Avitar Associates of New England, Inc.

Municipal Services Company

Tilton, NH

2014 VALUATION UPDATE

April 1, 2014

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

Index

Manual V3.15

Introduction 1
Intended Use/User 2

Section 1. **Certification/Contract & Scope of Work** 3
- **A. Certification** 5
- **B. Scope of Work Contract** 11
- **C. Personnel & Qualifications** 25
- **D. Data Collection.** 29

Section 2. **Prior DRA General Statistics** 61

Section 3. **Valuation Premise** 65
- **A. Three Approaches to Value/Highest & Best** 67
- **B. Zoning** 71
- **C. Town Parcel Breakdown** 73
- **D. Time Trending** 74
- **E. Neighborhood Classification** 75
- **F. Basic Mass Appraisal Process** 79
- **G. Assumptions, Theories & Limiting Factors** 80
- **H. Telecommunications & Utilities Value** 81

Section 4. **CAMA System** 87
- **A. Introduction to the Avitar CAMA System** 89

Section 5. **CAMA Appraisal Review Card & Abbreviations, Samples & Definitions** 95

Section 6. **Sales Data** 115
- **A. Date Range of Sales & Effective Date of New Value** 117
- **B. Qualified & Unqualified Sales Report** 119

Section 7. **Preliminary Sales Analysis Spreadsheets** 131

Section 8. **Field Review & Informal Hearing Process** 145
- **A. Field Review** 147
- **B. Informal Hearing Process** 149

Section 9. **Calibration Technique, Final Statistical Analysis & Value Cost Tables** 151
- **A. Calibration Technique** 153
- **B. Final Statistical Analysis & Testing** 157
- **C. Final Valuation Cost Tables** 357

Section 10. **Waterfront & View & Building Grade Information** 379
- **A. Waterfront Report** 381
- **B. View Report** 389
- **C. Building Grade Report** 409

INTRODUCTION

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

We use a data collection card to facilitate the listing and pricing of buildings which will insure uniformity and accuracy in the collection of data and use of the CAMA system. *See Section 1.D. Data Collection.*

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

An appraisal is an estimate of value at a point in time. Value is a moving target based on the actions of the market (buyers and sellers) and what they are willing to pay and accept for any individual property. As such, the assessment as of April 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 any and 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 Revaluation Report is hereby provided to the Town of Tilton for an effective date of new values of 4/1/2014.

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

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

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I **have** made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1B of this manual*) 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 $504,919,015.

Signature: _____ **Date:** 8/21/14

RESUME' OF SUPERVISOR OR SIGNOR

Loren J. Martin
Avitar Associates
150 Suncook Valley Highway
Chichester, NH 03258

Experience:

2005 - Present President Assessing Operations, Avitar Associates, Chichester, NH

Oversee Assessing Staff of +/- 15 Employees
Day to Day Operations
Budgeting/Planning
Court Preparation & Defense
Oversee all facets of revaluation work/schedules & staff

8/03 – 2005 Assessor & District Manager, Avitar Associates of NE, Inc. Chichester, NH

Contract Assessor/Administrator to Misc. Communities in NH
Oversee all Facets of Revaluation Work & Staff
Measure & List All Classes of Property
Extensive Work with CAMA System, Training on the CAMA System and Misc. Report Writing, Microsoft Office Products and Seagate Crystal Reports
Administer State Statutes
Integration with Tax Collector & Billing Systems/Warrant Processing
Abatement Requests
Building Permit Work - New Construction & Pickup Work
Sales Analysis & Sales Verification
DRA Sales Ratio Study
Exemptions, Current Use & Land Use Change Tax, Excavation Activity
Court Preparation & Defense

9/01 – 9/03 Real Estate Supervisor/District Manager, Nyberg, Purvis & Associates, Inc, Acton, ME

8/96 – 8/01 Field Assistant Assessor, Town of Merrimack, Merrimack, NH

12/93 – 7/97 Data Collector/Data Entry, Patriot Properties, Inc., Lynn, MA

Education: AS in Business Administration, University of New Hampshire
Notre Dame College, Manchester, NH - Core College Work
Maine Central Institute, Pittsfield, ME - Class of 1988, College Prep Courses
IAAO Course 101 – Appraisal Principles
IAAO Course 102 – Income Approach to Value
IAAO Course 300 – Mass Appraisal
IAAO Course 400 – Assessment Administration
NH State Statutes/2010 Update Class
Workshop 151 Uniform Standards of Professional Appraisal Practice-USPAP
2010 USPAP Update
2013 Statistics, Modeling & Finance
DRA Exemption & Credit Workshop

Professional Designations or Affiliations:

Certified NH Assessor #129
State of NH Dept of Revenue, Certified Property Assessor Supervisor
NHAAO – NH Association of Assessing Officials
NRAAO – Northeast Regional Association of Assessing Officials
IAAO – International Association of Assessing Officials
Expert Witness Before the NH Board of Tax & Land Appeals
Expert Witness in Belknap County

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

THIS CERTIFIES THAT

Loren J. Martin

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

CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2016

Given this day of March 7, 2011

Stephan W. Hamilton, Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

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

Tilton, 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:

SELECTMENS

GENERAL PROVISIONS

SEP 2 0 2012

1. IDENTIFICATION

1.1 Name of Municipality:	Town of Tilton
1.2 Address of Municipality:	257 Main Street
	Tilton, NH 03276
1.3 Contracting Officer for the Municipality:	Board of Selectmen
1.4 Telephone:	(603) 286-4521
1.5 Name of Company:	Avitar Associates of N.E., Inc.
1.6 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.7 Telephone:	(603) 798-4419
1.8 Name and Title of Company Signer:	Loren J. Martin, President of Assessing Operations
	or Gary J. Roberge, CEO

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 within the taxing jurisdiction of the Municipality in the same manner as taxable property.

2.1.3 The Company will verify all sales used as benchmarks for the update process.

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Selectmen/Assessors on or before **10/1/2014** with assessments as of **4/1/2014**.

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 Selectmen/Assessors. The Company shall provide the municipality with a full set of property record cards, the USPAP Standard 6 Compliant 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 the NH Code of Administrative Rules, ASB 303 for the work they will be performing.

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

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

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

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

2.4 Public Relations.

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

2.5 Confidentiality.

2.5.1 The Company agrees to not disclose to anyone except the Selectmen/Assessors and the Commissioner of the N.H. Department of Revenue Administration or his/her 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.

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 **$68,500** dollars, in manner and form as follows:

2.6.1 Payment shall be made in monthly installments as the work progresses based on 90% of the estimated proportion of the work completed in the preceding month with the 10% balance being held and accumulated until final satisfactory completion of the update as defined in 2.2.3.

2.6.2 Payment shall be based on monthly progress reports submitted by the Company and accepted by the Municipality.

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

3.1.1 The Company shall use Marshall & Swift Cost Manual as a basis to develop the costs of residential, commercial and industrial construction in the area and modify those costs by local sales, material costs and prevailing wage rates in the building trades. These shall include architects and engineer's fees, and contractor's overhead and profits. Before using such unit costs, the Company shall make tests using costs against actual sales of buildings whose actual current costs are known, in order to insure accuracy.

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

3.2 Manual of Appraisal:

3.2.1 Final Appraisal Report. This report shall follow closely the 2012-13 edition of Uniform Standards of Appraisal Practice (USPAP) Standard 6. The report shall contain the following sections:

1. A Letter of Transmittal.
2. A Certification Statement.
3. A section including the contracted Scope of Work.
4. A section detailing sales, income, and cost approaches to value including all valuation premises.
5. A section including all tables pertinent to the valuation process along with any schedules for the valuation of residential, commercial, industrial, manufactured housing and exempt properties.
6. A section including statistical analysis and testing.

The Company shall instruct the Selectmen/Assessors in the use of the manual so that the Selectmen/Assessors will have an understanding of the appraisal process being utilized. Upon completion of the full revaluation, the Company shall deliver one electronic copy of the manual to the Selectmen/Assessors and one electronic copy to the DRA.

3.3 Property Record Cards:

3.3.1 The Company shall prepare property record cards 8-1/2 x 11 inches for each separate parcel of property in the municipality.

3.3.2 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 and classification and space for indicating the land value and value of the buildings on the land.

3.3.3 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.

3.3.4 Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the appraisal manual.

3.3.5 The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card.

3.4 Sales Survey.

3.4.1 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 company's sales survey.

3.4.2 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.

3.4.3 A sales 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 survey book with appropriate notations for those sales not used in the correlation of values.

3.4.4 All qualified property sales shall be included in the manual 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.

3.4.5 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.

3.4.6 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.

3.4.7 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.

3.4.8 The completed sales survey showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison shall be delivered to the Selectmen/Assessors for approval and shall become the property of the Municipality at the completion of the update.

3.5 Informal Reviews.

3.5.1 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. The notice shall also contain the date, time and location of the informal review process including instructions on obtaining an informal review, the time frame in which the reviews will be scheduled and instructions relating to the appeal of the informal review process.

3.5.2 The informal review process shall include a 4 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 Selectmen/Assessor or his/her 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.

3.5.3 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.

3.6 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)

INTEREST AT 12% PER ANNUM WILL BE CHARGED ON ALL PROPERTY TAXES NOT PAID BY THE DUE DATE AS SPECIFIED ON THE TAX BILL AND THE FILING OF A REQUEST FOR REVIEW OF THE ASSESSMENT WILL NOT WAIVE THIS PENALTY. (RSA 76:13)

4. CONDUCT OF VALUATION OF RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROPERTY

4.1 Inspection

The exterior and interior of each house or commercial/industrial building and appurtenant buildings to both, shall be carefully measured and the interior inspected where allowed.

4.2 Entrance

The Company shall guarantee 100% interior inspection of all property in the Municipality except for vacancies, refusals, unsafe structure, inhabitants that appear dangerous or threatening and those properties where the Company is unable to make reasonable arrangements for interior inspection, via the mailing of listing request letters for appointments to be made.

When entrance to a building is refused or the occupants are not present, the Company shall make a note, together with the date, on the property record card. If the inspection of the property is unsuccessful, the Company shall send a letter to the property owner requesting the property owner arrange an appointment for an interior inspection.

4.2.1 In all cases of entry, the property owner or occupant must be at least 18 years of age.

4.3 Measurement

The Company shall show on the property record card a diagram of the principal building and it's dimensions, with the street side or waterfront toward the bottom of the diagram or otherwise noted.

4.4 Construction

The quality of construction and approximate age shall be noted and the specific details of the following features, as applicable, such as foundation, basement area, roofing, flooring, exterior cover, interior finish, fireplaces, heating and air conditioning systems, solar collectors, plumbing and plumbing fixtures, tiling, the number of bed and bathrooms, sprinkler systems, elevators and any other data which would influence value.

4.5 Commercial and industrial property, whether rented or not, may have its earnings or estimated earnings capitalized to be used as a check against physical value.

5. HOW THE COMPANY VALUES PROPERTY

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

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

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

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

6. CONDUCT OF VALUATION OF PUBLIC UTILITY PROPERTY

6.1 Public Utility property shall be appraised by the Company using the Handi Whitman replacement cost manual and depreciated for age and economic factors by the Company as commercial property so far as applicable.

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. 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 services of an expert may be required and the charge shall be **$1,500** per proposal per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to support the established value even if the Selectmen/Assessors have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Selectmen/Assessors 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. The Company shall furnish any needed typewriters, adding machines, calculators and other such equipment. The municipality shall provide a **private phone line** for the scheduling of interior inspections, as well as the informal review appointments.

8.3 Records and Maps.
The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, 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. 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.

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 work shall deliver to the Municipality an executed bond or irrevocable letter of credit in the principal sum of the amount to be paid by the Municipality to the Company, if required, as provided in sub-paragraph 2.6, as security for the faithful and satisfactory performance of this contract and shall not expire before final values are submitted to and accepted 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.

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of **2,226** 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.

12. **ADDENDUMS AND APPENDIXES**
No measure and list, except sales properties.

Agreement Execution

Bond Required by Town Please Check One & Initial: *Yes* ☐ *No* ☒
Additional Cost of $2,075
New Total, If Bond Required $70,575

In the presence of:

Witness

Municipality of: Tilton, N.H.

By:

Board of Selectmen

Date: October 3, 2013

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: 1-10-14

AVITAR PERSONNEL

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
CJ	Connie Jackson	Assessor/Supervisor	Certified Property Assessor Supervisor
MS	Mark Stetson	Assessor/Supervisor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor Assistant	Certified Property Assessor Assistant
KC	Kerry Connor	Assessor Assistant	Certified Property Assessor Assistant
JB	Jonathan Babon	Assessor Assistant	Certified Property Assessor Assistant
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
ER	Evan Roberge	Assessor Assistant	Certified Property Assessor Assistant
AD	Adam Denoncour	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
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	President, Sr Assessor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor	Certified Property Assessor
KC	Kerry Connor	Assessor Assistant	Certified Property Assessor Assistant
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
JR	Jonathan Rice	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 (No data collection was part of this update)

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

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

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

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

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

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

DATA COLLECTION FIELD DOCUMENT

GENERAL INFORMATION

MAP: | LOT: | SUBLOT:

OWNER

PROP LOCATION NO | STREET:

LISTING HISTORY

TE/INITIALS/REASON/ACTIO	ATE/INITIALS/REASON/ACTIO	TE/INITIALS/REASON/ACTI	ATE/INITIALS/REASON/ACTIO

SALES DATA

DATE	BK	PG	GRANTOR	Q/L	CODE	SALE PRICE

NOTES

COLOR: | UNITS:

EXTRA FEATURES

EXTRA FEATURES	LENGTH	WIDTH	UNITS	COND	NOTES/ID

LAND INFORMATION

ZONE | LAND USE | NEIGHBORHOOD | TOTAL SIZE

LAND USE	ZONE	SIZE	UNITS	NC	COND	CUCND	REC	NOTES
TOTAL ACRES								

MODEL/STYLE

ROOF STYLE

FLAT	
GABLE OR HIP	
GAMBREL	
IRREGULAR	
MANSARD	
SALT BOX	
SHED	
WOOD TRUSS	

ROOF COVER

ASBESTOS PANEL	
ASBESTOS SHNGL	
ASPHALT	
CLAY/TILE	
CORR COMP	
HIGH QUALITY COMP	
METAL/TIN	
PREFAB METALS	
ROLLED COMP	
RUBBER MEMBR	
SLATE	
STANDING SEAM	
TAR/GRAVEL	
WD SHINGLE/SHAKE	

EXTERIOR WALLS

ABOVE AVG	
ALUM SIDING	
ASBT SHINGLE	
ASPHALT	
AVERAGE	
BELOW AVG/MASONIT	
BRD & BATTEN	
BR ON MASONRY	
BRICK VENEER	
CB STUCCO	
CEDAR/REDWOOD	
CEMENT CLAPBRDS	
CLAP BOARD	
CNCRT OR BLK	
DECORATIVE BLK	
GLASS/THERMO	
LOGS	
MINIMUM	

EXT WALLS CONT.

NOVELTY	
PRE FIN METAL	
PREFAB PANEL T-111	
STN ON MASONRY	
VINYL SIDING	
WOOD SHINGLE/SHAKE	

INTERIOR WALLS

AVERAGE FOR USE	
DRYWALL	
MINIMUM	
PLASTERED	
PLYWOOD PANEL	
WALLBOARD	
WOOD/LOG	

FLOORING

CARPET	
CONCRETE	
HARDTILE	
HARDWOOD	
LINOLEUM/VINYL	
MIN PLYWOOD	
PARQUET	
PERGO/LAMINATE	
PINE/SOFT WD	

HEATING FUEL

ELECTRIC	
GAS	
OIL	
SOLAR	
WOOD/COAL	

HEATING TYPE

CONVECTION	
FA DUCTED	
FA NO DUCTS	
HOT WATER	
NONE	
RAD ELECT	
RAD WATER	
STEAM	

BEDROOMS

BATHROOMS

FIXTURE COUNT

CML WALL FRAME

MASONRY	
REIN-CONCRETE	
SPECIAL	
STEEL	
WOOD	

A/C

YES / NO

QUALITY

B3-MINIMUM	
B2-AVG-20	
B1-AVG-10	
A0-AVG	
A1-AVG+10	
A2-AVG+20	
A3-AVG+30	
A4-EXC	
A5-EXC+10	
A6-EXC+20	
A7-EXC+40	
A8-EXC+60	
A9-LUXURIOUS	
AA-SPECIAL USE	

STORY HEIGHT

1.00 1.50 1.75 2.00
2.50 2.75 3.00 3.50
3.75 4.00

YEAR BUILT

AGE CONDITION

VP P F A G VG E

BLDG DEPREC

PHYSICAL	
FUNCTIONAL	
ECONOMIC	
TEMPORARY	

DATA COLLECTION FORM SAMPLE, (DCF)

II. Data Collection Form = DCF

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

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

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

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

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

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

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

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

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

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

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

History

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

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

ACTIONS

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

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

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

M = MEASURED only.

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

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

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

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

LISTING THE PROPERTY

Building Site & Land Topography Description

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

Topography

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

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

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

Road — Gravel/Dirt; Paved; Undeveloped.

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.

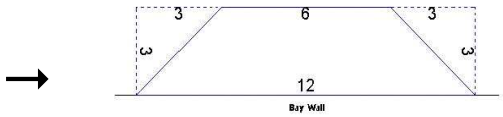
4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.

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 useable 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.

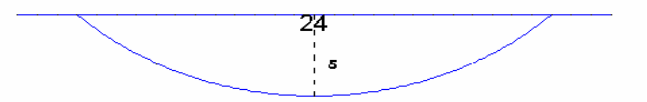
Only needed if different from other side



How to measure and sketch a bay window:

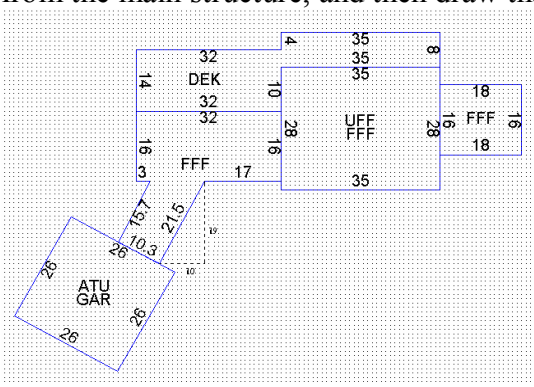
1.) Classify the bay window according its appropriate story height.
2.) Check for basement area under the bay window upon listing.
3.) Bay windows are only picked up when they include floor space.

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/FIBER: Standard type of shingle used today. It can be single or three tab. Including Architectural style shingles.

TAR/GRAVEL: A flat or very low pitched roof coated with tar material and then covered by a uniform crushed gravel material. This is normally seen on commercial/industrial buildings.

RUBBER MEMBRANE: A thin sheet of rubber seamed together. Typically found on flat roofs. It is typical for commercial/industrial buildings.

ASBESTOS: Shingles of rigid fireproof asbestos. This is typically laid in a diamond pattern. It is very brittle and used in homes circa 1940-1960's.

CLAY/TILE: Terra Cotta roofs that are not typically found in New England.

WOOD SHINGLES: Wood shingle or shake. Wood shakes have random thicknesses as they are hand split.

SLATE SHINGLES: Rectangular pieces of slate, each overlapping the other.

CORRUGATED COMPOSITION:
It is typically, in 4'x8' sheets. This includes Anjuline panels.

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

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

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

INTERIOR WALLS

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

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

WALL BOARD: Composition 4' x 8' sheets, such as Celotex.

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

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

DRYWALL: A rigid sandwich of plaster and paper.

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

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

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

HEATING FUEL

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

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

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

ELECTRIC: Baseboards or geothermal.

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

HEATING TYPE

NONE: No heat.

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

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

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

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

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

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

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

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 stamped concrete.

LINOLEUM/VINYL: Refers to all forms of linoleum type products of various designs and shapes. This also includes commercial grade vinyl tiles as seen in some schools and grocery stores.

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

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

PERGO/LAMINATE: A laminate wood look floor that is very durable.

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.

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. A fixture is a bath, sink, shower, urinal, bidet, Jacuzzi tub, etc.

Commercial Baths
0 = None
1 = Below average for use
2 = Average for use
3 = Above average for use
4 = Extensive for use

GENERATORS

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

EXTRA KITCHEN

Number of kitchens that exist beyond the first/main kitchen in the home. This is normally seen in in-law apartments or additional living areas. This option to assess as part of the building characteristic is available; however, it may or may not be implemented in this community.

AIR CONDITION SYSTEMS

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

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

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

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

NUMBER OF STORIES

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

QUALITY ADJUSTMENT

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

Defined as:	B5 = Bare Minimum	A3 = Average +30%
	B4 = Average -40%	A4 = Excellent
	B3 = Minimum	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.

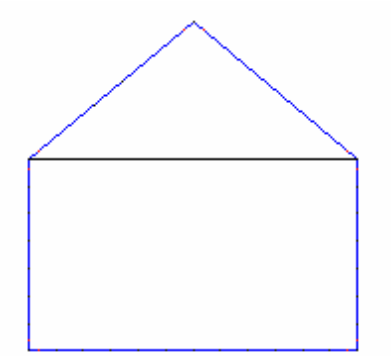
DECK - Deck refers to platforms that are not attached to the primary building. Some decks will be attached to the above ground pools.

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

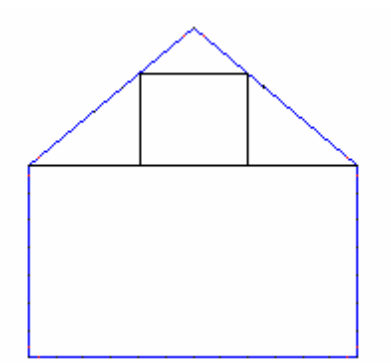
1. Childs playhouse
2. Tree houses
3. Ice or Bob houses
4. Bulkheads - metal doors covering the entrance to the basement
5. Dog houses
6. Fire escape platforms
7. Handicap ramps
8. Metal storage boxes (or trailer bodies) on residential property.

All XFOB's not picked up should be noted.

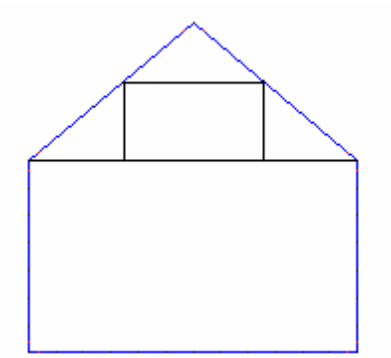
STORY HEIGHT EXAMPLES



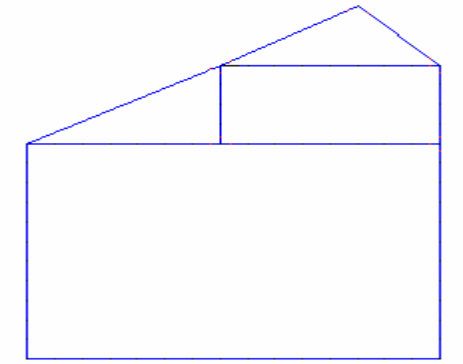
1 STORY FRAME
Ranch - Bungalow or comparable structures. No second floor or attic space.



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

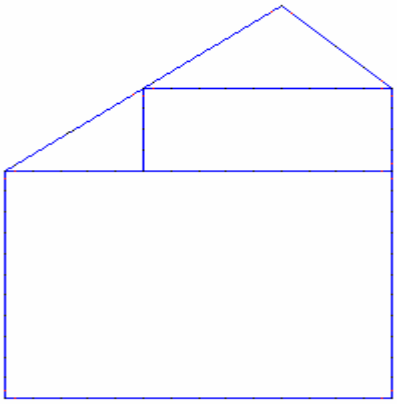


Example A

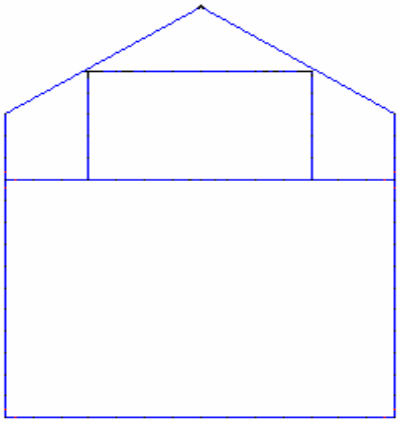


Example B

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

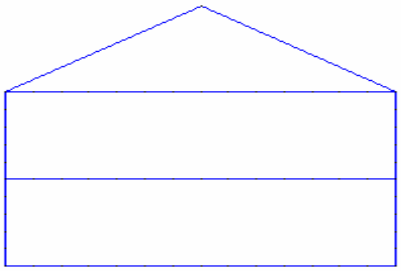


Example A

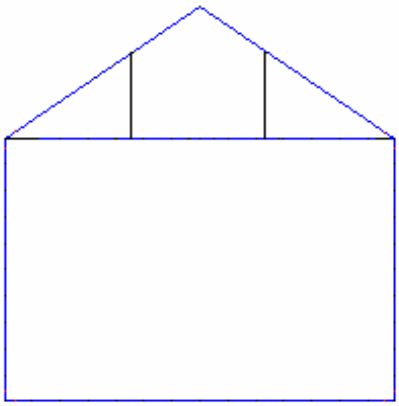


Example B

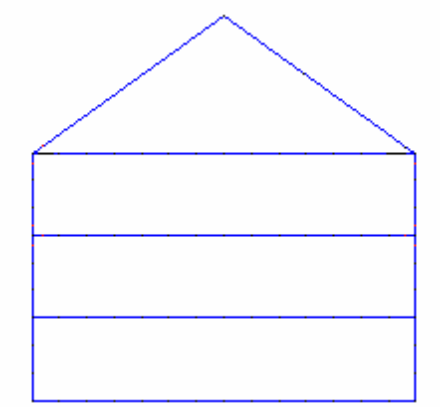
1-3/4 STORY FRAME
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.
See Example A & B Left



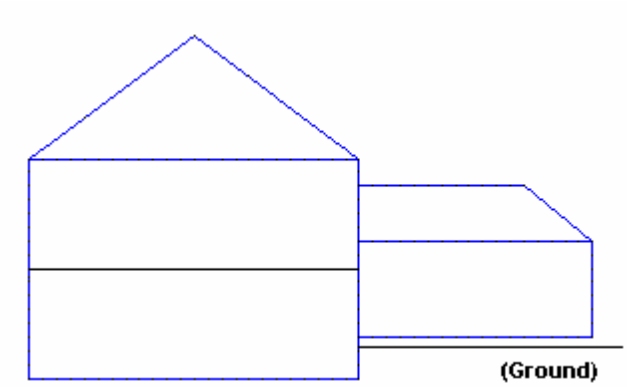
2 STORY FRAME
Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.



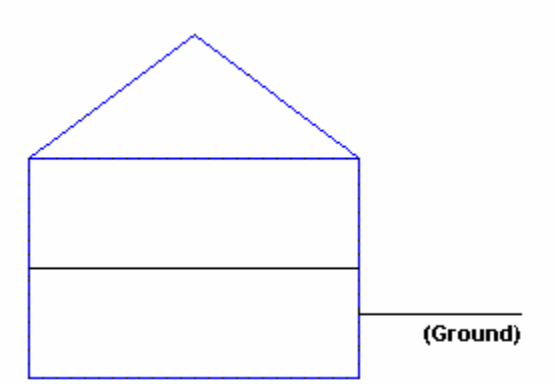
2 STORY FRAME & ATTIC
Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area.



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.

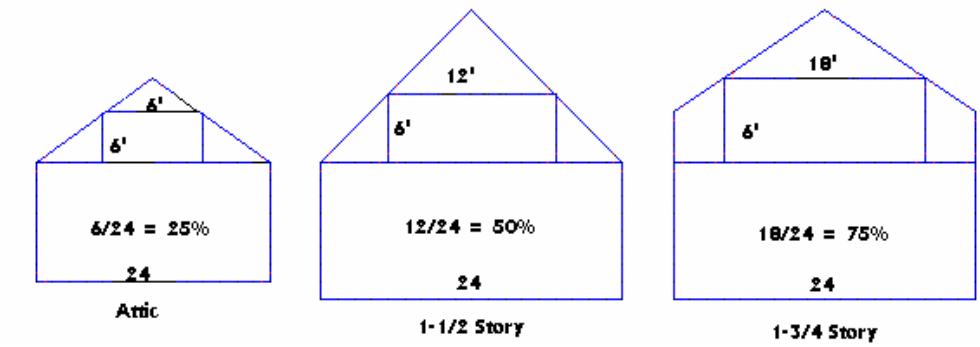


SPLIT ENTRY - one story Ranch Style Home ½ of lower floor foundation exposed.

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.

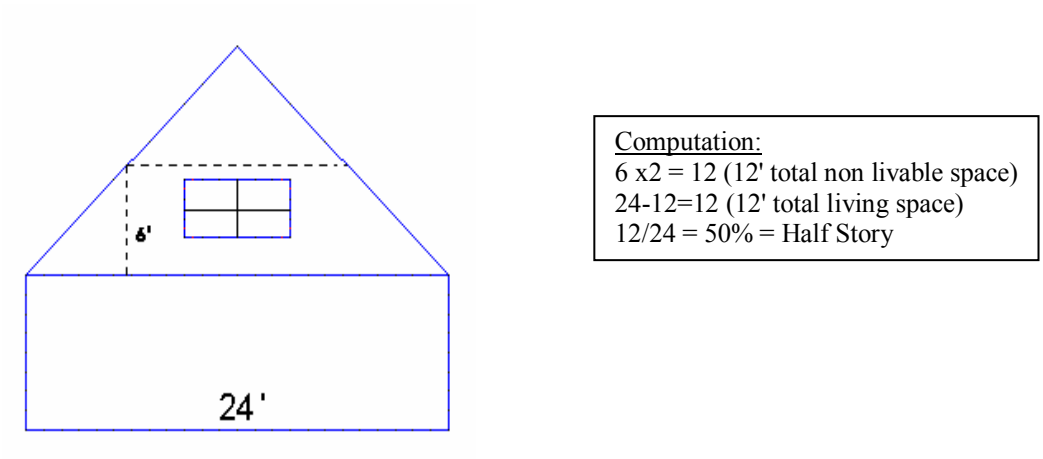
Example: Method 1



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

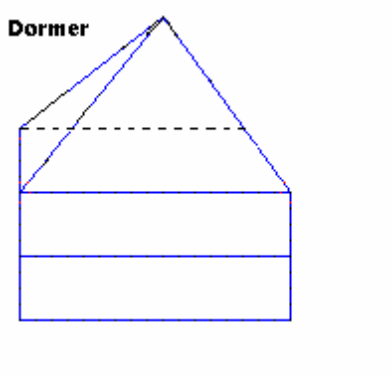


*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

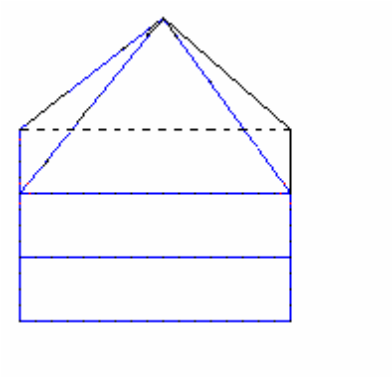
Dormers

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:



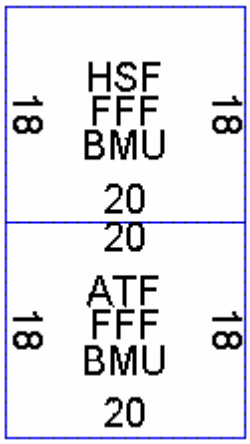
Normally this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

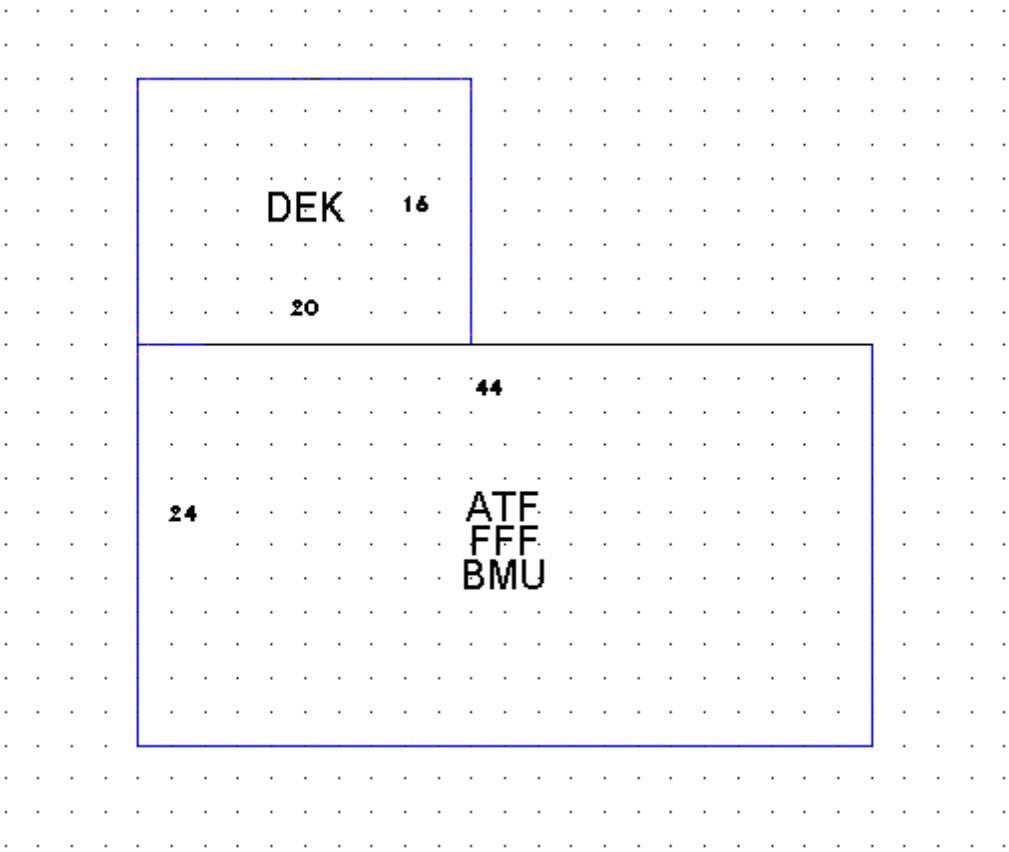


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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.

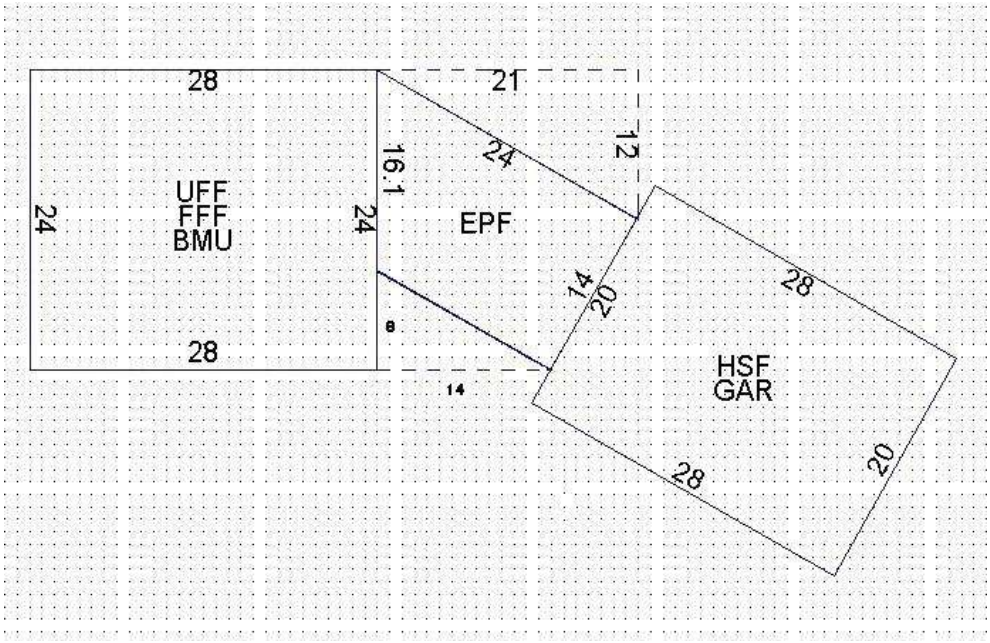
Represents dormer addition





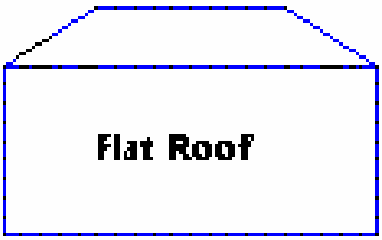
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

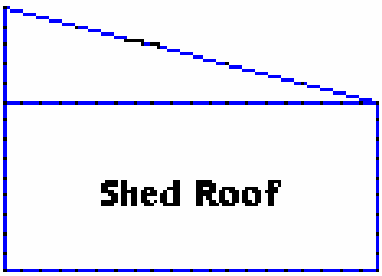
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.

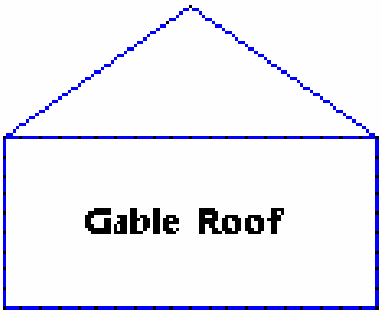


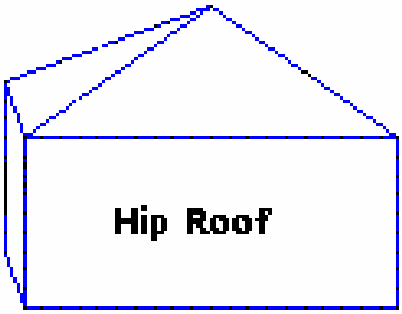
Whenever angles are involved, it is important to provide enough information to accurately compute the area of each section. By breaking up a section into squares, rectangles and right triangles, it makes the area calculation easier and more accurate. Too much information is better than too little. With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

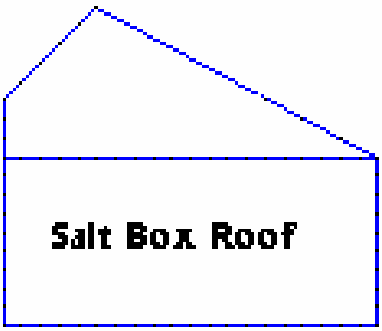
ROOF TYPES

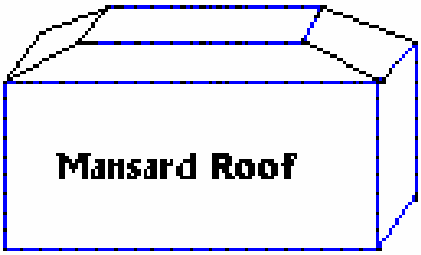

Flat Roof

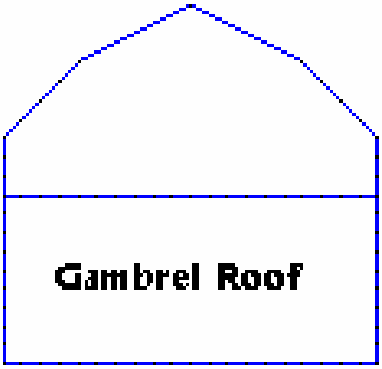

Shed Roof

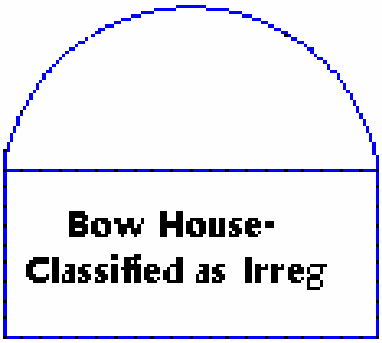

Gable Roof

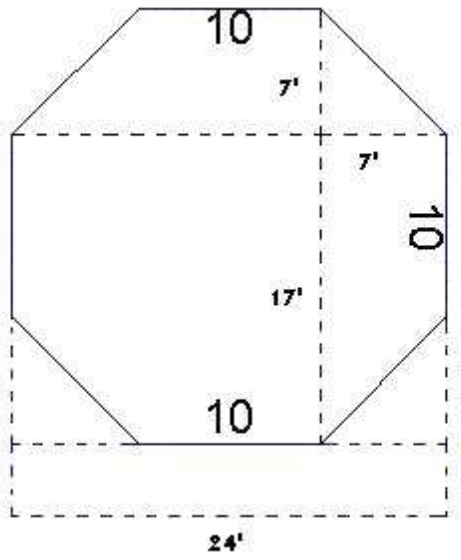

Hip Roof


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 or USPAP Standard 6. It is historic, not current data and has no bearing or use in this revaluation. The writer accepts no responsibility for the accurate meaning or use of this data.

Ratio Study Year 2013

Overall Median Assessment to Sales Ratio:	**105**
Coefficient of Dispersion:	**17.9**
Price Related Differential:	**1.03**

	Ratio	**COD**
Residential Land Only Sales:	**N/A**	**N/A**
Residential Land & Building Sales:	**105**	**17.9**
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. TELECOMMUNICATIONS & UTILITIES

A. Three Approaches to Value

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

In mass appraisal, the income approach is generally of limited use as it requires the property owners to provide income and expense information that, for the most part, they are unwilling to provide and do not have to provide by law. When it is provided, it is almost always with the stipulation that the information be kept confidential. For the above reasons, the income approach is mostly used as a general check against the market 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.

Market: The Market 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 Market Approach is clearly the central, if not the only relevant approach in estimating the value of some types of properties. The rationale of the Market 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 Market 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. 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

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

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

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

This process is not perfect, as market sales data is subject to the perceptions and emotions of buyers and sellers at any given point 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.

B. Zoning

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

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

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

ARTICLE VII — TABLE OF DIMENSIONAL VALUES — Revision 02/24/2006

ZONING DISTRICT	MINIMUM LOT SIZE (See Notes 1, 5 & 6)			MINIMUM FRONTAGE (feet)	MINIMUM LOT SETBACKS (ft) (SEE NOTE 2 & 8)			MAXIMUM LOT COVERAGE	MAXIMUM STRUCTURE (HEIGHT)	MAXIMUM RESIDENTIAL DENSITY
	W/SEWER	W/O SEWER (See Note #1)	BACKLAND (See Note #7)	(See Note #3)	FRONT	REAR	SIDE	(See Note #4)	(See Note #9)	Dwelling Units Per Lot
MU	20,000 sq ft	1 Acre	2 Acres	100/200	20	20	20	50%	35 ft	2
VR	15,000 sq ft	30,000 sf	60,000 sf	100	20	20	20	60%	35 ft	2 see note 10
MR	1 Acre	2 Acres	2 Acres	100/200	20	20	20	50%	35 ft	1
RA	3 Acres	3 Acres	6 Acres	250	40	40	40	40%	60 ft	1
DN	n/a	30,000 sf	60,000 sf	0	n/a	n/a	n/a	100%	50 ft	4
RG	1 Acre	1 Acre	2 Acres	0	30	20	50	75%	50 ft	NO RESIDENTIAL PERMITTED
RC	1 Acre	1 Acre	2 Acres	150	30	20	20	60%	40 ft	1
GC	20,000 sq ft	1 Acre	2 Acres	100/200	30	20	20	75%	40 ft	NO RESIDENTIAL PERMITTED
IN	1 Acre	2 Acres	4 Acres	0	30	20	20	75%	50 ft	NO RESIDENTIAL PERMITTED

MU MIXED USE
MU II MIXED USE II
VR VILLAGE RESIDENTIAL
MR MEDIUM RESIDENTIAL
RA RURAL AGRICULTURAL
DN DOWNTOWN
RG REGIONAL COMM
RC RESORT COMMERCIAL
GC GENERAL COMMERCIAL
IN INDUSTRIAL

(1) Or as required by NHWSPCC, whichever is the larger.
(2) Accessory buildings may not occupy more than ten percent (10%) of the area required for the side or rear setbacks, and are not permitted in front setbacks.
(3) 100 ft of frontage with municipal sewer,: 200 ft of frontage without municipal sewer.
(4) Lot coverage includes building footprint, pavements, and parking areas.
(5) No part of a wetland may be considered as part of the minimum size requirement of any lot.
(6) NH State Shoreland Protection Act shall govern waterfront properties.
(7) A backland lot used for a residential purpose shall have a minimum of 50 foot of road frontage or have an easement of similar width such that each backland has private access to a class V (five) or better road. No two easements shall be closer together than the minimum frontage required for a standard lot as per the above Table of Dimensional Values. In a subdivision, the width of an easement or access shall not be a part of the minimum frontage required for any individual lot. No more than two (2) backland lots can be accessed through any one (1) easement.
(8) No storage of manure or odor/dust producing substance shall be permitted within 100 feet of an abutting lot line.
(9) EXCEPTION: Telecommunications Towers.
(10) Zoning Article #5 tied 203 to 203 and passed 206 to 203 at re-count held March 23, 2006.

APPENDIX C

C. Town Parcel Breakdown

TILTON, NH Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	328	$ 16,095,300
RESIDENTIAL LAND ONLY WITH CURRENT USE:	86	$ 1,295,893
RESIDENTIAL LAND & BUILDING (not including current use): Median: $ 158,700	944	$ 166,651,000
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	53	$ 11,113,617
MANUFACTURED HOUSING ON OWN LAND:	15	$ 1,303,400
MANUFACTURED HOUSING ON LAND OF ANOTHER:	316	$ 13,130,000
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	102	$ 20,830,854
COMMERCIAL/INDUST. LAND ONLY (not including current use):	49	$ 8,237,400
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	176	$ 236,911,900
COMMERCIAL/INDUST. WITH CURRENT USE:	4	$ 2,068,251
UTILITY:	6	$ 27,281,400
TOTAL TAXABLE:	2079	$ 504,919,015
TOTAL EXEMPT/NONTAXABLE:	129	$ 52,687,200
TOTAL NUMBER OF PARCELS:	2208	
(TOTAL NUMBER OF CARDS):	2361	
PROPERTIES WITH VIEWS (included above):	74	
PROPERTIES WITH WATER FRONTAGE (included above):	250	
DRA CERTIFICATION YEAR:	2014	

D. Time Trending

This is the process by which sales data is equalized to account for time. The "market" is dynamic and ever changing. Over time, either, stable, appreciating or depreciating. 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 also be used to reconcile an opinion of the current market trend or lack of.

The following page(s) show data we have considered in arriving at our opinion of the market trend used.

DRA Median Ratio	2012 – 108.7
	2013 – 105.0

Avitar Preliminary Ratio 2014 before starting update – 106.7

Reviewing the statistics above, as well as MLS, it appears the market has been fairly stable, (since 10/1/12), as such no time trending was applied to the sales.

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.

A - Generally denotes an approved subdivision road not yet developed or maybe just timber cleared. Typically paper streets.

B - Generally denotes a road cut and stumped and very rough, but passable by 4x4 vehicles.

C - Generally denotes a graded road, either narrow or of poor quality, but passable by most vehicles.

D - 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, more narrow than your average Class V road.

E - Generally denotes the average neighborhood in town, typically paved Class V town maintained roads. Generally utilities are above ground and sites generally consist of average landscaping.

F - Generally denotes neighborhoods above "F" generally denote areas with similar quality buildings, roads and typically, utilities are underground and sites are more consistently landscaped. Above average neighborhoods are generally more desirable and the factors noted increase marketability. Always remember…location, location, location!

F. Basic Mass Appraisal Process

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

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

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

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

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

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

G. Assumptions, Theories & Limiting Factors

Assumptions

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

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

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

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

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

Theories

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

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

Limiting Factors

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

H. Telecommunications & Utilities Valuation

1. Telecommunication

Assumptions

a.) DOT miles of road to be accurate and complete.
b.) Data provided by companies to be accurate and complete.
c.) Width of Public Right-of-Way (PRW) to be 10 feet.
d.) If no data provided, pole count will be estimated as follows: Linear feet of roads ÷ 250, 60% joint ownership and 30-40% good based on average age. RCN poles is $1,275.

Methodology

Replacement Cost New Less Depreciation – See detail below under Utility Methodology.

2. Utilities

Assumptions

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

Methodology – Replacement Cost New Less Depreciation

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

Towers – Reported Original Cost $150,000 Year in Service 1984
1984 Index = 233
2009 Base Year Index = 553
150,000 ÷ 233 = 64,377.68 x 553 = $356,008.57 Replacement Cost
This replacement cost must then be depreciated for age.
If that depreciation was 59%, the value would be $146,854

The accuracy or value of any cost approach to value is the depreciation developed for each item, as well as the remaining economic life allowed to each item that has passed its life expectancy but is still in service. As such, Avitar's unique depreciation, developed over time, is proprietary. Incorporated in our depreciation is an economic market adjustment based on the average customer/mile for each town. This reflects the adjustment of actual cost for a utility that would not normally be built if left to market forces only, as well as the upward adjustment to the cost of a utility in a dense area with high customer/mile rate, reflecting a higher market value. However, a summary report for each individual utility is provided herein.

In the case of a public utility not willing or unable to provide an inventory, the NH DRA value for that utility was used, adjusted by a ratio that is developed by comparing all other utilities across the state valued by Avitar to the NH DRA value. This ratio maintains equity among utilities that provide information and those that didn't or couldn't.

See following pages for utility reports.

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: TILTON-PENNICHUCK 14 **UTILITY VALUATION YEAR: 2014**

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
W304 STRUCTURES & IMPROVEMEN	$ 69,792	$ 76,533	*% 0.092392*	$ 69,462
W305 COLLECTING & IMPOUNDING	$ 188,564	$ 204,443	*% 0.110001*	$ 181,954
W311 ELECTRIC PUMPING EQUIP	$ 210,499	$ 247,766	*% 0.094488*	$ 224,355
W340 DIST. MAINS, ALL TYPES	$ 57,293	$ 66,858	*% 0.172021*	$ 55,357
W345 DIST. SERVICES INSTALLED	$ 23,431	$ 25,277	*% 0.160620*	$ 21,217
W347 DIST. METER INSTALLATIONS	$ 2,382	$ 2,678	*% 0.171770*	$ 2,218
W351 CLARIFIER EQUIPMENT	$ 6,989	$ 8,073	*% 0.040010*	$ 7,750
GRAND TOTALS FOR TILTON-PENNICHUCK 14:	$ 558,950	$ 631,628		$ 562,300 *

*** Value Rounded To Nearest Hundred**

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: TILTON-PSNH-14 **UTILITY VALUATION YEAR: 2014**

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	$ 289,911	$ 1,177,515	% 0.800000	$ 235,503
E355 TRANS, POLES & FIXTURES	$ 1,019,247	$ 2,047,052	% 0.483290	$ 1,057,733
E356 TRANS, OVER CONDUCT & DE	$ 823,585	$ 1,649,496	% 0.460818	$ 889,379
E362 DISTR, STATION EQUIPMENT	$ 469,229	$ 1,752,477	% 0.657438	$ 600,332
E364 DISTR, POLES,TOWERS & FXT	$ 1,003,702	$ 2,582,553	% 0.618605	$ 984,973
E365 DISTR, OVER CONDUCT & DEV	$ 2,179,459	$ 5,950,079	% 0.580823	$ 2,494,139
E366 DISTR, UNDERGRND CONDUIT	$ 58,006	$ 201,956	% 0.630885	$ 74,545
E367 DISTR, UNDER COND & DEVIC	$ 399,063	$ 1,077,283	% 0.448881	$ 593,711
E368 DISTR, PAD TRANSFORMERS	$ 1,261,593	$ 1,261,593	% 0.100000	$ 1,135,434
E369 DISTR, SERVICES OVER&UND	$ 635,539	$ 1,196,614	% 0.387249	$ 733,227
E370 DISTR, METERS INSTALLED	$ 290,190	$ 290,190	% 0.100000	$ 261,171
E373 DISTR, STR LIGHTS OVERHD	$ 147,287	$ 327,509	% 0.571462	$ 140,350
E400 UNCLASSIFIED CONSTRUCTIO	$ 641,259	$ 641,259	% 0.000000	$ 641,259
GRAND TOTALS FOR TILTON-PSNH-14:	$ 9,218,070	$ 20,155,576		$ 9,841,800 *

* Value Rounded To Nearest Hundred

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: TILTON - LIBERTY 14 **UTILITY VALUATION YEAR: 2014**

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
G200 PRODUCTION LPG EQUIPMEN	$ 454,397	$ 820,704	*% 0.214139*	$ 644,959
G201 PRODUCTION SNG EQUIPMEN	$ 1,288,642	$ 3,678,933	*% 0.539374*	$ 1,694,611
G366 TRANS. STRUCT & IMPROVE	$ 22,752	$ 105,720	*% 0.677781*	$ 34,065
G367 TRANS. MAINS	$ 3,068,148	$ 7,082,315	*% 0.401628*	$ 4,237,861
G369 TRANS. MEAS. & REG. EQUIP	$ 287,749	$ 610,879	*% 0.399686*	$ 366,719
G370 DIST. STRUCT & IMPROVE	$ 79,749	$ 228,316	*% 0.596371*	$ 92,155
G377 DIST. COMPRESSOR EQUIP	$ 57,728	$ 89,874	*% 0.273249*	$ 65,316
G380 SERVICES, PLASTIC	$ 1,207,752	$ 2,515,143	*% 0.448532*	$ 1,387,020
G381 METERS	$ 116,740	$ 207,296	*% 0.477728*	$ 108,265
G382 METER INSTALLATIONS	$ 34,518	$ 89,558	*% 0.419036*	$ 52,030
GRAND TOTALS FOR TILTON - LIBERTY 14:	$ 6,618,175	$ 15,428,738		$ 8,683,000 *

*** Value Rounded To Nearest Hundred**

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

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

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

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

POINTS

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

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

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

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

EFFECTIVE AREA CALCULATIONS

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

EXAMPLE: BUILDING AREA CALCULATIONS

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

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

EXAMPLE:

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

STORY HEIGHT ADJUSTMENTS

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

DEPRECIATION TYPES & USE

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

EXAMPLE - 200 Year Old House

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 <u>only if there is enough excess land to support subdivisions based on the zoning requirements</u>. Excess frontage would not normally be assessed unless subdivision potential exists, however it could be if the market sales data showed a value exists even if subdivision potential did not.

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

Example:

Zone = Two Acres, 100 Front Feet

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

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

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

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

SECTION 5

CAMA APPRAISAL REVIEW CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

APPRAISAL CARD - FRONT SIDE

Map: 000001 Lot: 000001 Sub: 000000 (1) Card: 1 of 1 (2) 1 MAIN STREET ANYTOWN (3) Printed: 09/23/2013

OWNER INFORMATION

SMITH, JOHN E.
SMITH, JANE E.
1 MAIN STREET
ANYTOWN, NH 03123
(4)

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/22/2003	2586	1620	Q1	285,000	DOE.

(5)

PICTURE

(8)

LISTING HISTORY

08/05/11 BLVM
08/28/07 JP INT. INSPECT
(6)

NOTES

6x8 SHED=NV; 8/28/07 EXT NEW WINDOWS, SIDING ROOF SHINGLES, EST 90S, INT; RENOES 92-97 ABOVE AV COND INSPECTED; SIDING,WINDOWS-GOOD; ROOF-OKAY;
(7)

EXTRA FEATURES VALUATION (9)

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	90	1,373	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

ANYTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE (10)

Year	Building	Features	Land
2012	$ 222,900	$ 1,400	$ 76,300
		Parcel Total: $ 300,600	
2013	$ 158,300	$ 1,400	$ 57,100
		Parcel Total: $ 216,800	

LAND VALUATION (11)

Zone: B - BUSINESS Minimum Acreage: 1.00 Minimum Frontage: 150 Size: 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	0.520ac	60,120	E	100	100	100	100	95 – MILD	100	57,100	0	N	57,100	
	0.520 ac									57,100			57,100	

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 9), 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 half way down the right side of the card and displays prior years and current assessed value summarized as buildings, features and land and then the card total value. In the case of a multi-card parcel, in the current year column an additional value will be displayed for the total parcel value just below the card total value, whereas the prior year values will only show the total assessed value of the entire parcel.

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

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

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

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

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

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

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

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

Units - Size of land being assessed on each line.

AC = Acres
FF = Front Feet (Road Frontage) SF = Square Feet
WF = Waterfront Feet

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

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

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

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

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

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

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

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

Ad Valorem - Market value.

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

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

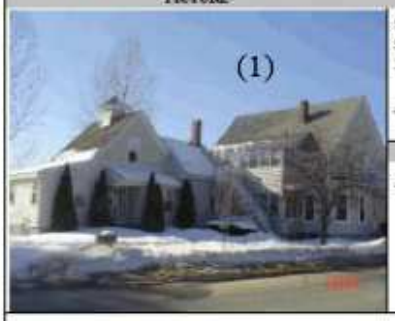
Tax Value - Is the taxable value of all land being appraised, including the land assessed under current use.

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

APPRAISAL CARD - BACK SIDE

Map: 000109 Lot: 000012 Sub: 000000 Card: 1 of 1 1 MAIN STREET ANYTOWN Printed: 09/23/2013

PICTURE



OWNER

SMITH, JOHN E.
SMITH, JANE E.
1 MAIN STREET

ANYTOWN, NH 03125

(2)

TAXABLE DISTRICTS

District	Percentage

(3)

PERMITS

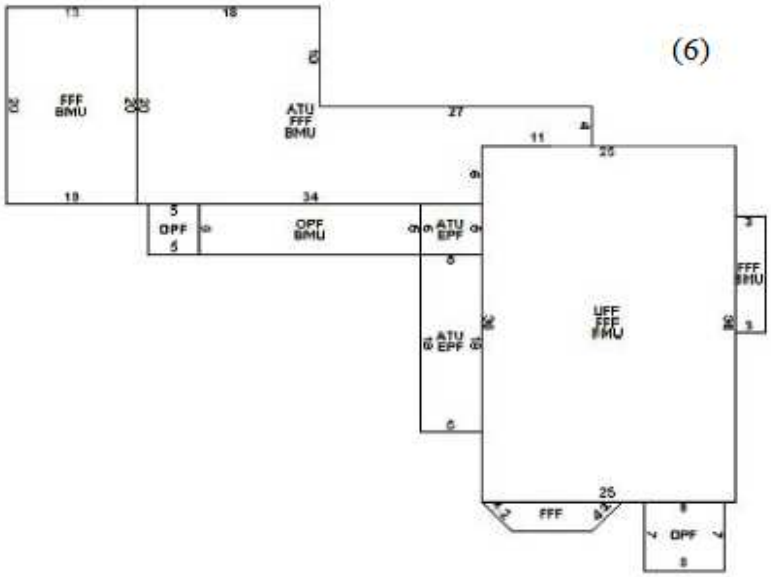
Date	Permit ID	Permit Type	Notes

(5)

BUILDING DETAILS

Model: 2.00 STORY OLD STYLE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: UNSPECIFIED
Floor: UNSPECIFIED
Heat: GAS/HOT WATER
Bedrooms: 7 Baths: 3.0 Fixtures: 15
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.8411 Base Rate: RSA 74.00
Bldg. Rate: 0.9064
Sq. Foot Cost: $ 67.08

(4)



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	900	1.00	900
FFF	FST FLR FIN	1793	1.00	1793
BMU	BSMNT	1870	0.15	281
ATU	ATTIC	702	0.10	70
EPF	ENCLSD PORCH	138	0.70	97
OPF	OPEN PORCH FIN	191	0.25	48
GLA:	2,693	5,594		3,189

(7)

2013 BASE YEAR BUILDING VALUATION (8)

Market Cost New:		$ 213,918
Year Built:		1850
Condition For Age:	GOOD	26 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		26 %
Building Value:		$ 158,300

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
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 1, 2014

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, 4/15/14 thru Thursday, 4/17/14 between 8:00 am & 4:30 pm** to arrange an appointment in the near future for an interior inspection of your property. Please have this notice available when you call.

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

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

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

SAMPLE - NOTICE OF PRELIMINARY VALUES

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

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES

May 9, 2014

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 **603-555-5555 starting on Mon, 5/19/14 thru, Thurs, 5/22/14 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
Board of Selectmen
25 Main Street
Anytown, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03745

Map Lot Sub : 0000U3 000006 000000

June 15, 2014

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.

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: $ 127,700 Other Value: $ 121,900 Total Parcel Value: $ 249,600

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Assessed Value: (1) A value set on real estate by a government as a basis for levying taxes; (2) The monetary amount for a property as officially entered on the assessment roll for purposes of computing the tax levy. Assessed values differ from the assessor's estimate of actual (market) value for three major reasons: fractional assessment ratios, partial exemptions, and decisions by assessing officials to override market value.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Encumbrance: Any limitation that affects property rights and value.

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

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

Estate: A right or interest in property.

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

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

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

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

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

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

IAAO: International Association of Assessing Officers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 6

SALES DATA

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

B. QUALIFIED & UNQUALIFIED SALES REPORT

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

Effective date of this revaluation is 4/1/2014.

Sales that occurred between 10/1/12 and 4/30/14 were used in preliminary sales analysis. Sales that occurred between 10/1/12 and 7/3/14 were included in the final testing/analysis.

Total Number of Qualified Sales Used 80 (between 10/1/12 through 7/3/14).

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.

TILTON, NH Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.822	000R16	000003	000138	05	0.00	R1	E	MHD	A 1,513	$ 110,000	$ 90,400 03/25/2014	I	Q	BOLTON, ROBERT	$ 104,500
0.880	000R18	000085	000045	07	0.00	R1	E	MHS	A 885	$ 42,500	$ 37,400 11/13/2012	I	Q	RODGERS DEVELOPMENT CO	$ 51,200
0.885	000R18	000025	000025	07	0.00	R1	E	MHS	A 1,025	$ 56,500	$ 50,000 03/21/2014	I	Q	RODGERS DEVELOPMENT CO	$ 0
0.891	000R18	000085	000032	07	0.00	R1	E	MHS	A 658	$ 23,000	$ 20,500 11/28/2012	I	Q	STEPHANSKI, STEPHEN	$ 13,600
0.892	000R05	000050	000000	07	1.33	R1	F	RSA	D 2,499	$ 237,000	$ 211,400 11/06/2012	I	Q	FOOTE IV, ABRAM W	$ 220,800
0.907	000R17	000025	00000E	05	0.53	R1	F	RSA	A 1,594	$ 165,000	$ 149,700 07/29/2013	I	Q	YOUNG, MICHAEL	$ 158,300
0.929	000U05	000075	000000	04	0.09	R2	E	RMF	C 1,868	$ 117,000	$ 108,700 08/16/2013	I	Q	GOTTSELLIG, WINSATT, S	$ 117,600
0.929	000U03	000046	000000	06	0.46	R1A	E	RSA	A 1,216	$ 150,000	$ 139,400 12/17/2013	I	Q	BROWN LIVING TRUST	$ 147,600
0.932	000R16	000003	000094	06	0.00	R1	E	MHD	A 1,600	$ 100,000	$ 93,200 11/18/2013	I	Q	PERKINS, MARY J REV TR	$ 106,600
0.937	000R11	000005	000000	05	3.63	R1	E	RSA	B 1,681	$ 212,500	$ 199,100 11/27/2012	I	Q	CRAIG, DAVID J	$ 201,800
0.937	000R02	000005	00000B	07	6.60	R1	F	RSA	C 2,241	$ 258,000	$ 241,800 03/26/2013	I	Q	ROSE, DIANE M	$ 228,400
0.941	000U02	000036	0UNIT4	16	0.00	R1W	S	RCC	A 474	$ 104,000	$ 97,900 03/06/2014	I	Q	FORTUNATE SEVEN TRUST	$ 98,500
0.943	000U01	000010	0UNIT3	16	0.00	R1W	S	RCC	A 798	$ 207,500	$ 195,700 09/06/2013	I	Q	DUMAIS, MAURICE E	$ 221,700
0.945	000U01	000014	0UNIT2	16	0.00	R1W	S	RCC	D 579	$ 110,000	$ 104,000 06/27/2014	I	Q	CVG TRUST	$ 136,500
0.949	000R08	000016	UNIT31	16	0.00	R1W	S	RCD	B 1,198	$ 142,900	$ 135,600 06/03/2013	I	Q	LEMAY, JENNIFER S	$ 142,100
0.950	000R11	000011	000003	05	0.00	R1	D	MHS	A 966	$ 22,000	$ 20,900 02/20/2014	I	Q	ELDRIDGE, KENNETH	$ 26,500
0.950	000R16	000003	000052	06	0.00	R1	E	MHD	A 1,651	$ 100,000	$ 95,000 05/29/2014	I	Q	RICHARDSON REVOC REAL	$ 112,300
0.953	000U01	000034	000000	16	0.19	R1W	E	RSA	B 1,451	$ 340,000	$ 324,100 06/30/2014	I	Q	WARING, GEO & LINDA FA	$ 370,000
0.958	000R18	000025	000027	07	0.00	R1	E	MHD	A 1,417	$ 81,000	$ 77,600 07/23/2013	I	Q	RODGERS DEVELOPMENT CO	$ 79,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.970	000U04	000014	000000	02	0.22	R1	D	RSA	B 1,849	$ 159,800	$ 155,000 05/19/2014	I	Q	BENSON, RICHARD C	$ 167,600
0.971	000R22	000017	00000D	06	1.00	R1A	E	MHD	A 1,357	$ 125,000	$ 121,400 06/30/2014	I	Q	CARTER, JOSHUA	$ 176,100
0.974	00U02A	000001	000018	16	0.00	R1	E	RCC	A 609	$ 145,000	$ 141,200 12/21/2012	I	Q	CARUCCCIO IRREVOCABLE	$ 146,700
0.974	000R05	000011	000000	05	1.13	R1	F	RSA	A 1,453	$ 157,000	$ 152,900 06/03/2013	I	Q	TROTHIER, SHARON R	$ 164,700
0.975	000R10	000052	000000	06	0.45	R1	E	RSA	B 1,604	$ 137,300	$ 133,800 08/26/2013	I	Q	CARLSON, ELLEN A	$ 138,400
0.977	000R17	000039	000000	05	1.63	R1	E	RSA	A 1,516	$ 151,000	$ 147,500 07/16/2013	I	Q	CITYSIDE OFFICE SUITE,	$ 147,600
0.979	000U01	000023	000000	16	0.22	R1W	E	RSA	A 2,326	$ 335,000	$ 328,100 12/17/2013	I	Q	RICHARDS, MICHAEL J	$ 360,100
0.983	000U01	000014	0UNIT5	16	0.00	R1W	S	RCC	D 790	$ 185,000	$ 181,900 06/21/2013	I	Q	C V G TRUST	$ 133,900
0.987	000R13	000008	000033	07	0.00	R1	E	MHD	A 1,058	$ 68,000	$ 67,100 11/15/2013	I	Q	COUNTRY MEADOWS MH COM	$ 0
0.989	000R18	000085	000023	07	0.00	R1	E	MHS	A 734	$ 17,400	$ 17,200 11/26/2012	I	Q	FARINA, MICHAEL A JR	$ 12,800
0.989	000R08	000016	0UNIT5	16	0.00	R1W	S	RCC	A 344	$ 116,500	$ 115,200 09/03/2013	I	Q	REGINO, RICHARD	$ 131,700
0.992	000R08	000016	UNIT25	16	0.00	R1W	S	RCC	A 604	$ 135,000	$ 133,900 09/12/2013	I	Q	TOKANEL, DAVID W	$ 90,700
0.994	000R16	000003	000008	06	0.00	R1	E	MHS	A 814	$ 17,900	$ 17,800 04/02/2013	I	Q	CEBOLLERO, CHARLES J	$ 23,100
0.995	000R11	000019	000000	05	0.97	R1	F	RSA	A 1,272	$ 155,000	$ 154,200 05/22/2013	I	Q	HENDO PROPERTIES LLC	$ 162,700
0.995	000U02	000047	000000	16	2.60	R1W	S			$ 265,000	$ 263,800 09/11/2013	V	Q	COSTA, NATALIE M	$ 368,200
0.998	000U08	000016	0UNIT5	04	0.00	R1	E	RCD	A 929	$ 86,500	$ 86,300 04/15/2013	I	Q	GOYETTE, ADELE	$ 121,200
1.002	000R13	000008	000030	07	0.00	R1	E	MHD	A 1,529	$ 93,000	$ 93,200 11/14/2013	I	Q	COUNTRY MEADOWS MH COM	$ 0
1.005	000R02	000017	000004	07	26.76	R1	F	RSA	C 2,813	$ 266,500	$ 267,800 08/09/2013	I	Q	LEES, PETER T	$ 297,600
1.005	000U08	000055	000000	04	0.15	R2	E	RMF	E 2,560	$ 120,500	$ 121,100 06/04/2013	I	Q	WAITE, HELEN L	$ 153,400
1.005	000R16	000011	000001	07	8.04	R1	F			$ 56,900	$ 57,200 08/12/2013	V	Q	SULLIVAN, JACQUELINE	$ 79,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.008	000U02	000036	0UNIT3	16	0.00	R1W	S	RCC	A 474	$ 104,000	$ 104,800 07/09/2013	I	Q	FORTUNATE SEVEN TRUST	$ 98,600
1.010	000U04	000047	000000	02	0.23	R1	E	RSA	E 2,032	$ 165,000	$ 166,700 05/23/2014	I	Q	BECK, BRIAN J	$ 169,500
1.013	000R08	000016	UNIT18	16	0.00	R1W	S	RCC	A 464	$ 130,000	$ 131,700 09/03/2013	I	Q	BERNARD, RICHARD L	$ 88,100
1.015	000R18	000085	000007	07	0.00	R1	E	MHS	A 1,027	$ 32,500	$ 33,000 03/03/2014	I	Q	O'DONOHOE, JACQUELYN A	$ 35,300
1.020	000U01	000022	000001	15	0.00	R1W	E	RCG	A 715	$ 182,500	$ 186,100 01/11/2013	I	Q	SPICER, THOMAS J	$ 212,800
1.022	000U02	000036	0UNIT6	16	0.00	R1W	S	RCC	A 780	$ 112,000	$ 114,500 06/03/2013	I	Q	FORTUNATE SEVEN TRUST	$ 108,600
1.026	000U02	000036	0UNIT5	16	0.00	R1W	S	RCC	A 780	$ 112,000	$ 114,900 06/03/2013	I	Q	FORTUNATE SEVEN TRUST	$ 108,500
1.029	000R04	000017	000008	05	0.00	R1	D	MHS	A 910	$ 24,000	$ 24,700 12/03/2013	I	Q	SWEEZY, CARL	$ 25,600
1.029	000R04	000017	000010	05	0.00	R1	D	MHS	A 1,250	$ 34,000	$ 35,000 12/23/2013	I	Q	DUNLOP, SCOTT P	$ 35,600
1.030	000R16	000010	000001	05	2.04	R1	F	RSA	C 4,225	$ 327,000	$ 336,900 05/20/2014	I	Q	GALLANT, MATTHEW TRUST	$ 341,100
1.031	000U02	000036	0UNIT2	16	0.00	R1W	S	RCC	A 486	$ 101,900	$ 105,100 06/04/2014	I	Q	FORTUNATE SEVEN TRUST	$ 98,900
1.032	000R16	000003	000084	06	0.00	R1	E	MHD	A 1,721	$ 95,000	$ 98,000 07/09/2013	I	Q	RADCLIFFE, MICHAEL	$ 116,400
1.033	000U06	000035	000000	04	0.95	R1	E	RSA	A 1,703	$ 132,900	$ 137,300 05/21/2013	I	Q	FEENER, HEBER	$ 136,700
1.048	000R20	000001	00000A	13	2.98	CI	E	CSM	A 13,004	$ 599,000	$ 627,700 08/28/2013	I	Q	NATIONAL INDUSTRIES PR	$ 765,700
1.048	000R17	000002	000000	05	5.47	R1	E	RSA	E 2,564	$ 250,000	$ 262,000 12/26/2012	I	Q	THURSTON ONE FAMILY TR	$ 264,100
1.048	000R24	000002	00000A	15	1.31	CI	T	CWS	A 3,908	$ 620,000	$ 649,800 12/06/2012	I	Q	RYAN, DANIEL J	$ 688,700
1.050	000R09	000050	000000	16	0.61	R1	E	RSA	C 1,962	$ 145,000	$ 152,300 10/30/2012	I	Q	BRODEUR, DARA G	$ 169,200
1.058	000R16	000011	000002	07	12.82	CUFL	F			$ 60,000	$ 63,500 04/15/2013	V	Q	SULLIVAN, JACQUELINE	$ 72,900
1.059	000R09	000029	000000	06	0.98	R1W	S	RSA	A 1,439	$ 329,000	$ 348,500 06/12/2014	I	Q	BELAIR, RICHARD A	$ 89,200
1.066	000R08	000016	0UNIT6	16	0.00	R1W	S	RCC	A 343	$ 108,000	$ 115,100 08/13/2013	I	Q	CURTIS, MICHAEL W	$ 131,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.066	000R22	000013	000000	16	2.54	CI	S	CGS	A 6,207	$ 200,000	$ 213,200 11/19/2012	I	Q	CENTRAL TRACTOR COMPAN	$ 273,100
1.066	000U07	000030	000000	04	0.36	R1	F	RSA	D 1,945	$ 159,000	$ 169,500 05/01/2014	I	Q	BOYNTON, PATRICIA A	$ 167,100
1.070	000U03	000006	000000	06	0.79	R2A	E	RSA	A 2,289	$ 142,400	$ 152,300 08/16/2013	I	Q	DEFRANCISCO, KEVIN J	$ 151,800
1.073	000U01	000038	000000	16	0.53	CI	S	CRA	D 2,589	$ 230,000	$ 246,800 06/26/2014	I	Q	FAIVES, STEPHEN	$ 287,200
1.075	000U08	000038	000000	04	0.46	R1	E	RSA	A 2,545	$ 192,900	$ 207,300 03/05/2013	I	Q	CASS, LINDA M	$ 187,800
1.076	000U04	000016	000000	02	0.72	R1	D	RSA	A 1,920	$ 125,000	$ 134,500 11/07/2012	I	Q	JOSCELYN, GERTRUDE	$ 149,700
1.085	000U01	000014	0UNIT3	16	0.00	R1W	S	RCC	D 679	$ 100,000	$ 108,500 06/03/2014	I	Q	CVG TRUST	$ 141,200
1.086	000R11	000011	000012	05	0.00	R1	D	MHS	A 920	$ 24,500	$ 26,600 09/18/2013	I	Q	KELLIHAN, PENNY	$ 41,100
1.092	000U05	000009	00000A	08	0.08	CI	R	CSM	H 7,083	$ 75,000	$ 81,900 06/13/2014	I	Q	262 MAIN ST LLC	$ 78,100
1.093	000U08	000008	000000	12	0.82	R2	Q	RMF	D 2,970	$ 150,000	$ 163,900 05/22/2013	I	Q	THERRIEN HELEN FAMILY	$ 223,100
1.097	000U06	000064	000000	04	0.23	R1	F	RSA	A 1,197	$ 117,900	$ 129,300 12/18/2012	I	Q	PETERSON, ALLEN G	$ 123,800
1.105	000R16	000003	000116	06	0.00	R1	E	MHD	A 1,531	$ 87,900	$ 97,100 02/20/2013	I	Q	MOSES, SHARON	$ 112,200
1.116	000R06	000023	00000A	16	10.00	CI	S	CHM	D 32,439	$ 795,066	$ 886,900 05/05/2014	I	Q	SHALIMAR RESORT CORP	$ 1,081,300
1.117	000R10	000035	000000	06	3.51	R1	E			$ 29,900	$ 33,400 04/17/2014	V	Q	DAWSON, ERIC C	$ 44,300
1.118	000U01	000010	0UNIT1	16	0.00	R1W	S	RCC	A 798	$ 175,000	$ 195,700 06/14/2013	I	Q	FOGARTY, LINDA 0 REV I	$ 221,700
1.126	000R17	000018	000000	06	0.28	R1	E	RSA	D 2,016	$ 143,000	$ 161,000 04/22/2014	I	Q	HENDO PROPERTIES LLC	$ 162,300
1.170	000R10	000025	000016	02	0.00	R1	D	MHS	A 746	$ 10,000	$ 11,700 07/23/2013	I	Q	DOW, RICHARD	$ 17,300
1.170	000R10	000027	000027	02	0.00	R1	E	MHS	A 646	$ 10,000	$ 11,700 07/03/2014	I	Q	GIBBS, DEBRA A	$ 19,000
1.182	000R16	000003	000127	05	0.00	R1	E	MHD	A 1,794	$ 88,000	$ 104,000 10/26/2012	I	Q	CAPEN, ROBERT	$ 122,400
1.213	000R18	000085	000037	07	0.00	R1	E	MHS	A 753	$ 15,000	$ 18,200 09/20/2013	I	Q	BOUCHER, SARAH	$ 15,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.230	000R11	000020	000000	06	0.97	R1	F			$ 40,000	$ 49,200 05/06/2014	V	Q	SIMPSON TRUST, LEONARD	$ 59,100

