



Avitar Associates of New England, Inc.
Municipal Services Company

ALEXANDRIA, NH

2026

CYCLICAL

REVALUATION

April 1, 2026

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

Alexandria 2026 Final USPAP Report
(Uniform Standards of Professional Appraisal Practice)

Table of Contents

INTRODUCTION	1
SECTION 1 CERTIFICATION, CONTRACT, SCOPE OF WORK	3
A. Certification	4
B. Contract & Scope of Work	7
C. Personnel & Qualifications	19
D. Introduction to Data Collection	20
SECTION 2 DRA PRIOR SALES ANALYSIS INFORMATION	47
SECTION 3 VALUATION PREMISE	49
A. Three Approaches to Value	50
B. Zoning	53
C. Town Parcel Breakdown	54
D. Time Trending	55
E. Neighborhood Classification	57
F. Basic Mass Appraisal Process	60
G. Assumptions, Theories & Limiting Factors	61
SECTION 4 AVITAR CAMA (COMPUTER ASSISTED MASS APPRAISAL)	62
A. Introduction to the Avitar CAMA System	66
SECTION 5 UNDERSTANDING YOUR PROPERTY RECORD CARD (PRC)	75
A. Commonly Used Abbreviations	83
B. Definitions	84
C. Sample Letters	92
SECTION 6 SALES DATA	95
A. Date Range of Sales & Effective Date of New Year	96
B. Qualified & Unqualified Sales Report	96
SECTION 7 SPREADSHEET ANALYSIS	114
SECTION 8 FIELD REVIEW	125
A. Property Specific Adjustment Guidelines	126
B. Informal Hearings Process	129
SECTION 9 MODEL CALIBRATION TECHNIQUE	130
A, Model Calibration Technique	131
B. Final Statistical Analysis	134
C. Final Valuation Tables	323
SECTION 10 WATERFRONT, VIEW & BUILDING GRADE INFORMATION	338

A. Waterfront Report	339
B. View Report	359
C. Building Grading.....	407
SECTION 11 PUBLIC UTILITY VALUATION	419

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 revaluation, were gathered and/or verified by the assessing staff of Avitar Associates of N.E., Inc. (Avitar). All Assessing personnel are all qualified and certified by the New Hampshire Department of Revenue Administration (DRA), Municipal & Property Division or the NH Office of Professional Licensure and Certification (OPLC). Sources may include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection form (DCF) to facilitate the listing and pricing of buildings, which ensures uniformity and accuracy in the collection of data and use of the CAMA system. This information, once entered, is used to generate the "Property Record Card" (PRC).

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. The assessment, while likely never matching another assessor's 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, neighborhood, and 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 conditions 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, vary as widely as the views. The relationship between sales with views and the resulting added value, as compared to other properties in town with views, helps support the application of view adjustments. This analysis also demonstrates consistency and reliability in the valuation 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 adjust for the severity of the feature affecting value in his or her opinion and then consistently apply that condition.

Intended Use of Report

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

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

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

Intended Users of Report

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

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

What This Report is Not Intended to Do

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

SECTION 1

- A. Certification
- B. Contract & Scope of Work
- C. Personnel & Qualifications
- D. Introduction to Data Collection

SECTION 1 CERTIFICATION, CONTRACT, SCOPE OF WORK

A. Certification

Dear Board Members:

The attached Cyclical Revaluation Report is hereby provided to the Town of Alexandria for an effective date of new values of 4/1/2026.

Avitar appraised all taxable property (fee simple) within the municipality according to NH Revised Statute Annotated (RSA) 75:1 (unless departure from highest & best use is noted on the property record card or pursuant to state law) and appraised all tax exempt and non-taxable property within the jurisdiction of this municipality in the same manner as taxable property. Avitar verified all sales used as a benchmark for this town wide valuation. 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 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 effect 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 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 \$524,373,428.

Signature: _____



Date: _____

9/28/2026

**Evan Roberge
Avitar Associates
150 Suncook Valley Highway
Chichester, NH 03258**

Experience:

2018 to Present Assessor Supervisor, Avitar Associates of NE, Chichester, NH

Responsible for day to day assessing responsibilities in current contract towns, collection of data, data processing, sales analysis, model calibration and review and development and assisting in valuation updates, defense of values, and USPAP report compilation.

Review and enter deeds and property transfers for ownership changes as part of the sales analysis for establishing municipal property assessments, and review financial statements for income-producing properties and exemptions. Complete reports for the sales analysis and equalization processes. Supervise property assessors, property assessor assistants, and building measurer and listers. Occasionally go to a Board of Selectmen meetings to answer any questions they may have, describe the update process, etc. Analyze sales and verify sale properties to produce a sales survey for revaluations and defend property values established for real property during the abatement and potential subsequent appeal process.

2016 - 2018 Assessor, Avitar Associates of N.E., Chichester, NH.

Day-to-day assessing duties in current contract towns, collect and process data, sales analysis and review, and assist in valuation updates.

2012 - 2016 Assessor Assistant, Avitar Associates of N.E., Inc., Chichester, NH.

Collection of data, data processing, sales analysis and review and assisted in valuation updates.

2009 - 2012 Measurer & Lister, Avitar Associates of N.E., Inc., Chichester, NH.

Position as a data collection/data entry employee. Over two years of related experience. Familiar with a variety of software including Microsoft Word, Excel and Avitar Associates CAMA software.

Education:

High School Graduate, Concord High School
College Graduate, New Hampshire Technical Institute – Associate's Degree in Business Administration
IAAO Course 102 – Income Approach to Value (2016)
IAAO Course 300 – Fundamentals of Mass Appraisal (2015)
IAAO Course 311 – Real Property Modeling Concepts (2020)
IAAO Course 452 – Fundamentals of Assessment Ratio Studies
Current Use Criteria (5/2021)
Ins & Outs of Reviewing Exemptions & Credits (2017)
Introduction to Real Estate – Barry's School of RE, NHTI
Basic Real Estate Appraisal Principals (2012)
NH State Statutes Course (Part I) (Spring 2013)
NH State Statutes Course (Part II) (Fall 2012)
USPAP Course (May 2014)
USPAP Update (2022)

Professional Designations or Affiliations:

NH Department of Revenue Administration Certified Assessor Supervisor

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

THIS CERTIFIES THAT

EVAN ROBERGE

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

DRA-Certified Property Assessor Supervisor

Which shall remain valid until December 31, 2027
Given this day of December 13, 2022



Samuel T. Greene, Director

B. Contract & Scope of Work

REVALUATION/UPDATE AGREEMENT

SUBJECT: Cyclical (properties previously measured and listed under separate contract – See 1/22 to 12/26) 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.

Alexandria, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called the Municipality; and Avitar Associates of NE, Inc., a business organization existing under the laws of the State of New Hampshire and having a principal place of business at 150 Suncook Valley Highway, Chichester, NH 03258 hereinafter called the Company, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Name of Municipality:	Town of Alexandria
1.2 Address of Municipality:	47 Washburn Road
	Alexandria, NH 03222
1.3 Contact Email:	alexandrianh@metrocast.net
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone Number:	(603) 744-3220
1.6 Name of Company:	Avitar Associates of NE, Inc.
1.7 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.8 Telephone & Fax Numbers:	(603) 798-4419 Fax (603) 798-4263
1.9 Name and Title of Company Signer:	Loren J. Martin, Director of Assessing Operations or Chad Roberge, Co-CEO or Evan Roberge, Co-CEO
1.10 Contact Email:	loren@avitarassociates.com



2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

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

2.2 Personnel.

- 2.2.1** The Company shall employ experienced and competent assessors who have been certified by the N.H. Department of Revenue Administration in accordance with ASB 300 rules and RSA 21-J:14-f for the level of work they will be performing. A list of personnel is attached to this contract detailing their level of certification.
- 2.2.2** 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.
- 2.2.3** Upon execution of the contract and before the update/revaluation begins, the Company shall forward to the N.H. Department of Revenue Administration a list of the approved employees assigned to the update project.
- 2.2.4** The Company will ensure the DRA Certified Assessor Supervisor will be on the job site 50% of the time.
- 2.2.5** 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.

