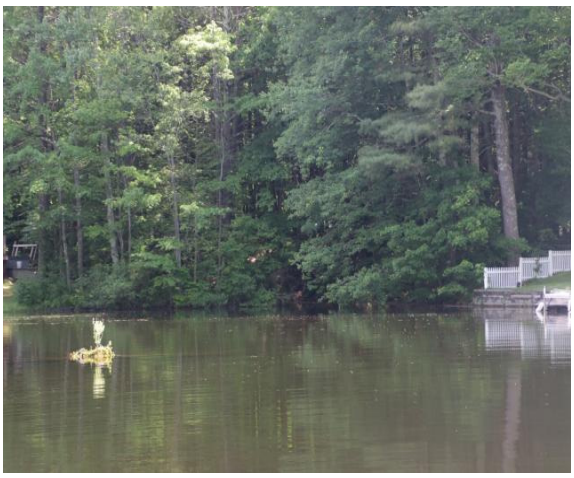
Map Lot Sub Bldg Unit: R06-181-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: MILLER STEVEN
Waterfront Value: $ 8,600
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 10 **Frontage Feet:** 36
Notes:



Map Lot Sub Bldg Unit: R06-151-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: WYDARENY JAMES S
Waterfront Value: $ 10,000
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 10 **Frontage Feet:** 50
Notes:



Map Lot Sub Bldg Unit: R06-150-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: WYDARENY JAMES S
Waterfront Value: $ 12,300
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 10 **Frontage Feet:** 76
Notes:



Map Lot Sub Bldg Unit: R06-152-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: WYDARENY JAMES S
Waterfront Value: $ 15,300
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 10 **Frontage Feet:** 159
Notes:

Map Lot Sub Bldg Unit: R06-141-0000-0000-0000
Location: 239 CAMELOT SHORE DRIVE
Owner: BEAUPRE RICHARD L & JUDITH E
Waterfront Value: $ 91,600
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: GRASS
Condition: 90 **Frontage Feet:** 65
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-140-0000-0000-0000
Location: 245 CAMELOT SHORE DRIVE
Owner: CASWELL PAMELA A
Waterfront Value: $ 92,700
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: GRASS
Condition: 90 **Frontage Feet:** 66
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-139-0000-0000-0000
Location: 247 CAMELOT SHORE DRIVE
Owner: SORRENTINO ANTHONY
Waterfront Value: $ 99,300
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: GRASS
Condition: 90 **Frontage Feet:** 76
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-175-0000-0000-0000
Location: 151 CAMELOT SHORE DRIVE
Owner: CURRIER HAZEL C TRUSTEE
Waterfront Value: $ 101,200
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: NATURAL
Condition: 100 **Frontage Feet:** 112
Notes: WF

Map Lot Sub Bldg Unit: R06-118-0000-0000-0000
Location: 313 CAMELOT SHORE DRIVE
Owner: BLAIR THOMAS V & DEBORAH J
Waterfront Value: $ 101,900
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 90 **Frontage Feet:** 65
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-145-0000-0000-0000
Location: 225 CAMELOT SHORE DRIVE
Owner: ERRICOLO JAMES P & PRISCILLA
Waterfront Value: $ 111,700
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: GRASS
Condition: 100 **Frontage Feet:** 78
Notes:

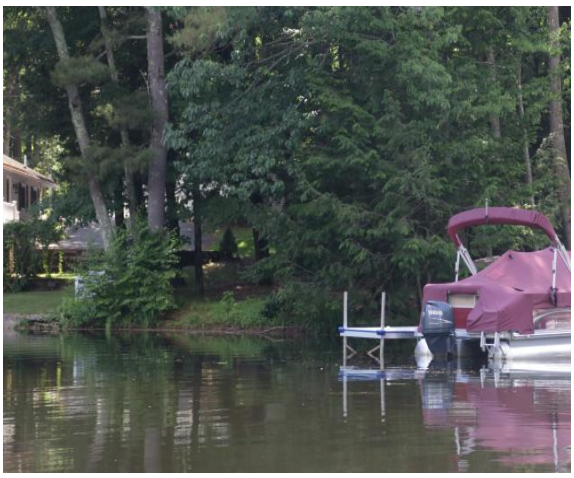
Map Lot Sub Bldg Unit: R06-117-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: BLAIR THOMAS V
Waterfront Value: $ 112,200
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 90 **Frontage Feet:** 65
Notes: weedy

Map Lot Sub Bldg Unit: R06-162-0000-0000-0000
Location: 14 GALAHAD PLACE
Owner: MULLINS STEVEN L & LISA M
Waterfront Value: $ 114,900
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 117
Notes:

Map Lot Sub Bldg Unit: R06-207-0000-0000-0000
Location: 7 EXCALIBUR ROAD
Owner: AUBE JAMES A & DONNA
Waterfront Value: $ 117,800
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 90 **Frontage Feet:** 91
Notes: WEEDY

Map Lot Sub Bldg Unit: R05-004-0000-0000-0000
Location: MELODY LANE
Owner: BOLOGNA GIUSEPPE & LAURIE ANN
Waterfront Value: $ 120,500
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: NATURAL
Condition: 90 **Frontage Feet:** 252
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-166-0000-0000-0000
Location: 11 GALAHAD PLACE
Owner: POCKET ACES LLC
Waterfront Value: $ 120,500
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: BEACH
Condition: 100 **Frontage Feet:** 62
Notes: WF



Map Lot Sub Bldg Unit: R06-148-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: MIRABELLA MARY T
Waterfront Value: $ 121,400
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 73
Notes:

Map Lot Sub Bldg Unit: R06-122-0000-0000-0000
Location: 299 CAMELOT SHORE DRIVE
Owner: CLEMENT ANDREW
Waterfront Value: $ 121,600
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 90 **Frontage Feet:** 75
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-208-0000-0000-0000
Location: 5 EXCALIBUR ROAD
Owner: SCHER VITALIJ & ASYA
Waterfront Value: $ 123,000
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 90 **Frontage Feet:** 78
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-177-0000-0000-0000
Location: 145 CAMELOT SHORE DRIVE
Owner: GOSCIMINSKI KAREN M
Waterfront Value: $ 124,000
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 101
Notes: WF

Map Lot Sub Bldg Unit: R06-121-0000-0000-0000
Location: CAMELOT SHORE DRIVE
Owner: CLEMENT ANDREW
Waterfront Value: $ 127,100
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 90 **Frontage Feet:** 85
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-119-0000-0000-0000
Location: 309 CAMELOT SHORE DRIVE
Owner: CHOUINARD ROGER L
Waterfront Value: $ 127,600
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS/LANDSCAPED
Condition: 90 **Frontage Feet:** 65
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-120-0000-0000-0000
Location: 305 CAMELOT SHORE DRIVE
Owner: MASTROIANNI ELIZABETH M 2001 T
Waterfront Value: $ 127,600
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS/BEACH
Condition: 90 **Frontage Feet:** 65
Notes: WEEDY