TILTON, NH Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH / Eff. Area	Sale Price	Assessment / Sale Date	I	Q	Unqualified Description / Grantor	Prior Year Assessment
0.000	000R10	000025	000015	02	0.00	R1	D			$ 20,000	$ 0 02/06/2014	I	U	UNCLASSFYD EXCLUSION RAI COR HOUSING	$ 0
0.035	000R13	000008	000011	07	0.00	R1	E	MHS	A 757	$ 455,000	$ 15,800 04/05/2013	I	U	UNCLASSFYD EXCLUSION SHERRYLAND INC	$ 7,800
0.036	000R13	000008	000027	07	0.00	R1	E	MHS	A 927	$ 455,000	$ 16,600 04/05/2013	I	U	UNCLASSFYD EXCLUSION HAST, GEORGE	$ 9,700
0.229	000R07	000002	000000	07	31.00	CUFL	D			$ 380,000	$ 87,000 12/10/2012	V	U	MULTIPLE PARCELS SMITH, ELIZABETH JOHNS	$ 131,200
0.671	000R07	000001	000000	07	5.00	R1	D	RSA	D 3,124	$ 380,000	$ 255,000 12/10/2012	I	U	MULTIPLE PARCELS LAHM, KENNETH J	$ 273,300
0.718	000R11	000040	000000	05	0.97	R1	F	RSA	A 1,162	$ 178,400	$ 128,100 03/06/2014	I	U	FORECLOSURE NELSON, KEVIN W	$ 140,900
0.727	000R23	000019	000000	15	3.29	CI	T	CWH	A 13,096	$ 1,250,000	$ 909,200 11/19/2013	I	U	IMPROVED POST SALE STICKNEY, ROBERT W	$ 1,105,800
0.755	000R13	000008	000027	07	0.00	R1	E	MHS	A 927	$ 22,000	$ 16,600 10/21/2013	I	U	LNDLRD/TENANT SALE COUNTRY MEADOWS MH COM	$ 9,700
0.769	000R23	000023	000000	15	1.90	CI	T			$ 740,000	$ 568,700 11/13/2013	I	U	INSUFCNT MKT EXPOSUR FOREST STREET REALTY I	$ 871,800
0.780	000R26	000001	000000	12	1.84	CI	Q	COF	D 3,385	$ 450,000	$ 351,000 06/21/2013	I	U	COMPLEX COMMRCL SALE JEAN-PAUL RABBATH REVC	$ 350,800
0.814	000R23	000023	000000	15	1.90	CI	T			$ 699,000	$ 568,700 04/25/2013	I	U	UNCLASSFYD EXCLUSION IBC SALES CORPORATION	$ 871,800
0.899	000R23	000008	000006	15	7.73	CI	T	CSC	A 70,207	$ 8,742,535	$ 7,855,800 05/27/2014	I	U	COMPLEX COMMRCL SALE LBW TILTON LLC	$ 5,736,300
0.940	000R21	000039	00000G	06	0.15	R1A	E	RSA	B 708	$ 116,100	$ 109,100 06/24/2013	I	U	DEED INLIEU FORECLSR KILLIAN, DAVID S	$ 112,300
0.981	000U08	000009	000000	12	0.77	R2	Q	RMF	D 2,358	$ 150,000	$ 147,200 01/22/2013	I	U	ESTATE SALE/FDCY COV WALDRON, HELEN	$ 188,800
1.008	000R02	000014	000000	07	1.52	R1	F	RSA	D 2,386	$ 227,857	$ 229,700 02/20/2014	I	U	FORECLOSURE LITTLE, ROBERT J	$ 242,000
1.016	000R23	000023	000000	15	1.90	CI	T			$ 560,000	$ 568,700 10/29/2013	I	U	ABUTTER SALE NEW HB ACQUISITION LLC	$ 871,800
1.028	000R11	000011	000005	05	0.00	R1	D	MHS	A 1,080	$ 18,000	$ 18,500 05/21/2014	I	U	FORECLOSURE SHEPARDSON, SANDRA B	$ 28,800
1.030	000R20	000001	000007	14	2.88	CI	F	IWH	A 22,365	$ 950,000	$ 978,900 02/21/2013	I	U	GOVMT AGENCY GRNTR/E TILTON, TOWN OF	$ 1,166,600
1.032	000R13	000008	000000	07	45.36	R1	E			$ 455,000	$ 469,500 04/05/2013	I	U	UNCLASSFYD EXCLUSION SHERRYLAND PARK INC	$ 885,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.053	000R11	000056	000004	05	2.91	R1	F	RSA	E 2,872	$ 250,000	$ 263,300 09/20/2013	I	U	ABUTTER SALE BROTHERS, RICHARD S	$ 243,600
1.077	000U08	000007	000000	12	0.92	R2	Q	RMF	D 2,359	$ 150,000	$ 161,600 02/13/2014	I	U	FAMILY/RELAT GRNTR/E DOWIE, MARGUERITE & JO	$ 196,100
1.089	000R22	000010	000000	16	0.26	EX-S	S	EXH	B 1,807	$ 126,000	$ 137,200 02/14/2013	I	U	FORECLOSURE WIGGIN, CHARLES	$ 138,400
1.105	000U05	000038	000000	08	0.09	CI	R	CRA	D 2,520	$ 145,000	$ 160,200 10/09/2013	I	U	IMPROVED POST SALE OLIVER-RHUDICK, JOANNA	$ 209,000
1.140	000R16	000003	000123	05	0.00	R1	E	MHD	A 1,644	$ 85,000	$ 96,900 07/23/2013	I	U	ESTATE SALE/FDCY COV CONNEARNEY, EDWARD EST	$ 111,100
1.165	000R10	000040	00000A	06	2.02	R1	E	RSA	D 1,880	$ 165,000	$ 192,300 08/30/2013	I	U	LNDLRD/TENANT SALE ILGENFRITZ, ARLENE TRU	$ 194,700
1.176	000U08	000062	000000	04	0.38	R1	E	RSA	B 1,434	$ 113,300	$ 133,200 04/18/2013	I	U	INSUFCNT MKT EXPOSUR MARCEAU REAL ESTATE IN	$ 134,900
1.189	000R11	000060	000000	05	1.54	R1	F	RSA	B 2,757	$ 201,000	$ 238,900 03/18/2013	I	U	FINANCIAL CO GRNTR/E FEDERAL NATL MORTGAGE	$ 249,000
1.194	000U04	000033	000000	02	0.73	R1	E	RSA	C 2,202	$ 160,000	$ 191,100 02/20/2013	I	U	FINANCIAL CO GRNTR/E DEUTSCHE BANK NATL TRU	$ 198,400
1.224	000R11	000019	000000	05	0.97	R1	F	RSA	A 1,272	$ 126,000	$ 154,200 11/30/2012	I	U	FORECLOSURE OLIVER, DOUGLAS A	$ 162,700
1.231	000R18	000085	000015	07	0.00	R1	E	MHD	A 1,604	$ 54,000	$ 66,500 09/09/2013	I	U	UNCLASSFYD EXCLUSION SARGENT, C SCOTT	$ 79,200
1.237	000R16	000007	000000	05	4.40	R1	E	RSA	A 2,551	$ 169,000	$ 209,000 11/06/2013	I	U	ESTATE SALE/FDCY COV DWYER, JAMES	$ 193,000
1.252	000U06	000039	000000	04	0.35	R2	F	RMF	C 2,522	$ 102,000	$ 127,700 12/18/2012	I	U	LNDLRD/TENANT SALE CONNER, MARY J	$ 136,500
1.319	000U08	000016	0UNIT7	04	0.00	R1	E	RCD	A 929	$ 65,450	$ 86,300 06/02/2014	I	U	FORECLOSURE DUBORD, ROLAND D	$ 121,200
1.335	000U08	000028	000000	04	0.36	R1	F	RSA	B 1,857	$ 115,000	$ 153,500 03/22/2013	I	U	FINANCIAL CO GRNTR/E FRANKLIN SAVINGS BANK	$ 149,900
1.349	000R16	000011	000003	07	9.46	R1	F			$ 45,000	$ 60,700 04/10/2013	V	U	ABUTTER SALE SULLIVAN, JACQUELINE	$ 35,700
1.359	000U06	000027	000000	04	0.21	R1	E	RSA	C 1,696	$ 105,000	$ 142,700 10/02/2012	I	U	FINANCIAL CO GRNTR/E LALIBERTE, ALBERT	$ 134,500
1.372	000U05	000037	000000	08	0.22	CI	R	CRA	D 14,745	$ 308,500	$ 423,300 08/12/2013	I	U	FORECLOSURE IB PROPERTY HOLDINGS,	$ 455,600
1.391	000R18	000085	000030	07	0.00	R1	E	MHS	A 816	$ 13,800	$ 19,200 07/03/2013	I	U	UNCLASSFYD EXCLUSION MIRACLE, CINDY	$ 20,700
1.392	000R09	000035	000000	06	0.70	R1	E	RSA	C 2,351	$ 125,330	$ 174,400 06/20/2014	I	U	FORECLOSURE GOODSELL, LOIS L	$ 176,800

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.396	000R02	000007	000000	07	1.63	R1	F	RSA	A 1,193	$ 90,000	$ 125,600 09/03/2013	I	U	UNCLASSFYD EXCLUSION PROVOST, CHERYL E	$ 153,800
1.409	000R11	000011	00014A	05	0.00	R1	D	MHD	A 977	$ 46,209	$ 65,100 11/27/2013	I	U	NO STAMP PER DEED BEAUDET, BONITA LYNN	$ 0
1.413	000R16	000003	000095	06	0.00	R1	E	MHD	A 1,815	$ 70,000	$ 98,900 05/07/2014	I	U	UNCLASSFYD EXCLUSION O'BRIEN, JOHN F	$ 114,500
1.433	000R16	000003	000053	06	0.00	R1	E	MHD	A 1,447	$ 60,000	$ 86,000 05/02/2014	I	U	UNCLASSFYD EXCLUSION CONDE, JOHN A	$ 103,100
1.475	000R17	000039	000000	05	1.63	R1	E	RSA	A 1,516	$ 100,000	$ 147,500 02/01/2013	I	U	FINANCIAL CO GRNTR/E FEDERAL NATL MORTGAGE	$ 147,600
1.512	000U05	000037	000000	08	0.22	CI	R	CRA	D 14,745	$ 280,000	$ 423,300 09/19/2013	I	U	FINANCIAL CO GRNTR/E BAYVIEW LOAN SERVICING	$ 455,600
1.537	000R12	000003	000000	07	2.90	R1	E	RSA	C 2,793	$ 58,500	$ 89,900 06/25/2013	I	U	FORECLOSURE GARDNER, THOMAS J	$ 165,000
1.546	000R22	000021	000000	06	0.29	R1A	D	RSA	D 1,958	$ 102,750	$ 158,900 05/03/2013	I	U	FORECLOSURE MOREL, PAUL A	$ 163,400
1.550	000U08	000016	0UNIT6	04	0.00	R1	E	RCD	A 888	$ 56,000	$ 86,800 10/05/2012	I	U	FINANCIAL CO GRNTR/E MEMBERS FIRST CREDIT U	$ 121,600
1.592	000U04	000042	000000	02	0.24	CI	S	CRS	C 1,646	$ 110,000	$ 175,100 10/08/2013	I	U	FORECLOSURE WRIGHT, JASON A	$ 201,400
1.593	000R05	000027	000000	05	0.69	R1	E	RSA	A 1,177	$ 80,000	$ 127,400 04/09/2013	I	U	INSUFCNT MKT EXPOSUR WALKER, LAUREN E	$ 129,600
1.596	000R05	000001	000000	05	1.24	R1	E	RSA	B 1,884	$ 92,000	$ 146,800 11/21/2012	I	U	IMPROVED POST SALE WINNER, DAVID G	$ 175,800
1.667	000R18	000085	000040	07	0.00	R1	E	MHS	A 687	$ 9,000	$ 15,000 01/08/2013	I	U	UNCLASSFYD EXCLUSION BUSATTO, JOSEPH	$ 14,100
1.705	000R21	000039	00000G	06	0.15	R1A	E	RSA	B 708	$ 64,000	$ 109,100 11/07/2013	I	U	FINANCIAL CO GRNTR/E HSBC BANK, USA	$ 112,300
1.707	000R16	000003	000051	06	0.00	R1	E	MHD	A 1,531	$ 52,500	$ 89,600 05/28/2014	I	U	UNCLASSFYD EXCLUSION WALLACE, CONSTANCE	$ 104,700
1.725	000R10	000027	000013	02	0.00	R1	E	MHS	A 1,245	$ 16,000	$ 27,600 03/13/2013	I	U	FAMILY/RELAT GRNTR/E FENNELL, NANCY A	$ 44,500
1.785	000R16	000003	000093	06	0.00	R1	E	MHD	A 1,440	$ 49,533	$ 88,400 10/10/2012	I	U	OTHER FORCED SALE MAYO, PRISCILLA A REV	$ 99,300
1.799	000R24	000001	0003-2	15	0.46	CI	T	CMO	A 3,450	$ 275,000	$ 494,800 09/11/2013	V	U	IMPROVED POST SALE RICK DERRY PROPERTIES	$ 0
1.853	000U06	000048	000000	04	0.54	R2	F	RMF	E 3,914	$ 116,000	$ 214,900 11/01/2012	I	U	FORECLOSURE BOURGEOIS, ERNESTINE	$ 229,800
1.865	000U07	000001	000000	04	0.50	R1	F	RSA	C 1,917	$ 80,000	$ 149,200 02/08/2013	I	U	UNCLASSFYD EXCLUSION FRENCH, JOHN F	$ 143,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.892	000R22	000021	000000	06	0.29	R1A	D	RSA	D 1,958	$ 84,000	$ 158,900 06/03/2013	I	U	FINANCIAL CO GRNTR/E CITIFINANCIAL	$ 163,400
1.905	000U04	000072	000000	02	0.94	EX-M	S			$ 14,700	$ 28,000 08/15/2013	V	U	DEED TO QUIET TITLE STATE OF NEW HAMPSHIRE	$ 35,800
1.909	000R08	000012	000006	16	0.00	R1	E	MHS	A 1,146	$ 11,000	$ 21,000 02/28/2014	I	U	UNCLASSFYD EXCLUSION CRAY REVOCABLE TRUST	$ 32,600
1.939	000U06	000005	000000	08	2.78	CI	Q	CBB	E 7,210	$ 355,000	$ 688,500 03/22/2013	I	U	DEED INLIEU FORECLSR OLLIE, SHERYLE A	$ 714,700
1.976	00U02A	000001	000017	16	0.00	R1	E	RCC	A 520	$ 70,000	$ 138,300 06/02/2014	I	U	FORECLOSURE CASTILLO, AARON	$ 142,100
2.000	000R10	000025	000001	02	0.00	R1	D	MHS	A 664	$ 5,000	$ 10,000 07/18/2013	I	U	UNCLASSFYD EXCLUSION SANBORN, ARTHUR W	$ 16,000
2.056	000R11	000019	000000	05	0.97	R1	F	RSA	A 1,272	$ 75,000	$ 154,200 01/02/2013	I	U	FINANCIAL CO GRNTR/E US BANK NATIONAL ASSOC	$ 162,700
2.089	000R10	000038	000000	06	1.72	R2	E	RSA	C 3,323	$ 111,000	$ 231,900 10/15/2012	I	U	FORECLOSURE KELLY, TRENACE A	$ 257,900
2.149	000U07	000023	000000	04	0.92	R1	F	RSA	A 1,021	$ 20,800	$ 44,700 05/08/2013	V	U	DEED TO QUIET TITLE BROOKS, KATHLEEN A	$ 120,100
2.149	000U07	000023	000000	04	0.92	R1	F	RSA	A 1,021	$ 20,800	$ 44,700 05/08/2013	V	U	DEED TO QUIET TITLE PUCCI, THOMAS A	$ 120,100
2.151	000R18	000085	000029	07	0.00	R1	E	MHD	A 1,271	$ 29,900	$ 64,300 10/24/2012	I	U	FINANCIAL CO GRNTR/E ST MARY'S BANK	$ 66,600
2.220	000U08	000062	000000	04	0.38	R1	E	RSA	B 1,434	$ 60,000	$ 133,200 10/23/2012	I	U	FORECLOSURE SELENE RMOF REO ACQUIS	$ 134,900
2.264	000U08	000028	000000	04	0.36	R1	F	RSA	B 1,857	$ 67,800	$ 153,500 02/04/2013	I	U	FORECLOSURE JOHNSON, BRENT E	$ 149,900
2.300	000R17	000018	000000	06	0.28	R1	E	RSA	D 2,016	$ 70,000	$ 161,000 09/11/2013	I	U	IMPROVED POST SALE WOOD, AARON	$ 162,300
2.373	000R10	000027	000020	02	0.00	R1	E	MHS	A 1,054	$ 15,000	$ 35,600 10/19/2012	I	U	LNDLRD/TENANT SALE WHITE ROCK COOPERATIVE	$ 55,200
2.388	000U06	000048	000000	04	0.54	R2	F	RMF	E 3,914	$ 90,000	$ 214,900 11/01/2013	I	U	FINANCIAL CO GRNTR/E DEUTSCHE BANK NATL TRU	$ 229,800
2.475	000R09	000043	000000	06	0.41	R1	E	RSA	C 1,832	$ 60,194	$ 149,000 08/23/2013	I	U	FORECLOSURE SMITH, RICHARD W	$ 153,200
2.620	000U05	000076	000000	04	0.09	R1	F	RSA	D 2,473	$ 54,500	$ 142,800 12/05/2013	I	U	FORECLOSURE MAHONEY, TIMOTHY J	$ 130,000
2.806	000U07	000044	000000	04	0.33	R1	F	RSA	D 2,154	$ 77,000	$ 216,100 05/14/2013	I	U	FORECLOSURE CHASE, BRYAN W	$ 111,300
2.812	000R14	000009	000000	07	1.28	R1	F	RSA	D 1,995	$ 52,000	$ 146,200 11/25/2013	I	U	IMPROVED POST SALE DEFORGE, ELSIE D	$ 154,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
2.897	000R08	000016	UNIT16	16	0.00	R1W	S	RCC	A 278	$ 30,000	$ 86,900 06/14/2013	I	U	INSUFCNT MKT EXPOSUR BAT HOLDINGS SEVEN, LL	$ 77,800
2.960	000U08	000062	000000	04	0.38	R1	E	RSA	B 1,434	$ 45,000	$ 133,200 12/06/2012	I	U	FINANCIAL CO GRNTR/E WELLS FARGO BANK	$ 134,900
2.973	000R10	000038	000000	06	1.72	R2	E	RSA	C 3,323	$ 78,000	$ 231,900 05/22/2013	I	U	FINANCIAL CO GRNTR/E FRANKLIN SAVINGS BANK	$ 257,900
3.072	000U04	000042	000000	02	0.24	CI	S	CRS	C 1,646	$ 57,000	$ 175,100 04/01/2014	I	U	FINANCIAL CO GRNTR/E BANK OF NY MELLON TRUS	$ 201,400
3.269	000R12	000003	000000	07	2.90	R1	E	RSA	C 2,793	$ 27,500	$ 89,900 03/24/2014	I	U	FINANCIAL CO GRNTR/E NH HOUSING FINANCE AUT	$ 165,000
3.467	000R11	000022	000000	05	0.97	R1	F	RSA	A 1,743	$ 45,000	$ 156,000 12/28/2012	I	U	LESS THAN 100% INT BUCKLIN, RONALD M	$ 166,000
3.742	000U01	000022	000009	16	0.00	R1W	E	RCG	A 699	$ 50,000	$ 187,100 11/13/2012	I	U	FINANCIAL CO GRNTR/E WELLS FARGO BANK NA	$ 210,200
4.139	000R09	000043	000000	06	0.41	R1	E	RSA	C 1,832	$ 36,000	$ 149,000 05/29/2014	I	U	FINANCIAL CO GRNTR/E FEDERAL HOME LOAN MORT	$ 153,200
4.410	000R16	000003	000058	06	0.00	R1	E	MHD	A 1,488	$ 20,000	$ 88,200 10/03/2012	I	U	ESTATE SALE/FDCY COV WIGGIN, PHYLLIS	$ 102,800
5.460	000U02	000035	000000	16	0.15	R1A	S	RSA	A 707	$ 26,500	$ 144,700 11/14/2012	I	U	FINANCIAL CO GRNTR/E FEDERAL NATL MORTGAGE	$ 152,800
5.957	000U07	000023	000000	04	0.92	R1	F	RSA	A 1,021	$ 20,800	$ 123,900 05/08/2013	I	U	DEED TO QUIET TITLE PUCCI, ANTHONY J	$ 120,100
5.957	000U07	000023	000000	04	0.92	R1	F	RSA	A 1,021	$ 20,800	$ 123,900 05/08/2013	I	U	DEED TO QUIET TITLE PUCCI, ALFRED H	$ 120,100
6.800	000R13	000008	000031	07	0.00	R1	E	MHD	A 1,318	$ 8,000	$ 54,400 04/05/2013	I	U	LNDLRD/TENANT SALE SNUFFER, REGINA	$ 32,100
7.276	000U01	000014	0UNIT5	16	0.00	R1W	S	RCC	D 790	$ 25,000	$ 181,900 06/21/2013	I	U	LESS THAN 100% INT CANZANO, DOMENIC & LIN	$ 133,900
7.738	000R13	000008	000001	07	0.00	R1	E	MHD	A 1,421	$ 8,000	$ 61,900 04/05/2013	I	U	LNDLRD/TENANT SALE BLOCKER REVOC TRUST, L	$ 38,600
9.740	000R26	000069	000000	05	4.17	R1	E	RSA	A 1,403	$ 20,000	$ 194,800 05/02/2013	I	U	FAMILY/RELAT GRNTR/E DREW, RUSSELL SR & JR	$ 220,900
182.500	000R10	000002	000000	10	4.86	CUMW	X			$ 40	$ 7,300 10/18/2013	V	U	FAMILY/RELAT GRNTR/E DODGE JAMES W HOMESTEA	$ 1,700
395.000	000R13	000008	000011	07	0.00	R1	E	MHS	A 757	$ 40	$ 15,800 12/05/2012	I	U	LNDLRD/TENANT SALE LONERGAN, WILLARD M	$ 7,800
1,167.500	000R09	000009	000000	16	0.02	R1W	D			$ 40	$ 46,700 11/07/2013	V	U	NONMKT TRUST GRNTR/E KENYON FAMILY TRUST	$ 66,200
1,242.500	000R06	000013	000000	07	9.00	CUMH	D			$ 40	$ 49,700 10/02/2012	V	U	ESTATE SALE/FDCY COV MEAD REVOCABLE TRUST,	$ 71,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
2,407.500	000R09	000030	00000C	06	1.07	CI	S			$ 40	$ 96,300 03/05/2013	V	U	NONMKT TRUST GRNTR/E YOUSSEF, FOUAD	$ 115,600
2,422.500	000R16	000003	000096	06	0.00	R1	E	MHD	A 1,617	$ 40	$ 96,900 10/10/2013	I	U	NONMKT TRUST GRNTR/E HORNE, CHARLES	$ 113,700
2,477.500	000R09	000022	000000	16	0.14	R1	D	RSA	A 891	$ 40	$ 99,100 11/07/2013	I	U	NONMKT TRUST GRNTR/E KENYON FAMILY TRUST	$ 106,100
2,705.000	000U06	000014	000000	02	0.22	R1	E	RSA	B 1,430	$ 40	$ 108,200 04/05/2013	I	U	NONMKT TRUST GRNTR/E KIRKMAN, CATHERINE, A	$ 125,500
3,035.000	000R22	000024	000000	06	0.26	R1A	D	RSA	A 1,264	$ 40	$ 121,400 10/03/2013	I	U	UNCLASSFYD EXCLUSION DUBY-MARTIN, PATRICIA	$ 133,500
3,097.500	000U08	000036	000000	04	0.29	R1	E	RSA	A 1,289	$ 40	$ 123,900 02/03/2014	I	U	NONMKT TRUST GRNTR/E MAGOON, LINDA M	$ 120,600
3,852.500	000R06	000012	000000	07	51.00	CUMH	E			$ 40	$ 154,100 10/02/2012	V	U	ESTATE SALE/FDCY COV MEAD REVOCABLE TRUST,	$ 230,300
4,025.000	000R06	000002	000000	07	3.00	R1	E	RSA	A 1,328	$ 40	$ 161,000 11/08/2013	I	U	NONMKT TRUST GRNTR/E GRATON. STANLEY E	$ 165,800
4,312.500	000R22	000060	000000	06	0.74	R1A	D	RSA	A 1,632	$ 40	$ 172,500 12/05/2012	I	U	NONMKT TRUST GRNTR/E CONNOR, JOAN E	$ 187,000
4,615.000	000R10	000053	000000	02	1.00	R2	E	RSA	B 1,290	$ 40	$ 184,600 04/23/2013	I	U	DEED TO QUIET TITLE GONYER, BETTY J	$ 200,900
4,727.500	000R08	000002	0UNIT2	16	0.00	R1W	S	RCC	B 838	$ 40	$ 189,100 04/30/2013	I	U	FAMILY/RELAT GRNTR/E POLLARD NOMINEE TRUST	$ 192,600
6,052.500	000R22	000041	000000	06	0.41	R1W	D	RSA	D 1,701	$ 40	$ 242,100 05/06/2013	I	U	DIVORCE PRTY GRNTR/E CAMIRE, PAUL	$ 252,000
6,520.000	000R09	000008	000000	16	0.12	R1W	D	RSA	A 623	$ 40	$ 260,800 10/07/2013	I	U	NONMKT TRUST GRNTR/E CYR, GLEN A	$ 326,200
9,135.000	000R10	000001	000000	02	36.00	R1	S	RSA	E 2,502	$ 40	$ 365,400 10/18/2013	I	U	FAMILY/RELAT GRNTR/E DODGE JAMES W HOMESTEA	$ 517,100
10,350.000	000U04	000023	000000	02	0.77	CI	S	CMF	D 9,450	$ 40	$ 414,000 05/07/2013	I	U	NONMKT TRUST GRNTR/E TOBIN, WILLIAM B	$ 510,800

SECTION 7

PRELIMINARY SALES ANALYSIS SPREADSHEETS

PRELIMINARY SPREADSHEETS

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

Land only sales were used when available and adjusted for location, excess acreage and road frontage leaving a residual value of the base undeveloped site. Land only sales of 2 to 3 acres or less are selected when available to help eliminate any bias of excess acreage or road frontage as the value associated with them has yet to be determined and has to be estimated at this time.

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

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

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

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

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

TILTON, NH
UNDEVELOPED 3 ACRE BUILDING SITE VALUE ANALYSIS

Trend %/Mnth= .0000% ESTIMATED EXCESS ACREAGE VALUE= $1,500

S #	Map & Lot	Address	Sale Date	Sale Price	Months to 4/1	Adjusted Sale Price	Acres	XS Acres Value	3 Acre Site Value	NHBD Adj.	Cond Adj.	Indicated Site Value
1	R16-011-01	84 CALEF HILL ROAD	8/12/2013	$ 56,900	7	$ 56,900	8.04	$ 4,560	$ 52,340	1.10	0.90	$ 52,869
3	R16-011-02	86 CALEF HILL ROAD	4/15/2013	$ 60,000	11	$ 60,000	12.82	$ 11,730	$ 48,270	1.10	0.90	$ 48,758
						F+(G*F5)%		(I-3)*K5	H-J			K/(LxM)

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

Sale #1 - Adjusted 10% for ROW access across property to access lot 2

Sale # 2 - Adjusted 10% for ROW access to rear lot

INDICATED PRELIMINARY AVERAGE UNDEVELOPED SITE VALUE IS $50,800

AVERAGE
$ 50,813
MEDIAN
$50,813

TILTON, NH
EXCESS ACREAGE VALUE ANALYSIS

Trend / Mnth %= .00% **BASE BUILDABLE SITE VALUE=** $85,000

S #	Map/Lot	Address	Sale Date	Sale Price	Months T0 4/1	Adjusted Sale Price	NBHD Adj	Cond Adj	Site Value	XS Rd FF $	Residual Value	# of XS acres	Per Acre Value	Size Adj.	Topo Adj.	Indicated Acre Value
1	R07-1	85 Philbrook	12/10/2012	380000	0	380000	0.9	0.95	$72,675	271400	$ 35,925	33	$1,088.64	0.96	0.75	$1,512

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

Property includes 2 lots (R07/1 and R07/2)with road frontage and some nominal acreage in Sanbornton. XSRD FF inludes the value of the home and road frontage and nominal acreage in Sanbornton, Site value for rural=$60,000 but entered as $85,000 here to account for additional site value in Sanbornton

INDICATED EXCESS ACREAGE PRELIMINARY VALUE IS = $1,500/ACRE

Average	**$ 1,512**
Median	**$ 1,512**

TILTON, NH

DEVELOPED BASE SITE VALUE ANALYSIS

Trend %/Ml 0.000%

ESTIMATED $ PER SQUARE FOOT COST = $72.00

Base Year 2014

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Grade Rate	Year Built	Building Age Condtn	Normal Depre	Sq Ft	Value	Extra Features Value	Excess Acs & Rd Frnt Value	Land Residual Value	Zone	Location Adj	Site Condition or Topo Adj	Indicated Improved Site Value
1	R02-005-0B	03/26/13	$258,000	12	$ 258,000	1.0909	1988	1.5	8	2241	$ 161,937	$4,100	$6,480	$ 85,483	Rur Agri	1.1	1	**$ 77,711**
2	R05-011	06/03/13	$157,000	9	$ 157,000	0.9985	1976	2	12	1453	$ 91,924	$10,900	$0	$ 54,176	Med Res	1.1	0.9	**$ 54,723**
3	R10-052	08/26/13	$137,300	7	$ 137,300	1.0419	1890	2.5	28	1605	$ 86,689	$4,300	$0	$ 46,311	Med Res Swr	1	0.95	**$ 48,748**
4	R11-005	11/27/12	$212,500	16	$ 212,500	1.3043	1789	1.5	23	1681	$ 121,554	$16,000	$2,934	$ 72,012	Med Res	1	0.95	**$ 75,802**
5	R17-002	12/26/12	$250,000	15	$ 250,000	1.1717	1880	2	23	2566	$ 166,685	$14,700	$16,473	$ 52,142	Med Res	1	0.95	**$ 54,886**
6	R17-025-0E	07/29/13	$165,000	8	$ 165,000	0.9995	1979	2.5	15	1594	$ 97,504	$3,200	$0	$ 64,296	Med Res	1.1	0.95	**$ 61,527**
7	U04-016	11/07/12	$125,000	16	$ 125,000	0.8645	1970	2.5	17	2040	$ 105,392	$0	$468	$ 19,140	Mix Use Swr	0.9	0.8	**$ 26,584**
8	U06-035	05/21/13	$132,900	10	$ 132,900	0.8996	1965	2.5	18	1703	$ 90,450	$5,000	$1,159	$ 36,291	Village Swr	1	0.95	**$ 38,201**
					D+(E*E5)%				I*(sqrt(S5-H)		O5*G*(1-J/100)*K			F-(L+M+N)				O/(R*Q)

Bldg Age Condition

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

3 Acre Min	2 Acre Min	1 Acre Min	.46 Ac Min	.34 Ac Min
Rur Agri	**Med Res**	**Med Res Swr**	**Mix Use Swr**	**Village Swr**
AVERAGE	**AVERAGE**	**AVERAGE**	**AVERAGE**	**AVERAGE**
$ 77,711	**$ 61,735**	**$ 48,748**	**$ 26,584**	**$ 38,201**
MEDIAN	**MEDIAN**	**MEDIAN**	**MEDIAN**	**MEDIAN**
$ 77,711	**$ 58,207**	**$ 48,748**	**$ 26,584**	**$ 38,201**

Overall Average $ 54,773

Overall median $ 54,805

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

Preliminary Values for Developed Site were difficult to arrive at as there were few sales in each zone. Sale #1 is the rural agri. zone and the land value indicated appears out of line with the remaining sales. The 2 acre zone had the most sales and indicates median land values of $58,000 with an overall median for all home sites regardless of zone being $54,800. As such, the rural agri. base started at $60,000 and the land chart was developed from that as a starting point. Final analysis for the rural agri. zone will idicate if this is too low or is in line with all sales.

Sale #		ACRES MIN REQ	ACTUAL
1	GOOD/ROLL	3	6.6
2	AVG/ROLL	2	1.13
3	AVG/MILD	1	0.45
4	GD/ROLL	2	3.63
5	GOOD/MILD	2	5.47
6	AVG/MILD	2	0.53
7	AVG/MOD/GRAV	0.46	.0.72
8	AVG/MILD	0.34	0.95

TILTON, NH
RESIDENTIAL BUILDING SQUARE FOOT COST ANALYSIS

Trend %/Mth 0.0000% | Depreciation Rate= 1 | **Base developed site value= $ 58,000** | **Base Year 2014**

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Location Adj	Site Cond or Topo Adj	Land Value	Extra Features Value	Excess Acs & Rd Frnt Value	Building Residual Value	Building Rate	Year Built	Age Condtn	Age Depre	Sq Ft	Indicated Bldg Sqr Ft Value
2	R17-039	7/16/2013	$ 151,000	8	$ 151,000	1.00	0.95	$ 55,100	$ 0	$ 0	$ 95,900	0.985	1980	2.0	12	1,516	$ 73
3	R11-019	5/22/2013	$ 155,000	10	$ 155,000	1.10	1.00	$ 63,800	$ 16,700	$ 0	$ 74,500	1.046	1980	2.0	12	1,272	$ 64
4	R05-050	11/6/2012	$ 237,000	16	$ 237,000	1.10	0.95	$ 60,900	$ 4,100	$ 0	$ 172,000	0.926	2001	2.0	7	2,499	$ 80
					D+(E*E5)%			O5*G*H			F-I-J-K				O*(sqrt(R5-N)		L/Q/M/1-(P*K5/100)

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

S1	Site cond = Mild Topo (-5) = 0.95
S2	Location adj = Good Neighborhood
S3	Location adj = Good Neighborhood; Site = Mild (-5) = 0.95

INDICATED COST PER SF FOR RESIDENTIAL = $72

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

AVERAGE	**$ 72**
MEDIAN	**$ 73**

4/1/2014

TILTON, NH
MANFACTURED HOUSING SQUARE FOOT COST ANALYSIS

Depreciation Double Wide = 3 | Base Year
Trend %/Mth 0.0000% | Depreciation Single Wide = 5 | Base developed site value= $ 1 | 2014

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Location Adj	Est Amenity Value	Land Value	Extra Features Value	Excess Acs & Rd Frnt Value	Building Residual Value	Building Grade	Building Year Built	Building Age Condtn	Building Sq Ft	Indicated Bldg Sqr Ft Value
	DOUBLE WIDE MANUFACTURED HOMES															
1	R16-03-84	7/9/2013	$ 95,000	8	$ 95,000	1.00	20000.00	$ 20,000	$ 0	$ 0	$ 75,000	0.9327	2003	2.0	1,721	$ 58
2	R16-03-94	11/18/2013	$ 100,000	4	$ 100,000	1.00	20000.00	$ 20,000	$ 1,600	$ 0	$ 78,400	0.8789	2004	2.0	1,600	$ 69
3	R16-03-95	5/7/2014	$ 70,000	0	$ 70,000	1.00	20000.00	$ 20,000	$ 973	$ 0	$ 49,027	0.9418	2004	2.0	1,815	$ 35
4	R16-03-116	2/20/2013	$ 87,900	13	$ 87,900	1.00	20000.00	$ 20,000	$ 1,700	$ 0	$ 66,200	0.9613	2005	2.0	1,531	$ 55
5	R16-03-127	10/26/2012	$ 88,000	17	$ 88,000	1.00	20000.00	$ 20,000	$ 1,500	$ 0	$ 66,500	0.9172	2004	2.0	1,794	$ 50
6	R16-03-138	3/25/2014	$ 110,000	1	$ 110,000	1.00	20000.00	$ 20,000	$ 0	$ 0	$ 90,000	0.9956	2004	2.0	1,513	$ 74
7	R18-25-27	7/23/2013	$ 81,000	8	$ 81,000	1.00	5000.00	$ 5,000	$ 3,000	$ 0	$ 73,000	0.8433	2008	2.0	1,417	$ 72
8	R18-85-15	9/9/2013	$ 54,000	6	$ 54,000	1.00	5000.00	$ 5,000	$ 1,600	$ 0	$ 47,400	0.8156	1996	2.0	1,604	$ 49
	SINGLE WIDE MANUFACTURED HOMES															
9	R04-17--08	12/3/2013	$ 24,000	3	$ 24,000	1.00	10000.00	$ 10,000	$ 850	$ 0	$ 13,150	0.8153	1977	2.0	910	$ 45
10	R04-17-10	12/23/2013	$ 34,000	3	$ 34,000	1.00	10000.00	$ 10,000	$ 650	$ 0	$ 23,350	0.7671	1979	2.0	1,250	$ 60
11	R10-25-16	7/23/2013	$ 10,000	8	$ 10,000	1.00	4500.00	$ 4,500	$ 850	$ 0	$ 4,650	0.9011	1972	2.5	746	$ 36
12	R11-11-12	9/18/2013	$ 24,500	6	$ 24,500	1.00	5000.00	$ 5,000	$ 1,950	$ 0	$ 17,550	0.8360	1998	2.0	920	$ 38
13	R16-03-08	4/2/2013	$ 17,900	11	$ 17,900	1.00	7500.00	$ 7,500	$ 500	$ 0	$ 9,900	0.8595	1968	2.0	814	$ 44
14	R18-85-23	11/26/2012	$ 17,400	16	$ 17,400	1.00	5000.00	$ 5,000	$ 1,500	$ 0	$ 10,900	0.8873	1972	2.0	734	$ 48
15	R18-85-30	7/3/2013	$ 13,800	8	$ 13,800	1.00	5000.00	$ 5,000	$ 1,500	$ 0	$ 7,300	0.9543	1986	2.5	816	$ 28
16	R18-85-32	11/28/2012	$ 23,000	16	$ 23,000	1.00	5000.00	$ 5,000	$ 1,500	$ 0	$ 16,500	0.9007	1968	1.0	658	$ 42
17	R18-85-37	9/20/2013	$ 15,000	6	$ 15,000	1.00	5000.00	$ 5,000	$ 1,100	$ 0	$ 8,900	0.8618	1970	2.0	753	$ 41
#REF!	R18-85-45	11/13/2012	$ 42,500	16	$ 42,500	1.00	5000.00	$ 5,000	$ 0	$ 0	$ 37,500	0.9226	2011	2.5	885	$ 59

Amenity Value		
R04	$ 10,000	**No. Windy**
R10-25	$ 4,500	**Gaslight**
R11	$ 5,000	So Windy
R16-dbl	$ 20,000	Jensens
R16-sngl	$ 7,500	Jensens
R16-sngl	$ 7,500	Jensens
R18	$ 5,000	Rodgers
R18	$ 5,000	Rodgers

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

SINGLE	DOUBLE
AVERAGE	AVERAGE
$ 44	$ 58
MEDIAN	MEDIAN
$ 43	$ 57

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

INDICATED SF COST FOR SWMH=$43 AND DWMH=$57

4/1/2014

TILTON, NH
WATERFRONT CONTRIBUTORY VALUE ANALYSIS

DEVELOPED SITE VALUE= $ 36,000 — Base Year 2014

Trend %/Mth 0.0000% — ESTIMATED $ PER SQUARE FOOT COST = $ 72.00

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Building rate	Year Built	Age Condtn*	Age Depreciation	Sq Ft	Value	Extra Features Value	Xcess Acs & Rd Frnt Value	Land Residual Value	Locatn Adj	Site Cond or Topo Adj	Indicated Waterfront Value	
1	U01-23	12/17/2013	$ 335,000	3	$ 335,000	0.9009	1940	2.0	17	2,326	$ 124,918	$ 3,000	$ 0	$ 207,082	0.90	0.85	**$ 179,542**	AVG/MILD/.22 AC
2	U02-47	9/11/2013	$ 265,000	6	$ 265,000	0.0000	0	0.0	0	0	$ 0	$ 0	$ 1,100	$ 263,900	2.25	0.95	**$ 186,950**	UND/WDS/2.6 AC
	Bldg Age				D+(E*E5)%				I*(sqrt(R5-H)		K xO$5 xG x(1-(J/100))			F -L -M -N			O -(O$4 xP xQ)	

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

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

SALE #1 HAS INFERIOR WATERFRONT FOR ITS LOCATION NEXT TO THE CONDO COMPLEX

SALE #2 IS A VACANT LAND SALE WITH ABOVE AVERAGE ACREAGE, EXCESS ACREAGE/WF IS WET, HOWEVER, THIS VACANT LAND SALE PROVIDES A BETTER MARKET VALUE INDICATOR FOR

INDICATED WATERFRONT PRELIMINARY VALUE IS = $185,000

AVERAGE
$183,246.04
MEDIAN
$183,246.04

WATER ACCESS CONTRIBUTORY VALUE ANALYSIS

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Building Grade	Year Built	Age Condtn*	Age Depreciation	Sq Ft	Value	Extra Features Value	Xcess Acs & Rd Frnt Value	Land Residual Value	Locatn Adj	Site Cond or Topo Adj	Indicated Waterfront Value
1	U03-46	12/17/2013	$ 150,000		$ 150,000	0.994	1963	2.0	14	1,222	$ 74,995	$ 3,000	$ 0	$ 72,005	1.00	0.95	**$ 30,205**
	u03-6	8/16/2013	$ 142,400		$ 142,400	0.772	1969	3.0	20	2,289	$ 89,100	$ 400	$ 0	$ 52,900	1.00	0.90	**$ 10,800**
					D+(E*E5)%				I*(sqrt(R5-H)		K xO$5 xG x(1-(J/100))			F -L -M -N			O -(O$4 xP xQ)

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

SALE #2 - BUILDING VALUE WAS ADJUSTED AS ADDTL DEPRECIATION IS ON HOME FOR ISSUES

During the past update with significantly more sales it was found that water access properties were at 10% of the base waterfront value. With one sale above and one sale below that indication it would appear that 10% of the waterfront base is still a reasonable value assuumption.

INDICATED WATER ACCESS PRELIMINARY VALUE IS 10% OF DEVELOPED WATERFRONT BASE OR $18,500

AVERAGE
$20,502.48
MEDIAN
$20,502.48

TILTON, NH
CONTRIBUTORY VALUE ANALYSIS – AMENITY

WINNISQUAM RESORT

Time Trend = 0.00%

Sale #	PID	Sale Date	Sale Price	Months to 04/01/14	Adj. Price	Bldg Value	Extra Features Value	Site Value	Indicated Amenity Value	
1	U02A-18	12/21/12	$ 145,000	16	$ 145,000	$ 56,900	$ 0	$ 0	**$ 88,100**	

With only one sale, the indicated amenity is $90,000

$ 88,100	**AVERAGE**
$ 88,100	**MEDIAN**

LORD HAMPSHIRE

Time Trend = 0.00%

Sale #	PID	Sale Date	Sale Price	Months to 04/01/14	Adj. Price	Bldg Value	Extra Features Value	Site Value	Indicated Amenity Value	
1	R08-16-UNIT18	09/03/13	$ 130,000	7	$ 130,000	$ 47,100	$ 3,000	$ 0	**$ 79,900**	GARDEN
2	R08-16-UNIT25	09/12/13	$ 135,000	7	$ 135,000	$ 52,700	$ 0	$ 0	**$ 82,300**	GARDEN
3	R08-16-UNIT31	06/03/13	$ 142,900	9	$ 142,900	$ 70,800	$ 0	$ 0	**$ 72,100**	?SINGLE?
4	R08-16-0UNIT5	09/03/13	$ 116,500	7	$ 116,500	$ 36,700	$ 0	$ 0	**$ 79,800**	COTTAGE

The indicated amenity value is $80,000

$ 78,525	**AVERAGE**
$ 79,850	**MEDIAN**

WATERSIDE @ WINNISQU

Time Trend = 0.00%

Sale #	PID	Sale Date	Sale Price	Months to 04/01/14	Adj. Price	Bldg Value	Extra Features Value	Site Value	Indicated Amenity Value	
1	U01-10-0UNIT1	06/14/13	$ 175,000	10	$ 175,000	$ 71,700	$ 0	$ 0	**$ 103,300**	FIRST FLR
2	U01-10-0UNIT3	09/06/13	$ 207,500	7	$ 207,500	$ 71,700	$ 0	$ 0	**$ 135,800**	FIRST FLR

$ 119,550	**AVERAGE**
$ 119,550	**MEDIAN**

The indicated amenity value is $120,000

WATERS EDGE

Time Trend = 0.00%

Sale #	PID	Sale Date	Sale Price	Months to 04/01/14	Adj. Price	Bldg Value	Extra Features Value	Site Value	Indicated Amenity Value	
1	U01-22-01	01/11/13	$ 182,500	15	$ 182,500	$ 55,300	$ 0	$ 0	**$ 127,200**	+SLIP

$ 127,200	**AVERAGE**
$ 127,200	**MEDIAN**

The indicated amenity value is $125,000

PHILLIPS HSE/COTTAGE

Time Trend = 0.00%

Sale #	PID	Sale Date	Sale Price	Months to 04/01/14	Adj. Price	Bldg Value	Extra Features Value	Site Value	Indicated Amenity Value	
1	U02-36-0UNIT3	07/09/13	$ 104,000	9	$ 104,000	$ 33,600	$ 100	$ 0	**$ 70,300**	
	U02-36-0UNIT5	06/03/13	$ 112,000	10	$ 112,000	$ 43,100	$ 400	$ 0	**$ 68,500**	
2	U02-36-OUNIT6	06/03/13	$ 112,000	10	$ 112,000	$ 43,600	$ 0	$ 0	**$ 68,400**	

$ 69,067	**AVERAGE**
$ 68,500	**MEDIAN**

The indicated amenity value is $70,000

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	-10% (90 Land Condition)
Undeveloped Land – Cleared Lot	-5% (95 Land Condition)
Second Site (w/Sep. Utilities)	+10 (110 Land Condition 50-55 in Commercial Zone/MPU, dependent on lot size
Commercial Use	+25 to +900, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Less Than Average Access (ACC)	Varies – dependent upon severity
Cost to Develop (CTD)	Varies – determined by field review
Not Buildable (NBD)	-90% (10 Land Condition)
In-Law Apartment, 2 or 3 Family	+0% (100 Land Condition)
4 Family Dwelling	+10% (110 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)
Residential Use/Comm Zone	10 to 55 Land Condition dependent on zone & neighborhood. The affect is to value the property as its most probable use as residential.

Building Adjustments

Wall Height (WH) -1% to -3% Dependent on Severity

This adjustment is typically seen on gambrel style dwellings as there is a loss in space in the upper floor due to the pitch of the roof.

Close to Road (CTR) -5%

This adjustment is applied to homes that are abnormally close to the road.

Dirt Basement (DB) -1% or greater depending on severity

Low Basement (LB) -1% or greater depending on severity

A basement with low headroom (less than 5')

Wet Basement (WB) -1% or greater depending on severity

Utilities -5% per utility

Lacking electricity, water or septic

No Parking Available -5 to -30% 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 issued that are short lived and have a cost to cure associated with them, ie roof and siding.

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment one on one being mailed first class on: April 26, 2014.

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

The property owners were given 4 days, starting 5/12/14 between the hours of 8:00 am to 4:30 pm to call and arrange an appointment.

The hearings were held for 1 day on, Monday, 5/19/14 and resulted in 19 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.

No serious issues were uncovered and/or found. There was very little feedback from taxpayers during this process.

SECTION 9

A. CALIBRATION TECHNIQUE

B. FINAL STATISTICAL ANALYSIS & TESTING

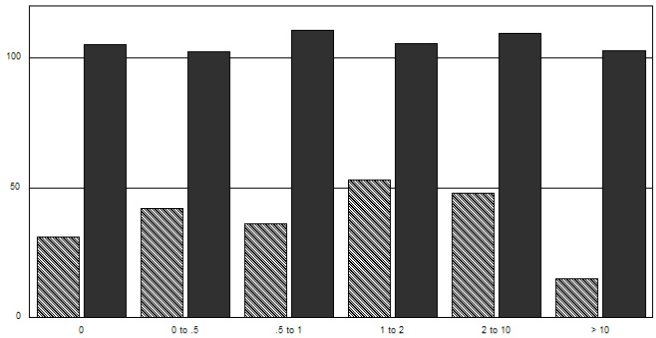
C. FINAL VALUATION COST TABLES

A. MODEL CALIBRATION TECHNIQUE

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

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

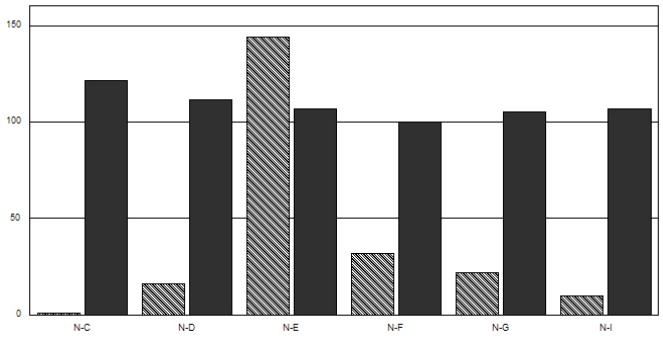
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possibly. The following are samples of the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



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

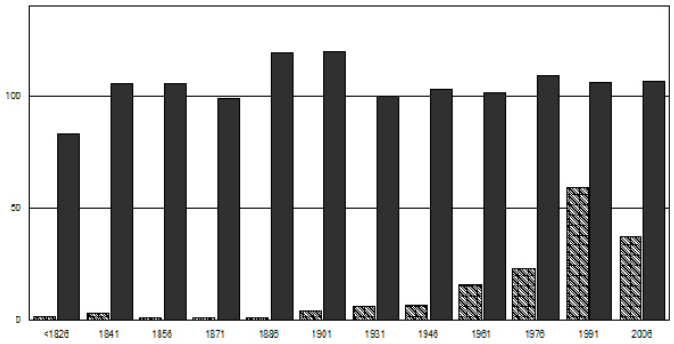
	# of Parcels	Median A/S x 100
0	31	105.32
0 to .5	42	102.70
.5 to 1	36	110.83
1 to 2	53	105.63
2 to 10	48	109.44
> 10	15	102.90

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



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

	# 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



	# 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

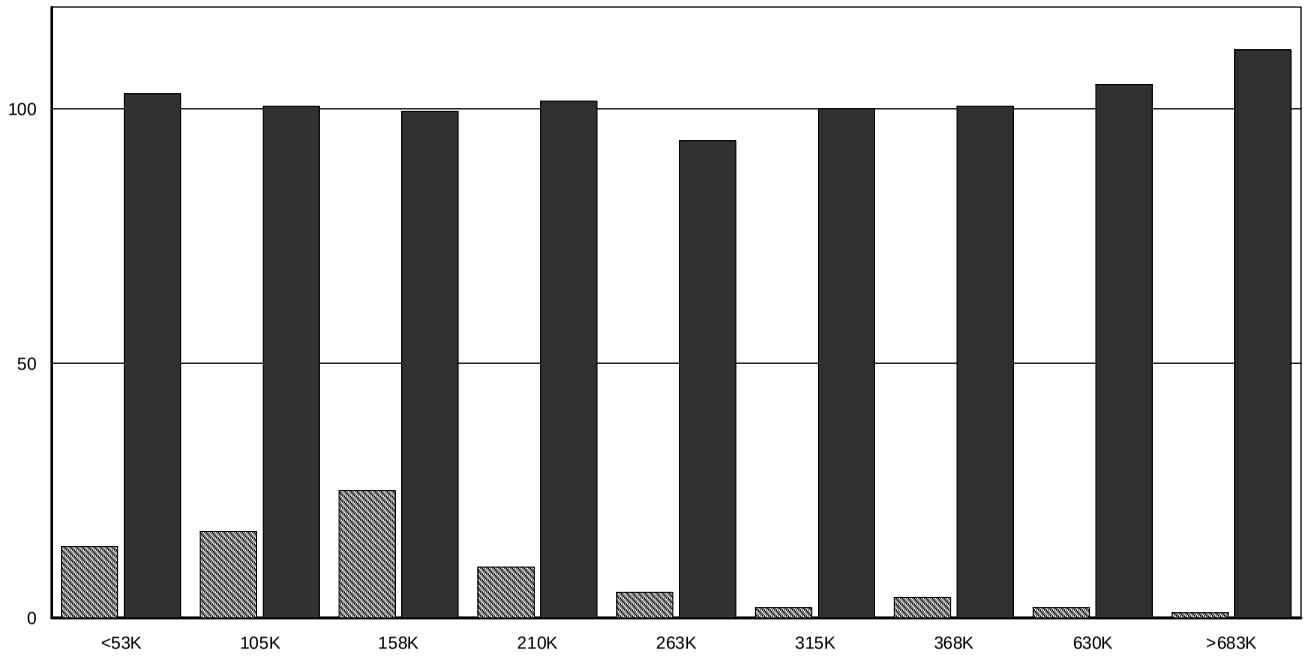
Sales Analysis Results

TILTON, NH -- 08/18/2014

Sales Analysis Statistics			
Number of Sales:	**80**	Mean Sales Ratio:	**1.0170**
Minimum Sales Ratio:	**0.8218**	Median Sales Ratio:	**1.0090**
Maximum Sales Ratio:	**1.2300**	Standard Deviation:	**0.0774**
Aggregate Sales Ratio:	**1.0175**	Coefficient of Dispersion:	**5.9384**
		Price Related Differential:	**0.9996**

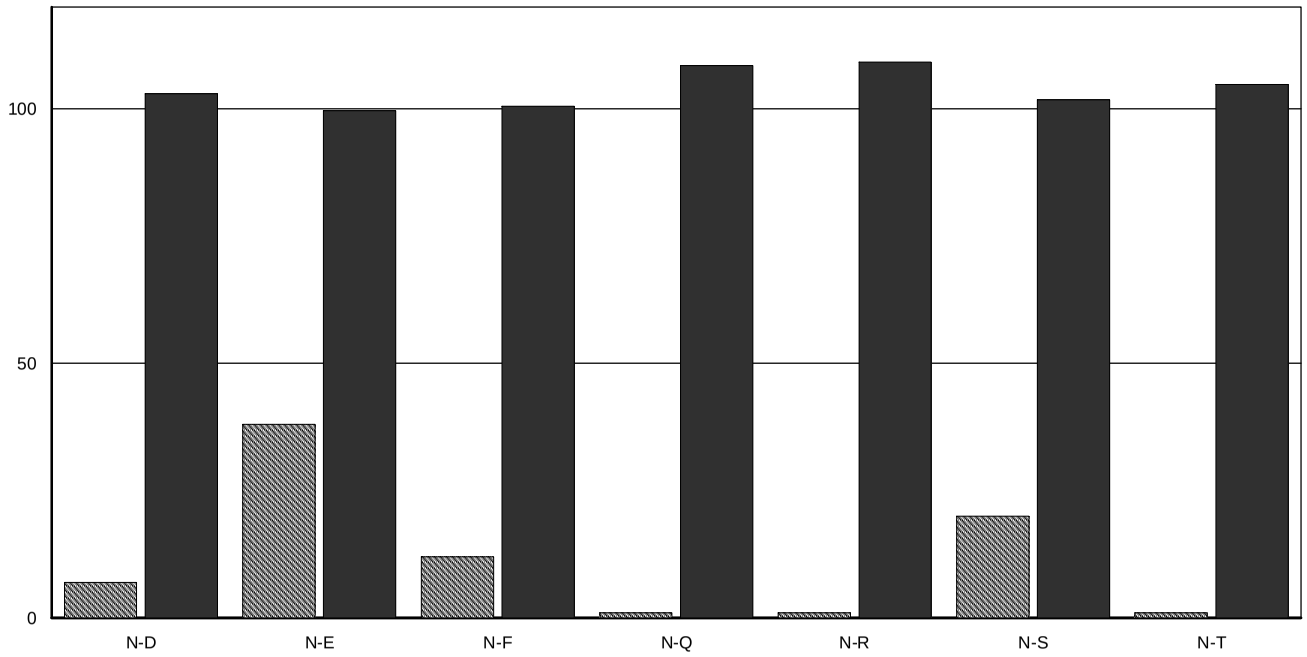
Sales Analysis Criteria	
Sold: 10/01/2012 - 07/03/2014	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2014	Trend: 0.000% Prior to 08/18/2014
Story Height: 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	

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



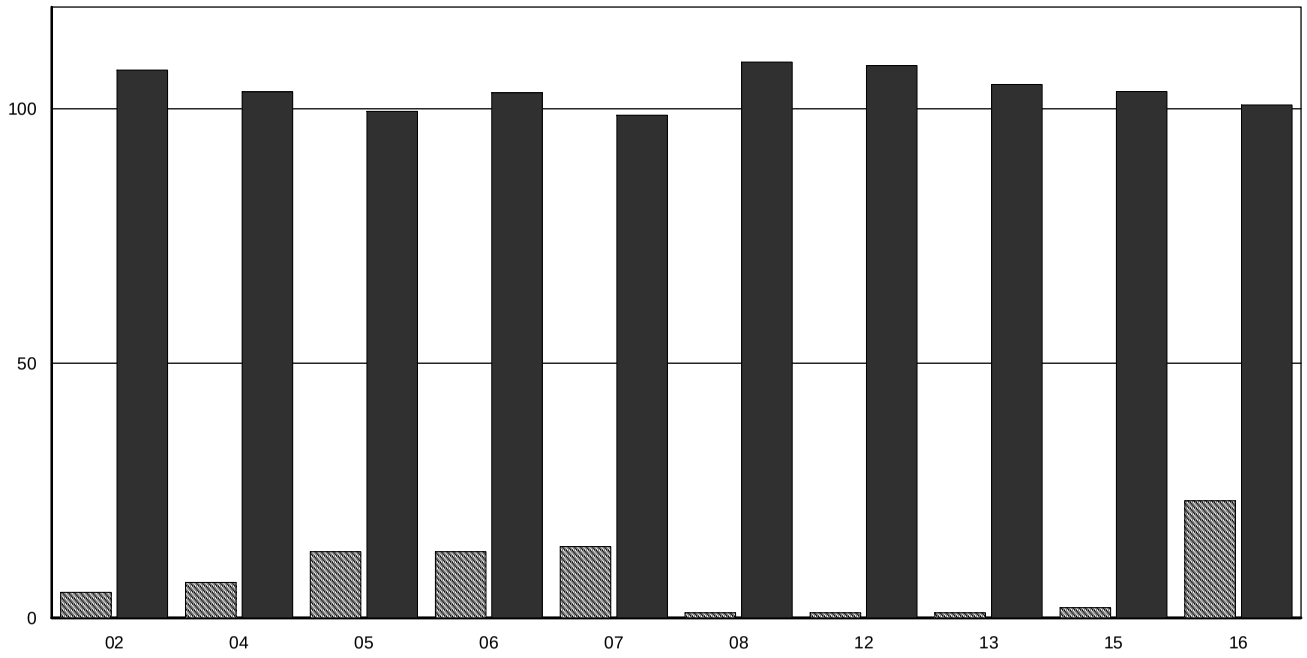
	# of Parcels	Median A/S x 100
<53K	14	102.93
105K	17	100.53
158K	25	99.48
210K	10	101.50
263K	5	93.72
315K	2	100.02
368K	4	100.48
630K	2	104.80
>683K	1	111.55

TILTON, NH:Median A/S Ratio by Neighborhood



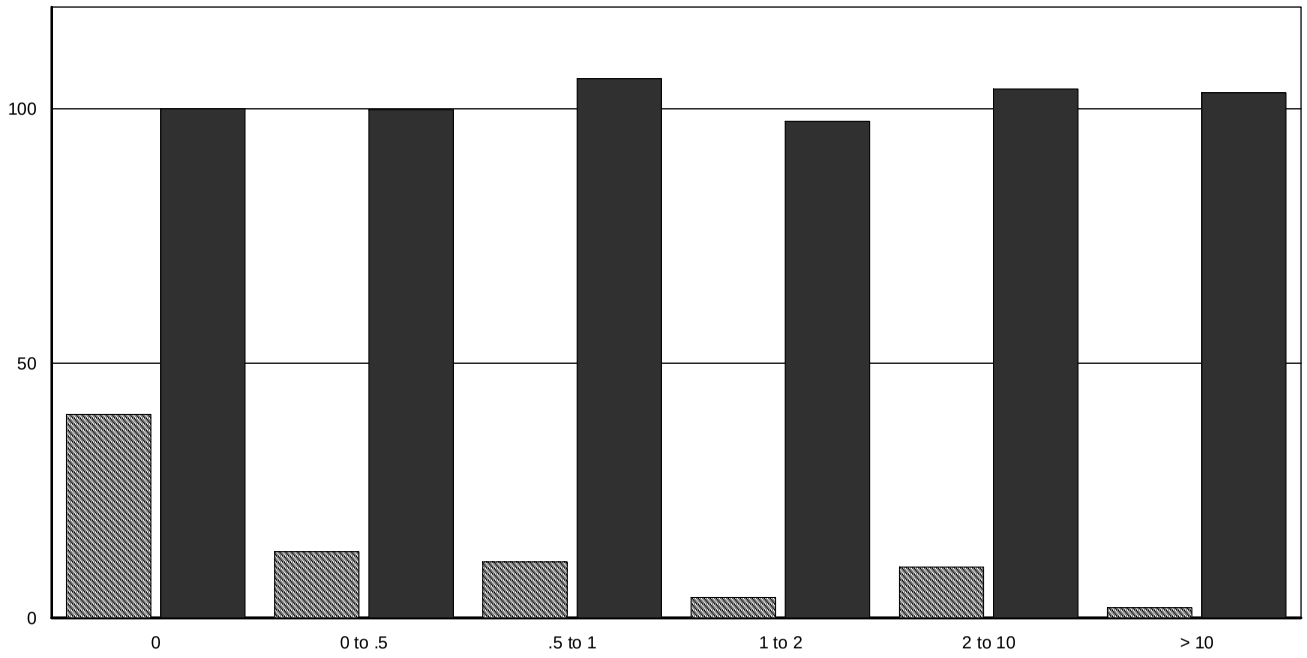
	# of Parcels	Median A/S x 100
N-D	7	102.94
N-E	38	99.61
N-F	12	100.51
N-Q	1	108.47
N-R	1	109.20
N-S	20	101.77
N-T	1	104.81

TILTON, NH:Median A/S Ratio by Zone



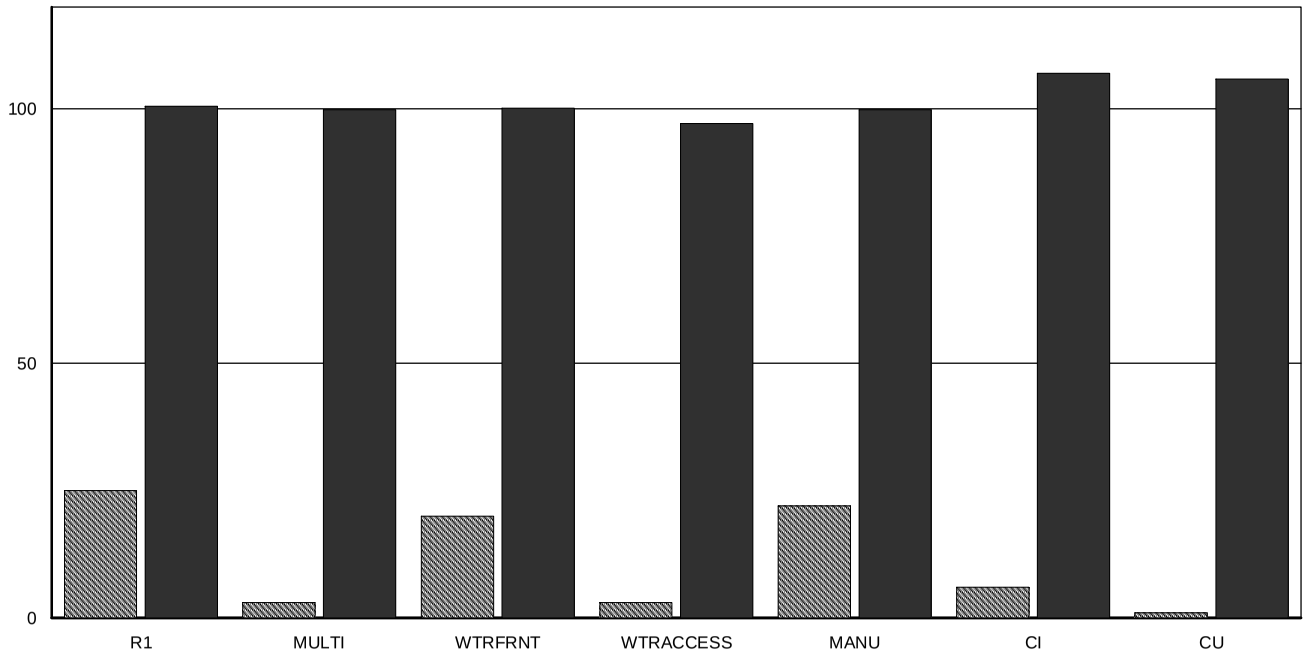
	# of Parcels	Median A/S x 100
02	5	107.60
04	7	103.31
05	13	99.48
06	13	103.16
07	14	98.76
08	1	109.20
12	1	108.47
13	1	104.79
15	2	103.39
16	23	100.77

TILTON, NH:Median A/S Ratio by Acreage



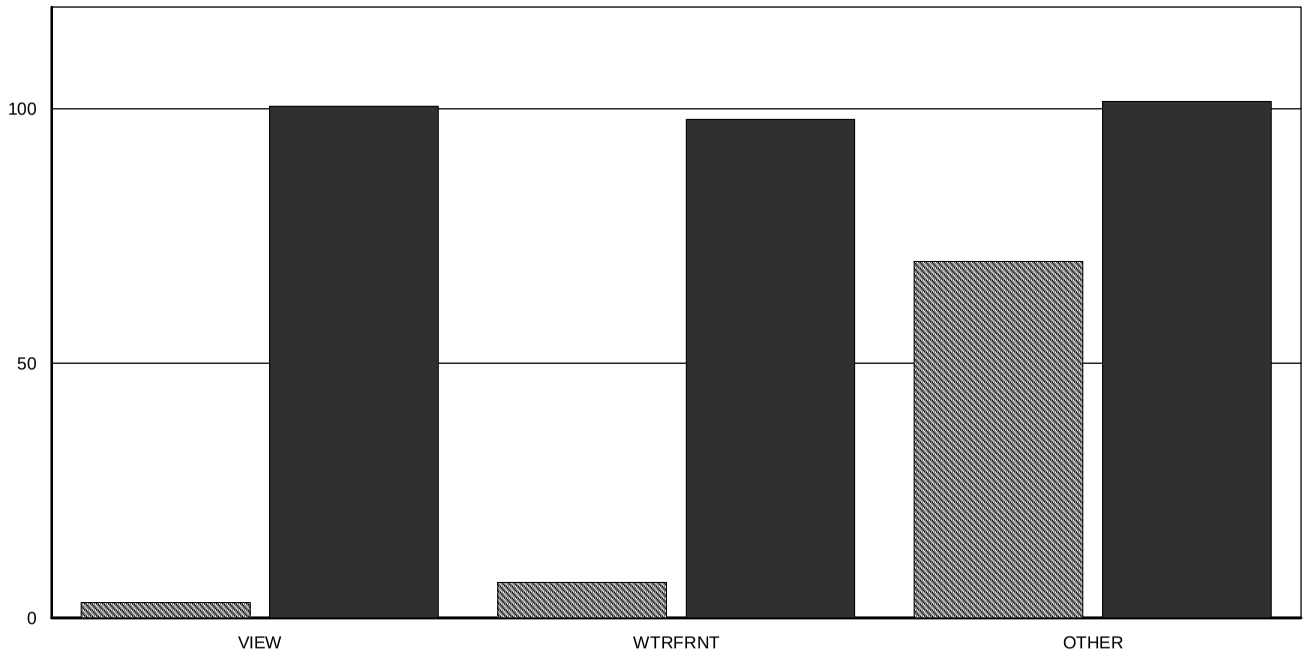
	# of Parcels	Median A/S x 100
0	40	99.99
0 to .5	13	99.83
.5 to 1	11	105.93
1 to 2	4	97.54
2 to 10	10	103.91
> 10	2	103.16

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



	# of Parcels	Median A/S x 100
R1	25	100.53
MULTI	3	99.83
WTRFRNT	20	100.16
WTRACCESS	3	97.12
MANU	22	99.83
CI	6	106.95
CU	1	105.83

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



	# of Parcels	Median A/S x 100
VIEW	3	100.49
WTRFRNT	7	97.94
OTHER	70	101.42

Sales Analysis Results

TILTON, NH -- 08/18/2014

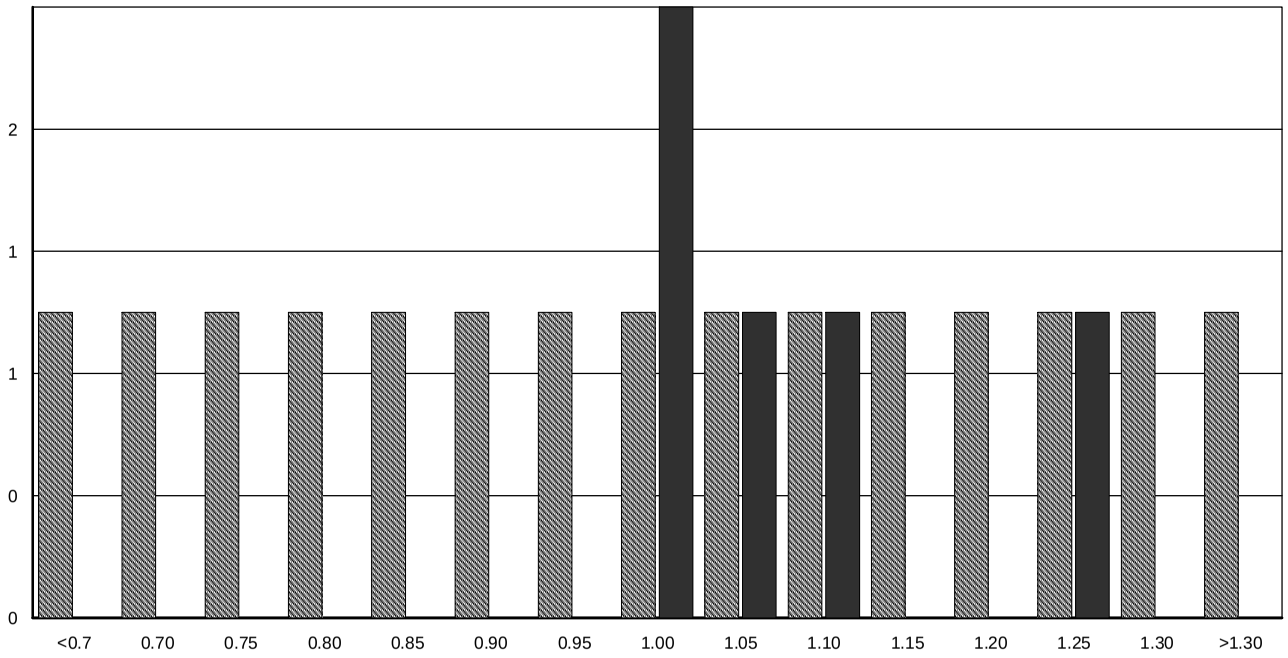
Sales Analysis Statistics			
Number of Sales:	**5**	Mean Sales Ratio:	**1.0812**
Minimum Sales Ratio:	**0.9955**	Median Sales Ratio:	**1.0583**
Maximum Sales Ratio:	**1.2300**	Standard Deviation:	**0.0963**
Aggregate Sales Ratio:	**1.0339**	Coefficient of Dispersion:	**6.5445**
		Price Related Differential:	**1.0458**

Sales Analysis Criteria	
Sold: 10/01/2012 - 07/03/2014	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 - 2014	Trend: 0.000% Prior to 08/18/2014
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	

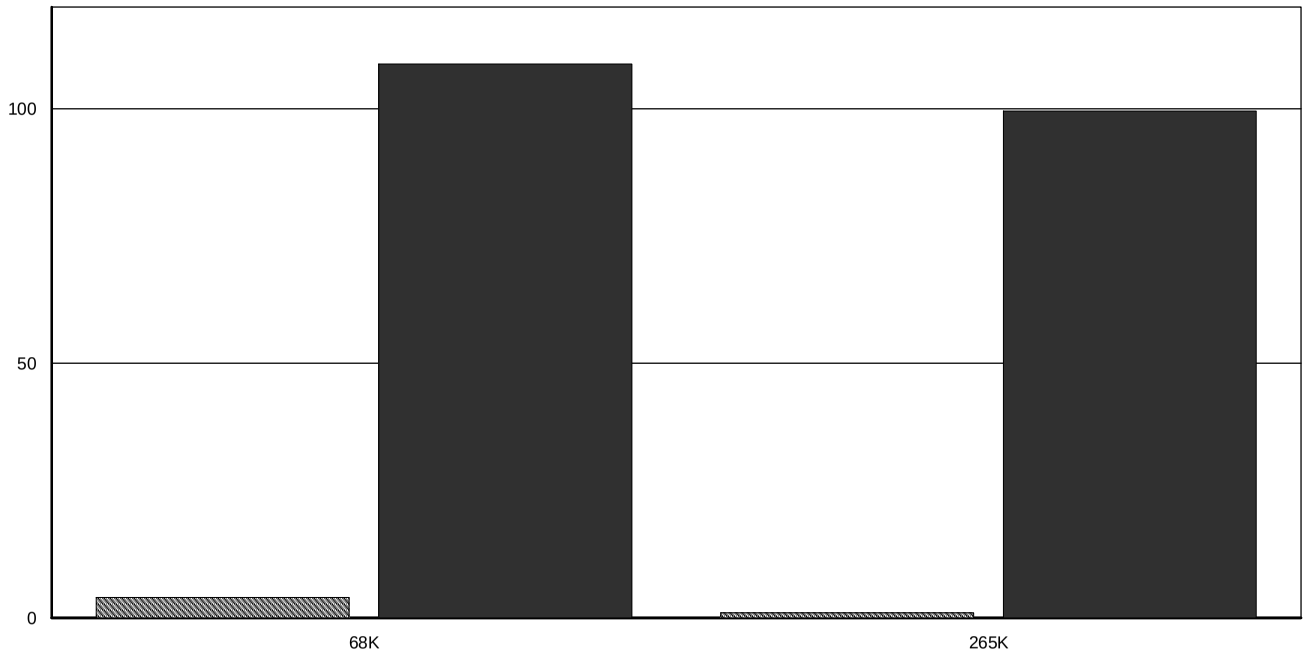
TILTON, NH Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH / Eff. Area	Sale Price	Assessment / Sale Date	I	Q	Unqualified Description / Grantor	Prior Year Assessment
0.995	000U02	000047	000000	16	2.60	R1W	S			$ 265,000	$ 263,800 09/11/2013	V	Q	COSTA, NATALIE M	$ 368,200
1.005	000R16	000011	000001	07	8.04	R1	F			$ 56,900	$ 57,200 08/12/2013	V	Q	SULLIVAN, JACQUELINE	$ 79,200
1.058	000R16	000011	000002	07	12.82	CUFL	F			$ 60,000	$ 63,500 04/15/2013	V	Q	SULLIVAN, JACQUELINE	$ 72,900
1.117	000R10	000035	000000	06	3.51	R1	E			$ 29,900	$ 33,400 04/17/2014	V	Q	DAWSON, ERIC C	$ 44,300
1.230	000R11	000020	000000	06	0.97	R1	F			$ 40,000	$ 49,200 05/06/2014	V	Q	SIMPSON TRUST, LEONARD	$ 59,100

TILTON, NH:Distribution of Sale Ratios

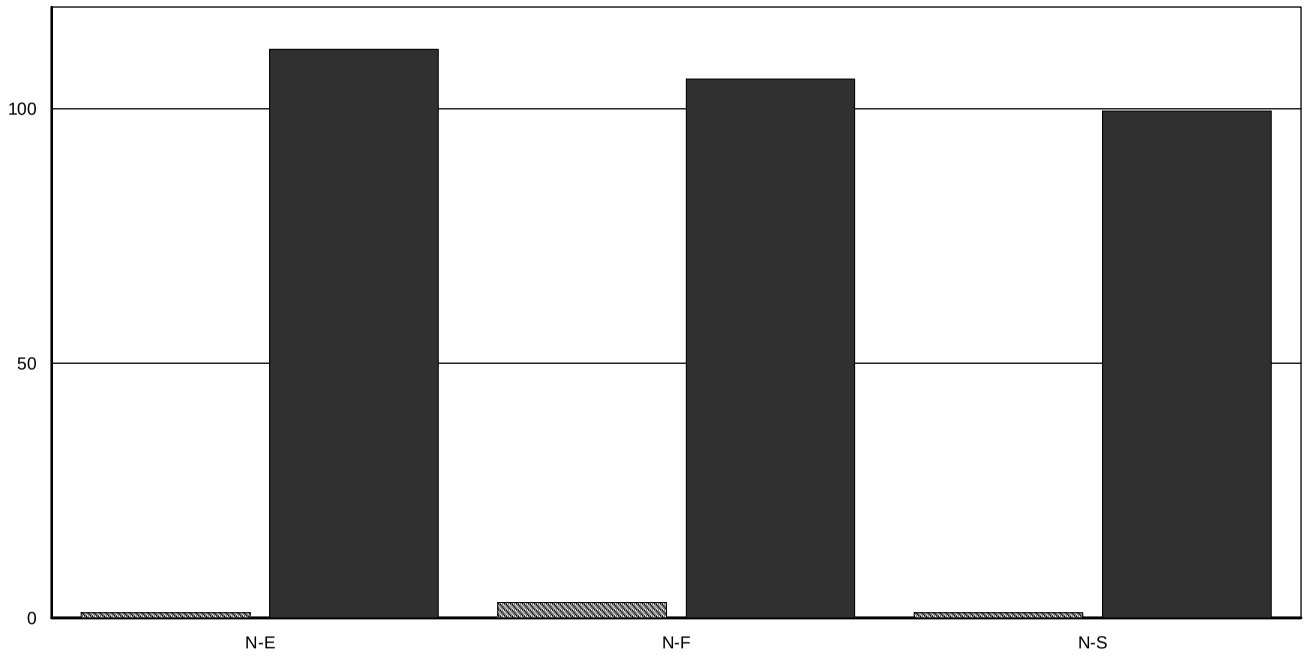


TILTON, NH:Median A/S Ratio by Sale Price



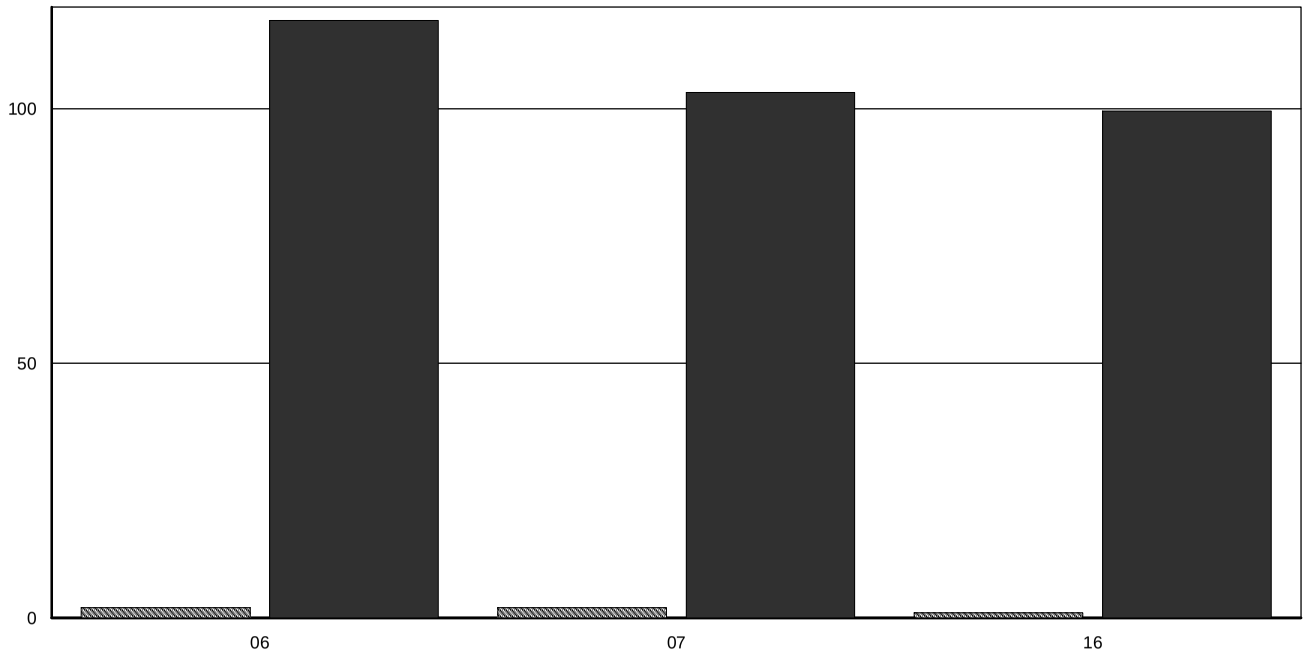
	# of Parcels	Median A/S x 100
68K	4	108.77
265K	1	99.55

TILTON, NH:Median A/S Ratio by Neighborhood



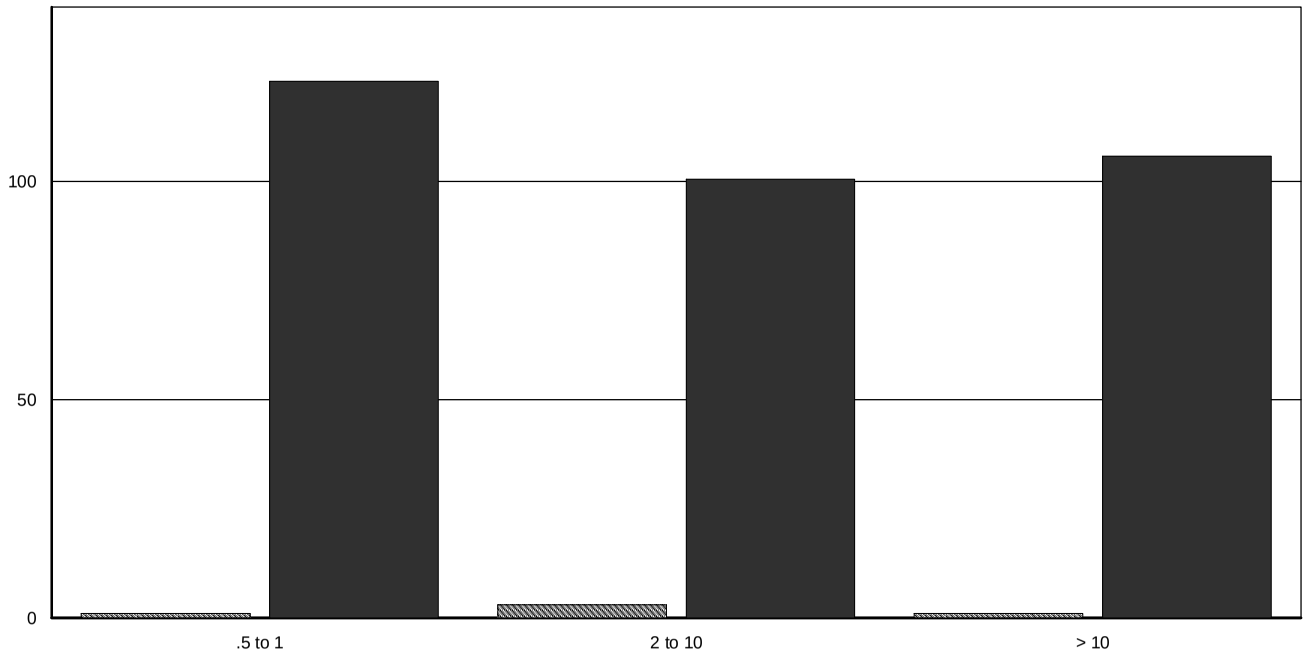
	# of Parcels	Median A/S x 100
N-E	1	111.71
N-F	3	105.83
N-S	1	99.55