2.3 Public Relations.

The Company and the Municipality, during the progress of the work, shall use their best efforts and that of their employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases will be cleared with the Municipal Assessing Officials (Board of Selectmen). 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 2 times during the course of the project.

2.4 Confidentiality.

- 2.4.1** The Company agrees to not disclose to anyone except the Municipal Assessing Official and the Commissioner of the N.H. Department of Revenue Administration or their respective designee, any preliminary values or new values discovered, for any purpose, or to permit anyone to use or peruse any of the data on file in connection with the update, until the values have been submitted to the Municipal Assessing Officials (Board of Selectmen) and are made public.
- 2.4.2** 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.

2.5 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 \$70,620 dollars, in manner and form as follows:

- 2.5.1** Payment shall be made in equal monthly installments of \$5,885 per month as the work progresses.

- 2.5.2 Monthly progress reports (billing statement) will be submitted by the Company detailing the work that has been completed to date.

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Cost/How the Company Values Property

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

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

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

3.1.4 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.

3.2 Collection of Property Data – No Measuring & Listing Except Arm's Length Sale Properties Used in the Preliminary Analysis

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

3.2.2 Every principal building(s) on improved sale properties shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. uch elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect

market value. (All improvements on the property will be measured but not necessarily listed, ie. sheds, decks, barns, etc.)

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

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

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

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

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

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

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

3.3 Market Analysis:

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

3.3.2 In order to ensure that appraisals will reflect full and true value, the Municipality shall provide to the Company a copy of all property transfers for a period not to exceed two (2) years immediately preceding the effective date of the update (4/1/23 through 3/31/25).

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

3.4 Final Comparison

- 3.4.1 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.

3.5 Final Field Review

- 3.5.1 When computations of the data obtained from the inspection have been completed a final field 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.

3.6 Value Notification & Informal Reviews.

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

3.6.2 The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 60 days for their ease in review and comparing assessments and an indication of where else this information is available, ie, the Library, Town Hall, etc. for review. The notice shall also contain the date, time and location of the informal review process including instructions on obtaining an informal review.

3.6.3 The informal review process shall include at least a **10** day window for property owners go online and schedule an appointment for a phone hearing which will occur at a later date. The informal review process may be monitored by the Municipal Assessing Officials (Board of Selectmen) or their designee. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review during the timeframe allowed for setting up appointments.

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

3.7 Completion of Work:

3.7.1 The company shall complete all work and deliver the same in final form to the Municipal Assessing Officials (Board of Selectmen) on or before **10/1/2026** with assessments as of **4/1/2026**.

3.7.2 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.

3.7.3 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 the Town. The Company shall provide the municipality with a full set of property record cards, if requested, the USPAP compliant mass appraisal report which includes the data collection manual and the CAMA Manual, if applicable.

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

1. A Letter of Transmittal.
2. A Certification Statement.
3. A section including the contracted Scope of Work.

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

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

3.7.5 Property Record Cards in Hard Copy; if requested by Town

1. The Company shall prepare property record cards 8-1/2 x 11 inches for each separate parcel of property in the municipality. Sales information is detailed on the front of the card to the right of owner information and includes grantor, date of sale, and consideration amount, qualification code and indicator of whether improved (I) or vacant (V).
2. The cards shall be arranged based on the Town's CAMA system design, as to show the owner's name, street number, or other designation of the property and the mailing address of the owner, together with the necessary information for determining land value, the number of acres of the parcel, the land classification, any adjustments made to the land values and the value of the improvements to the land.
3. The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be provided in map, lot and subplot sequence and will detail the base valuation year and the print date of the property record card.
4. Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the USPAP compliant mass appraisal report.
5. The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card, along with 3rd and 4th characters that describe the reason for the visit and what was done, ie, M=measured, L=measured & listed. detailed explanation of these codes is outlined in the USPAP compliant mass appraisal report.

4. **CONDUCT VALUATION OF PUBLIC UTILITY PROPERTY – Utility Properties**

Include: PSNH (999-D), NEP (419-38), NE Hydro (999-B) & NHEC (999-C)

4.1 Utility distribution property will be valued pursuant to RSA 72:8-d. Utility transmission property will be valued by Avitar considering the three approaches to value like any other property in town, where applicable. We will first consider the cost approach (RCNLD), then the income approach, if applicable and if data exists. Then the market sales approach, based on small self contained utilities, will be used when arms length sales exist that are not governed by state or federal agencies or any combination we feel appropriate unless directed otherwise by the town in writing, unless otherwise governed by law.

5. **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 additional cost. A written recommendation will be provided. Appeals to the N.H. Board of Tax and Land Appeals or Superior Court, in all cases where the appeals have been entered within the time prescribed by law will be at the per diem rate of \$165/hour. "Any legal fees incurred are the sole responsibility of the town." In the case of an appeal upon Public Utility property that has been appraised by the Company, the rate is \$200/hour. If services of an expert are required, the charge will be \$2,500 per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to support the established value even if the Municipal Assessing Officials (Board of Selectmen) have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Municipal Assessing Officials (Board of Selectmen) increase any value established by the Company, they forfeit their right to Company representation.

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 (Board of Selectmen)** 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)

7. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

7.1 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.

7.2 Office Space and Equipment.

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

7.3 Records and Maps.

The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, the physical location of all property, including two sets of up-to-date tax maps, zoning maps, charts, plans and sales information which may be requested by the Company in performing its work under this contract. If updated tax maps are not provided (consistent with the April 1st assessing records), then an additional fee of \$500 may be charged. Maps must show lot size and road frontages. If lot size and road frontage is not on the maps, it must be provided by the town with the maps. Building permits, along with plans for any subdivisions, lot line adjustments, mergers, etc. shall be provided.

7.4 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.

8. INDEMNIFICATION AND INSURANCE

8.1 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.

8.2 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.

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

8.3.1 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.

8.3.2 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.

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

9. PERFORMANCE BOND

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

10. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of 1,681 tracts as defined by RSA 75:9 (1,781 records), and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on \$100 per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is \$2,500 per utility property.

11. ADDENDUMS AND APPENDIXES

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

Agreement Execution

Contract Total \$70,620

Total Number of Parcels 1,681

In the presence of:

Witness

Municipality of: Alexandria, NH

By:

George S. [Signature]
[Signature]
[Signature]
Board of Selectmen

Date: 10/21/25

In the presence of:

Witness

Company: Avitar Associates of NE, Inc.

By:

[Signature]
Koren J. Martin, Director of Assessing Operations
or Chad or Evan Roberge, Co-CEO's

Date: 10-24-25

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

Additional Cost of \$2,820

New Total, If Bond Required \$73,440

Witness

By: _____

Alexandria, Board of Selectmen

Date: _____

AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

<u>ID</u>	<u>EMPLOYEE</u>	<u>AVITAR POSITION</u>	<u>NH DRA OR OPLC CERTIFICATION</u>
GR	Gary J. Roberge	Sr. Assessor	
LM	Loren J. Martin	Director, Sr. Assessor	Certified Assessor Supervisor
CR	Chad Roberge	Co-CEO/Assessor/Supervisor	Certified Assessor Supervisor
ER	Evan Roberge	Co-CEO/Assessor/Supervisor	Certified Assessor Supervisor
JD	Jaron Downes	Assessor/Supervisor	Certified Assessor Supervisor
MN	Monique Newcomb	Assessor/Supervisor	Certified Assessor Supervisor
KC	Kerry Connor	Assessor	Certified Assessor
BH	Brian Hathorn	Assessor Assistant	Certified Assessor Assistant
DM	Dan Martin	Assessor Assistant	Certified Assessor Assistant
RW	Robert Weeks	Assessor Assistant	Certified Assessor Assistant
RD	Richard Delmont	Building Data Collector	Certified Building Measurer & Lister
WG	Wade Gibson	Building Data Collector	Certified Building Measurer & Lister

C. Personnel & Qualifications

AVITAR PERSONNEL

<u>ID</u>	<u>EMPLOYEE</u>	<u>AVITAR POSITION</u>	<u>NH DRA OR OPLC CERTIFICATION</u>
LM	Loren J. Martin	Director, Sr. Assessor	Certified Assessor Supervisor
CR	Chad Roberge	Co-CEO/Assessor/Supervisor	Certified Assessor Supervisor
ER	Evan Roberge	Co-CEO/Assessor/Supervisor	Certified Assessor Supervisor
KC	Kerry Connor	Assessor	Certified Assessor

Certifications can be verified online at NH Office of Professional Licensure & Certification website at nh.gov/licenseverification.