Map Lot Sub Bldg Unit: R06-123-0000-0000-0000
Location: 289 CAMELOT SHORE DRIVE
Owner: LOVSKI MARK & MARIE LLC
Waterfront Value: $ 128,700
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 80 **Frontage Feet:** 136
Notes: WEEDY

Map Lot Sub Bldg Unit: R05-007-0000-0000-0000
Location: TEN ROD ROAD
Owner: AHL REALTY
Waterfront Value: $ 129,000 CU
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: NATURAL
Condition: 100 **Frontage Feet:** 1,520
Notes: WF

Map Lot Sub Bldg Unit: R06-178-0000-0000-0000
Location: 143 CAMELOT SHORE DRIVE
Owner: TANGUAY LEO G & MARYANN
Waterfront Value: $ 129,000
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 122
Notes:

Map Lot Sub Bldg Unit: R06-156-0000-0000-0000
Location: 179 CAMELOT SHORE DRIVE
Owner: ROBBINS MARK S & SUMMERS LINDA
Waterfront Value: $ 129,600
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 87
Notes:

Map Lot Sub Bldg Unit: R05-005-0000-0000-0000
Location: MELODY LANE
Owner: BOLOGNA GIUSEPPE & LAURIE ANN
Waterfront Value: $ 130,000
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: NATURAL
Condition: 100 **Frontage Feet:** 234
Notes: WF

Map Lot Sub Bldg Unit: R06-157-0000-0000-0000
Location: 175 CAMELOT SHORE DRIVE
Owner: VERMETTE DANIEL P
Waterfront Value: $ 130,900
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 90
Notes:

Map Lot Sub Bldg Unit: R06-138-0000-0000-0000
Location: 249 CAMELOT SHORE DRIVE
Owner: TARALLO JAMES FRANCIS SR & DOR
Waterfront Value: $ 133,100
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: GRASS/LANDSCAPED
Condition: 100 **Frontage Feet:** 87
Notes:

Map Lot Sub Bldg Unit: R06-210-0000-0000-0000
Location: 1 EXCALIBUR ROAD
Owner: BRICKLEY JULIE A ET AL
Waterfront Value: $ 133,500
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 100 **Frontage Feet:** 74
Notes:

Map Lot Sub Bldg Unit: R06-176-0000-0000-0000
Location: 147 CAMELOT SHORE DRIVE
Owner: KARAGEZIAN JOSEPH TRUSTEE
Waterfront Value: $ 133,900
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 140
Notes: WF

Map Lot Sub Bldg Unit: R06-124-0000-0000-0000
Location: 287 CAMELOT SHORE DRIVE
Owner: CAVANAGH ARTHUR M JR TRUSTEE
Waterfront Value: $ 136,400
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 99
Notes:

Map Lot Sub Bldg Unit: R06-170-0000-0000-0000
Location: 167 CAMELOT SHORE DRIVE
Owner: RAMPONI RICHARD A
Waterfront Value: $ 140,500
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS
Condition: 100 **Frontage Feet:** 117
Notes: WF

Map Lot Sub Bldg Unit: R06-180-0000-0000-0000
Location: 139 CAMELOT SHORE DRIVE
Owner: BRIGGS MARY R & STEPHEN P TTEE
Waterfront Value: $ 141,900
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 118
Notes:

Map Lot Sub Bldg Unit: R06-209-0000-0000-0000
Location: 3 EXCALIBUR ROAD
Owner: SIMAO ALAN L
Waterfront Value: $ 143,300
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: LANDSCAPED
Condition: 100 **Frontage Feet:** 78
Notes:

Map Lot Sub Bldg Unit: R06-142-0000-0000-0000
Location: 235 CAMELOT SHORE DRIVE
Owner: DAVISON MARY T
Waterfront Value: $ 143,700
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: BEACH/LANDSCAPED
Condition: 100 **Frontage Feet:** 79
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	05/17/17	4476/569	Q I	$270,000
Current Assessment:				$288,500

Map Lot Sub Bldg Unit: R06-133-0000-0000-0000
Location: 265 CAMELOT SHORE DRIVE
Owner: JOHNSON JON KEITH & LAURA ZAIA
Waterfront Value: $ 144,200
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/LANDSCAPED
Condition: 100 **Frontage Feet:** 82
Notes: WF

Map Lot Sub Bldg Unit: R06-173-0000-0000-0000
Location: 157 CAMELOT SHORE DRIVE
Owner: PICARIELLO GERALD A & MICHAEL
Waterfront Value: $ 144,600
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS
Condition: 100 **Frontage Feet:** 129
Notes: WF

Map Lot Sub Bldg Unit: R06-127-0000-0000-0000
Location: 281 CAMELOT SHORE DRIVE
Owner: MCCARTIN ELISABETH M TRUSTEE
Waterfront Value: $ 144,900
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS
Condition: 90 **Frontage Feet:** 186
Notes: ROCKY

Map Lot Sub Bldg Unit: R06-132-0000-0000-0000
Location: 267 CAMELOT SHORE DRIVE
Owner: PICKERING JAMIE C & ALAN
Waterfront Value: $ 145,700
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 86
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/31/17	4523/379	Q I	$337,000
Current Assessment:				$320,800

Map Lot Sub Bldg Unit: R06-128-0000-0000-0000
Location: 279 CAMELOT SHORE DRIVE
Owner: CARUSO MARIE
Waterfront Value: $ 145,800
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: BEACH
Condition: 100 **Frontage Feet:** 94
Notes:

Map Lot Sub Bldg Unit: R06-131-0000-0000-0000
Location: 269 CAMELOT SHORE DRIVE
Owner: DRESELLY JAMES &
Waterfront Value: $ 150,400
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 92
Notes: WF

	Date	Book/Page	Type	Price
Most Recent Sale:	01/09/17	4448/515	Q I	$375,000
Current Assessment:				$397,100

Map Lot Sub Bldg Unit: R06-143-0000-0000-0000
Location: 231 CAMELOT SHORE DRIVE
Owner: MYHRE GRANT D
Waterfront Value: $ 151,300
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: BEACH
Condition: 100 **Frontage Feet:** 165
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/03/17	4466/887	Q I	$285,000
Current Assessment:				$358,200