TILTON, NH:Median A/S Ratio by Zone



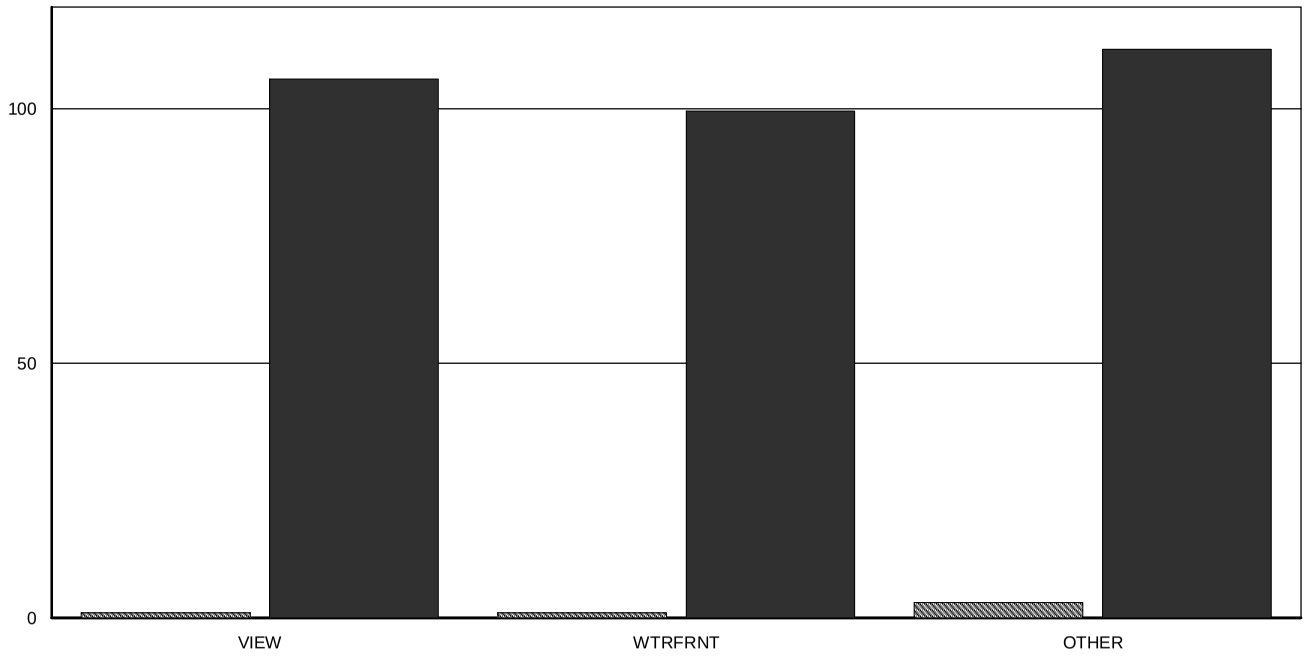
	# of Parcels	Median A/S x 100
06	2	117.35
07	2	103.18
16	1	99.55

TILTON, NH:Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
.5 to 1	1	123.00
2 to 10	3	100.53
> 10	1	105.83

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



	# of Parcels	Median A/S x 100
VIEW	1	105.83
WTRFRNT	1	99.55
OTHER	3	111.71

OWNER INFORMATION

JENSEN, EDWARD E
JENSEN, VICKI J
46 RIDGE ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/17/2014	2908	0173	Q V	29,900	DAWSON, ERIC C
11/03/2009	2605	0910	U V 38		DAWSON, KATHERINE D
01/03/2003	1831	0692	U V 99		DODGE

PICTURE

LISTING HISTORY

01/26/12 JBVL
07/11/05 MM L

NOTES

01/12 VACANT, WOODED LOT, LOW & WET;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 0	$ 0	$ 44,300
		Parcel Total:	$ 44,300
2013	$ 0	$ 0	$ 44,300
		Parcel Total:	$ 44,300
2014	**$ 0**	**$ 0**	**$ 33,400**
		Parcel Total:	**$ 33,400**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** UNDEVEL/WOODS **Driveway:** N/A **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	50,000	E	100	90	100	100	100 -- LEVEL	70	31,500	0	N	31,500	WET
1F RES	2.510 ac	x 1,500	X	100					50	1,900	0	N	1,900	WET
	3.510 ac									33,400			**33,400**	

PICTURE

OWNER

JENSEN, EDWARD E
JENSEN, VICKI J
46 RIDGE ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

District	Percentage
FIRE DISTRICT	% 100

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

2014 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

SITAR-JR, MICHAEL W.
SITAR, MELANIE
24 ESTATE CIRCLE APT 2

LACONIA, NH 03246

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/06/2014	2910	0781	Q V	40,000	SIMPSON TRUST, LEONARD
07/10/1991	1177	0397	U V 99		LEONARD/MARION
07/23/1979	0772	0516	U V 99		MOULTON, THEODORE E
07/17/1974	0771	0872	U V 99		SPRAGUE, AL/PATRICIA
10/31/1972	0595	0360	U V 99		SPRAGUE BROTHERS INC

PICTURE

LISTING HISTORY

06/12/09 BHUL
07/28/05 MM L

NOTES

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 0	$ 0	$ 59,100
		Parcel Total:	$ 59,100
2013	$ 0	$ 0	$ 59,100
		Parcel Total:	$ 59,100
2014	**$ 0**	**$ 0**	**$ 49,200**
		Parcel Total:	**$ 49,200**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** N/A **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	49,520	F	110	100	100	100	95 -- MILD	95	49,200	0	N	49,200	UND/CLR
	0.970 ac									49,200			**49,200**	

PICTURE

OWNER

SITAR-JR, MICHAEL W.
SITAR, MELANIE
24 ESTATE CIRCLE APT 2

LACONIA, NH 03246

TAXABLE DISTRICTS

District	Percentage
FIRE DISTRICT	% 100

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

2014 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

PEASE, ROGER C
PEASE, BRYAN J & JANET L
826 HARTFORD TURNPIKE

VERNON, CT 06066

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/12/2013	2868	0209	Q V	56,900	SULLIVAN, JACQUELINE

PICTURE

LISTING HISTORY

03/19/14	DMPL	
02/20/14	CRVL	VERIFY SALE
05/30/13	DMVL	
06/08/09	LMUL	
05/05/05	WG L	

NOTES

7/14/04 SUBDIVISION PLAN L48-78 FOUR LOTS LOT 1; 5/13 VACANT; 3/14 TEMP ELEC RUN TO SITE CK15 FOR POSS NEW HSE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 0	$ 0	$ 1,672
		Parcel Total:	$ 1,672
2013	$ 0	$ 0	$ 1,682
		Parcel Total:	$ 1,682
2014	**$ 0**	**$ 0**	**$ 57,200**
		Parcel Total:	**$ 57,200**

LAND VALUATION

Zone: RURAL AGRI **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** UNDEV/CLEARED **Driveway:** DIRT **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	60,000	F	110	95	100	95	100 -- LEVEL	90	53,600	0	N	53,600	ROW
1F RES	5.040 ac	x 1,500	X	99				95 -- MILD	50	3,600	0	N	3,600	
	8.040 ac									57,200			**57,200**	

PICTURE

OWNER

PEASE, ROGER C
PEASE, BRYAN J & JANET L
826 HARTFORD TURNPIKE

VERNON, CT 06066

TAXABLE DISTRICTS

District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/20/14	2014-61	ADDITION	HORSE BARN W/LEAN TO'
03/13/14	2014-28	ELECTRICAL	TEMP SERVICE

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

2014 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

GILMAN, MATTHEW
GILMAN, MARY LOU
6 WESTVIEW STREET

FRANKLN, NH 03235

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2013	2841	0727	Q V	60,000	SULLIVAN, JACQUELINE
07/14/2004	48	78	U V 99		SULLIVAN, JACQUELINE

PICTURE

LISTING HISTORY

02/20/14	CRVL	VERIFY SALE
06/08/09	LMUL	
05/05/05	WG L	

NOTES

2005 NEW PARCEL; 7/14/04 PLAN L48-78 LOT 2; ROW ACC;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 0	$ 0	$ 5,580
		Parcel Total:	$ 5,580
2013	$ 0	$ 0	$ 5,923
		Parcel Total:	$ 5,923
2014	**$ 0**	**$ 0**	**$ 5,449**
		Parcel Total:	**$ 5,449**

LAND VALUATION

Zone: RURAL AGRI **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** UNDEV/CLEARED **Driveway:** DIRT **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
FARM LAND	3.000 ac	60,000	F	110	95	100	95	100 -- LEVEL	90	53,600	100	N	1,275	ROW
FARM LAND	9.820 ac	x 1,500	X	99				95 -- MILD	50	6,900	100	N	4,174	
FARM LAND	1.000 vu									3,000			0	AVG/D25/DIST/MTNS
	12.820 ac									63,500			**5,449**	

PICTURE

OWNER

GILMAN, MATTHEW
GILMAN, MARY LOU
6 WESTVIEW STREET

FRANKLN, NH 03235

TAXABLE DISTRICTS

District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/09/14	2014-82	GARAGE	GARAGE/WORKSHOP
04/30/14	2014-51	NEW BUILDING	CAPE W/DETACHED WOR

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

2014 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

AW TOWNE REALTY TRUST
TOWNE, ADAM W TRUSTEE
P O BOX 984

EPSON, NH 03234

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/11/2013	2875	0090	Q V	265,000	COSTA, NATALIE M
05/05/2004	2035	0499	Q V	225,600	ROBINSON
11/23/1998	1502	0472	U V 99		ROBINSON TO TRUST

PICTURE

LISTING HISTORY

03/25/14	CRVL	VERIFY SALE
01/19/12	JBV	
07/02/09	LMUL	
06/30/09	LMUL	
06/01/05	MM L	

NOTES

10/09 DISCOVERED DURING FIELD REVIEW LOT DOES NOT QUALIFY FOR CU ASSMT; 01/12 LOT VACANT, PART CLEARED, MILD TOPO TO H20;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 0	$ 0	$ 368,200
		Parcel Total:	$ 368,200
2013	$ 0	$ 0	$ 368,200
		Parcel Total:	$ 368,200
2014	**$ 0**	**$ 0**	**$ 263,800**
		Parcel Total:	**$ 263,800**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** UNDEVEL/WOODS **Driveway:** N/A **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	50,000	S	225	90	100	100	95 -- MILD	100	96,200	0	N	96,200	
1F RES WTRFRNT	1.600 ac	x 1,500	X	100				95 -- MILD	50	1,100	0	N	1,100	WET
1F RES WTRFRNT	1.000 wf	x 185,000	X	100					90	166,500	0	N	166,500	WF/XCS/WET/UND
	2.600 ac									263,800			**263,800**	

PICTURE

OWNER

AW TOWNE REALTY TRUST
TOWNE, ADAM W TRUSTEE
P O BOX 984

EPSON, NH 03234

TAXABLE DISTRICTS

District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/01/14	2014-33	NEW HOUSE	NEW RESIDENTIAL HOUS

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

2014 BASE YEAR BUILDING VALUATION

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

Sales Analysis Results

TILTON, NH -- 08/18/2014

Sales Analysis Statistics			
Number of Sales:	**75**	Mean Sales Ratio:	**1.0128**
Minimum Sales Ratio:	**0.8218**	Median Sales Ratio:	**1.0077**
Maximum Sales Ratio:	**1.2133**	Standard Deviation:	**0.0748**
Aggregate Sales Ratio:	**1.0168**	Coefficient of Dispersion:	**5.8173**
		Price Related Differential:	**0.9960**

Sales Analysis Criteria	
Sold: 10/01/2012 - 07/03/2014	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 - 2014	Trend: 0.000% Prior to 08/18/2014
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	

TILTON, NH Sales Analysis Report

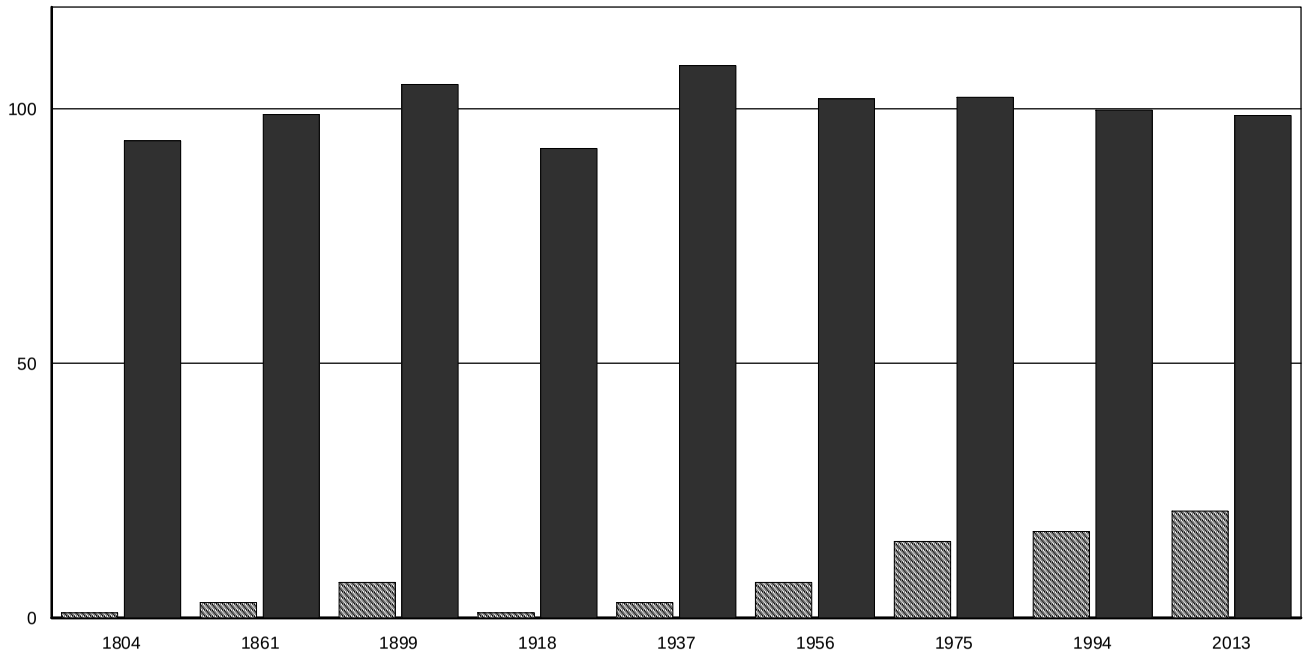
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH / Eff. Area	Sale Price	Assessment / Sale Date	I	Q	Unqualified Description / Grantor	Prior Year Assessment
0.822	000R16	000003	000138	05	0.00	R1	E	MHD	A 1,513	$ 110,000	$ 90,400 03/25/2014	I	Q	BOLTON, ROBERT	$ 104,500
0.880	000R18	000085	000045	07	0.00	R1	E	MHS	A 885	$ 42,500	$ 37,400 11/13/2012	I	Q	RODGERS DEVELOPMENT CO	$ 51,200
0.885	000R18	000025	000025	07	0.00	R1	E	MHS	A 1,025	$ 56,500	$ 50,000 03/21/2014	I	Q	RODGERS DEVELOPMENT CO	$ 0
0.891	000R18	000085	000032	07	0.00	R1	E	MHS	A 658	$ 23,000	$ 20,500 11/28/2012	I	Q	STEPHANSKI, STEPHEN	$ 13,600
0.892	000R05	000050	000000	07	1.33	R1	F	RSA	D 2,499	$ 237,000	$ 211,400 11/06/2012	I	Q	FOOTE IV, ABRAM W	$ 220,800
0.907	000R17	000025	00000E	05	0.53	R1	F	RSA	A 1,594	$ 165,000	$ 149,700 07/29/2013	I	Q	YOUNG, MICHAEL	$ 158,300
0.929	000U05	000075	000000	04	0.09	R2	E	RMF	C 1,868	$ 117,000	$ 108,700 08/16/2013	I	Q	GOTTSELLIG, WINSATT, S	$ 117,600
0.929	000U03	000046	000000	06	0.46	R1A	E	RSA	A 1,216	$ 150,000	$ 139,400 12/17/2013	I	Q	BROWN LIVING TRUST	$ 147,600
0.932	000R16	000003	000094	06	0.00	R1	E	MHD	A 1,600	$ 100,000	$ 93,200 11/18/2013	I	Q	PERKINS, MARY J REV TR	$ 106,600
0.937	000R11	000005	000000	05	3.63	R1	E	RSA	B 1,681	$ 212,500	$ 199,100 11/27/2012	I	Q	CRAIG, DAVID J	$ 201,800
0.937	000R02	000005	00000B	07	6.60	R1	F	RSA	C 2,241	$ 258,000	$ 241,800 03/26/2013	I	Q	ROSE, DIANE M	$ 228,400
0.941	000U02	000036	0UNIT4	16	0.00	R1W	S	RCC	A 474	$ 104,000	$ 97,900 03/06/2014	I	Q	FORTUNATE SEVEN TRUST	$ 98,500
0.943	000U01	000010	0UNIT3	16	0.00	R1W	S	RCC	A 798	$ 207,500	$ 195,700 09/06/2013	I	Q	DUMAIS, MAURICE E	$ 221,700
0.945	000U01	000014	0UNIT2	16	0.00	R1W	S	RCC	D 579	$ 110,000	$ 104,000 06/27/2014	I	Q	CVG TRUST	$ 136,500
0.949	000R08	000016	UNIT31	16	0.00	R1W	S	RCD	B 1,198	$ 142,900	$ 135,600 06/03/2013	I	Q	LEMAY, JENNIFER S	$ 142,100
0.950	000R11	000011	000003	05	0.00	R1	D	MHS	A 966	$ 22,000	$ 20,900 02/20/2014	I	Q	ELDRIDGE, KENNETH	$ 26,500
0.950	000R16	000003	000052	06	0.00	R1	E	MHD	A 1,651	$ 100,000	$ 95,000 05/29/2014	I	Q	RICHARDSON REVOC REAL	$ 112,300
0.953	000U01	000034	000000	16	0.19	R1W	E	RSA	B 1,451	$ 340,000	$ 324,100 06/30/2014	I	Q	WARING, GEO & LINDA FA	$ 370,000
0.958	000R18	000025	000027	07	0.00	R1	E	MHD	A 1,417	$ 81,000	$ 77,600 07/23/2013	I	Q	RODGERS DEVELOPMENT CO	$ 79,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.970	000U04	000014	000000	02	0.22	R1	D	RSA	B 1,849	$ 159,800	$ 155,000 05/19/2014	I	Q	BENSON, RICHARD C	$ 167,600
0.971	000R22	000017	00000D	06	1.00	R1A	E	MHD	A 1,357	$ 125,000	$ 121,400 06/30/2014	I	Q	CARTER, JOSHUA	$ 176,100
0.974	00U02A	000001	000018	16	0.00	R1	E	RCC	A 609	$ 145,000	$ 141,200 12/21/2012	I	Q	CARUCCCIO IRREVOCABLE	$ 146,700
0.974	000R05	000011	000000	05	1.13	R1	F	RSA	A 1,453	$ 157,000	$ 152,900 06/03/2013	I	Q	TROTHIER, SHARON R	$ 164,700
0.975	000R10	000052	000000	06	0.45	R1	E	RSA	B 1,604	$ 137,300	$ 133,800 08/26/2013	I	Q	CARLSON, ELLEN A	$ 138,400
0.977	000R17	000039	000000	05	1.63	R1	E	RSA	A 1,516	$ 151,000	$ 147,500 07/16/2013	I	Q	CITYSIDE OFFICE SUITE,	$ 147,600
0.979	000U01	000023	000000	16	0.22	R1W	E	RSA	A 2,326	$ 335,000	$ 328,100 12/17/2013	I	Q	RICHARDS, MICHAEL J	$ 360,100
0.983	000U01	000014	0UNIT5	16	0.00	R1W	S	RCC	D 790	$ 185,000	$ 181,900 06/21/2013	I	Q	C V G TRUST	$ 133,900
0.987	000R13	000008	000033	07	0.00	R1	E	MHD	A 1,058	$ 68,000	$ 67,100 11/15/2013	I	Q	COUNTRY MEADOWS MH COM	$ 0
0.989	000R18	000085	000023	07	0.00	R1	E	MHS	A 734	$ 17,400	$ 17,200 11/26/2012	I	Q	FARINA, MICHAEL A JR	$ 12,800
0.989	000R08	000016	0UNIT5	16	0.00	R1W	S	RCC	A 344	$ 116,500	$ 115,200 09/03/2013	I	Q	REGINO, RICHARD	$ 131,700
0.992	000R08	000016	UNIT25	16	0.00	R1W	S	RCC	A 604	$ 135,000	$ 133,900 09/12/2013	I	Q	TOKANEL, DAVID W	$ 90,700
0.994	000R16	000003	000008	06	0.00	R1	E	MHS	A 814	$ 17,900	$ 17,800 04/02/2013	I	Q	CEBOLLERO, CHARLES J	$ 23,100
0.995	000R11	000019	000000	05	0.97	R1	F	RSA	A 1,272	$ 155,000	$ 154,200 05/22/2013	I	Q	HENDO PROPERTIES LLC	$ 162,700
0.998	000U08	000016	0UNIT5	04	0.00	R1	E	RCD	A 929	$ 86,500	$ 86,300 04/15/2013	I	Q	GOYETTE, ADELE	$ 121,200
1.002	000R13	000008	000030	07	0.00	R1	E	MHD	A 1,529	$ 93,000	$ 93,200 11/14/2013	I	Q	COUNTRY MEADOWS MH COM	$ 0
1.005	000R02	000017	000004	07	26.76	R1	F	RSA	C 2,813	$ 266,500	$ 267,800 08/09/2013	I	Q	LEES, PETER T	$ 297,600
1.005	000U08	000055	000000	04	0.15	R2	E	RMF	E 2,560	$ 120,500	$ 121,100 06/04/2013	I	Q	WAITE, HELEN L	$ 153,400
1.008	000U02	000036	0UNIT3	16	0.00	R1W	S	RCC	A 474	$ 104,000	$ 104,800 07/09/2013	I	Q	FORTUNATE SEVEN TRUST	$ 98,600
1.010	000U04	000047	000000	02	0.23	R1	E	RSA	E 2,032	$ 165,000	$ 166,700 05/23/2014	I	Q	BECK, BRIAN J	$ 169,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.013	000R08	000016	UNIT18	16	0.00	R1W	S	RCC	A 464	$ 130,000	$ 131,700 09/03/2013	I	Q	BERNARD, RICHARD L	$ 88,100
1.015	000R18	000085	000007	07	0.00	R1	E	MHS	A 1,027	$ 32,500	$ 33,000 03/03/2014	I	Q	O'DONOHOE, JACQUELYN A	$ 35,300
1.020	000U01	000022	000001	15	0.00	R1W	E	RCG	A 715	$ 182,500	$ 186,100 01/11/2013	I	Q	SPICER, THOMAS J	$ 212,800
1.022	000U02	000036	0UNIT6	16	0.00	R1W	S	RCC	A 780	$ 112,000	$ 114,500 06/03/2013	I	Q	FORTUNATE SEVEN TRUST	$ 108,600
1.026	000U02	000036	0UNIT5	16	0.00	R1W	S	RCC	A 780	$ 112,000	$ 114,900 06/03/2013	I	Q	FORTUNATE SEVEN TRUST	$ 108,500
1.029	000R04	000017	000008	05	0.00	R1	D	MHS	A 910	$ 24,000	$ 24,700 12/03/2013	I	Q	SWEEZY, CARL	$ 25,600
1.029	000R04	000017	000010	05	0.00	R1	D	MHS	A 1,250	$ 34,000	$ 35,000 12/23/2013	I	Q	DUNLOP, SCOTT P	$ 35,600
1.030	000R16	000010	000001	05	2.04	R1	F	RSA	C 4,225	$ 327,000	$ 336,900 05/20/2014	I	Q	GALLANT, MATTHEW TRUST	$ 341,100
1.031	000U02	000036	0UNIT2	16	0.00	R1W	S	RCC	A 486	$ 101,900	$ 105,100 06/04/2014	I	Q	FORTUNATE SEVEN TRUST	$ 98,900
1.032	000R16	000003	000084	06	0.00	R1	E	MHD	A 1,721	$ 95,000	$ 98,000 07/09/2013	I	Q	RADCLIFFE, MICHAEL	$ 116,400
1.033	000U06	000035	000000	04	0.95	R1	E	RSA	A 1,703	$ 132,900	$ 137,300 05/21/2013	I	Q	FEENER, HEBER	$ 136,700
1.048	000R20	000001	00000A	13	2.98	CI	E	CSM	A 13,004	$ 599,000	$ 627,700 08/28/2013	I	Q	NATIONAL INDUSTRIES PR	$ 765,700
1.048	000R17	000002	000000	05	5.47	R1	E	RSA	E 2,564	$ 250,000	$ 262,000 12/26/2012	I	Q	THURSTON ONE FAMILY TR	$ 264,100
1.048	000R24	000002	00000A	15	1.31	CI	T	CWS	A 3,908	$ 620,000	$ 649,800 12/06/2012	I	Q	RYAN, DANIEL J	$ 688,700
1.050	000R09	000050	000000	16	0.61	R1	E	RSA	C 1,962	$ 145,000	$ 152,300 10/30/2012	I	Q	BRODEUR, DARA G	$ 169,200
1.059	000R09	000029	000000	06	0.98	R1W	S	RSA	A 1,439	$ 329,000	$ 348,500 06/12/2014	I	Q	BELAIR, RICHARD A	$ 89,200
1.066	000R08	000016	0UNIT6	16	0.00	R1W	S	RCC	A 343	$ 108,000	$ 115,100 08/13/2013	I	Q	CURTIS, MICHAEL W	$ 131,600
1.066	000R22	000013	000000	16	2.54	CI	S	CGS	A 6,207	$ 200,000	$ 213,200 11/19/2012	I	Q	CENTRAL TRACTOR COMPAN	$ 273,100
1.066	000U07	000030	000000	04	0.36	R1	F	RSA	D 1,945	$ 159,000	$ 169,500 05/01/2014	I	Q	BOYNTON, PATRICIA A	$ 167,100
1.070	000U03	000006	000000	06	0.79	R2A	E	RSA	A 2,289	$ 142,400	$ 152,300 08/16/2013	I	Q	DEFRANCISCO, KEVIN J	$ 151,800

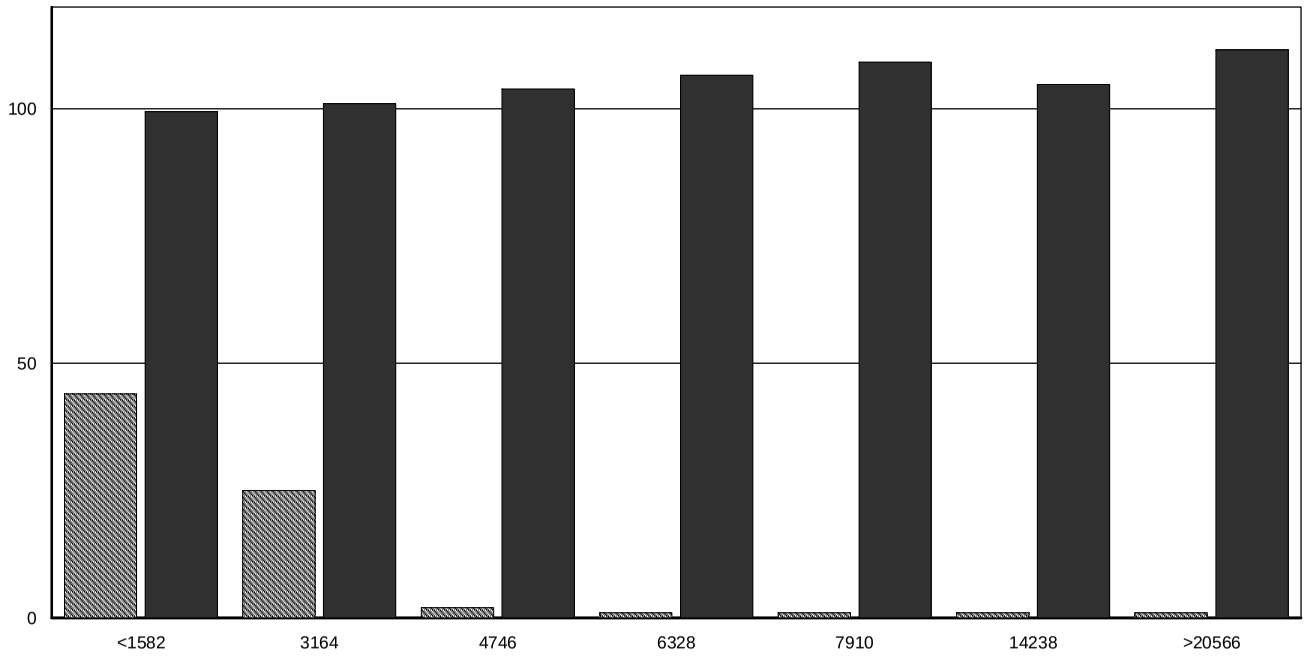
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.073	000U01	000038	000000	16	0.53	CI	S	CRA	D 2,589	$ 230,000	$ 246,800 06/26/2014	I	Q	FAIVES, STEPHEN	$ 287,200
1.075	000U08	000038	000000	04	0.46	R1	E	RSA	A 2,545	$ 192,900	$ 207,300 03/05/2013	I	Q	CASS, LINDA M	$ 187,800
1.076	000U04	000016	000000	02	0.72	R1	D	RSA	A 1,920	$ 125,000	$ 134,500 11/07/2012	I	Q	JOSCELYN, GERTRUDE	$ 149,700
1.085	000U01	000014	0UNIT3	16	0.00	R1W	S	RCC	D 679	$ 100,000	$ 108,500 06/03/2014	I	Q	CVG TRUST	$ 141,200
1.086	000R11	000011	000012	05	0.00	R1	D	MHS	A 920	$ 24,500	$ 26,600 09/18/2013	I	Q	KELLIHAN, PENNY	$ 41,100
1.092	000U05	000009	00000A	08	0.08	CI	R	CSM	H 7,083	$ 75,000	$ 81,900 06/13/2014	I	Q	262 MAIN ST LLC	$ 78,100
1.093	000U08	000008	000000	12	0.82	R2	Q	RMF	D 2,970	$ 150,000	$ 163,900 05/22/2013	I	Q	THERRIEN HELEN FAMILY	$ 223,100
1.097	000U06	000064	000000	04	0.23	R1	F	RSA	A 1,197	$ 117,900	$ 129,300 12/18/2012	I	Q	PETERSON, ALLEN G	$ 123,800
1.105	000R16	000003	000116	06	0.00	R1	E	MHD	A 1,531	$ 87,900	$ 97,100 02/20/2013	I	Q	MOSES, SHARON	$ 112,200
1.116	000R06	000023	00000A	16	10.00	CI	S	CHM	D 32,439	$ 795,066	$ 886,900 05/05/2014	I	Q	SHALIMAR RESORT CORP	$ 1,081,300
1.118	000U01	000010	0UNIT1	16	0.00	R1W	S	RCC	A 798	$ 175,000	$ 195,700 06/14/2013	I	Q	FOGARTY, LINDA 0 REV I	$ 221,700
1.126	000R17	000018	000000	06	0.28	R1	E	RSA	D 2,016	$ 143,000	$ 161,000 04/22/2014	I	Q	HENDO PROPERTIES LLC	$ 162,300
1.170	000R10	000025	000016	02	0.00	R1	D	MHS	A 746	$ 10,000	$ 11,700 07/23/2013	I	Q	DOW, RICHARD	$ 17,300
1.170	000R10	000027	000027	02	0.00	R1	E	MHS	A 646	$ 10,000	$ 11,700 07/03/2014	I	Q	GIBBS, DEBRA A	$ 19,000
1.182	000R16	000003	000127	05	0.00	R1	E	MHD	A 1,794	$ 88,000	$ 104,000 10/26/2012	I	Q	CAPEN, ROBERT	$ 122,400
1.213	000R18	000085	000037	07	0.00	R1	E	MHS	A 753	$ 15,000	$ 18,200 09/20/2013	I	Q	BOUCHER, SARAH	$ 15,700

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



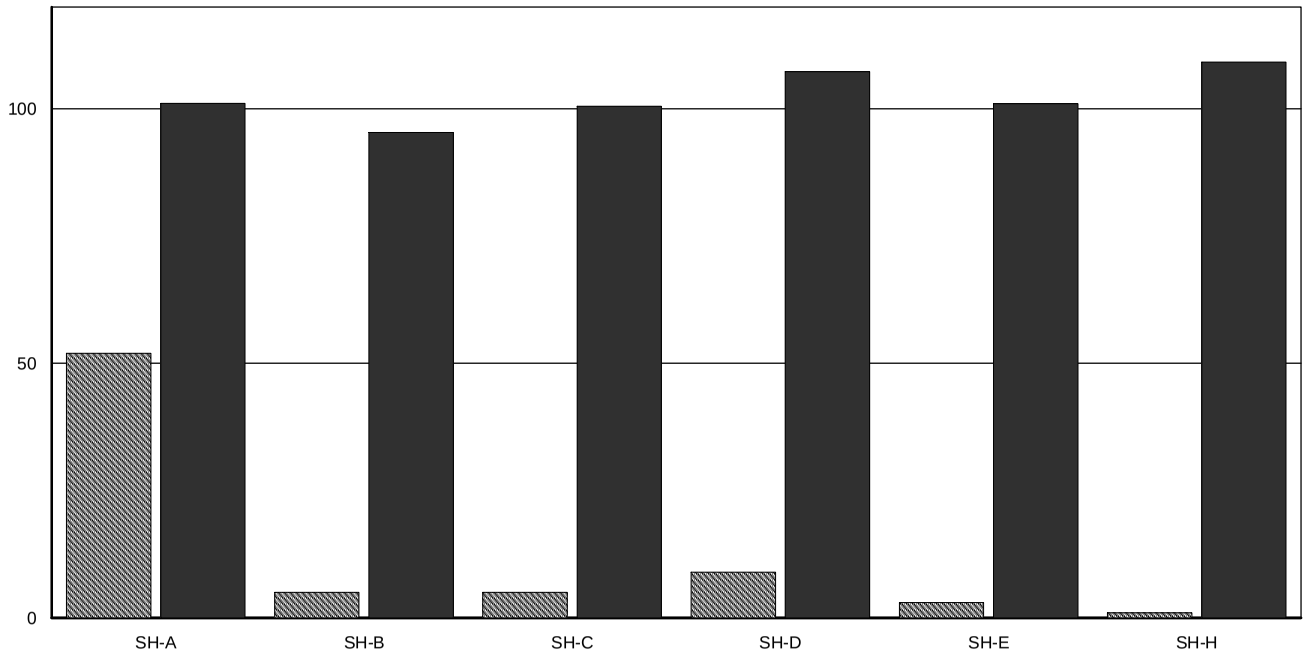
	# of Parcels	Median A/S x 100
1804	1	93.69
1861	3	98.88
1899	7	104.80
1918	1	92.22
1937	3	108.47
1956	7	101.97
1975	15	102.23
1994	17	99.77
2013	21	98.68

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



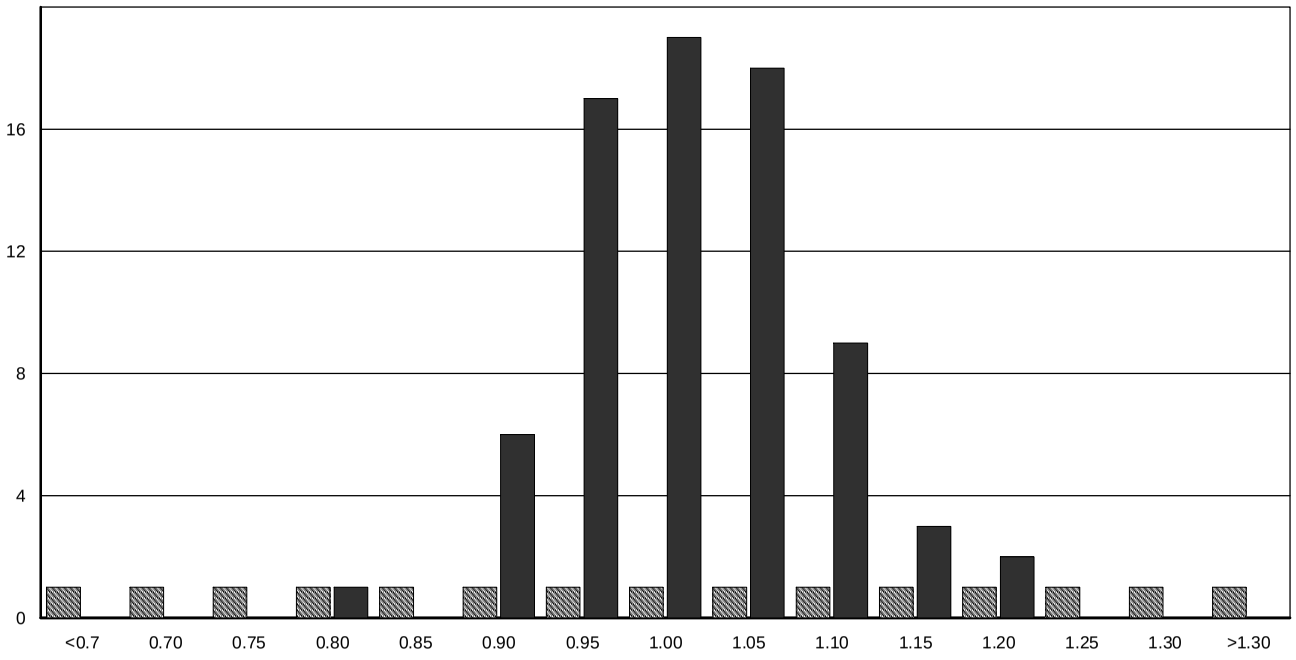
	# of Parcels	Median A/S x 100
<1582	44	99.46
3164	25	101.03
4746	2	103.92
6328	1	106.60
7910	1	109.20
14238	1	104.79
>20566	1	111.55

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

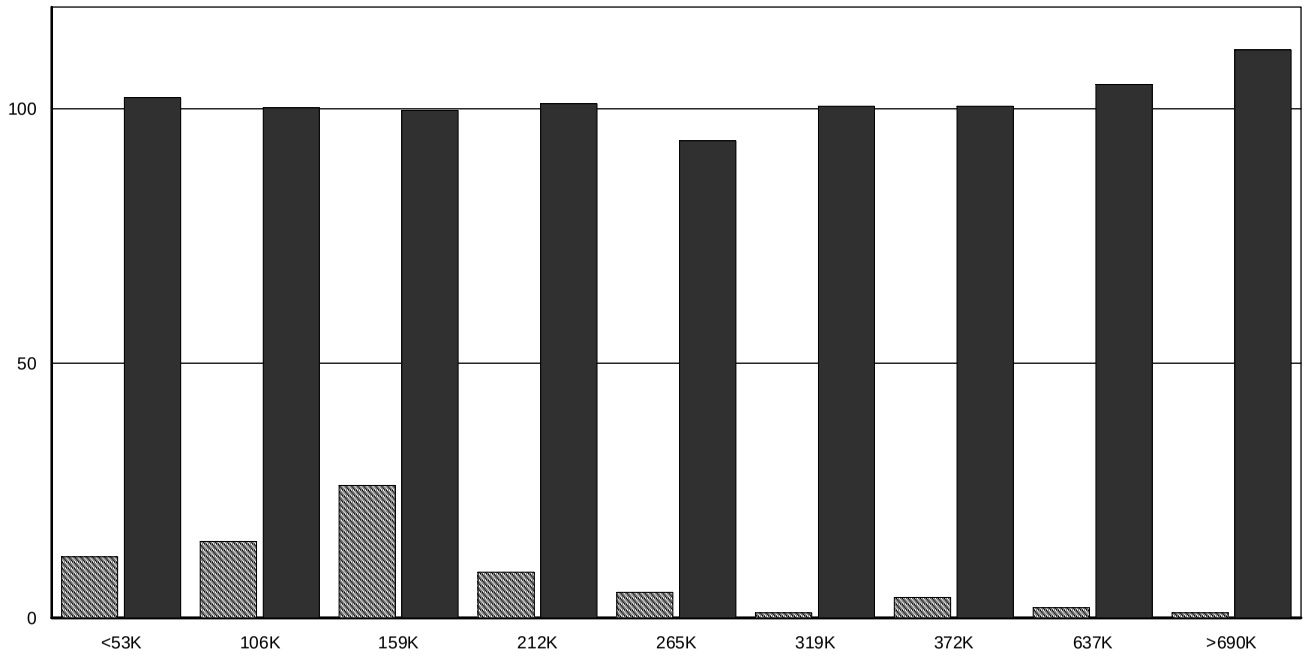


	# of Parcels	Median A/S x 100
SH-A	52	101.04
SH-B	5	95.32
SH-C	5	100.49
SH-D	9	107.30
SH-E	3	101.03
SH-H	1	109.20

TILTON, NH:Distribution of Sale Ratios

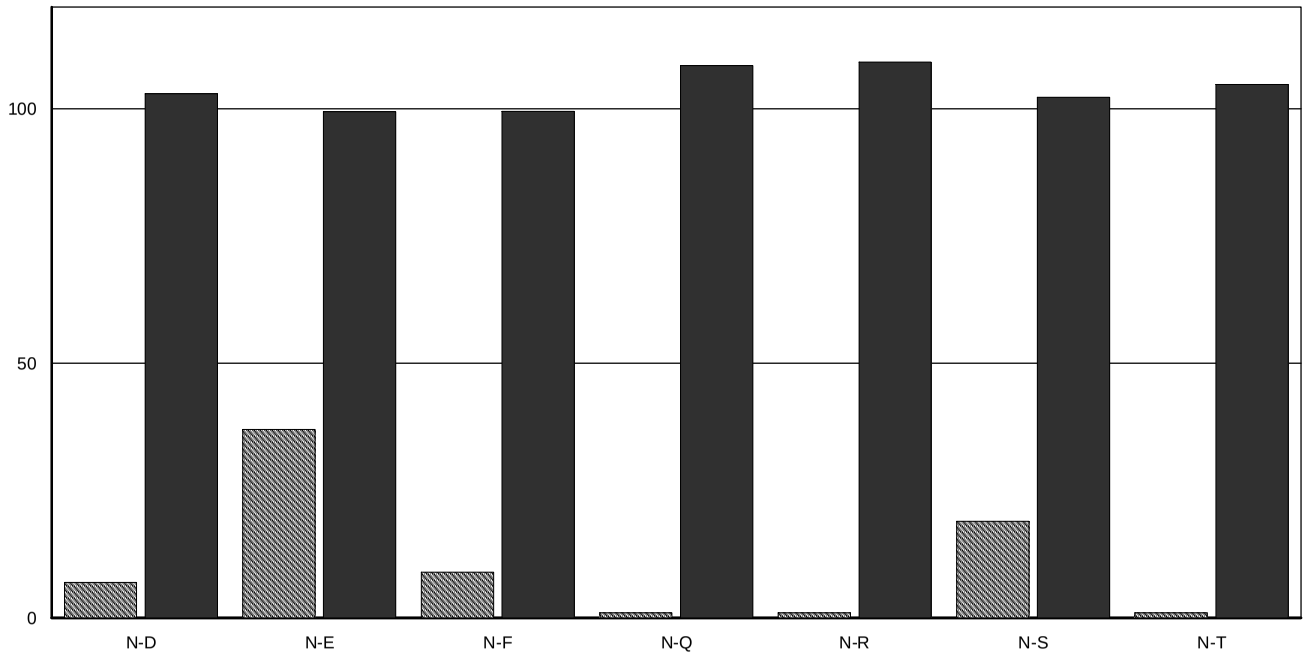


TILTON, NH:Median A/S Ratio by Sale Price



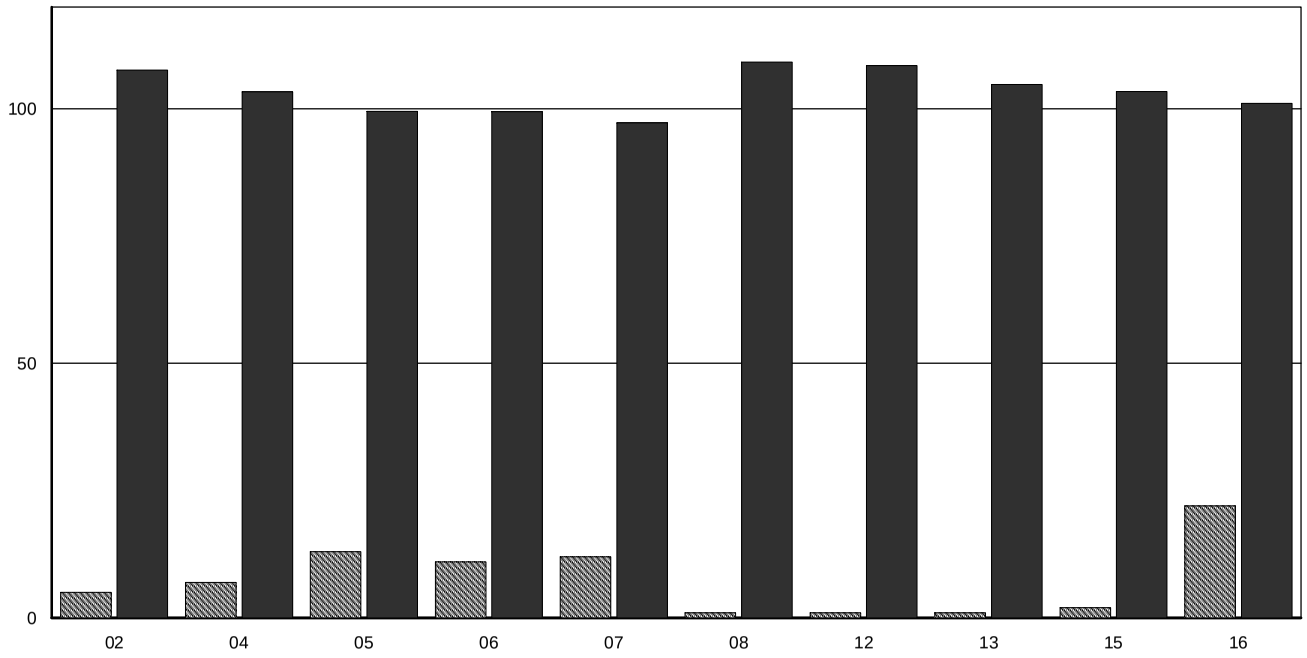
	# of Parcels	Median A/S x 100
<53K	12	102.23
106K	15	100.22
159K	26	99.66
212K	9	101.03
265K	5	93.72
319K	1	100.49
372K	4	100.48
637K	2	104.80
>690K	1	111.55

TILTON, NH:Median A/S Ratio by Neighborhood



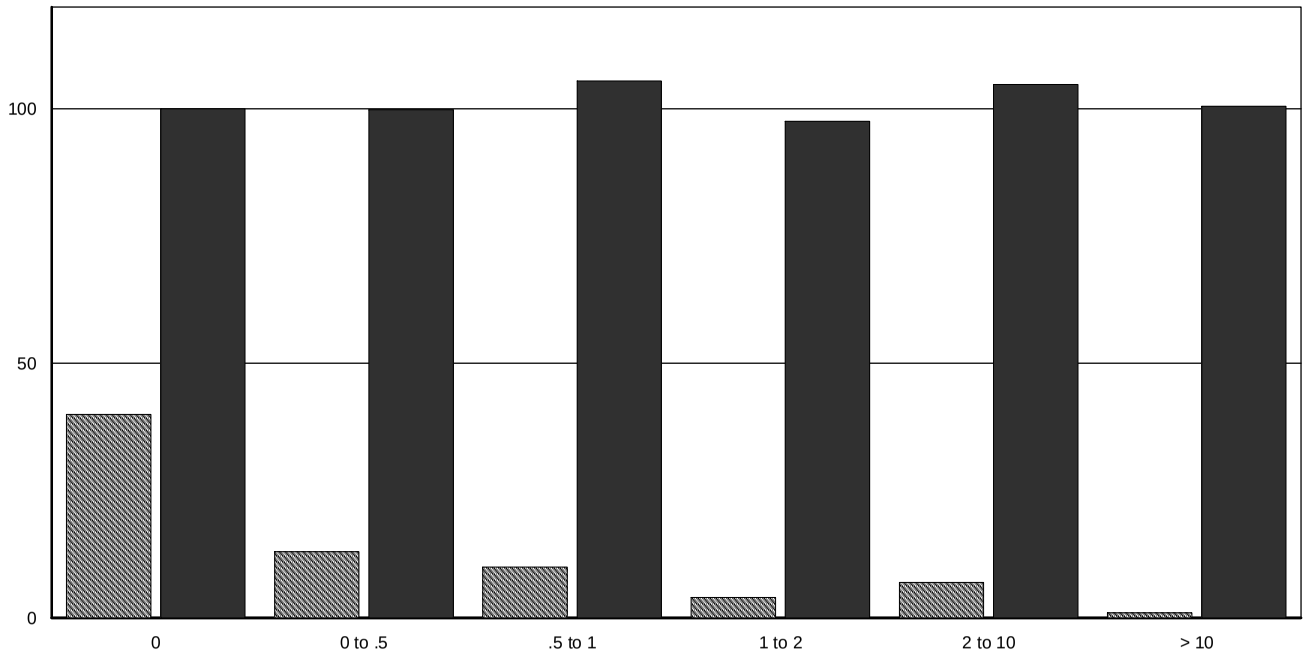
	# of Parcels	Median A/S x 100
N-D	7	102.94
N-E	37	99.44
N-F	9	99.48
N-Q	1	108.47
N-R	1	109.20
N-S	19	102.23
N-T	1	104.81

TILTON, NH:Median A/S Ratio by Zone



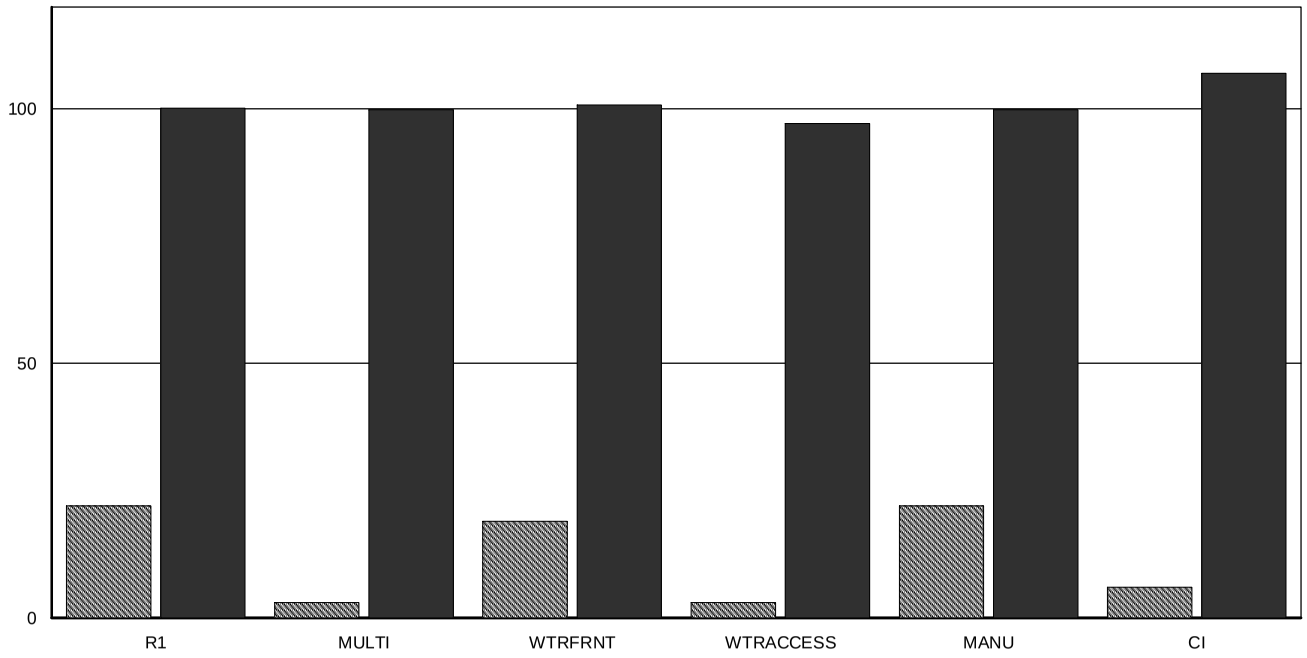
	# of Parcels	Median A/S x 100
02	5	107.60
04	7	103.31
05	13	99.48
06	11	99.44
07	12	97.24
08	1	109.20
12	1	108.47
13	1	104.79
15	2	103.39
16	22	101.04

TILTON, NH:Median A/S Ratio by Acreage



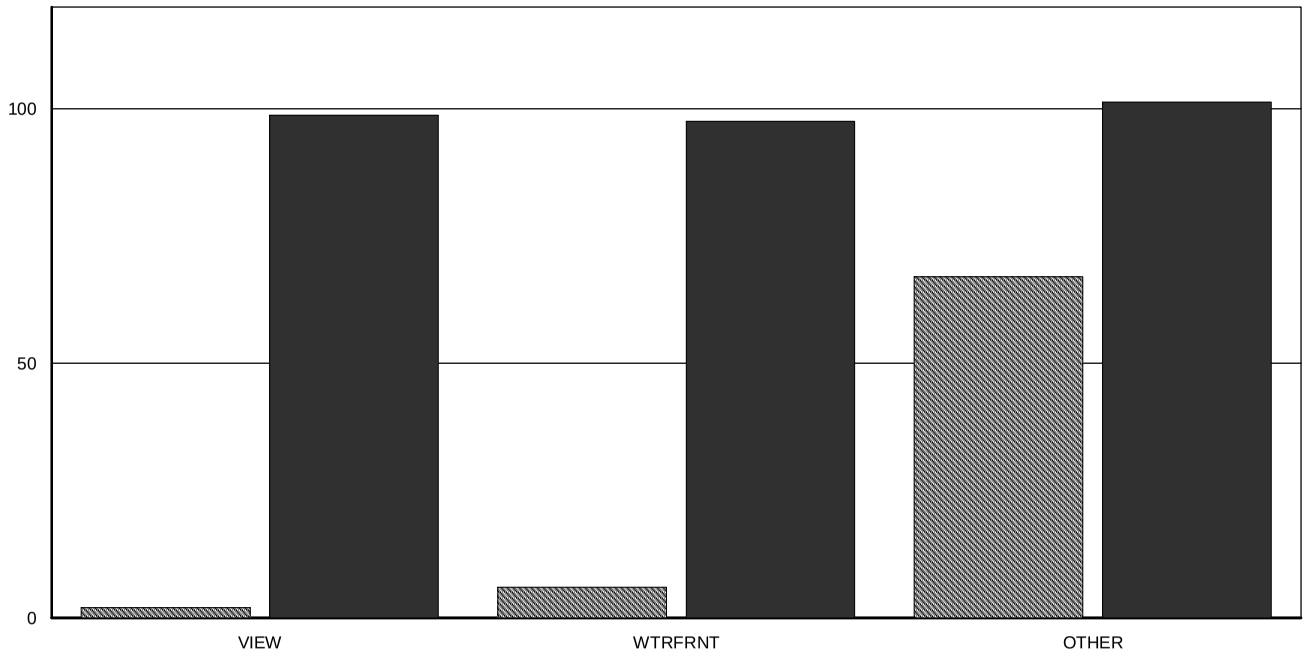
	# of Parcels	Median A/S x 100
0	40	99.99
0 to .5	13	99.83
.5 to 1	10	105.48
1 to 2	4	97.54
2 to 10	7	104.79
> 10	1	100.49

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



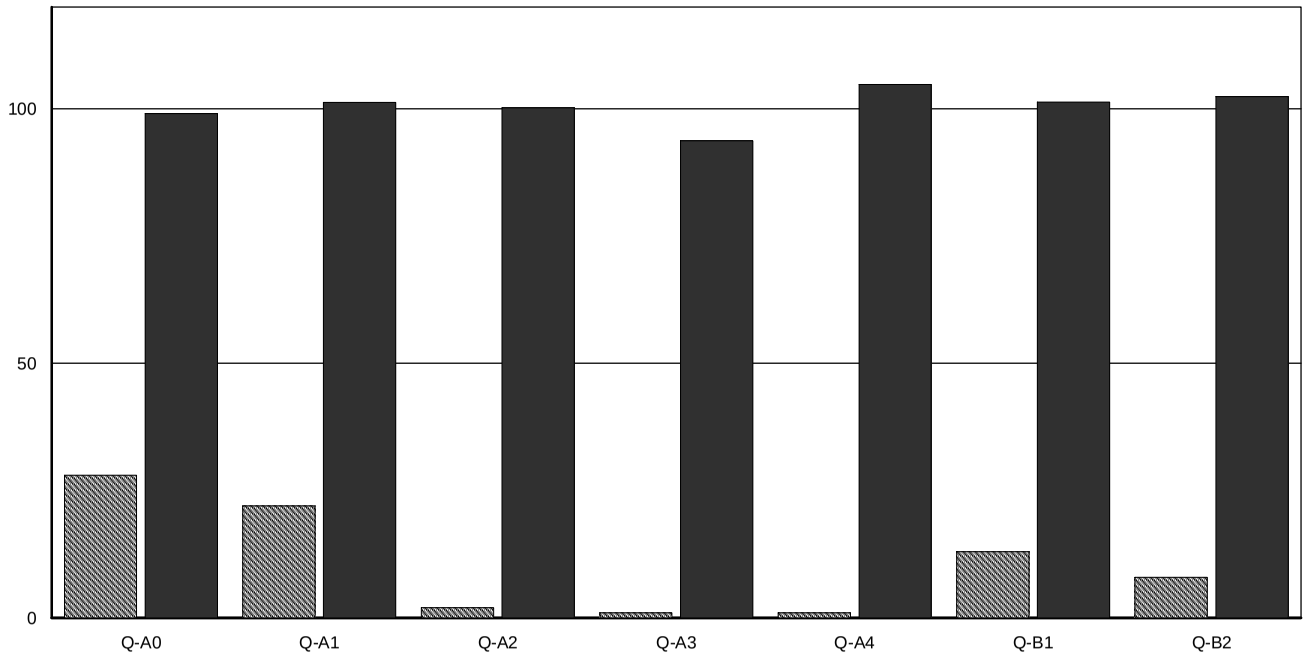
	# of Parcels	Median A/S x 100
R1	22	100.13
MULTI	3	99.83
WTRFRNT	19	100.77
WTRACCESS	3	97.12
MANU	22	99.83
CI	6	106.95

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



	# of Parcels	Median A/S x 100
VIEW	2	98.74
WTRFRNT	6	97.53
OTHER	67	101.31

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



	# of Parcels	Median A/S x 100
Q-A0	28	99.08
Q-A1	22	101.28
Q-A2	2	100.16
Q-A3	1	93.69
Q-A4	1	104.80
Q-B1	13	101.31
Q-B2	8	102.41

OWNER INFORMATION

AROLD FAMILY REVOCABLE TRUST
AROLD, MARK & KAREN TRUSTEES
340 CALEF HILL ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/07/2014	2920	0213	U I 44		AROLD, MARK G
03/26/2013	2838	0003	Q I	258,000	ROSE, DIANE M
12/06/2010	2679	0788	Q I	259,900	APPELQUIST, DEBORAH A
08/02/2006	2324	0762	U I 99		APPLEQUIST DEBORAH A
05/15/2000	1585	0573	Q I	149,400	APPLEQUIST DANNY

PICTURE

LISTING HISTORY

04/15/14	DMPR	
02/20/14	CRVL	VERIFY SALE
05/29/13	DMVM	
02/07/13	INSP	MARKED FOR INSPECTION
08/03/09	LMHN	
05/12/08	CRVL	
05/02/08	INSP	MARKED FOR INSPECTION
12/14/05	RTHC	

NOTES

BRN; 5/08 CARPET IN BMF; LAND VERY SLOPED/ROLLING/LEDGE; NC; 5/13 NOH PU CABIN, 6X12 OPF INCLUDED IN THE SIZE OF CABIN: 11/13 MAILING ADDRESS CHGD; 4/14 NOH; PU GEN;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	7.00	30	437	
CABIN	216	12 x 18	134	25.00	50	3,618	BACK OF PROPERTY
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 146,500	$ 400	$ 77,500
		Parcel Total:	$ 224,400
2013	$ 146,800	$ 4,100	$ 77,500
		Parcel Total:	$ 228,400
2014	**$ 167,500**	**$ 4,100**	**$ 70,200**
		Parcel Total:	**$ 241,800**

LAND VALUATION

Zone: RURAL AGRI **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **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	3.000 ac	60,000	F	110	110	100	100	90 -- ROLLING	100	65,300	0	N	65,300	
1F RES	3.600 ac	x 1,500	X	100				90 -- ROLLING	100	4,900	0	N	4,900	
	6.600 ac									70,200			**70,200**	

PICTURE

OWNER

AROLD FAMILY REVOCABLE TRUST
AROLD, MARK & KAREN TRUSTEES
340 CALEF HILL ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

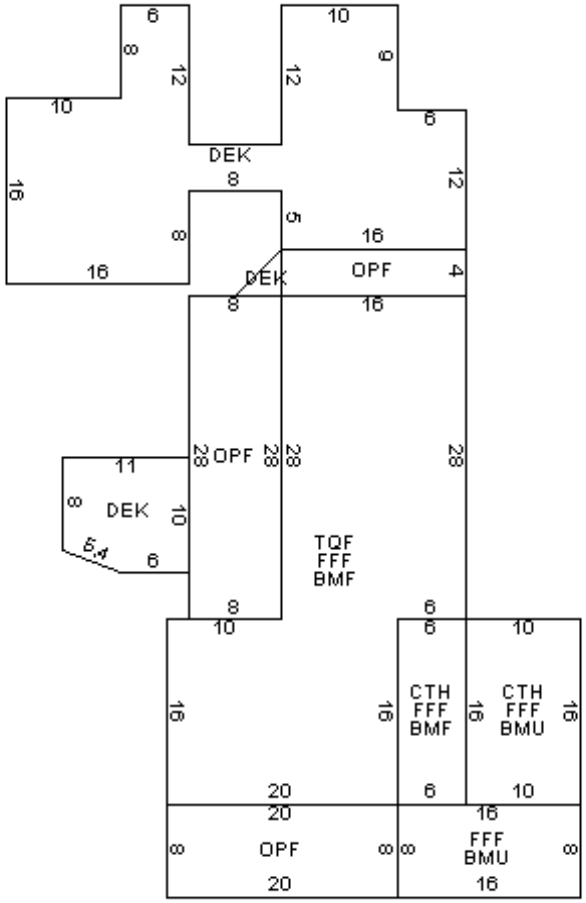
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/14/13	2013-156	ELECTRICAL	INSTALLATION OF 14KW (

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **LOGS**
Int: **WOOD**
Floor: **PINE/SOFT WD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9276** Base Rate: **RSA 73.00**
Bldg. Rate: **1.1127**
Sq. Foot Cost: **$ 81.23**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	256	0.10	26
DEK	DECK/ENTRANCE	731	0.10	73
FFF	FST FLR FIN	1152	1.00	1152
BMF	BSMNT FINISHED	864	0.30	259
BMU	BSMNT	288	0.15	43
TQF	3/4 STRY FIN	768	0.75	576
OPF	OPEN	448	0.25	112
GLA:	**1,728**	**4,507**		**2,241**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,036**
Year Built:		**1988**
Condition For Age:	VERY GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 167,500**

OWNER INFORMATION

PEARSON, TIMOTHY F
PEARSON, MARIA E
377 CALEF HILL ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/09/2013	2867	0917	Q I	266,500	LEES, PETER T
01/01/2005	9999	9999	U V 99		LEES, PETER T
11/07/1995	1355	0447	Q V	31,800	BLUE SKY ENTERPRISES

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
05/20/10	DMVM	
02/11/10	INSP	MARKED FOR INSPECTION
05/12/08	CRVL	
05/02/08	INSP	MARKED FOR INSPECTION
12/16/05	KLHN	
09/23/05	PM L	

NOTES

TAN; 5/8; IA; DNPU DECKING AROUND POOL; VU NOT AS SUBSTANTL FROM HSE; SLOPING LAND; FPL=SEE THRU/ BETWEEN ROOMS; ROW THRU LOT 19-1; 5/10 NOH; ADD BMU UNDER 8X24; DW 1/2 DIRT 1/2 PAVED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	480	30 x 16	93	6.00	80	2,143	OVAL
DECK	45	9 x 5	400	7.00	50	630	PLATFORM TO POOL
DECK	56	14 x 4	346	7.00	50	678	PLATFORM TO POOL
DECK	288	24 x 12	116	7.00	50	1,169	PLATFORM ATT POOL
						7,600	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 171,600	$ 7,600	$ 77,805
		Parcel Total:	$ 257,005
2013	$ 171,600	$ 7,600	$ 77,385
		Parcel Total:	$ 256,585
2014	**$ 175,900**	**$ 7,600**	**$ 58,321**
		Parcel Total:	**$ 241,821**

LAND VALUATION

Zone: RURAL AGRI **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	2.000 ac	58,000	F	110	105	100	100	90 -- ROLLING	90	54,300	0	N	54,300	ROW
UNMNGD OTHER	24.760 ac	x 1,500	X	97				75 -- STEEP	100	27,000	75	N	1,021	
1F RES	1.000 vu									3,000			3,000	TREETOP OBST VU
	26.760 ac									84,300			**58,321**	

PICTURE

OWNER

PEARSON, TIMOTHY F
PEARSON, MARIA E
377 CALEF HILL ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

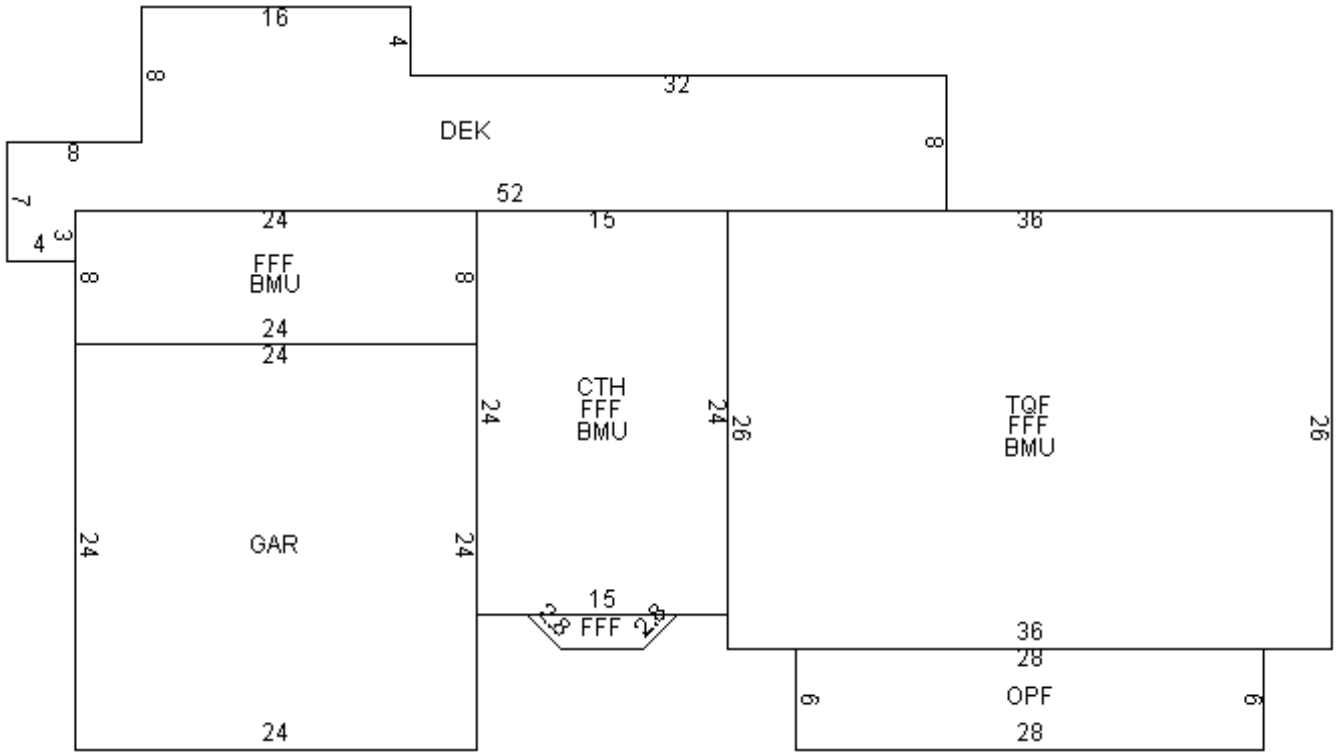
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8813** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9310**
Sq. Foot Cost: **$ 67.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	936	0.75	702
FFF	FST FLR FIN	1502	1.00	1502
BMU	BSMNT	1488	0.15	223
OPF	OPEN	168	0.25	42
CTH	CATHEDRAL	360	0.10	36
GAR	GARAGE ATTCHD	576	0.45	259
DEK	DECK/ENTRANCE	492	0.10	49
GLA:	**2,204**	**5,522**		**2,813**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,200**
Year Built:		**1996**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 175,900**

OWNER INFORMATION

DESCOTEAUX, PETER

60 SUMMER STREET #20

LEOMINSTER, MA 01453

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/03/2013	2889	0851	Q I	24,000	SWEEZY, CARL
05/08/2001	1648	0507	Q I	26,500	KNOPKA
04/24/2000	1582	0409	Q I	17,500	MORIN

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
06/16/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
05/13/08	CRVM	
05/02/08	INSP	MARKED FOR INSPECTION
09/22/05	MM L	

NOTES

MAUVE;MAKE 1977 ARTCRAFT; I=A;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	7.00	50	862	
NORTH WINDY	1		100	10,000.00	100	10,000	
						10,900	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 13,500	$ 12,100	$ 0
		Parcel Total: $ 25,600	
2013	$ 13,500	$ 12,100	$ 0
		Parcel Total: $ 25,600	
2014	**$ 13,800**	**$ 10,900**	**$ 0**
		Parcel Total: $ 24,700	

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		D											
	0 ac													

PICTURE

OWNER

DESCOTEAUX, PETER

60 SUMMER STREET #20

LEOMINSTER, MA 01453

TAXABLE DISTRICTS

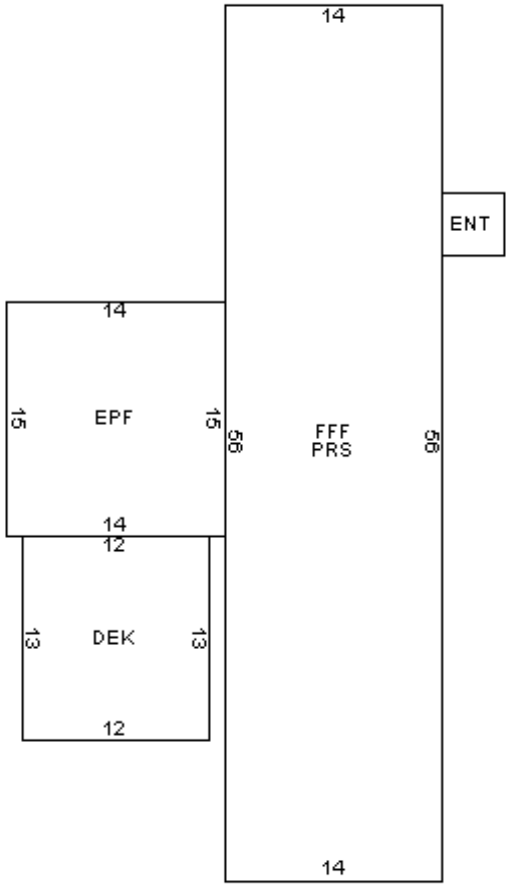
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFIN METAL**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0214** Base Rate: **MHS 44.00**
Bldg. Rate: **0.8641**
Sq. Foot Cost: **$ 38.02**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	210	0.70	147
ENT	ENTRANCE	16	0.10	2
DEK	DECK/ENTRANCE	156	0.10	16
FFF	FST FLR FIN	784	1.00	784
PRS	PIERS	784	-0.05	-39
GLA:	**784**	**1,950**		**910**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 34,598**
Year Built:		**1977**
Condition For Age:	GOOD	**60 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**60 %**
Building Value:		**$ 13,800**

OWNER INFORMATION

WEESE, DONALD
WEESE, BARBARA
23 NO WINDY ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/23/2013	2893	0958	Q I	34,000	DUNLOP, SCOTT P
08/10/2009	2589	0208	Q I	49,933	LEYLAND, CLARK H
06/30/2000	1593	0652	Q I	16,000	SOUTHWORTH
08/22/1994	1308	0331	U I 99	9,000	JOHN CARAVONA
07/08/1993	1263	0101	U I 99		TOWN OF TILTON

PICTURE

LISTING HISTORY

02/20/14	CRVL	VERIFY SALE
06/16/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
01/31/08	BHPR	
03/27/07	DMPL	
09/21/05	MM L	

NOTES

TAN;1979- ARTCRAFT MFG HSG UNIT- SERIAL NO 20573078DR42 - 14'X66'; I=F,COMMON WELL; 1/8; VIEWED W/ HO; 32X12 WILL BE FIN WHEN SOLD, REMOVED UC; 6/11 NOH, HEAT EST. 12X32 HAS MONITOR HEATER; 2/14 OIL TANK PRESENT, MONITOR HEAT & ELEC BB USED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	7.00	45	693	
NORTH WINDY	1		100	10,000.00	100	10,000	
						10,700	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 23,700	$ 11,900	$ 0
		Parcel Total: $ 35,600	
2013	$ 23,700	$ 11,900	$ 0
		Parcel Total: $ 35,600	
2014	**$ 24,300**	**$ 10,700**	**$ 0**
		Parcel Total: $ 35,000	

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		D											
	0 ac													

PICTURE

OWNER

WEESE, DONALD
WEESE, BARBARA
23 NO WINDY ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

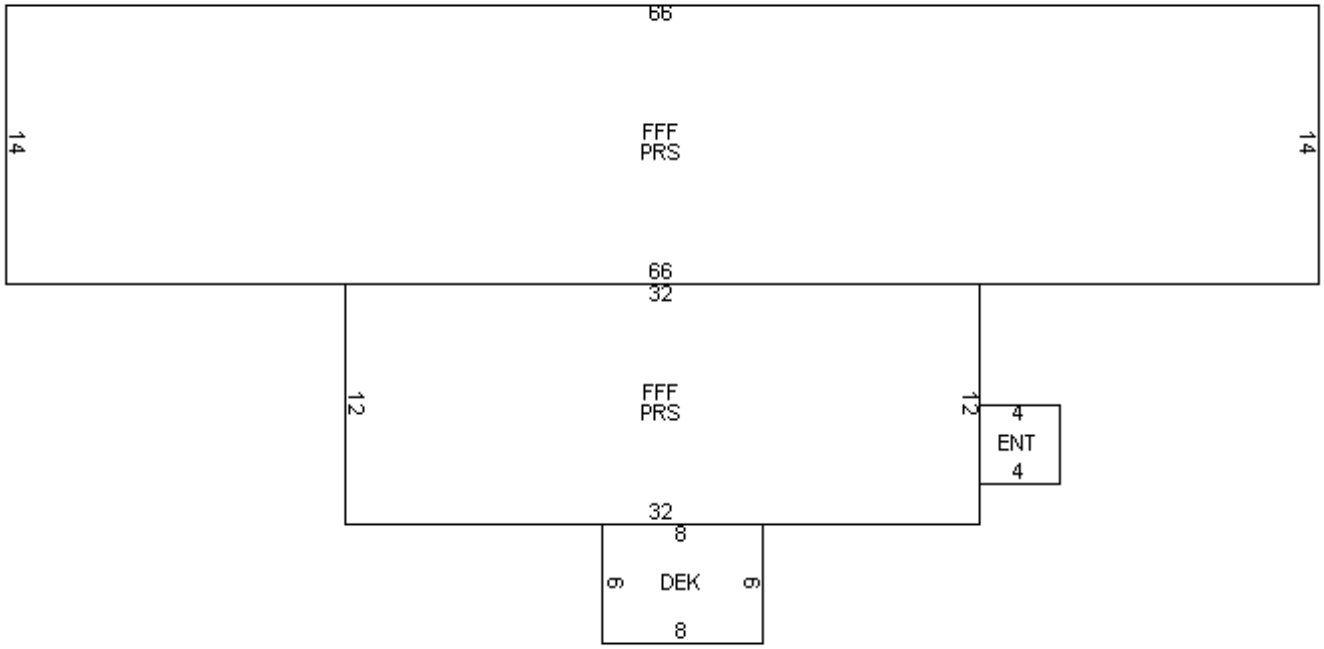
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ALUM SIDING/VINYL SIDING**
Int: **WALL BOARD**
Floor: **LAMINATE**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9340** Base Rate: **MHS 44.00**
Bldg. Rate: **0.8032**
Sq. Foot Cost: **$ 35.34**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	48	0.10	5
FFF	FST FLR FIN	1308	1.00	1308
PRS	PIERS	1308	-0.05	-65
ENT	ENTRANCE	16	0.10	2
GLA:	**1,308**	**2,680**		**1,250**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 44,175**
Year Built:		**1979**
Condition For Age:	VERY GOOD	**45 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**45 %**
Building Value:		**$ 24,300**

OWNER INFORMATION

DICKINSON, JOHNATHAN E

54 DUNLOP DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2013	2851	0749	Q I	157,000	TROTHIER, SHARON R

PICTURE

LISTING HISTORY

02/21/14	CRVM	VERIFY SALE
05/14/08	CRVL	
05/02/08	INSP	MARKED FOR INSPECTION
07/14/05	MM	

NOTES

MODULAR HOME; 5/8; IA; REMOVED OPF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	480	24 x 20	93	22.00	100	9,821	
SHED-WOOD	144	12 x 12	171	7.00	60	1,034	
						10,900	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 93,000	$ 10,900	$ 60,800
		Parcel Total:	$ 164,700
2013	$ 93,000	$ 10,900	$ 60,800
		Parcel Total:	$ 164,700
2014	**$ 93,200**	**$ 10,900**	**$ 48,800**
		Parcel Total:	**$ 152,900**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.130 ac	49,300	F	110	100	100	100	90 -- ROLLING	100	48,800	0	N	48,800	
	1.130 ac									48,800			**48,800**	

PICTURE

OWNER

DICKINSON, JOHNATHAN E

54 DUNLOP DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

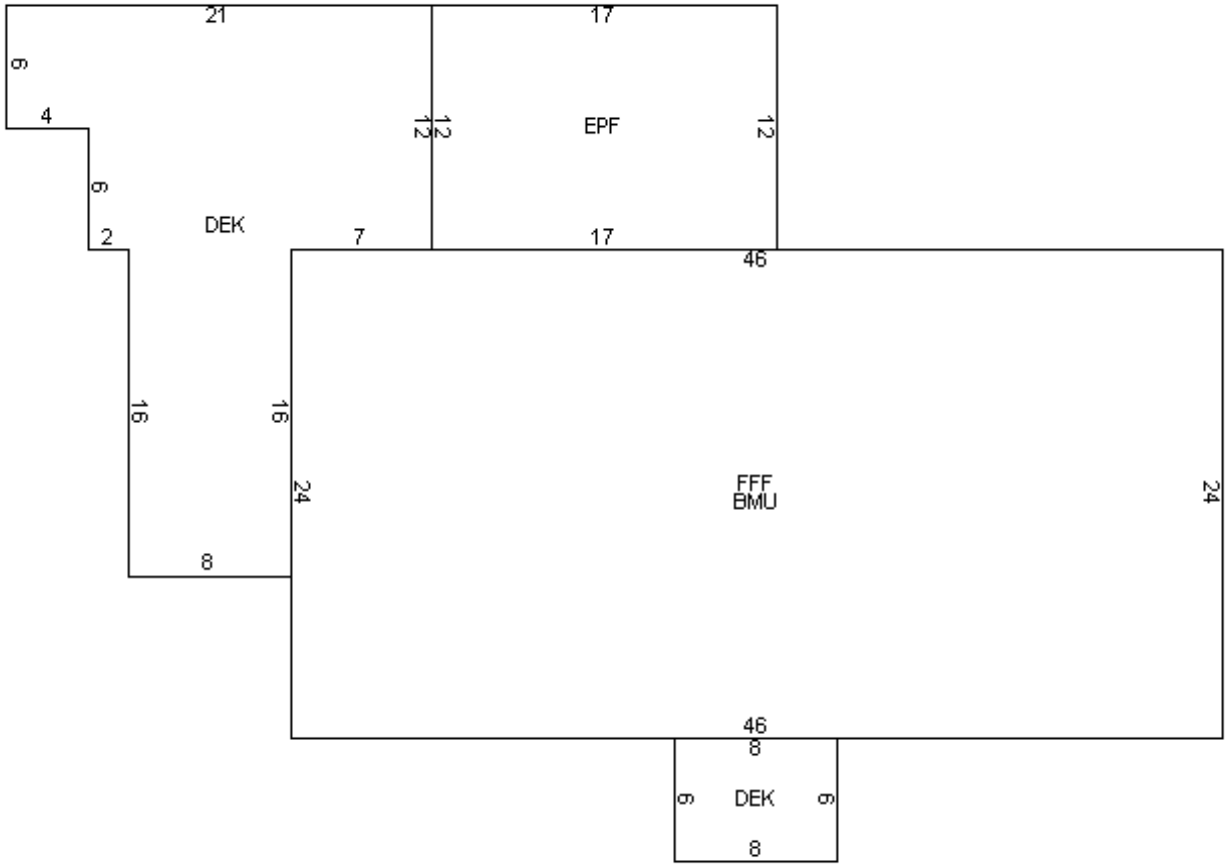
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0510** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9985**
Sq. Foot Cost: **$ 72.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1104	1.00	1104
BMU	BSMNT	1104	0.15	166
DEK	DECK/ENTRANCE	404	0.10	40
EPF	ENCLSD PORCH	204	0.70	143
GLA:	**1,104**	**2,816**		**1,453**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 105,909**
Year Built:		**1976**
Condition For Age:	GOOD	**12 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 93,200**

OWNER INFORMATION

MALONEY, JAMES M
MALONEY, KATELYN
35 WESTWOOD DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2012	2810	0089	Q I	237,000	FOOTE IV, ABRAM W
03/17/2003	1858	0080	Q I	229,900	RADIANT HOMES
06/25/2002	1766	0143	Q V	31,500	KLUBBEN

PICTURE

LISTING HISTORY

02/21/14	CRVM	VERIFY SALE
05/18/08	KMVM	
05/02/08	INSP	MARKED FOR INSPECTION
07/15/05	MM M	

NOTES

WALKOUT BSMT; 5/8; NOH; BMF=EST DUE TO CURTAINS VIEWED; DNPU HOT TUB ON DECK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	64	8 x 8	310	7.00	80	1,111	
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 156,600	$ 3,000	$ 61,200
		Parcel Total:	$ 220,800
2013	$ 156,600	$ 3,000	$ 61,200
		Parcel Total:	$ 220,800
2014	**$ 153,700**	**$ 4,100**	**$ 53,600**
		Parcel Total:	**$ 211,400**

LAND VALUATION

Zone: RURAL AGRI **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	1.330 ac	51,300	F	110	100	100	100	95 -- MILD	100	53,600	0	N	53,600	
	1.330 ac									53,600			**53,600**	

PICTURE

OWNER

MALONEY, JAMES M
MALONEY, KATELYN
35 WESTWOOD DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

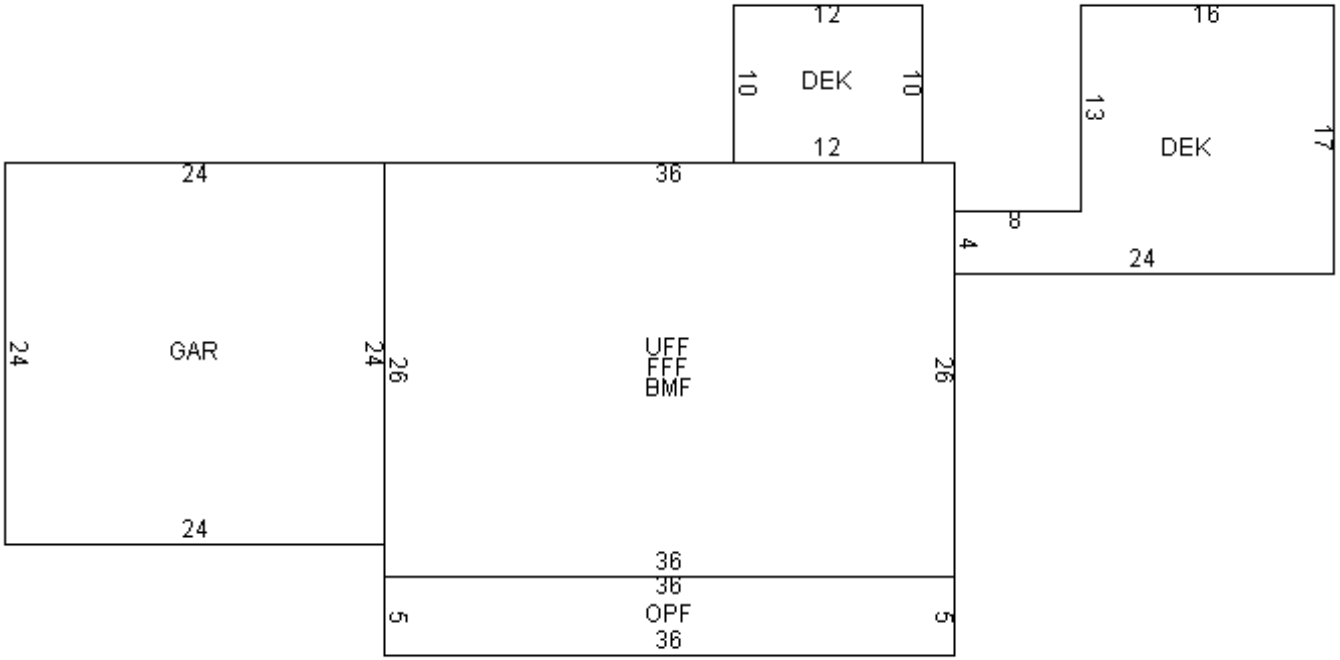
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9041** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9261**
Sq. Foot Cost: **$ 67.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	576	0.45	259
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	936	1.00	936
BMF	BSMNT FINISHED	936	0.30	281
OPF	OPEN	180	0.25	45
DEK	DECK/ENTRANCE	424	0.10	42
GLA:	**1,872**	**3,988**		**2,499**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 168,932**
Year Built:		**2001**
Condition For Age:	AVERAGE	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 153,700**

OWNER INFORMATION

SHRIRAM, LLC

P.O. BOX 280
ROUTE 11
LAKE WINNISQUAM, NH 03894

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/05/2014	2910	0504	Q I	795,066	SHALIMAR RESORT CORP
05/15/2013	2848	0370	U V 31		SHALIMAR RESORT CORP
01/01/2005	9999	9999	U V 99		SHALIMAR RESORT CORP.