D. Introduction to Data Collection

The task of the Building 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 they collect is used to establish the fair market value of properties for ad valorem taxation. Therefore, it is critical that such data be collected accurately and consistently to the best of their ability. The degree of accuracy obtained will directly reflect the overall quality of the individual appraisal, as well as the entire town wide revaluation.

In many instances, it is only the Data Collector whom the homeowner meets. Their ability to be courteous and professional lends credibility to the entire job. Conversely, a non-professional and discourteous attitude will create a very negative atmosphere throughout the town and promote distrust, and 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 Assessor 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 property record card.

All personnel carry Company ID badges, and their vehicles are marked with signs "Avitar Municipal Services". 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.

The Data Collection Field 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.

DATA COLLECTION FIELD DOCUMENT										MODEL/STYLE		EXT WALLS CONT		STORY HEIGHT							
MAP:		LOT:		SUBLOT:		CARD #		OF		ROOF STYLE		STN ON MASN		1.00		1.50		1.75		2.00	
OWNER										FLAT		STONE VENEER		2.50		2.75		3.00		3.50	
PROP LOC #				STREET						IRREGULAR		WD SHINGLE		3.75		4.00		SPLIT LVL			
DATE		INITIAL		NOTES		LISTING HISTORY				MANSARD		INTERIOR WALLS		BEDROOMS		#					
										SALT BOX		AVG FOR USE		BATHROOMS							
										SHED		CONCRETE		BTH FIXTURES							
DATE		GRANTOR		SALE PRICE		NOTES		WOOD TRUSS		ROOF COVER		MINIMUM		EXTRA KIT							
								ASBESTOS		ASBESTOS		PLASTERED		AC %		25		50		75	
								ASPHALT		ASPHALT		PLYWD PANEL		GENERATOR		100					
								CLAY/TILE		WALL BOARD		QUALITY EST									
								CORR COMP		WOOD/LOG		B5-AVG -50									
								HI QUAL COMP		FLOORING		B4-AVG -40									
								METAL/TIN		CARPET		B3-AVG -30									
								PREFAB MTL		CONCRETE		B2-AVG -20									
								ROLLED/COMP		HARD TILE		B1-AVG -10									
								RUBBER MEM		HARDWOOD		A0-AVG									
								SLATE		LAM/VINYL		A1-AVG +10									
								STANDING SEAM		LINO OR SIM		A2-AVG +20									
								TAR/GRAVEL		MIN PLYWD		A3-AVG +30									
								WD SHINGLE		PARQUET		A4-EXC									
								EXT WALLS		PINE/SOFT WD		A5-EXC +10									
								ABOVE AVG		VCT		A6-EXC +20									
								ALUM SIDING		HEAT FUEL		A7-EXC +40									
								ASBEST SHNGL		ELECTRIC		A8-EXC +60									
								ASPHALT		GAS		A9-LUXURIOUS									
								AVERAGE		NONE		AA-SPECIAL USE									
								BELOW AVG		OIL		CML WALLFRM/HEIGHT									
								BOARD/BATTEN		SOLAR		MASONRY									
								BRK ON MASNRY		WOOD/COAL		REIN-CONCRETE									
								BRK VENEER		HEAT TYPE		SPECIAL									
								CB STUCCO		CONVECTION		STEEL									
								CEDAR/REDWD		FA DUCTED		WOOD									
								CEMENT CLPBR		FA NO DUCTS		YEAR BUILT									
								CLAPBOARD		HEAT PUMP		AGE CONDITION EST									
								CONC OR BLK		HOT WATER		A E F G P VP VG									
								DECOR BLK		NONE											
								GLASS/THERMO		RAD ELECT		BLDG DEPRECIATION									
								LOGS		RAD WATER		PHYSICAL									
								MASONITE		STEAM		FUNCTION									
								MINIMUM				ECONOMIC									
								NOVELTY				TEMPORARY									

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 eliminates 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 directly 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.

Arm's 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.

Listing 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 and two are the initials of assessor/data collector, three is why they were there, and four is the action taken.

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

Third Character/Why

A = Abatement/Appeal
C = Callback

H = Hearing
S = Subdivision
T = Town/Taxpayer Request
U = Update
V = Verification Process

Fourth Character/Action

E = Estimate
L = Measure & Listed or just listed after a previous measure/or used on vacant property to prevent a future unnecessary list letter.
P = New Construction/Pickup
M = Measure Only
R = Reviewed
X = Refusal with notes

Used with 3rd Character H only

C = Change used w/Hearing Only
N = No Change used w/Hearing Only

INSP – The CAMA System applies this code 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 declined to allow an interior inspection, or to give 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 declines 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 declined to:

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

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

Listing the Property

Commercial & Industrial (C/I) Properties

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

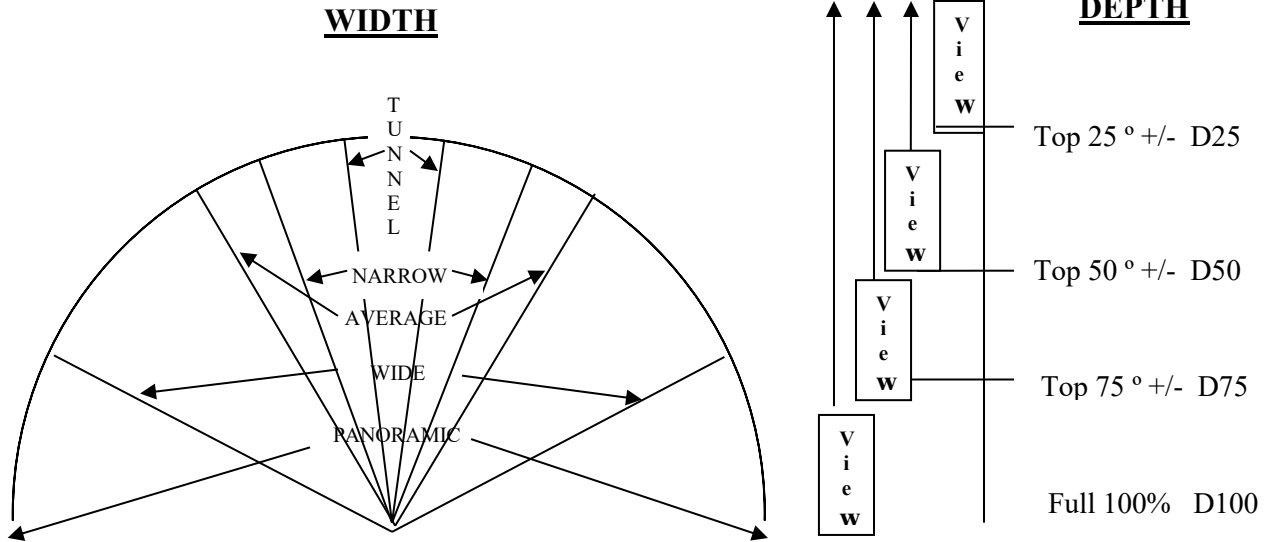
Building Site & Land Topography Descriptions

Building Site

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 that 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, walkways, or lighting.
Very Good	Typically nice, landscaped lawn & 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 that 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.

<u>Topography</u>	Applied to the total area noted on the landline. For example, land line 1 has 2 acres and the home site is level, but the backyard has rolling areas, the topography may be listed as a “blended” mild for that area.
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. A typical person would not be able to walk or climb easily.
<u>Driveway</u>	Gravel/Dirt; Nat/Grass; Paved; Undeveloped.
<u>Road</u>	Gravel/Dirt; Paved; Undeveloped.