Map Lot Sub Bldg Unit: R05-003-0001-0000-0000
Location: 55 MELODY LANE
Owner: BROWN TIMOTHY P & MARIA G
Waterfront Value: $ 153,100
Water Body: BAXTER LAKE
Access: SHARED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 95 **Frontage Feet:** 230
Notes: ROCKY

Map Lot Sub Bldg Unit: R06-171-0000-0000-0000
Location: 165 CAMELOT SHORE DRIVE
Owner: POWERS BOBBY L & MARJORIE G TR
Waterfront Value: $ 153,500
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/LANDSCAPED
Condition: 100 **Frontage Feet:** 98
Notes: WF

Map Lot Sub Bldg Unit: R06-169-0000-0000-0000
Location: 169 CAMELOT SHORE DRIVE
Owner: MARINI ITALIA L & MICHAEL D
Waterfront Value: $ 155,000
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 101
Notes: WF

Map Lot Sub Bldg Unit: R06-174-0000-0000-0000
Location: 155 CAMELOT SHORE DRIVE
Owner: HODGE MICHAEL E & RUPP IRENE P
Waterfront Value: $ 155,000
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/LANDSCAPED
Condition: 100 **Frontage Feet:** 102
Notes: WF

Map Lot Sub Bldg Unit: R06-136-0000-0000-0000
Location: 255 CAMELOT SHORE DRIVE
Owner: REILLY JAMES & KATHRYN
Waterfront Value: $ 156,600
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 106
Notes:

Map Lot Sub Bldg Unit: R06-167-0000-0000-0000
Location: 5 GALAHAD PLACE
Owner: CROTEAU CHARLES D & PAULA F
Waterfront Value: $ 156,600
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 105
Notes:

Map Lot Sub Bldg Unit: R06-158-0000-0000-0000
Location: 173 CAMELOT SHORE DRIVE
Owner: MCDOUGAL STEPHEN G & MELISSA L
Waterfront Value: $ 156,900
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 176
Notes: WF

	Date	Book/Page	Type	Price
Most Recent Sale:	12/01/17	4531/158	Q I	$348,400
Current Assessment:				$367,100

Map Lot Sub Bldg Unit: R06-155-0000-0000-0000
Location: 183 CAMELOT SHORE DRIVE
Owner: JOSEPHSON MARKUS P & PAMELA
Waterfront Value: $ 157,500
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS
Condition: 100 **Frontage Feet:** 124
Notes:

Map Lot Sub Bldg Unit: R05-003-0000-0000-0000
Location: 62 MELODY LANE
Owner: SEAVER MARK R & KATHY
Waterfront Value: $ 157,900
Water Body: BAXTER LAKE
Access: SHARED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 95 **Frontage Feet:** 246
Notes: ROCKY

Map Lot Sub Bldg Unit: R06-146-0000-0000-0000
Location: 221 CAMELOT SHORE DRIVE
Owner: FASOLINO STEPHEN A SR & CATHER
Waterfront Value: $ 159,100
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS/LANDSCAPED
Condition: 100 **Frontage Feet:** 82
Notes:

Map Lot Sub Bldg Unit: R06-149-0000-0000-0000
Location: 209 CAMELOT SHORE DRIVE
Owner: ORR MICHAEL & MELISSA
Waterfront Value: $ 160,900
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 84
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	04/14/17	4469/268	Q I	$301,000
Current Assessment:				$344,400

Map Lot Sub Bldg Unit: R05-008-0002-0000-0000
Location: 83 LILLY DRIVE
Owner: MERRELL ROBERT H TRUSTEE
Waterfront Value: $ 161,200
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 630
Notes:

Map Lot Sub Bldg Unit: R05-008-0003-0000-0000
Location: 63 LILLY DRIVE
Owner: PORTUONDO JOSE F &
Waterfront Value: $ 161,200
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 1,145
Notes:

Map Lot Sub Bldg Unit: R12-003-0000-0000-0000
Location: 116 PIGEON DRIVE
Owner: PIGEON WALTER P &
Waterfront Value: $ 162,000
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS
Condition: 90 **Frontage Feet:** 375
Notes: WEEDY

Map Lot Sub Bldg Unit: R12-004-0000-0000-0000
Location: 343 CAMELOT SHORE DRIVE
Owner: BENNETT MARK A TRUSTEE &
Waterfront Value: $ 164,900
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 350
Notes: WF

Map Lot Sub Bldg Unit: R06-168-0000-0000-0000
Location: 3 GALAHAD PLACE
Owner: MELCHIONDA JAMES A
Waterfront Value: $ 168,400
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: BEACH/LANDSCAPED
Condition: 100 **Frontage Feet:** 92
Notes: WF

Map Lot Sub Bldg Unit: R06-179-0000-0000-0000
Location: 141 CAMELOT SHORE DRIVE
Owner: BRIGGS MARY R & STEPHEN P TTEE
Waterfront Value: $ 170,200
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: BEACH
Condition: 100 **Frontage Feet:** 122
Notes:

Map Lot Sub Bldg Unit: R06-153-0000-0000-0000
Location: 191 CAMELOT SHORE DRIVE
Owner: FELTON KATHY
Waterfront Value: $ 171,100
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 102
Notes:

Map Lot Sub Bldg Unit: R06-147-0000-0000-0000
Location: 217 CAMELOT SHORE DRIVE
Owner: MCCARTHY ROGER F & SUZANNE M
Waterfront Value: $ 175,700
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: BEACH/LANDSCAPED
Condition: 100 **Frontage Feet:** 79
Notes:

Map Lot Sub Bldg Unit: R06-161-0000-0000-0000
Location: 12 GALAHAD PLACE
Owner: RENZULLO JOHN & BARBARA TRUST
Waterfront Value: $ 182,200
Water Body: BAXTER LAKE
Access: OWNED
Location: CHANNEL
Topography: GRASS/LANDSCAPED
Condition: 100 **Frontage Feet:** 233
Notes:

Map Lot Sub Bldg Unit: R06-130-0000-0000-0000
Location: 273 CAMELOT SHORE DRIVE
Owner: RENZULLO JOSEPH R & CAROLE J T
Waterfront Value: $ 182,900
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 187
Notes: WF

Map Lot Sub Bldg Unit: R06-236-0000-0000-0000
Location: RICKERS POND
Owner: WILLIAMS ROBERT T TRUSTEE
Waterfront Value: $ 193,400
Water Body: BAXTER LAKE
Access: OWNED
Location: PENINSULA
Topography: AVERAGE
Condition: 100 **Frontage Feet:** 1,200
Notes:

Map Lot Sub Bldg Unit: R06-134-0000-0000-0000
Location: 261 CAMELOT SHORE DRIVE
Owner: DINNEEN FRANKIE L & MARTIN
Waterfront Value: $ 195,300
Water Body: BAXTER LAKE
Access: OWNED
Location: MAIN BODY
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 215
Notes: WF

Map Lot Sub Bldg Unit: R06-165-0000-0000-0000
Location: 15 GALAHAD PLACE
Owner: FEINGOLD STEPHEN M TRUSTEE
Waterfront Value: $ 198,200
Water Body: BAXTER LAKE
Access: OWNED
Location: PENINSULA
Topography: BEACH
Condition: 100 **Frontage Feet:** 155
Notes:

Map Lot Sub Bldg Unit: R06-163-0000-0000-0000
Location: 16 GALAHAD PLACE
Owner: FEINGOLD STEPHEN M TRUSTEE
Waterfront Value: $ 207,100
Water Body: BAXTER LAKE
Access: OWNED
Location: PENINSULA
Topography: BEACH
Condition: 100 **Frontage Feet:** 180
Notes:

Map Lot Sub Bldg Unit: R06-115-0000-0000-0000
Location: 321 CAMELOT SHORE DRIVE
Owner: CUNHA STEPHEN MICHAEL TRUSTEE
Waterfront Value: $ 227,600
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: GRASS/BEACH
Condition: 100 **Frontage Feet:** 325
Notes: COVE WF

	Date	Book/Page	Type	Price
Most Recent Sale:	07/26/17	4496/503	Q I	$449,000
Current Assessment:				$543,800

Map Lot Sub Bldg Unit: R12-002-0000-0000-0000
Location: 351 CAMELOT SHORE DRIVE
Owner: MARKARIAN STEPHEN
Waterfront Value: $ 248,200
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: BEACH/LANDSCAPED
Condition: 100 **Frontage Feet:** 1,470
Notes:

Map Lot Sub Bldg Unit: R12-005-0000-0000-0000
Location: 337 CAMELOT SHORE DRIVE
Owner: ABOOD DAVID J & TRUDY A
Waterfront Value: $ 252,100
Water Body: BAXTER LAKE
Access: OWNED
Location: COVE
Topography: BEACH/LANDSCAPED
Condition: 100 **Frontage Feet:** 415
Notes:

B. VIEWS

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

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

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

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town 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.

There are 56 parcels in town noted with positive view attributes. Parcels with views are depicted on the following pages and are described denoting the views subject matter, depth, distance and width with pictures illustrating each for ease of review.

Farmington View Report

Sorted By View Value

Map Lot Sub Bldg Unit:	R01-001-0007-0000-0000
Location:	71 GOVERNORS ROAD
Owner:	TARA RICHARD J & SHARON A
View Value:	$ 12,000
Subject:	HILLS
Width:	AVERAGE
Depth:	D25
Distance:	CLOSE / NEAR
Condition:	100
Notes:	

	Date	Book/Page	Type	Price
Most Recent Sale:	04/13/18	4560/213	Q I	$248,900
Current Assessment:				$263,600

Map Lot Sub Bldg Unit:	R64-014-0000-0000-0000
Location:	47 AIKEN ROAD
Owner:	LEVESQUE LAURIE A & PAUL D
View Value:	$ 14,000
Subject:	HILLS
Width:	AVERAGE
Depth:	D25
Distance:	DISTANT
Condition:	100
Notes:	

Map Lot Sub Bldg Unit:	R57-002-0000-0000-0000
Location:	10 LEARY LANE
Owner:	FLYNN MICHELE B
View Value:	$ 20,000
Subject:	HILLS
Width:	AVERAGE
Depth:	D50
Distance:	DISTANT
Condition:	75
Notes:	PLS/OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	06/01/17	4480/671	Q I	$205,000
Current Assessment:				$204,500

Map Lot Sub Bldg Unit: R59-012-0000-0000-0000
Location: 120 HORNETOWN ROAD
Owner: RADCLIFFE DALE THOMAS & LORI A
View Value: $ 30,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: D50
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub Bldg Unit: R59-013-0000-0000-0000
Location: 132 HORNETOWN ROAD
Owner: PEASLEE-RADCLIFFE CHRISTINE E
View Value: $ 45,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: D75
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub Bldg Unit: R10-006-0000-0000-0000
Location: 214 MEADERBORO ROAD
Owner: TODD ROBERT W JR & KATY L
View Value: $ 50,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: D100
Distance: EXTREME
Condition: 75
Notes:

Map Lot Sub Bldg Unit: R46-003-0000-0000-0000
Location: 238 PAULSON ROAD
Owner: CAMERON WILLIAM H SR & BERNICE
View Value: $ 50,000
Subject: MOUNTAINS
Width: WIDE
Depth: D50
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub Bldg Unit: R39-002-0001-0000-0000
Location: MEADERBORO ROAD
Owner: GOODKNIGHT CARLA J &
View Value: $ 56,000
Subject: MOUNTAINS
Width: WIDE
Depth: D75
Distance: DISTANT
Condition: 75
Notes: OBST-CONTROLLED

	Date	Book/Page	Type	Price
Most Recent Sale:	09/13/17	4510/326	Q V	$112,000
Current Assessment:				$157,800

Map Lot Sub Bldg Unit: R25-005-0000-0000-0000
Location: 441 MEADERBORO ROAD
Owner: RAMSEY LAURY & JASON
View Value: $ 66,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: D100
Distance: EXTREME
Condition: 100
Notes:

Map Lot Sub Bldg Unit: R50-022-0000-0000-0000
Location: 148 RIVER ROAD
Owner: CULLEN BRADLEY
View Value: $ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: D75
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub Bldg Unit: R51-010-0001-0000-0000
Location: 172 HORNETOWN ROAD
Owner: PEASLEE CARL E TRUSTEE
View Value: $ 75,000
Subject: MOUNTAINS
Width: WIDE
Depth: D75
Distance: DISTANT
Condition: 100
Notes:

C. BUILDING GRADING

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

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

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

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

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

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

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

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

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

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

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

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

Manufactured Homes

B3 – Generally 8’ wide or less 2x4 or 2x3 construction.
B2 – Generally 10’ wide, 2x4 or 2x3 construction.
B1 – Generally 12’ wide, 2x4 construction.
A0 – Generally 14’ wide with gable roof, could be 2x4 or 2x6 construction.
A1 – Generally 14’ wide with added ornamentation or detail or 2x6 construction.
A2 – Generally 16’ wide with 2x6 construction.