PICTURE

LISTING HISTORY

12/01/09	LMAL	
03/27/09	KCPR	
08/14/07	KCVL	
07/11/07	INSP	MARKED FOR INSPECTION
09/13/05	PM L	

NOTES

"SHALIMAR RESORT MOTEL" W/REST(CAP 84),LNGE(CAP 63), BANQUET (CAP 157); 40 RMS W/ GYM; TANNING BTH NEXT TO SAUNAS; POOL IS L SHAPE-LOCATED IN 61X60 VLT/EPF W/HEAT; TOTAL BTH=48; 01/10 VALUE REDUCED TO $1,116,100, DEP=VAC/ECON ISSUES/CENT AC IN REST/LNGE/E

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	91,200	608 x 150	60	3.25	40	71,136	
POOL-INGRND-GUNITE	3,240	81 x 40	65	33.00	100	69,498	NEW 2008
HOT TUB	1		100	1,500.00	100	1,500	
PATIO	900	45 x 20	78	7.00	60	2,948	ATT PATIO 46X15
PATIO	690	46 x 15	83	7.00	60	2,405	ATT PATIO 45X20
SHED-WOOD	64	8 x 8	310	7.00	60	833	
LEAN-TO	80	16 x 5	260	4.00	40	333	
SAUNA	56	8 x 7	346	28.00	160	8,680	2 SAUNA=80 COND EACH
COLD STORAGE	144	16 x 9	171	45.00	80	8,865	
LIGHTS, PARKING LOT	1		100	1,500.00	80	1,200	DOUBLE
						167,400	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

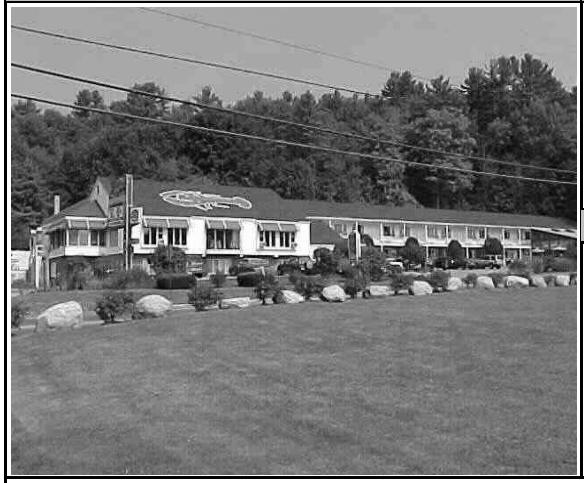
Year	Building	Features	Land
2012	$ 595,000	$ 167,400	$ 318,900
		Parcel Total:	$ 1,081,300
2013	$ 595,000	$ 167,400	$ 318,900
		Parcel Total:	$ 1,081,300
2014	**$ 601,200**	**$ 167,400**	**$ 118,300**
		Parcel Total:	**$ 886,900**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 ac	50,000	S	225	100	100	100	95 -- MILD	100	106,900	0	N	106,900	USE
COM/IND	9.000 ac	x 1,500	X	99				85 -- MODERATE	100	11,400	0	N	11,400	USE
	10.000 ac									118,300			**118,300**	

PICTURE



OWNER

SHRIRAM, LLC

P.O. BOX 280
ROUTE 11
LAKE WINNISQUAM, NH 03894

TAXABLE DISTRICTS

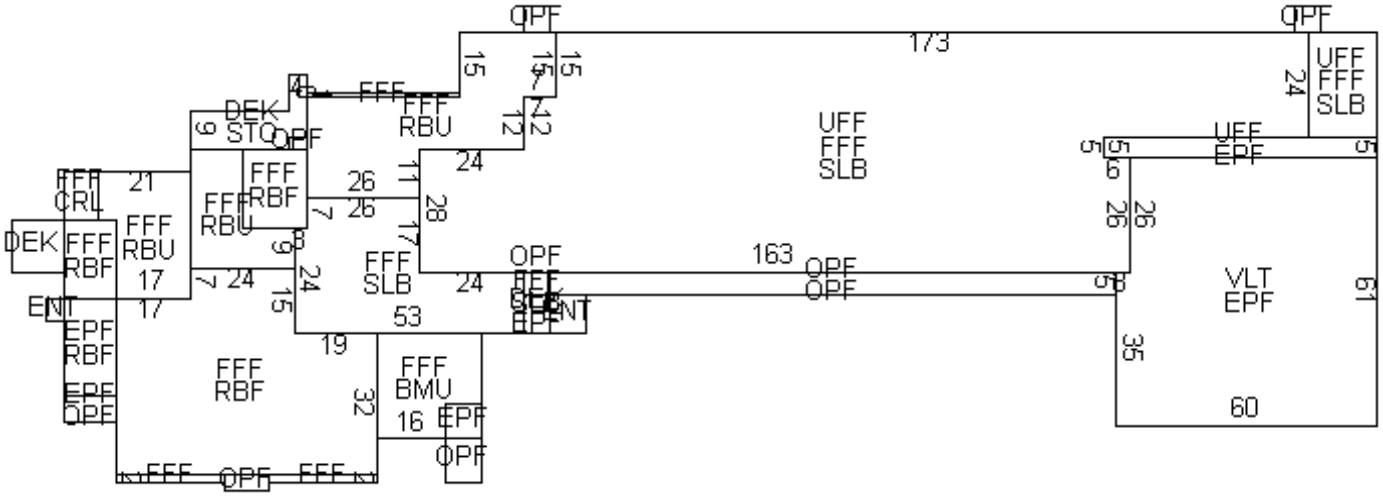
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/20/14	2014-68	ALTERATION	TRIM, PAINTING, LIGHT F
11/21/08	2008-112	SIGN	INSTALL A NEW SIGN

BUILDING DETAILS

Model: **2.00 STORY MOTELS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BRK VENEER/VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **40** Baths: **48.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **0.7425** Base Rate: **CHM 100.00**
Bldg. Rate: **0.6864**
Sq. Foot Cost: **$ 68.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	3582	0.05	179
SLB	SLAB	10794	0.00	0
OPF	OPEN	1606	0.25	402
ENT	ENTRANCE	92	0.10	9
DEK	DECK/ENTRANCE	461	0.10	46
RBU	RAISED BSMNT	2185	0.25	546
RBF	RAISED BSMNT	3166	0.50	1583
STO	STORAGE AREA	263	0.25	66
BMU	BSMNT	512	0.15	77
CRL	CRAWL SPACE	88	0.05	4
UFF	UPPER FLR FIN	9865	1.00	9865
EPF	ENCLSD PORCH	4351	0.70	3046
FFF	FST FLR FIN	16616	1.00	16616
GLA:	**26,481**	**53,581**		**32,439**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 2,226,613**
Year Built:		**1960**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:	CNOTES	**55 %**
Temporary:		
Total Depreciation:		**73 %**
Building Value:		**$ 601,200**

OWNER INFORMATION

CHAMPAGNE, CHARLES J
CHAMPAGNE, MARYANN
125 EAGLEVILLE ROAD

ORANGE, MA 01364

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/03/2013	2873	0406	Q I	116,500	REGINO, RICHARD
09/06/2006	2335	0573	Q I	159,933	THOR REALTY INVEST TRS

PICTURE

LISTING HISTORY

05/28/14 LMHC
02/21/14 CRVM VERIFY SALE
06/11/09 DMVM
03/30/07 DMPM

NOTES

WHT; #5; 359 SF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
LORD HAMP @WATER	1		100	85,000.00	100	85,000	NO SLIP
						85,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 36,700	$ 95,000	$ 0
		Parcel Total: $ 131,700	
2013	$ 36,700	$ 95,000	$ 0
		Parcel Total: $ 131,700	
2014	**$ 30,200**	**$ 85,000**	**$ 0**
		Parcel Total: $ 115,200	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

CHAMPAGNE, CHARLES J
CHAMPAGNE, MARYANN
125 EAGLEVILLE ROAD

ORANGE, MA 01364

TAXABLE DISTRICTS

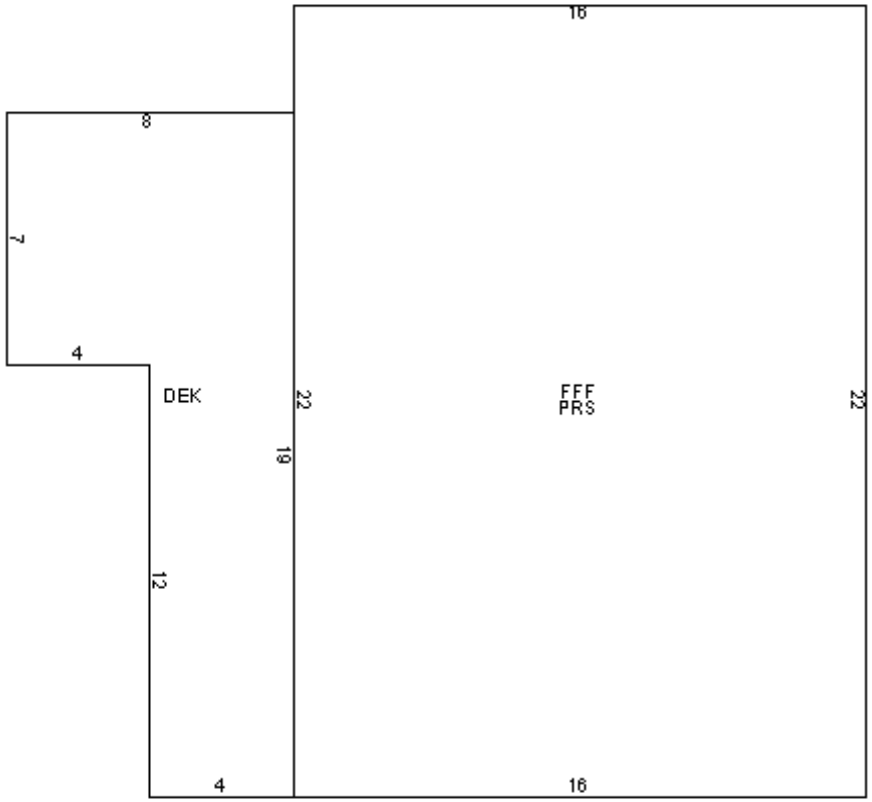
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WOOD**
Floor: **PINE/SOFT WD**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **2.1826** Base Rate: **RCC 73.00**
Bldg. Rate: **1.6239**
Sq. Foot Cost: **$ 118.54**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	352	1.00	352
DEK	DECK/ENTRANCE	104	0.10	10
PRS	PIERS	352	-0.05	-18
GLA:	**352**	**808**		**344**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 40,778**
Year Built:		**1850**
Condition For Age:	GOOD	**26 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**26 %**
Building Value:		**$ 30,200**

OWNER INFORMATION

MUNCEY, MICHAEL THOMAS
MUNCEY, SARAH L
128 APPLETREE ROAD

AUBURN, NH 03032

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/13/2013	2868	0551	Q I	108,000	CURTIS, MICHAEL W
09/22/2006	2340	0529	Q I	139,933	THOR REALTY INVEST TRS

PICTURE

LISTING HISTORY

05/28/14 LMHC
06/11/09 DMVM
03/30/07 DMPH

NOTES

WHT; #6 NEW SIDING & WINDOW & DECK ADDED TO CAMP 3/07; 346 SF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
LORD HAMP @WATER	1		100	85,000.00	100	85,000	NO SLIP
						85,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

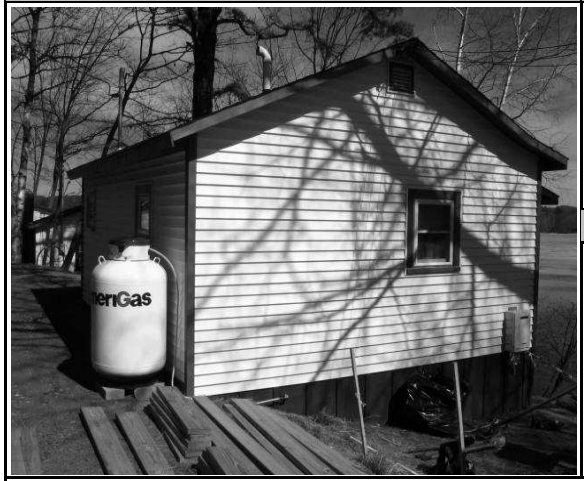
Year	Building	Features	Land
2012	$ 36,600	$ 95,000	$ 0
		Parcel Total: $ 131,600	
2013	$ 36,600	$ 95,000	$ 0
		Parcel Total: $ 131,600	
2014	**$ 30,100**	**$ 85,000**	**$ 0**
		Parcel Total: $ 115,100	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE



OWNER

MUNCEY, MICHAEL THOMAS
MUNCEY, SARAH L
128 APPLETREE ROAD

AUBURN, NH 03032

TAXABLE DISTRICTS

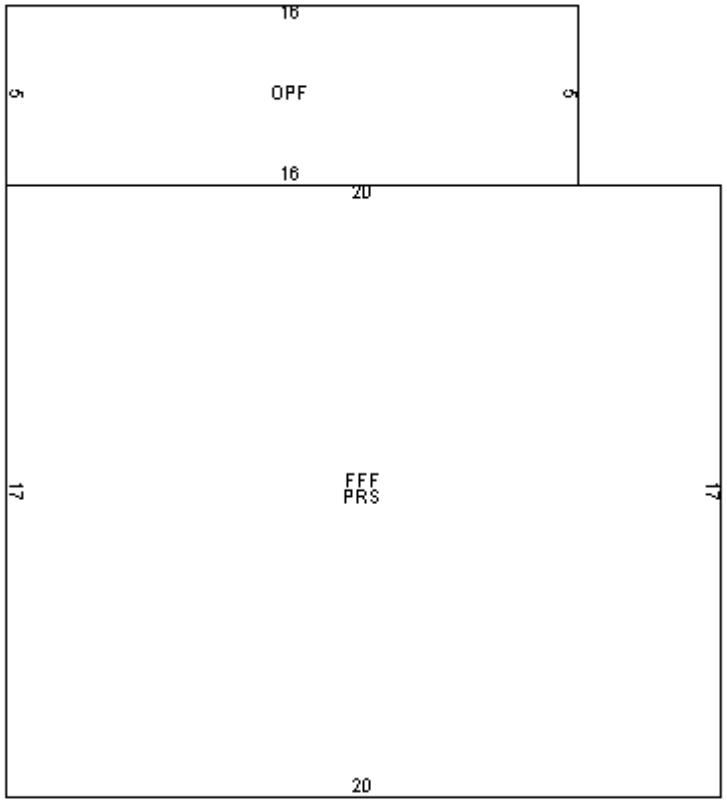
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WOOD**
Floor: **PINE/SOFT WD**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **2.1869** Base Rate: **RCC 73.00**
Bldg. Rate: **1.6271**
Sq. Foot Cost: **$ 118.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	340	1.00	340
OPF	OPEN	80	0.25	20
PRS	PIERS	340	-0.05	-17
GLA:	**340**	**760**		**343**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 40,738**
Year Built:		**1850**
Condition For Age:	GOOD	**26 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**26 %**
Building Value:		**$ 30,100**

OWNER INFORMATION

CISNEROS, CORINA C

969 LACONIA ROAD
PO BOX 0234
WINNISQUAM, NH 03289

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/03/2013	2873	0380	Q I	130,000	BERNARD, RICHARD L
11/08/2006	2355	0416	Q I	134,933	THOR REALTY INVEST TRS

PICTURE

LISTING HISTORY

05/28/14 LMHN
05/15/14 LMHN
02/21/14 CRVM VERIFY SALE
03/30/07 DMPM

NOTES

UNIT#18; HOTEL CONVERTED INTO CONDO'S; WHIRLPOOL TUB; 464 SF; BSMT LEVEL;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
LORD HAMPSHIRE SLIP	1		100	85,000.00	100	85,000	BOAT TIE UP B
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 47,100	$ 41,000	$ 0
		Parcel Total: $ 88,100	
2013	$ 47,100	$ 41,000	$ 0
		Parcel Total: $ 88,100	
2014	**$ 43,700**	**$ 88,000**	**$ 0**
		Parcel Total: $ 131,700	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

CISNEROS, CORINA C

969 LACONIA ROAD
PO BOX 0234
WINNISQUAM, NH 03289

TAXABLE DISTRICTS

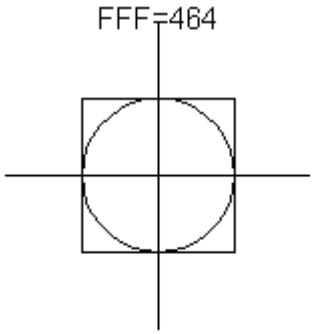
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/FA NO DUCTS**
Bedrooms: **1** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.7991** Base Rate: **RCC 73.00**
Bldg. Rate: **1.5544**
Sq. Foot Cost: **$ 113.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	464	1.00	464
GLA:	**464**	**464**		**464**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 52,650**
Year Built:		**1958**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 43,700**

OWNER INFORMATION

MORRISSEY, FRANCIS E
MORRISSEY, NOREEN
85 ANGELA ROAD

BRAINTREE, MA 02184

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/12/2013	2875	0369	Q I	135,000	TOKANEL, DAVID W
09/22/2006	2340	0459	Q I	124,933	THOR REALTY INVEST TRS

PICTURE

LISTING HISTORY

05/28/14	LMHN	
02/21/14	CRVM	VERIFY SALE
03/30/07	DMPM	

NOTES

UNIT 25 & 25A; HOTEL CONVERTED INTO CONDO'S; 559 SF; UPPER FLR; EXT UNIT; BIGGER RM; FEE $286 FOR HOTEL INCLUDES UTILS; $165 COTTAGE PAY UTILITIES;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
LORD HAMPSHIRE SLIP	1		100	85,000.00	100	85,000	BOAT TIE UP C
						85,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 52,700	$ 38,000	$ 0
		Parcel Total: $ 90,700	
2013	$ 52,700	$ 38,000	$ 0
		Parcel Total: $ 90,700	
2014	**$ 48,900**	**$ 85,000**	**$ 0**
		Parcel Total: $ 133,900	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

MORRISSEY, FRANCIS E
MORRISSEY, NOREEN
85 ANGELA ROAD

BRAINTREE, MA 02184

TAXABLE DISTRICTS

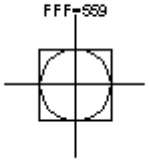
District	Percentage
FIRE DISTRICT	% 100

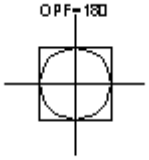
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/FA NO DUCTS**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.5444** Base Rate: **RCC 73.00**
Bldg. Rate: **1.3205**
Sq. Foot Cost: **$ 96.39**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	559	1.00	559
OPF	OPEN	180	0.25	45
GLA:	**559**	**739**		**604**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 58,220**
Year Built:		**1958**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 48,900**

OWNER INFORMATION

DORMAN, BLAINE
DEFREITAS, AZARIA
506 MAMMOTH ROAD

LONDONDERRY, NH 03053

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2013	2852	0066	Q I	142,900	LEMAY, JENNIFER S
07/31/2009	2587	0221	Q I	140,000	THOR REALTY INVESTMENT
07/20/2009	2584	0706	U I 44		THOR REALTY INVESTMENT

PICTURE

LISTING HISTORY

05/28/14	LMHC	
02/21/14	CRVM	VERIFY SALE
08/10/09	LMHC	
03/30/07	DMPM	

NOTES

BARN BEING CONVERTED INTO CONDO'S; 645 SF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
LORD HAMPSH NO SLIP	1		100	50,000.00	100	50,000	
						50,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 70,800	$ 71,300	$ 0
		Parcel Total: $ 142,100	
2013	$ 70,800	$ 71,300	$ 0
		Parcel Total: $ 142,100	
2014	**$ 85,600**	**$ 50,000**	**$ 0**
		Parcel Total: $ 135,600	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

DORMAN, BLAINE
DEFREITAS, AZARIA
506 MAMMOTH ROAD

LONDONDERRY, NH 03053

TAXABLE DISTRICTS

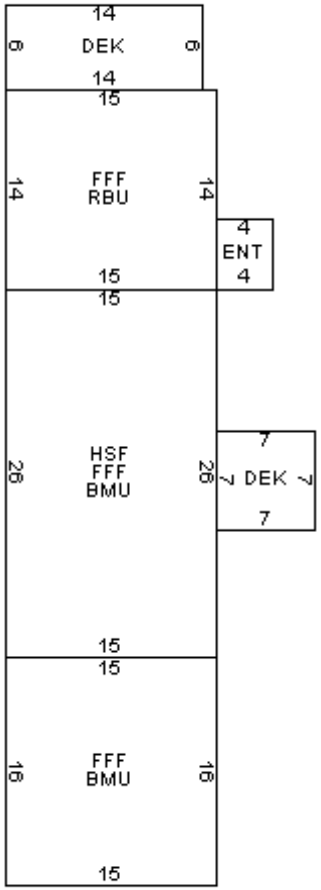
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1257** Base Rate: **RCD 73.00**
Bldg. Rate: **1.1256**
Sq. Foot Cost: **$ 82.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	133	0.10	13
HSF	1/2 STRY FIN	390	0.50	195
FFF	FST FLR FIN	840	1.00	840
RBU	RAISED BSMNT	210	0.25	53
ENT	ENTRANCE	20	0.10	2
BMU	BSMNT	630	0.15	95
GLA:	**1,035**	**2,223**		**1,198**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 98,440**
Year Built:		**1850**
Condition For Age:	EXCELLENT	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 85,600**

OWNER INFORMATION

CHISHOLM, DANIEL R

25 BAYSHORE DRIVE

SANBORNTON, NH 03269

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/12/2014	2916	0345	Q I	329,000	BELAIR, RICHARD A
03/18/2004	2015	0173	U V 99	75,000	BELAIR, RICHARD A
06/24/2003	1905	157	U V 99	6,000	MARCOTTE, MICHAEL R
03/04/2003	1853	0021	U V 99		FORRESTER--EASEMENT
07/16/2001	BCPC	1-27	U I 99		FORRESTER ESTATE

PICTURE

LISTING HISTORY

03/25/14	CRVM
03/20/13	DMPR
01/17/12	JBVL
06/30/09	LMUL
05/20/05	MM L

NOTES

LILLY PADS NAT FRONT;01/12 PART WOODED, WET, POOR RD FRONTAGE; 3/14 PU HSE; REAR OF HSE APPRS WET; WOB; EST BMU AREA; 3/14 AP $349,000; EFF 4/14 R09-28 MERGED WITH THIS LOT;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 0	$ 0	$ 89,200
		Parcel Total:	$ 89,200
2013	$ 0	$ 0	$ 89,200
		Parcel Total:	$ 89,200
2014	**$ 118,200**	**$ 0**	**$ 230,300**
		Parcel Total:	**$ 348,500**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** N/A **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.980 ac	49,680	S	225	100	100	100	90 -- ROLLING	45	45,300	0	N	45,300	MPU
1F RES WTRFRNT	1.000 wf	x 185,000	X	100					100	185,000	0	N	185,000	NATL WF & LOT 28
	0.980 ac									230,300			**230,300**	

PICTURE

OWNER

CHISHOLM, DANIEL R

25 BAYSHORE DRIVE

SANBORNTON, NH 03269

TAXABLE DISTRICTS

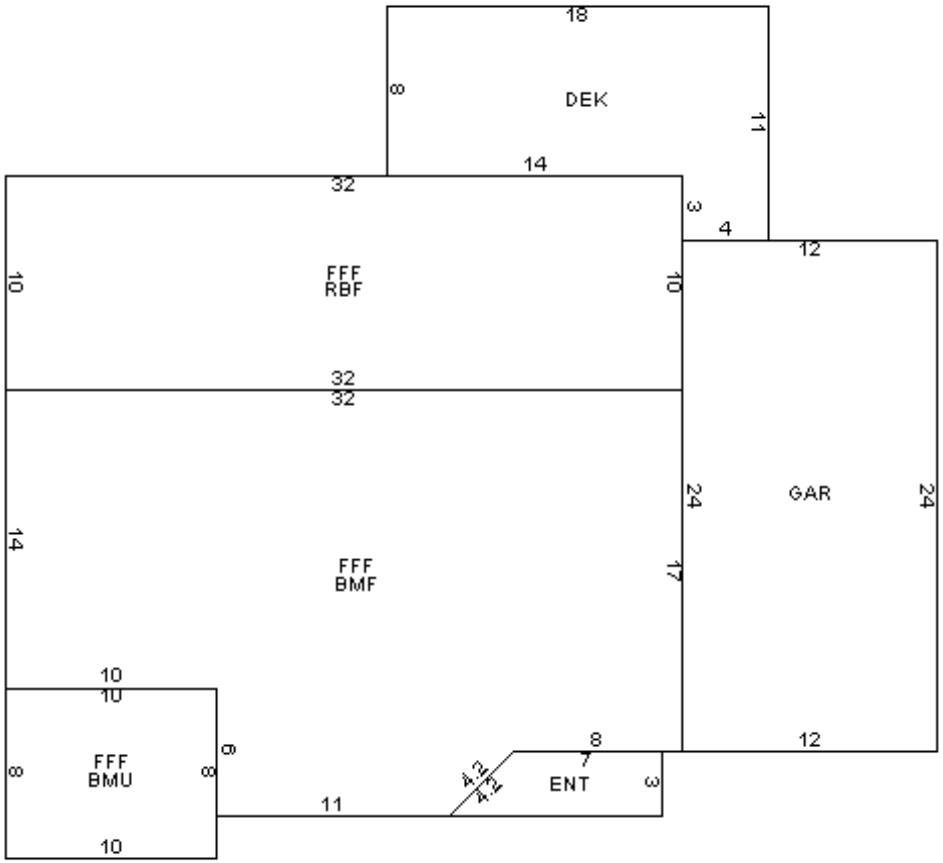
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/05/12	2012-160	NEW BUILDING	32'X32 SINGLE HOME W/1

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0544** Base Rate: **RSA 73.00**
Bldg. Rate: **1.1366**
Sq. Foot Cost: **$ 82.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	952	1.00	952
BMF	BSMNT FINISHED	552	0.30	166
ENT	ENTRANCE	26	0.10	3
GAR	GARAGE ATTCHD	288	0.45	130
RBF	RAISED BSMNT	320	0.50	160
DEK	DECK/ENTRANCE	156	0.10	16
BMU	BSMNT	80	0.15	12
GLA:	**952**	**2,374**		**1,439**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 119,394**
Year Built:		**2013**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 118,200**

OWNER INFORMATION

LAPLANT, GREGORY M

347 LANCASTER HILL ROAD

TILTON, NH 03267

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/30/2012	2808	0465	Q I	145,000	BRODEUR, DARA G
11/16/2011	2738	0726	Q I	165,000	347 LANCASTER HILL ROA
09/01/2010	2659	0747	U I 37	50,000	DEUTSCHE BANK NAT'L TR
02/09/2010	2624	0812	U I 51	64,400	ANGERS, MICHAEL
10/28/2004	2105	0048	U I 99		ANGERS

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
10/19/12	JBVM	
03/10/11	JBPM	
03/30/10	DMPE	
03/27/09	KCPR	
05/23/08	DMVL	
05/02/08	INSP	MARKED FOR INSPECTION
05/19/05	MM M	

NOTES

TANTQF=13FT; 3/10 NOH; CHANGED BMF TO BMU; 03/11 NOH PU ADDTN, INFO FROM REC MESSAGE, HSE APPEARS 100% ;10/12 NOH HSE APPRS VACANT, FS AGAIN2/14 CORNER LOT, CLOSE TO ROAD; 3/14 DNVI;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 118,900	$ 0	$ 50,300
		Parcel Total:	$ 169,200
2013	$ 118,900	$ 0	$ 50,300
		Parcel Total:	$ 169,200
2014	**$ 112,100**	**$ 0**	**$ 40,200**
		Parcel Total:	**$ 152,300**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.610 ac	44,652	E	100	100	100	100	90 -- ROLLING	100	40,200	0	N	40,200	
	0.610 ac									40,200			**40,200**	

PICTURE

OWNER

LAPLANT, GREGORY M

347 LANCASTER HILL ROAD

TILTON, NH 03267

TAXABLE DISTRICTS

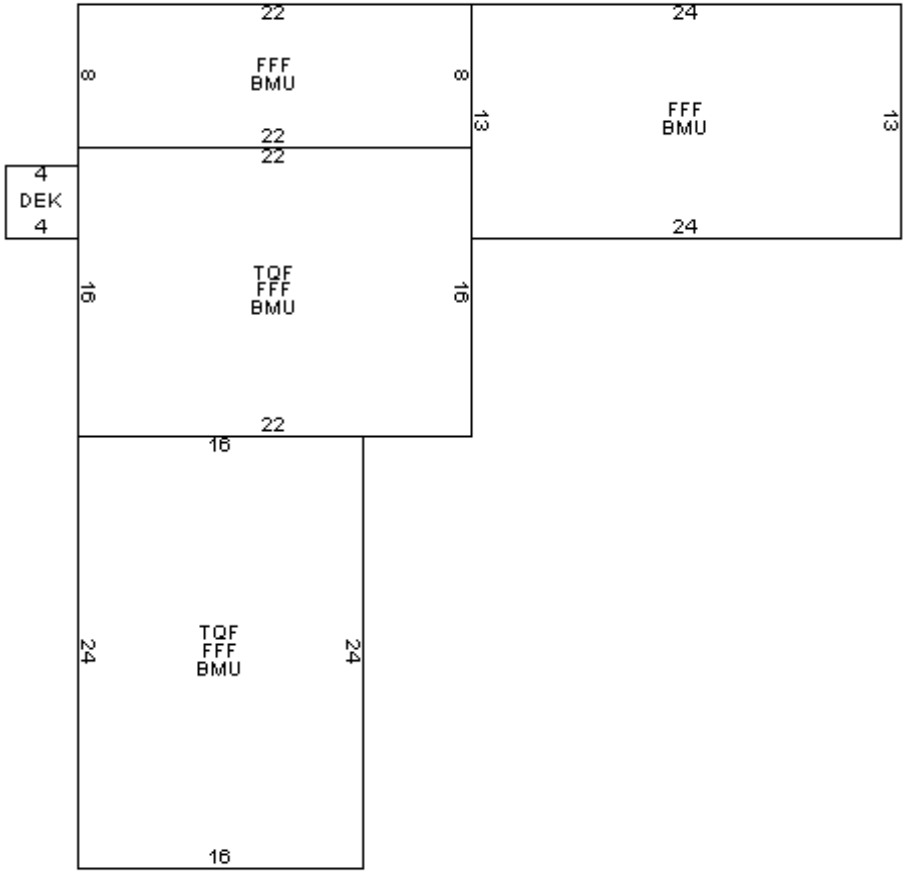
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/29/14	2014-73	ADDITION	11X16 DEK
09/13/10	2010-97	ALTERATION	RENOVATE EXISTING HO

BUILDING DETAILS

Model: **1.75 STORY CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLASTERED**
Floor: **LAMINATE/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9599** Base Rate: **RSA 73.00**
Bldg. Rate: **1.0037**
Sq. Foot Cost: **$ 73.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1224	0.15	184
DEK	DECK/ENTRANCE	16	0.10	2
TQF	3/4 STRY FIN	736	0.75	552
FFF	FST FLR FIN	1224	1.00	1224
GLA:	**1,776**	**3,200**		**1,962**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 143,756**
Year Built:		**1880**
Condition For Age:	VERY GOOD	**17 %**
Physical:		
Functional:		
Economic:	CTR	**5 %**
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 112,100**

OWNER INFORMATION

SCHIAVONE, KIM

57 GASLIGHT ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/23/2013	2863	0937	Q I	10,000	DOW, RICHARD
11/17/2011	2739	0189	U I 25	40	STINSON, JEFFREY C
04/04/2007	2394	0640	Q I	5,500	FOWLE,WILLIAM/DEANNA
05/18/1999	1530	0696	Q I	10,900	QUINN
10/29/1998	1497	0320	U I 99		COTE, ANN

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
01/24/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
10/24/08	DMCL	
10/16/08	MSUM	
05/12/08	DMVM	
05/02/08	INSP	MARKED FOR INSPECTION
06/23/05	MM M	

NOTES

WHT/GRN; PARK RENT=$350/MO; 1/12 NOH; SLIGHT PITCH TO ROOF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	7.00	40	556	
SHED-METAL	100	10 x 10	220	5.00	30	330	
GASLIGHT	1		100	4,500.00	100	4,500	
						5,400	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 5,200	$ 12,100	$ 0
		Parcel Total: $ 17,300	
2013	$ 5,200	$ 12,100	$ 0
		Parcel Total: $ 17,300	
2014	**$ 6,300**	**$ 5,400**	**$ 0**
		Parcel Total: $ 11,700	

LAND VALUATION

Zone: MIXED USE SEWER **Minimum Acreage:** 0.46 **Minimum Frontage:** 100 **Site:** FAIR **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		D											
	0 ac													

PICTURE

OWNER

SCHIAVONE, KIM

57 GASLIGHT ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

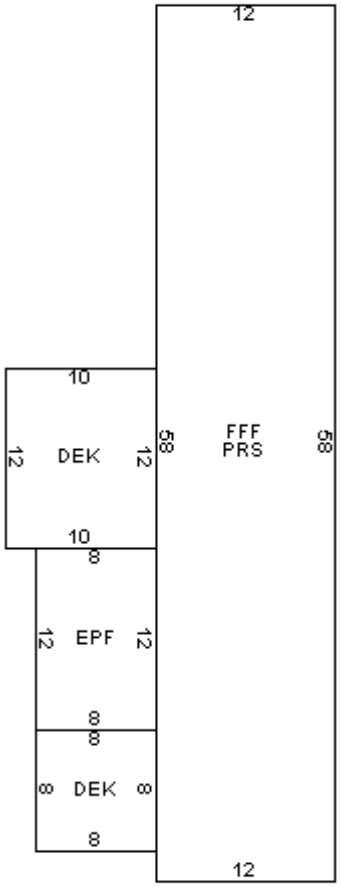
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **FLAT/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **PLYWOOD PANEL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0921** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9632**
Sq. Foot Cost: **$ 42.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	696	1.00	696
PRS	PIERS	696	-0.05	-35
DEK	DECK/ENTRANCE	184	0.10	18
EPF	ENCLSD PORCH	96	0.70	67
GLA:	**696**	**1,672**		**746**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 31,615**
Year Built:		**1972**
Condition For Age:	AVERAGE	**80 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**80 %**
Building Value:		**$ 6,300**

OWNER INFORMATION

LAMANUZZI, SANDE L

53 ELKINS STREET

FRANKLIN, NH 03235

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/03/2014	2919	0765	Q I	10,000	GIBBS, DEBRA A
11/22/1995	1357	0263	Q I	11,500	COX

PICTURE

LISTING HISTORY

01/25/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
08/04/09	LMHC	
05/14/08	DMVM	
05/02/08	INSP	MARKED FOR INSPECTION
09/23/05	MM L	
07/08/05	MM M	

NOTES

MANUF "RITZ CRAFT" NOH; 08/09 WTR DAMAGE, LEAKS, HOME NEEDS WORK; 01/12 NOH; 01/12 NOH, DNPU LT-NV;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	90	10 x 9	238	7.00	10	150	
WHITEROCK	1		100	4,500.00	100	4,500	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 3,100	$ 15,900	$ 0
		Parcel Total: $ 19,000	
2013	$ 3,100	$ 15,900	$ 0
		Parcel Total: $ 19,000	
2014	**$ 7,000**	**$ 4,700**	**$ 0**
		Parcel Total: $ 11,700	

LAND VALUATION

Zone: MIXED USE SEWER **Minimum Acreage:** 0.46 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

LAMANUZZI, SANDE L

53 ELKINS STREET

FRANKLIN, NH 03235

TAXABLE DISTRICTS

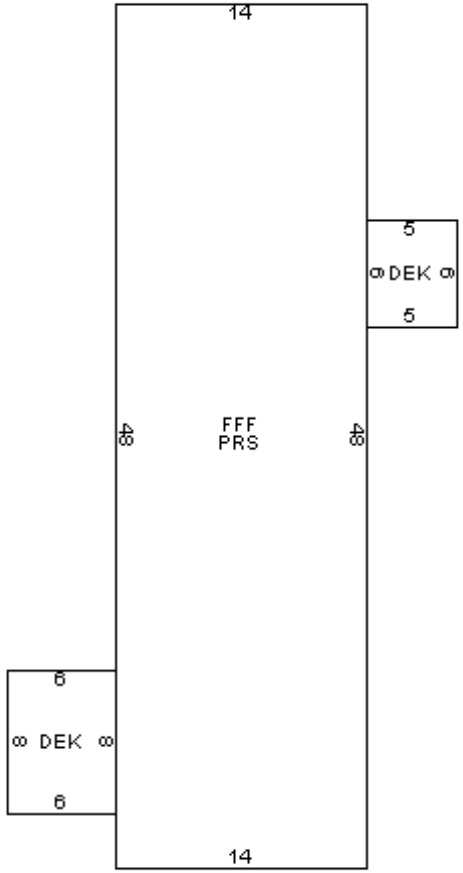
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **FLAT/ROLLED/COMPO**
Ext: **PREFIN METAL**
Int: **PLYWOOD PANEL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.1528** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9856**
Sq. Foot Cost: **$ 43.37**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	672	1.00	672
PRS	PIERS	672	-0.05	-34
DEK	DECK/ENTRANCE	78	0.10	8
GLA:	**672**	**1,422**		**646**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 28,017**
Year Built:		**1979**
Condition For Age:	AVERAGE	**75 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**75 %**
Building Value:		**$ 7,000**

OWNER INFORMATION

PALMER, ALEX M
PALMER, KATIE M
33 CHURCH STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/26/2013	2871	0511	Q I	137,300	CARLSON, ELLEN A
06/16/2009	2576	0092	U I 38		CARLSON, ELLEN A
05/04/1995	1333	0207	U I 99	57,000	LACONIA SAVINGS BANK
10/26/1994	1315	0611	U I 99		LACONIA SVNGS/TWOMBLY
08/16/1987	0751	0505	U I 99		VINCENT/FLORENCE BLAKE

PICTURE

LISTING HISTORY

03/26/14	CRVL	VERIFY SALE/PIPES LEAK D
01/16/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
10/24/08	DMCL	
01/25/08	DMPM	
07/06/05	MM L	

NOTES

I=A; LAUNDRY ROOM HAS JUST A TOILET=.25 BATH; POST AND BEAM CONSTRUCTION; DIRT FLR IN BSMT; FIELDSTONE FNDTN; 3/14 FIX DEK; INT-GD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	288	24 x 12	116	26.00	50	4,343	
						4,300	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 87,900	$ 4,300	$ 46,200
		Parcel Total:	$ 138,400
2013	$ 87,900	$ 4,300	$ 46,200
		Parcel Total:	$ 138,400
2014	**$ 87,900**	**$ 4,300**	**$ 41,600**
		Parcel Total:	**$ 133,800**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.450 ac	43,833	E	100	100	100	100	95 -- MILD	100	41,600	0	N	41,600	
	0.450 ac									41,600			**41,600**	

PICTURE

OWNER

PALMER, ALEX M
PALMER, KATIE M
33 CHURCH STREET

TILTON, NH 03276

TAXABLE DISTRICTS

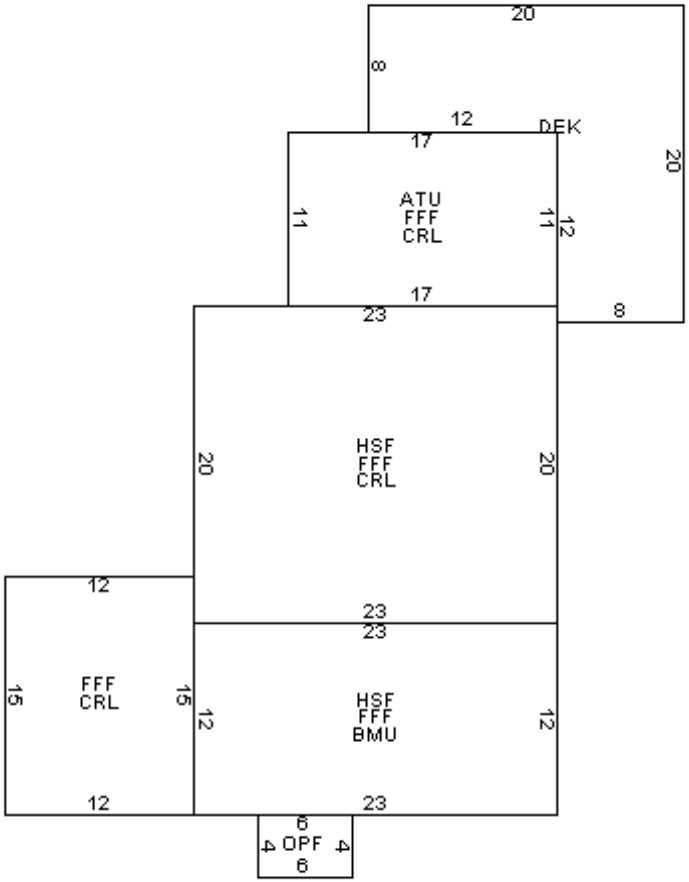
District	Percentage
FIRE DISTRICT	% 100
LOCHMERE VIL	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/16/07	2007-96	ALTERATION	

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PINE/SOFT WD/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: **1.0180** Base Rate: **RSA 73.00**
Bldg. Rate: **1.0421**
Sq. Foot Cost: **$ 76.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1103	1.00	1103
CRL	CRAWL SPACE	827	0.05	41
HSF	1/2 STRY FIN	736	0.50	368
BMU	BSMNT	276	0.15	41
OPF	OPEN	24	0.25	6
ATU	ATTIC	187	0.10	19
DEK	DECK/ENTRANCE	256	0.10	26
GLA:	**1,471**	**3,409**		**1,604**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 122,016**
Year Built:		**1890**
Condition For Age:	AVERAGE	**28 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 87,900**

OWNER INFORMATION

ROBERTS, JOSHUA PAUL
ROBERTS, CAITLIN
111 LANCASTER HILL ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/27/2012	2814	0390	Q I	212,500	CRAIG, DAVID J
09/01/2004	2084	0085	Q I	265,000	CRAIG
07/16/1999	1541	0148	Q I	137,930	GABRIEL
01/25/1993	1243	0913	Q I	104,476	ASS.RELOCATION MNGNT
11/08/1992	1235	0442	Q I	120,000	FERRIN

PICTURE

LISTING HISTORY

02/21/14	CRVL	
06/17/11	JBVL	
06/07/11	INSP	MARKED FOR INSPECTION
10/22/08	DMCL	
05/16/08	DMVM	
05/02/08	INSP	MARKED FOR INSPECTION
07/25/05	MM M	

NOTES

RED; DIRT BSMT; FIELDSTONE FOUND; NOH; NO FPL WDSTOVE ONLY; WELL MAINT; REMOVE FPL & CHANGED BMU TO CRL; 12X14 CHANGED FR ATF TO ATU 10/08; 6/11 DNPU ATU IN 14X14= TOO LOW TO ACC. FHW IS ANTIFREEZE; DNPU PAT=COND; GAR ATU MEAS 10FT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-ATTIC/BSMT	576	24 x 24	88	33.00	90	15,054	
SCREENHOUSE	72	12 x 6	282	14.00	25	711	ATT GAR
LEAN-TO	72	12 x 6	282	4.00	25	203	ATT GAR
						16,000	

MUNICIPAL SOFTWARE BY AVITAR.

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 123,100	$ 16,000	$ 62,700
		Parcel Total:	$ 201,800
2013	$ 123,100	$ 16,000	$ 62,700
		Parcel Total:	$ 201,800
2014	**$ 123,200**	**$ 16,000**	**$ 59,900**
		Parcel Total:	**$ 199,100**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	58,000	E	100	105	100	100	90 -- ROLLING	100	54,800	0	N	54,800	
1F RES	1.630 ac	x 3,500	X	100				90 -- ROLLING	100	5,100	0	N	5,100	
	3.630 ac									59,900			**59,900**	

PICTURE

OWNER

ROBERTS, JOSHUA PAUL
ROBERTS, CAITLIN
111 LANCASTER HILL ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

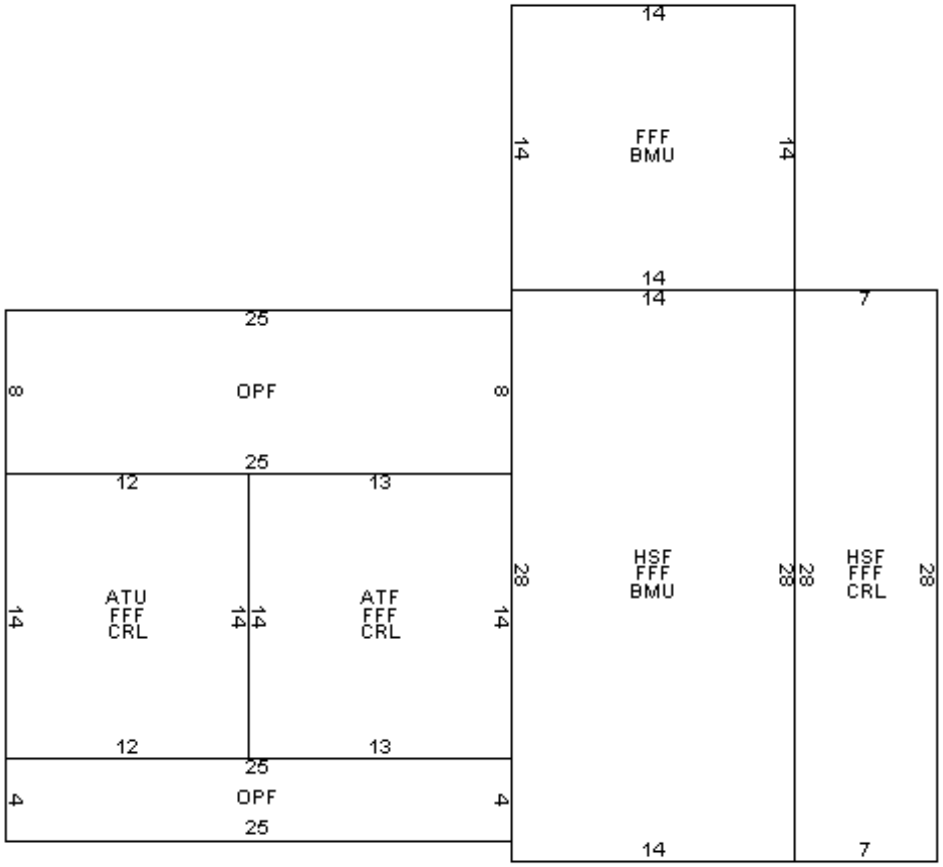
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CENTURY**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **PINE/SOFT WD/CARPET**
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: **1.0034** Base Rate: **RSA 73.00**
Bldg. Rate: **1.3043**
Sq. Foot Cost: **$ 95.21**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	588	0.50	294
OPF	OPEN	300	0.25	75
ATF	ATTIC FINISHED	182	0.25	46
CRL	CRAWL SPACE	546	0.05	27
FFF	FST FLR FIN	1134	1.00	1134
BMU	BSMNT	588	0.15	88
ATU	ATTIC	168	0.10	17
GLA:	**1,474**	**3,506**		**1,681**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 160,048**
Year Built:		**1789**
Condition For Age:	VERY GOOD	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 123,200**

OWNER INFORMATION

MILLS, JENNIFER
DEVOID, SUZANNE S
70 SKI HILL DRIVE

NORTHFIELD, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/20/2014	2900	0616	Q I	22,000	ELDRIDGE, KENNETH
12/04/1998	1503	0946	Q I	10,100	STARKWEATHER

PICTURE

LISTING HISTORY

06/20/11	JBVL	
06/07/11	INSP	MARKED FOR INSPECTION
05/19/08	DMVL	
05/02/08	INSP	MARKED FOR INSPECTION
07/20/05	MM M	

NOTES

RED; MAKE="TITAN"; NEW FURNACE IN 07; CEILING IN LVING RM SAGS=PD; ONE SIDE OF M/H IS SINKING; EXT+INT=AVG FOR AGE; 6/11 EPF FLOOR ROTTEN,FALLING DOWN; PU SHED; DNPU STO ATT HSE=COND; PU FLRS/WALLS; COND GOOD; STRUCTURAL AVG/FAIR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	80	10 x 8	260	5.00	25	260	
SHED-WOOD	240	10 x 24	127	7.00	90	1,920	ATT HSE
SOUTH WINDY	1		100	5,000.00	100	5,000	
						7,200	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 13,100	$ 13,400	$ 0
		Parcel Total: $ 26,500	
2013	$ 13,100	$ 13,400	$ 0
		Parcel Total: $ 26,500	
2014	**$ 13,700**	**$ 7,200**	**$ 0**
		Parcel Total: $ 20,900	

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		D											
	0 ac													

PICTURE

OWNER

MILLS, JENNIFER
DEVOID, SUZANNE S
70 SKI HILL DRIVE

NORTHFIELD, NH 03276

TAXABLE DISTRICTS

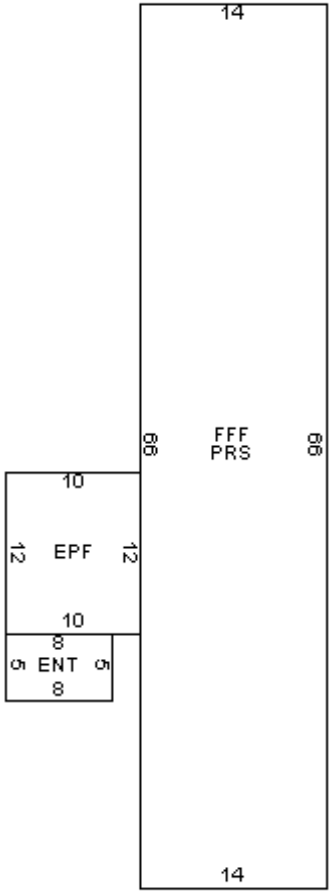
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **PLYWOOD PANEL**
Floor: **CARPET/LAMINATE**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0028** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9206**
Sq. Foot Cost: **$ 40.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
PRS	PIERS	924	-0.05	-46
EPF	ENCLSD PORCH	120	0.70	84
ENT	ENTRANCE	40	0.10	4
GLA:	**924**	**2,008**		**966**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 39,133**
Year Built:		**1978**
Condition For Age:	GOOD	**60 %**
Physical:	CNOTES	**5 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**65 %**
Building Value:		**$ 13,700**

OWNER INFORMATION

MCNALLY, SUSAN R

18 SO WINDY ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/18/2013	2876	0601	Q I	24,500	KELLIHAN, PENNY
08/17/2012	2791	0941	U I 49	23,000	CHOUINARD, LOUISE
06/08/2004	2049	0978	Q I	66,500	CHOUINARD,LOUISE
01/22/1998	1451	0695	U I 99		PICKERING/WALSH
10/28/1997	1396	0936	U I 99	7,000	BELAIR

PICTURE

LISTING HISTORY

02/20/14	CRVL	VERIFY SALE
10/19/12	JBVM	
06/22/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
05/16/08	DMVM	
05/02/08	INSP	MARKED FOR INSPECTION
07/21/05	MM M	

NOTES

WHT; MAKE=TITAN; NOH; 6/11 NOH; RESKETCH, PU LT, DEK, EPF; APPEARS 2X6 CONSTR; FIXED SKETCH FOR FFF/PRS;10/12 NOH NC TO EXT; 2/14 $275/MO PARK RENT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	16 x 12	143	7.00	60	1,153	
SHED-WOOD	100	10 x 10	220	7.00	50	770	
SOUTH WINDY	1		100	5,000.00	100	5,000	
						6,900	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 27,800	$ 13,300	$ 0
		Parcel Total: $ 41,100	
2013	$ 27,800	$ 13,300	$ 0
		Parcel Total: $ 41,100	
2014	**$ 19,700**	**$ 6,900**	**$ 0**
		Parcel Total: $ 26,600	

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		D											
	0 ac													

PICTURE

OWNER

MCNALLY, SUSAN R

18 SO WINDY ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

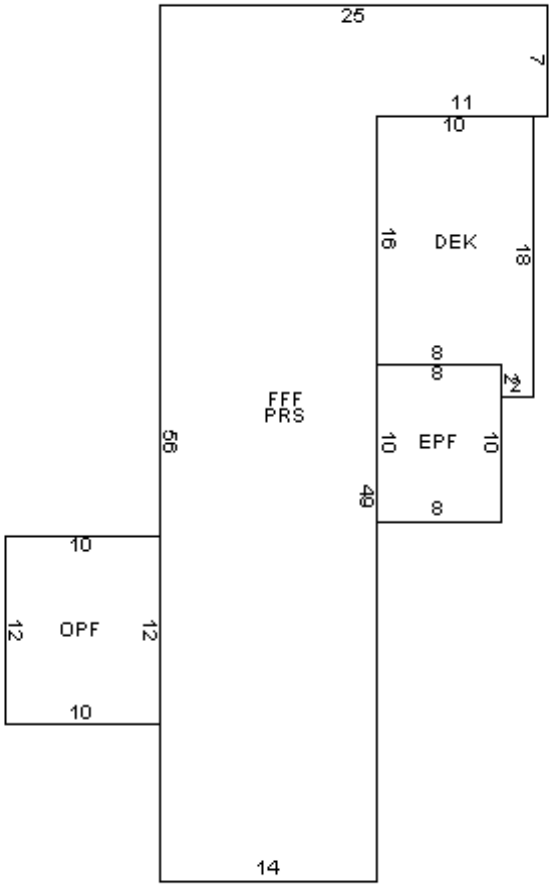
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH W ADDS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **LAMINATE**
Heat: **OIL/FA DUCTED**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0179** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9741**
Sq. Foot Cost: **$ 42.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	861	1.00	861
PRS	PIERS	861	-0.05	-43
EPF	ENCLSD PORCH	80	0.70	56
OPF	OPEN	120	0.25	30
DEK	DECK/ENTRANCE	164	0.10	16
GLA:	**861**	**2,086**		**920**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 39,431**
Year Built:		**1998**
Condition For Age:	AVERAGE	**50 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**50 %**
Building Value:		**$ 19,700**

OWNER INFORMATION

PLACE, MICHAEL C

133 VISTA HEIGHTS

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2013	2849	0609	Q I	155,000	HENDO PROPERTIES LLC
01/02/2013	2822	0504	U I 37	75,000	US BANK NATIONAL ASSOC
11/30/2012	2815	0183	U I 51	126,000	OLIVER, DOUGLAS A
10/02/1996	1393	0950	Q I	92,000	SPRAGUE
04/01/1985	0899	0046	U V 99		GSP ASSOC INC

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
03/15/13	DMPR	
06/22/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
09/07/07	DMVM	
07/11/07	INSP	MARKED FOR INSPECTION
09/22/05	MM L	
07/28/05	MM M	

NOTES

GAS FPL; 3/14 STORAGE AREA UNDER DEK=NO VALUE CHANGE; DNVI-BAD TIME; REMOVED SHED-HO PUT ALOT OF MONEY INTO POOL-NEW BEFORE PURCHASE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	320	20 x 16	110	7.00	80	1,971	NEAR
POOL-INGRND-VINYL	800	40 x 20	80	28.00	80	14,336	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						19,300	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 86,000	$ 16,700	$ 60,000
		Parcel Total:	$ 162,700
2013	$ 86,000	$ 16,700	$ 60,000
		Parcel Total:	$ 162,700
2014	**$ 85,200**	**$ 19,300**	**$ 49,700**
		Parcel Total:	**$ 154,200**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.970 ac	47,520	F	110	100	100	100	95 -- MILD	100	49,700	0	N	49,700	
	0.970 ac									49,700			**49,700**	

PICTURE

OWNER

PLACE, MICHAEL C

133 VISTA HEIGHTS

TILTON, NH 03276

TAXABLE DISTRICTS

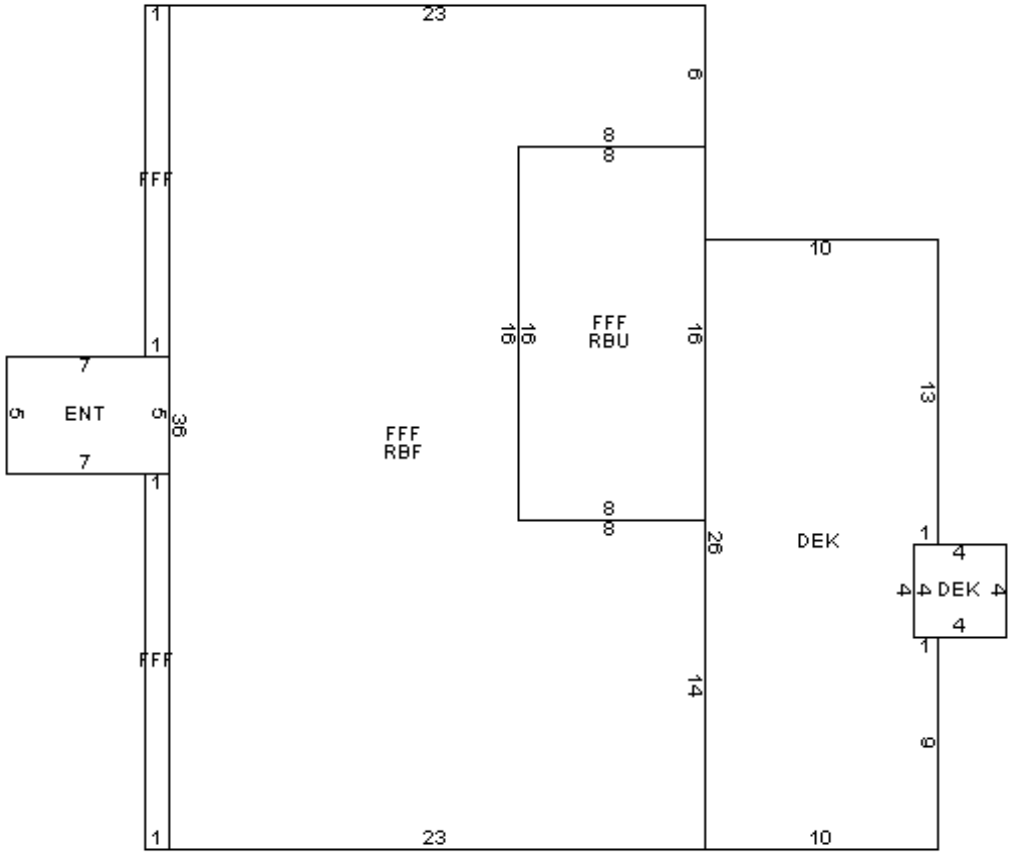
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/16/13	2013-7	ALTERATION	HEATING/BTHRM/RENOV

BUILDING DETAILS

Model: **1 STORY R-RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1009** Base Rate: **RSA 73.00**
Bldg. Rate: **1.0789**
Sq. Foot Cost: **$ 78.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	859	1.00	859
RBF	RAISED BSMNT	700	0.50	350
DEK	DECK/ENTRANCE	272	0.10	27
RBU	RAISED BSMNT	128	0.25	32
ENT	ENTRANCE	35	0.10	4
GLA:	**859**	**1,994**		**1,272**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 100,183**
Year Built:		**1980**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 85,200**

OWNER INFORMATION

HARTWELL, BARBARA TRUST
HARTWELL, BARBARA TRSTEE
46 SAGE DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/01/2014	2909	0970	U I 44		HARTWELL, FRED
11/14/2013	2885	0974	Q I	93,000	COUNTRY MEADOWS MH

PICTURE

LISTING HISTORY

06/02/14 LMHC
05/19/14 LMHN
04/01/14 LMSL
03/19/14 DMPL

NOTES

GRN; MAKE: EAGLE RIVER, YR 2013, MODEL# ERH-60J7009-S, SERIAL# ERO2993A/B, SIZE 28X56; 3/14 PU NEW MH; $395/MO; 2X6 CONST; VU ACROSS STREET;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY MEADOW	1		100	0.00	100	0	
						0	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	**$ 93,200**	**$ 0**	**$ 0**
		Parcel Total:	**$ 93,200**

LAND VALUATION

Zone: RURAL AGRI **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT **Road:** DIRT

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

HARTWELL, BARBARA TRUST
HARTWELL, BARBARA TRSTEE
46 SAGE DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

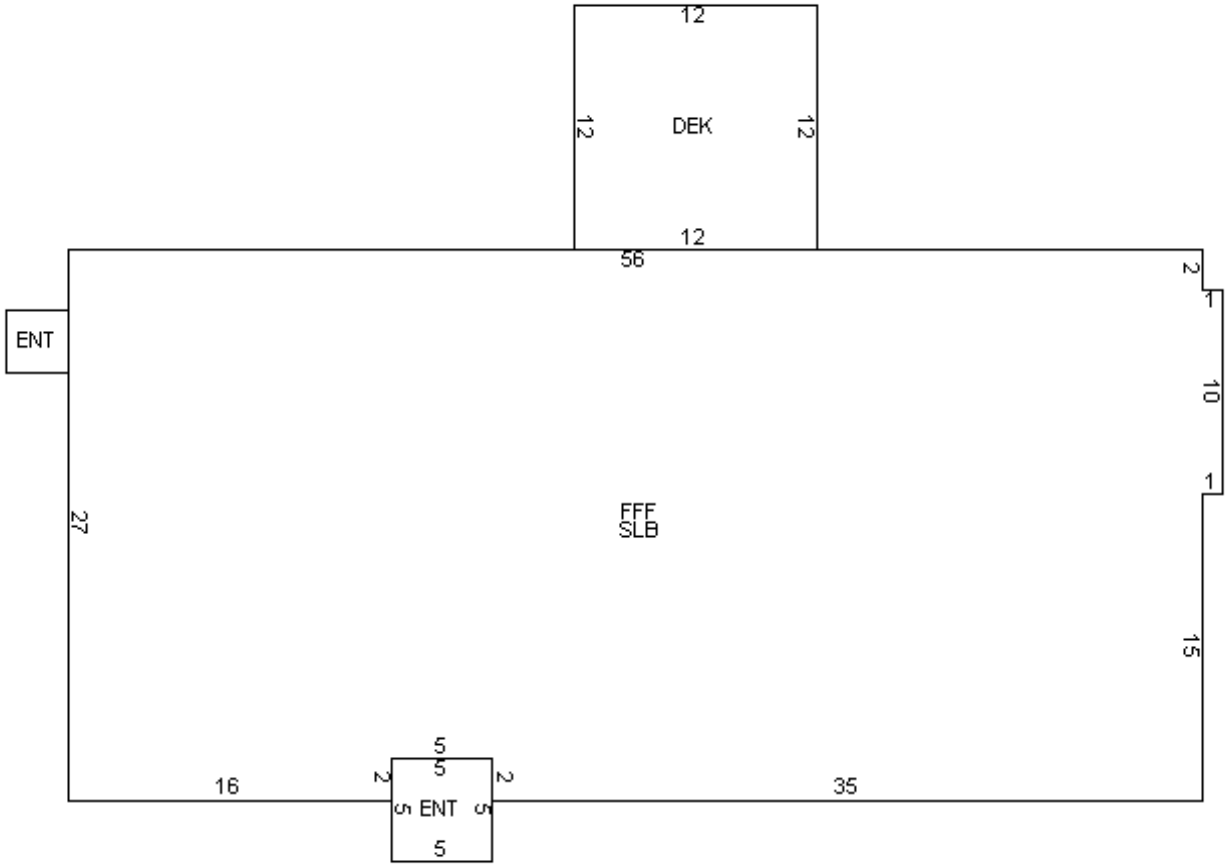
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/15/13	2013-79	ADDITION	INSTALL NEW MFG HOME

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
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: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0336** Base Rate: **MHD 57.00**
Bldg. Rate: **1.1029**
Sq. Foot Cost: **$ 62.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1512	1.00	1512
SLB	SLAB	1512	0.00	0
ENT	ENTRANCE	34	0.10	3
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	**1,512**	**3,202**		**1,529**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 96,113**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 93,200**

OWNER INFORMATION

HOUGHTON, FELICITAS

47 SAGE DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/15/2013	2887	0380	Q I	68,000	COUNTRY MEADOWS MH

PICTURE

LISTING HISTORY

06/02/14 LMHC
04/01/14 LMSL
03/19/14 DMPM

NOTES

TAN; MAKE: EAGLE RIVER, YR 2013, MODEL# ERH-48G9006-EF, SERIAL# ER03098A/B, SIZE 24 X 44; 3/14 NOH; PU NEW MH; EST INT & 100% COMPLETED; 2X6 CONST;VIEW FROM SITE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY MEADOW	1		100	0.00	100	0	
						0	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	**$ 67,100**	**$ 0**	**$ 0**
		Parcel Total:	**$ 67,100**

LAND VALUATION

Zone: RURAL AGRI **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** **Driveway:** DIRT **Road:** DIRT

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

HOUGHTON, FELICITAS

47 SAGE DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

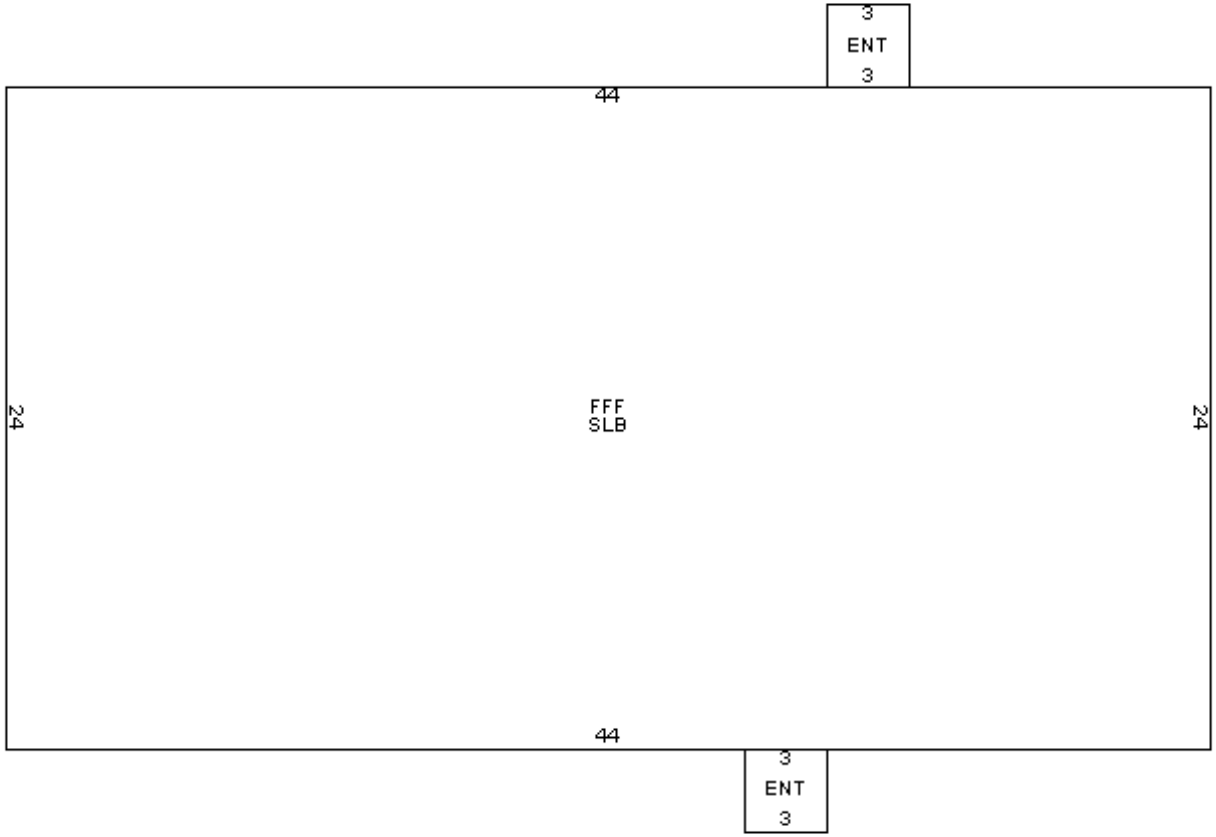
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/02/13	2013-172	ELECTRICAL	CONNECT POWER TO NEV
11/07/13	2013-146	ADDITION	INSTALL MFG HOME ON E

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
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:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1820** Base Rate: **MHD 57.00**
Bldg. Rate: **1.1465**
Sq. Foot Cost: **$ 65.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1056	1.00	1056
SLB	SLAB	1056	0.00	0
ENT	ENTRANCE	18	0.10	2
GLA:	**1,056**	**2,130**		**1,058**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 69,140**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 67,100**

OWNER INFORMATION

KINNEY, DIANE M

8 HEMLOCK ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/02/2013	2839	0506	Q I	17,900	CEBOLLERO, CHARLES J
08/31/2000	1603	0488	Q I	15,900	THOMAS

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
05/30/13	DMVM	
02/07/13	INSP	MARKED FOR INSPECTION
01/22/09	BHVL	
08/06/07	KCVM	
07/11/07	INSP	MARKED FOR INSPECTION
09/20/05	PM L	
05/05/05	WG M	

NOTES

RED/WHITE; HSE ON POST/PRS; I=A; "TRAVELO"; 2X4 CONST; ORIG KIT/BATH; VINYL CLAD WINDOWS; WALL AC ONLY; VERY WELL MAINTAINED;05/13 NOH; 3/14 NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	48	8 x 6	393	5.00	50	472	
JENSENS SINGLE	1		100	7,500.00	100	7,500	
						8,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 9,100	$ 14,000	$ 0
		Parcel Total: $ 23,100	
2013	$ 9,100	$ 14,000	$ 0
		Parcel Total: $ 23,100	
2014	**$ 9,800**	**$ 8,000**	**$ 0**
		Parcel Total: $ 17,800	

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

KINNEY, DIANE M

8 HEMLOCK ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

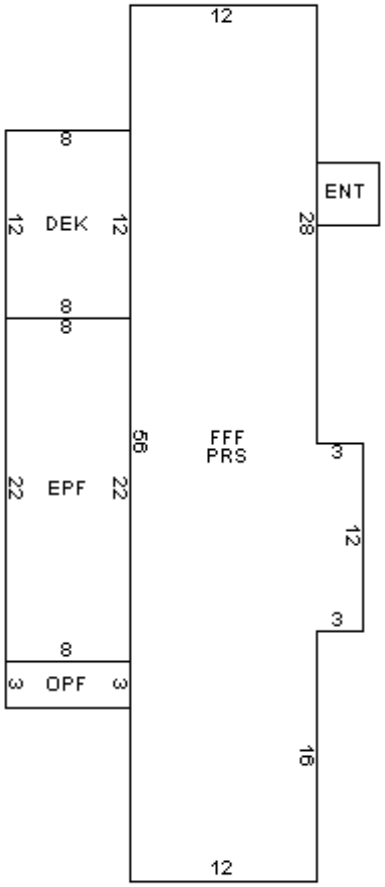
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFIN METAL/ALUM SIDING**
Int: **PLYWOOD PANEL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0593** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9152**
Sq. Foot Cost: **$ 40.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	708	1.00	708
PRS	PIERS	708	-0.05	-35
DEK	DECK/ENTRANCE	96	0.10	10
EPF	ENCLSD PORCH	176	0.70	123
OPF	OPEN	24	0.25	6
ENT	ENTRANCE	16	0.10	2
GLA:	**708**	**1,728**		**814**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 32,780**
Year Built:		**1968**
Condition For Age:	GOOD	**70 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**70 %**
Building Value:		**$ 9,800**

OWNER INFORMATION

PESCINSKI, IRENE M

PO BOX 1204

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/29/2014	2914	0367	Q I	100,000	RICHARDSON REVOC REAL

PICTURE

LISTING HISTORY

06/02/14	LMHC	
07/27/10	JBCL	
06/03/10	DMVM	
02/11/10	INSP	MARKED FOR INSPECTION
05/13/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION
05/11/05	WG L	

NOTES

TAN; 6/10 NOH; NC; 4-SALE "EXIT LAKESIDE REATLY GROUP" 286-7355; 7/10 NEW FURNACE '08 AP $117,900 WELL MAINT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JENSENS DOUBLE	1		100	20,000.00	100	20,000	
						20,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 89,800	$ 22,500	$ 0
		Parcel Total: $ 112,300	
2013	$ 89,800	$ 22,500	$ 0
		Parcel Total: $ 112,300	
2014	**$ 75,000**	**$ 20,000**	**$ 0**
		Parcel Total: $ 95,000	