VIEWS



SUBJECT *

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

DISTANCE

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

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

View note samples: Noted as Subject/Width/Depth/Distance

MTS/TUN/D75/DST (Tunnel View of Mountains, 75% Deep, Far Away)

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

Building Style & Normal Story Height

Building Style*	Predominate Story Height
A-Frame	One, 1-1/2
Camp	One Story
Cape	1-1/2, 1-3/4 Story
Colonial/Garrison	2 Story/2 Story with Overhang
Conventional	1-3/4 - 2-3/4
Gambrel	1-3/4, 2 Story/2.5 Story if greater than 1-3/4 but not quite 2 stories, will be listed as 2 story and will have a wall height (WH) depreciation noted to account for the fact it is not a full 2nd story.
Mobile Home	One Story
Raised Ranch or Split Level	One Story w/Raised Basement
Ranch	One Story
Saltbox	1-3/4 Story
Tri-Level	Split-Level

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

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 are 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 but not a requirement.
BMU	Basement Unfinished - Known as a cellar and is below grade. Floor can be dirt or concrete.
COF	Commercial Office - Refers to office area in commercial buildings not built as offices, such as factories and warehouses.
CPT	Carport - A roofed structure generally with 1 or 2 walls, attached to the main structure.
CRL	Crawl - Basement having 5' or less headroom.
CTH	Cathedral Ceiling Area - This is where the ceiling height is greater than 12 feet.
DEK	Deck - An open deck or entrance landing with no roof.
ENT	Entrance - Entrance Landing with no roof, 3x3 and larger, normally unable to place a chair and sit.

EPF	Enclosed Porch - Typically unheated & uninsulated area. May have small heater, finished walls, floors and ceilings, but is of seasonal use.
EPU	Covered Basement Entry - All four sides are tight to weather, entrance to BMU, other than metal door (bulkheads).
FFF*	First Floor Finished - Living space with full ceiling height and finished interior.
FFU	First Floor Unfinished - Similar to FFF, but unfinished interior.
GAR	Garage - A structure large enough to hold and store automobiles at grade level.
HSF*	Half Story Finished - Usually an upper level story with approximately 40% to 60% of floor area available and used for living space. (6 foot ceiling height).
HSU	Half Story Unfinished - Same as HSF, but interior is unfinished.
LDK	Loading Dock area. Raised platform of cement.
OFF	Office Area - Finished area within home used primarily for business.
OPF	Open Porch - Roof structure with floor, but at least one (1) side is exposed to the weather. Screened porches are considered OPF's.
PAT	Patio - Area of stone, cement, brick, etc.
PRS	Piers - 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 entry) 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.
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.
STO	Storage - Unfinished area used for storage. Not easily converted to living space.
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.
VLТ	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, i.e. garages, warehouses, factories, etc.
- 4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.
- 5.) Vaulted Ceilings - Areas where the ceiling is pitched upward, not flat by about 2 to 5 feet, but less than one-story which is the typical height of a cathedral ceiling.

Structural Elements

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

Exterior Walls - *Two (2) entries possible, the 2 most predominate*

Above Average:	Siding not otherwise described and reflecting better than average quality. Vinyl shakes are denoted as above average.
Aluminum Siding:	Same as vinyl but with aluminum material, clapboard style siding made from aluminum.
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.
Asphalt:	Asphalt composition shingle, usually on modest housing.
Average:	Siding not otherwise described and reflecting average quality. For comparison purposes other average quality sidings include novelty, board & batten, and clapboard. All forms of softwood.
Below Average:	Siding not otherwise described and reflecting less than average quality, i.e. masonite or rough sawn lumber w/bark.
Board & Batten:	Vertical boards with narrow wooden strips called battens covering the joists.
Brick on Masonry:	A load bearing structural wall. Not brick buildings.

Brick on Veneer:	Brick veneer on wood or metal frame construction with wood sheathing.
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.
Cement Clapboard:	Cement fiber siding. Asbestos-free fiber and cement combined and pressed together in the shape of a clapboard. Holds paint very well.
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.
Concrete/Cinder:	Concrete or cinderblock siding.
Decorative Block:	Cement block that is either fluted or has a rough finish which appears like it has been broken in half.
Glass/Thermopane:	Vacuum packed glass sandwich, usually tinted and commonly found on large commercial and office buildings.
Logs:	Logs that are not simulated log.
Masonite:	Composite pressboard/fiberboard, if not maintained will show areas of rot. In some systems may be noted as below average.
Minimum:	Plywood. Sub wall sheathing with tar paper cover as a permanent siding.
Novelty:	Denotes wood siding, generally found on camps, with or without sheathing underneath.
Prefab Wood Panel:	A type of plywood siding of which there are unlimited varieties on the market. (T-111) Typically, a 4x8 sheet.
Pre-Finished Metal:	Enameled or anodized metal commonly found on campers, mobile homes, and commercial and industrial buildings.
Solid Brick/Stone:	Solid masonry walls, precast concrete panels.
Stone on Masonry:	Refers to various stone or stone veneers usually on a load bearing masonry wall.
Stucco:	Stucco veneer on concrete, cinder block, or wood.
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.
Wood Shingle:	Shingles not of cedar or redwood, good quality shingles, but not above average.

Roof Structures

Flat Roof:	Flat, no pitch to any direction.
Gable:	A ridged roof with two pitches sloping away from each other.
Gambrel:	A roof with two distant slopes on each side forming four roof planes.

Hip:	A roof that rises by inclined planes from all four sides of the house to one common ridge or point.
Irregular:	Otherwise not described and having many different angles, shapes and slopes, i.e. bow style roof.
Mansard:	Similar to hip roof, but having a flat area on the top or changes the pitch of incline part way.
Saltbox:	Essentially the same as a gable roof, but one of the two slopes is much longer than the other.
Shed Roof:	Single direction sloping.

Roof Cover

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.
Asphalt:	Standard type of shingle used today. It can be single, or three-tab. Includes architectural style shingles.
Clay/Tile:	Terra Cotta roofs that are not typically found in New England.
Corrugated Composition:	It is typically in 4'x8' sheets. This includes Anjuline panels.
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.
Metal/Tin:	Tin or metal covering, often times corrugated like ribbon candy, typically 4x8 sheets, light gauge.
Prefab Metal:	Modified corrugated metal panels that are one piece which run from ridge to soffit. These are either nailed or screwed.
Rubber Membrane:	A thin sheet of rubber seamed together. Typically found on flat roofs. It is typical for commercial/industrial buildings.
Slate Shingles:	Rectangular pieces of slate, each overlapping the other.
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.
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.
Wood Shingles:	Wood shingle or shake. Wood shakes have random thickness as they are hand split.

Interior Walls - *Two (2) entries possible, the 2 most predominate*

Average for Use:	Is generally used for commercial/industrial buildings to describe the interior finish as being normal for that style building and use.
Drywall:	A rigid sandwich of plaster and paper.

Masonry/Minimum:	Cinder block or concrete form/or studs, no finish.
Plaster:	All plaster backed by wood lattice attached to the studs.
Plywood Panel:	4' x 8' plywood panel sheathing comes in many grades and styles.
Wall Board:	Composition 4' x 8' sheets, such as Celotex, typically found in manufactured homes, low quality, typically 1/8".
**Wood/Log:	Tongue & groove construction, logs, wainscoting.

***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

Electric:	Baseboards or geothermal.
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.
Oil:	May be identified on the exterior by the presence of oil filler pipes. Kerosene or K1 are also oil fuel.
Solar:	Solar panels can be viewed on the roof area.
Wood/Coal:	Chosen only if there is no conventional heating system. Wood stoves only. (Such as in camps or cottages).