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

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

B4 -- AVG-40 (R38-007-0000-0000-0000)

B4 -- AVG-40 (R39-006-0000-0000-0000)

B4 -- AVG-40 (R55-001-0000-0000-0000)

B3 -- AVG-30 (R57-014-0000-0000-0000)

B3 -- AVG-30 (U13-011-0000-0000-0000)

B2 -- AVG-20 (R03-009-0000-0000-0000)

B2 -- AVG-20 (R04-009-0000-0000-0000)

B2 -- AVG-20 (R05-002-0000-0000-0000)

B2 -- AVG-20 (R06-227-0000-0000-0000)

B1 -- AVG-10 (R06-228-0000-0000-0000)

B1 -- AVG-10 (R06-058-0000-0000-0000)

B1 -- AVG-10 (R61-052-0000-0000-0000)

B1 -- AVG-10 (R06-100-0000-0000-0000)

A0 -- AVG (R17-028-0000-0000-0000)

A0 -- AVG (R19-006-0000-00MH-0059)

A0 -- AVG (R19-006-0000-00MH-0084)

A0 -- AVG (R34-003-0000-0000-0000)

A1 -- AVG+10 (R17-011-0000-0000-0000)

A1 -- AVG+10 (R01-002-0031-0000-0000)

A1 -- AVG+10 (R06-083-0000-0000-0000)

A1 -- AVG+10 (R13-013-0000-0000-0000)

A2 -- AVG+20 (R06-042-0000-0000-0000)

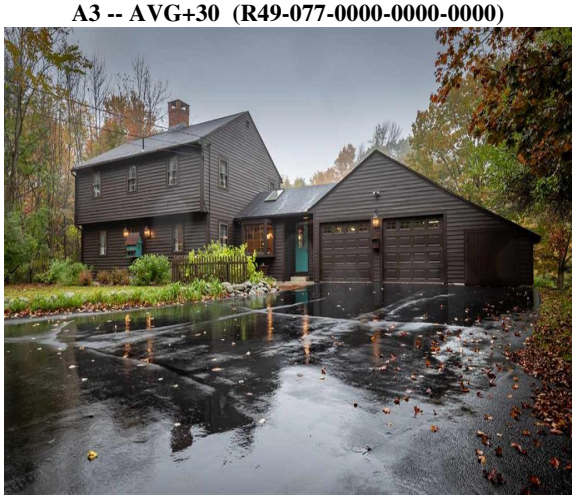
A2 -- AVG+20 (R01-001-0014-0000-0000)

A2 -- AVG+20 (R06-075-0000-0000-0000)

A2 -- AVG+20 (R17-010-0000-0000-0000)

A3 -- AVG+30 (R49-077-0000-0000-0000)

A3 -- AVG+30 (R16-002-0001-0000-0000)



A3 -- AVG+30 (U11-032-0000-0000-0000)

A3 -- AVG+30 (U05-058-0000-0000-0000)

A4 -- EXC (U06-064-0000-0000-0000)

A4 -- EXC (R05-008-0000-0000-0000)

A4 -- EXC (R50-049-0000-0000-0000)

A4 -- EXC (R18-010-0000-0000-0000)

A5 -- EXC+10 (R22-012-0003-0000-0000)

A5 -- EXC+10 (R12-004-0000-0000-0000)

A8 -- EXC+60 (R12-005-0000-0000-0000)

A8 -- EXC+60 (R11-003-0000-0000-0000)

A8 -- EXC+60 (U05-052-0000-0000-0000)

Town Of

Farmington

Strafford County
New Hampshire

A NEIGHBORHOOD
AND
SALES MAP
2019

LEGEND

Neighborhoods

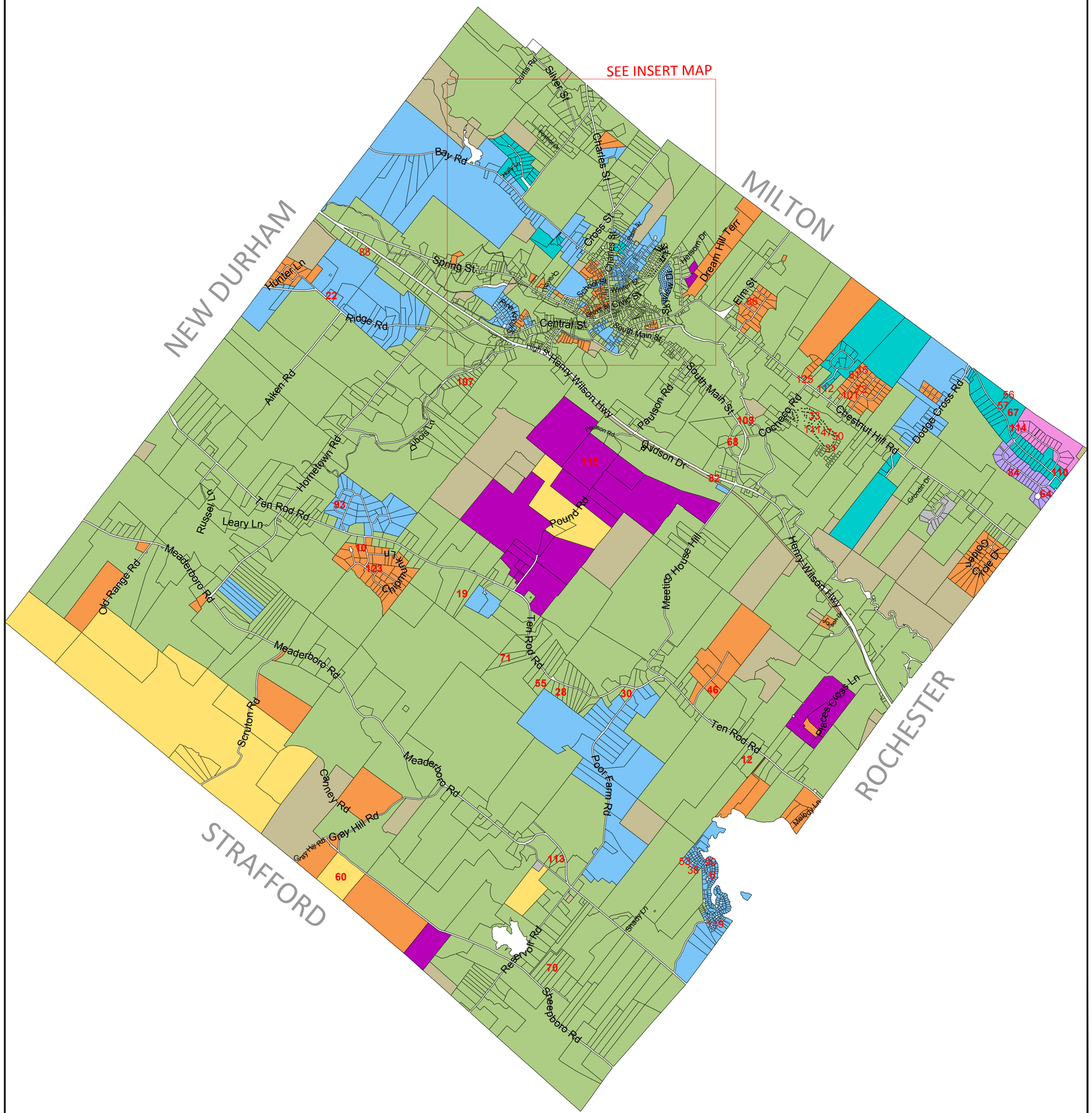
- AVERAGE -40%
- AVERAGE -30%
- AVERAGE -20%
- AVERAGE -10%
- AVERAGE
- AVERAGE +10%
- AVERAGE +20%
- AVERAGE +30%
- AVERAGE +50%
- BACKLAND