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

PESCINSKI, IRENE M

PO BOX 1204

TILTON, NH 03276

TAXABLE DISTRICTS

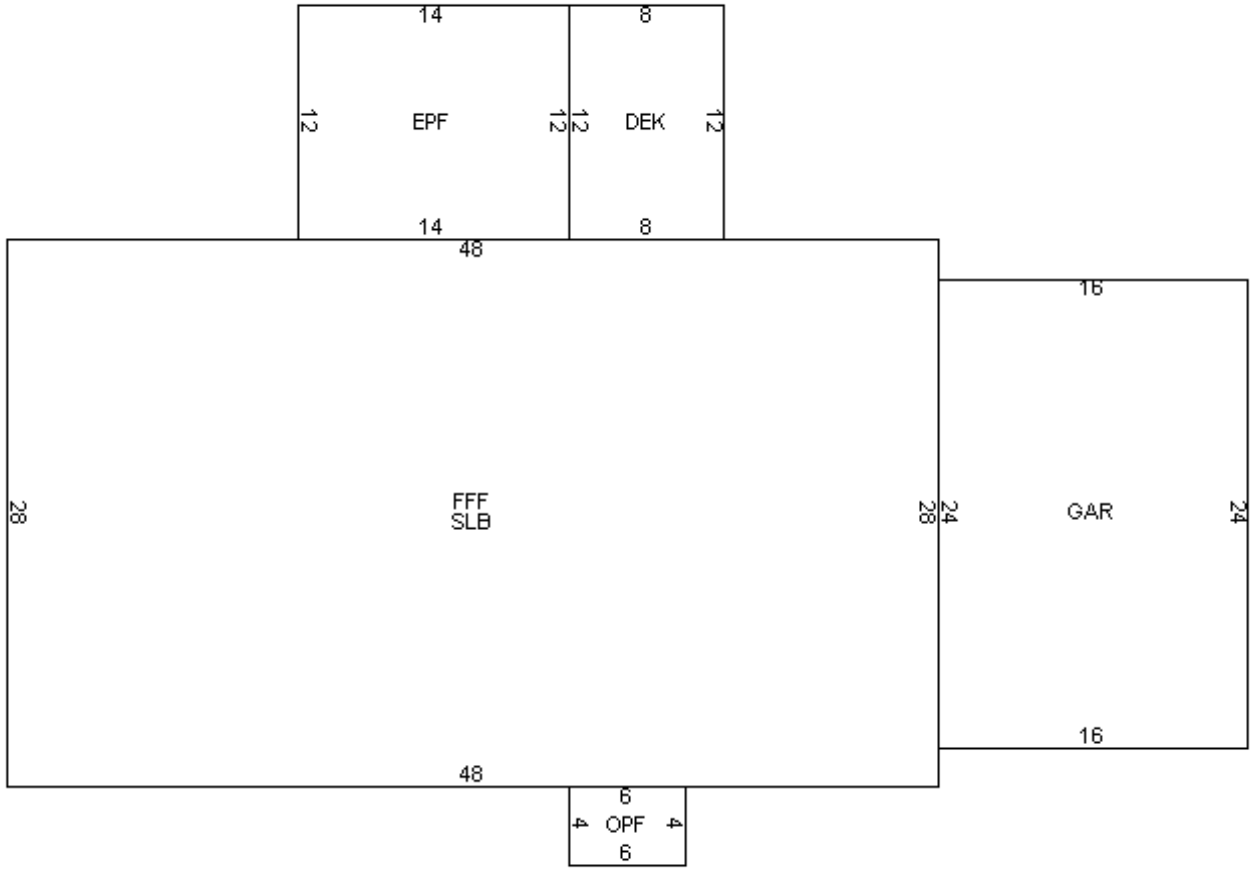
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0089** Base Rate: **MHD 57.00**
Bldg. Rate: **1.0089**
Sq. Foot Cost: **$ 57.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1344	1.00	1344
GAR	GARAGE ATTCHD	384	0.45	173
DEK	DECK/ENTRANCE	96	0.10	10
EPF	ENCLSD PORCH	168	0.70	118
SLB	SLAB	1344	0.00	0
OPF	OPEN	24	0.25	6
GLA:	**1,344**	**3,360**		**1,651**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 94,949**
Year Built:		**2002**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 75,000**

OWNER INFORMATION

FITZGERALD, EARL A
FITZGERALD, NANCY E
4 MARSH HILL CIRCLE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2013	2860	0669	Q I	95,000	RADCLIFFE, MICHAEL
10/31/2004	1969	0977	U I 99		JENSENS

PICTURE

LISTING HISTORY

06/02/14	LMHC	
02/20/14	CRVL	VERIFY SALE
06/01/10	DMVL	
02/11/10	INSP	MARKED FOR INSPECTION
05/14/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION
05/10/05	WG M	

NOTES

WHT; 6/10 $408/MO PARK RENT; CORRECTED BDRM COUNT & FLRNG & OPU TO OPF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JENSENS DOUBLE	1		100	20,000.00	100	20,000	
						20,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 93,900	$ 22,500	$ 0
		Parcel Total: $ 116,400	
2013	$ 93,900	$ 22,500	$ 0
		Parcel Total: $ 116,400	
2014	**$ 78,000**	**$ 20,000**	**$ 0**
		Parcel Total: $ 98,000	

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

FITZGERALD, EARL A
FITZGERALD, NANCY E
4 MARSH HILL CIRCLE

TILTON, NH 03276

TAXABLE DISTRICTS

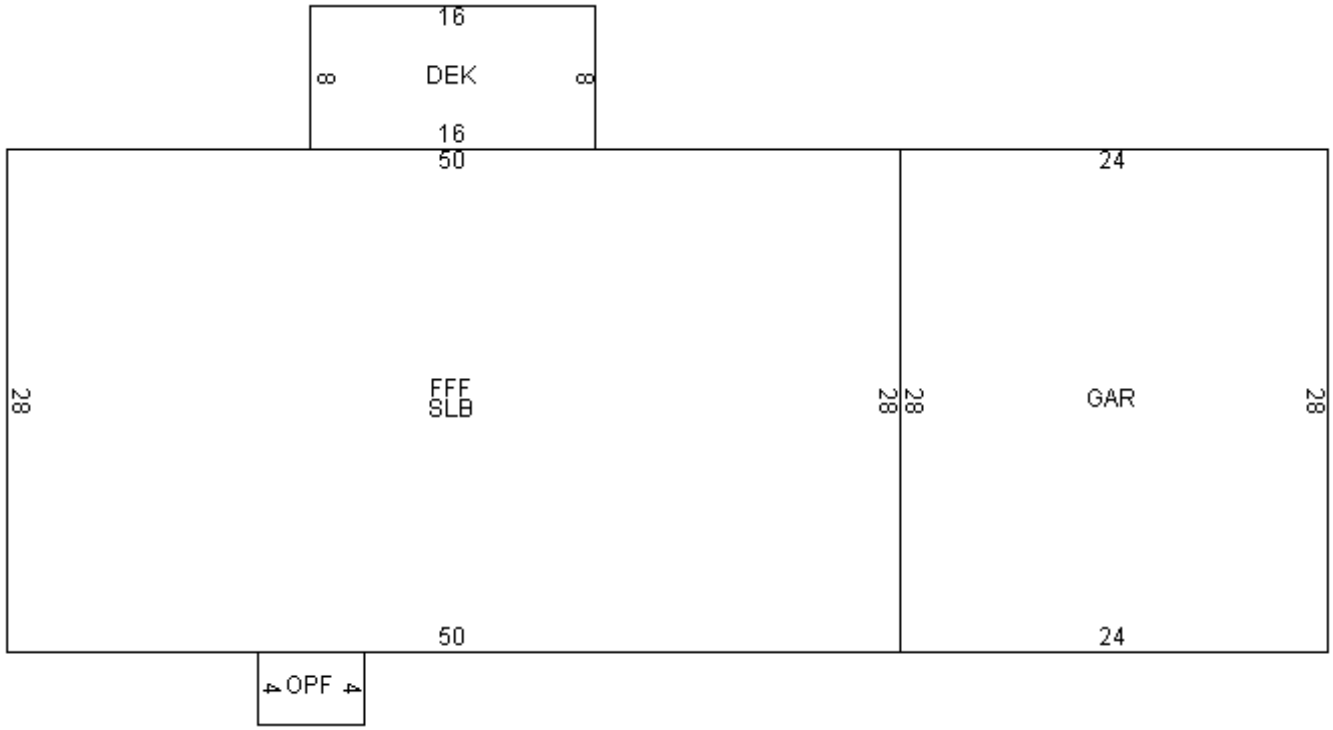
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LINOLEUM OR SIM**
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: **0.9963** Base Rate: **MHD 57.00**
Bldg. Rate: **1.0063**
Sq. Foot Cost: **$ 57.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLAB	1400	0.00	0
GAR	GARAGE ATTCHD	672	0.45	302
DEK	DECK/ENTRANCE	128	0.10	13
OPF	OPEN	24	0.25	6
FFF	FST FLR FIN	1400	1.00	1400
GLA:	**1,400**	**3,624**		**1,721**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 98,717**
Year Built:		**2003**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 78,000**

OWNER INFORMATION

BELLIVEAU, ERNEST F
BELLIVEAU, NORA LORRAINE
4 WOODGATE CIRCLE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/18/2013	2887	0592	Q I	100,000	PERKINS, MARY J REV TR
02/13/2007	2381	0602	U I 44		PERKINS, BRUCE & MARY
08/01/2006	2324	0097	Q I	131,066	PERKINS, BRUCE A
10/31/2005	2237	0458	Q I	130,500	FINNEGAN FAM TRUST
12/02/2003	1980	0472	U I 99		WILSON, L&A

PICTURE

LISTING HISTORY

06/02/14	LMHC	
02/20/14	CRVL	VERIFY SALE
03/11/11	JBPL	
06/01/10	DMVL	
02/11/10	INSP	MARKED FOR INSPECTION
03/26/07	KCPL	
05/11/05	WG L	

NOTES

CRM; I=A; MAKE=CASTLE;YR 2004, SERIAL NO-CHPA6604AB; 3/11 PU EPF,DEK; 2/14 EPF OPEN TO FFF & HEATED=FFF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	7.00	100	1,621	
JENSENS DOUBLE	1		100	20,000.00	100	20,000	
						21,600	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 82,500	$ 24,100	$ 0
		Parcel Total: $ 106,600	
2013	$ 82,500	$ 24,100	$ 0
		Parcel Total: $ 106,600	
2014	**$ 71,600**	**$ 21,600**	**$ 0**
		Parcel Total: $ 93,200	

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

BELLIVEAU, ERNEST F
BELLIVEAU, NORA LORRAINE
4 WOODGATE CIRCLE

TILTON, NH 03276

TAXABLE DISTRICTS

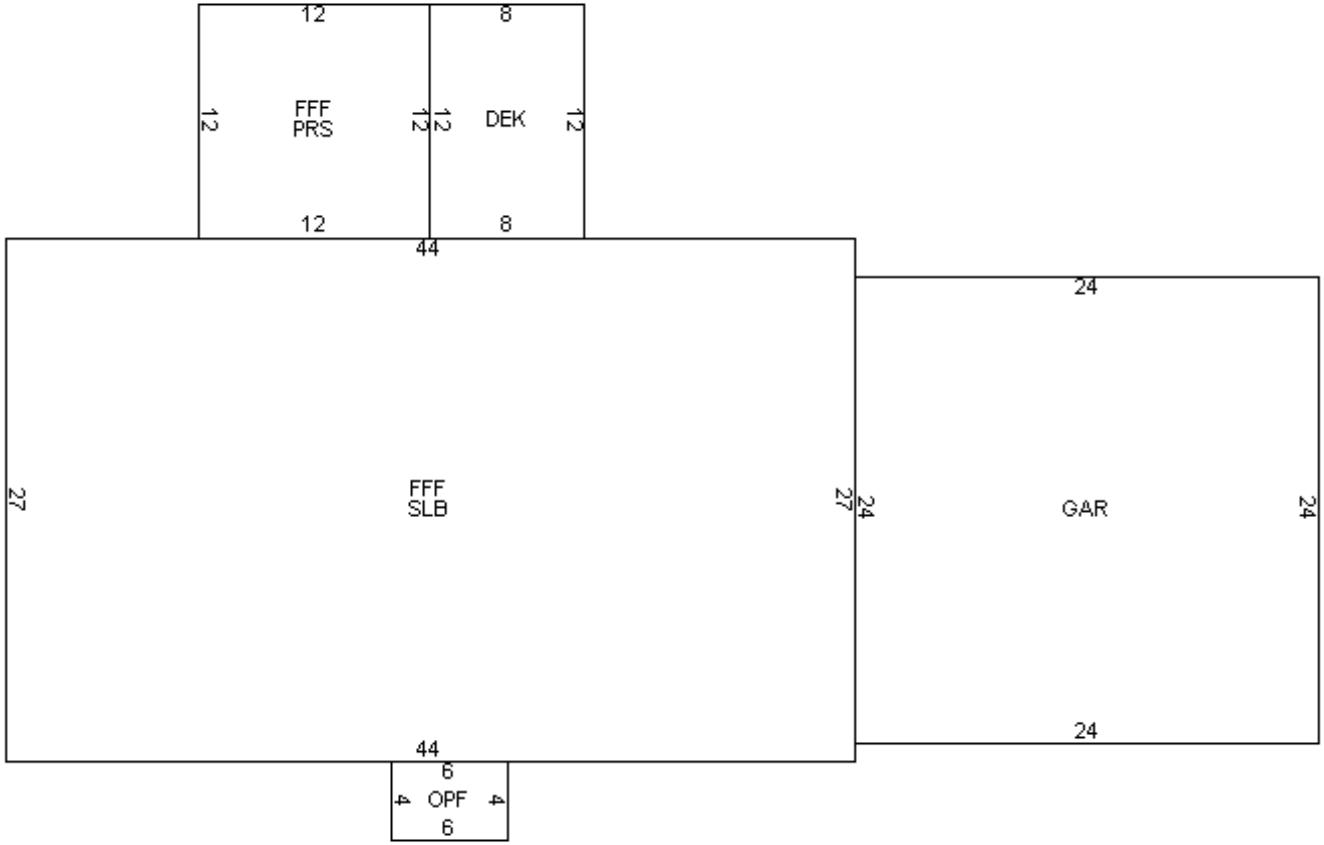
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/29/10	2010-32	ADDITION	REPLACE EXISITING DECI

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/WALL BOARD**
Floor: **CARPET/LINOLEUM OR SIM**
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: **1.0187** Base Rate: **MHD 57.00**
Bldg. Rate: **0.9576**
Sq. Foot Cost: **$ 54.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1332	1.00	1332
SLB	SLAB	1188	0.00	0
PRS	PIERS	144	-0.05	-7
GAR	GARAGE ATTCHD	576	0.45	259
OPF	OPEN	24	0.25	6
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,332**	**3,360**		**1,600**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 87,328**
Year Built:		**2004**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 71,600**

OWNER INFORMATION

FARRELL, BARBARA E
FARRELL, JAMES R
6 FOX HILL CIRCLE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/20/2013	2831	0817	Q I	87,900	MOSES, SHARON
05/15/2007	2406	0737	Q I	118,000	POULIN, CARL & LEONA
06/14/2005	2183	0389	U I 99		POULIN

PICTURE

LISTING HISTORY

06/02/14	LMHC	
03/25/14	CRVM	VERIFY SALE
06/02/10	DMVM	
02/11/10	INSP	MARKED FOR INSPECTION
10/20/08	DMCL	
10/14/08	KCUM	
05/14/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION

NOTES

YEL; 6/10 NOH; NC; 3/14 NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	7.00	100	1,724	
JENSENS DOUBLE	1		100	20,000.00	100	20,000	
						21,700	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 88,000	$ 24,200	$ 0
		Parcel Total: $ 112,200	
2013	$ 88,000	$ 24,200	$ 0
		Parcel Total: $ 112,200	
2014	**$ 75,400**	**$ 21,700**	**$ 0**
		Parcel Total: $ 97,100	

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

FARRELL, BARBARA E
FARRELL, JAMES R
6 FOX HILL CIRCLE

TILTON, NH 03276

TAXABLE DISTRICTS

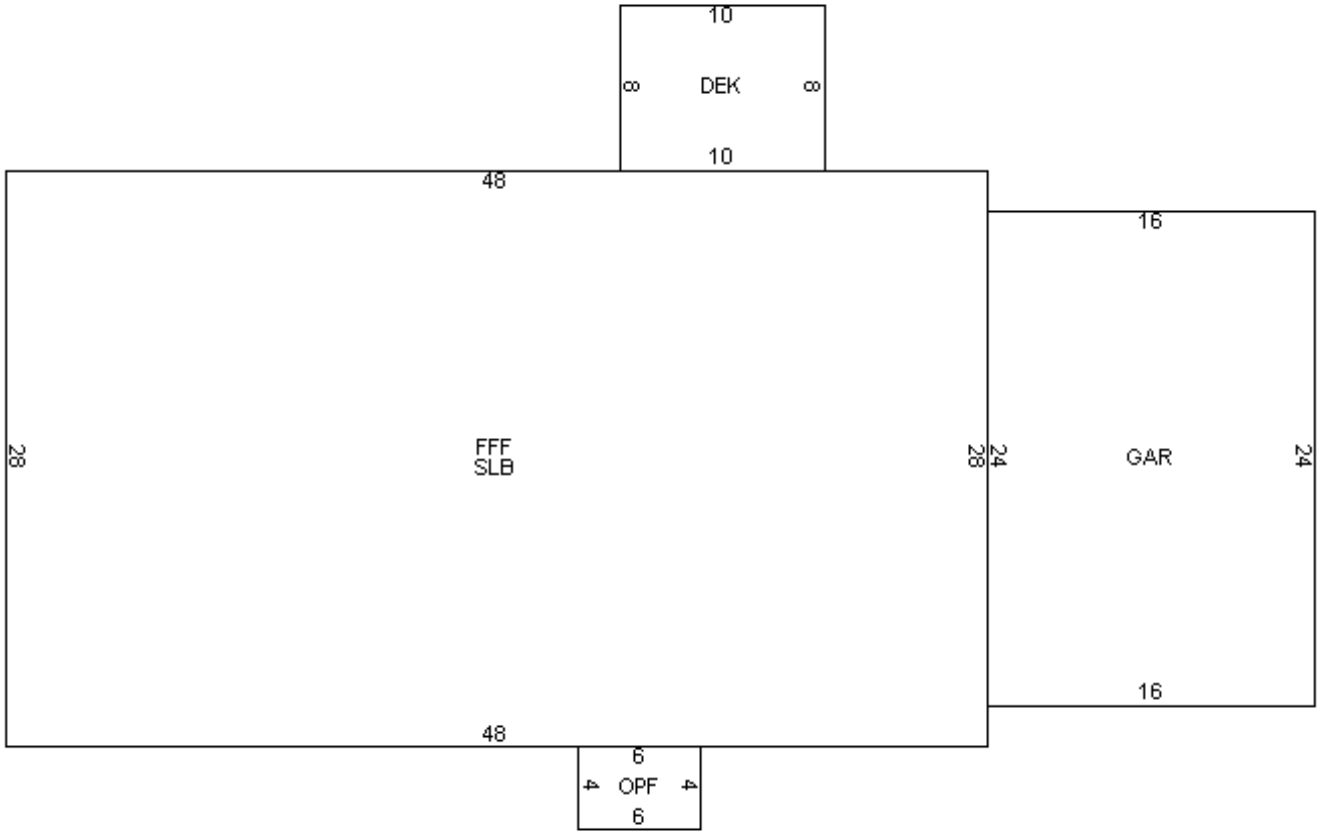
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/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: **1.0331** Base Rate: **MHD 57.00**
Bldg. Rate: **1.0538**
Sq. Foot Cost: **$ 60.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1344	1.00	1344
DEK	DECK/ENTRANCE	80	0.10	8
GAR	GARAGE ATTCHD	384	0.45	173
SLB	SLAB	1344	0.00	0
OPF	OPEN	24	0.25	6
GLA:	**1,344**	**3,176**		**1,531**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 91,952**
Year Built:		**2005**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 75,400**

OWNER INFORMATION

STEPHANSKI, STEPHEN D
STEPHANSKI, LISE M
7 NORTHBROOK ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/26/2012	2807	0780	Q I	88,000	CAPEN, ROBERT

PICTURE

LISTING HISTORY

06/02/14	LMHC	
02/20/14	CRVL	
06/02/10	DMVM	
02/11/10	INSP	MARKED FOR INSPECTION
08/07/07	KCVM	
07/11/07	INSP	MARKED FOR INSPECTION
05/13/05	WG M	

NOTES

YEL; 8/7; 14X12 HAS HEAT; 6/10 NOH; NC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	100	1,525	
JENSENS DOUBLE	1		100	20,000.00	100	20,000	
						21,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 98,400	$ 24,000	$ 0
		Parcel Total: $ 122,400	
2013	$ 98,400	$ 24,000	$ 0
		Parcel Total: $ 122,400	
2014	**$ 82,500**	**$ 21,500**	**$ 0**
		Parcel Total: $ 104,000	

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

STEPHANSKI, STEPHEN D
STEPHANSKI, LISE M
7 NORTHBROOK ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

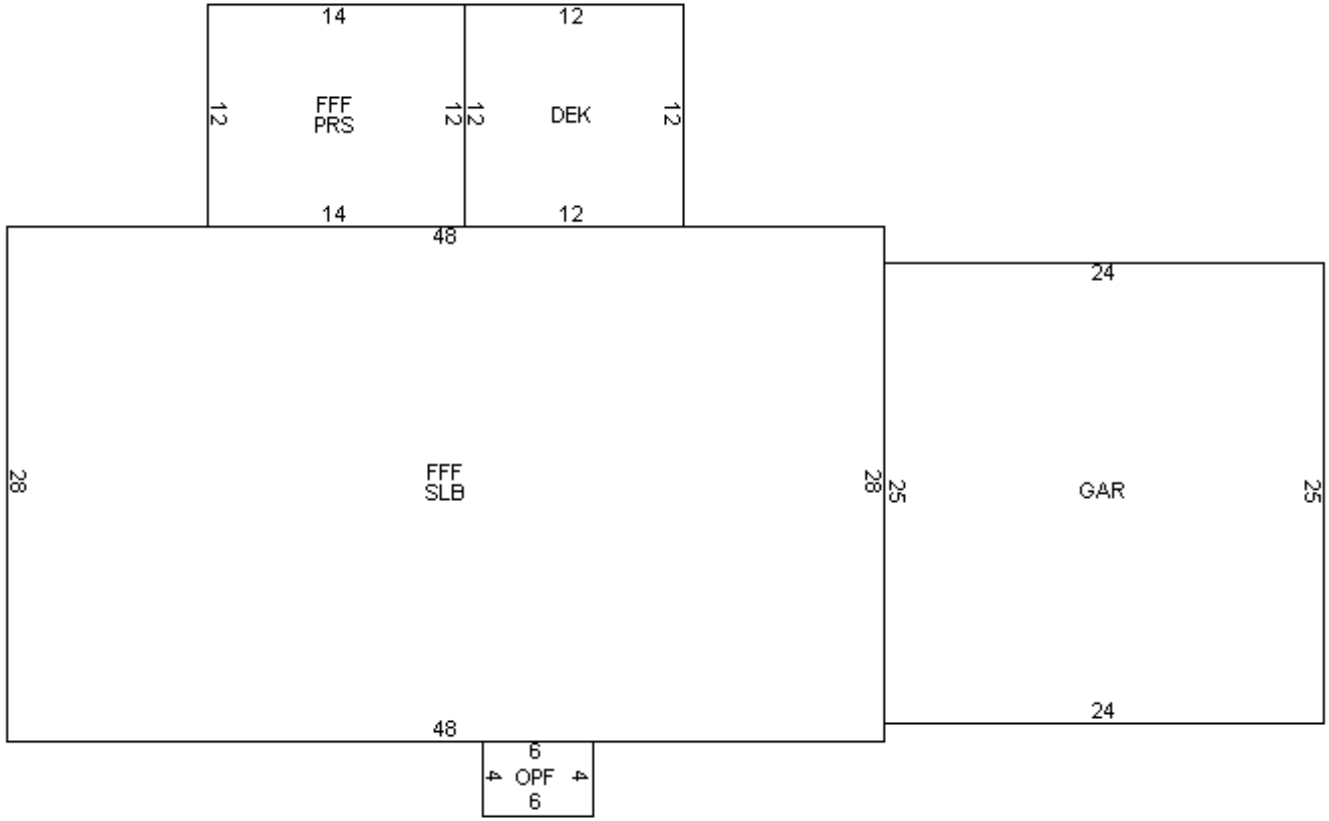
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM OR SIM/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9843** Base Rate: **MHD 57.00**
Bldg. Rate: **0.9843**
Sq. Foot Cost: **$ 56.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1512	1.00	1512
PRS	PIERS	168	-0.05	-8
DEK	DECK/ENTRANCE	144	0.10	14
OPF	OPEN	24	0.25	6
SLB	SLAB	1344	0.00	0
GAR	GARAGE ATTCHD	600	0.45	270
GLA:	**1,512**	**3,792**		**1,794**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 100,661**
Year Built:		**2004**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 82,500**

OWNER INFORMATION

ACARD, PERRY
ACARD, BARBARA
18 NORTHBROOK ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/25/2014	2904	0663	Q I	110,000	BOLTON, ROBERT

PICTURE

LISTING HISTORY

06/02/14	LMHC	
06/02/10	DMVL	
02/11/10	INSP	MARKED FOR INSPECTION
05/14/08	KCVL	
05/02/08	INSP	MARKED FOR INSPECTION
05/13/05	WG L	

NOTES

GRY; IA; 6/10 NC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JENSENS DOUBLE	1		100	20,000.00	100	20,000	
						20,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 82,000	$ 22,500	$ 0
		Parcel Total: $ 104,500	
2013	$ 82,000	$ 22,500	$ 0
		Parcel Total: $ 104,500	
2014	**$ 70,400**	**$ 20,000**	**$ 0**
		Parcel Total: $ 90,400	

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

ACARD, PERRY
ACARD, BARBARA
18 NORTHBROOK ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

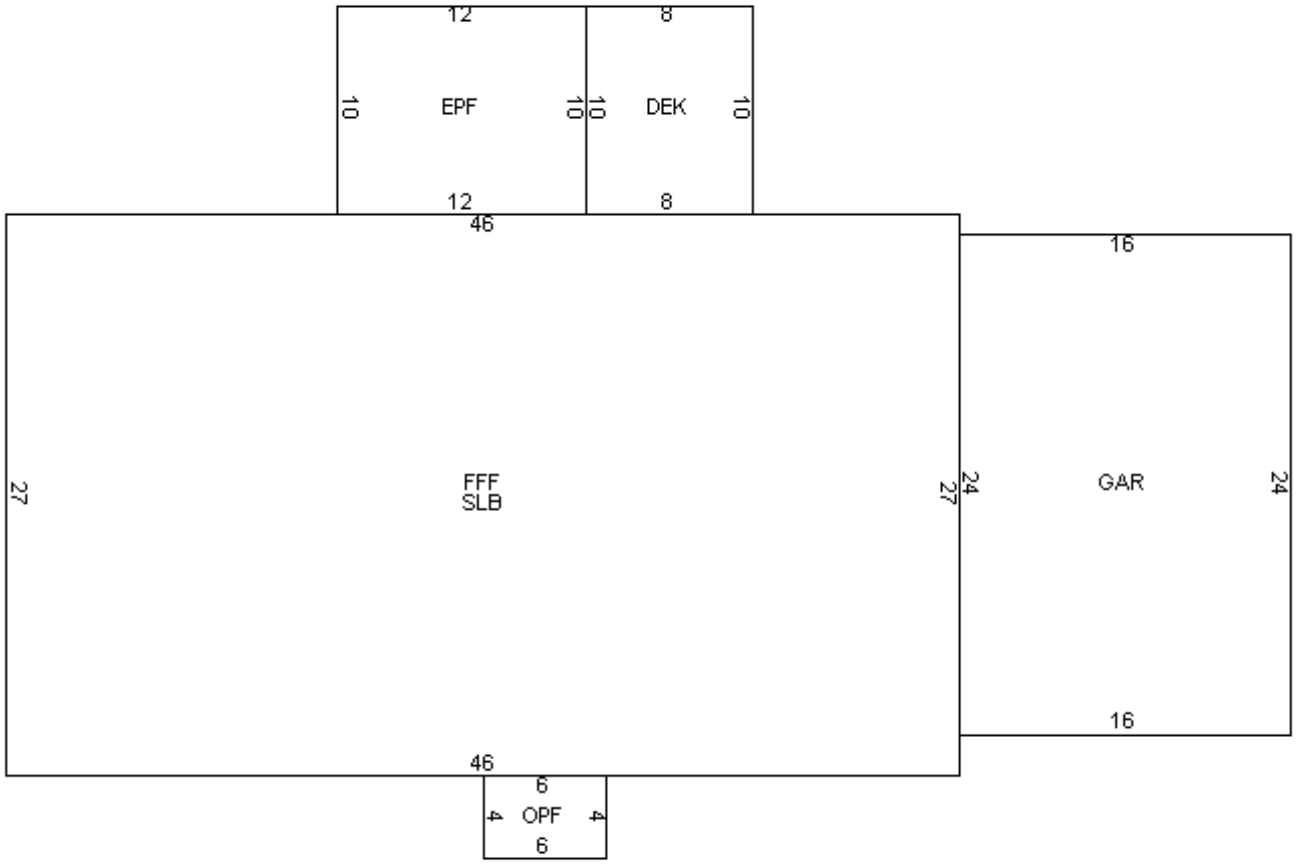
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DOUBLEWIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM OR SIM/CARPET**
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: **1.0371** Base Rate: **MHD 57.00**
Bldg. Rate: **0.9956**
Sq. Foot Cost: **$ 56.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1242	1.00	1242
SLB	SLAB	1242	0.00	0
GAR	GARAGE ATTCHD	384	0.45	173
DEK	DECK/ENTRANCE	80	0.10	8
EPF	ENCLSD PORCH	120	0.70	84
OPF	OPEN	24	0.25	6
GLA:	**1,242**	**3,092**		**1,513**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 85,863**
Year Built:		**2004**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 70,400**

OWNER INFORMATION

SAMPSON, DOUGLAS REVOC TRUST
SAMPSON, DEDRA REVOC TRUST
SAMPSON, DOUGLAS & DEDRA TRSTE
PO BOX 2220
CONCORD, NH 03302

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/20/2014	2912	0878	Q I	327,000	GALLANT, MATTHEW
10/12/2007	2447	235	U I 44		GALLANT, MATTHEW
10/22/1999	1557	0242	U I 99		GALLANT, THOMAS

PICTURE

LISTING HISTORY

05/28/10	DMVM	
02/11/10	INSP	MARKED FOR INSPECTION
01/25/08	KCPR	
03/26/07	KCPM	
05/04/05	WG M	

NOTES

NAT; ANTIQUE REPLICA; 3/07 INFO FR HO MRS, DNVI WOULD LIKE APPT (SICK); HO STATES 2 BATHS DN CHANGE; FULL DORMER ON 30X40; ATU & DORMER=HSU; DNPU-PLYHSE; 1/8; SPOKE W/ NANNY-NO INFO; 5/10 NOH; EST HSU & ATU ARE FIN;7/14 PU 6 BEDROOMS, 3 BA AND INLAW APT PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
						8,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 270,300	$ 8,000	$ 62,800
		Parcel Total:	$ 341,100
2013	$ 270,300	$ 8,000	$ 62,800
		Parcel Total:	$ 341,100
2014	**$ 258,600**	**$ 8,000**	**$ 70,300**
		Parcel Total:	**$ 336,900**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** VERY GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	58,000	F	110	110	100	100	100 -- LEVEL	100	70,200	0	N	70,200	
1F RES	0.040 ac	x 3,500	X	100				100 -- LEVEL	100	100	0	N	100	
	2.040 ac									70,300			**70,300**	

PICTURE

OWNER

SAMPSON, DOUGLAS REVOC TRUST
SAMPSON, DEDRA REVOC TRUST
SAMPSON, DOUGLAS & DEDRA TRSTE
PO BOX 2220
CONCORD, NH 03302

TAXABLE DISTRICTS

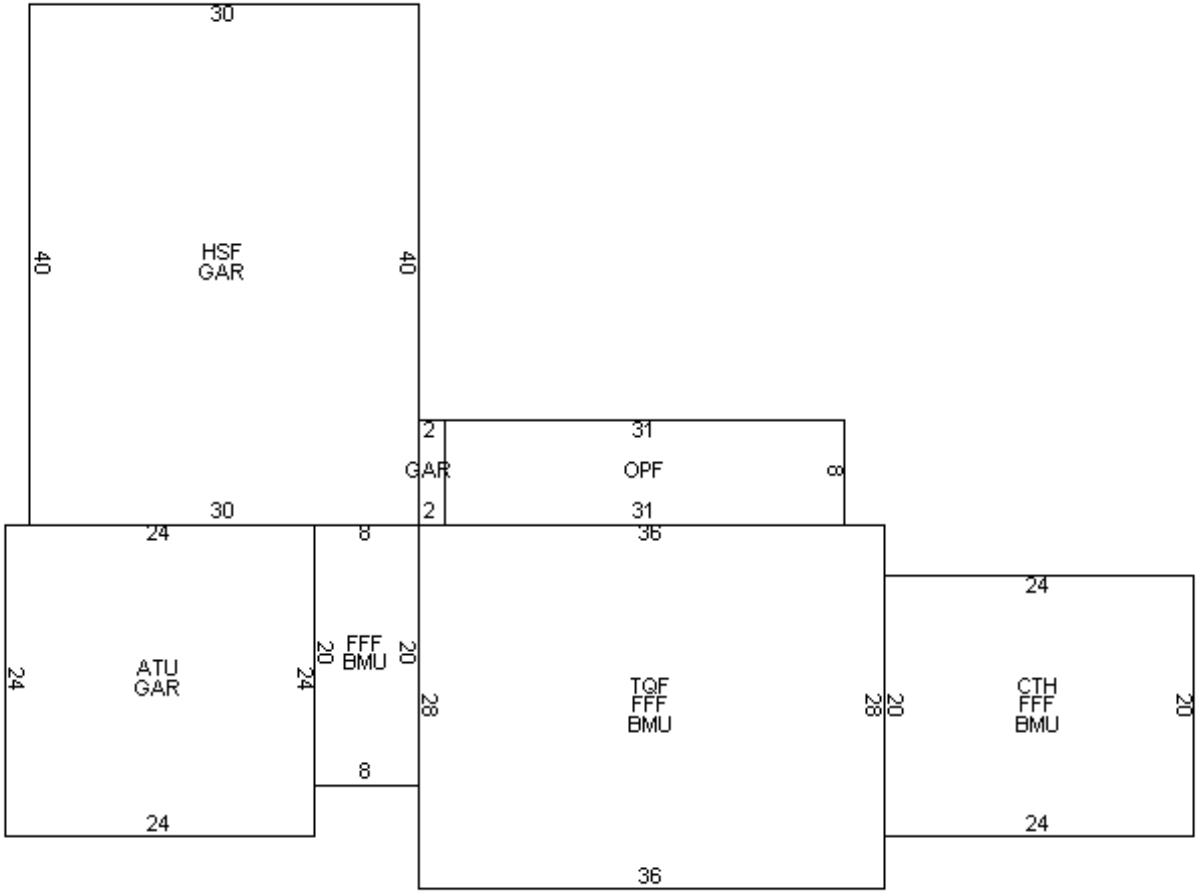
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **6** Baths: **3.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8207** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9113**
Sq. Foot Cost: **$ 66.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	480	0.10	48
HSF	1/2 STRY FIN	1200	0.50	600
GAR	GARAGE ATTCHD	1792	0.45	806
OPF	OPEN	248	0.25	62
BMU	BSMNT	1648	0.15	247
ATU	ATTIC	576	0.10	58
FFF	FST FLR FIN	1648	1.00	1648
TQF	3/4 STRY FIN	1008	0.75	756
GLA:	**3,004**	**8,600**		**4,225**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 281,047**
Year Built:		**1998**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 258,600**

OWNER INFORMATION

HANNA, MEGAN C

12 HASKELL STREET

CAMBRIDGE, MA 02140

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/26/2012	2820	0968	Q I	250,000	THURSTON ONE FAMILY TR
09/12/2005	2219	0225	U V 99	40,000	THURSTON ONE FAM TRUST
01/06/2005	2130	0717	U I 99		THURSTON ONE FAM TST
01/06/2005	2130	0717	U I 99		THURSTON TO TRUST
08/15/1987	0	0	Q I	165,000	UNKNOWN

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
05/20/10	JBVL	
02/11/10	INSP	MARKED FOR INSPECTION
03/27/07	KCPM	
12/15/05	RTHC	
08/17/05	PM L	

NOTES

TAN; 8/05 BLA; DRAWER L5 3 PLAN 80; 5/10 DNPU WDSTV, HEARTH; CORRECTED BMU FOR CRL; PU FLRNG; DNPU OLD FNDTN FR GRNHSE=NV;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	196	14 x 14	142	7.00	60	1,169	
BARN-1STRY/BSMNT	432	27 x 16	97	17.00	50	3,562	ATT TO BARN 2 STY
BARN-2STRY/BSMNT	1,400	40 x 35	71	20.00	50	9,940	ATT TO HSE
						14,700	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 166,700	$ 14,700	$ 82,700
		Parcel Total:	$ 264,100
2013	$ 166,700	$ 14,700	$ 82,700
		Parcel Total:	$ 264,100
2014	**$ 165,400**	**$ 14,700**	**$ 81,900**
		Parcel Total:	**$ 262,000**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	58,000	E	100	105	100	100	95 -- MILD	100	57,900	0	N	57,900	
1F RES	3.470 ac	x 3,500	X	100				85 -- MODERATE	100	10,300	0	N	10,300	
1F RES	200.000 ff	x 72	E	100				95 -- MILD	100	13,700	0	N	13,700	
	5.470 ac									81,900			**81,900**	

PICTURE

OWNER

HANNA, MEGAN C

12 HASKELL STREET

CAMBRIDGE, MA 02140

TAXABLE DISTRICTS

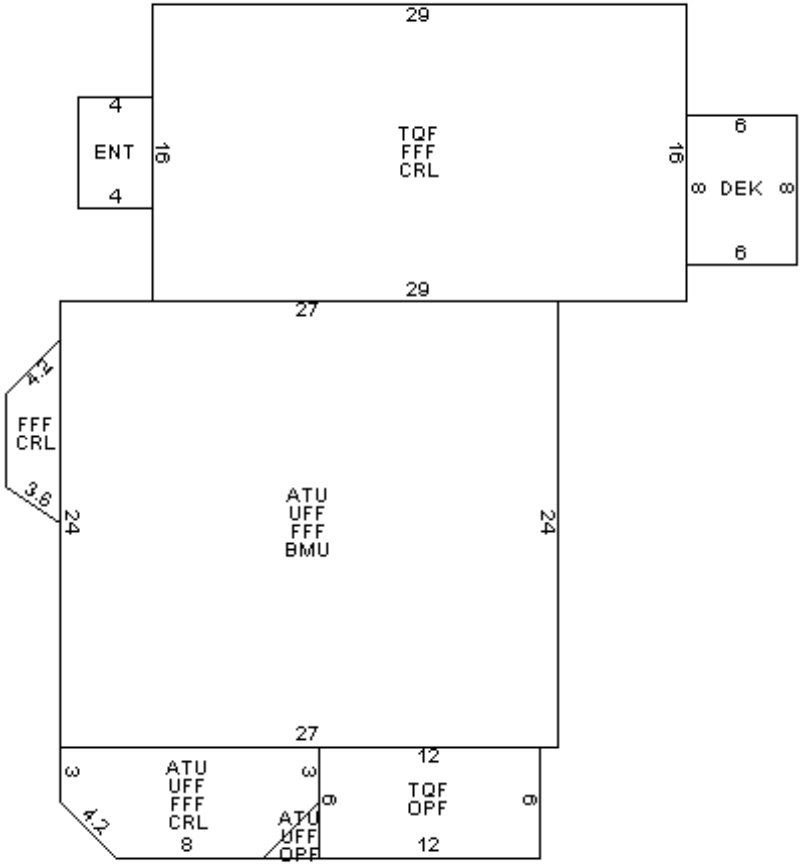
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY VICTORIAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **PLASTERED/DRYWALL**
Floor: **PINE/SOFT WD/LAMINATE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8989** Base Rate: **RSA 73.00**
Bldg. Rate: **1.1475**
Sq. Foot Cost: **$ 83.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	536	0.75	402
FFF	FST FLR FIN	1210	1.00	1210
CRL	CRAWL SPACE	562	0.05	28
ATU	ATTIC	728	0.10	73
UFF	UPPER FLR FIN	728	1.00	728
OPF	OPEN	77	0.25	19
DEK	DECK/ENTRANCE	48	0.10	5
ENT	ENTRANCE	24	0.10	2
BMU	BSMNT	648	0.15	97
GLA:	**2,340**	**4,561**		**2,564**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 214,761**
Year Built:		**1880**
Condition For Age:	GOOD	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 165,400**

OWNER INFORMATION

AMIRAULT, JASON
AMIRAULT, AIMEE
9 POPLAR STREET APT 3

AMESBURY, MA 01913

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/22/2014	2908	0654	Q I	143,000	HENDO PROPERTIES LLC
09/11/2013	2875	0205	U I 13	70,000	WOOD, AARON
02/03/2004	2000	0098	Q I	166,000	WOOD, AARON & SHELLY

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
03/19/14	DMPL	
05/24/10	JBVL	
02/11/10	INSP	MARKED FOR INSPECTION
05/19/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION
08/17/05	PM M	

NOTES

TAN; 5/10 NEW FURN 09; SUMP PUMP & HEAT IN BSMT=SEASONAL; STN FNDTN; 2/14 DRIVEWAY PERMIT FROM DOT ISSUED; ROOF & REPAIRS AFTER SALE; 3/14 NEW ROOF IN '13;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	70	1,068	
						1,100	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 127,500	$ 1,100	$ 33,700
		Parcel Total:	$ 162,300
2013	$ 127,500	$ 1,100	$ 33,700
		Parcel Total:	$ 162,300
2014	**$ 122,400**	**$ 1,100**	**$ 37,500**
		Parcel Total:	**$ 161,000**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.280 ac	39,500	E	100	100	100	100	95 -- MILD	100	37,500	0	N	37,500	SHDW
	0.280 ac									37,500			**37,500**	

PICTURE

OWNER

AMIRAULT, JASON
AMIRAULT, AIMEE
9 POPLAR STREET APT 3

AMESBURY, MA 01913

TAXABLE DISTRICTS

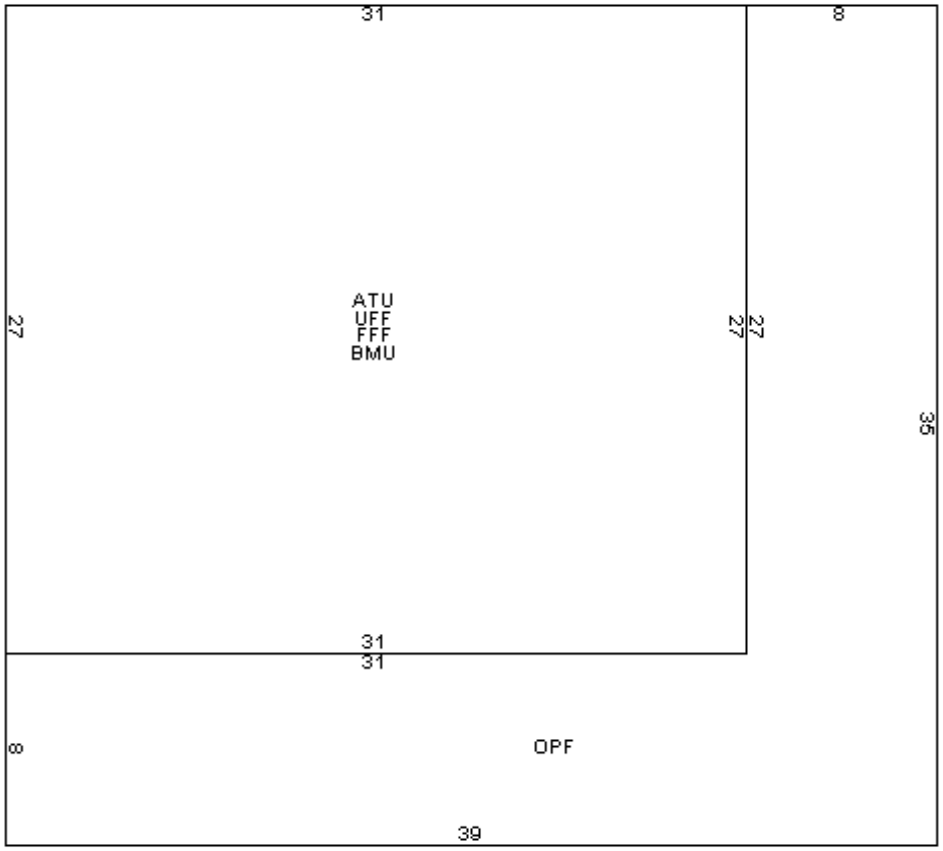
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/07/13	2013-150	ALTERATION	NEW ROOF/PAINT/CARPE

BUILDING DETAILS

Model: **2.00 STORY CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BR ON MASONRY**
Int: **PLASTERED/DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9530** Base Rate: **RSA 73.00**
Bldg. Rate: **1.0265**
Sq. Foot Cost: **$ 74.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN	528	0.25	132
UFF	UPPER FLR FIN	837	1.00	837
ATU	ATTIC	837	0.10	84
FFF	FST FLR FIN	837	1.00	837
BMU	BSMNT	837	0.15	126
GLA:	**1,674**	**3,876**		**2,016**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 151,059**
Year Built:		**1928**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 122,400**

OWNER INFORMATION

BLIER, ANDREW J
BLIER, KELLY A
27 CALEF HILL ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/29/2013	2864	0953	Q I	165,000	YOUNG, MICHAEL
10/15/1982	831	36	Q I	1	HALL, LESTER JR & LIND

PICTURE

LISTING HISTORY

02/20/14	CRVM	
05/31/13	DMVL	
02/07/13	INSP	MARKED FOR INSPECTION
03/18/09	KCPR	
05/16/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION
08/08/05	PM L	

NOTES

YLW; I=A; 5/08 NOH; SHEDS+BACK OF HSE +DEK EST=FENCED+LOCKED; 3/09 H/O JUST LEAVING - STATES NOT FINISHING GAR (GAR= NO DOOR/DIRT FLR);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	16 x 10	160	7.00	80	1,434	
SHED-WOOD	64	8 x 8	310	7.00	80	1,111	
SHED-METAL	200	20 x 10	140	5.00	50	700	
						3,200	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 103,900	$ 3,300	$ 51,200
		Parcel Total:	$ 158,400
2013	$ 103,900	$ 3,200	$ 51,200
		Parcel Total:	$ 158,300
2014	**$ 102,300**	**$ 3,200**	**$ 44,200**
		Parcel Total:	**$ 149,700**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.530 ac	42,304	F	110	100	100	100	95 -- MILD	100	44,200	0	N	44,200	
	0.530 ac									44,200			**44,200**	

PICTURE

OWNER

BLIER, ANDREW J
BLIER, KELLY A
27 CALEF HILL ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

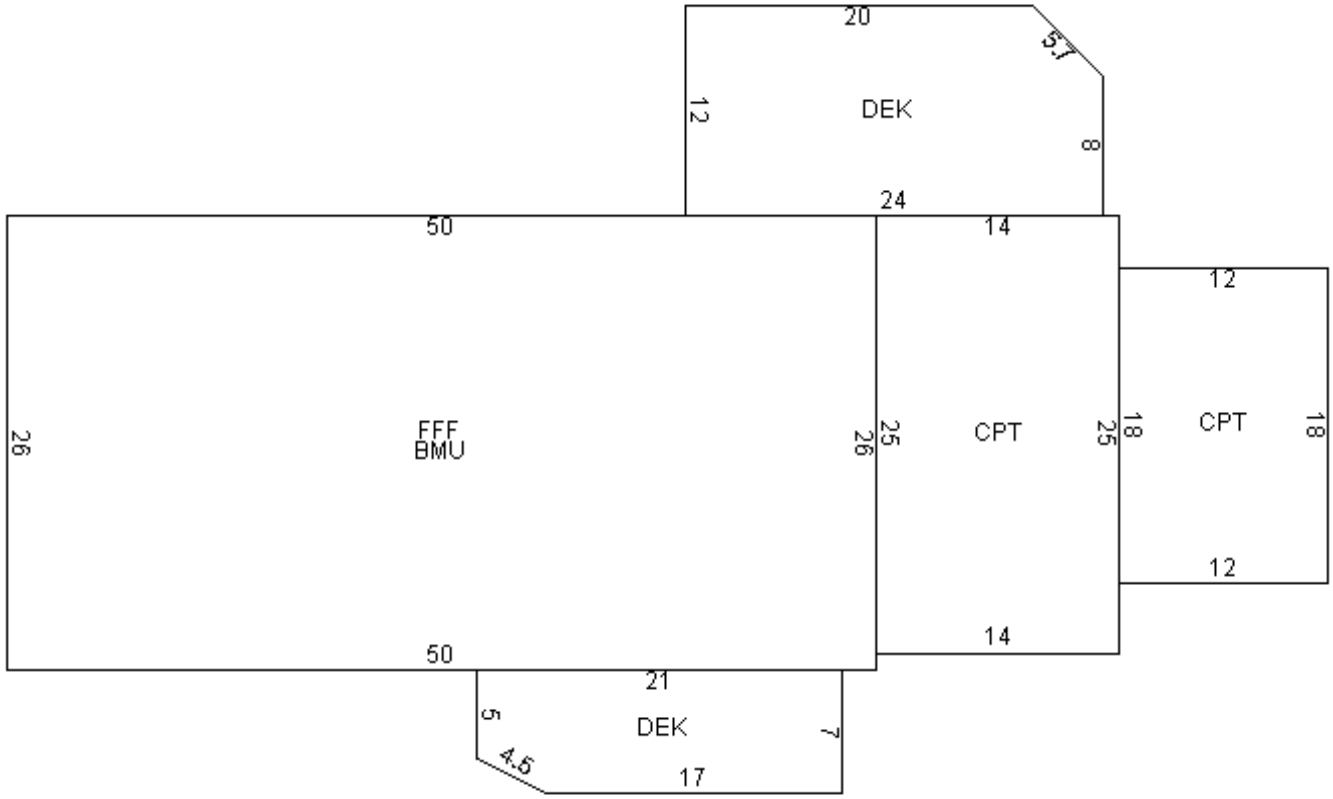
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/24/14	2014-46	ALTERATION	NEW FURN, REPLC GAS, &

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0199** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9995**
Sq. Foot Cost: **$ 72.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1300	1.00	1300
BMU	BSMNT	1300	0.15	195
CPT	CARPORT	566	0.10	57
DEK	DECK/ENTRANCE	423	0.10	42
GLA:	**1,300**	**3,589**		**1,594**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 116,298**
Year Built:		**1979**
Condition For Age:	GOOD	**12 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 102,300**

OWNER INFORMATION

MEYERHOEFER, VINCENT
MEYERHOEFER, MELISSA
45 COLBY ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/16/2013	2862	0054	Q I	151,000	CITYSIDE OFFICE SUITE,
02/01/2013	2828	0449	U I 37	100,000	FEDERAL NATL MORTGAGE
08/09/2012	2789	0999	U I 51	193,767	WOODS, DEAN M & SUSAN
10/31/1994	1316	0228	Q I	60,000	DROWN, MARK/GLORIA
02/16/1984	0864	0694	U I 99		COLLINS, P&G

PICTURE

LISTING HISTORY

02/20/14	CRVM	VERIFY SALE
05/25/10	JBVL	
02/11/10	INSP	MARKED FOR INSPECTION
05/19/08	KCVE	
05/02/08	INSP	MARKED FOR INSPECTION
08/09/05	PM L	

NOTES

BEIGE; I=F; 5/8; EST=DOG CHAINED IN DW; 5/10 NEW ROOF 07; SUMP PUMP IN RBF, WTR YR ROUND; HO EST YB; CANVAS SHED; RBF=WD PANEL; CORRECTED DEK, LENGTH OF HSE; HSE AVG COND OVERALL; 2/14 PU NEW FRNT ENT;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 91,300	$ 0	$ 56,300
		Parcel Total:	$ 147,600
2013	$ 91,300	$ 0	$ 56,300
		Parcel Total:	$ 147,600
2014	**$ 95,900**	**$ 0**	**$ 51,600**
		Parcel Total:	**$ 147,500**

LAND VALUATION

Zone: MEDIUM RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.630 ac	54,300	E	100	100	100	100	95 -- MILD	100	51,600	0	N	51,600	
	1.630 ac									51,600			**51,600**	

PICTURE

OWNER

MEYERHOEFER, VINCENT
MEYERHOEFER, MELISSA
45 COLBY ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

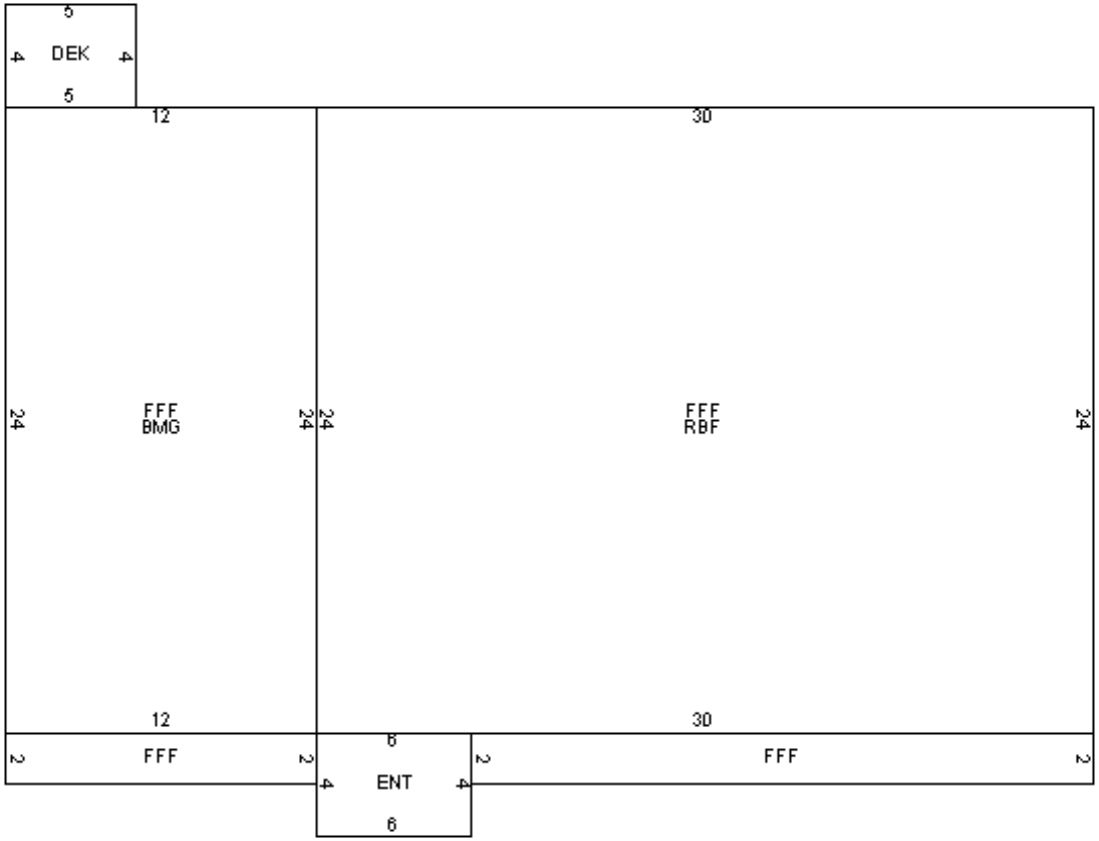
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY R-RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLYWOOD PANEL**
Floor: **CARPET**
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: **1.0364** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9846**
Sq. Foot Cost: **$ 71.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMG	BASEMENT	288	0.25	72
FFF	FST FLR FIN	1080	1.00	1080
RBF	RAISED BSMNT	720	0.50	360
DEK	DECK/ENTRANCE	20	0.10	2
ENT	ENTRANCE	24	0.10	2
GLA:	**1,080**	**2,132**		**1,516**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 108,955**
Year Built:		**1980**
Condition For Age:	GOOD	**12 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 95,900**

OWNER INFORMATION

BOLTON, ROBERT D
BOLTON, SANDRA D
18 NORTHBROOK ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/21/2014	2904	0944	Q I	56,500	RODGERS DEVELOPMENT

PICTURE

LISTING HISTORY

03/18/14 DMPM
04/01/09 LMSL

NOTES

TAN; NEW LOT FOR 09-NOT ASSD SEP UNTIL BLDG ADDED; 3/14 NOH; PU NEW MH; INT EST; EST 100% COMPLETED; 2X6 CONST;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

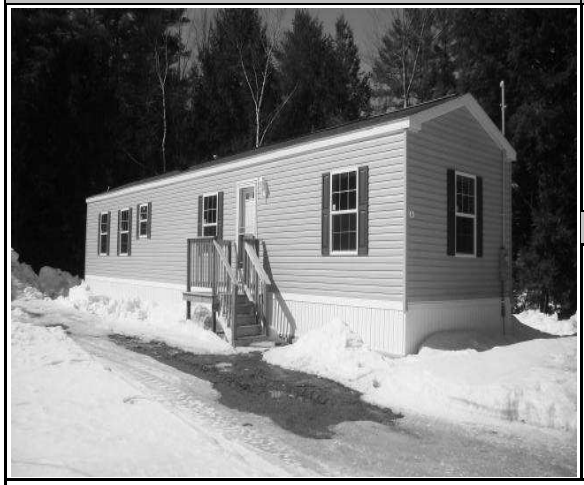
Year	Building	Features	Land
2012	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	**$ 45,000**	**$ 5,000**	**$ 0**
		Parcel Total:	**$ 50,000**

LAND VALUATION

Zone: RURAL AGRI **Minimum Acreage:** 3.00 **Minimum Frontage:** 250 **Site:** AVERAGE **Driveway:** DIRT **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE



OWNER

BOLTON, ROBERT D
BOLTON, SANDRA D
18 NORTHBROOK ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

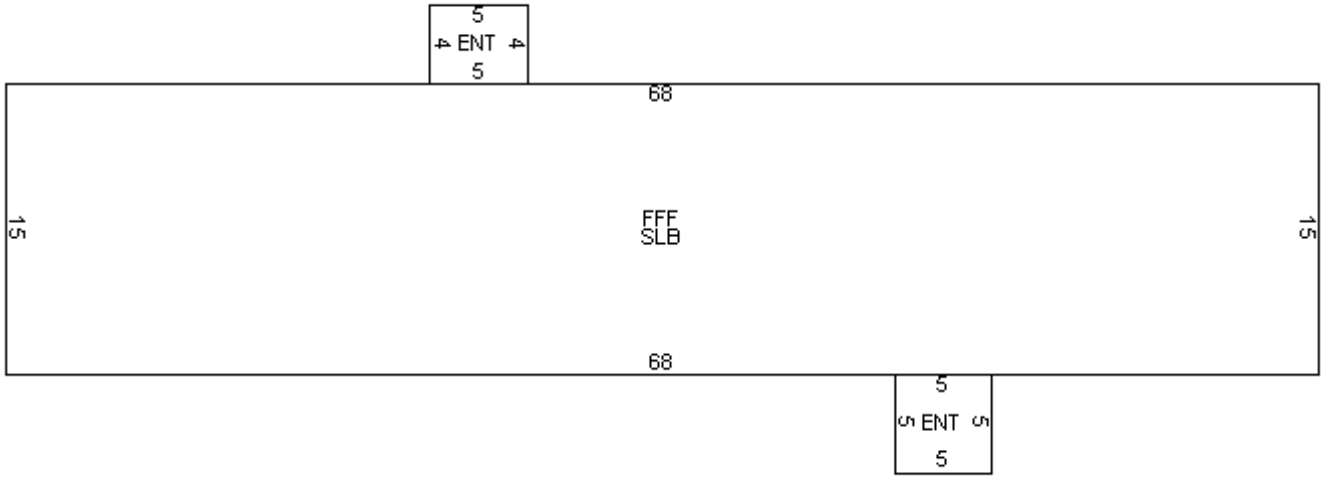
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/10/13	2013-185	DEMOLITION	CONNECT TO PANEL/ INS
10/08/13	2013-128	NEW BUILDING	INSTALL SLAB/NEW MFG

BUILDING DETAILS

Model: **1 STORY MH**
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:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9854** Base Rate: **MHS 44.00**
Bldg. Rate: **1.0514**
Sq. Foot Cost: **$ 46.26**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1020	1.00	1020
SLB	SLAB	1020	0.00	0
ENT	ENTRANCE	45	0.10	5
GLA:	**1,020**	**2,085**		**1,025**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 47,417**
Year Built:		**2013**
Condition For Age:	AVERAGE	**5 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 45,000**

OWNER INFORMATION

NYBERG, W&B TRUST
NYBERG, WILLIAM & BEATRICE TR
92 SHERWOOD DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/23/2013	2863	0819	Q I	81,000	RODGERS DEVELOPMENT

PICTURE

LISTING HISTORY

06/02/14	LMHC	
04/15/14	DMPM	
02/20/14	CRVL	VERIFY SALE
04/06/10	DMPM	
04/01/09	LMSL	
03/24/09	KCPM	

NOTES

TAN; 2X6 CONST; 4/14 PU SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
RODGERS	1		100	5,000.00	100	5,000	
SHED-WOOD	96	8 x 12	227	7.00	100	1,525	
						9,500	

MUNICIPAL SOFTWARE BY AVITAR.

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 76,100	$ 3,000	$ 0
		Parcel Total: $ 79,100	
2013	$ 76,100	$ 3,000	$ 0
		Parcel Total: $ 79,100	
2014	**$ 68,100**	**$ 9,500**	**$ 0**
		Parcel Total: $ 77,600	

LAND VALUATION

Zone: RURAL AGRI **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	0		E											
	0 ac													

PICTURE

OWNER

NYBERG, W&B TRUST
NYBERG, WILLIAM & BEATRICE TR
92 SHERWOOD DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

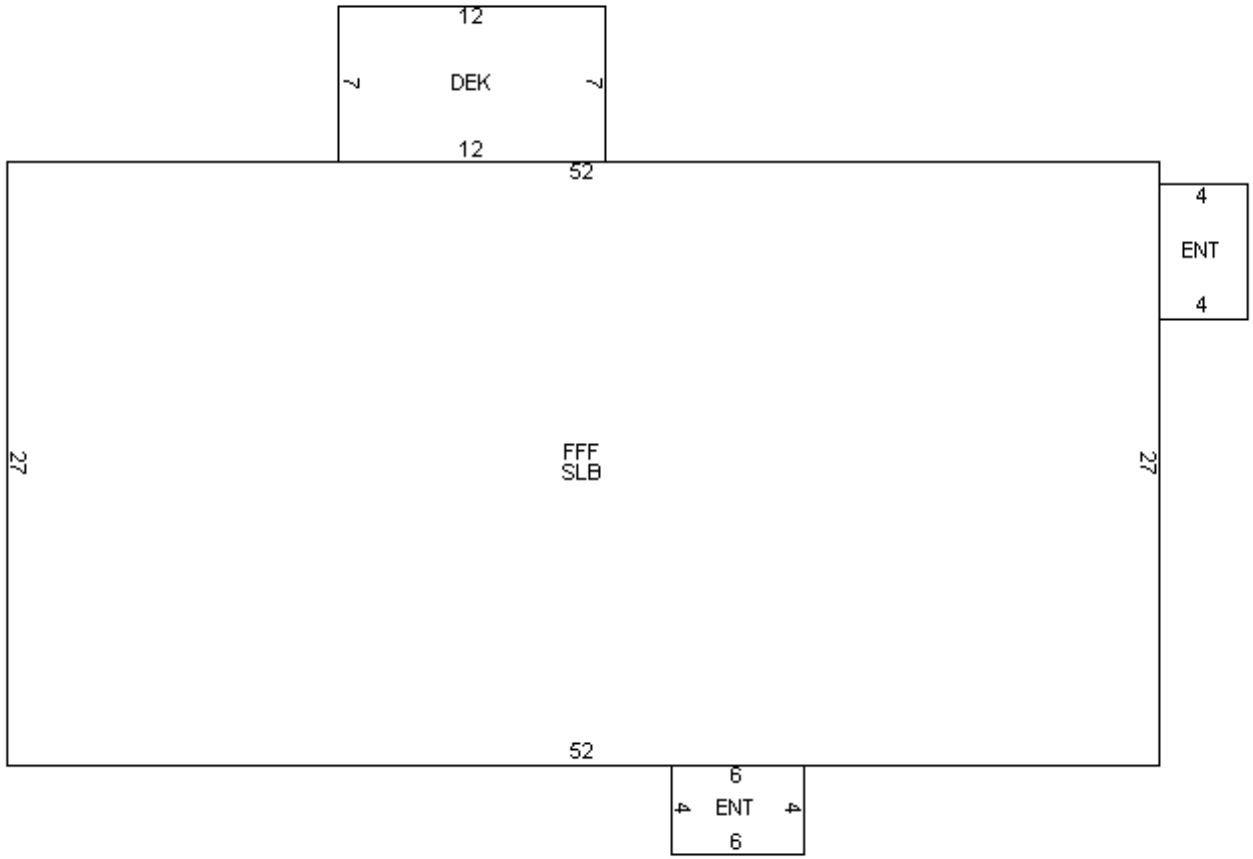
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/10/14	2014-37	ADDITION	ADD TO DEK 7X12&10X12
08/15/13	2013-97	ADDITION	ADD 8X12 SHED FROM HC

BUILDING DETAILS

Model: **1 STORY MH-DOUBLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0599** Base Rate: **MHD 57.00**
Bldg. Rate: **1.0281**
Sq. Foot Cost: **$ 58.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLAB	1404	0.00	0
FFF	FST FLR FIN	1404	1.00	1404
ENT	ENTRANCE	48	0.10	5
DEK	DECK/ENTRANCE	84	0.10	8
GLA:	**1,404**	**2,940**		**1,417**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 83,036**
Year Built:		**2008**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 68,100**

OWNER INFORMATION

GRIFFITH, JUDY C

140 SHERWOOD DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/03/2014	2901	0957	Q I	32,500	O'DONOHOE, JACQUELYN A
05/01/2009	2564	0571	U I 37	45,000	FRANKLIN SAVINGS BANK
04/23/2009	2561	0722	U I 51	42,000	JAMESON, CHRISTINE A
08/30/2006	2333	0496	U I 38		JAMESON, SHAWN
10/15/1996	1395	0470	U I 99		RODGERS DEVELOP

PICTURE

LISTING HISTORY

06/24/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
05/21/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION
08/05/05	MM M	

NOTES

GRY; "SKYLINE CLARIDGE" 5/8; NOH; LTO+SHED METAL DNPUNV CAVED IN; 6/11 NOH; 2X6 CONST;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	7.00	50	694	
RODGERS	1		100	5,000.00	100	5,000	
						5,700	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 30,100	$ 5,200	$ 0
		Parcel Total: $ 35,300	
2013	$ 30,100	$ 5,200	$ 0
		Parcel Total: $ 35,300	
2014	**$ 27,300**	**$ 5,700**	**$ 0**
		Parcel Total: $ 33,000	

LAND VALUATION

Zone: RURAL AGRI **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	0		E											
	0 ac													

PICTURE

OWNER

GRIFFITH, JUDY C

140 SHERWOOD DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

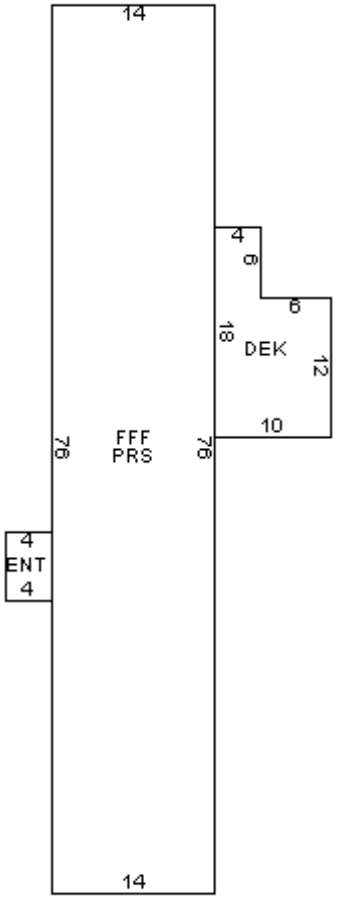
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY M/H**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9848** Base Rate: **MHS 44.00**
Bldg. Rate: **1.0075**
Sq. Foot Cost: **$ 44.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRANCE	24	0.10	2
FFF	FST FLR FIN	1064	1.00	1064
PRS	PIERS	1064	-0.05	-53
GLA:	**1,064**	**2,296**		**1,027**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 45,527**
Year Built:		**1996**
Condition For Age:	GOOD	**40 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**40 %**
Building Value:		**$ 27,300**

OWNER INFORMATION

PIECUCH, TYLOR A
CAMMAROTA, AMANDA L
23 PINE HILL RD

TILTON, NH 03276-0101

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/26/2012	2814	0515	Q I	17,400	FARINA, MICHAEL A JR
06/28/2011	2713	0587	Q I	21,000	ARCHAMBAULT, DOUGLAS J
04/20/1998	1464	0358	Q I	15,900	PROVENCHER, S
08/02/1996	1386	0579	Q I	17,000	CONNOR
02/06/1995	1326	0772	U I 99		CONNOR, MICHAEL

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
10/19/11	JBCL	
06/27/11	JBVM	
08/10/07	KCVL	
08/08/05	MM L	

NOTES

TAN; I=A; 8/7; WELL KEPT; 6/11 NOH; PU SIDING; 10/11 INT V GOOD, FIX WALL COVER

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	7.00	60	874	
SHED-WOOD	96	12 x 8	227	7.00	40	610	
RODGERS	1		100	5,000.00	100	5,000	
						6,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 6,800	$ 6,000	$ 0
		Parcel Total: $ 12,800	
2013	$ 6,800	$ 6,000	$ 0
		Parcel Total: $ 12,800	
2014	**$ 10,700**	**$ 6,500**	**$ 0**
		Parcel Total: $ 17,200	

LAND VALUATION

Zone: RURAL AGRI **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	0		E											
	0 ac													

PICTURE

OWNER

PIECUCH, TYLOR A
CAMMAROTA, AMANDA L
23 PINE HILL RD

TILTON, NH 03276-0101

TAXABLE DISTRICTS

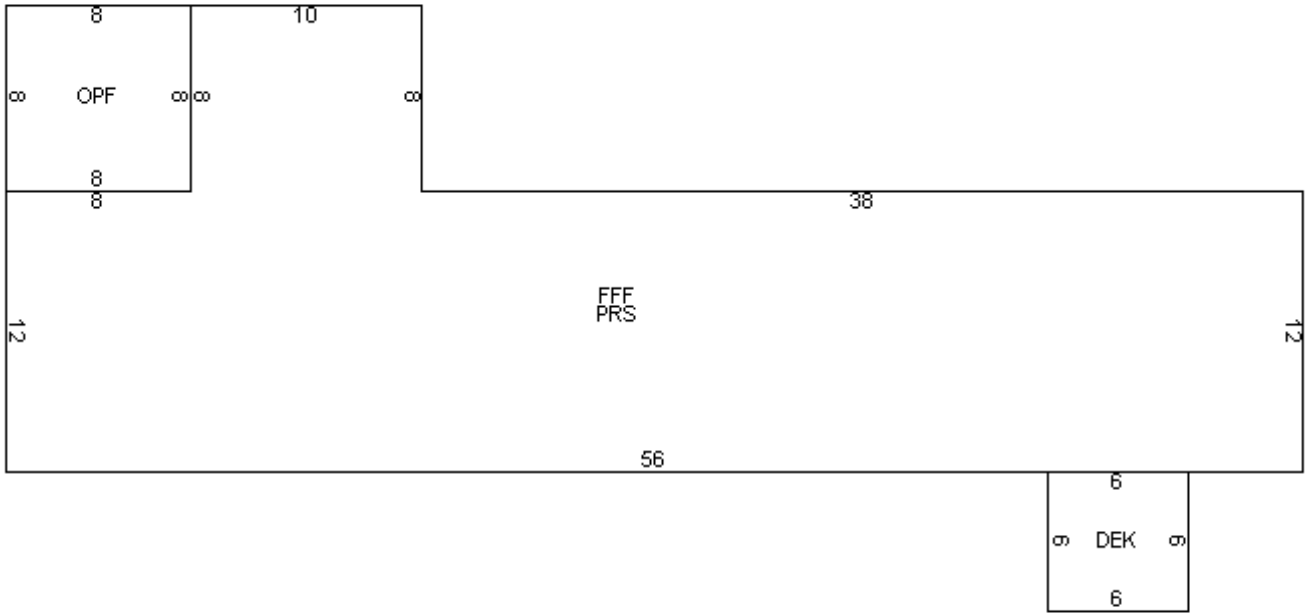
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY M/H**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLYWOOD PANEL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0985** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9491**
Sq. Foot Cost: **$ 41.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	752	1.00	752
PRS	PIERS	752	-0.05	-38
OPF	OPEN	64	0.25	16
DEK	DECK/ENTRANCE	36	0.10	4
GLA:	**752**	**1,604**		**734**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 30,652**
Year Built:		**1972**
Condition For Age:	GOOD	**65 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**65 %**
Building Value:		**$ 10,700**

OWNER INFORMATION

BARON, DIANE M
BARON, CARY R
28 WILLOW STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/28/2012	2814	0512	Q I	23,000	STEPHANSKI, STEPHEN
11/24/2010	2677	0917	U I 81	13,000	GIGAS, CHESTER

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
06/24/11	JBVM	NEW SHED
06/07/11	INSP	MARKED FOR INSPECTION
08/10/07	KCVL	
07/11/07	INSP	MARKED FOR INSPECTION
08/09/05	MM L	

NOTES

WHITE; I=A; 8/7; NO UPDATES; 6/11 NOH; PU SHED; DNPU PAT=COND; 2/14 PU 12X12 DEK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	100	1,525	
RODGERS	1		100	5,000.00	100	5,000	
						6,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 7,600	$ 6,000	$ 0
		Parcel Total: $ 13,600	
2013	$ 7,600	$ 6,000	$ 0
		Parcel Total: $ 13,600	
2014	**$ 14,000**	**$ 6,500**	**$ 0**
		Parcel Total: $ 20,500	

LAND VALUATION

Zone: RURAL AGRI **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	0		E											
	0 ac													

PICTURE

OWNER

BARON, DIANE M
BARON, CARY R
28 WILLOW STREET

TILTON, NH 03276

TAXABLE DISTRICTS

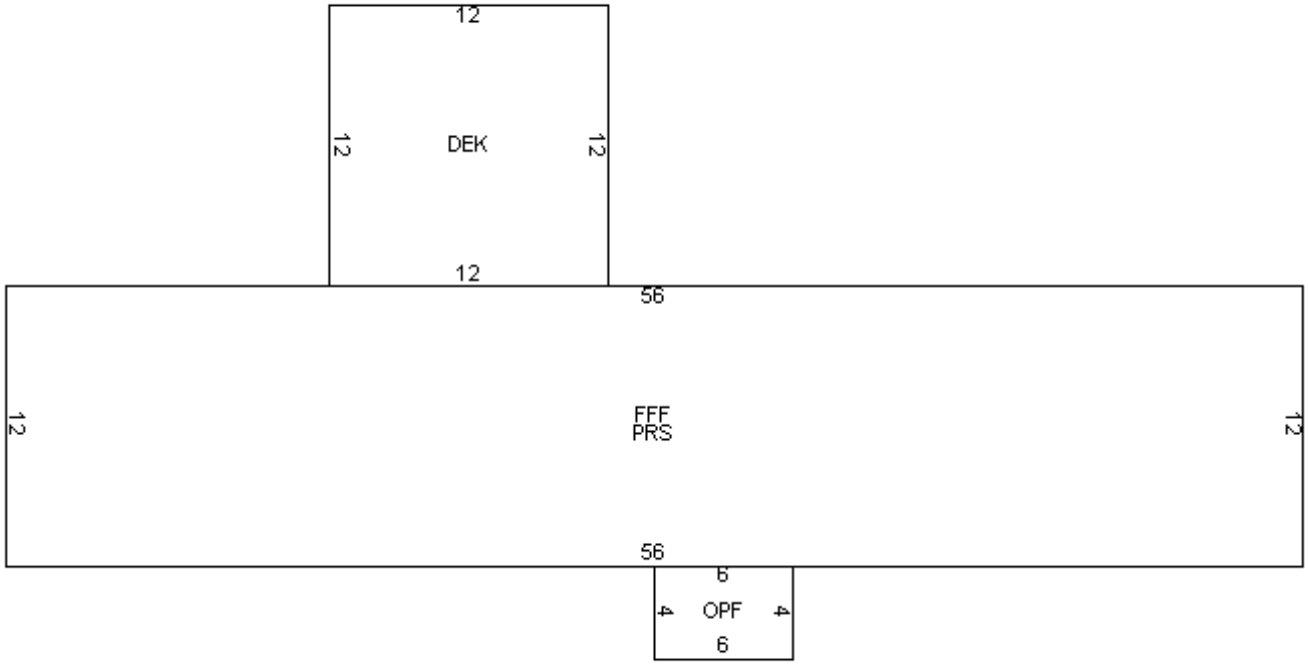
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFIN METAL**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.1445** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9682**
Sq. Foot Cost: **$ 42.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	672	1.00	672
PRS	PIERS	672	-0.05	-34
DEK	DECK/ENTRANCE	144	0.10	14
OPF	OPEN	24	0.25	6
GLA:	**672**	**1,512**		**658**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 28,031**
Year Built:		**1968**
Condition For Age:	VERY GOOD	**50 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**50 %**
Building Value:		**$ 14,000**

OWNER INFORMATION

BUBIER, KATHY N

11 PINE HILL ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/20/2013	2877	0076	Q I	15,000	BOUCHER, SARAH
10/28/2002	1805	0589	U I 99	5,000	JACQUES
10/27/2000	1613	0579	U I 99		CORRECTIVE DEED
04/11/1994	1294	0319	U V 99		JACQUES
11/18/1988	1077	0973	U I 99	14,000	NELSON

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
06/27/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
05/21/08	KCVM	
05/02/08	INSP	MARKED FOR INSPECTION
09/16/05	MM L	
08/09/05	MM M	

NOTES

WHITE; 5/08; NOH; ENT=EST FENCED IN; 6/11 NOH, EPF SIDING=VINYL; ENT EST=FENCE, A0=UPGRADED ROOF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	7.00	40	616	
SHED-WOOD	48	8 x 6	393	7.00	40	528	
RODGERS	1		100	5,000.00	100	5,000	
						6,100	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

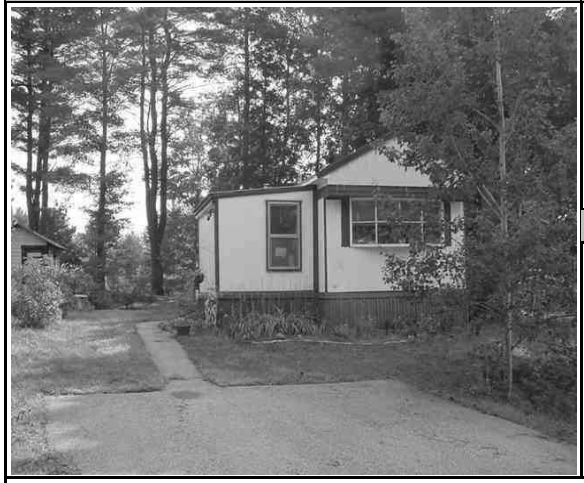
Year	Building	Features	Land
2012	$ 10,100	$ 5,600	$ 0
		Parcel Total: $ 15,700	
2013	$ 10,100	$ 5,600	$ 0
		Parcel Total: $ 15,700	
2014	**$ 12,100**	**$ 6,100**	**$ 0**
		Parcel Total: $ 18,200	