Heating Type

Convection:	Heat transfer through dispersion. (Wood stove, monitor, or Rinnai type heat).
Forced Air Ducted:	Series of ducts throughout the house, for hot air to be blown through.
Forced Air Not Ducted:	Has blower to blow heat through one vent. No duct work in the house.
Geothermal Heat:	Listed as electric under heat fuel and heat pump under heat type.
Heat Pump:	Electric unit which provides forced air heat, usually combined with central air conditioning. Newer heat pump units being installed are valued similarly and will be adjusted to account for the percentage of the home that is cooled, i.e. 25%, 50%, 75%, or 100%.
Hot Water:	Forced hot water through baseboards.
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.
Steam:	Radiators.

Interior Flooring - Two (2) entries possible, the 2 most predominate

Average for Use:	Is generally used for commercial/industrial buildings to describe the floor as being normal for this type of structure and use.
Carpet:	Wall to wall carpet of good grade, usually found over the subfloor material, but occasionally covering other floor covers as a replacement.
Concrete:	Concrete slab usually commercial or industrial.
Hard Tiles:	Quarry, ceramic tiles, or polished and/or stamped concrete.
Hardwood:	Generally oak, cherry, maple, birch, bamboo, or ash woods.
Laminate/Vinyl:	A laminate wood look floor that is very durable. Often goes by brand name Pergo. This also includes higher grade vinyl floors, i.e. tongue & groove planks.
Linoleum:	Refers to all forms of linoleum type products of various designs and shapes. Typically sold in rolls or sheets.
Minimum Plywood:	Plywood subfloor or underlayment.
Parquet Flooring:	Refers to a surface made of small pieces of hardwood, solids, and veneers in various patterns and designs.
Pine or Softwoods:	Pine or softwood boards covering floor area.
VCT:	Vinyl composition floor tile is a commercial grade vinyl tile found typically in schools or commercial buildings.

Number of Bedrooms

Bedrooms should be counted considering the resale value rather than the homeowner's personal use of the rooms. For example, if you go upstairs and find three (3) rooms and a bathroom and the owner says there are only two (2) bedrooms, the other room is used as a library, sewing room, office, etc., then for our purposes, that third room is a third bedroom. One must be careful because libraries, offices and sewing rooms can be legitimate depending on the location in the house and access. Presence of a closet space generally is reason to classify as a bedroom(s). However, it should be noted that a closet is not the only measure to determine, i.e.: many homes had no closets in the bedroom, yet they are still classified as bedrooms. Below grade (basement level) bedrooms are not generally counted in bedroom count unless the bedroom has 2 means of ingress/egress. Generally, just noted i.e. did not pick up (DNPU) 1 bedroom in basement.

Bathrooms or Bedrooms

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

***Commercial Baths**

0 = None

.5= Minimum

1 = Below average for use

2 = Average for use

3 = Above average for use

4 = Extensive for use

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

Generators

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

Extra Kitchen

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

Air Condition Systems

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

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

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

If a permanent wall unit is found, it will be noted as central air and an estimated percentage of the cooled area will be noted, i.e. 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. This is determined by the Assessor Supervisor. The data collector may question it to the Supervisor based on his/her visual, but only the Supervisor can change.

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

Condition

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

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

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

Defined as:

<u>Functional</u>	Based on problems with design, layout and/or use of building, i.e. bathroom between two adjacent bedrooms with no hallway access to bathroom, bedroom through bedroom access, very low ceiling, or chimney through middle of the room.
<u>Economic</u>	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.
<u>Physical</u>	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, or sagging ceiling or floor.

The percentage applied to depreciation is calculated based on the severity of the issues as noted by the data collector and the Supervisor makes this determination based on the notes. 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.

Extra Features & Outbuildings (XFOB)

Extra features and outbuildings - In general, XFOB refers to structures that are not attached to the principal building with the exception of fireplaces found in the home as they may be listed here or in the building section. XFOB's must be:

- Identified.
- Measured - (length & width).
- Units or quantity (how many) identified (when length & width not used).
- 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, and noted as such.

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. Soft pools are not measured, but should be noted.

Common AGP diameters and AREA calculators for round pools.

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

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

Solar Panels: Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location, number of panels, and age, if available. Atypical size & physical condition should be noted.

Market data suggests solar panels contribute to market value. Government and other incentives commonly available to the property owner are taken into consideration when developing the initial assessed value. Industry representatives suggest that newly installed panels have a life expectancy of at least 25 years, so the following depreciation schedule is used with a floor factor of 25%:

<u>Age</u>	<u>Condition Factor</u>
1-5 Years	100
6-10 Years	85
11-15 Years	70
16-20 Years	55
21-25 Years	40
25+ Years	25

It should be noted that solar panels may have differing condition factors to account for atypical sizes or noted physical condition issues.

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

1. Child's 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
9. Outhouses

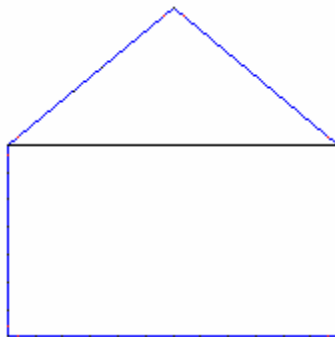
All XFOB's not picked up should still be noted. i.e. DNPU treehouse.

Story Height Explanation and 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.

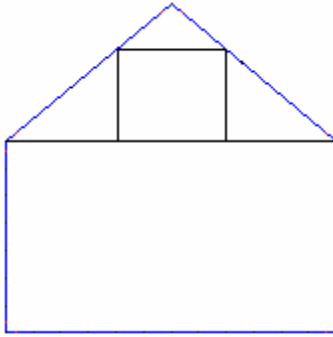
One Story (Typically – Ranch, Raised Ranch, or Camp style buildings): The living area in this type of residence is confined to the ground floor. The headroom in the attic is usually too low for use as a living area and is used for storage only. However, attics are possible providing about 25% of the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



1 STORY FRAME

Ranch - Camp or comparable structures.

No second floor or attic space.

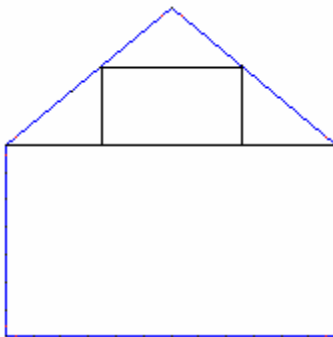


1 STORY FRAME & ATTIC

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

One & Half Story (Typically – Cape, Conventional, or Saltbox 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.

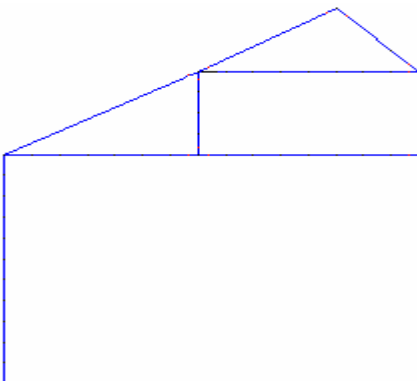
Example A



1-1/2 STORY FRAME

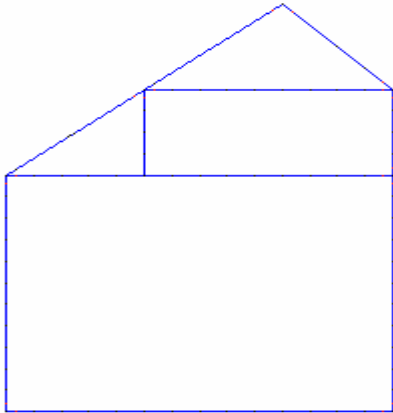
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered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

Example B



One & Three Quarter Stories (Typically - Cape, Conventional, Garrison, or 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.

Example A

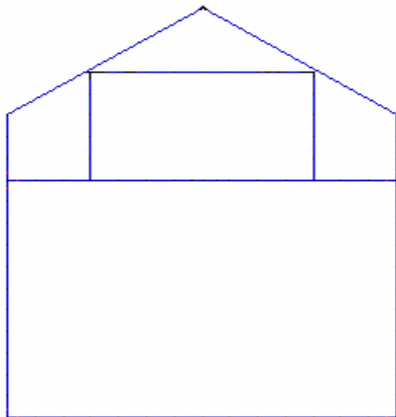


1-3/4 STORY FRAME

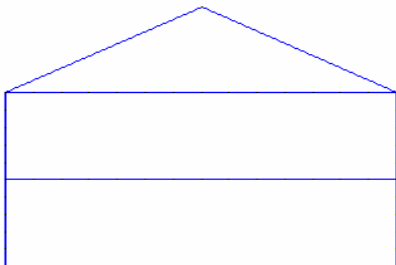
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.