1-127 SALE ID #

N
W E
S

Map information was taken from GRANIT with some info added by Terra-Map. Sale information was acquired from Avitar.

Terra–Map
A Division Of
Avitar Associates of New England, Inc.



Town Of

Farmington

Strafford County
New Hampshire

A NEIGHBORHOOD
AND
SALES MAP INSERT
2019

LEGEND

Neighborhoods

- AVERAGE -40%
- AVERAGE -30%
- AVERAGE -20%
- AVERAGE -10%
- AVERAGE
- AVERAGE +10%
- AVERAGE +20%
- AVERAGE +30%
- AVERAGE +50%
- BACKLAND
- 1-127 SALE ID #

N
W E
S

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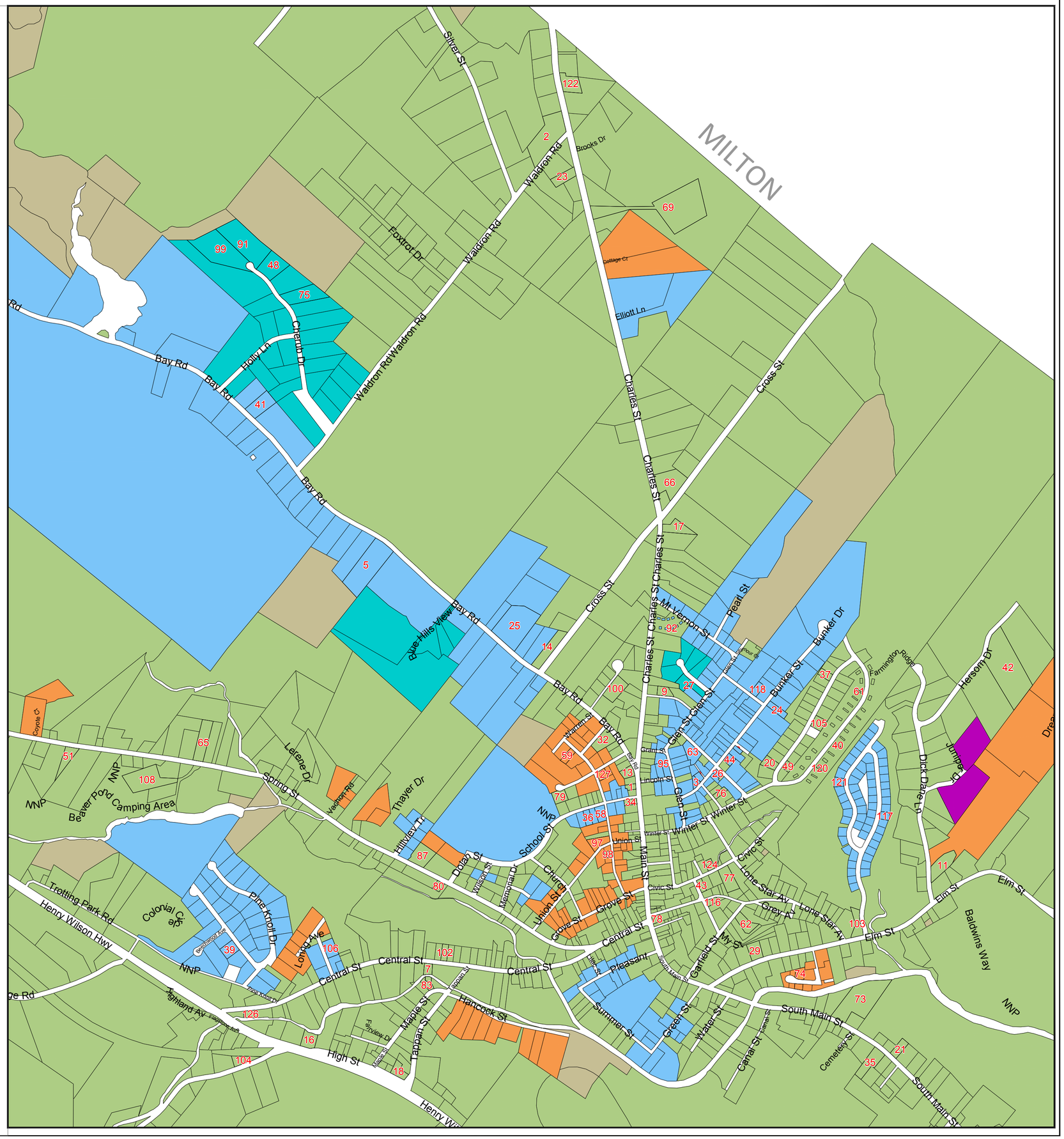