LAND VALUATION

Zone: RURAL AGRI **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	0		E											
	0 ac													

PICTURE



OWNER

BUBIER, KATHY N

11 PINE HILL ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

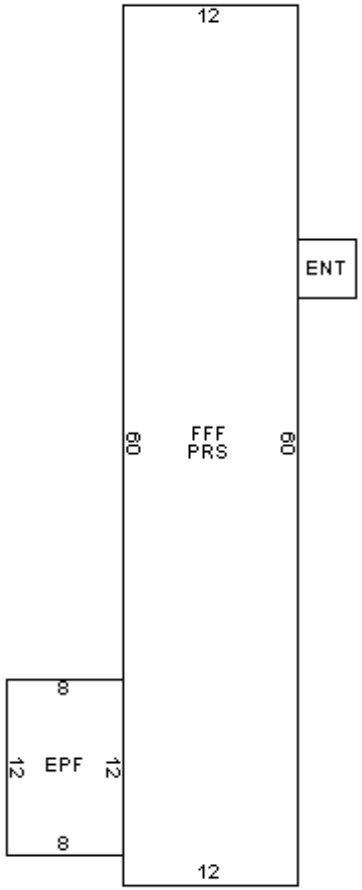
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0884** Base Rate: **MHS 44.00**
Bldg. Rate: **1.0449**
Sq. Foot Cost: **$ 45.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	96	0.70	67
ENT	ENTRANCE	16	0.10	2
FFF	FST FLR FIN	720	1.00	720
PRS	PIERS	720	-0.05	-36
GLA:	**720**	**1,552**		**753**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 34,615**
Year Built:		**1970**
Condition For Age:	GOOD	**65 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**65 %**
Building Value:		**$ 12,100**

OWNER INFORMATION

ELLIOTT, LINDA

10 PINE HILL ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2012	2811	0552	Q I	42,500	RODGERS DEVELOPMENT
09/13/2011	2726	0656	U I 51	5,000	MILLETTE, AMANDA
09/17/1988	1071	0643	U I 99	6,000	KNOWN
08/11/1900	1600	0364	Q I	4,500	CAPRIGLIONE

PICTURE

LISTING HISTORY

02/20/14	CRVM	VERIFY SALE
03/20/13	DMPL	
04/11/12	JBPM	
06/24/11	JBVM	
05/21/08	KCVM	
08/09/05	MM M	

NOTES

TAN,4/12 OLD MH REMOVED, PU NEW MH, INTO & INFO EST; PARK RENT $315 MO; 3/13 CHANGED PRS TO SLB & PU 6X6 DEK

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

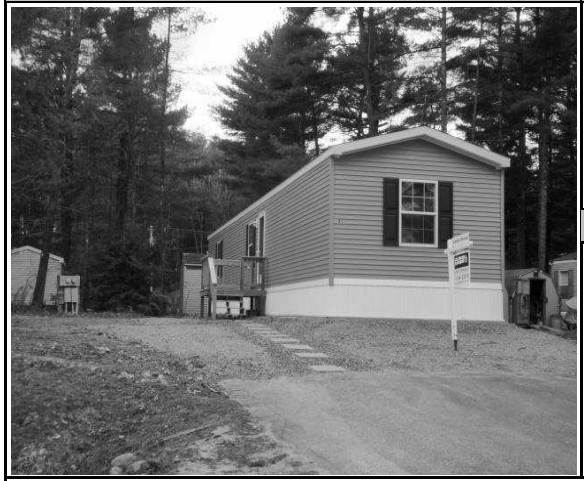
Year	Building	Features	Land
2012	$ 46,600	$ 4,500	$ 0
		Parcel Total: $ 51,100	
2013	$ 46,700	$ 4,500	$ 0
		Parcel Total: $ 51,200	
2014	**$ 32,400**	**$ 5,000**	**$ 0**
		Parcel Total: $ 37,400	

LAND VALUATION

Zone: RURAL AGRI **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	0		E											
	0 ac													

PICTURE



OWNER

ELLIOTT, LINDA

10 PINE HILL ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

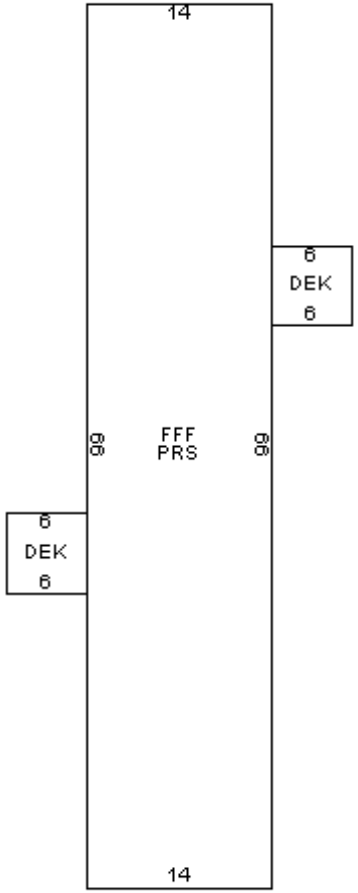
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/26/11	2011-105	NEW BUILDING	REPL MFG HOME WITH NI
09/08/11	2011-99	DEMOLITION	DEMO MOBILE HOME

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD/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: **A0 AVG**
Com. Wall:
Size Adj: **1.0305** Base Rate: **MHS 44.00**
Bldg. Rate: **0.9790**
Sq. Foot Cost: **$ 43.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
DEK	DECK/ENTRANCE	72	0.10	7
PRS	PIERS	924	-0.05	-46
GLA:	**924**	**1,920**		**885**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 38,117**
Year Built:		**2011**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 32,400**

OWNER INFORMATION

TEAM EAGLE INC

141 SANBORN ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/28/2013	2872	0320	Q I	599,000	NATIONAL INDUSTRIES PR
10/18/2005	2232	0222	Q I	490,000	NATL INDUS PROP LLC
03/24/1998	1459	0973	Q I	400,000	VAUGHAN, HELEN
02/13/1997	1408	0951	U I 99		NICKERSON/DIVORCE STTL

PICTURE

LISTING HISTORY

02/20/14	CRVL	VERIFY SALE
06/27/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
03/28/07	KCPL	
12/07/05	TOWN	
09/22/05	DP L	

NOTES

TEAM EAGLE - AIRFIELD SOLUTIONS; 3/07 PU SHED, 36X60 USED FOR AUTO & WOOD SHOP; PAVING EST=SHAPE; 3-MOP SINKS DNPU & 1-3BAY, 1-2 BAY, 1-1 BAY SINK IN KITCHEN; 6/11 NOH; COULD NOT FIND SHEDS=EST; NC TO EXT; 2/14 3 BDRMS=12 FIXTURES=2 AVG FOR USE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	60	915	
PAVING	5,000	5000 x 1	63	3.25	80	8,190	EST
LIFT LIGHT	1		100	2,700.00	100	2,700	
SHED-WOOD	96	12 x 8	227	7.00	60	915	
						12,700	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 632,100	$ 12,700	$ 120,900
		Parcel Total:	$ 765,700
2013	$ 632,100	$ 12,700	$ 120,900
		Parcel Total:	$ 765,700
2014	**$ 508,000**	**$ 12,700**	**$ 107,000**
		Parcel Total:	**$ 627,700**

LAND VALUATION

Zone: INDUSTRIAL **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 ac	58,000	E	100	100	100	100	90 -- ROLLING	200	104,400	0	N	104,400	USE
COM/IND	0.980 ac	x 1,500	X	100				90 -- ROLLING	200	2,600	0	N	2,600	USE
	2.980 ac									107,000			**107,000**	

PICTURE

OWNER

TEAM EAGLE INC

141 SANBORN ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

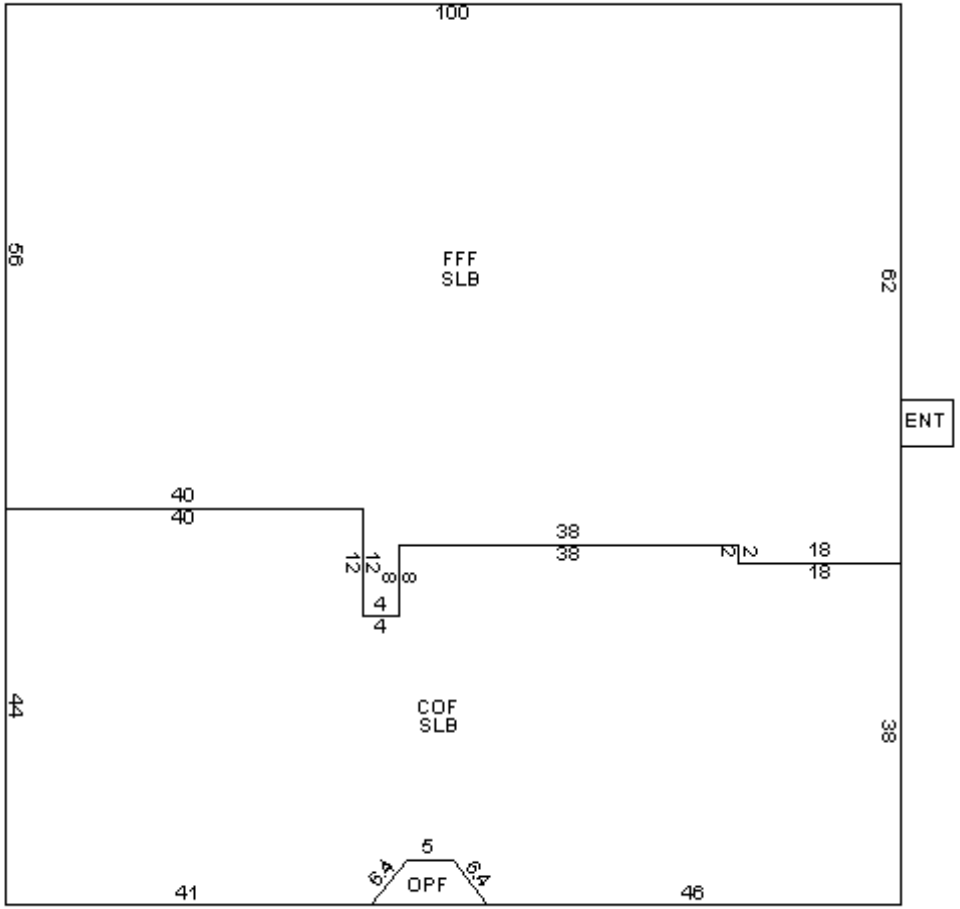
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/20/13	2013-69	ALTERATION	ADD 500 SQ FT PARTITION

BUILDING DETAILS

Model: **1 STORY OFFICE**
Roof: **FLAT/TAR/GRAVEL**
Ext: **BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **2.0** Fixtures: **12**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall: **MASONRY, 14 FT.** **1.0420**
Size Adj: **0.8061** Base Rate: **CSM 45.00**
Bldg. Rate: **0.9576**
Sq. Foot Cost: **$ 44.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN	45	0.25	11
ENT	ENTRANCE	30	0.10	3
FFF	FST FLR FIN	5908	1.00	5908
COF	COM OFFICE	4047	1.75	7082
SLB	SLAB	9955	0.00	0
GLA:	**5,908**	**19,985**		**13,004**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 583,880**
Year Built:		**1989**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 508,000**

OWNER INFORMATION

KIRKER, DANIEL G
KIRKER, JODI A
285 LACONIA ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/19/2012	2813	0022	Q I	200,000	CENTRAL TRACTOR
02/09/1996	1365	0177	Q I	230,000	PERRIN, EDWARD

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
07/19/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
01/19/09	BHVL	
12/16/08	INSP	MARKED FOR INSPECTION
07/25/05	PM L	

NOTES

40X75 FFF IS A PRE-ENGINEERED WAREHSE W/STEEL FRAME & CONCRETE FLR; FS AVG SIDING=PINE BOARDS; SOME CLAPBOARD/ASPHALT SHINGLE; DNPU 4X7 SHED EQ=NV; 3/14 PU PAVING;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANOPY	2,812	74 x 38	66	23.00	50	21,343	
PAVING	1,260	42 x 30	73	3.25	50	1,495	FRONT BUILD
PAVING	1,260	30 x 42	73	3.25	50	1,495	ENTRY
						24,300	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 118,100	$ 21,300	$ 133,700
		Parcel Total:	$ 273,100
2013	$ 118,100	$ 21,300	$ 133,700
		Parcel Total:	$ 273,100
2014	**$ 79,900**	**$ 24,300**	**$ 109,000**
		Parcel Total:	**$ 213,200**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 ac	50,000	S	225	100	100	100	95 -- MILD	100	106,900	0	N	106,900	
COM/IND	1.540 ac	x 1,500	X	100				90 -- ROLLING	100	2,100	0	N	2,100	
	2.540 ac									109,000			**109,000**	

PICTURE

OWNER

KIRKER, DANIEL G
KIRKER, JODI A
285 LACONIA ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

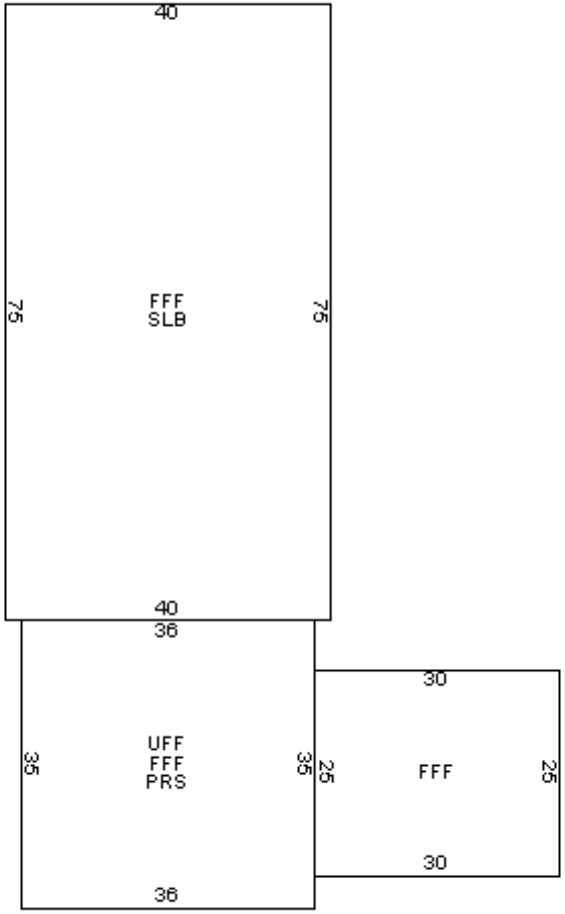
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SERVCE SHP**
Roof: **GABLE OR HIP/METAL/TIN**
Ext: **PREFIN METAL/AVERAGE**
Int: **WALL BOARD**
Floor: **MIN PLYWD/CONCRETE**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall: **WOOD, 16 FT.** **0.9840**
Size Adj: **0.9223** Base Rate: **CGS 38.00**
Bldg. Rate: **0.6198**
Sq. Foot Cost: **$ 22.98**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1260	1.00	1260
PRS	PIERS	1260	-0.05	-63
FFF	FST FLR FIN	5010	1.00	5010
SLB	SLAB	3000	0.00	0
GLA:	**6,270**	**10,530**		**6,207**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,637**
Year Built:		**1930**
Condition For Age:	FAIR	**34 %**
Physical:	EXT	**10 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**44 %**
Building Value:		**$ 79,900**

OWNER INFORMATION

BENOIT, FORREST

179 MIDDLE ROUTE

BELMONT, NH 03220

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2014	2918	0849	Q I	125,000	CARTER, JOSHUA
08/25/2004	2081	0526	Q I	169,000	CARTER, JOSHUA
07/31/2002	1775	0823	Q I	123,000	DOWD
05/02/2000	1583	0810	U I 99	89,746	CONSECO FINANCE
03/08/2000	1576	0304	U I 99	88,000	FORECLOSURE

PICTURE

LISTING HISTORY

06/02/14	LMHC	
07/07/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
09/10/07	KMVM	
07/11/07	INSP	MARKED FOR INSPECTION
09/21/05	PM L	
06/08/05	MM M	

NOTES

GREY; I=A; NEW ERA MANUFACTURED HOME; 9/07; NOH; 7/11 NOH; DNPU CAMPER, 6X20 PAVERS AS PAT; PU ROUND PAT; 3/14 AP $152,000;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	254	1 x 254	123	7.00	60	1,312	EST, SHAPE
						1,300	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 92,800	$ 1,300	$ 82,000
		Parcel Total:	$ 176,100
2013	$ 92,800	$ 1,300	$ 82,000
		Parcel Total:	$ 176,100
2014	**$ 54,100**	**$ 1,300**	**$ 66,000**
		Parcel Total:	**$ 121,400**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** DIRT **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	1.000 ac	50,000	E	100	100	100	95	100 -- LEVEL	100	47,500	0	N	47,500	
1F RES WTR ACS	1.000 wf	x 185,000	X	100					10	18,500	0	N	18,500	WA WF
	1.000 ac									66,000			**66,000**	

PICTURE

OWNER

BENOIT, FORREST

179 MIDDLE ROUTE

BELMONT, NH 03220

TAXABLE DISTRICTS

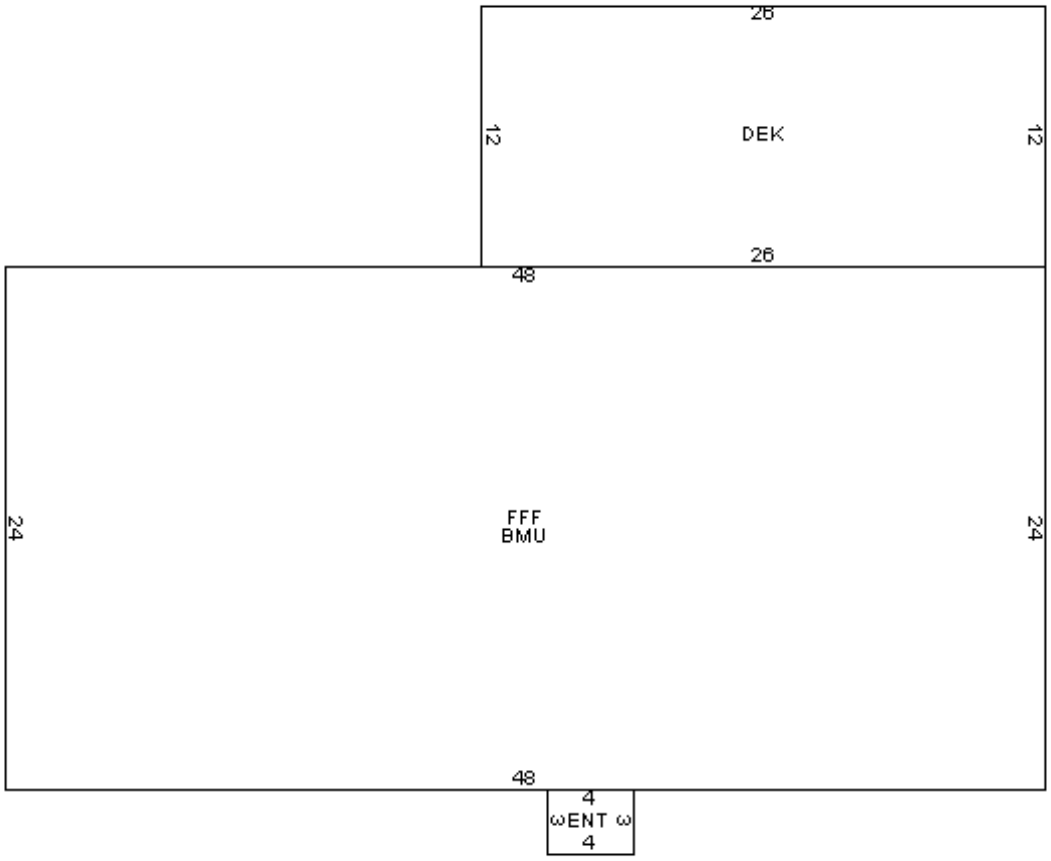
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0758** Base Rate: **MHD 57.00**
Bldg. Rate: **1.0435**
Sq. Foot Cost: **$ 59.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1152	0.15	173
DEK	DECK/ENTRANCE	312	0.10	31
ENT	ENTRANCE	12	0.10	1
FFF	FST FLR FIN	1152	1.00	1152
GLA:	**1,152**	**2,628**		**1,357**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 80,714**
Year Built:		**1995**
Condition For Age:	AVERAGE	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 54,100**

OWNER INFORMATION

85 WILLOW STREET REALTY. LLC
TENTH STREET REALTY, LLC
PO BOX 1360

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/06/2012	2817	0241	Q I	620,000	RYAN, DANIEL J
07/13/2012	935	804	U I 81		RYAN, DANIEL
11/13/2007	2454	797	U I 45		RYAN, GEORGE
08/18/2006	2329	0980	U V 99	5,333	RYAN, GEORGE

PICTURE

LISTING HISTORY

04/16/14	DMPR	
02/20/14	CRVL	VERIFY SALE
03/21/13	DMPR	
04/11/12	JBPR	
03/15/11	JBVL	
02/04/09	BHVM	
08/22/05	DP L	

NOTES

WHT; LAND=SIZE & SHAPE/ROW; 8/06 ESMT AGREEMENT W/R24-1-3;11/07 SOLD .7 ACRES TO BROOKS PER 12/05 LLA; BLDG VAC; AP $1,349,000; SUITE 3, 03/11 SM LOFT AREA, DNPU APPROX 4PT HT; 3/13 NOH, EST WORK HAS BEEN DONE, 2 BATHS-AVG FOR USE; 4/14 NOH; NEW SIGN-NC TO VALUE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	6,000	1 x 6000	63	3.25	50	6,143	EST
						6,100	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 157,700	$ 6,100	$ 514,100
		Parcel Total:	$ 677,900
2013	$ 168,500	$ 6,100	$ 514,100
		Parcel Total:	$ 688,700
2014	**$ 102,500**	**$ 6,100**	**$ 450,500(c)**
		Parcel Total:	**$ 649,800**

(Card Total: $ 559,100)

LAND VALUATION

Zone: REGIONAL COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 ac	50,000	T	900	100	100	100	100 -- LEVEL	100	450,000	0	N	450,000	125USE-25ACC/VISIB
COM/IND	0.310 ac	x 1,500	X	100					100	500	0	N	500	125USE-25ACC/VISIB
	1.310 ac									450,500			**450,500**	

PICTURE

OWNER

85 WILLOW STREET REALTY. LLC
TENTH STREET REALTY, LLC
PO BOX 1360

TILTON, NH 03276

TAXABLE DISTRICTS

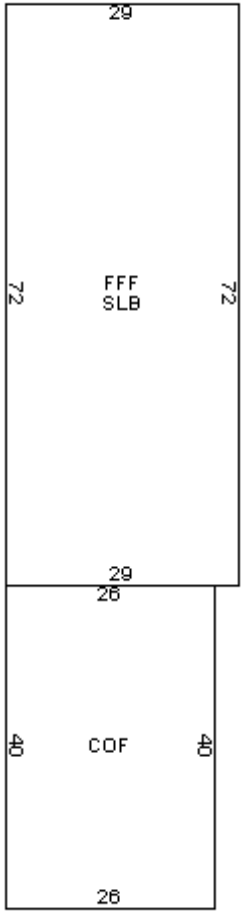
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/03/13	2013-184	SIGN	SIGN "TILTON AUTO GLAS
02/11/13	2013-17	ALTERATION	PLUMBINH 2 BATHROOMS
01/22/13	2013-11	ALTERATION	BUILD NEW BATHRMS IN
01/22/13	2013-13	ELECTRICAL	NEW SERVICE/ BTHRM W
03/31/11	3011-30	SIGN	SIGN "MAIN STREET AUT(
06/10/10	2010-56	SIGN	SIGN "GH RYAN'S MAIN S
04/08/10	2010-20	SIGN	SIGN "JAMESON'S TUNE-U

BUILDING DETAILS

Model: **1 STORY OFF/WRHSE**
Roof: **SALT BOX/PREFAB METALS**
Ext: **VINYL SIDING/AVERAGE**
Int: **MINIMUM/DRYWALL**
Floor: **CONCRETE/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall: **WOOD, 18 FT.** **1.0260**
Size Adj: **1.0531** Base Rate: **CWS 35.00**
Bldg. Rate: **0.9478**
Sq. Foot Cost: **$ 33.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
COF	COM OFFICE	1040	1.75	1820
FFF	FST FLR FIN	2088	1.00	2088
SLB	SLAB	2088	0.00	0
GLA:	**2,088**	**5,216**		**3,908**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 131,387**
Year Built:		**1940**
Condition For Age:	AVERAGE	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 102,500**

OWNER INFORMATION

85 WILLOW STREET REALTY. LLC
TENTH STREET REALTY, LLC
PO BOX 1360

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

02/20/14	CRVM	VERIFY SALE
04/11/12	JBPR	
03/15/11	JBVL	
02/04/09	BHVM	
08/22/05	DP L	

NOTES

"TILTON AUTO GLASS" UPSWHT; HAS 14X20 (280 SQ') OFFICE SPACE IN BLDG; 03/11 WASTE OIL HEAT, 2-2 FIXT BATHS IN 10X14, HARDTILE=ASPH TILE;4/12 NC TO BLDG; 2/14 3-12' BAY DOORS; 3-SM BAY DOORS; 1-TEMP LIFT;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 90,700	$ 0	$ 0(c)

Parcel Total: $ 649,800

(Card Total: $ 90,700)

LAND VALUATION

Zone: **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0 ac													

PICTURE

OWNER

85 WILLOW STREET REALTY. LLC
TENTH STREET REALTY, LLC
PO BOX 1360

TILTON, NH 03276

TAXABLE DISTRICTS

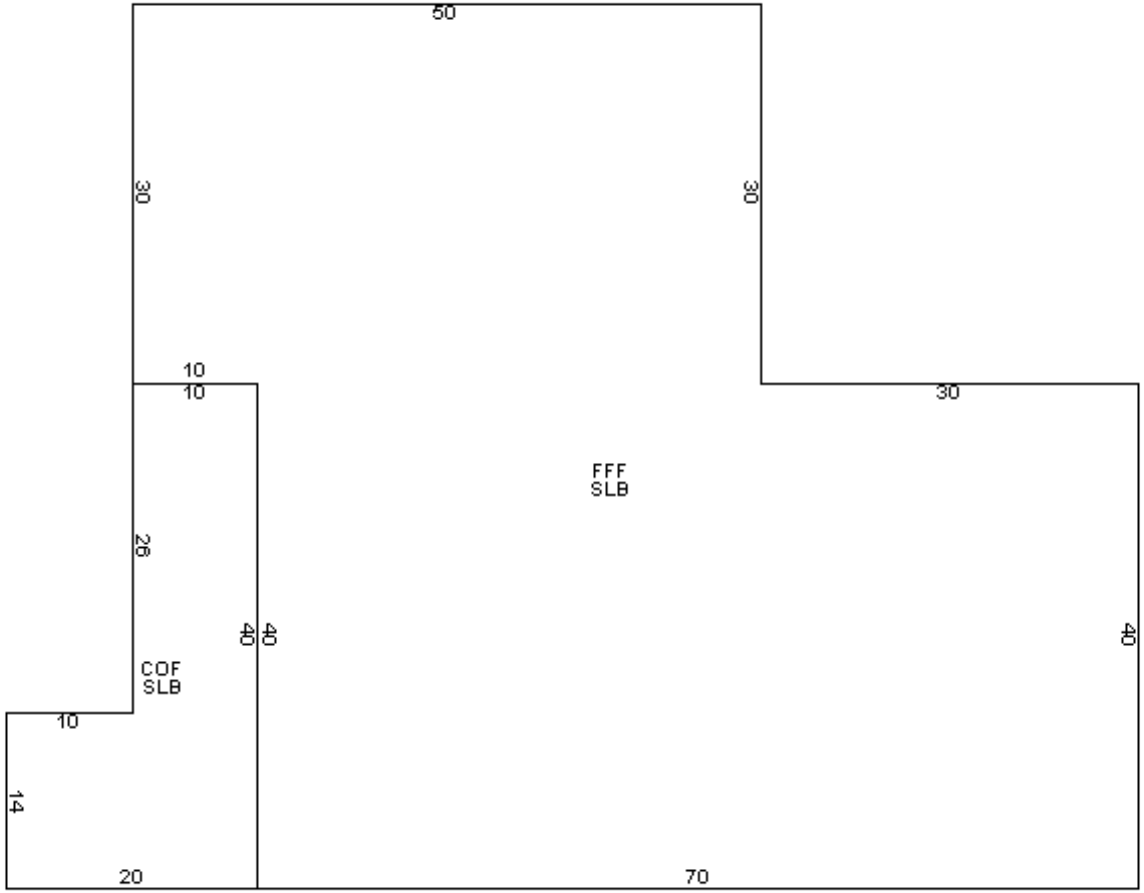
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SERVCE SHP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **MINIMUM/WALL BOARD**
Floor: **CONCRETE/HARD TILE**
Heat: **OIL/FA NO DUCTS**
Bedrooms: Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall: **WOOD, 12 FT.** **0.9000**
Size Adj: **0.9631** Base Rate: **CGS 38.00**
Bldg. Rate: **0.7021**
Sq. Foot Cost: **$ 24.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
COF	COM OFFICE	540	1.75	945
FFF	FST FLR FIN	4300	1.00	4300
SLB	SLAB	4840	0.00	0
GLA:	**4,300**	**9,680**		**5,245**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 125,932**
Year Built:		**1940**
Condition For Age:	AVERAGE	**28 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 90,700**

OWNER INFORMATION

SHEATLER, PAUL
SHEATLER, DONNA
776 BEDFORD ROAD

NEW BOSTON, NH 03070

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2013	2855	0050	Q I	175,000	FOGARTY, LINDA 0 REV I
01/08/2008	2466	0376	U I 44		FOGARTY, JOSEPH/LINDA
11/14/2006	2356	0853	U I 99		FOGARTY, JOSEPH E
11/01/2004	2106	0695	U I 99		FOGARTY, LINDA REV, TR
11/01/2004	2106	0695	U I 99		FOGARTY TO TRUST

PICTURE

LISTING HISTORY

02/21/14	CRVM	VERIFY SALE
08/17/12	JBCL	
02/01/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
08/14/07	KCVM	
07/11/07	INSP	MARKED FOR INSPECTION
09/24/05	MM L	
05/06/05	MM M	

NOTES

TAN; I=A; UNIT #1; LOWER UNIT; SHARED DOCK; NOT IN WINTER; SHARED SANDY BEACH; LVL+GRASS; SHARED CRL SPACE 4'; 01/12 NOH;8/12 NO UPDATES, LINO IN KIT, CONDO FEES $104/MO-FOR SALE AP $235,000

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WATERSIDE @ WINNISQU	1		100	120,000.00	100	120,000	
						120,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 71,700	$ 150,000	$ 0
		Parcel Total: $ 221,700	
2013	$ 71,700	$ 150,000	$ 0
		Parcel Total: $ 221,700	
2014	**$ 75,700**	**$ 120,000**	**$ 0**
		Parcel Total: $ 195,700	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

SHEATLER, PAUL
SHEATLER, DONNA
776 BEDFORD ROAD

NEW BOSTON, NH 03070

TAXABLE DISTRICTS

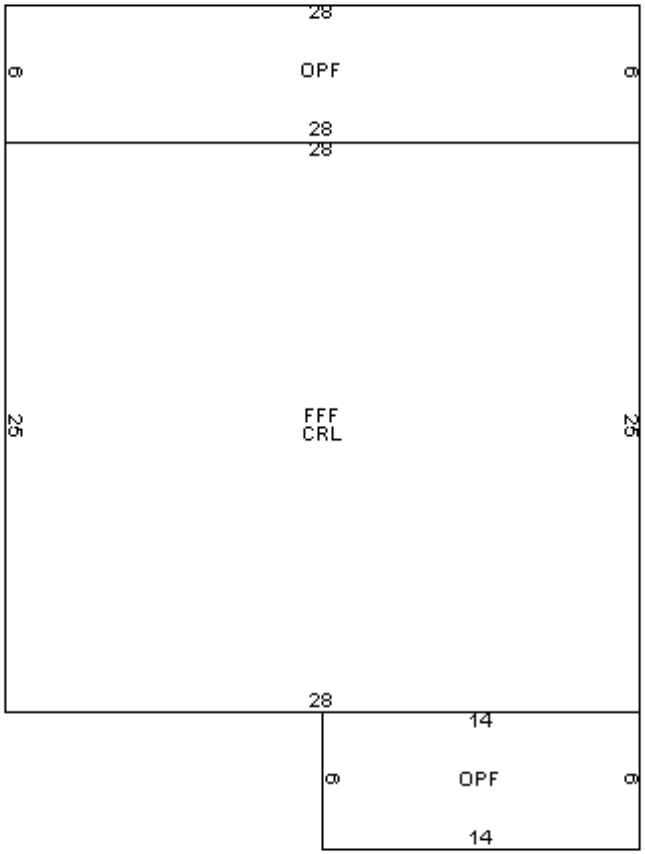
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3391** Base Rate: **RCC 73.00**
Bldg. Rate: **1.4435**
Sq. Foot Cost: **$ 105.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN	252	0.25	63
FFF	FST FLR FIN	700	1.00	700
CRL	CRAWL SPACE	700	0.05	35
GLA:	**700**	**1,652**		**798**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 84,093**
Year Built:		**1989**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 75,700**

OWNER INFORMATION

DOYLE, DANIEL J
DOYLE, NANCY A
17 PINETREE ROAD

BILLERICA , MA 01821

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/06/2013	2874	0495	Q I	207,500	DUMAIS, MAURICE E
08/20/1997	1431	0058	U I 99	69,500	DONOFRIO

PICTURE

LISTING HISTORY

02/21/14	CRVM	VERIFY SALE
08/20/12	JBCL	
02/01/12	JBVM	
01/05/09	BHVM	
09/24/05	MM L	
05/06/05	MM M	

NOTES

SKIN TONE; UNIT #3; BOTTOM UNIT; "WATERSIDE AT WINNISQUAM"; 4-SALE; 02/12 NOH;8/12 CRL =COMMON AREA, INT WELL KEPT, CONDO FEES $104/MO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WATERSIDE @ WINNISQU	1		100	120,000.00	100	120,000	
						120,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

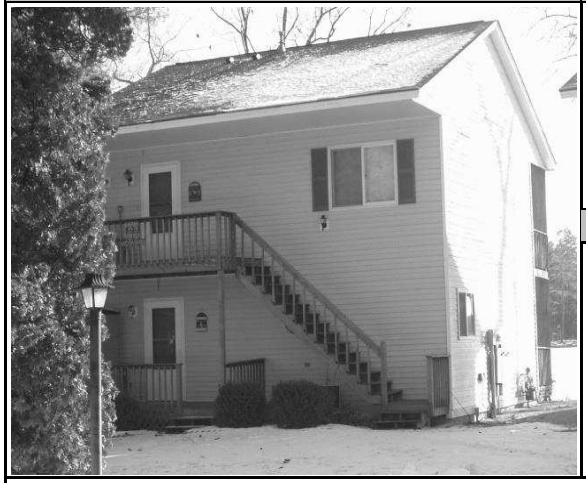
Year	Building	Features	Land
2012	$ 71,700	$ 150,000	$ 0
		Parcel Total: $ 221,700	
2013	$ 71,700	$ 150,000	$ 0
		Parcel Total: $ 221,700	
2014	**$ 75,700**	**$ 120,000**	**$ 0**
		Parcel Total: $ 195,700	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE



OWNER

DOYLE, DANIEL J
DOYLE, NANCY A
17 PINETREE ROAD

BILLERICA , MA 01821

TAXABLE DISTRICTS

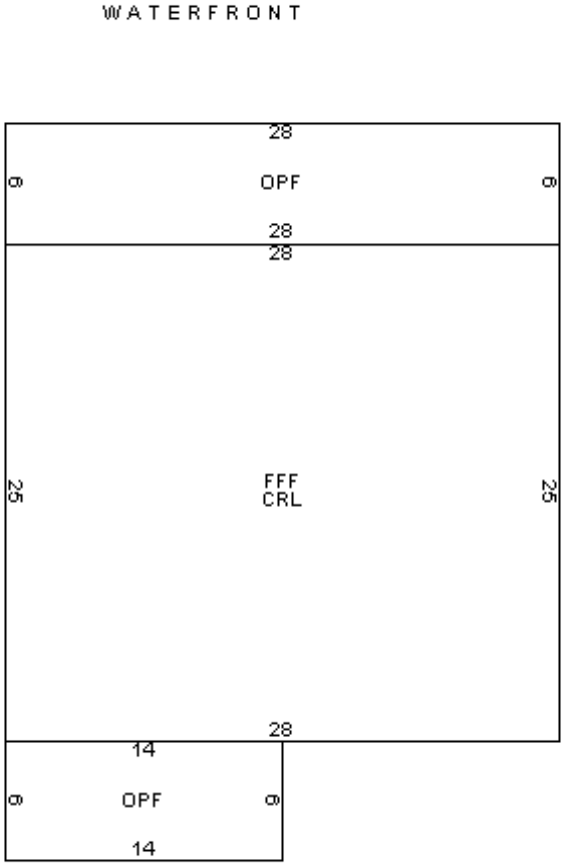
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3391** Base Rate: **RCC 73.00**
Bldg. Rate: **1.4435**
Sq. Foot Cost: **$ 105.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN	252	0.25	63
FFF	FST FLR FIN	700	1.00	700
CRL	CRAWL SPACE	700	0.05	35
GLA:	**700**	**1,652**		**798**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 84,093**
Year Built:		**1989**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 75,700**

OWNER INFORMATION

DAPOLITO, LAURENCE W
DAPOLITO, MONICA G
18 HILLSIDE DRIVE

BROOKLINE, NH 03033-2123

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/27/2014	2918	0778	Q I	110,000	CVG TRUST

PICTURE

LISTING HISTORY

08/17/12	JBCL	
02/01/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
03/27/09	DMPM	

NOTES

UNIT 2; FFF LEVEL; SKETCHED FR BLUEPRINTS; 3/09 NOH; EST INT & EST CONDO IS 100% COMPLETE; BSMT IS COMMON AREA;02/12 NOH, 8/12 FIX HEAT & FLRS, BMT SEMI FIN, DAMP, FPL IN BMT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHADY GROVE	1		100	45,000.00	100	45,000	
						45,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 61,500	$ 75,000	$ 0
		Parcel Total: $ 136,500	
2013	$ 61,500	$ 75,000	$ 0
		Parcel Total: $ 136,500	
2014	**$ 59,000**	**$ 45,000**	**$ 0**
		Parcel Total: $ 104,000	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

DAPOLITO, LAURENCE W
DAPOLITO, MONICA G
18 HILLSIDE DRIVE

BROOKLINE, NH 03033-2123

TAXABLE DISTRICTS

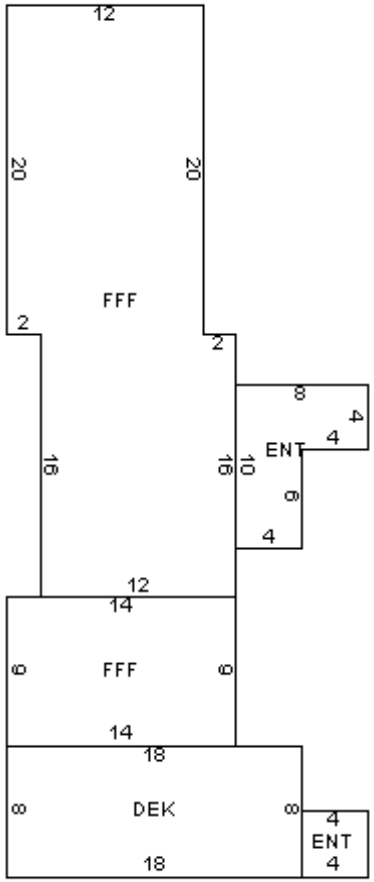
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **1** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.5808** Base Rate: **RCC 73.00**
Bldg. Rate: **1.4857**
Sq. Foot Cost: **$ 108.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	558	1.00	558
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRANCE	72	0.10	7
GLA:	**558**	**774**		**579**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 62,798**
Year Built:		**2008**
Condition For Age:	GOOD	**5 %**
Physical:		
Functional:	CW	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 59,000**

OWNER INFORMATION

DAILEY, ARTHUR P
DAILEY, BESSY
154 GOODHUE ROAD

DERRY, NH 03038

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2014	2915	0027	Q I	100,000	CVG TRUST

PICTURE

LISTING HISTORY

08/17/12	JBCL	
02/01/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
03/27/09	DMPM	

NOTES

UNIT #3; UPPER FLR/SKETCHED FROM BLUE PRINTS; 3/09 NOH; EST CONDO IS 100% COMPLETE; INT EST; BSMT IS COMMON AREA;2/12 NOH,8/12 FIX HEAT & FLRS, BMT SEMI FIN, DAMP, FPL IN BMT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHADY GROVE	1		100	45,000.00	100	45,000	
						45,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 66,200	$ 75,000	$ 0
		Parcel Total: $ 141,200	
2013	$ 66,200	$ 75,000	$ 0
		Parcel Total: $ 141,200	
2014	**$ 63,500**	**$ 45,000**	**$ 0**
		Parcel Total: $ 108,500	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

DAILEY, ARTHUR P
DAILEY, BESSY
154 GOODHUE ROAD

DERRY, NH 03038

TAXABLE DISTRICTS

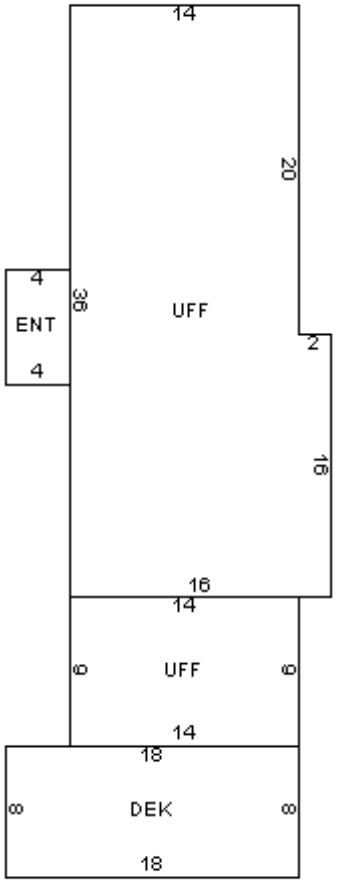
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **1** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.4511** Base Rate: **RCC 73.00**
Bldg. Rate: **1.3638**
Sq. Foot Cost: **$ 99.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	662	1.00	662
ENT	ENTRANCE	28	0.10	3
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	**662**	**834**		**679**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 67,601**
Year Built:		**2008**
Condition For Age:	GOOD	**5 %**
Physical:		
Functional:	CW	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 63,500**

OWNER INFORMATION

LADY OF THE LAKE TRT 2013
ISABELLE, TARA TRUSTEE
968 LACONIA ROAD

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/21/2013	2856	0746	U I 27	25,000	CANZANO, DOMENIC & LIN
06/21/2013	2856	0744	Q I	185,000	C V G TRUST

PICTURE

LISTING HISTORY

07/30/14	LMHC	
03/25/14	CRVM	VERIFY SALE
08/17/12	JBCL	
02/10/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
03/27/09	DMPM	

NOTES

UNIT 5; SKETCHED FR BLUEPRINTS; 3/09 NOH; BMST IS COMMON AREA;02/12 NOH, 8/12 FIX HEAT & FLRS, BMT SEMI FIN, DAMP, FPL IN BMT, INCL DOCK SPACE F1; 3/14 VERIFY DEK & EXT MEAS ONLY;6/14 PURCHASED DOCK SPACE F2 FROM RIVERS BK 2915 PG0025

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHADY GROVE	1		100	45,000.00	90	40,500	NO WTR VU
SHADY GROVE	1		100	45,000.00	150	67,500	ADDTL DOCK F1/F2
						108,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 73,900	$ 60,000	$ 0
		Parcel Total: $ 133,900	
2013	$ 73,900	$ 60,000	$ 0
		Parcel Total: $ 133,900	
2014	**$ 73,900**	**$ 108,000**	**$ 0**
		Parcel Total: $ 181,900	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

LADY OF THE LAKE TRT 2013
ISABELLE, TARA TRUSTEE
968 LACONIA ROAD

TILTON, NH 03276

TAXABLE DISTRICTS

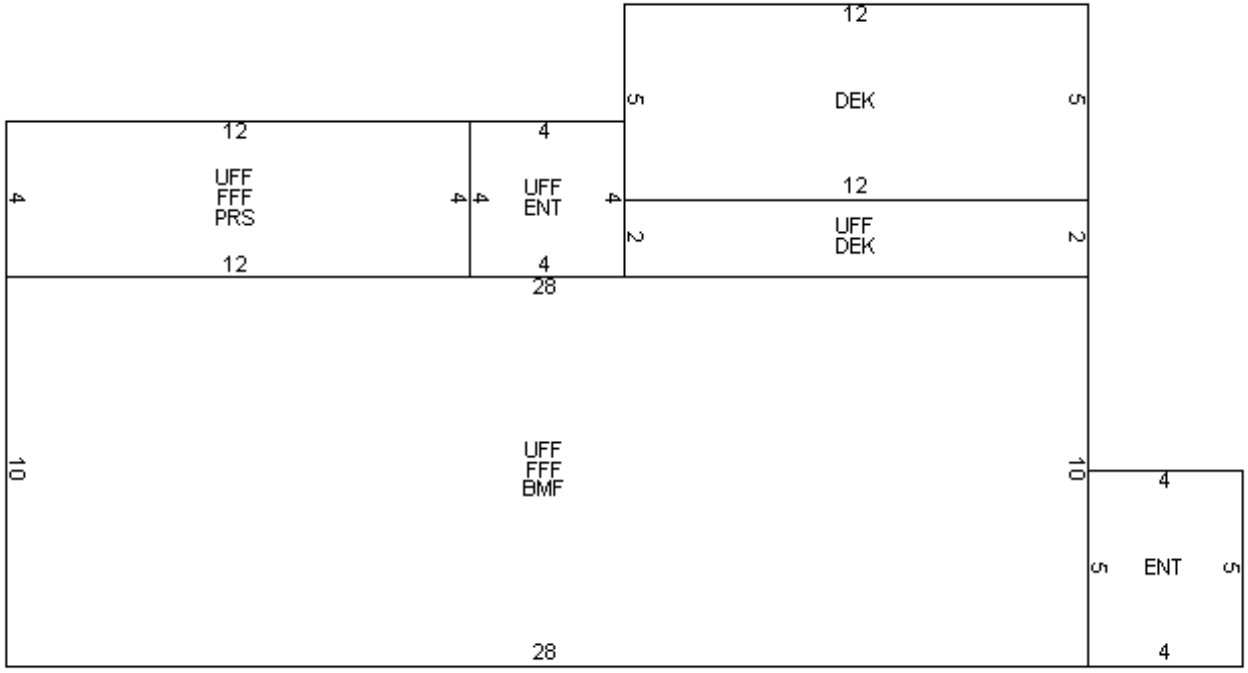
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **1** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3456** Base Rate: **RCC 73.00**
Bldg. Rate: **1.3641**
Sq. Foot Cost: **$ 99.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	368	1.00	368
PRS	PIERS	48	-0.05	-2
FFF	FST FLR FIN	328	1.00	328
ENT	ENTRANCE	36	0.10	4
DEK	DECK/ENTRANCE	84	0.10	8
BMF	BSMNT FINISHED	280	0.30	84
GLA:	**696**	**1,144**		**790**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 78,668**
Year Built:		**2008**
Condition For Age:	GOOD	**5 %**
Physical:		
Functional:	CW	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 73,900**

OWNER INFORMATION

LEIVENS, RICHARD
LEIVENS, NANCY
P O BOX 715

WINNISQUAM, NH 03289

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/11/2013	2824	0011	Q I	182,500	SPICER, THOMAS J
07/09/2010	2650	0599	Q I	180,000	GREEN CAPE VENTURES TR
12/21/2009	2615	0709	U I 51	90,000	MARQUIS RESORT DEVELOP

PICTURE

LISTING HISTORY

02/21/14	CRVL	VERIFY SALE
02/01/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
01/08/09	BHVL	
12/16/08	INSP	MARKED FOR INSPECTION
09/23/05	MM L	
05/09/05	MM M	

NOTES

WATERS EDGE INN & RESORT,I=A; LOFT WITH PDS; KIT/LIVING RM COMBO; 1/2 ONLY OF BOAT SLIP OWNED BY UNIT 1; INFO PROVIDED BY MGR;07/10 AGE CORRECTED PER MLS-ORIG LP=199,999; 02/12 NOH, END UNIT, CLOSEST TO H20, 1 WALL IS VINYL SIDING;11/13 CHGD MAILING ADDRESS PER OWNER; 2/14 NEEDS NEW ROOF AS ROOF LEAKS; EXT WEATHERED; INT GD COND; $278/MO CONDO FEE BOAT SLIPS ARE EXTRA;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WATERS EDGE	1		100	125,000.00	105	131,250	+SLIP
						131,300	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

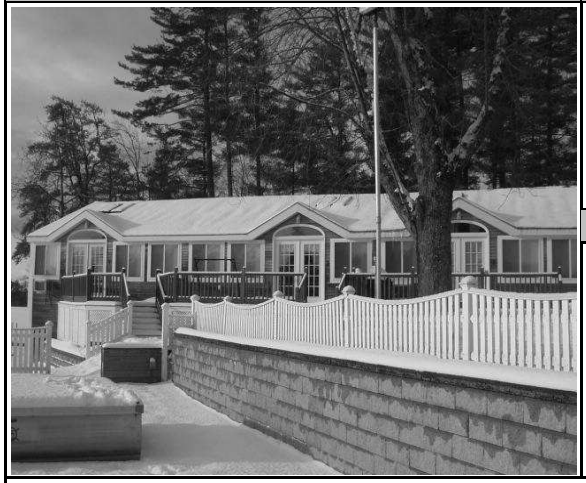
Year	Building	Features	Land
2012	$ 55,300	$ 157,500	$ 0
		Parcel Total: $ 212,800	
2013	$ 55,300	$ 157,500	$ 0
		Parcel Total: $ 212,800	
2014	**$ 54,800**	**$ 131,300**	**$ 0**
		Parcel Total: $ 186,100	

LAND VALUATION

Zone: REGIONAL COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		E											
	0 ac													

PICTURE



OWNER

LEIVENS, RICHARD
LEIVENS, NANCY
P O BOX 715

WINNISQUAM, NH 03289

TAXABLE DISTRICTS

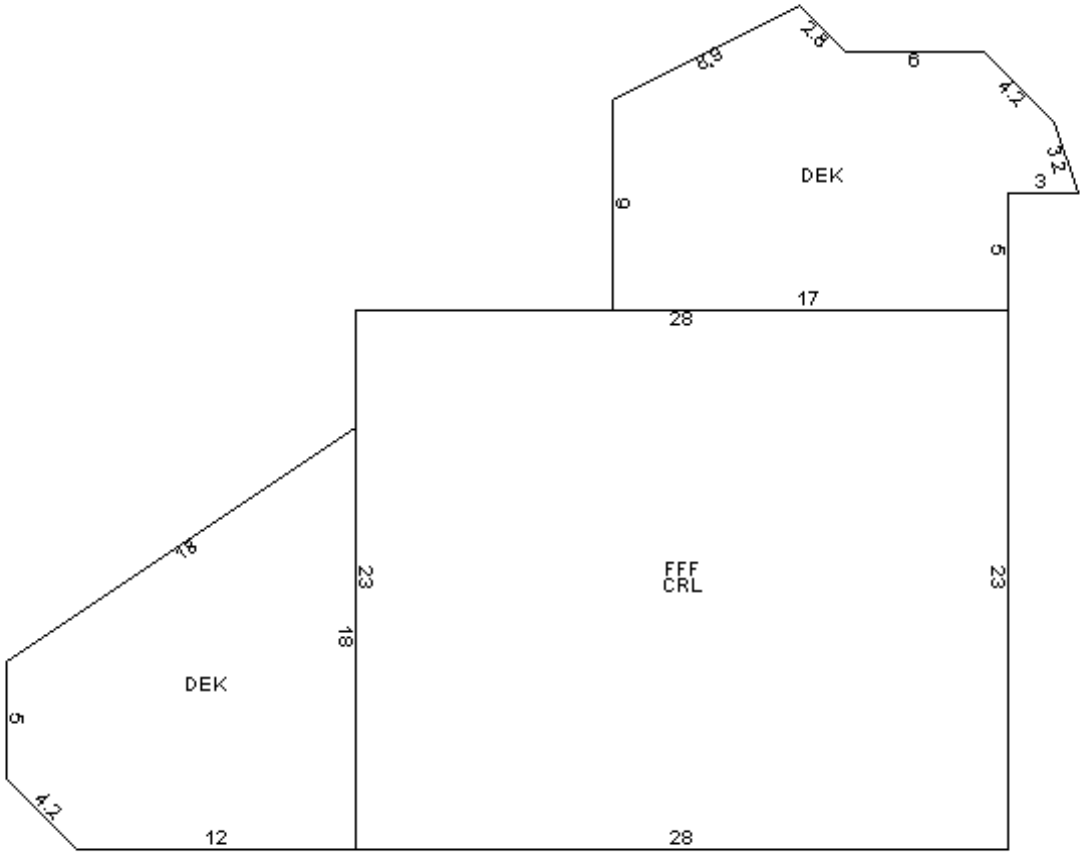
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.4133** Base Rate: **RCG 73.00**
Bldg. Rate: **1.3285**
Sq. Foot Cost: **$ 96.98**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	644	1.00	644
CRL	CRAWL SPACE	644	0.05	32
DEK	DECK/ENTRANCE	389	0.10	39
GLA:	**644**	**1,677**		**715**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 69,341**
Year Built:		**1945**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 54,800**

OWNER INFORMATION

RUSH, CHRISTOPHER KENNETH

185 L STREET APT 1

SOUTH BOSTON, MA 02127

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/17/2013	2892	0117	Q I	335,000	RICHARDS, MICHAEL J
12/22/2011	2745	0971	U I 40		COMMONWEALTH
12/09/2010	2684	0461	U I 44		18 HILL RD LAKE WINNIS
12/06/2007	2460	0215	U I 44		RICHARDS,MICHAEL & CHR
04/09/2004	2024	0680	Q I	499,000	RICHARDS, MICHAEL J

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
02/02/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
08/15/07	DMVM	
07/11/07	INSP	MARKED FOR INSPECTION
05/04/05	MM M	

NOTES

TINY BEACH AREA; GARAGE HAS METAL/TIN ROOF; REST HOUSE IS ASPHALT SHINGLE; SMALL SANDY BEACH; ABUTS CONDO COMPLEX;TOPO HAS SLIGHT SLOPE TO WTR; DNPU DOCK(S) SEPERATELY VALUE INHERENT IN WF AMENITY; 02/12 NOH, DNPU TEMP DOCKS, CAR TO OPF HAS PREFAB MTL ROOF, DW EST =SNOW DNPU PLASTIC SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 104,200	$ 3,000	$ 252,900
		Parcel Total:	$ 360,100
2013	$ 104,200	$ 3,000	$ 252,900
		Parcel Total:	$ 360,100
2014	**$ 127,000**	**$ 3,000**	**$ 198,100**
		Parcel Total:	**$ 328,100**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.220 ac	37,000	E	100	100	100	100	95 -- MILD	90	31,600	0	N	31,600	WF/LOC
1F RES WTRFRNT	1.000 wf	x 185,000	X	100					90	166,500	0	N	166,500	WF
	0.220 ac									198,100			**198,100**	

PICTURE

OWNER

RUSH, CHRISTOPHER KENNETH

185 L STREET APT 1

SOUTH BOSTON, MA 02127

TAXABLE DISTRICTS

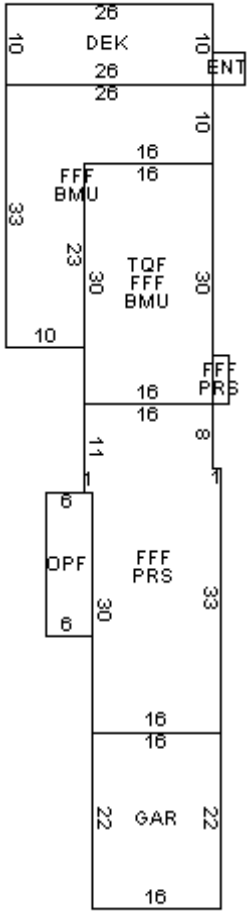
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9193** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9009**
Sq. Foot Cost: **$ 65.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN	108	0.25	27
GAR	GARAGE ATTCHD	352	0.45	158
ENT	ENTRANCE	16	0.10	2
DEK	DECK/ENTRANCE	260	0.10	26
FFF	FST FLR FIN	1641	1.00	1641
BMU	BSMNT	970	0.15	146
TQF	3/4 STRY FIN	480	0.75	360
PRS	PIERS	671	-0.05	-34
GLA:	**2,001**	**4,498**		**2,326**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,981**
Year Built:		**1940**
Condition For Age:	GOOD	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 127,000**

OWNER INFORMATION

WILLSON, DAVID A
WILLSON, ROBERTA M
16 BOYNTON STREET

PEPPERELL, MA 01463

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2014	2918	0980	Q I	340,000	WARING, GEO & LINDA
12/30/2010	2684	0863	U I 44		WARING, GEORGE A
11/01/2010	2672	0317	Q I	332,000	RASP, DOUGLAS W
03/01/2001	1633	0678	U I 99	180,000	MARTIN ESTATE

PICTURE

LISTING HISTORY

07/14/14	LMHC
03/22/13	DMPE
04/06/12	JBPL
03/18/11	JBVE
01/09/09	BHVM
12/15/05	KL
09/20/05	MM L
05/06/05	MM M

NOTES

RUST; SEASONAL DOCK; NO CLOSETS IN BEDROOMS; WATER TAKEN FROM LAKE; LEVEL GRASSY TO WTR;4/12 SEASONAL,MONITOR HT IN MB, 3/13 NOH EST UC IS 100% FIN REMOVE UC & FLAG;10/13 AP $415,000 FULLY FURNISHED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS INSERT
SHED-WOOD	35	7 x 5	400	7.00	50	490	
SHED-WOOD	192	12 x 16	143	7.00	100	1,922	
						5,400	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 74,900	$ 5,400	$ 277,000
		Parcel Total:	$ 357,300
2013	$ 87,600	$ 5,400	$ 277,000
		Parcel Total:	$ 370,000
2014	**$ 104,700**	**$ 5,400**	**$ 214,000**
		Parcel Total:	**$ 324,100**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** DIRT **Road:** DIRT

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.190 ac	35,750	E	100	100	95	95	100 -- LEVEL	90	29,000	0	N	29,000	PRIV RD
1F RES WTRFRNT	1.000 wf	x 185,000	X	100					100	185,000	0	N	185,000	WF
	0.190 ac									214,000			**214,000**	

PICTURE

OWNER

WILLSON, DAVID A
WILLSON, ROBERTA M
16 BOYNTON STREET

PEPPERELL, MA 01463

TAXABLE DISTRICTS

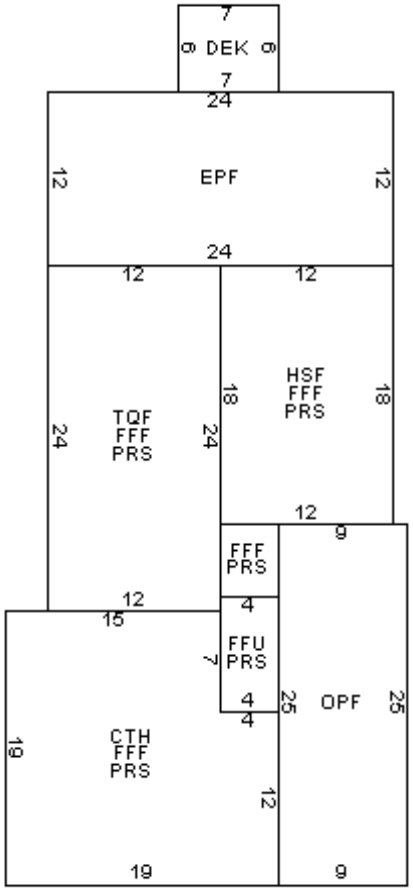
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/24/11	2011-58	ALTERATION	CHG ROOF LINES/INSTALI
12/01/10	2010-128	ALTERATION	REMOVE PORCH/REPLACI

BUILDING DETAILS

Model: **1.5 STORY CONV CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WOOD/DRYWALL**
Floor: **PINE/SOFT WD/LINOLEUM OR SIM**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **5** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0515** Base Rate: **RSA 73.00**
Bldg. Rate: **1.1107**
Sq. Foot Cost: **$ 81.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	288	0.70	202
CTH	CATHEDRAL	333	0.10	33
DEK	DECK/ENTRANCE	42	0.10	4
TQF	3/4 STRY FIN	288	0.75	216
OPF	OPEN	225	0.25	56
FFU	FST FLR UNFIN	32	0.60	19
HSF	1/2 STRY FIN	216	0.50	108
FFF	FST FLR FIN	857	1.00	857
PRS	PIERS	889	-0.05	-44
GLA:	**1,181**	**3,170**		**1,451**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 117,647**
Year Built:		**1888**
Condition For Age:	EXCELLENT	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 104,700**

OWNER INFORMATION

SATTERFIELD, PETER T E

708 CROSS COUNTRY ROAD

PEMBROKE, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/26/2014	2918	0629	Q I	230,000	FAIVES, STEPHEN
12/28/2004	2126	0966	U I 99		FAIVES, STEPHEN & JOAN
04/25/1996	1373	0660	U I 99		BERNARD
08/11/1992	1221	0229	U I 99	35,000	MASSACHUSETTS CO., INC
05/18/1992	1211	0750	U I 99		LENDERS/GIOVANNANI

PICTURE

LISTING HISTORY

07/14/14	LMHC	
03/22/13	DMPR	
02/03/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
08/15/07	DMVM	
07/11/07	INSP	MARKED FOR INSPECTION
05/16/05	PM M	

NOTES

1APT=3BR, 1 KIT, LIV, 2 BTH; NOH; "KNEADED RELIEF" THERAPUTIC MESSAGE & JIM FRENCH HOME IMPROVEMENTS; DNPU TEMP STRUCTURES-STOCK N TRADE; RTE 3 INFLUENCE/VISIBILITY; 02/12 "GREAT NORTHERN CLEANING" NOH;3/13 NEW SIGN NVC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	16 x 10	160	7.00	80	1,434	
PAVING	8,360	190 x 44	62	3.25	60	10,107	
						11,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 159,700	$ 18,300	$ 109,200
		Parcel Total:	$ 287,200
2013	$ 159,700	$ 18,300	$ 109,200
		Parcel Total:	$ 287,200
2014	**$ 135,600**	**$ 11,500**	**$ 99,700**
		Parcel Total:	**$ 246,800**

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.530 ac	44,304	S	225	100	100	100	100 -- LEVEL	100	99,700	0	N	99,700	USE
	0.530 ac									99,700			**99,700**	

PICTURE

OWNER

SATTERFIELD, PETER T E

708 CROSS COUNTRY ROAD

PEMBROKE, NH 03275

TAXABLE DISTRICTS

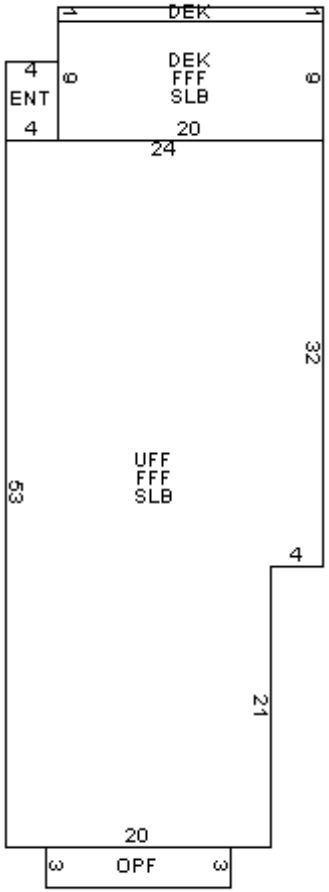
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/13/12	2012-131	SIGN	SING "GREAT NORTHERN
08/23/12	2012-120	SIGN	SIGN "JIM FRENCH HOME

BUILDING DETAILS

Model: **2.00 STORY STORE**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM OR SIM/CARPET**
Heat: **OIL/FA NO DUCTS**
Bedrooms: **3** Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2330** Base Rate: **CRA 60.00**
Bldg. Rate: **1.1482**
Sq. Foot Cost: **$ 68.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	200	0.10	20
ENT	ENTRANCE	24	0.10	2
UFF	UPPER FLR FIN	1188	1.00	1188
FFF	FST FLR FIN	1368	1.00	1368
SLB	SLAB	1368	0.00	0
OPF	OPEN	42	0.25	11
GLA:	**2,556**	**4,190**		**2,589**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,356**
Year Built:		**1975**
Condition For Age:	AVERAGE	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 135,600**

OWNER INFORMATION

BREIGLES PLACE, LLC

11 PEPIN DRIVE

BOW, NH 03304

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/04/2014	2915	0371	Q I	101,900	FORTUNATE SEVEN TRUST

PICTURE

LISTING HISTORY

04/01/13 LMSL
01/20/12 JBVM

NOTES

EFF 4/13 NEW CONDO CONVERSION, PLAN L70-11, UNIT #$2 (OLD UNIT #4)

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PHILLIPS HSE/COTTAGE	1		100	72,500.00	100	72,500	
						72,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 33,900	$ 65,000	$ 0
		Parcel Total: $ 98,900	
2014	**$ 32,600**	**$ 72,500**	**$ 0**
		Parcel Total: $ 105,100	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

BREIGLES PLACE, LLC

11 PEPIN DRIVE

BOW, NH 03304

TAXABLE DISTRICTS

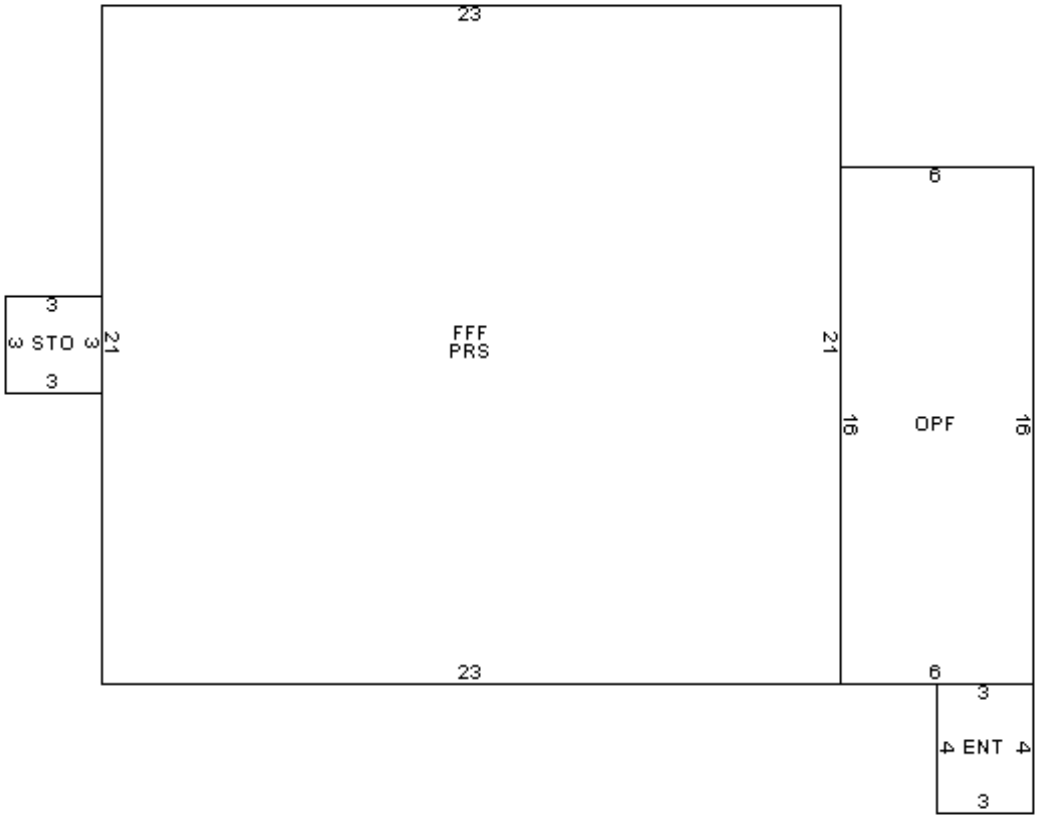
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **AVE FOR USE**
Floor: **LINOLEUM OR SIM**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.7494** Base Rate: **RCC 73.00**
Bldg. Rate: **1.1476**
Sq. Foot Cost: **$ 83.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	483	1.00	483
PRS	PIERS	483	-0.05	-24
STO	STORAGE AREA	9	0.25	2
OPF	OPEN	96	0.25	24
ENT	ENTRANCE	12	0.10	1
GLA:	**483**	**1,083**		**486**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 40,717**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 32,600**

OWNER INFORMATION

KAUFMAN, MARLIN E
KAUFMAN, CRISTIN L
6 DEER RUN ROAD

BOW, NH 03304

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2013	2860	0624	Q I	104,000	FORTUNATE SEVEN TRUST

PICTURE

LISTING HISTORY

02/21/14 CRVM VERIFY SALE
04/01/13 LMSL
01/20/12 JBVM

NOTES

EFF 4/13 NEW CONDO CONVERSION, PLAN L70-11, UNIT #3 (OLD UNIT #5)

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PHILLIPS HSE/COTTAGE	1		100	72,500.00	100	72,500	
SHED-WOOD	15	3 x 5	400	7.00	20	84	
						72,600	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 33,600	$ 65,000	$ 0
		Parcel Total: $ 98,600	
2014	**$ 32,200**	**$ 72,600**	**$ 0**
		Parcel Total: $ 104,800	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

KAUFMAN, MARLIN E
KAUFMAN, CRISTIN L
6 DEER RUN ROAD

BOW, NH 03304

TAXABLE DISTRICTS

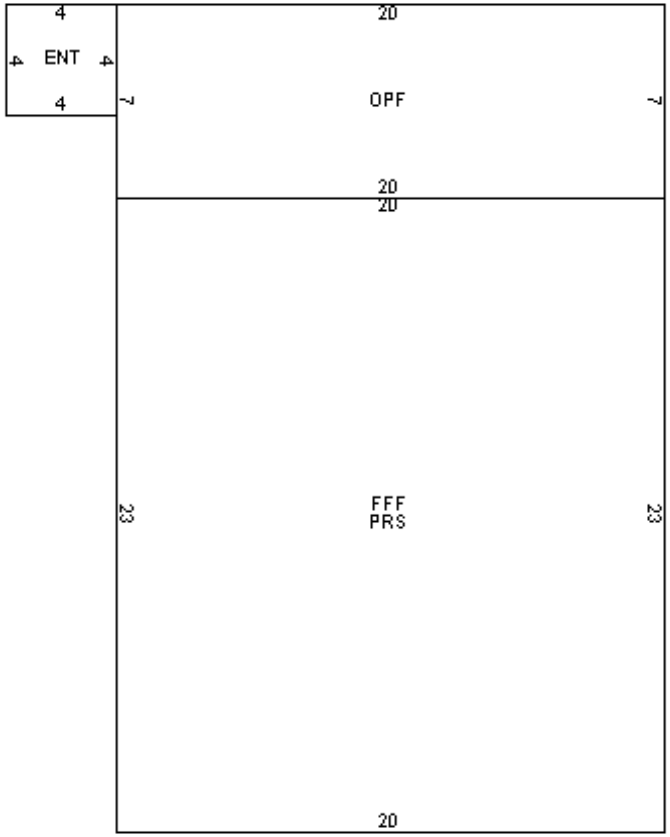
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **NOVELTY**
Int: **AVE FOR USE**
Floor: **LINOLEUM OR SIM**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.7759** Base Rate: **RCC 73.00**
Bldg. Rate: **1.1650**
Sq. Foot Cost: **$ 85.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRANCE	16	0.10	2
OPF	OPEN	140	0.25	35
FFF	FST FLR FIN	460	1.00	460
PRS	PIERS	460	-0.05	-23
GLA:	**460**	**1,076**		**474**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 40,309**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 32,200**

OWNER INFORMATION

MCDONALD, DANIEL A III
MCDONALD, REBECCA E
53 BELA BROOK LANE

CONCORD, NH 03301

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/06/2014	2902	0415	Q I	104,000	FORTUNATE SEVEN TRUST

PICTURE

LISTING HISTORY

04/10/14 DMPL
04/01/13 LMSL
01/20/12 JBVM

NOTES

EFF 4/13 NEW CONDO CONVERSION, PLAN L70-11, UNIT #4 (OLD UNIT #6);
4/14 NEW PLUMB & PERGO FLRNG GOING IN, JUST STARTED CK15;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PHILLIPS HSE/COTTAGE	1		100	72,500.00	100	72,500	
						72,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 33,500	$ 65,000	$ 0
		Parcel Total: $ 98,500	
2014	**$ 25,400**	**$ 72,500**	**$ 0**
		Parcel Total: $ 97,900	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

MCDONALD, DANIEL A III
MCDONALD, REBECCA E
53 BELA BROOK LANE

CONCORD, NH 03301

TAXABLE DISTRICTS

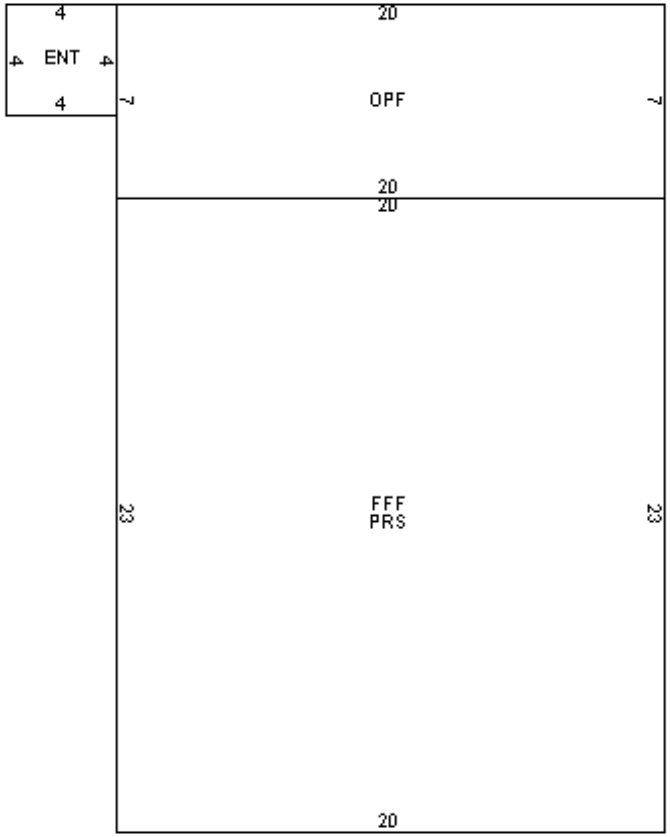
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/17/13	2013-81	NEW BUILDING	NEW HSG FOR H02 HEATE

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **NOVELTY**
Int: **MINIMUM**
Floor: **PERGO/SIM**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.7759** Base Rate: **RCC 73.00**
Bldg. Rate: **0.9803**
Sq. Foot Cost: **$ 71.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRANCE	16	0.10	2
FFF	FST FLR FIN	460	1.00	460
PRS	PIERS	460	-0.05	-23
OPF	OPEN	140	0.25	35
GLA:	**460**	**1,076**		**474**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 33,919**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:	UC-CNOTES	**5 %**
Total Depreciation:		**25 %**
Building Value:		**$ 25,400**

OWNER INFORMATION

SMITH, LEONARD E
SMITH, DEIDRE L
15 LOOP ROAD

CONCORD, NH 03301

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2013	2852	0216	Q I	112,000	FORTUNATE SEVEN TRUST

PICTURE

LISTING HISTORY

04/10/14 DMPR
02/21/14 CRVM VERIFY SALE
04/01/13 LMSL
01/20/12 JBVM

NOTES

EFF 4/13 NEW CONDO CONVERSION, PLAN L70-11, UNIT #5 (OLD UNIT #7); 4/14 NEW ROOF OVER OPF; NEW BOX ON EXT NOT HOOKED UP/CK15 FOR ELEC, NO METER, CONVERTING TO 100 AMP SERVICE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PHILLIPS HSE/COTTAGE	1		100	72,500.00	100	72,500	
SHED-WOOD	32	8 x 4	400	7.00	40	358	
						72,900	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 43,100	$ 65,400	$ 0
		Parcel Total: $ 108,500	
2014	**$ 42,000**	**$ 72,900**	**$ 0**
		Parcel Total: $ 114,900	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

SMITH, LEONARD E
SMITH, DEIDRE L
15 LOOP ROAD

CONCORD, NH 03301

TAXABLE DISTRICTS

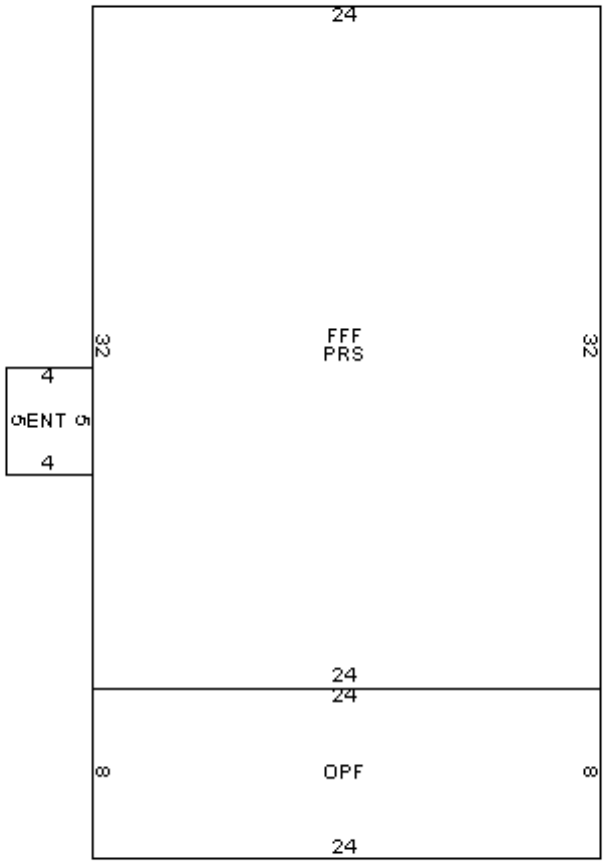
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/03/13	2013-180	ELECTRICAL	ADDING 100 AMP OVERHI

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **NOVELTY**
Int: **AVE FOR USE**
Floor: **LINOLEUM OR SIM**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.3538** Base Rate: **RCC 73.00**
Bldg. Rate: **0.8989**
Sq. Foot Cost: **$ 65.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRANCE	20	0.10	2
OPF	OPEN	192	0.25	48
FFF	FST FLR FIN	768	1.00	768
PRS	PIERS	768	-0.05	-38
GLA:	**768**	**1,748**		**780**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 51,184**
Year Built:		**1960**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 42,000**

OWNER INFORMATION

PLACE, FREDERICK F
PLACE, KIMBERLY V
11 PEPIN DRIVE

BOW, NH 03304

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2013	2852	0221	Q I	112,000	FORTUNATE SEVEN TRUST