See Example A & B

Example B

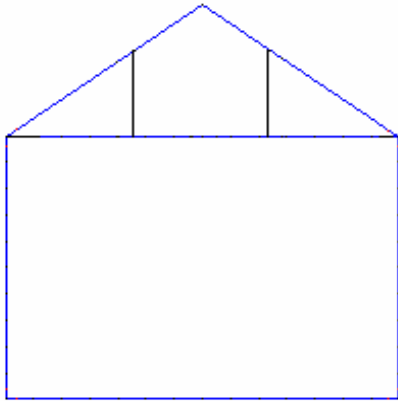


Two Stories (Typically - Colonial, Conventional, or Gambrel style buildings): The living area in the upper level of this type of residence is 90% to 100% of the ground floor. The living area is the ground floor times 2.0.



2 STORY FRAME

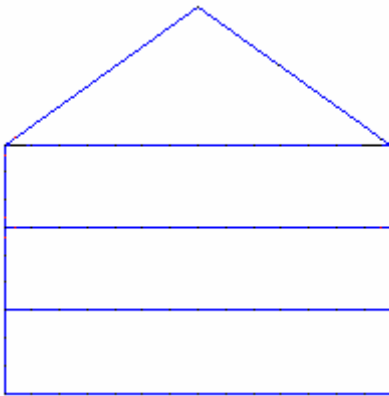
Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.



2 STORY FRAME & ATTIC

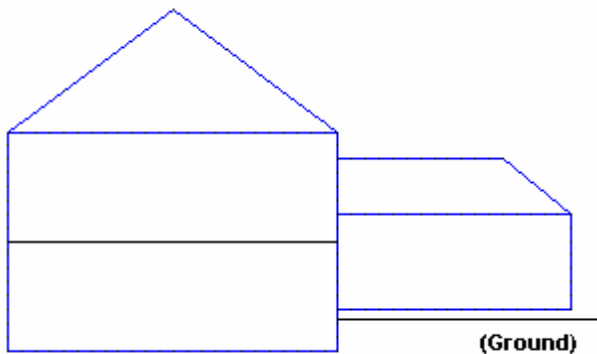
Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area. Noted as 2.5 stories in story height.

Split Levels (Typically - 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.

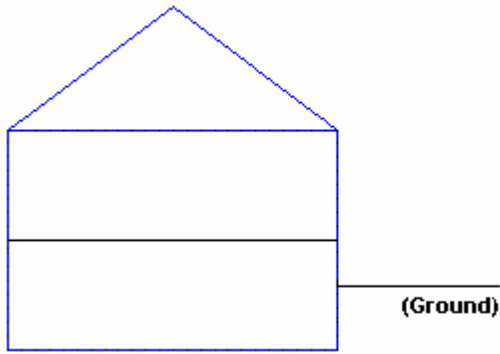


3 STORY FRAME

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.

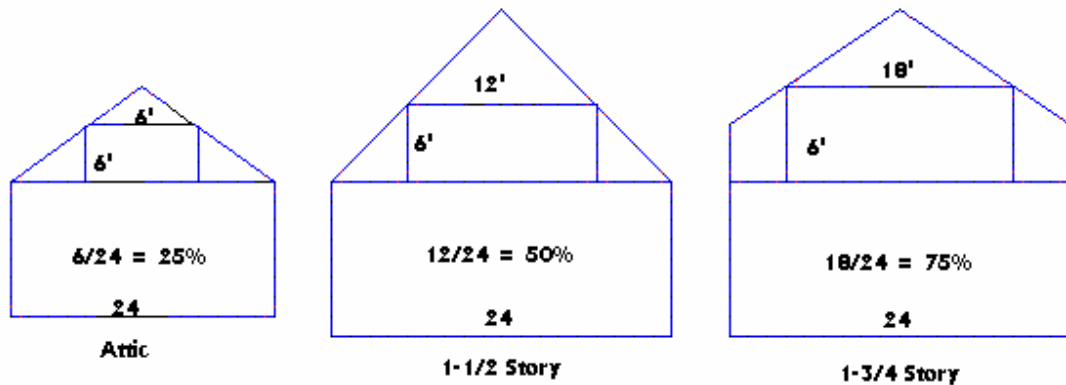


SPLIT ENTRY - one story Raised Ranch Style Home $\frac{1}{2}$ of lower floor foundation exposed.

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

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

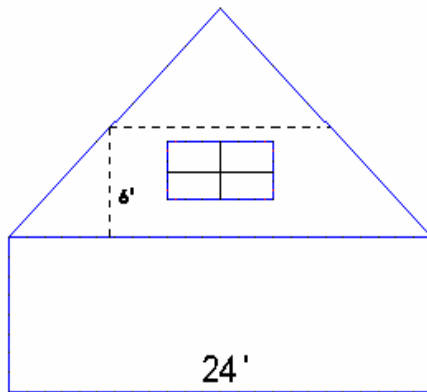
Example: Method 1



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

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

Example: Method 2



Computation:

$$6 \times 2 = 12 \text{ (12' total non-living space)}$$

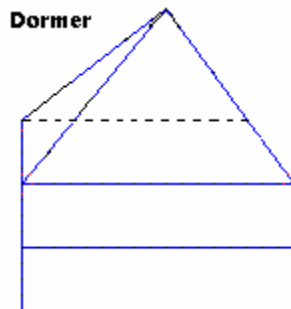
$$24 - 12 = 12 \text{ (12' total living space)}$$

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

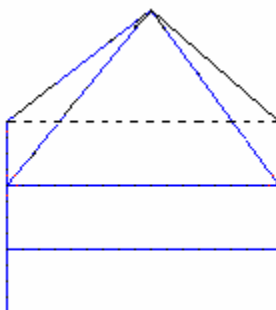
*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begins, via window view, as high exterior side walls may not mean higher first floor ceiling, and this may increase the potential second floor area.

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.



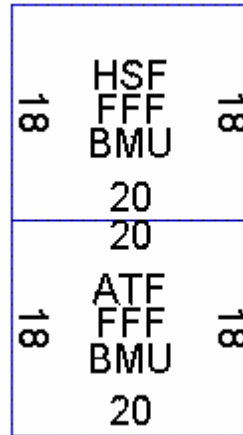
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.



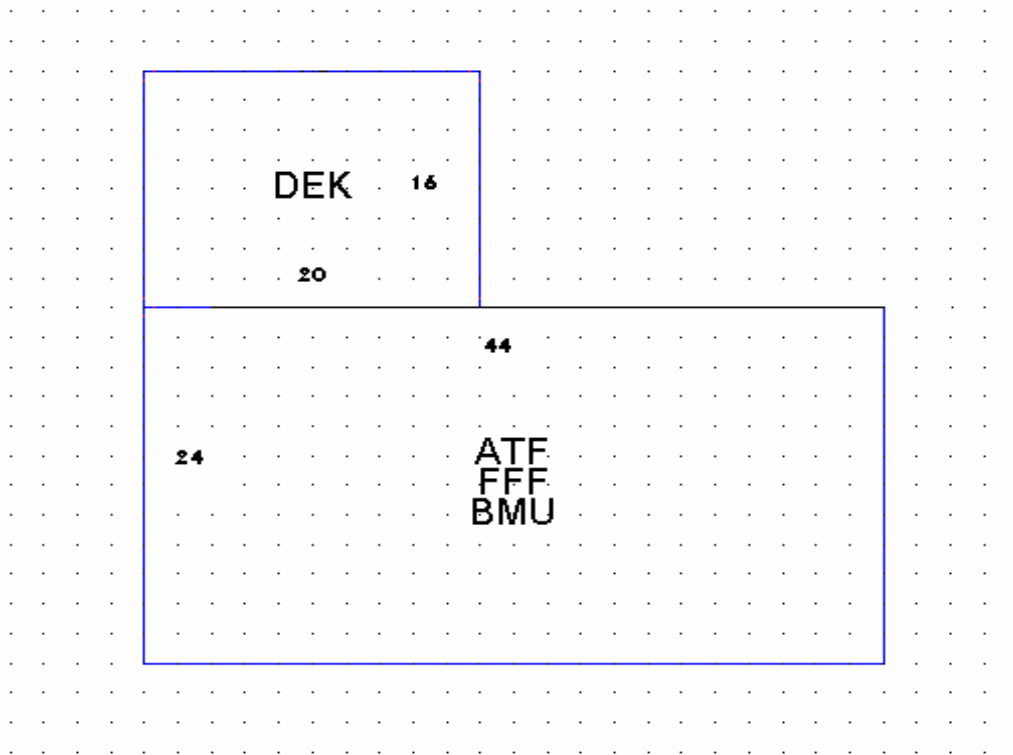
The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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.