SALE ID #	PID	DATED	BOOK	PAGE	QUAL	PRICE	GRANTOR
1	U05056000000000000	2018-10-02	4605	809	Q	178000	STAPLEFORD BRENDA L
2	R61052000000000000	2018-10-03	4605	893	Q	82000	LONGCHAMPS RUSSELL L & JANE H TRUSTEES
3	U10091000000000000	2018-10-15	4608	362	Q	172900	HOAGE STEPHEN E
4	U101140000000C0003	2018-10-15	4608	398	Q	90700	WARSTLER MICHELLE
5	R49077000000000000	2018-10-15	4608	553	Q	260000	BOWEN PATRICIA
6	R06070000000000000	2018-10-18	4609	435	Q	200000	GILL RONALD H & SUSAN M
7	U02002000000000000	2018-10-19	4609	840	Q	179000	PARKER JESSICA M
8	U10047000000000000	2018-10-26	4611	270	Q	125000	MORSE NORMAN & KELLY
9	U11063000000000000	2018-10-26	4611	588	Q	187000	RYDLE KEVIN D & DONNA M
10	R44046000000000000	2018-10-29	4611	684	Q	225000	SCANLON KEVIN & DEBORAH A
11	U09026000000000000	2018-10-30	4612	244	Q	176000	PLANTE JOEL D & VICTORIA A
12	R05009000200000000	2018-11-02	4613	708	Q	245000	STICKLES RODNEY & SU-ANN
13	U05058000000000000	2018-11-06	4614	383	Q	229900	DOUGLASS LAUREN
14	U11035000000000000	2018-11-09	4615	138	Q	200000	BEAN GORDON TAMMY L &
15	R17011000000000000	2018-11-09	4615	153	Q	241000	BILODEAU RYAN G X & AMANDA L TRUSTEES
16	U02021000000000000	2018-11-19	4617	847	Q	183400	ROBERTS RYAN ALAN
17	U12006000000000000	2018-11-20	4618	126	Q	65000	GILMAN JEFFREY C
18	U02047000000000000	2018-11-21	4618	630	Q	218500	BATES GARY V & KIM T
19	R38008000000000000	2018-11-21	4618	655	Q	63000	WALKER JAMES B
20	U10041000100MH0052	2018-11-26	4618	792	Q	92000	BUKOWSKI MICHAEL F & JENNIFER L
21	U08004000000000000	2018-11-26	4618	955	Q	220000	PITRE KAREN M
22	R64034000400000000	2018-11-27	4619	66	Q	168000	BARRON ELMER W III & MARY L
23	R48009000000000000	2018-11-27	4619	260	Q	140000	RAUCCI NICHOLAS J
24	U10040000000000000	2018-11-28	4619	581	Q	198000	BERNOTAS JONATHAN J & AMANDA K
25	U11032000000000000	2018-12-05	4621	500	Q	365000	ROBINSON WILLIAM A & MARTHA E
26	U10079000000000000	2018-12-05	4621	597	Q	165000	CHABOT LEAH N & TROY M
27	U10017000100000000	2018-12-05	4621	770	Q	225000	ANDERSON WILLIAM & MARCIE
28	R23018000000000000	2018-12-10	4622	180	Q	296000	OUELLETTE RYAN & JESSIE
29	U06068000000000000	2018-12-10	4622	340	Q	585000	ELLIOTT BARRY A & ANGELA C
30	R22020000100000000	2018-12-14	4623	737	Q	257500	CROSSLEY JOSHUA M
31	R19006000000MH0053	2018-12-17	4623	860	Q	66000	LAWSON REBECCA R
32	U11003000000000000	2018-12-17	4623	991	Q	169100	ROOKS RICHARD A
33	R19006000000MH0084	2018-12-27	4626	243	Q	70000	VAN DEMARK CAROL A

34	U05090000000000000	2018-12-31	4626	976	Q	236000	FEROZ GARY R TRUSTEE &
35	U08041000000000000	2019-01-02	4627	348	Q	185000	AVERY VICTORIA
36	U05092000000000000	2019-01-07	4628	135	Q	150000	MOORE JASON & JODI
37	U10041000100MH0063	2019-01-08	4628	392	Q	69000	LAVERTU WILLIAM L & MARIE A
38	R06083000000000000	2019-01-09	4628	546	Q	214000	WEATHERED BARN LLC
39	U03019000000000000	2019-01-10	4628	714	Q	226000	ORR PETER D &
40	U10041000100MH0016	2019-01-15	4629	404	Q	34000	WALKER JAMES B
41	R61005000700000000	2019-01-16	4629	556	Q	235000	MCGUIGAN DOROTHY A
42	R34003000000000000	2019-01-17	4629	838	Q	194000	WHALEN DEBORAH
43	U06046000000000000	2019-01-23	4630	921	Q	145500	MORLEY SANDRA
44	U10049000000000000	2019-01-29	4631	839	Q	168000	FLYNN SIMONE & SHAUN
45	U060670000000C0001	2019-01-31	4632	228	Q	89900	PITMAN PEGGY S
46	R13013000000000000	2019-02-01	4632	681	Q	252000	MCCAULEY JOHN
47	R19006000000MH0115	2019-02-19	4635	491	Q	100000	SMART ELAINE
48	R61005002600000000	2019-02-19	4635	718	Q	274900	OLIVER CHRISTOPHER S & MELISSA
49	U10041000100MH0048	2019-02-20	4635	816	Q	96300	RIPPETT EDWARD T
50	R19006000000MH0059	2019-02-20	4635	836	Q	77900	BOWDEN PAUL ESTATE
51	R49031000000000000	2019-02-20	4636	38	Q	228000	MORIN RICHARD G SR & GLORIA J
52	U061170000000C0010	2019-02-21	4636	217	Q	138000	GRONDIN LISA
53	R06087000000000000	2019-02-22	4636	340	Q	220000	GRIGOREAS WILLIAM E & DIANA M
54	U10092000000000000	2019-02-26	4637	104	Q	169000	DISCOVER PROPERTIES LLC
55	R29012000100000000	2019-03-01	4638	106	Q	205000	FERREIRA HERNANI & MARIA
56	R16002000300000000	2019-03-06	4638	951	Q	48000	LABBE DORIS BERNADETTE
57	R16002000200000000	2019-03-06	4638	953	Q	48000	LABBE DORIS BERNADETTE
58	U05106000000000000	2019-03-19	4641	623	Q	210000	GAULIN BRADD W
59	U11011000000000000	2019-03-19	4641	636	Q	190000	STARLING JENNIFER K
60	R27005000000000000	2019-03-20	4641	728	Q	180000	STUART DOUGLAS K & GAYLE J
61	U10041000100MH0034	2019-03-26	4642	737	Q	49500	DALE NICOLE
62	U06062000500000000	2019-03-27	4643	89	Q	180000	DROUIN PHYLLIS A
63	U10082000000000000	2019-04-01	4644	200	Q	159900	CLEE KATHERINE T
64	R01002001800000000	2019-04-01	4644	135	Q	50000	LANCE KENNETH J
65	R49056000000000000	2019-04-11	4646	101	Q	180000	GORTON CHARLES P
66	R48023000600000000	2019-04-12	4646	311	Q	174800	SCHAUFFLER ALLEN B & WHITNEY L
67	R16002000100000000	2019-04-26	4649	571	Q	305400	LABBE DORIS BERNADETTE