PICTURE

LISTING HISTORY

04/10/14 DMPR
02/21/14 CRVM VERIFY SALE
04/01/13 LMSL
01/20/12 JBVM

NOTES

EFF 4/13 NEW CONDO CONVERSION, PLAN L70-11, UNIT #6 (OLD UNIT #8);
4/14 HAS METER BOX ATT TO HSE NOT HOOKED UP CK15;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PHILLIPS HSE/COTTAGE	1		100	72,500.00	100	72,500	
						72,500	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 43,600	$ 65,000	$ 0
		Parcel Total: $ 108,600	
2014	**$ 42,000**	**$ 72,500**	**$ 0**
		Parcel Total: $ 114,500	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0		S											
	0 ac													

PICTURE

OWNER

PLACE, FREDERICK F
PLACE, KIMBERLY V
11 PEPIN DRIVE

BOW, NH 03304

TAXABLE DISTRICTS

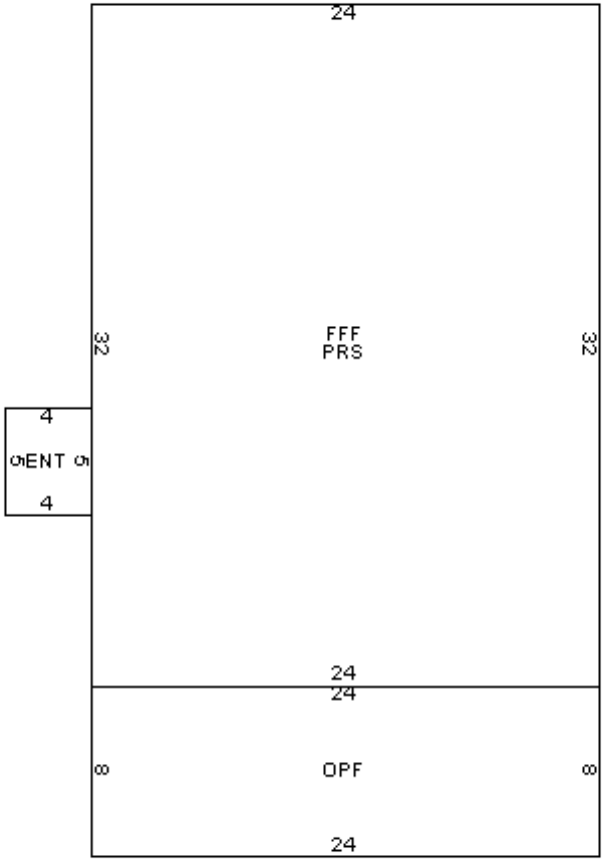
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/06/13	2013-87	ELECTRICAL	ADD 100 AMP SERVICE

BUILDING DETAILS

Model: **1 STORY CAMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **NOVELTY**
Int: **AVE FOR USE**
Floor: **LINOLEUM OR SIM**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.3538** Base Rate: **RCC 73.00**
Bldg. Rate: **0.8989**
Sq. Foot Cost: **$ 65.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	768	1.00	768
PRS	PIERS	768	-0.05	-38
OPF	OPEN	192	0.25	48
ENT	ENTRANCE	20	0.10	2
GLA:	**768**	**1,748**		**780**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 51,184**
Year Built:		**1965**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 42,000**

OWNER INFORMATION

WYATT, JOSEPH R
WYATT, MICHELLE C
4 ASHUELOT DRIVE

TILTON, NH 03276-0446

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/16/2013	2871	0780	Q I	142,400	DEFRANCISCO, KEVIN J
11/03/2006	2353	0886	U I 99		DEFRANCISCO, KEVIN
11/12/1999	1560	0612	U I 99	70,000	KENT, ET AL

PICTURE

LISTING HISTORY

03/26/14	CRVX	VERIFY SALE
01/30/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
05/05/09	KCHL	
08/17/07	DMVM	
12/16/05	DG L	
12/13/05	KLHC	
06/07/05	MM M	

NOTES

RBF=OPEN/2 RMS/1 BTH; APT IN RBF=TALK TO TENANT-DNVI; OBST VIEW OF WATER FROM BACK DECK; 08/09 DNV BMF-RENTER, OUSE NEEDS ROOF, EXT ROT, CRACKS IN FNDTN & FLR, WTR DAMGE/STAINS,STRUCTURAL PROBLEMS-ROOF SAGS, WALL BOW,PLUMBG LEAKS,MOLD ISSUES;1/12 NOH, DW EST DUE TO SNOW; 2/14 OWNER SAID 2 BDRM/1 BTH APT REMOVED IN BSMT; WIRING ISSUE; 3/14 HO REQUEST NOTHING DONE, WANTED HUSBAND THERE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	16 x 12	143	7.00	20	384	
						400	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 88,400	$ 400	$ 63,000
		Parcel Total:	$ 151,800
2013	$ 88,400	$ 400	$ 63,000
		Parcel Total:	$ 151,800
2014	**$ 91,300**	**$ 400**	**$ 60,600**
		Parcel Total:	**$ 152,300**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES WTR ACS	0.790 ac	46,640	E	100	100	100	95	95 -- MILD	100	42,100	0	N	42,100	
2F RES WTR ACS	1.000 wf	x 185,000	X	100					10	18,500	0	N	18,500	WA WF
	0.790 ac									60,600			**60,600**	

PICTURE

OWNER

WYATT, JOSEPH R
WYATT, MICHELLE C
4 ASHUELOT DRIVE

TILTON, NH 03276-0446

TAXABLE DISTRICTS

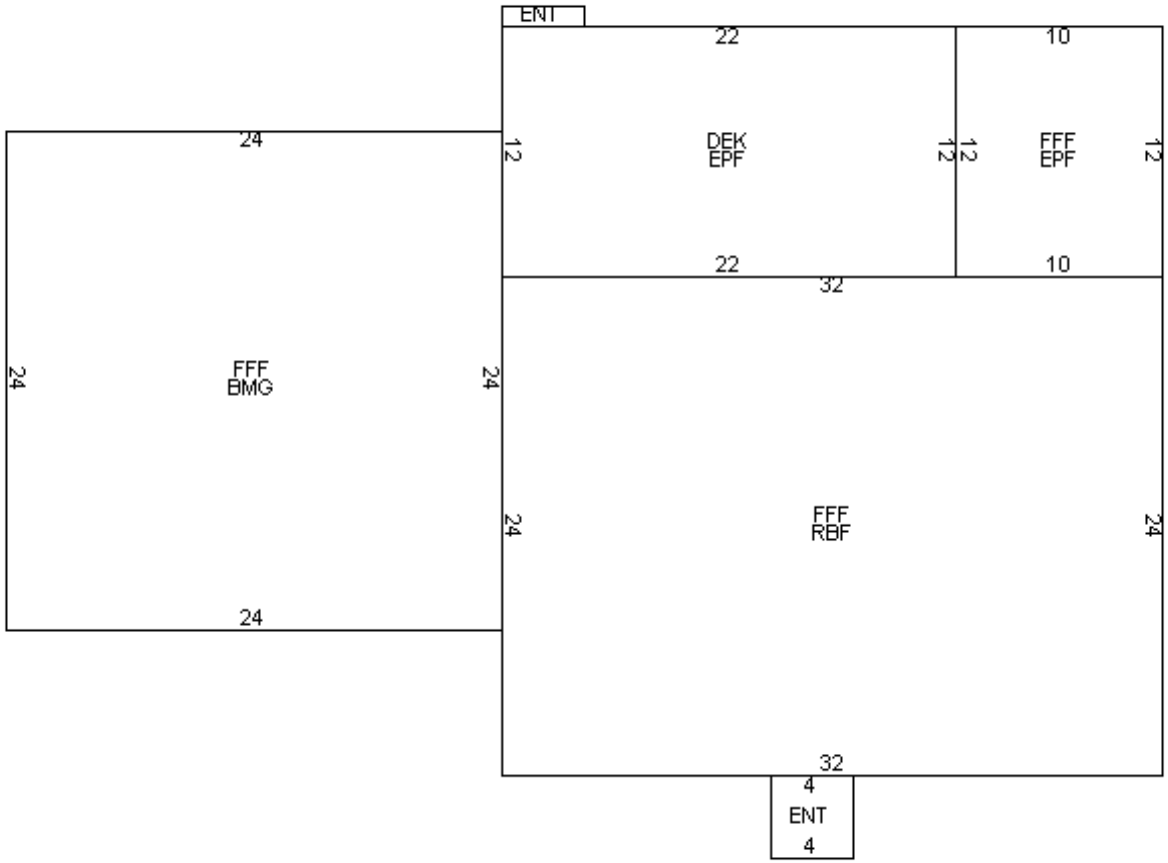
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY R-RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL**
Int: **DRYWALL/PLYWOOD PANEL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **0.9228** Base Rate: **RSA 73.00**
Bldg. Rate: **0.7807**
Sq. Foot Cost: **$ 56.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	384	0.70	269
RBF	RAISED BSMNT	768	0.50	384
ENT	ENTRANCE	20	0.10	2
FFF	FST FLR FIN	1464	1.00	1464
BMG	BASEMENT	576	0.25	144
DEK	DECK/ENTRANCE	264	0.10	26
GLA:	**1,464**	**3,476**		**2,289**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,450**
Year Built:		**1969**
Condition For Age:	FAIR	**20 %**
Physical:	CNOTES	**10 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**30 %**
Building Value:		**$ 91,300**

OWNER INFORMATION

WARE, KIMBERLY ANN

43 ASHUELOT DRIVE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/17/2013	2892	0036	Q I	150,000	BROWN LIVING TRUST
07/01/2004	2060	0184	U I 99		SPRUCE HILL TO TRUST
07/01/2004	2060	0184	U I 99		VIVIAN M LIVING TRUST
11/18/1999	1561	0457	U I 99		BROWN TO TRUST
06/15/1984	0873	0625	U I 99		DORIS M SHORT

PICTURE

LISTING HISTORY

03/25/14	CRVM	VERIFY SALE
01/30/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
01/13/09	BHVM	
12/16/08	INSP	MARKED FOR INSPECTION
06/03/05	MM L	

NOTES

BLU; ; 01/12 NOH, XS FRONTAGE ON DUBLIN DR, FIX DEK MEAS;4/14 I>E

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 72,600	$ 3,000	$ 72,000
		Parcel Total:	$ 147,600
2013	$ 72,600	$ 3,000	$ 72,000
		Parcel Total:	$ 147,600
2014	**$ 76,100**	**$ 3,000**	**$ 60,300**
		Parcel Total:	**$ 139,400**

LAND VALUATION

Zone: MEDIUM RES-SEWR **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.460 ac	44,000	E	100	100	100	95	100 -- LEVEL	100	41,800	0	N	41,800	
1F RES WTR ACS	1.000 wf	x 185,000	X	100					10	18,500	0	N	18,500	WA WF
	0.460 ac									60,300			**60,300**	

PICTURE

OWNER

WARE, KIMBERLY ANN

43 ASHUELOT DRIVE

TILTON, NH 03276

TAXABLE DISTRICTS

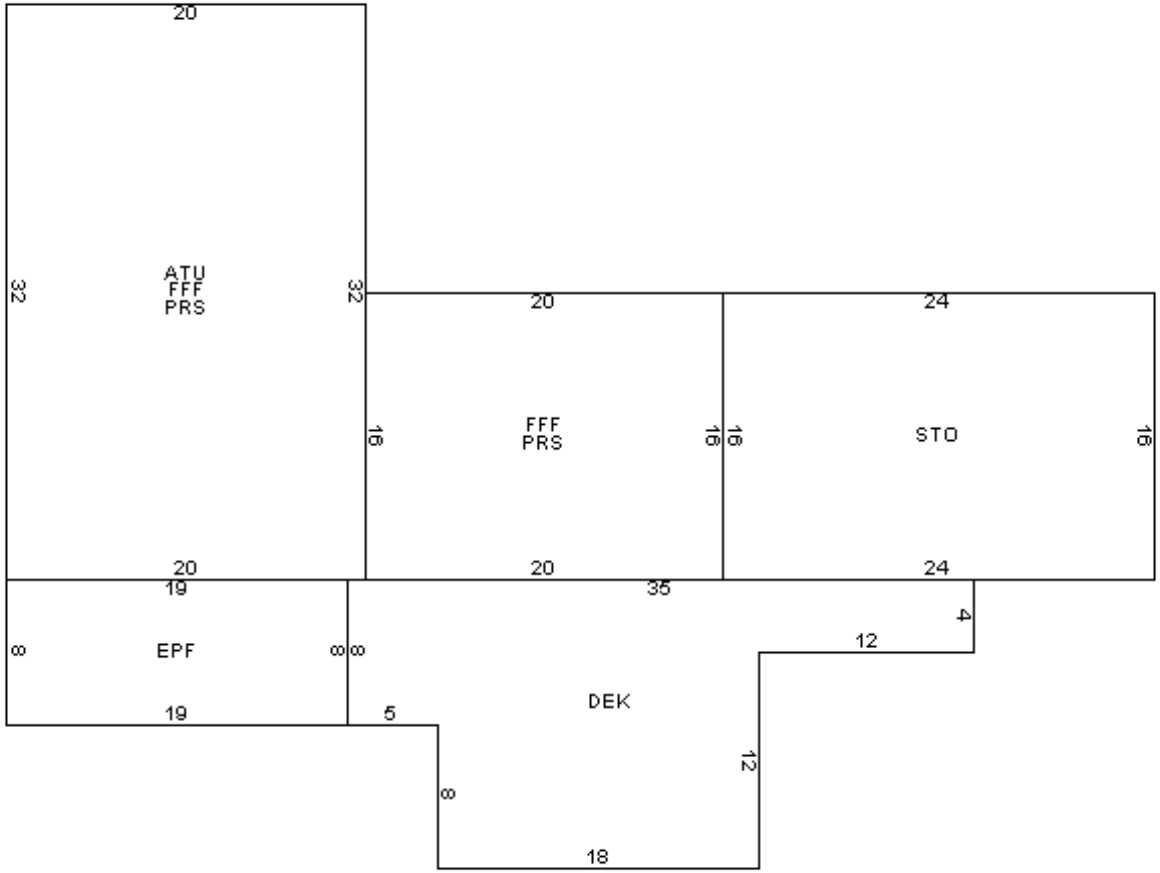
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY BUNGALOW**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/PREFAB WD PNL**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1194** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9963**
Sq. Foot Cost: **$ 72.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	640	0.10	64
FFF	FST FLR FIN	960	1.00	960
PRS	PIERS	960	-0.05	-48
EPF	ENCLSD PORCH	152	0.70	106
STO	STORAGE AREA	384	0.25	96
DEK	DECK/ENTRANCE	376	0.10	38
GLA:	**960**	**3,472**		**1,216**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 88,440**
Year Built:		**1963**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 76,100**

OWNER INFORMATION

JIANG, BO

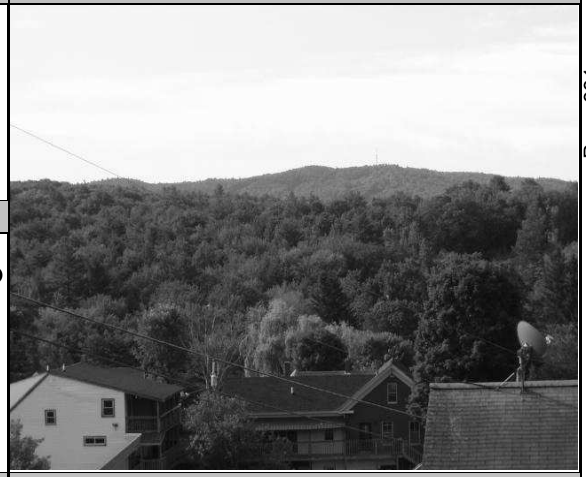
20 JOSCELYN LANE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/19/2014	2912	0598	Q I	159,800	BENSON, RICHARD C
09/02/1997	1432	0666	Q I	82,900	TESSIER, CAROLYN
05/23/1991	1172	0366	U I 99	75,900	DIME SAVINGS BK-NY FSB
08/20/1990	1147	0459	U I 99	90,000	DIME SVNGS BK/RHEAUME
05/11/1989	1095	0999	Q I	126,000	UNKNOWN

PICTURE



LISTING HISTORY

02/07/12	JBVL	
01/10/12	INSP	MARKED FOR INSPECTION
08/05/09	LMHC	
09/17/07	KMVL	
09/06/05	PM L	

NOTES

LT GREEN; I=A; 9/7; BTHCOUNT=2-3 FIX; HARD TILE IN KIT+BTHS; DNPU TRELLIS OVER DECK; VU=45 DEG NEAR MTNS W/PL OBST & FOREGROUND HSE;2/12 FIX RBF/RBU MEAS, DNV 1 BR,FFF HALL=PINE FLR;3/14 AP $164,900

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	112	14 x 8	203	7.00	75	1,194	
PATIO	192	16 x 12	143	7.00	50	961	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						5,200	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 113,500	$ 5,200	$ 48,900
		Parcel Total:	$ 167,600
2013	$ 113,500	$ 5,200	$ 48,900
		Parcel Total:	$ 167,600
2014	**$ 113,800**	**$ 5,200**	**$ 36,000**
		Parcel Total:	**$ 155,000**

LAND VALUATION

Zone: MIXED USE SEWER **Minimum Acreage:** 0.46 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.220 ac	37,000	D	90	100	100	100	90 -- ROLLING	100	30,000	0	N	30,000	
1F RES	1.000 vu									6,000			6,000	VU
	0.220 ac									36,000			**36,000**	

PICTURE

OWNER

JIANG, BO

20 JOSCELYN LANE

TILTON, NH 03276

TAXABLE DISTRICTS

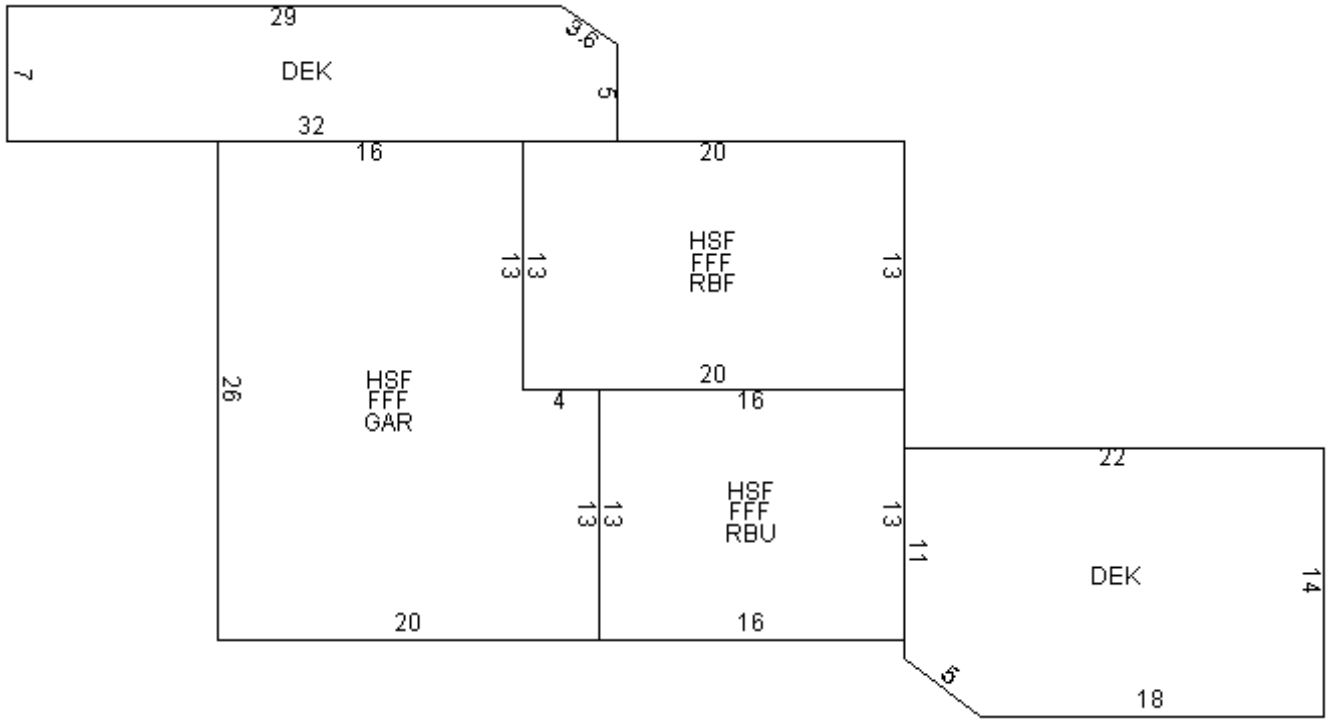
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9758** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9371**
Sq. Foot Cost: **$ 68.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	936	0.50	468
FFF	FST FLR FIN	936	1.00	936
GAR	GARAGE ATTCHD	468	0.45	211
RBF	RAISED BSMNT	260	0.50	130
RBU	RAISED BSMNT	208	0.25	52
DEK	DECK/ENTRANCE	523	0.10	52
GLA:	**1,404**	**3,331**		**1,849**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 126,490**
Year Built:		**1987**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 113,800**

OWNER INFORMATION

BRIGGS, ALISSA M

7 MOORE STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/07/2012	2810	0452	Q I	125,000	JOSCELYN, GERTRUDE
10/02/2009	2600	0174	U I 46		JOSCELYN, GERTRUDE
05/11/2004	2037	0867	U I 99		JOSCELYN, GERTRUDE

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
02/07/12	JBVL	
01/10/12	INSP	MARKED FOR INSPECTION
01/27/09	BHVL	
12/16/08	INSP	MARKED FOR INSPECTION
09/06/05	PM L	

NOTES

BEIGE; I=A; 1/09 ACC STEEPER THAN NORMAL; PRIVATE ROAD; 4-SALE C21;01/12 SOME CRACKS IN FNDTN, INT MOSTLY ORIG; 2/14 PRIVATE RD (NARROW); WTR/SEWER & FIRE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 106,700	$ 0	$ 43,000
		Parcel Total:	$ 149,700
2013	$ 106,700	$ 0	$ 43,000
		Parcel Total:	$ 149,700
2014	**$ 102,200**	**$ 0**	**$ 32,300**
		Parcel Total:	**$ 134,500**

LAND VALUATION

Zone: MIXED USE SEWER **Minimum Acreage:** 0.46 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.460 ac	44,000	D	90	100	95	100	85 -- MODERATE	100	32,000	0	N	32,000	
1F RES	0.260 ac	x 1,500	X	100				85 -- MODERATE	100	300	0	N	300	
	0.720 ac									32,300			**32,300**	

PICTURE

OWNER

BRIGGS, ALISSA M

7 MOORE STREET

TILTON, NH 03276

TAXABLE DISTRICTS

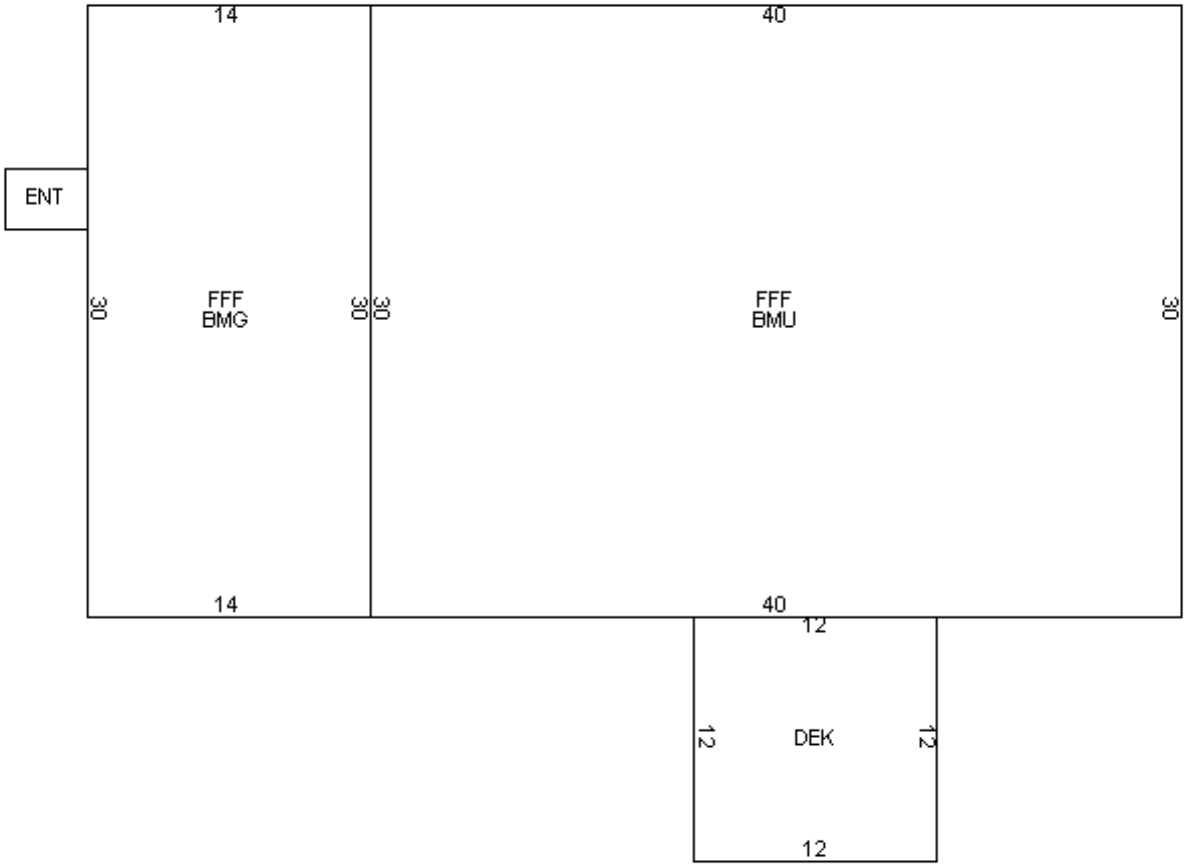
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9656** Base Rate: **RSA 73.00**
Bldg. Rate: **0.8787**
Sq. Foot Cost: **$ 64.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1620	1.00	1620
BMG	BASEMENT	420	0.25	105
BMU	BSMNT	1200	0.15	180
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRANCE	12	0.10	1
GLA:	**1,620**	**3,396**		**1,920**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 123,149**
Year Built:		**1970**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 102,200**

OWNER INFORMATION

BAKER, STEPHEN T
BAKER, KERRI A
37 MORRISON AVENUE

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/23/2014	2913	0500	Q I	165,000	BECK, BRIAN J
03/11/2005	2149	0345	Q I	180,000	BECK, BRIAN J
07/14/2004	2064	0893	U I 99		AMES

PICTURE

LISTING HISTORY

02/06/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
01/29/09	BHVM	
12/16/08	INSP	MARKED FOR INSPECTION
09/02/05	MM M	

NOTES

BRN; WALKOUT BSMT; HSE FACING E MAIN ST BUT IS ON MORRISON RD; TOOK PIC FROM MORRISON RD (BACK OF HSE; 02/12 NOH, PU ENT, FIX SIDING;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 122,800	$ 3,000	$ 43,700
		Parcel Total:	$ 169,500
2013	$ 122,800	$ 3,000	$ 43,700
		Parcel Total:	$ 169,500
2014	**$ 128,200**	**$ 3,000**	**$ 35,500**
		Parcel Total:	**$ 166,700**

LAND VALUATION

Zone: MIXED USE SEWER **Minimum Acreage:** 0.46 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	37,416	E	100	100	100	100	95 -- MILD	100	35,500	0	N	35,500	
	0.230 ac									35,500			**35,500**	

PICTURE

OWNER

BAKER, STEPHEN T
BAKER, KERRI A
37 MORRISON AVENUE

TILTON, NH 03276

TAXABLE DISTRICTS

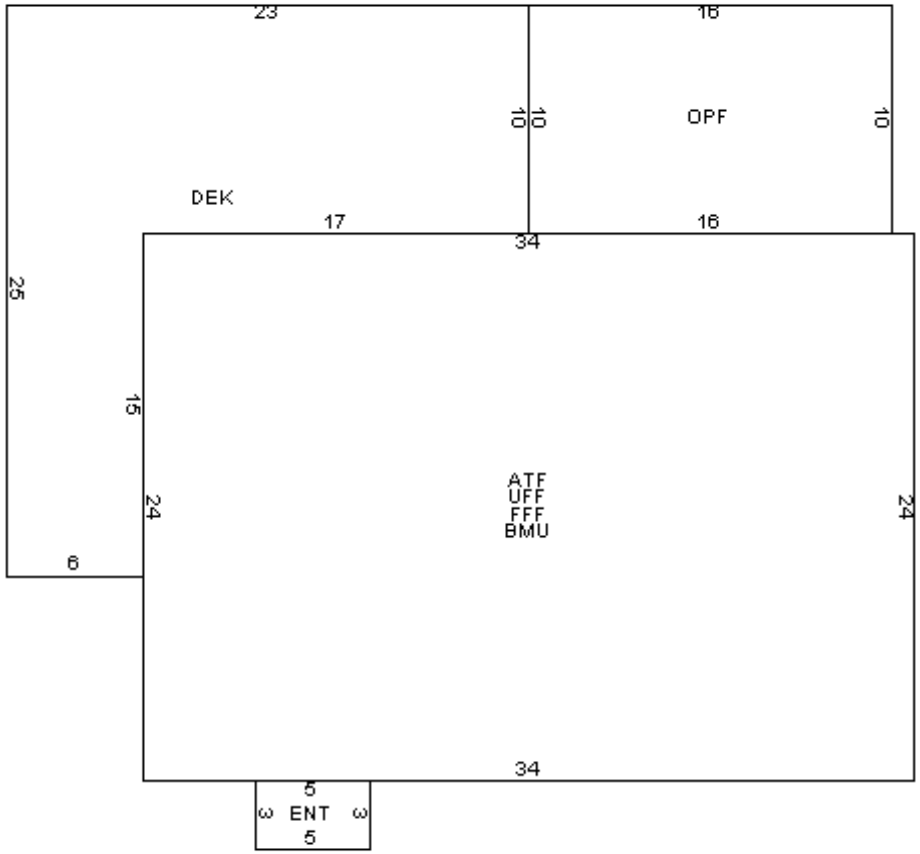
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9510** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9932**
Sq. Foot Cost: **$ 72.50**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	816	0.25	204
UFF	UPPER FLR FIN	816	1.00	816
FFF	FST FLR FIN	816	1.00	816
BMU	BSMNT	816	0.15	122
OPF	OPEN	160	0.25	40
DEK	DECK/ENTRANCE	320	0.10	32
ENT	ENTRANCE	15	0.10	2
GLA:	**1,836**	**3,759**		**2,032**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 147,320**
Year Built:		**1988**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 128,200**

OWNER INFORMATION

262 MAIN STREET TILTON LLC

552 HANOVER STREET

MANCHESTER, NH 03104

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/13/2014	2916	0838	Q I	75,000	262 MAIN ST LLC
06/13/2007	2415	0202	U I 40	75,000	GELBARD, JOSEPH

PICTURE

LISTING HISTORY

06/02/11 LMTL
04/04/07 BHPM
09/14/05 DP M

NOTES

TAN; NICK SANGILLO COM REALTY GRP SANT BANI PRESS;FUNC=LACK OF HEAT-VACANT; SUITE 2;4-SALE WEEKS ASSOC 528-3388; BK OF BLDG SITS OVER RIVER;ACC TO REAR OF BLDG BETWEEN 266&268 MAIN ST; 100% VAC; EXT INSP BROKEN WINDOWS; PRKNG/UFF ACC/NO ELEVATOR/NO SERVICES(WTR/SWR),NEEDS WIRING UPDATE, NEW WINDOWS,HT STSTEM,SPRINKLERS,2ND EGRESS,NO INSULATION=FD

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 35,400	$ 0	$ 42,700
		Parcel Total:	$ 78,100
2013	$ 35,400	$ 0	$ 42,700
		Parcel Total:	$ 78,100
2014	**$ 34,000**	**$ 0**	**$ 47,900**
		Parcel Total:	**$ 81,900**

LAND VALUATION

Zone: DOWNTOWN **Minimum Acreage:** 0.69 **Minimum Frontage:** 100 **Site:** FAIR **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	0.080 ac	25,222	R	250	95	100	100	100 -- LEVEL	80	47,900	0	N	47,900	LOC/RIVER
	0.080 ac									47,900			**47,900**	

PICTURE

OWNER

262 MAIN STREET TILTON LLC

552 HANOVER STREET

MANCHESTER, NH 03104

TAXABLE DISTRICTS

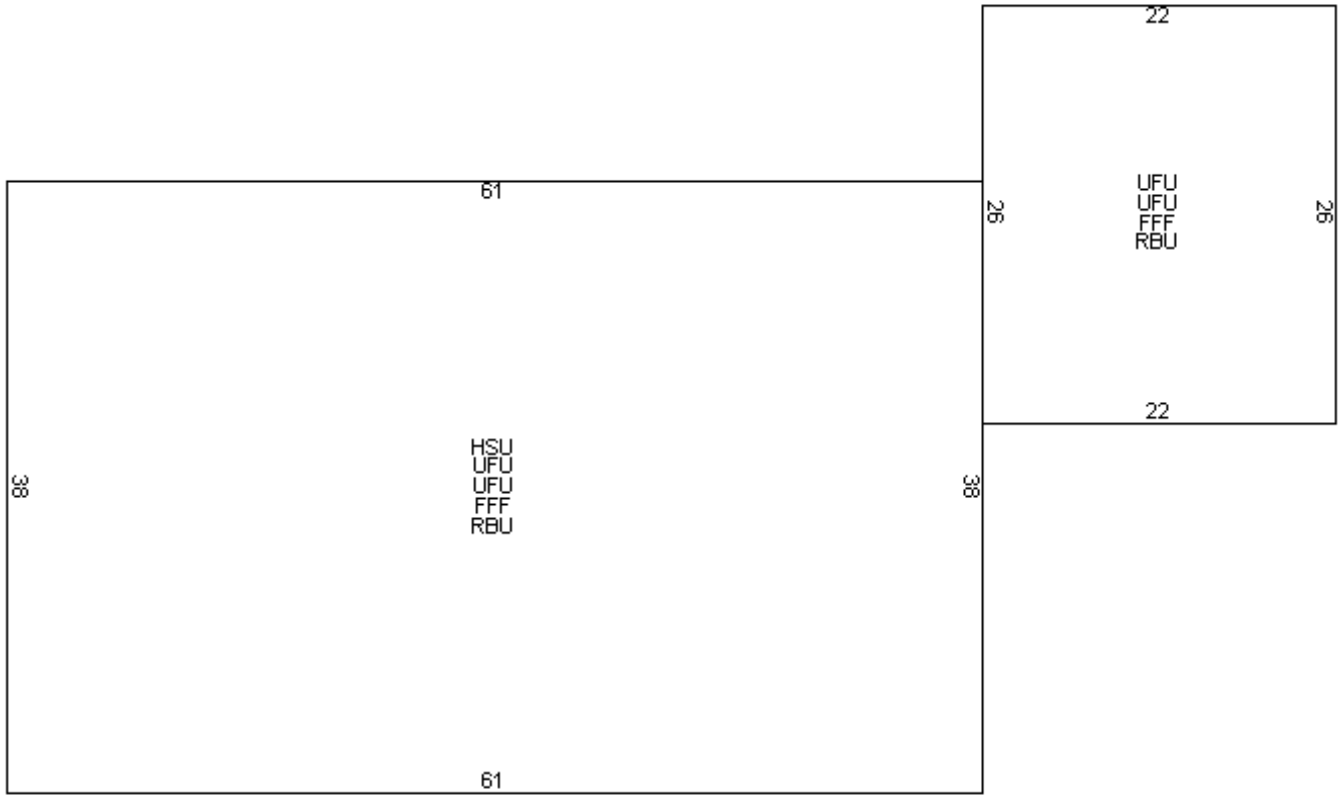
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **3.5+ STORY OFF/WRHSE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **GAS/HOT WATER**
Bedrooms: Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall: **WOOD, 30 FT.** **1.2780**
Size Adj: **0.8948** Base Rate: **CSM 45.00**
Bldg. Rate: **0.7158**
Sq. Foot Cost: **$ 39.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFU	UPPER FLR	5780	0.50	2890
FFF	FST FLR FIN	2890	1.00	2890
RBU	RAISED BSMNT	2890	0.25	723
HSU	1/2 STRY UNFIN	2318	0.25	580
GLA:	**2,890**	**13,878**		**7,083**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 282,966**
Year Built:		**1880**
Condition For Age:	VERY POOR	**58 %**
Physical:		
Functional:		
Economic:	CNOTES	**30 %**
Temporary:		
Total Depreciation:		**88 %**
Building Value:		**$ 34,000**

OWNER INFORMATION

MARTINSON, LEIF
MARTINSON, DEBORAH A
527 BEAN HILL ROAD

NORTHFIELD, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/16/2013	2869	0794	Q I	117,000	GOTTSELLIG, WINSATT, S
04/11/2003	1869	0803	U I 99		GOTTSELLIG, KARL

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
07/26/11	JBVM	
06/07/11	INSP	MARKED FOR INSPECTION
02/04/09	KCVM	
12/16/08	INSP	MARKED FOR INSPECTION
09/06/05	DP M	

NOTES

TAN; 2/09 NOH; 7/11 NOH; DNPU RUBBERMAID SHEDS; FS ENT 286-7355

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 102,300	$ 0	$ 15,300
		Parcel Total:	$ 117,600
2013	$ 102,300	$ 0	$ 15,300
		Parcel Total:	$ 117,600
2014	**$ 80,100**	**$ 0**	**$ 28,600**
		Parcel Total:	**$ 108,700**

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.090 ac	28,611	E	100	100	100	100	100 -- LEVEL	100	28,600	0	N	28,600	USE
	0.090 ac									28,600			**28,600**	

PICTURE

OWNER

MARTINSON, LEIF
MARTINSON, DEBORAH A
527 BEAN HILL ROAD

NORTHFIELD, NH 03276

TAXABLE DISTRICTS

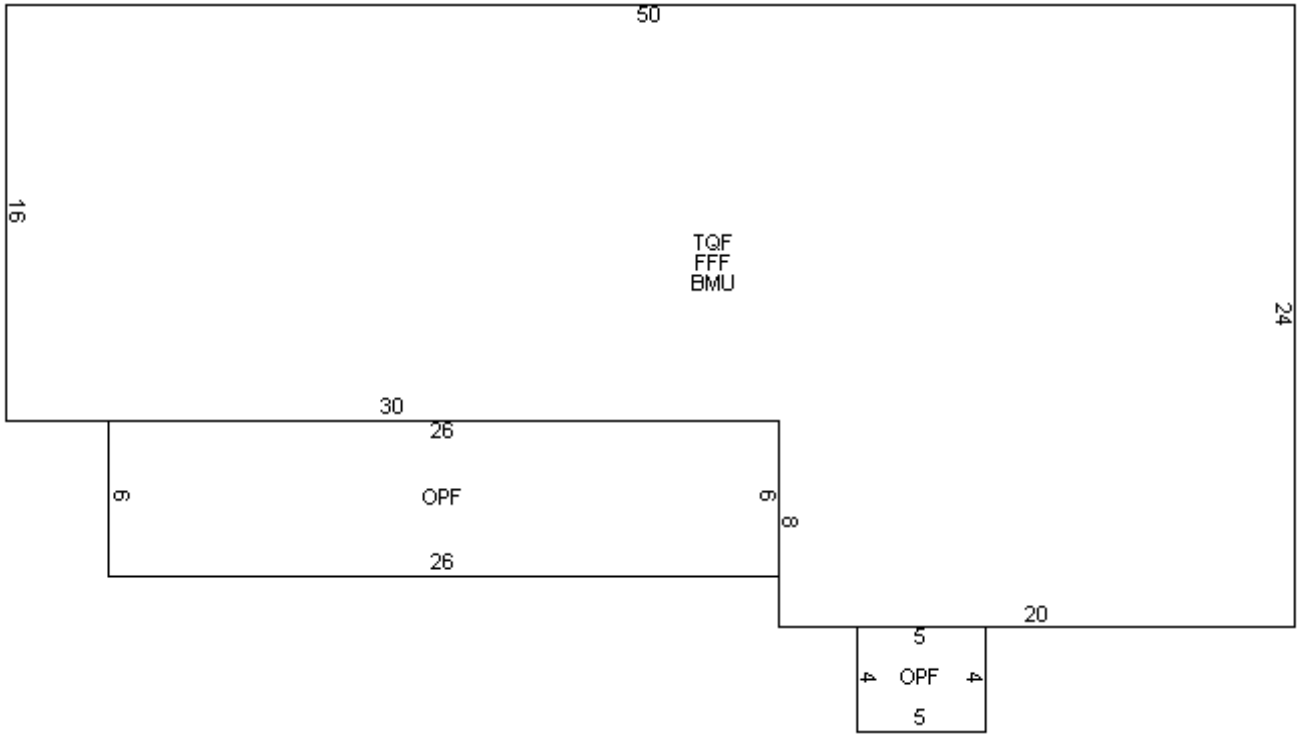
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FAMILY CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9730** Base Rate: **RMF 70.00**
Bldg. Rate: **1.0384**
Sq. Foot Cost: **$ 72.69**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	960	0.75	720
FFF	FST FLR FIN	960	1.00	960
BMU	BSMNT	960	0.15	144
OPF	OPEN	176	0.25	44
GLA:	**1,680**	**3,056**		**1,868**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 135,785**
Year Built:		**1900**
Condition For Age:	AVERAGE	**41 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**41 %**
Building Value:		**$ 80,100**

OWNER INFORMATION

SHEPARD, DEBRA
TINKER, JOSEPH
29 WINTER STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/21/2013	2849	0298	Q I	132,900	FEENER, HEBER
04/11/2013	2841	0170	U I 31		FEENER, HEBER

PICTURE

LISTING HISTORY

02/20/14	CRVM	VERIFY SALE
03/18/11	JBPR	
01/19/09	SGVL	
12/16/08	INSP	MARKED FOR INSPECTION
09/02/05	PM L	

NOTES

GRAY I=A;1/09 INT WELL KEPT,NO UPDATES,NO GAR PARTITION, Y.B. EST BY H/O;03/11 DNPU PUMP STATN=H20 DISTRICT PER TOWN; 2/14 FFF NEWER WINDOWS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
						5,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 91,600	$ 5,000	$ 40,100
		Parcel Total:	$ 136,700
2013	$ 91,600	$ 5,000	$ 40,100
		Parcel Total:	$ 136,700
2014	**$ 91,700**	**$ 5,000**	**$ 40,600**
		Parcel Total:	**$ 137,300**

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.340 ac	42,000	E	100	100	100	100	95 -- MILD	100	39,900	0	N	39,900	
1F RES	0.610 ac	x 1,500	X	100				95 -- MILD	75	700	0	N	700	H20 EASEMENT
	0.950 ac									40,600			**40,600**	

PICTURE

OWNER

SHEPARD, DEBRA
TINKER, JOSEPH
29 WINTER STREET

TILTON, NH 03276

TAXABLE DISTRICTS

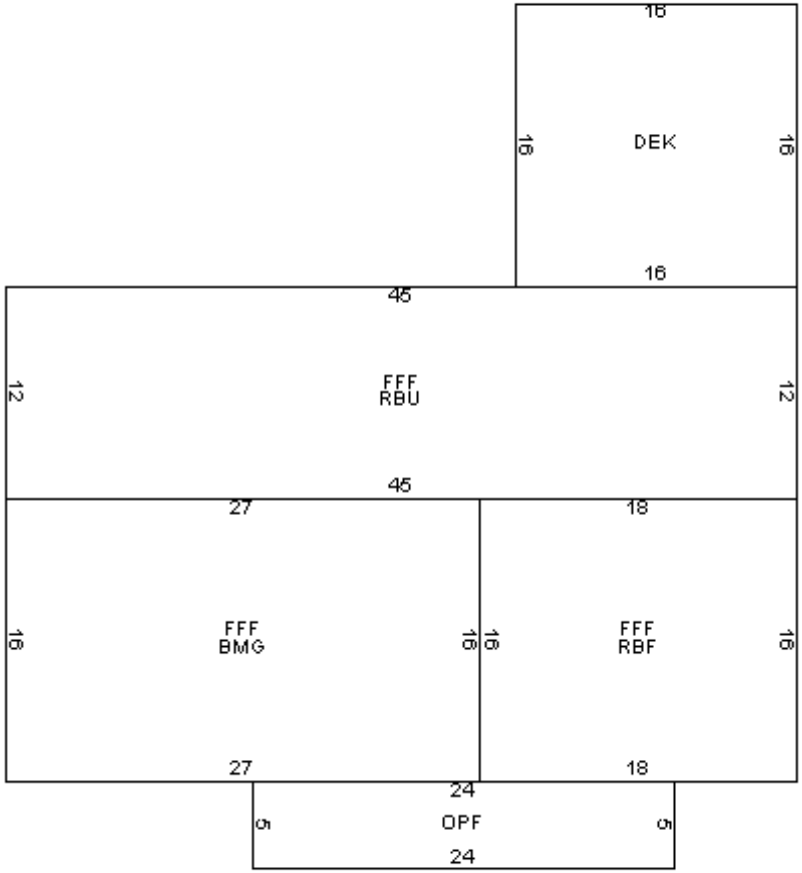
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/22/10	2010-58	NEW BUILDING	NEW BOOSTER PUMP STA

BUILDING DETAILS

Model: **1 STORY R-RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9995** Base Rate: **RSA 73.00**
Bldg. Rate: **0.8996**
Sq. Foot Cost: **$ 65.67**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	256	0.10	26
FFF	FST FLR FIN	1260	1.00	1260
RBF	RAISED BSMNT	288	0.50	144
BMG	BASEMENT	432	0.25	108
OPF	OPEN	120	0.25	30
RBU	RAISED BSMNT	540	0.25	135
GLA:	**1,260**	**2,896**		**1,703**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 111,836**
Year Built:		**1965**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 91,700**

OWNER INFORMATION

CARUSO, TRACI L

5 CEDAR STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/18/2012	2819	0472	Q I	117,900	PETERSON, ALLEN G
03/23/2005	2153	0060	Q I	158,000	DEA, DAVID

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
04/10/12	JBVM	
07/26/10	JBCL	
04/09/10	DMPE	
02/11/10	INSP	MARKED FOR INSPECTION
09/12/07	KMVL	
07/11/07	INSP	MARKED FOR INSPECTION
08/26/05	PM L	

NOTES

YEL I=A; 9/7; ATF=7FT; MUST GO THRU 1BDRM TO NEXT IN ATF=FD; 4/10 NOH; EST NC REMOVE FLAG;07/10 NEW ROOF '09, NC TO INT;04/12 INFO INSIDE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	308	22 x 14	112	22.00	80	6,071	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS INSERT
						9,100	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 81,000	$ 9,100	$ 33,700
		Parcel Total:	$ 123,800
2013	$ 81,000	$ 9,100	$ 33,700
		Parcel Total:	$ 123,800
2014	**$ 81,100**	**$ 9,100**	**$ 39,100**
		Parcel Total:	**$ 129,300**

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	37,416	F	110	100	100	100	95 -- MILD	100	39,100	0	N	39,100	
	0.230 ac									39,100			**39,100**	

PICTURE

OWNER

CARUSO, TRACI L

5 CEDAR STREET

TILTON, NH 03276

TAXABLE DISTRICTS

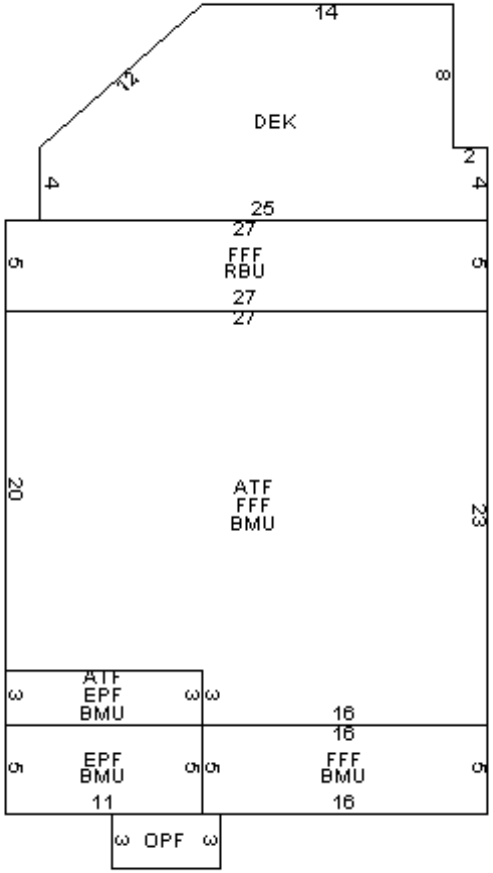
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/31/11	9011-98	NEW BUILDING	PLASTIC GARDEN SHED 8

BUILDING DETAILS

Model: **1 STORY BUNGALOW**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARD TILE/HARDWOOD**
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: **1.1261** Base Rate: **RSA 73.00**
Bldg. Rate: **1.1892**
Sq. Foot Cost: **$ 86.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	88	0.70	62
DEK	DECK/ENTRANCE	248	0.10	25
OPF	OPEN	18	0.25	5
RBU	RAISED BSMNT	135	0.25	34
FFF	FST FLR FIN	803	1.00	803
ATF	ATTIC FINISHED	621	0.25	155
BMU	BSMNT	756	0.15	113
GLA:	**958**	**2,669**		**1,197**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 103,912**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:	CNOTES	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 81,100**

OWNER INFORMATION

MEAD-II, WILLIAM R
MEAD, CLAIRE
22 IRISH SETTER LANE

GILFORD, NH 03249

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/01/2014	2910	0089	Q I	159,000	BOYNTON, PATRICIA A
07/10/1997	1425	0875	U I 99		BOYNTON, EILEEN F

PICTURE

LISTING HISTORY

06/02/10	JBVL	
02/11/10	INSP	MARKED FOR INSPECTION
04/17/08	KMPR	
09/13/07	KMVL	
07/11/07	INSP	MARKED FOR INSPECTION
08/22/05	PM L	

NOTES

BEIGE I=A; BSMNT=WET; 9/7; ATF=NO HEAT; 2BDRM IN ATF; EPF HAS CARPET; PLYWD PANEL WALLS-NO HEAT; EXPOSED WIRING; 4/8; REVIEWED MEAS; 6/10 NEW ROOF 08; FLD STN FNDTN; DNPU RAMP ATT OPF OR DEKS; SOME LINO; DNPU CAMPER, CANVAS TENT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS INSERT
SHOP-AVG	180	18 x 10	149	18.00	70	3,379	
						6,400	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 119,900	$ 6,400	$ 40,800
		Parcel Total:	$ 167,100
2013	$ 119,900	$ 6,400	$ 40,800
		Parcel Total:	$ 167,100
2014	**$ 121,500**	**$ 6,400**	**$ 41,600**
		Parcel Total:	**$ 169,500**

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.340 ac	42,000	F	110	100	100	100	90 -- ROLLING	100	41,600	0	N	41,600	
1F RES	0.020 ac	x 1,500	X	100				90 -- ROLLING	100	0	0	N	0	
	0.360 ac									41,600			**41,600**	

PICTURE

OWNER

MEAD-II, WILLIAM R
MEAD, CLAIRE
22 IRISH SETTER LANE

GILFORD, NH 03249

TAXABLE DISTRICTS

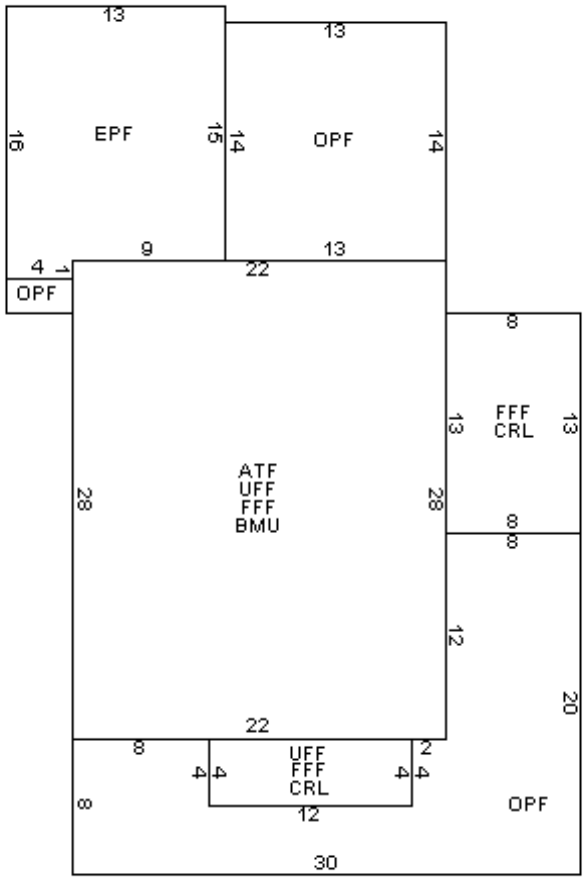
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED**
Floor: **CARPET/PINE/SOFT WD**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9622** Base Rate: **RSA 73.00**
Bldg. Rate: **1.0974**
Sq. Foot Cost: **$ 80.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	199	0.70	139
OPF	OPEN	478	0.25	120
ATF	ATTIC FINISHED	616	0.25	154
UFF	UPPER FLR FIN	664	1.00	664
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	616	0.15	92
CRL	CRAWL SPACE	152	0.05	8
GLA:	**1,586**	**3,493**		**1,945**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,814**
Year Built:		**1892**
Condition For Age:	GOOD	**22 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 121,500**

OWNER INFORMATION

JOHNSON, WALTER BENJAMIN
JOHNSON, HEATHER M
430 WEST MAIN STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2013	2849	0715	Q I	150,000	THERRIEN HELEN FAMILY
10/05/2006	2345	0054	U I 99		THERRIEN, HELEN FAMILY

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
06/03/10	JBVM	
02/11/10	INSP	MARKED FOR INSPECTION
11/14/07	KCCL	
09/11/07	KMVM	
07/11/07	INSP	MARKED FOR INSPECTION
08/12/05	DG L	

NOTES

CLAY; HAS SHARED ROW W/3 OTHER LOTS #'S 430+432; 9/7; NOH; PATIO LOCATED IN BACK OF GAR; 11/7; NO UPDATES ONLY VU'D 1-SIDE 430, NOT 432; 6/10 NOH; PAT=PAVERS=COND; PAT=EST=SHAPE; 3/14 BSMT SUMP PUMP; DNVI; HOMEOWNER STATED 8 BDRMS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	667	29 x 23	84	22.00	70	8,628	
PATIO	180	15 x 12	149	7.00	35	657	BEHIND GAR
						9,300	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 165,000	$ 9,300	$ 48,800
		Parcel Total:	$ 223,100
2013	$ 165,000	$ 9,300	$ 48,800
		Parcel Total:	$ 223,100
2014	**$ 118,900**	**$ 9,300**	**$ 35,700**
		Parcel Total:	**$ 163,900**

LAND VALUATION

Zone: GENERAL COMM SEWER **Minimum Acreage:** 0.46 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.460 ac	44,000	Q	200	100	100	100	100 -- LEVEL	40	35,200	0	N	35,200	-5ROW/45MPU
2F RES	0.360 ac	x 1,500	X	100				100 -- LEVEL	100	500	0	N	500	
	0.820 ac									35,700			**35,700**	

PICTURE

OWNER

JOHNSON, WALTER BENJAMIN
JOHNSON, HEATHER M
430 WEST MAIN STREET

TILTON, NH 03276

TAXABLE DISTRICTS

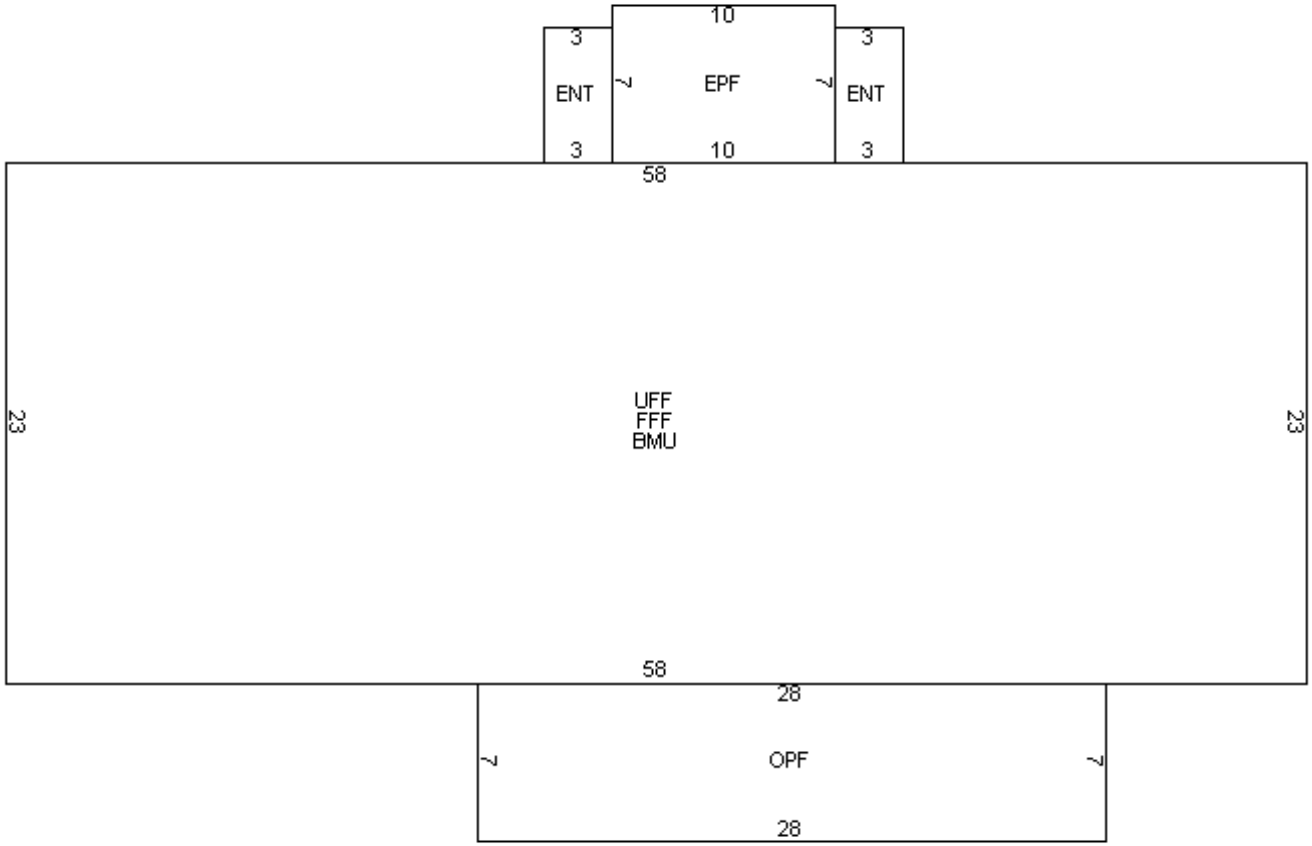
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FAMILY DUP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLASTERED**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **9** Baths: **3.0** Fixtures: **9**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8717** Base Rate: **RMF 70.00**
Bldg. Rate: **0.8536**
Sq. Foot Cost: **$ 59.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	70	0.70	49
UFF	UPPER FLR FIN	1334	1.00	1334
FFF	FST FLR FIN	1334	1.00	1334
BMU	BSMNT	1334	0.15	200
OPF	OPEN	196	0.25	49
ENT	ENTRANCE	36	0.10	4
GLA:	**2,668**	**4,304**		**2,970**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,458**
Year Built:		**1934**
Condition For Age:	AVERAGE	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 118,900**

OWNER INFORMATION

GUERTIN, STEVEN M
BROME, JEANNIE
4 DEER STREET
UNIT 5
TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2013	2841	0803	Q I	86,500	GOYETTE, ADELE
06/22/2012	2780	0671	U I 37	30,000	NEW HAMPSHIRE HOUSING
01/25/2012	2751	0245	U I 51	87,319	CHUDOBA, BETH A
03/13/2007	2388	0031	Q I	119,900	MANSARD DEVELOPMENT

PICTURE

LISTING HISTORY

02/20/14	CRVM	
06/02/13	DMVM	
02/07/13	INSP	MARKED FOR INSPECTION
06/10/09	DMVM	
01/01/80	NONE	

NOTES

6/09 NOH; 4X15 FFF/BMU ACC TO BSMT; UNIT #5; 6/13 NOH, N/C TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
DEER ST CONDO	1		100	20,000.00	100	20,000	
						23,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 63,200	$ 58,000	$ 0
		Parcel Total: $ 121,200	
2013	$ 63,200	$ 58,000	$ 0
		Parcel Total: $ 121,200	
2014	**$ 63,300**	**$ 23,000**	**$ 0**
		Parcel Total: $ 86,300	

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** **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		E											
	0 ac													

PICTURE

OWNER

GUERTIN, STEVEN M
BROME, JEANNIE
4 DEER STREET
UNIT 5
TILTON, NH 03276

TAXABLE DISTRICTS

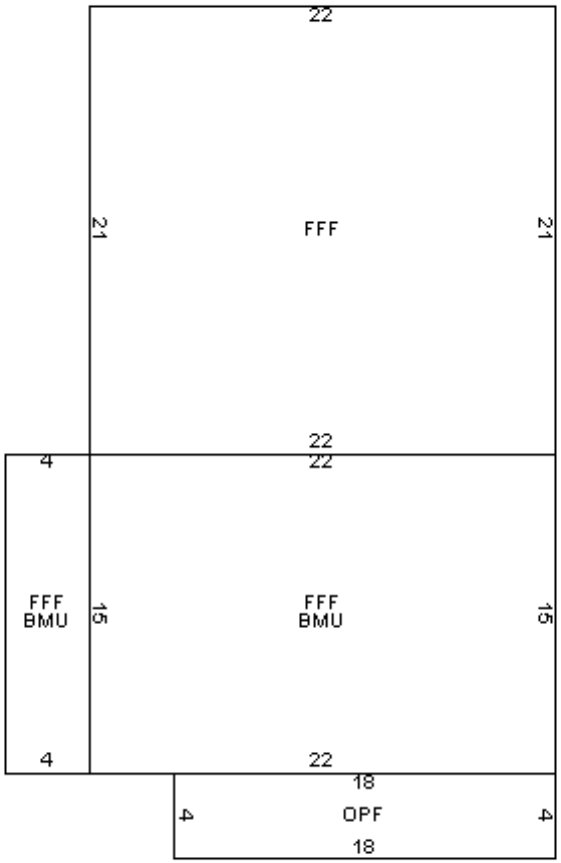
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2490** Base Rate: **RCD 73.00**
Bldg. Rate: **1.1241**
Sq. Foot Cost: **$ 82.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	852	1.00	852
OPF	OPEN	72	0.25	18
BMU	BSMNT	390	0.15	59
GLA:	**852**	**1,314**		**929**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 76,234**
Year Built:		**1977**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 63,300**

OWNER INFORMATION

COURNOYER, DAVID A
COURNOYER, CAROL R
P O BOX 91

EAST KILLINGLY, CT 06234

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/05/2013	2833	0980	Q I	192,900	CASS, LINDA M
03/16/2009	2553	0475	U I 38		CASS, LINDA M

PICTURE

LISTING HISTORY

02/20/14	CRVM	VERIFY SALE
06/04/10	DMVL	
02/11/10	INSP	MARKED FOR INSPECTION
09/12/08	KCVM	
07/11/07	INSP	MARKED FOR INSPECTION
09/22/05	PM L	

NOTES

WHITE; I=A; 6/10 CORRECTED BMU & PU VLT; ATF MEAS 9'; 2/14 DNPU DOG HSE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	7.00	60	924	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PATIO	168	14 x 12	155	7.00	50	911	EST/SHAPE/CONC
						4,800	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 145,400	$ 4,800	$ 37,600
		Parcel Total:	$ 187,800
2013	$ 145,400	$ 4,800	$ 37,600
		Parcel Total:	$ 187,800
2014	**$ 160,300**	**$ 4,800**	**$ 42,200**
		Parcel Total:	**$ 207,300**

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.340 ac	42,000	E	100	100	100	100	100 -- LEVEL	100	42,000	0	N	42,000	
1F RES	0.120 ac	x 1,500	X	100				95 -- MILD	100	200	0	N	200	
	0.460 ac									42,200			**42,200**	

PICTURE

OWNER

COURNOYER, DAVID A
COURNOYER, CAROL R
P O BOX 91

EAST KILLINGLY, CT 06234

TAXABLE DISTRICTS

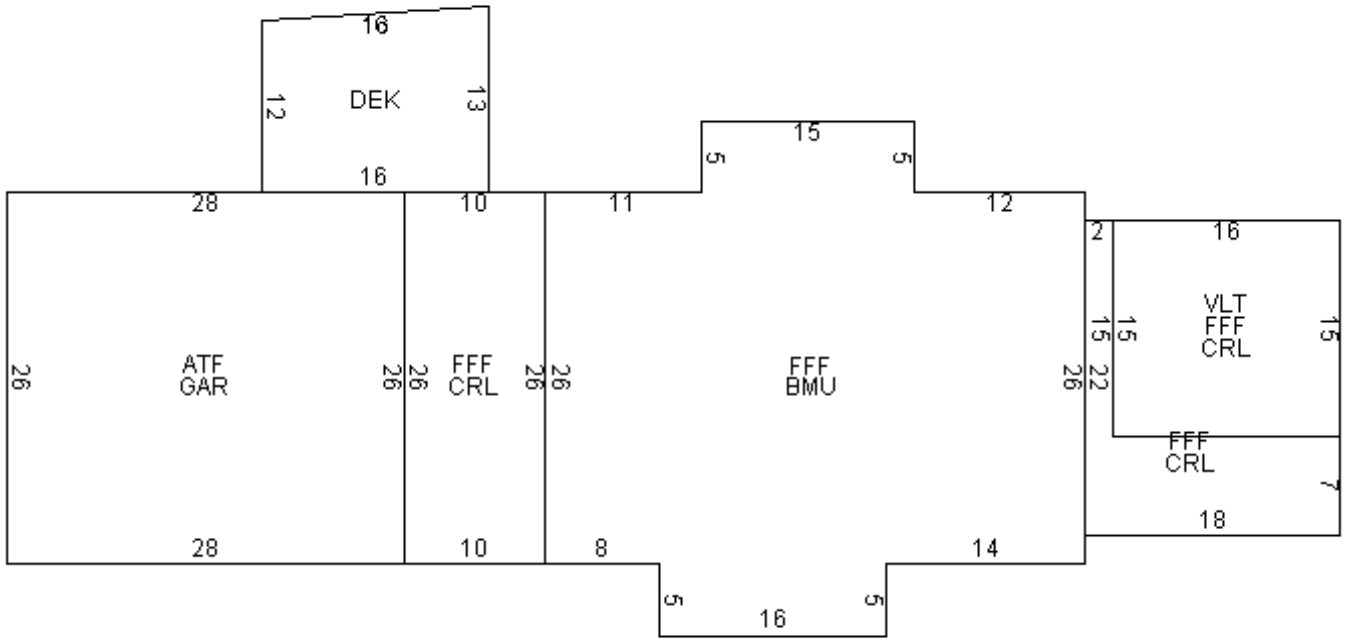
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9004** Base Rate: **RSA 73.00**
Bldg. Rate: **0.9805**
Sq. Foot Cost: **$ 71.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1143	0.15	171
DEK	DECK/ENTRANCE	200	0.10	20
CRL	CRAWL SPACE	656	0.05	33
VLT	VAULTED	240	0.05	12
GAR	GARAGE ATTCHD	728	0.45	328
FFF	FST FLR FIN	1799	1.00	1799
ATF	ATTIC FINISHED	728	0.25	182
GLA:	**1,981**	**5,494**		**2,545**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,171**
Year Built:		**1980**
Condition For Age:	GOOD	**12 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 160,300**

OWNER INFORMATION

HAYWARD, CHRISTOPHER E
HAYWARD, KELLY M
16 PEABODY STREET

TILTON, NH 03276

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/04/2013	2852	0619	Q I	120,500	WAITE, HELEN L

PICTURE

LISTING HISTORY

03/26/14	CRVM	VERIFY SALE
06/10/13	DMVM	
02/07/13	INSP	MARKED FOR INSPECTION
01/08/09	SGVM	
12/16/08	INSP	MARKED FOR INSPECTION
09/22/05	PM L	

NOTES

GRAY I=A;1/09 NOH, TENT&GAR&BOB HSE&LN-TO DNPU;6/13 NOH, NC TO EXT; 2/14 KENNELS REMOVED AFTER SALE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 127,800	$ 2,500	$ 23,100
		Parcel Total:	$ 153,400
2013	$ 127,800	$ 2,500	$ 23,100
		Parcel Total:	$ 153,400
2014	**$ 88,700**	**$ 0**	**$ 32,400**
		Parcel Total:	**$ 121,100**

LAND VALUATION

Zone: VILLAGE SEWER **Minimum Acreage:** 0.34 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.150 ac	34,083	E	100	100	100	95	100 -- LEVEL	100	32,400	0	N	32,400	
	0.150 ac									32,400			**32,400**	

PICTURE

OWNER

HAYWARD, CHRISTOPHER E
HAYWARD, KELLY M
16 PEABODY STREET

TILTON, NH 03276

TAXABLE DISTRICTS

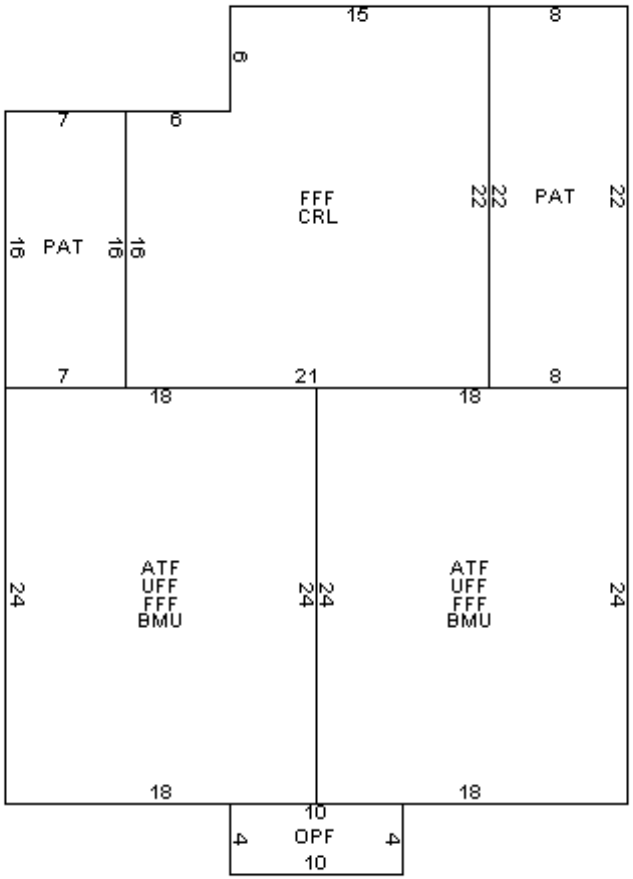
District	Percentage
FIRE DISTRICT	% 100
T-N WATER DIST	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/20/13	2013-67	ALTERATION	RENO SHEET ROC/ROOF/E

BUILDING DETAILS

Model: **2.50 STORY DUPLEX**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED**
Floor: **CARPET/PINE/SOFT WD**
Heat: **OIL/FA DUCTED**
Bedrooms: **5** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8992** Base Rate: **RMF 70.00**
Bldg. Rate: **0.8537**
Sq. Foot Cost: **$ 59.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PAT	PATIO	288	0.10	29
ATF	ATTIC FINISHED	864	0.25	216
UFF	UPPER FLR FIN	864	1.00	864
FFF	FST FLR FIN	1290	1.00	1290
BMU	BSMNT	864	0.15	130
OPF	OPEN	40	0.25	10
CRL	CRAWL SPACE	426	0.05	21
GLA:	**2,370**	**4,636**		**2,560**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,986**
Year Built:		**1890**
Condition For Age:	AVERAGE	**42 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**42 %**
Building Value:		**$ 88,700**

OWNER INFORMATION

STONE, ROBERT W

138 POND STREET

SOUTH WEYMOUTH, MA 02190

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2012	2820	0475	Q I	145,000	CARUCCCIO IRREVOCABLE
08/14/2002	1780	0292	Q I	114,000	STAFFIER

PICTURE

LISTING HISTORY

04/10/14	DMPM	
03/26/14	CRVM	VERIFY SALE
01/19/12	JBVM	
01/10/12	INSP	MARKED FOR INSPECTION
01/12/09	BHVM	
06/01/05	MM M	

NOTES

BEIGE; 1-3X3 DNPU;01/12 NOH, PU OPF'S, CENT AC; 3/14 PU NEW DEK; 4/14 NOH; CORR'D DEK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WINNISQUAM RESORT	1		100	90,000.00	100	90,000	
						90,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2012	$ 56,700	$ 90,000	$ 0
		Parcel Total: $ 146,700	
2013	$ 56,700	$ 90,000	$ 0
		Parcel Total: $ 146,700	
2014	**$ 51,200**	**$ 90,000**	**$ 0**
		Parcel Total: $ 141,200	

LAND VALUATION

Zone: RESORT COMM SEWER **Minimum Acreage:** 1.00 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0		E											
	0 ac													

PICTURE

OWNER

STONE, ROBERT W

138 POND STREET

SOUTH WEYMOUTH, MA 02190

TAXABLE DISTRICTS

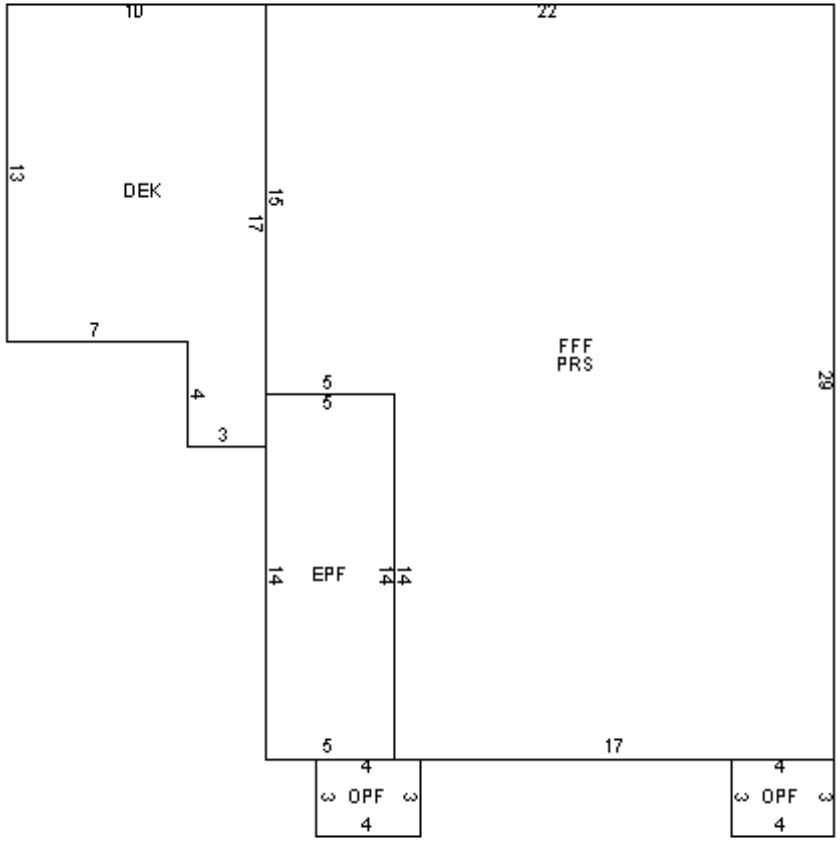
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/02/13	2013-44	DECK	REPAIR EXISTING DECK A

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.5374** Base Rate: **RCC 73.00**
Bldg. Rate: **1.3560**
Sq. Foot Cost: **$ 98.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	568	1.00	568
PRS	PIERS	568	-0.05	-28
EPF	ENCLSD PORCH	70	0.70	49
OPF	OPEN	24	0.25	6
DEK	DECK/ENTRANCE	142	0.10	14
GLA:	**568**	**1,372**		**609**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 60,285**
Year Built:		**1960**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 51,200**

SECTION 9

C. FINAL VALUATION COST TABLES

Land Pricing Zones

Zone 01

Description:	MIXED USE
Lot Size:	1.00
Frontage:	200
Lot Price:	$ 55,000
Excess Acreage:	$ 1,500
Excess Frontage:	$ 69
Water Frontage:	$ 185,000
View:	$ 30,000

$ 1,500	@	0.010 ac
$ 30,000	@	0.100 ac
$ 40,000	@	0.340 ac
$ 42,000	@	0.460 ac
$ 43,000	@	0.690 ac
$ 44,000	@	0.750 ac
$ 55,000	@	1.000 ac
$ 55,000	@	1.000 ac
$ 55,000	@	1.000 ac

Zone 02

Description:	MIXED USE SEWER
Lot Size:	0.46
Frontage:	100
Lot Price:	$ 44,000
Excess Acreage:	$ 1,500
Excess Frontage:	$ 110
Water Frontage:	$ 185,000
View:	$ 30,000

$ 1,500	@	0.010 ac
$ 32,000	@	0.100 ac
$ 42,000	@	0.340 ac
$ 44,000	@	0.460 ac
$ 44,000	@	0.460 ac
$ 44,000	@	0.460 ac
$ 44,000	@	0.460 ac
$ 44,000	@	0.460 ac
$ 44,000	@	0.460 ac

Zone 03

Description:	VILLAGE
Lot Size:	0.69
Frontage:	100
Lot Price:	$ 50,000
Excess Acreage:	$ 1,500
Excess Frontage:	$ 125
Water Frontage:	$ 185,000
View:	$ 30,000

$ 1,500	@	0.010 ac
$ 30,000	@	0.100 ac
$ 40,000	@	0.340 ac
$ 42,000	@	0.460 ac
$ 50,000	@	0.690 ac
$ 50,000	@	0.690 ac
$ 50,000	@	0.690 ac
$ 50,000	@	0.690 ac
$ 50,000	@	0.690 ac

Zone 04

Description:	VILLAGE SEWER
Lot Size:	0.34
Frontage:	100
Lot Price:	$ 42,000
Excess Acreage:	$ 1,500
Excess Frontage:	$ 105
Water Frontage:	$ 185,000
View:	$ 30,000

$ 1,500	@	0.010 ac
$ 32,000	@	0.100 ac
$ 42,000	@	0.340 ac
$ 42,000	@	0.340 ac
$ 42,000	@	0.340 ac
$ 42,000	@	0.340 ac
$ 42,000	@	0.340 ac
$ 42,000	@	0.340 ac
$ 42,000	@	0.340 ac

Zone 05

Description:	MEDIUM RES
Lot Size:	2.00
Frontage:	200
Lot Price:	$ 58,000
Excess Acreage:	$ 3,500
Excess Frontage:	$ 72
Water Frontage:	$ 185,000
View:	$ 30,000

$ 1,500	@	0.010 ac
$ 30,000	@	0.100 ac
$ 40,000	@	0.340 ac
$ 42,000	@	0.460 ac
$ 43,000	@	0.690 ac
$ 44,000	@	0.750 ac
$ 48,000	@	1.000 ac
$ 58,000	@	2.000 ac
$ 58,000	@	2.000 ac

Zone 06				
Description:	MEDIUM RES-SEWR	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 32,000	@	0.100 ac
Frontage:	100	$ 42,000	@	0.340 ac
Lot Price:	$ 50,000	$ 44,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 45,000	@	0.690 ac
Excess Frontage:	$ 125	$ 46,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 50,000	@	1.000 ac
View:	$ 30,000	$ 50,000	@	1.000 ac
		$ 50,000	@	1.000 ac

Zone 07				
Description:	RURAL AGRI	$ 1,500	@	0.010 ac
Lot Size:	3.00	$ 30,000	@	0.100 ac
Frontage:	250	$ 40,000	@	0.340 ac
Lot Price:	$ 60,000	$ 42,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 43,000	@	0.690 ac
Excess Frontage:	$ 60	$ 44,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 48,000	@	1.000 ac
View:	$ 30,000	$ 58,000	@	2.000 ac
		$ 60,000	@	3.000 ac