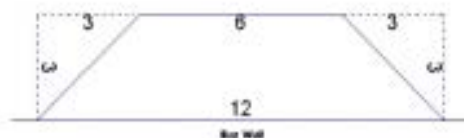


Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.

Bay or Bow Window

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

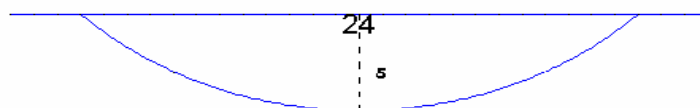
Only needed if different from other side



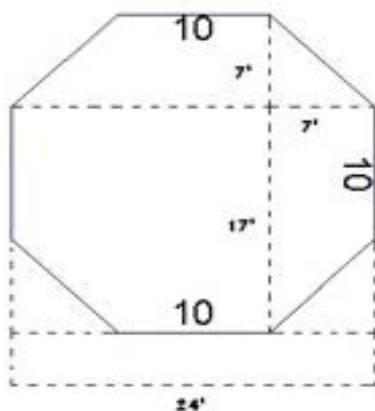
How to measure and sketch a bay window:

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

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

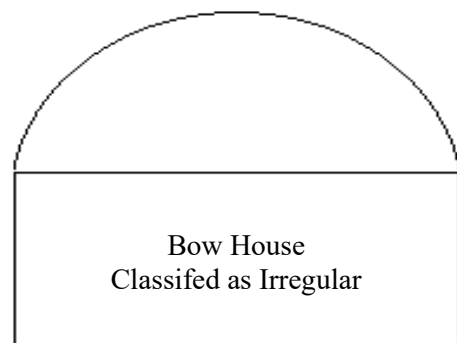
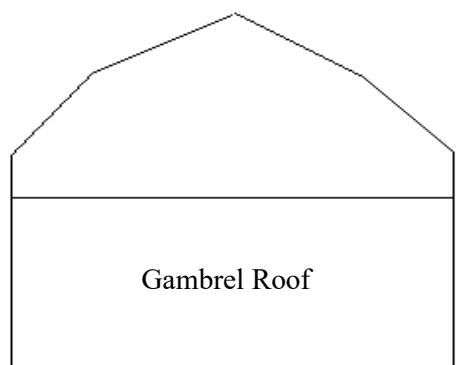
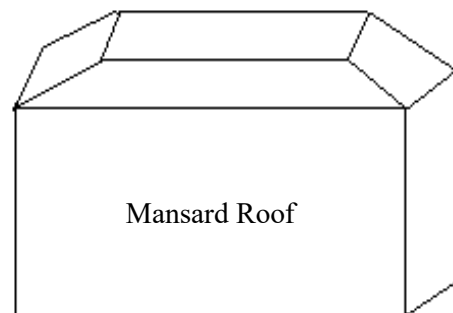
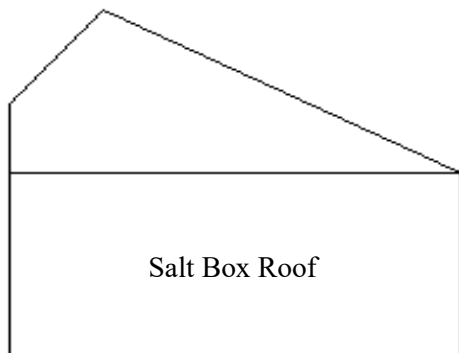
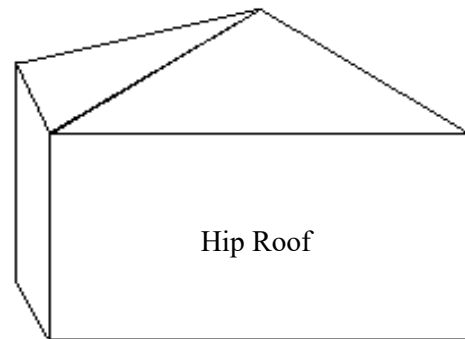
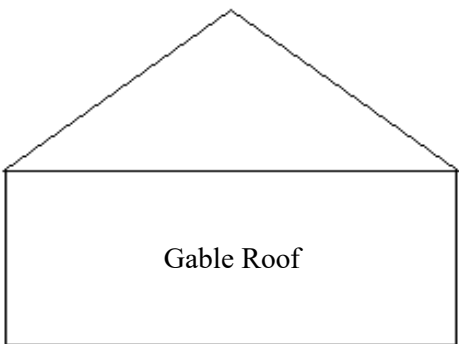
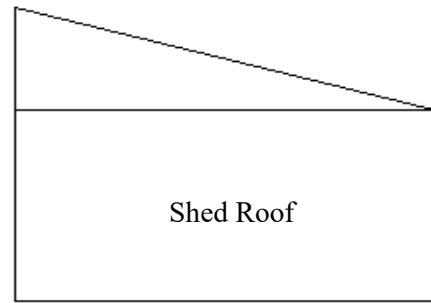
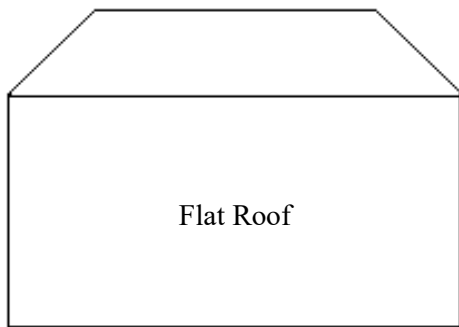


When measuring an octagon, getting interior measurements are critical. However, one can compute the necessary measurements by taking a few extra exterior measurements, as indicated. Then, when entry is obtained, the interior measurements can be made to verify the area.



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

ROOF TYPES



SECTION 2

DRA PRIOR SALES ANALYSIS INFORMATION

SECTION 2

DRA 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 NH Department of Revenue Administration (DRA), Municipal and Property 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 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):	.98 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 DRA, are being provided at the request of the DRA. This information is not part of the contract or scope of services. It is historic, not current data, and has no bearing or use in this revaluation. The writer accepts no responsibility for the accurate meaning or use of this data.

Ratio Study Year 2025

Overall Median Assessment to Sales Ratio:	60.4
Coefficient of Dispersion:	13.0
Price Related Differential:	0.98

	Ratio	COD
Residential Land Only Sales:	N/A	N/A
Residential Improved Sales:	N/A	N/A
Commercial Land & Building Sales:	N/A	N/A

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

SECTION 3

VALUATION PREMISE

- A. Three Approaches to Value
- B. Zoning
- C. Town Parcel Breakdown
- D. Time Trending
- E. Neighborhood Classification
- F. Basic Mass Appraisal Process
- G. Assumptions, Theories & Limiting Factors

SECTION 3

VALUATION PREMISE

A. Three Approaches to Value

Income Approach

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

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

Sales Approach

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

Cost Approach

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

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

Although the three-approach system has become widely used, the Sales Approach is clearly the central, if not the only relevant approach in estimating the value of some types of properties. The rationale of the Sales Approach is that a purchaser will usually not pay more for a property than he would be required to pay for a comparable alternative property (*principle of substitution*).