68	R32022000600000000	2019-04-29	4649	723	Q	850000	JA FARM PROPERTIES LLC
69	R48020000200010000	2019-04-30	4650	115	Q	420000	WALSH BRIAN O & CONDON KATHY
70	R10016000000000000	2019-05-01	4650	577	Q	209900	HOPE ERIC W
71	R29012000500000000	2019-05-02	4650	985	Q	209900	HOWES AMI
72	R17028000000000000	2019-05-03	4651	361	Q	182000	HENDERSON STANLEY JR
73	U07004000000000000	2019-05-09	4652	745	Q	260000	TSIROS WILLIAM B & CATHY A TRUSTEES
74	U06078000200000000	2019-05-17	4654	652	Q	219500	BRUCE KENNETH F
75	R61005002800000000	2019-05-17	4654	501	Q	248000	CHEMEI PETER & SARAH
76	U10075000000000000	2019-05-22	4655	854	Q	209200	PUTNAM JONATHAN
77	U06042000100000000	2019-05-22	4655	622	Q	210000	ADAMS CATHERINE L &
78	U06010000000000000	2019-05-24	4656	826	Q	172000	ALFE PETER
79	U05066000000000000	2019-05-28	4657	36	Q	163200	AFFINITI HOME GROUP LLC
80	U04002000000000000	2019-05-30	4657	1023	Q	63000	ZAMPIERI GENIE E
81	R17010000000000000	2019-05-30	4657	907	Q	289900	JOY DANA L JR & DANIELLE M
82	R31032000000000000	2019-05-30	4657	778	Q	220000	KINSLEY JEAN F
83	U02041000000000000	2019-05-31	4658	288	Q	140000	COBURN MARGARET E
84	R01002003100000000	2019-05-31	4658	196	Q	300000	LECLAIR ROBERT TRUSTEE
85	U101140000000C0001	2019-06-03	4658	834	Q	92100	PYCKO VALERIE A & CHRISTOPHER
86	U13020000000000000	2019-06-11	4660	846	Q	186000	FAWCETT KIMBERLY A & JOHN THOMAS A
87	U04020000100000000	2019-06-11	4660	656	Q	165000	CURRIER SHERBURNE & SAMANTHA
88	R64004000000000000	2019-06-13	4661	503	Q	100000	RAINVILLE BRENDA
89	R06042000000000000	2019-06-14	4661	990	Q	280900	THOMAS JONATHAN & NICOLE
90	R06075000000000000	2019-06-14	4661	563	Q	280000	GERMAIN CHRISTINE S
91	R61005002500000000	2019-06-14	4661	1036	Q	260000	PAGAN-ALLIS ABIGAIL TRUSTEE
92	U12023000000C60000	2019-06-14	4661	852	Q	205000	TATUM DAVID &
93	R52036000000000000	2019-06-14	4661	927	Q	258000	MUEHLHAUSEN MITCHELL J
94	U061170000000C0011	2019-06-17	4662	437	Q	140000	CINCOTTA MEGHAN A
95	U10120000000000000	2019-06-17	4662	456	Q	251000	SENSIBLE PROPERTY RESULTS LLC
96	U12023000000C80000	2019-06-17	4662	165	Q	220000	FOSTER TYSON W & JENNIFER L
97	U05102000000000000	2019-06-19	4662	879	Q	189300	THIRD GREEN PROPERTY MANAGEMENT LLC
98	U05137000000000000	2019-06-21	4663	945	Q	85000	WARD BRETT A & JESSICA L
99	R61005002400000000	2019-06-24	4664	270	Q	279000	PELLETIER DONALD R & KRISTINA
100	U11046000000000000	2019-06-24	4664	541	Q	221000	WOODMAN JAMES R &
101	R17025000000000000	2019-06-26	4665	40	Q	216500	ALTON ROLLINSFORD LLC

102	U02086000000000000	2019-06-27	4665	771	Q	150000	GAVIN MARTIN
103	U09018000000000000	2019-06-28	4666	377	Q	179900	COLE ZACHARY & BAYER, CHRISTINE
104	R50033000000000000	2019-06-28	4666	142	Q	146500	FOWLER WILLIAM
105	U10041000100MH0045	2019-07-02	4667	377	Q	89900	FANJOY RUSSELL R JR & SHARON TTEES
106	U02072000000000000	2019-07-02	4667	471	Q	175000	KUCHMAN JAMES J
107	R50012000000000000	2019-07-02	4667	910	Q	247000	LEWICKI KATHLEEN &
108	R49024000000000000	2019-07-03	4668	86	Q	223000	WHALEY MICHAEL G & ROSENBLUM J
109	R19017000000000000	2019-07-03	4668	109	Q	158000	LITTLEFIELD ELIZABETH A
110	R01001001400000000	2019-07-08	4668	789	Q	267000	MESERVE KELLY M & CORY J
111	R19006000000MH0094	2019-07-09	4668	944	Q	99900	HUSSEY JEAN
112	R18011000200000000	2019-07-11	4669	459	Q	300000	DELAND MARK H & SANDRA L
113	R24002000200000000	2019-07-11	4669	549	Q	32000	WAKING MICHEL
114	R01001003000000000	2019-07-11	4669	571	Q	60000	CAC INTERNATIONAL LLC
115	R36006000000000000	2019-07-11	4669	608	Q	450000	CLAUS CHRISTINA
116	U06028000000000000	2019-07-12	4669	871	Q	169200	BLUM SUSAN J
117	U090190000000C0009	2019-07-16	4670	837	Q	214000	THIBAULT PAUL J JR & DONNA B
118	U10030000000000000	2019-07-16	4670	1011	Q	148000	LEPAGE PAUL E & BRENDA J
119	R06228000000000000	2019-07-17	4671	497	Q	130000	SCHER ASYA & VITALIJ
120	U10041000100MH0013	2019-07-24	4673	332	Q	57300	MUCHER PETER C & KAYLA M
121	U090190000000C0052	2019-07-25	4673	829	Q	231000	WOLFORTH WILLIAM H & JENNIFER
122	R61060000000000000	2019-07-26	4674	124	Q	240500	DAVLOR LLC
123	R44050000000000000	2019-07-30	4674	1038	Q	268000	ASKINS EDWARD E & ANNA L
124	U05025000000000000	2019-07-31	4675	926	Q	185000	DREW CAROL A
125	R18007000000000000	2019-07-31	4675	540	Q	186900	FERLAND JOSHUA A
126	U02016000000000000	2019-07-31	4675	425	Q	197600	JOHNSON KIMBERLY &
127	U05063000000000000	2019-08-07	4678	175	Q	35000	JSD PROPERTIES LLC