Zone 08				
Description:	DOWNTOWN	$ 1,500	@	0.010 ac
Lot Size:	0.69	$ 32,000	@	0.100 ac
Frontage:	100	$ 42,000	@	0.340 ac
Lot Price:	$ 45,000	$ 44,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 45,000	@	0.690 ac
Excess Frontage:	$ 112	$ 45,000	@	0.690 ac
Water Frontage:	$ 185,000	$ 45,000	@	0.690 ac
View:	$ 30,000	$ 45,000	@	0.690 ac
		$ 45,000	@	0.690 ac

Zone 09				
Description:	REGIONAL COMM	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 30,000	@	0.100 ac
Frontage:	100	$ 40,000	@	0.340 ac
Lot Price:	$ 48,000	$ 42,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 43,000	@	0.690 ac
Excess Frontage:	$ 120	$ 44,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 48,000	@	1.000 ac
View:	$ 30,000	$ 48,000	@	1.000 ac
		$ 48,000	@	1.000 ac

Zone 10				
Description:	RESORT COMM	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 30,000	@	0.100 ac
Frontage:	150	$ 40,000	@	0.340 ac
Lot Price:	$ 48,000	$ 42,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 43,000	@	0.690 ac
Excess Frontage:	$ 80	$ 44,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 48,000	@	1.000 ac
View:	$ 30,000	$ 48,000	@	1.000 ac
		$ 48,000	@	1.000 ac

Zone 11				
Description:	GENERAL COMM	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 30,000	@	0.100 ac
Frontage:	200	$ 40,000	@	0.340 ac
Lot Price:	$ 48,000	$ 42,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 43,000	@	0.690 ac
Excess Frontage:	$ 60	$ 44,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 48,000	@	1.000 ac
View:	$ 30,000	$ 48,000	@	1.000 ac
		$ 48,000	@	1.000 ac

Zone 12				
Description:	GENERAL COMM SEWER	$ 1,500	@	0.010 ac
Lot Size:	0.46	$ 32,000	@	0.100 ac
Frontage:	100	$ 42,000	@	0.340 ac
Lot Price:	$ 44,000	$ 44,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 44,000	@	0.460 ac
Excess Frontage:	$ 110	$ 44,000	@	0.460 ac
Water Frontage:	$ 185,000	$ 44,000	@	0.460 ac
View:	$ 30,000	$ 44,000	@	0.460 ac
		$ 44,000	@	0.460 ac

Zone 13				
Description:	INDUSTRIAL	$ 1,500	@	0.010 ac
Lot Size:	2.00	$ 30,000	@	0.100 ac
Frontage:	200	$ 40,000	@	0.340 ac
Lot Price:	$ 58,000	$ 42,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 43,000	@	0.690 ac
Excess Frontage:	$ 72	$ 44,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 48,000	@	1.000 ac
View:	$ 30,000	$ 58,000	@	2.000 ac
		$ 58,000	@	2.000 ac

Zone 14				
Description:	INDUSTRIAL SEWER	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 32,000	@	0.100 ac
Frontage:	100	$ 42,000	@	0.340 ac
Lot Price:	$ 50,000	$ 44,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 45,000	@	0.690 ac
Excess Frontage:	$ 125	$ 46,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 50,000	@	1.000 ac
View:	$ 30,000	$ 50,000	@	1.000 ac
		$ 50,000	@	1.000 ac

Zone 15				
Description:	REGIONAL COMM SEWER	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 32,000	@	0.100 ac
Frontage:	100	$ 42,000	@	0.340 ac
Lot Price:	$ 50,000	$ 44,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 45,000	@	0.690 ac
Excess Frontage:	$ 125	$ 46,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 50,000	@	1.000 ac
View:	$ 30,000	$ 50,000	@	1.000 ac
		$ 50,000	@	1.000 ac

Zone 16

Description:	RESORT COMM SEWER	$ 1,500	@	0.010 ac
Lot Size:	1.00	$ 32,000	@	0.100 ac
Frontage:	100	$ 42,000	@	0.340 ac
Lot Price:	$ 50,000	$ 44,000	@	0.460 ac
Excess Acreage:	$ 1,500	$ 45,000	@	0.690 ac
Excess Frontage:	$ 125	$ 46,000	@	0.750 ac
Water Frontage:	$ 185,000	$ 50,000	@	1.000 ac
View:	$ 30,000	$ 50,000	@	1.000 ac
		$ 50,000	@	1.000 ac

Land Use Codes

Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
MXU	MIXED USE
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	WEST MAIN ST	200
R	DOWNTOWN/MAIN ST	250
S	LACONIA RD/E MAIN ST	225
T	EXIT 20 INFLUENCE	900
X	BACKLAND	100

Site Modifiers

Code	Description	Factor
A	AVERAGE	100
B	BEST	125
E	EXC	120
F	FAIR	95
G	GOOD	105
N	NATURAL	90
P	POOR	90
R	RIVER ROAD INFL	125
S	SILVER LAKE INFL	110
T	N/A	100
U	UNDEVEL/WOODS	90
UC	UNDEV/CLEARED	95
Y	VERY GOOD	110

Topography Modifiers

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

Road Modifiers

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

Driveway Modifiers

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

Current Use Codes			
Code	**Description**	**Min. Value**	**Max. Value**
CUDE	DISCRETNRY	$ 3,000.00	$ 3,000.00
CUFL	FARM LAND	$ 25.00	$ 425.00
CUMH	MNGD HARDWD	$ 24.00	$ 36.00
CUMO	MNGD OTHER	$ 18.00	$ 27.00
CUMW	MNGD PINE	$ 63.00	$ 95.00
CUUH	UNMNGD HARDWD	$ 40.00	$ 61.00
CUUL	UNPRODUCTIVE	$ 18.00	$ 18.00
CUUO	UNMNGD OTHER	$ 30.00	$ 45.00
CUUW	UNMNGD PINE	$ 105.00	$ 158.00
CUWL	WETLANDS	$ 18.00	$ 18.00

TILTON, NH

Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
5	100.00	83	88.00	161	76.00	239	64.00	317	53.00
6	100.00	84	88.00	162	76.00	240	64.00	318	53.00
7	100.00	85	88.00	163	76.00	241	64.00	319	52.00
8	99.00	86	88.00	164	76.00	242	64.00	320	52.00
9	99.00	87	87.00	165	76.00	243	64.00	321	52.00
10	99.00	88	87.00	166	76.00	244	64.00	322	52.00
11	99.00	89	87.00	167	75.00	245	64.00	323	52.00
12	99.00	90	87.00	168	75.00	246	63.00	324	52.00
13	99.00	91	87.00	169	75.00	247	63.00	325	51.00
14	98.00	92	87.00	170	75.00	248	63.00	326	51.00
15	98.00	93	87.00	171	75.00	249	63.00	327	51.00
16	98.00	94	86.00	172	75.00	250	63.00	328	51.00
17	98.00	95	86.00	173	74.00	251	63.00	329	51.00
18	98.00	96	86.00	174	74.00	252	63.00	330	51.00
19	98.00	97	86.00	175	74.00	253	62.00	331	51.00
20	98.00	98	86.00	176	74.00	254	62.00	332	50.00
21	97.00	99	86.00	177	74.00	255	62.00	333	50.00
22	97.00	100	85.00	178	74.00	256	62.00	334	50.00
23	97.00	101	85.00	179	74.00	257	62.00	335	50.00
24	97.00	102	85.00	180	73.00	258	62.00	336	50.00
25	97.00	103	85.00	181	73.00	259	61.00	337	50.00
26	97.00	104	85.00	182	73.00	260	61.00	338	49.00
27	97.00	105	85.00	183	73.00	261	61.00	339	49.00
28	96.00	106	85.00	184	73.00	262	61.00	340	49.00
29	96.00	107	84.00	185	73.00	263	61.00	341	49.00
30	96.00	108	84.00	186	72.00	264	61.00	342	49.00
31	96.00	109	84.00	187	72.00	265	61.00	343	49.00
32	96.00	110	84.00	188	72.00	266	60.00	344	49.00
33	96.00	111	84.00	189	72.00	267	60.00	345	48.00
34	95.00	112	84.00	190	72.00	268	60.00	346	48.00
35	95.00	113	84.00	191	72.00	269	60.00	347	48.00
36	95.00	114	83.00	192	72.00	270	60.00	348	48.00
37	95.00	115	83.00	193	71.00	271	60.00	349	48.00
38	95.00	116	83.00	194	71.00	272	59.00	350	48.00
39	95.00	117	83.00	195	71.00	273	59.00	351	48.00
40	95.00	118	83.00	196	71.00	274	59.00	352	47.00
41	94.00	119	83.00	197	71.00	275	59.00	353	47.00
42	94.00	120	82.00	198	71.00	276	59.00	354	47.00
43	94.00	121	82.00	199	71.00	277	59.00	355	47.00
44	94.00	122	82.00	200	70.00	278	59.00	356	47.00
45	94.00	123	82.00	201	70.00	279	58.00	357	47.00
46	94.00	124	82.00	202	70.00	280	58.00	358	46.00
47	93.00	125	82.00	203	70.00	281	58.00	359	46.00
48	93.00	126	82.00	204	70.00	282	58.00	360	46.00
49	93.00	127	81.00	205	70.00	283	58.00	361	46.00
50	93.00	128	81.00	206	69.00	284	58.00	362	46.00
51	93.00	129	81.00	207	69.00	285	58.00	363	46.00
52	93.00	130	81.00	208	69.00	286	57.00	364	46.00
53	93.00	131	81.00	209	69.00	287	57.00	365	45.00
54	92.00	132	81.00	210	69.00	288	57.00	366	45.00
55	92.00	133	80.00	211	69.00	289	57.00	367	45.00
56	92.00	134	80.00	212	69.00	290	57.00	368	45.00
57	92.00	135	80.00	213	68.00	291	57.00	369	45.00
58	92.00	136	80.00	214	68.00	292	56.00	370	45.00
59	92.00	137	80.00	215	68.00	293	56.00	371	45.00
60	92.00	138	80.00	216	68.00	294	56.00	372	44.00
61	91.00	139	80.00	217	68.00	295	56.00	373	44.00
62	91.00	140	79.00	218	68.00	296	56.00	374	44.00
63	91.00	141	79.00	219	67.00	297	56.00	375	44.00
64	91.00	142	79.00	220	67.00	298	56.00	376	44.00
65	91.00	143	79.00	221	67.00	299	55.00	377	44.00
66	91.00	144	79.00	222	67.00	300	55.00	378	43.00
67	90.00	145	79.00	223	67.00	301	55.00	379	43.00
68	90.00	146	79.00	224	67.00	302	55.00	380	43.00
69	90.00	147	78.00	225	67.00	303	55.00	381	43.00
70	90.00	148	78.00	226	66.00	304	55.00	382	43.00
71	90.00	149	78.00	227	66.00	305	54.00	383	43.00
72	90.00	150	78.00	228	66.00	306	54.00	384	43.00
73	90.00	151	78.00	229	66.00	307	54.00	385	42.00
74	89.00	152	78.00	230	66.00	308	54.00	386	42.00
75	89.00	153	77.00	231	66.00	309	54.00	387	42.00
76	89.00	154	77.00	232	66.00	310	54.00	388	42.00
77	89.00	155	77.00	233	65.00	311	54.00	389	42.00
78	89.00	156	77.00	234	65.00	312	53.00	390	42.00
79	89.00	157	77.00	235	65.00	313	53.00	391	41.00
80	89.00	158	77.00	236	65.00	314	53.00	392	41.00
81	88.00	159	77.00	237	65.00	315	53.00	393	41.00
82	88.00	160	76.00	238	65.00	316	53.00	394	41.00

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
395	41.00	478	28.00						
396	41.00	479	28.00						
397	41.00	480	28.00						
398	40.00	481	28.00						
399	40.00	482	28.00						
400	40.00	483	28.00						
401	40.00	484	27.00						
402	40.00	485	27.00						
403	40.00	486	27.00						
404	40.00	487	27.00						
405	39.00	488	27.00						
406	39.00	489	27.00						
407	39.00	490	27.00						
408	39.00	491	26.00						
409	39.00	492	26.00						
410	39.00	493	26.00						
411	38.00	494	26.00						
412	38.00	495	26.00						
413	38.00	496	26.00						
414	38.00	497	25.00						
415	38.00	498	25.00						
416	38.00	499	25.00						
417	38.00	500	25.00						
418	37.00								
419	37.00								
420	37.00								
421	37.00								
422	37.00								
423	37.00								
424	36.00								
425	36.00								
426	36.00								
427	36.00								
428	36.00								
429	36.00								
430	36.00								
431	35.00								
432	35.00								
433	35.00								
434	35.00								
435	35.00								
436	35.00								
437	35.00								
438	34.00								
439	34.00								
440	34.00								
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443	34.00								
444	33.00								
445	33.00								
446	33.00								
447	33.00								
448	33.00								
449	33.00								
450	33.00								
451	32.00								
452	32.00								
453	32.00								
454	32.00								
455	32.00								
456	32.00								
457	32.00								
458	31.00								
459	31.00								
460	31.00								
461	31.00								
462	31.00								
463	31.00								
464	30.00								
465	30.00								
466	30.00								
467	30.00								
468	30.00								
469	30.00								
470	30.00								
471	29.00								
472	29.00								
473	29.00								
474	29.00								
475	29.00								
476	29.00								
477	28.00								

Description	Rate		DPR
1003 LACONIA RD	85,000.00	ea	0.00
749 LACONIA RD	125,000.00	ea	0.00
785 LACONIA RD	100,000.00	ea	0.00
788 LACONIA RD	60,000.00	ea	0.00
79-D HISTORIC BARN	0.00	sf	0.00
79-F FARM STRUCTURE	0.00	sf	0.00
BARN-1STRY	15.00	sf	40.00
BARN-1STRY/BSMNT	17.00	sf	40.00
BARN-1STRY/LOFT	18.00	sf	40.00
BARN-1STRY/LOFT/BSMT	21.00	sf	40.00
BARN-2STRY	19.00	sf	40.00
BARN-2STRY/BSMNT	20.00	sf	40.00
BARN-2STRY/LOFT	21.00	sf	40.00
BARN-2STRY/LOFT/BSMT	23.00	sf	40.00
BATH HOUSE	20.00	sf	50.00
BOAT DOCKS	30.00	sf	0.00
BOAT DOCKS	30.00	sf	50.00
BOAT HOUSE	30.00	sf	0.00
BOAT SLIP	18,000.00	ea	0.00
CABANA	30.00	sf	0.00
CABIN	25.00	sf	0.00
CAMPER	20.00	sf	0.00
CANOPY	23.00	sf	60.00
CARPORT METAL	8.00	sf	50.00
CARPORT WOOD	11.00	sf	50.00
CLEMENT DAM	50,000.00	ea	0.00
COLD STORAGE	45.00	sf	50.00
COMM BOAT RACKS	25.00	sf	0.00
CONCRETE SLAB	3.00	sf	0.00
COOPS-POULTRY	11.00	sf	40.00
COUNTRY MEADOW	0.00	ea	0.00
COUNTRY ROSE	2,000.00	ea	0.00
DALTON RD	4,500.00	ea	0.00
DECK	7.00	sf	50.00
DEER ST CONDO	20,000.00	ea	0.00
DRIVE-UP	6,000.00	ea	0.00
DRIVEUP TUBE	16,000.00	ea	0.00
ELEVATOR FREIGHT	40,000.00	ea	0.00
ELEVATOR PASS	20,000.00	ea	0.00
FENCE COMMERCIAL/FT	15.00	sf	75.00
FIREPLACE 1-CUST	5,000.00	ea	0.00
FIREPLACE 1-STAND	3,000.00	ea	100.00
FIREPLACE 2-CUST	8,500.00	ea	0.00
FIREPLACE 2-STAND	5,000.00	ea	100.00
FIREPLACE 3-CUST	12,000.00	ea	0.00
FIREPLACE 3-STAND	6,500.00	ea	100.00
FIREPLACE 4-CUST	15,000.00	ea	0.00
FIREPLACE 4-STAND	8,000.00	ea	100.00
FIREPLACE 5-CUST	17,500.00	ea	0.00
FIREPLACE 5-STAND	9,500.00	ea	0.00
FIREPLACE 6-CUST	19,000.00	ea	0.00
FIREPLACE 6-STAND	11,000.00	ea	0.00
FOUNDATION	10.00	sf	60.00
GARAGE-1 STY	22.00	sf	60.00
GARAGE-1 STY/ATTIC	24.00	sf	60.00
GARAGE-1 STY/BSMT	31.00	sf	60.00
GARAGE-1.5 STY	26.00	sf	60.00
GARAGE-1.5 STY/BSMT	35.00	sf	60.00
GARAGE-1.75 STY	27.00	sf	0.00
GARAGE-1.75 STY/BSMT	36.00	sf	0.00
GARAGE-2 STY	28.00	sf	60.00
GARAGE-2 STY/BSMT	37.00	sf	60.00
GARAGE-ATTIC/BSMT	33.00	sf	60.00
GASLIGHT	4,500.00	ea	0.00
GAZEBO	12.00	sf	0.00
GREENHOUSE-GLASS	24.00	sf	40.00
GREENHOUSE-POLY	5.00	sf	0.00
HOT TUB	1,500.00	ea	0.00
JENSENS DOUBLE	20,000.00	ea	0.00
JENSENS SINGLE	7,500.00	ea	0.00
KENNELS	12.00	sf	50.00
KIOSK	88.00	sf	0.00
KITCHEN	1,800.00	ea	0.00
LAKEWOOD	70,000.00	ea	0.00

Description	Rate	DPR
LEAN-TO	4.00 sf	50.00
LIFT LIGHT	2,700.00 ea	0.00
LIFTS-COMMERCIAL	2,800.00 ea	60.00
LIGHTS, PARKING LOT	1,500.00 ea	0.00
LOAD LEVEL	2,900.00 ea	0.00
LOADING DOCKS	35.00 sf	50.00
LORD HAMP @WATER	85,000.00 ea	0.00
LORD HAMPSH NO SLIP	50,000.00 ea	0.00
LORD HAMPSHIRE SLIP	85,000.00 ea	0.00
LYNNMERE CONDOS	40,000.00 ea	0.00
MEZZANINE	12.00 sf	0.00
MH SITES	20,000.00 ea	0.00
MOHAWK ISL	50,000.00 ea	0.00
NH RAILROAD	3,000.00 ea	0.00
NITE DEPOSIT	6,000.00 ea	0.00
NORTH WINDY	10,000.00 ea	0.00
PARKING SPACES	1,000.00 ea	0.00
PASSENGER ELEVATOR	6,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00
PAVING RESIDENTIAL	1,000.00 ea	0.00
PHILLIPS HSE/COTTAGE	72,500.00 ea	0.00
POLE BARN	8.00 sf	0.00
POOL ENCLOSED	30.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	60.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	10.00 sf	0.00
PUMP GAS/OIL-DOUBLE	3,500.00 ea	75.00
PUMP GAS/OIL-MIXING	2,500.00 ea	75.00
PUMP GAS/OIL-SINGLE	1,600.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
RODGERS	5,000.00 ea	0.00
SAFE DEPOSIT	60.00 ea	0.00
SAUNA	28.00 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
SHADY GROVE	45,000.00 ea	0.00
SHED-EQUIPMENT	6.00 sf	50.00
SHED-METAL	5.00 sf	60.00
SHED-WOOD	7.00 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
SITE/LEASED AREA	100,000.00 ea	0.00
SOUTH BAY RESORT	65,000.00 ea	0.00
SOUTH WINDY	5,000.00 ea	0.00
SPRINKLRS	1.00 ea	0.00
STABLES	18.00 sf	50.00
SUNRISE SHORES	5,000.00 ea	0.00
TANKS FU/WAT	3.00 ea	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOWER/COMM FACILITY	75,000.00 ea	0.00
TUCKER BAY	125,000.00 ea	0.00
VAULTS	110.00 sf	75.00
VINYL/PLAST	15.00 sf	0.00
WATERS EDGE	125,000.00 ea	0.00
WATERSIDE @ WINNISQU	120,000.00 ea	0.00
WHITEROCK	4,500.00 ea	0.00
WINN SHORES	40,000.00 ea	0.00
WINNISQUAM RESORT	90,000.00 ea	0.00
WINNISQUAM VILLAGE	40,000.00 ea	0.00

TILTON, NH

Features & Outbuildings Size Adjustment Factors

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

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Building Base Rate Codes & Values

Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.50	70.00	COM
CAU	AUTO DEALERSHIP	1.00	85.00	COM
CBB	INN/BED&BREAKFAST	1.00	72.00	RES
CBK	BANKS	1.00	90.00	COM
CCS	COUNTRY STORE	1.00	70.00	COM
CCW	CAR WASH	1.00	60.00	COM
CFF	FAST FOOD/DRIVE IN	1.00	85.00	COM
CFH	FUNERAL HOMES	1.00	85.00	COM
CGS	SERVICE GARAGE	1.25	38.00	COM
CHM	HOTEL/MOTEL	1.00	100.00	COM
CLC	LODGE/CLUBS	1.00	70.00	COM
CMF	MULTI FAMILY	1.50	70.00	RES
CMH	DOUBLE WIDE	3.00	57.00	RES
CMM	MINI MARKET W/ GAS	1.00	100.00	COM
CMO	MEDICAL OFFICES	1.00	80.00	COM
COA	OFFICE/APT	1.00	60.00	COM
COF	OFFICES	1.00	86.00	COM
CPE	PRIVATE EDUCATION	1.00	90.00	COM
CPO	POST OFFICE	1.00	90.00	COM
CRA	RETAIL/APT	1.50	60.00	COM
CRE	RESTAURANT	1.00	85.00	COM
CRS	RESIDENTIAL	1.00	72.00	RES
CSC	SHOPPING CENTER	1.00	85.00	COM
CSM	SMALL MFG	1.00	45.00	COM
CST	STORES	1.00	80.00	COM
CWH	MINI WAREHOUSE	1.00	25.00	COM
CWS	WAREHOUSE	1.00	35.00	COM
ECC	CONDO CONVERSION	1.00	73.00	RES
ECR	CHURCH RECTORY	1.00	73.00	RES
EFS	FIRE STATION	1.00	60.00	COM
EPS	POLICE STATION	1.00	90.00	COM
ERB	RECREATION BLDG	1.00	60.00	RES
ESC	SCHOOLS/COLLEGES	1.00	100.00	COM
ETB	TOWN BLDG	1.00	90.00	RES
ETG	TOWN GARAGE	1.00	40.00	COM
ETH	TOWN HALL	1.00	95.00	COM
EXB	GENERAL BLDG	1.00	72.00	RES
EXC	CHURCHES	1.00	90.00	COM
EXH	HOUSING EX	1.00	73.00	RES
IND	LIGHT INDUSTRIAL	1.00	30.00	IND
IWH	INDUSTRIAL WAREHOUSE	1.00	30.00	IND
MHD	DOUBLE WIDE MH	3.00	57.00	RES
MHS	MOBILE HOMES	5.00	44.00	MFH
RCC	CONDO CONVERSION	1.00	73.00	RES
RCD	CONDO/TOWNHOUSE	1.00	73.00	RES
RCG	CONDO/GARDEN	1.00	73.00	RES
RMF	MULTI FAMILY	1.50	70.00	RES
RSA	RESIDENTIAL	1.00	73.00	RES
UIW	UT IND WAREHOUSE	1.00	30.00	IND
UOF	OFFICES	1.00	90.00	COM
UTL	UTILITIES	1.00	60.00	COM

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	0.25
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	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRANCE	0.10
EPF	ENCLSD PORCH FIN	0.70
EPU	COVERED BMT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.60
GAR	GARAGE ATTCHD	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/COVRD ENT	0.25
PAT	PATIO	0.10
PRS	PIERS	-0.05
RBF	RAISED BSMNT FIN	0.50
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLAB	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.35
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.50
VLT	VAULTED CEILINGS	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
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+30	1.70
A8	EXC+40	1.80
A9	LUXURIOUS	2.00
AA	SPECIAL USE	3.00

Building Story Codes & Values

Code	Description	Factor
A	1 STORY	1.00
B	1.5 STORY	0.99
C	1.75 STORY	0.98
D	2.00 STORY	0.96
E	2.50 STORY	0.94
F	2.75 STORY	0.92
G	3.00 STORY	0.92
H	3.5+ STORY	0.88
I	SPLT LVL	1.00

Building Roof Structures

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

Building Roof Materials

Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
E	ASBEST SHNGL	3.00
F	RUBBER MEMBRANE	4.00
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	STANDING SEAM	6.00
N	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials

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

Building Frame Materials

Code	Description	Factor
A	WOOD	90.00
B	MASONRY	100.00
C	REIN-CONCRETE	110.00
D	STEEL	105.00
E	SPECIAL	110.00

Building Interior Wall Materials

Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD	30.00
F	PLYWOOD PANEL	27.00
G	AVE FOR USE	22.00

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	9.00
F	HARDWOOD	10.00
G	PARQUET	11.00
H	CARPET	10.00
J	LAMINATE	8.00
P	PERGO/SIM	8.00

Building Heating Fuel Types

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

Building Heating System Types

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

Building Accessories

Description	Points
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	1.00
FIREPLACE	0.00
GENERATOR	2.00

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.

TILTON, NH

Residential Building Area Size Adjustment Factors

Median Effective Area = 1700sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
155	4.00	219	3.03	302	2.39	486	1.75	1,244	1.11
156	3.97	220	3.02	304	2.38	490	1.74	1,275	1.10
157	3.95	221	3.01	305	2.37	495	1.73	1,308	1.09
158	3.93	222	3.00	307	2.36	500	1.72	1,342	1.08
159	3.91	223	2.99	309	2.35	505	1.71	1,378	1.07
160	3.89	224	2.98	311	2.34	510	1.70	1,417	1.06
161	3.87	225	2.97	313	2.33	515	1.69	1,457	1.05
162	3.85	226	2.96	315	2.32	520	1.68	1,500	1.04
163	3.83	227	2.95	317	2.31	526	1.67	1,545	1.03
164	3.81	228	2.94	319	2.30	531	1.66	1,594	1.02
165	3.80	229	2.93	321	2.29	537	1.65	1,645	1.01
166	3.78	230	2.92	323	2.28	543	1.64	1,700	1.00
167	3.76	231	2.91	325	2.27	548	1.63	1,759	0.99
168	3.74	232	2.90	327	2.26	554	1.62	1,821	0.98
169	3.72	233	2.89	329	2.25	560	1.61	1,889	0.97
170	3.70	234	2.88	331	2.24	567	1.60	1,962	0.96
171	3.69	235	2.87	333	2.23	573	1.59	2,040	0.95
172	3.67	236	2.86	336	2.22	580	1.58	2,125	0.94
173	3.65	237	2.85	338	2.21	586	1.57	2,217	0.93
174	3.63	238	2.84	340	2.20	593	1.56	2,318	0.92
175	3.62	239	2.83	342	2.19	600	1.55	2,429	0.91
176	3.60	241	2.82	345	2.18	607	1.54	2,550	0.90
177	3.58	242	2.81	347	2.17	614	1.53	2,684	0.89
178	3.57	243	2.80	349	2.16	622	1.52	2,833	0.88
179	3.55	244	2.79	352	2.15	630	1.51	3,000	0.87
180	3.54	245	2.78	354	2.14	637	1.50	3,188	0.86
181	3.52	246	2.77	357	2.13	646	1.49	3,400	0.85
182	3.50	248	2.76	359	2.12	654	1.48	3,643	0.84
183	3.49	249	2.75	362	2.11	662	1.47	3,923	0.83
184	3.47	250	2.74	364	2.10	671	1.46	4,250	0.82
185	3.46	251	2.73	367	2.09	680	1.45	4,636	0.81
186	3.44	252	2.72	370	2.08	689	1.44	5,100	0.80
187	3.43	254	2.71	372	2.07	699	1.43	5,667	0.79
188	3.41	255	2.70	375	2.06	708	1.42	6,375	0.78
189	3.40	256	2.69	378	2.05	718	1.41	7,286	0.77
190	3.39	258	2.68	381	2.04	729	1.40	8,500	0.76
191	3.37	259	2.67	383	2.03	739	1.39	10,200	0.75
192	3.36	260	2.66	386	2.02	750	1.38	12,750	0.74
193	3.34	262	2.65	389	2.01	761	1.37	17,000	0.73
194	3.33	263	2.64	392	2.00	773	1.36	25,500	0.72
195	3.32	264	2.63	395	1.99	785	1.35	51,000	0.71
196	3.30	266	2.62	398	1.98	797	1.34	100,000	0.71
197	3.29	267	2.61	402	1.97	810	1.33	200,000	0.7026
198	3.28	268	2.60	405	1.96	823	1.32	300,000	0.7017
199	3.26	270	2.59	408	1.95	836	1.31	400,000	0.7013
200	3.25	271	2.58	411	1.94	850	1.30	500,000	0.7010
201	3.24	273	2.57	415	1.93	864	1.29	600,000	0.7008
202	3.23	274	2.56	418	1.92	879	1.28	700,000	0.7007
203	3.21	276	2.55	421	1.91	895	1.27	800,000	0.7006
204	3.20	277	2.54	425	1.90	911	1.26	900,000	0.7006
205	3.19	279	2.53	429	1.89	927	1.25	1,000,000	0.7005
206	3.18	280	2.52	432	1.88	944	1.24		
207	3.16	282	2.51	436	1.87	962	1.23		
208	3.15	283	2.50	440	1.86	981	1.22		
209	3.14	285	2.49	443	1.85	1,000	1.21		
210	3.13	287	2.48	447	1.84	1,020	1.20		
211	3.12	288	2.47	451	1.83	1,041	1.19		
212	3.11	290	2.46	455	1.82	1,063	1.18		
213	3.09	291	2.45	459	1.81	1,085	1.17		
214	3.08	293	2.44	464	1.80	1,109	1.16		
215	3.07	295	2.43	468	1.79	1,133	1.15		
216	3.06	297	2.42	472	1.78	1,159	1.14		
217	3.05	298	2.41	477	1.77	1,186	1.13		
218	3.04	300	2.40	481	1.76	1,214	1.12		

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TILTON, NH

Commercial Building Area Size Adjustment Factors

Median Effective Area = 4600sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
418	4.00	533	3.29	734	2.58	1,179	1.87	3,000	1.16
419	3.99	535	3.28	738	2.57	1,190	1.86	3,067	1.15
421	3.98	537	3.27	742	2.56	1,200	1.85	3,136	1.14
422	3.97	539	3.26	746	2.55	1,211	1.84	3,209	1.13
423	3.96	541	3.25	750	2.54	1,221	1.83	3,286	1.12
425	3.95	543	3.24	754	2.53	1,232	1.82	3,366	1.11
426	3.94	545	3.23	758	2.52	1,243	1.81	3,450	1.10
427	3.93	548	3.22	762	2.51	1,255	1.80	3,538	1.09
429	3.92	550	3.21	767	2.50	1,266	1.79	3,632	1.08
430	3.91	552	3.20	771	2.49	1,278	1.78	3,730	1.07
431	3.90	554	3.19	775	2.48	1,290	1.77	3,833	1.06
433	3.89	556	3.18	780	2.47	1,302	1.76	3,943	1.05
434	3.88	559	3.17	784	2.46	1,314	1.75	4,059	1.04
435	3.87	561	3.16	789	2.45	1,327	1.74	4,182	1.03
437	3.86	563	3.15	793	2.44	1,340	1.73	4,312	1.02
438	3.85	566	3.14	798	2.43	1,353	1.72	4,452	1.01
439	3.84	568	3.13	802	2.42	1,366	1.71	4,600	1.00
441	3.83	570	3.12	807	2.41	1,380	1.70	4,759	0.99
442	3.82	573	3.11	812	2.40	1,394	1.69	4,929	0.98
444	3.81	575	3.10	817	2.39	1,408	1.68	5,111	0.97
445	3.80	577	3.09	821	2.38	1,423	1.67	5,308	0.96
447	3.79	580	3.08	826	2.37	1,438	1.66	5,520	0.95
448	3.78	582	3.07	831	2.36	1,453	1.65	5,750	0.94
450	3.77	585	3.06	836	2.35	1,468	1.64	6,000	0.93
451	3.76	587	3.05	841	2.34	1,484	1.63	6,273	0.92
452	3.75	590	3.04	847	2.33	1,500	1.62	6,571	0.91
454	3.74	592	3.03	852	2.32	1,516	1.61	6,900	0.90
455	3.73	595	3.02	857	2.31	1,533	1.60	7,263	0.89
457	3.72	597	3.01	863	2.30	1,551	1.59	7,667	0.88
458	3.71	600	3.00	868	2.29	1,568	1.58	8,118	0.87
460	3.70	603	2.99	873	2.28	1,586	1.57	8,625	0.86
462	3.69	605	2.98	879	2.27	1,605	1.56	9,200	0.85
463	3.68	608	2.97	885	2.26	1,624	1.55	9,857	0.84
465	3.67	611	2.96	890	2.25	1,643	1.54	10,615	0.83
466	3.66	613	2.95	896	2.24	1,663	1.53	11,500	0.82
468	3.65	616	2.94	902	2.23	1,683	1.52	12,545	0.81
469	3.64	619	2.93	908	2.22	1,704	1.51	13,800	0.80
471	3.63	622	2.92	914	2.21	1,725	1.50	15,333	0.79
473	3.62	624	2.91	920	2.20	1,747	1.49	17,250	0.78
474	3.61	627	2.90	926	2.19	1,769	1.48	19,714	0.77
476	3.60	630	2.89	932	2.18	1,792	1.47	23,000	0.76
478	3.59	633	2.88	939	2.17	1,816	1.46	27,600	0.75
479	3.58	636	2.87	945	2.16	1,840	1.45	34,500	0.74
481	3.57	639	2.86	952	2.15	1,865	1.44	46,000	0.73
483	3.56	642	2.85	958	2.14	1,890	1.43	69,000	0.72
484	3.55	645	2.84	965	2.13	1,917	1.42	138,000	0.7100
486	3.54	648	2.83	972	2.12	1,944	1.41	200,000	0.7069
488	3.53	651	2.82	979	2.11	1,971	1.40	300,000	0.7046
489	3.52	654	2.81	986	2.10	2,000	1.39	400,000	0.7035
491	3.51	657	2.80	993	2.09	2,029	1.38	500,000	0.7028
493	3.50	660	2.79	1,000	2.08	2,060	1.37	600,000	0.7023
495	3.49	663	2.78	1,007	2.07	2,091	1.36	700,000	0.7020
496	3.48	667	2.77	1,015	2.06	2,123	1.35	800,000	0.7017
498	3.47	670	2.76	1,022	2.05	2,156	1.34	900,000	0.7015
500	3.46	673	2.75	1,030	2.04	2,190	1.33	1,000,000	0.7014
502	3.45	676	2.74	1,038	2.03	2,226	1.32		
504	3.44	680	2.73	1,045	2.02	2,262	1.31		
505	3.43	683	2.72	1,053	2.01	2,300	1.30		
507	3.42	687	2.71	1,062	2.00	2,339	1.29		
509	3.41	690	2.70	1,070	1.99	2,379	1.28		
511	3.40	693	2.69	1,078	1.98	2,421	1.27		
513	3.39	697	2.68	1,087	1.97	2,464	1.26		
515	3.38	701	2.67	1,095	1.96	2,509	1.25		
517	3.37	704	2.66	1,104	1.95	2,556	1.24		
519	3.36	708	2.65	1,113	1.94	2,604	1.23		
521	3.35	711	2.64	1,122	1.93	2,654	1.22		
523	3.34	715	2.63	1,131	1.92	2,706	1.21		
525	3.33	719	2.62	1,140	1.91	2,760	1.20		
527	3.32	723	2.61	1,150	1.90	2,816	1.19		
529	3.31	726	2.60	1,160	1.89	2,875	1.18		
531	3.30	730	2.59	1,169	1.88	2,936	1.17		

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TILTON, NH

Industrial Building Area Size Adjustment Factors

Median Effective Area = 50000sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
4,545	4.00	5,747	3.31	7,812	2.62	12,195	1.93	27,778	1.24
4,559	3.99	5,769	3.30	7,853	2.61	12,295	1.92	28,302	1.23
4,573	3.98	5,792	3.29	7,895	2.60	12,397	1.91	28,846	1.22
4,587	3.97	5,814	3.28	7,937	2.59	12,500	1.90	29,412	1.21
4,601	3.96	5,837	3.27	7,979	2.58	12,605	1.89	30,000	1.20
4,615	3.95	5,859	3.26	8,021	2.57	12,712	1.88	30,612	1.19
4,630	3.94	5,882	3.25	8,065	2.56	12,821	1.87	31,250	1.18
4,644	3.93	5,906	3.24	8,108	2.55	12,931	1.86	31,915	1.17
4,658	3.92	5,929	3.23	8,152	2.54	13,043	1.85	32,609	1.16
4,673	3.91	5,952	3.22	8,197	2.53	13,158	1.84	33,333	1.15
4,687	3.90	5,976	3.21	8,242	2.52	13,274	1.83	34,091	1.14
4,702	3.89	6,000	3.20	8,287	2.51	13,393	1.82	34,884	1.13
4,717	3.88	6,024	3.19	8,333	2.50	13,514	1.81	35,714	1.12
4,732	3.87	6,048	3.18	8,380	2.49	13,636	1.80	36,585	1.11
4,747	3.86	6,073	3.17	8,427	2.48	13,761	1.79	37,500	1.10
4,762	3.85	6,098	3.16	8,475	2.47	13,889	1.78	38,462	1.09
4,777	3.84	6,122	3.15	8,523	2.46	14,019	1.77	39,474	1.08
4,792	3.83	6,148	3.14	8,571	2.45	14,151	1.76	40,541	1.07
4,808	3.82	6,173	3.13	8,621	2.44	14,286	1.75	41,667	1.06
4,823	3.81	6,198	3.12	8,671	2.43	14,423	1.74	42,857	1.05
4,839	3.80	6,224	3.11	8,721	2.42	14,563	1.73	44,118	1.04
4,854	3.79	6,250	3.10	8,772	2.41	14,706	1.72	45,455	1.03
4,870	3.78	6,276	3.09	8,824	2.40	14,851	1.71	46,875	1.02
4,886	3.77	6,303	3.08	8,876	2.39	15,000	1.70	48,387	1.01
4,902	3.76	6,329	3.07	8,929	2.38	15,152	1.69	50,000	1.00
4,918	3.75	6,356	3.06	8,982	2.37	15,306	1.68	51,724	0.99
4,934	3.74	6,383	3.05	9,036	2.36	15,464	1.67	53,571	0.98
4,950	3.73	6,410	3.04	9,091	2.35	15,625	1.66	55,556	0.97
4,967	3.72	6,438	3.03	9,146	2.34	15,789	1.65	57,692	0.96
4,983	3.71	6,466	3.02	9,202	2.33	15,957	1.64	60,000	0.95
5,000	3.70	6,494	3.01	9,259	2.32	16,129	1.63	62,500	0.94
5,017	3.69	6,522	3.00	9,317	2.31	16,304	1.62	65,217	0.93
5,034	3.68	6,550	2.99	9,375	2.30	16,484	1.61	68,182	0.92
5,051	3.67	6,579	2.98	9,434	2.29	16,667	1.60	71,429	0.91
5,068	3.66	6,608	2.97	9,494	2.28	16,854	1.59	75,000	0.90
5,085	3.65	6,637	2.96	9,554	2.27	17,045	1.58	78,947	0.89
5,102	3.64	6,667	2.95	9,615	2.26	17,241	1.57	83,333	0.88
5,119	3.63	6,696	2.94	9,677	2.25	17,442	1.56	88,235	0.87
5,137	3.62	6,726	2.93	9,740	2.24	17,647	1.55	93,750	0.86
5,155	3.61	6,757	2.92	9,804	2.23	17,857	1.54	100,000	0.85
5,172	3.60	6,787	2.91	9,868	2.22	18,072	1.53	107,143	0.8400
5,190	3.59	6,818	2.90	9,934	2.21	18,293	1.52	115,385	0.8300
5,208	3.58	6,849	2.89	10,000	2.20	18,519	1.51	125,000	0.8200
5,226	3.57	6,881	2.88	10,067	2.19	18,750	1.50	136,364	0.8100
5,245	3.56	6,912	2.87	10,135	2.18	18,987	1.49	150,000	0.8000
5,263	3.55	6,944	2.86	10,204	2.17	19,231	1.48	166,667	0.7900
5,282	3.54	6,977	2.85	10,274	2.16	19,481	1.47	187,500	0.7800
5,300	3.53	7,009	2.84	10,345	2.15	19,737	1.46	214,286	0.7700
5,319	3.52	7,042	2.83	10,417	2.14	20,000	1.45	250,000	0.7600
5,338	3.51	7,075	2.82	10,490	2.13	20,270	1.44	300,000	0.7500
5,357	3.50	7,109	2.81	10,563	2.12	20,548	1.43	375,000	0.7400
5,376	3.49	7,143	2.80	10,638	2.11	20,833	1.42	500,000	0.7300
5,396	3.48	7,177	2.79	10,714	2.10	21,127	1.41	750,000	0.7200
5,415	3.47	7,212	2.78	10,791	2.09	21,429	1.40	1,500,000	0.7100
5,435	3.46	7,246	2.77	10,870	2.08	21,739	1.39		
5,455	3.45	7,282	2.76	10,949	2.07	22,059	1.38		
5,474	3.44	7,317	2.75	11,029	2.06	22,388	1.37		
5,495	3.43	7,353	2.74	11,111	2.05	22,727	1.36		
5,515	3.42	7,389	2.73	11,194	2.04	23,077	1.35		
5,535	3.41	7,426	2.72	11,278	2.03	23,437	1.34		
5,556	3.40	7,463	2.71	11,364	2.02	23,810	1.33		
5,576	3.39	7,500	2.70	11,450	2.01	24,194	1.32		
5,597	3.38	7,538	2.69	11,538	2.00	24,590	1.31		
5,618	3.37	7,576	2.68	11,628	1.99	25,000	1.30		
5,639	3.36	7,614	2.67	11,719	1.98	25,424	1.29		
5,660	3.35	7,653	2.66	11,811	1.97	25,862	1.28		
5,682	3.34	7,692	2.65	11,905	1.96	26,316	1.27		
5,703	3.33	7,732	2.64	12,000	1.95	26,786	1.26		
5,725	3.32	7,772	2.63	12,097	1.94	27,273	1.25		

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TILTON, NH

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 975sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
89	4.00	145	2.72	207	2.11	344	1.55	1,009	0.99
90	3.96	146	2.71	209	2.10	348	1.54	1,045	0.98
91	3.93	147	2.69	210	2.09	352	1.53	1,083	0.97
92	3.89	148	2.68	212	2.08	357	1.52	1,125	0.96
93	3.86	149	2.66	214	2.07	361	1.51	1,170	0.95
94	3.82	150	2.65	215	2.06	366	1.50	1,219	0.94
95	3.79	151	2.64	217	2.05	370	1.49	1,272	0.93
96	3.76	152	2.63	218	2.04	375	1.48	1,330	0.92
97	3.73	153	2.61	220	2.03	380	1.47	1,393	0.91
98	3.69	154	2.60	222	2.02	385	1.46	1,462	0.90
99	3.66	155	2.59	223	2.01	390	1.45	1,539	0.89
100	3.63	156	2.58	225	2.00	395	1.44	1,625	0.88
101	3.61	157	2.56	227	1.99	401	1.43	1,721	0.87
102	3.58	158	2.55	229	1.98	406	1.42	1,828	0.86
103	3.55	159	2.54	230	1.97	412	1.41	1,950	0.85
104	3.52	160	2.53	232	1.96	418	1.40	2,089	0.84
105	3.49	161	2.52	234	1.95	424	1.39	2,250	0.83
106	3.47	162	2.51	236	1.94	430	1.38	2,438	0.82
107	3.44	163	2.49	238	1.93	437	1.37	2,659	0.81
108	3.42	164	2.48	240	1.92	443	1.36	2,925	0.80
109	3.39	165	2.47	242	1.91	450	1.35	3,250	0.79
110	3.37	166	2.46	244	1.90	457	1.34	3,656	0.78
111	3.34	167	2.45	246	1.89	464	1.33	4,179	0.77
112	3.32	168	2.44	248	1.88	472	1.32	4,875	0.76
113	3.30	169	2.43	250	1.87	480	1.31	5,850	0.75
114	3.27	170	2.42	252	1.86	487	1.30	7,313	0.74
115	3.25	171	2.41	254	1.85	496	1.29	9,750	0.73
116	3.23	172	2.40	257	1.84	504	1.28	14,625	0.72
117	3.21	173	2.39	259	1.83	513	1.27	29,250	0.71
118	3.18	174	2.38	261	1.82	522	1.26	100,000	0.70
119	3.16	175	2.37	264	1.81	532	1.25	200,000	0.7015
120	3.14	176	2.36	266	1.80	542	1.24	300,000	0.7010
121	3.12	177	2.35	268	1.79	552	1.23	400,000	0.7007
122	3.10	178	2.34	271	1.78	563	1.22	500,000	0.7006
123	3.08	179	2.33	273	1.77	574	1.21	600,000	0.7005
124	3.06	181	2.32	276	1.76	585	1.20	700,000	0.7004
125	3.04	182	2.31	279	1.75	597	1.19	800,000	0.7004
126	3.03	183	2.30	281	1.74	609	1.18	900,000	0.7003
127	3.01	184	2.29	284	1.73	622	1.17	1,000,000	0.7003
128	2.99	185	2.28	287	1.72	636	1.16		
129	2.97	186	2.27	290	1.71	650	1.15		
130	2.95	188	2.26	293	1.70	665	1.14		
131	2.94	189	2.25	295	1.69	680	1.13		
132	2.92	190	2.24	298	1.68	696	1.12		
133	2.90	191	2.23	302	1.67	713	1.11		
134	2.89	192	2.22	305	1.66	731	1.10		
135	2.87	194	2.21	308	1.65	750	1.09		
136	2.85	195	2.20	311	1.64	770	1.08		
137	2.84	196	2.19	315	1.63	791	1.07		
138	2.82	198	2.18	318	1.62	812	1.06		
139	2.81	199	2.17	321	1.61	836	1.05		
140	2.79	200	2.16	325	1.60	860	1.04		
141	2.78	202	2.15	329	1.59	886	1.03		
142	2.76	203	2.14	332	1.58	914	1.02		
143	2.75	205	2.13	336	1.57	944	1.01		
144	2.73	206	2.12	340	1.56	975	1.00		

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Code	Description
00	INVESTIG IN PROGRESS
11	NOT ASSESSD SEPARATE
12	SUBDIVIDED POST ASMT
13	IMPROVED POST SALE
14	IMPROVED POST ASMT
15	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	NON-PRICE MPC
20	MULTI-TOWN PROPERTY
21	MPC-CAN SELL 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
44	NONMKT TRUST GRNTR/E
45	BOUNDARY ADJUSTMT
46	DEED TO QUIET TITLE
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
55	OTHR/UNSPEC DEED COV
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
59	UNFINISH COMMON PROP
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRCL SALE
67	UNK PERSONAL PROPRTY
68	MTGE TERMS UNKNOWN
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE OLD/INCMPL
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective.

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.

TILTON, NH Waterfront Report

Sorted By Waterfront Value

Map Lot Sub: 000R22 000029 000000
Location: 6 PEARL LANE
Owner: LEVASSEUR FAMILY TRUST
Waterfront Value: $ 18,500

Notes: WA WF

Map Lot Sub: 000U03 000006 000000
Location: 4 ASHUELOT DRIVE
Owner: WYATT, JOSEPH R
Waterfront Value: $ 18,500

Notes: WA WF

	Date	Book/Page	Type	Price
Most Recent Sale:	08/16/13	2871/0780	Q I	$142,400
Current Assessment:				$151,300

Map Lot Sub: 000U03 000066 000000
Location: 17 ASHUELOT DRIVE
Owner: CASSAVAUGH, CARRIE E
Waterfront Value: $ 18,500

Notes: WA WF

Map Lot Sub: 000R09 000013 000000
Location: MURPHY LANE
Owner: CUSOLITO, JOHN M
Waterfront Value: $ 46,300

Notes: WF

Map Lot Sub: 000R09 000013 00000A
Location: MURPHY LANE
Owner: CUSOLITO, JOHN M
Waterfront Value: $ 46,300

Notes: WF

Map Lot Sub: 000R08 000014 000000
Location: 907 LACONIA ROAD
Owner: KARAGUESIAN, PANOS & MARY TRST
Waterfront Value: $ 92,500

Notes: WF GRASSY TO WFLTD

Map Lot Sub: 000R09 000039 000000
Location: 40 BEACH STREET
Owner: CHURCH STREET REALTY TRUST
Waterfront Value: $ 92,500

Notes: WF/SHD ACC W/36&38

Map Lot Sub: 000R21 000034 000000
Location: 55 NOYES ROAD
Owner: TOPLIFF IRREVOCABLE TRUST
Waterfront Value: $ 92,500

Notes: WF

Map Lot Sub: 000R22 000064 000000
Location: 22 EMERALD LANE
Owner: FITZGERALD, ANTHONY & JOSIANNE
Waterfront Value: $ 92,500

Notes: WF/SILVER LAKE

Map Lot Sub: 000U03 000015 000000
Location: 36 ASHUELOT DRIVE
Owner: PROCOPIO, KEVIN
Waterfront Value: $ 92,500

Notes: WF

Map Lot Sub: 000R09 000030 00000A
Location: 565-1 LACONIA ROAD
Owner: O'HARA, WILLIAM
Waterfront Value: $ 166,500

Notes: WF/30' +BCH

Map Lot Sub: 000R09 000008 000000
Location: 22 MURPHY LANE
Owner: CYR REALTY TRUST
Waterfront Value: $ 185,000

Notes: WF

Map Lot Sub: 000R09 000029 000000
Location: 589 LACONIA ROAD
Owner: CHISHOLM, DANIEL R
Waterfront Value: $ 185,000

Notes: NATL WF & LOT 28

	Date	Book/Page	Type	Price
Most Recent Sale:	06/12/14	2916/0345	Q I	$329,000
Current Assessment:				$348,500

Map Lot Sub: 000R09 000040 000000
Location: 35 BEACH STREET
Owner: JOHNSON, ALFRED & JENNY FAM TR
Waterfront Value: $ 185,000

Notes: WF

Map Lot Sub: 000R09 000041 000000
Location: 29 BEACH STREET
Owner: HARTWELL, ALLISON REVOCA TRUS
Waterfront Value: $ 185,000

Notes: WF

Map Lot Sub: 000R09 000042 000000
Location: 28 BEACH STREET
Owner: CONFORTI, VICTOR A IRR FAM TR
Waterfront Value: $ 185,000

Notes: WF

Map Lot Sub: 000U02 000043 000000
Location: 645 LACONIA ROAD
Owner: SHALIMAR RESORT CORP
Waterfront Value: $ 203,500

Notes: WF/LRG BCH

Map Lot Sub: 000R09 000025 000000
Location: 725 LACONIA ROAD
Owner: XLV TILTON RESORTS, LLC
Waterfront Value: $ 231,300

Notes: WF/XCS WF

Map Lot Sub: 000R09 000027 000000
Location: 725 LACONIA ROAD
Owner: XLV TILTON RESORTS, LLC
Waterfront Value: $ 277,500

Notes: WF/XCS/NATL

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 this new view, grading it better or worse than the sales data and making an appropriate value adjustment. 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.

TILTON, NH View Report

Sorted By View Value

Map Lot Sub: 000R02 000006 000000
Location: 348 CALEF HILL ROAD
Owner: ALBERT, REBECCA J
View Value: $ 3,000

Notes: VU

Map Lot Sub: 000R02 000017 000002
Location: 106 MARCH ROAD
Owner: HANSON, JOHN
View Value: $ 3,000

Notes: VU

Map Lot Sub: 000R02 000017 000004
Location: 377 CALEF HILL ROAD
Owner: PEARSON, TIMOTHY F
View Value: $ 3,000

Notes: TREETOP OBST VU

	Date	Book/Page	Type	Price
Most Recent Sale:	08/09/13	2867/0917	Q I	$266,500
Current Assessment:				$267,800

Map Lot Sub: 000R11 000047 000000
Location: 95 VISTA HEIGHTS
Owner: WEISENSEE, MEREK E
View Value: $ 3,000

Notes: OBST VU

Map Lot Sub: 000R16 000011 000002
Location: 86 CALEF HILL ROAD
Owner: GILMAN, MATTHEW
View Value: $ 3,000

Notes: AVG/D25/DIST/MTNS

	Date	Book/Page	Type	Price
Most Recent Sale:	04/15/13	2841/0727	Q V	$60,000
Current Assessment:				$63,500

Map Lot Sub: 000R17 000015 000000
Location: 115 WINTER STREET
Owner: BOURQUE, MELISSA N
View Value: $ 3,000

Notes: LTD VU/OBST

Map Lot Sub: 000R02 000021 00000A
Location: 321 CALEF HILL ROAD
Owner: CANTELMO, LEAH
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R02 00017A 000000
Location: 347 CALEF HILL ROAD
Owner: BATCHO FAMILY 1996 TRUST
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R03 000007 000400
Location: 16 MARCH ROAD
Owner: HEBRON, TRAVIS
View Value: $ 6,000

Notes: OBST VU

Map Lot Sub: 000R03 000008 000000
Location: 58 MARCH ROAD
Owner: GRIFFIN, RICHARD R
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R05 000033 000000
Location: 7 SCENIC LANE
Owner: HUCKINS, DAVID
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R07 000007 00000A
Location: 7 ATHERTON HILL ROAD
Owner: ATHERTON, FLORENCE
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R08 000007 000000
Location: 918 LACONIA ROAD
Owner: HENNESSY, JOSEPH J
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R11 000043 000000
Location: 197 SANBORN ROAD
Owner: BOGACZ, DAVID
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R12 000001 000000
Location: 178 SANBORN ROAD
Owner: CROWLEY, WAYNE
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000R26 000058 000001
Location: 156 WINTER STREET
Owner: ALLEN, KELLIE L
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000U04 000013 000000
Location: 3 EDWARD STREET
Owner: HODGON, DONALD A SR
View Value: $ 6,000

Notes: VU

Map Lot Sub: 000U04 000014 000000
Location: 20 JOSCELYN LANE
Owner: JIANG, BO
View Value: $ 6,000

Notes: VU

	Date	Book/Page	Type	Price
Most Recent Sale:	05/19/14	2912/0598	Q I	$159,800
Current Assessment:				$155,000

Map Lot Sub: 000R02 000015 000000
Location: 416 CALEF HILL ROAD
Owner: MITCHELL, CHARLES
View Value: $ 7,500

Notes: OBST VU

Map Lot Sub: 000R04 000010 000000
Location: 329 SANBORN ROAD
Owner: HUCKINS, DAVID C
View Value: $ 7,500

Notes: VU

Map Lot Sub: 000R05 000031 000000
Location: 262 LANCASTER HILL ROAD
Owner: HARTFORD ONE FAMILY TRUST
View Value: $ 7,500

Notes: OBST PLS VU

Map Lot Sub: 000R05 000034 000000
Location: 26 WESTWOOD DRIVE
Owner: BERGMAN, SUZANNE L
View Value: $ 7,500

Notes: VU

Map Lot Sub: 000R08 000001 000000
Location: 822 LACONIA ROAD
Owner: 822 LACONIA ROAD, LLC
View Value: $ 7,500

Notes: LTD/ENCUM VU

Map Lot Sub: 000R10 000019 000000
Location: 227 LANCASTER HILL ROAD
Owner: BOULANGER, R & K FAMILY TRUST
View Value: $ 7,500

Notes:

Map Lot Sub: 000R11 000021 000000
Location: 117 VISTA HEIGHTS
Owner: MACLEAN, MARK
View Value: $ 7,500

Notes: OBST VU

Map Lot Sub: 000R11 000029 000000
Location: 41 VISTA HEIGHTS
Owner: POWERS, DANA M
View Value: $ 7,500

Notes: VU

Map Lot Sub: 000R02 000016 000000
Location: 91 MARCH ROAD
Owner: SUROWIEC, STEPHEN
View Value: $ 12,000

Notes: VU

Map Lot Sub: 000R12 000005 000000
Location: 272 SANBORN ROAD
Owner: OLIVER-RHUDICK, JOANNA A
View Value: $ 12,000

Notes: VU

Map Lot Sub: 000R02 000017 000001
Location: 104 MARCH ROAD
Owner: STONE, GREGORY
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000R05 000052 000000
Location: 5 WESTWOOD DRIVE
Owner: CLOUTHIER, JANIS
View Value: $ 15,000

Notes: LAKE/MTN VU/OBST

Map Lot Sub: 000R09 000016 000000
Location: 23 MURPHY LANE
Owner: CUSOLITO, JOHN M
View Value: $ 15,000

Notes: VU/OBST

Map Lot Sub: 000R09 000018 000000
Location: 19 MURPHY LANE
Owner: DONAHUE FAMILY INTERVIVOS TRST
View Value: $ 15,000

Notes: VU/OBST

Map Lot Sub: 000R09 000020 000000
Location: 17 MURPHY LANE
Owner: PARKER, ALFRED
View Value: $ 15,000

Notes: VU/OBST

Map Lot Sub: 000R09 000022 000000
Location: 13 MURPHY LANE
Owner: KENYON, J&A REVOC TRUST 2014
View Value: $ 15,000

Notes: VU/OBST

Map Lot Sub: 000R11 00001A 000014
Location: 72 PATRICIA ANN DRIVE
Owner: DOLPIES, JAMIE L
View Value: $ 15,000

Notes: OBST MTN/GOLF COUR

Map Lot Sub: 000R11 00001A 000015
Location: 71 PATRICIA ANN DRIVE
Owner: HARTSHORNE, CHARLES F
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000R11 000027 000000
Location: 53 VISTA HEIGHTS
Owner: TUCKER, GARY
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000R11 000028 000000
Location: 45 VISTA HEIGHTS
Owner: VIRGIN, FREDRICK
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000R11 000054 000000
Location: 46 RIDGE ROAD
Owner: LEW, THOMAS G
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000R17 000014 000000
Location: 125 WINTER STREET
Owner: TUCK, DANIEL B
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000U03 000066 000000
Location: 17 ASHUELOT DRIVE
Owner: CASSAVAUGH, CARRIE E
View Value: $ 15,000

Notes: VU

Map Lot Sub: 000R02 000008 000000
Location: 370 CALEF HILL ROAD
Owner: LYSCARS FAMILY EXEMPT TRUST
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R02 000010 000000
Location: 394 CALEF HILL ROAD
Owner: TROWSDALE, ROBERT P
View Value: $ 22,500

Notes: OBST VU

Map Lot Sub: 000R02 000012 000000
Location: 402 CALEF HILL ROAD
Owner: DANIELS, ELIZABETH
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R02 000017 000005
Location: 401 CALEF HILL ROAD
Owner: DAMON, JR THOMAS W
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R02 000017 000007
Location: 379 CALEF HILL ROAD
Owner: FOWLER, SHAUN
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R07 000007 000000
Location: 24 ATHERTON HILL ROAD
Owner: RIORDON, MICHAEL
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R11 000026 000000
Location: 61 VISTA HEIGHTS
Owner: DROUIN, GILBERT
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R15 000002 000000
Location: 110 CALEF HILL ROAD
Owner: RUSHLOW, PAUL M
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R17 000008 000000
Location: 16 COLBY ROAD
Owner: TREMBLAY FAMILY REVOC TRUST
View Value: $ 22,500

Notes: OBST VU

Map Lot Sub: 000R17 000038 000000
Location: 57 COLBY ROAD
Owner: IRONS REALTY TRUST
View Value: $ 22,500

Notes: VU

Map Lot Sub: 000R17 000040 00000A
Location: 36 CIRCLE DRIVE
Owner: SWAIN, DANIEL
View Value: $ 22,500

Notes: VU/HIGHLAND MTN

Map Lot Sub: 000R02 000009 000000
Location: 386 CALEF HILL ROAD
Owner: PHELPS, E ROSS
View Value: $ 24,000

Notes: OBST VU

Map Lot Sub: 000R02 000014 000000
Location: 404 CALEF HILL ROAD
Owner: FEDERAL NAT'L MORTGAGE ASSOC.
View Value: $ 24,000

Notes: OBST VU

Map Lot Sub: 000R02 000017 000003
Location: 110 MARCH ROAD
Owner: CLIFFORD, LINDA M
View Value: $ 24,000

Notes: VU

Map Lot Sub: 000R11 000050 000000
Location: 20 RIDGE ROAD
Owner: EWING, BRITTNY
View Value: $ 24,000

Notes: VU

Map Lot Sub: 000R26 000058 000000
Location: 160 WINTER STREET
Owner: PARTRIDGE, RH & KJ FAMILY TR
View Value: $ 24,000

Notes: VU

Map Lot Sub: 000R02 000009 00000A
Location: 380 CALEF HILL ROAD
Owner: LYSCARS FAMILY EXEMPT TRUST
View Value: $ 27,000

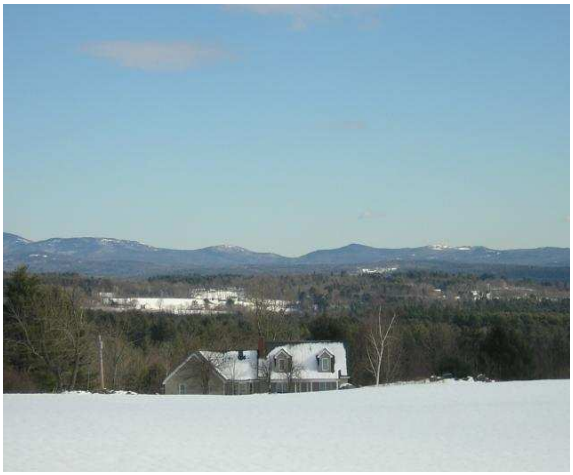
Notes: 100-10UND VU

Map Lot Sub: 000R02 000017 000006
Location: 395 CALEF HILL ROAD
Owner: LABRANCHE, RICHARD
View Value: $ 30,000

Notes: VU

Map Lot Sub: 000R02 000019 000000
Location: 359 CALEF HILL ROAD
Owner: KING, JUDY/HAMEL, ANDREA FAM T
View Value: $ 30,000

Notes: VU



Map Lot Sub: 000R02 000019 000001
Location: 371 CALEF HILL ROAD
Owner: RAYNO, ROSEAMOND
View Value: $ 30,000

Notes: VU

Map Lot Sub: 000R05 000032 000000
Location: 270 LANCASTER HILL ROAD
Owner: BARNARD FAMILY TRUST
View Value: $ 30,000

Notes: MTNS/LAKE VU/PL'S

Map Lot Sub: 000R07 000011 00000A
Location: 814 LACONIA ROAD
Owner: 814 LACONIA ROAD TRUST
View Value: $ 30,000

Notes: VU

Map Lot Sub: 000R09 000014 000000
Location: 25 MURPHY LANE
Owner: MURPHY, KEVIN G
View Value: $ 30,000

Notes: VU

Map Lot Sub: 000R10 000020 000000
Location: 225 LANCASTER HILL ROAD
Owner: BROW, KATRINA
View Value: $ 30,000

Notes:

Map Lot Sub: 000R11 000051 000000
Location: 26 RIDGE ROAD
Owner: ROY, ROBERT R
View Value: $ 30,000

Notes: VU

Map Lot Sub: 000R11 000052 000000
Location: 32 RIDGE ROAD
Owner: JOHNSON, BRANDON E
View Value: $ 30,000

Notes: VU

Map Lot Sub: 000R11 000056 000003
Location: 19 OVERLOOK DRIVE
Owner: CAVANAUGH JR,THOMAS
View Value: $ 30,000

Notes: VU OF GOLF COURSE

Map Lot Sub: 000R11 000056 000004
Location: 23 OVERLOOK DRIVE
Owner: RHINE, SANDRA H TRT DT 2/1/13
View Value: $ 30,000

Notes: VU GOLF COURSE/MTN

C. BUILDING GRADING

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

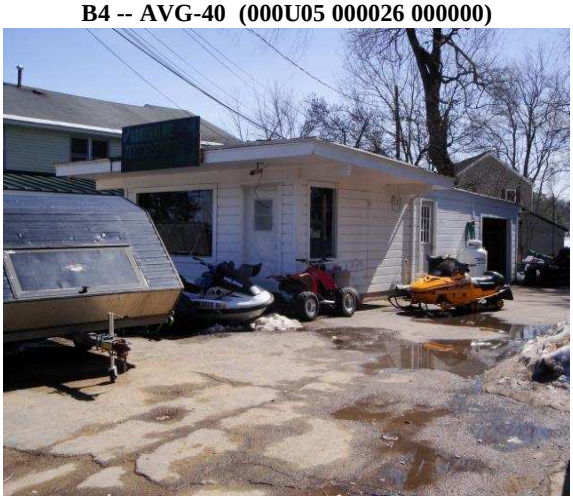
B3 – Generally 8’ wide or less 2x4 or 2x3 construction.
B2 – Generally 10’ wide, 2x4 or 2x3 construction.
B1 – Generally 12’ wide, 2x4 construction.
A0 – Generally 14’ wide with gable roof, could be 2x4 or 2x6 construction.
A1 – Generally 14’ wide with added ornamentation or detail or 2x6 construction.
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 (000U05 000026 000000)

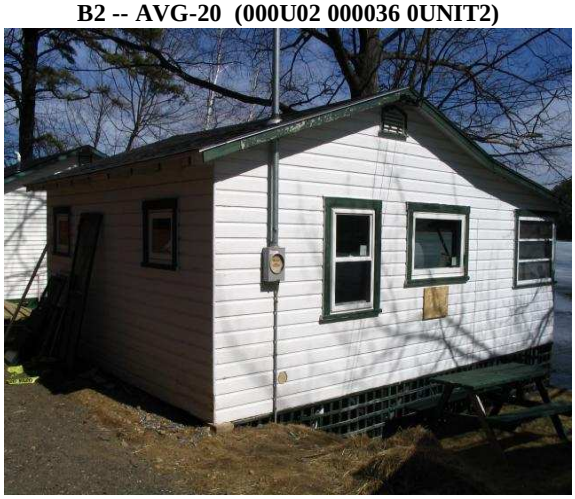
B3 -- AVG-30 (000R18 000085 000028)



B3 -- AVG-30 (000U01 000007 000000)

B2 -- AVG-20 (000U02 000036 0UNIT2)

B2 -- AVG-20 (000R10 000025 000001)



B2 -- AVG-20 (000R08 000016 0UNIT5)

B1 -- AVG-10 (000R08 000016 UNIT18)

B1 -- AVG-10 (000R06 000023 00000A)

B1 -- AVG-10 (000R10 000027 000027)

B1 -- AVG-10 (000U05 000009 00000A)

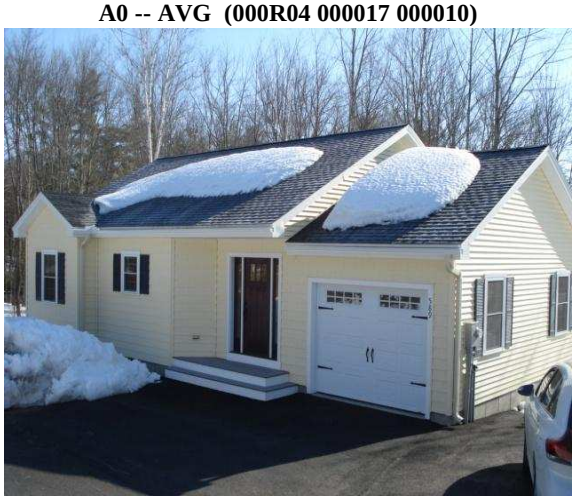
A0 -- AVG (000U01 000038 000000)

A0 -- AVG (000U03 000046 000000)

A0 -- AVG (000U04 000014 000000)

A0 -- AVG (000R04 000017 000010)

A1 -- AVG+10 (000R05 000050 000000)



A1 -- AVG+10 (000R09 000029 000000)

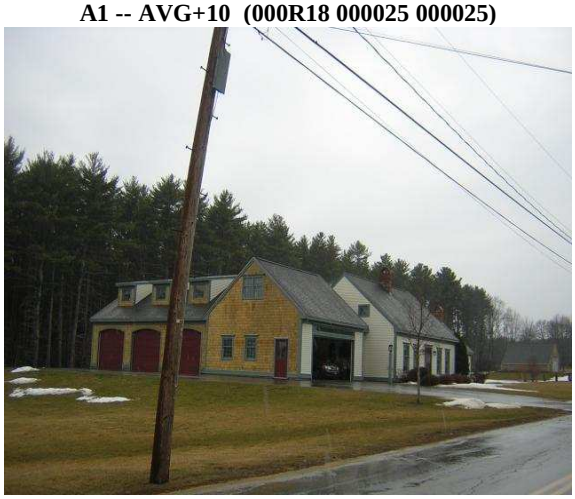
A1 -- AVG+10 (000R07 000010 000000)

A1 -- AVG+10 (000U01 000014 0UNIT2)

A1 -- AVG+10 (000U01 000034 000000)

A1 -- AVG+10 (000R18 000025 000025)

A1 -- AVG+10 (000R13 000008 000030)



A1 -- AVG+10 (000R16 000010 000001)

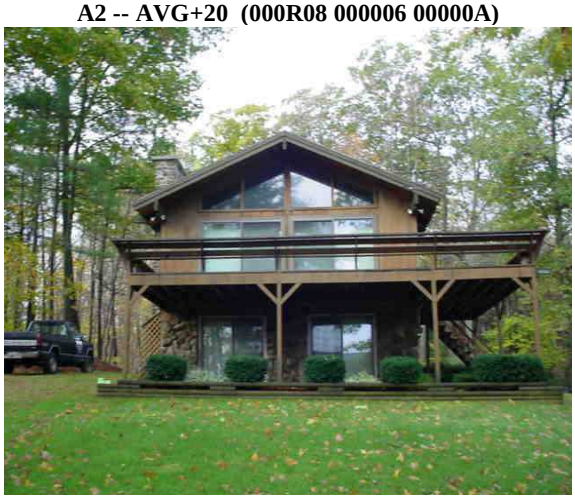
A1 -- AVG+10 (000R17 000018 000000)

A1 -- AVG+10 (000U05 000075 000000)

A2 -- AVG+20 (000U07 000030 000000)

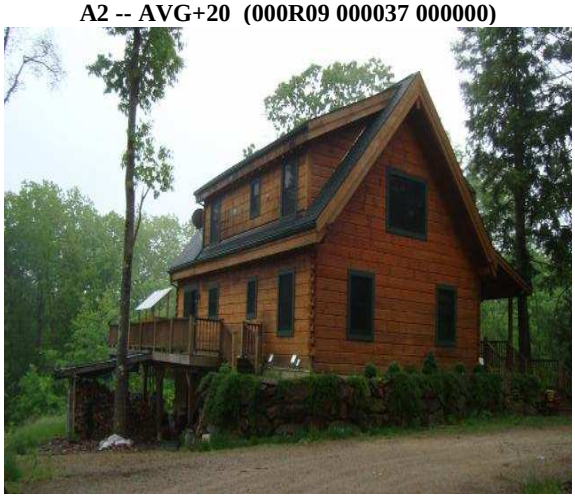
A2 -- AVG+20 (000R08 000006 00000A)

A2 -- AVG+20 (000R09 000035 000000)



A2 -- AVG+20 (000R09 000037 000000)

A2 -- AVG+20 (000R05 000026 00000A)

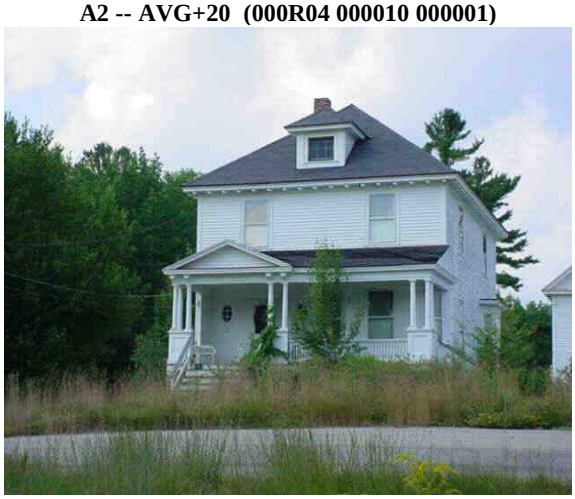


A2 -- AVG+20 (000R01 000002 000000)

A2 -- AVG+20 (000R02 000005 00000B)

A2 -- AVG+20 (000R04 000010 000001)

A3 -- AVG+30 (000R05 000031 000000)



A3 -- AVG+30 (000R07 000008 000000)

A3 -- AVG+30 (000R08 000002 0UNIT6)

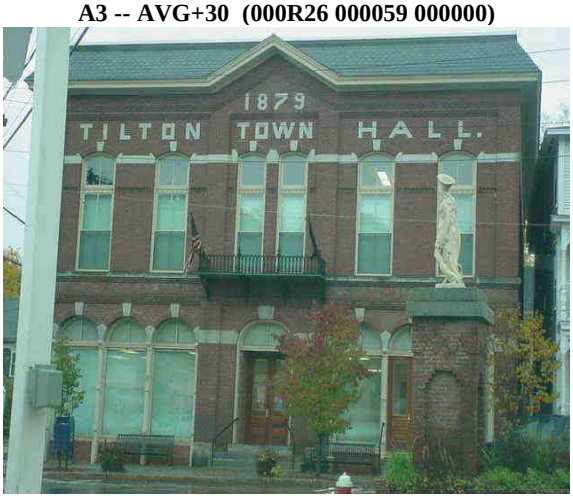
A3 -- AVG+30 (000R18 000011 000000)

A3 -- AVG+30 (000R16 000008 000000)

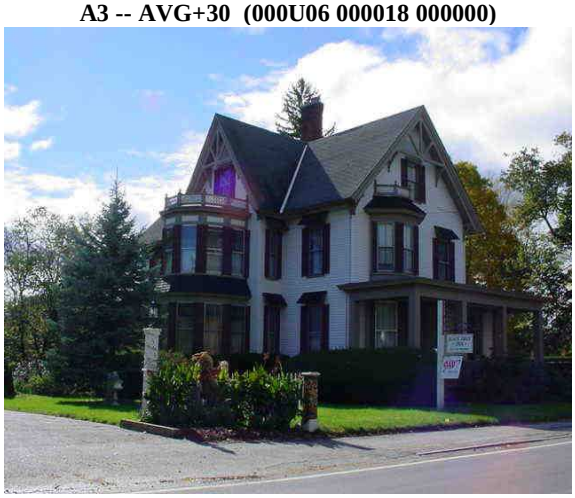
A3 -- AVG+30 (000R11 000005 000000)

A3 -- AVG+30 (000R26 000059 000000)

A3 -- AVG+30 (000U06 000018 000000)



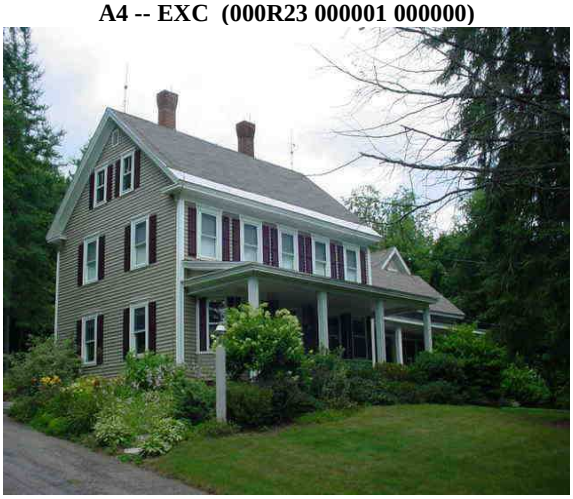
A4 -- EXC (000U05 000113 000000)



A4 -- EXC (000U06 000005 000000)

A4 -- EXC (000R23 000001 000000)

A4 -- EXC (000R17 000002 000000)



A4 -- EXC (000R06 000022 000000)

A4 -- EXC (000R07 000001 000000)

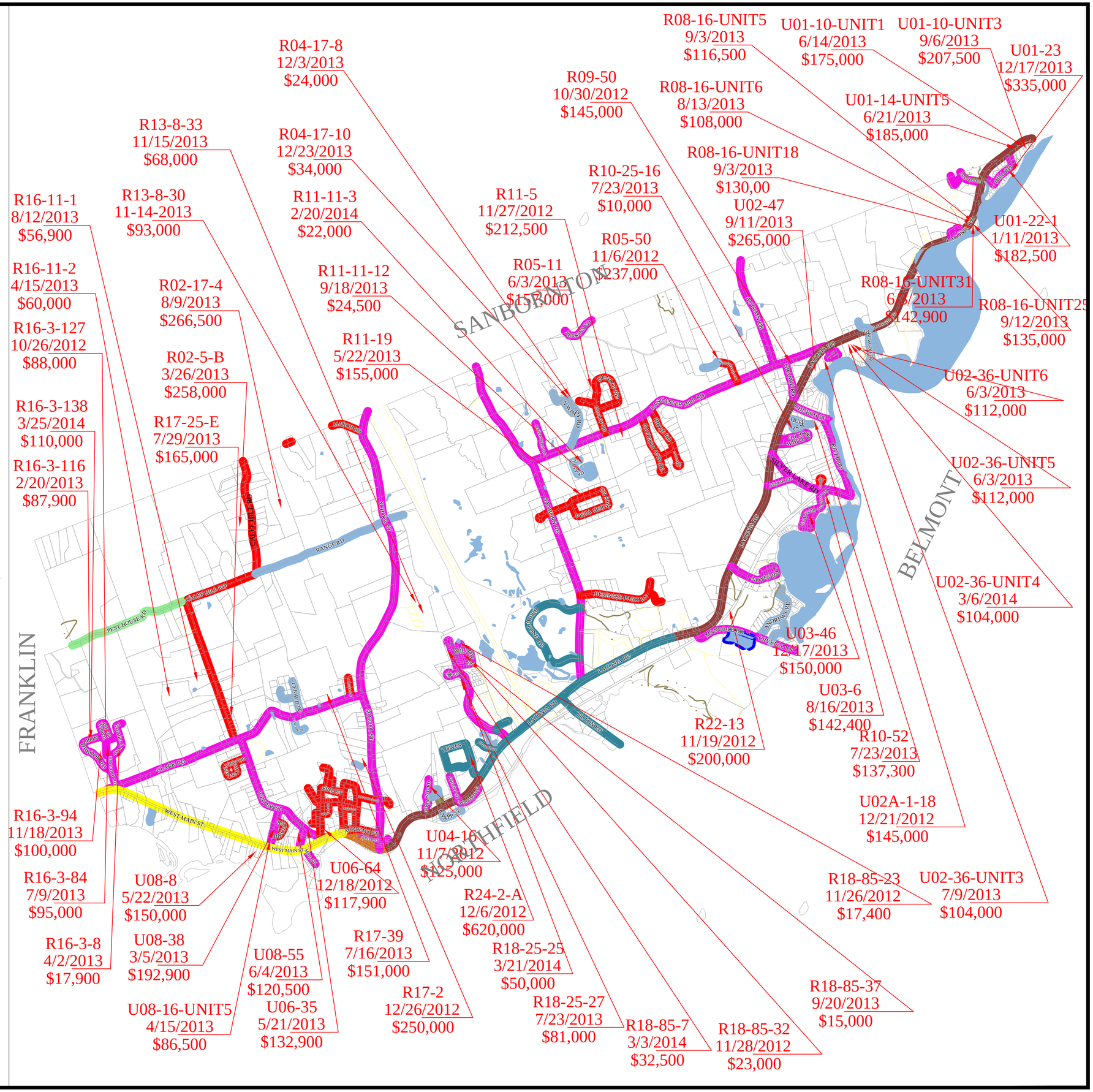
Town of TILTON Belknap County New Hampshire

2014 Revaluation Neighborhood and Sales Map

LEGEND

NEIGHBORHOODS

- A : AVERAGE -40%
- B : AVERAGE -30%
- C : AVERAGE -20%
- D : AVERAGE -10%
- E : AVERAGE 100%
- F : AVERAGE +10%
- Q : AVERAGE +100%
- R : AVERAGE +150%
- S : AVERAGE +125%
- T : AVERAGE +800%

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

Terra-Map
A Division Of
Avitar Associates of New England, Inc.