Furthermore, a seller will not take less than he can obtain elsewhere in the market. The *method* of the Sales Approach is an empirical investigation in which the prediction of the most probable selling price is based on actual qualified market sales of comparable properties.

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

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

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

“The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.”¹

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.

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

Market Modified Cost Approach to Value

This approach to valuing a large universe of properties, such as an entire municipality, is the most common approach used in mass appraisal, particularly for residential property types. It is a mixture of the cost and market approaches to value. It recognizes the principal facts or information of the property and uses a consistent cost formula to develop equitable values for all property in the municipality. Those cost values are then 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.

¹ The Encyclopedia of Real Estate Appraising 3rd Edition

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

B. Zoning

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

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

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

The Town of Alexandria does not have a Zoning Ordinance. There are, however, Subdivision Regulations in effect as of 4/1/26 that regulate minimum lot size and road frontage. These regulations can be seen recorded in the Grafton County Registry of Deeds at Book 4453 Page 1.

Zone 1 – Residential (RES)

Area – Minimum land area is two (2.0) acres.

Frontage – Minimum frontage requirement is one hundred fifty (150) feet.

C. Town Parcel Breakdown

Alexandria Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	245	\$ 21,407,500
RESIDENTIAL LAND ONLY WITH CURRENT USE:	295	\$ 4,856,134
RESIDENTIAL LAND & BUILDING (not including current use): Median: \$ 416,200	724	\$ 351,630,400
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	131	\$ 62,340,322
MANUFACTURED HOUSING ON OWN LAND:	107	\$ 22,803,176
MANUFACTURED HOUSING ON LAND OF ANOTHER:	49	\$ 1,590,600
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	41	\$ 25,929,239
COMMERCIAL/INDUST. LAND ONLY (not including current use):	12	\$ 3,471,900
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	26	\$ 9,431,800
COMMERCIAL/INDUST. WITH CURRENT USE:	2	\$ 843,057
UTILITY:	7	\$ 20,069,300
TOTAL TAXABLE:	1639	\$ 524,373,428
TOTAL EXEMPT/NONTAXABLE:	48	\$ 11,708,800
TOTAL NUMBER OF PARCELS:	1687	
(TOTAL NUMBER OF CARDS):	1796	
PROPERTIES WITH VIEWS (included above):	211	
PROPERTIES WITH WATER FRONTAGE (included above):	66	
DRA CERTIFICATION YEAR:	2026	

D. Time Trending

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

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

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

The following is a summary of the analysis of the sales used broken down by year, a review of the DRA’s sales ratio studies for 2023, 2024, and 2025, and an analysis of 3 paired sales or properties that sold twice.

Sales Analysis Results	<u>Year</u>	<u>Median Ratio</u>	<u>Year</u>	<u>Median Ratio</u>
	2023	72.5%	2024	64.3%
	2024	64.3%	2025	60.4%
	2025	60.4%	2026	56.6%

To determine the trend factor for 2024 using the sales analysis, we took the difference between the 2023 and 2024 ratios (8.20), divided that number by the 2023 ratio of 72.50% which resulted in a positive trend factor of 11.31% or +0.94% per month.

To determine the trend factor for 2025 using the sales analysis, we took the difference between the 2024 and 2025 ratios (3.9), divided that number by the 2024 ratio of 64.30% which resulted in a positive trend factor of 6.07% or +0.51% per month.

To determine the trend factor for 2026 using the sales analysis, we took the difference between the 2025 and 2026 ratios (3.84), divided that number by the 2025 ratio of 60.40% which resulted in a positive trend factor of 6.36% or +0.53% per month.

The average of this analysis suggests a positive 0.66% per month trend.

DRA Equalization Ratio Study

<u>Year</u>	<u>Median Ratio</u>
2023	72.5%
2024	65.2%
2025	60.4%

To determine the trend factor for 2024 using the DRA figures, we took the difference between the 2023 and 2024 ratios (7.3), divided that number by the 2023 ratio of 72.5% which resulted in a positive trend factor of 10.07% or +0.84% per month.

To determine the trend factor for 2025 using the DRA figures, we took the difference between the 2024 and 2025 ratios (4.8), divided that number by the 2024 ratio of 65.2% which resulted in a positive trend factor of 7.36% or +0.61% per month.

We also analyzed 2026 qualified sales through 4/1/2026; however, as this analysis reflected only a portion of 2026 (15 sales), the DRA ratio for the entire year doesn't exist.

This analysis suggests a positive 0.73% per month trend.

In addition, we completed a paired sales study which represents a trend from 2024 through 2025.

<u>Sale #</u>	<u>Map/Lot</u>	<u>Sale #1</u> <u>Date</u>	<u>Price</u>	<u>Sale #2</u> <u>Date</u>	<u>Price</u>	<u>Percent</u> <u>Change</u>	<u>Months</u> <u>Between</u> <u>Sales</u>	<u>% Per</u> <u>Month</u>
1.	409-28	01/24	\$47,250	08/25	\$55,000	+16.40%	19	+0.86
2.	414-151	05/24	\$70,000	11/25	\$86,000	+22.86%	18	+1.27
3.	418-98	09/24	\$524,933	10/25	\$546,933	+4.19%	13	+0.32

The average of this analysis suggests a positive 0.82% per month trend.

Summary

The conclusions reached by each analysis suggest a market appreciation between 0.66% and 0.82% per month. Due to the DRA Equalization Study including supplemental sales that did not necessarily occur during the specific time frame, which could skew the results, and the paired sales analysis having limited data (3 sales), we relied more on our sales analysis to determine the trend. As such, the trend used will be 0.52% per month to April 1, 2026, the average of our 2025 and 2026 analysis results as the bulk of the sales used are after September 30, 2024.

E. Neighborhood Classification

Market Value Influences

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

Most real estate consumers understand the importance of location. A house that is located steps from the ocean likely has more value than a similar one miles away from the water’s 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 including regional, local, neighborhood, and property. By understanding these factors, accurate market value estimates can be made. Ignoring any of these factors could lead to inaccurate values and establish a disproportionate system of taxation. Fairness requires that all factors be considered in valuation.

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

individual properties; they may also impact the entire neighborhood desirability.

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

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

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

Neighborhoods are classified by alphabetical letters, as follows:

<u>NC</u>	<u>NC</u>	<u>NC</u>
A -40%	F +10%	J +50%
B -30%	G +20%	K +60%
C -20%	H +30%	L +70%
D -10%	I +40%	M +80%
E = Average or most common and has no adjustment factor.		

Q, R, S, and 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 sidewalks, underground utilities, and landscaping of the entire area.

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

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

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

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

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

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

An “F” neighborhood generally denotes neighborhoods above average with similar quality buildings and roads, 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, data collectors, approved by DRA or OPLC, 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, unless this process has been completed in a cyclical manner over the years preceding the year of the valuation update.

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

The effective area of a building is computed by considering all areas of all floors and additions of the building and then adjusting each area by its relative cost. If living space is estimated to be \$98.00/SF, the basement area of the house is not worth \$98.00/SF, but rather some predictable fraction thereof. 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 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 property record 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 states 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 cannot 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 townwide revaluation and guide the Appraiser Supervisor in their conclusions and adjustments to value. However, lacking sales data does not mean a specific feature or property should go unnoticed or not considered and the supervisor must use common sense and their knowledge gained from education and years of experience when making adjustments, both derived directly from the market and those not, but developed over time and with interaction with buyers and sellers and real estate agents.

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

Limiting Factors

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

SECTION 4

AVITAR CAMA (Computer Assisted Mass Appraisal)

A. Introduction to the Avitar CAMA System

SECTION 4 AVITAR 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. This means the cost approach method of estimating value is recognized as the most appropriate method to value multiple parcels. Using local costs from builders and nationally recognized cost manuals like the Marshall & Swift Cost Guide, or starting with the existing tables found in the CAMA model, base costs for the improvements and material types are created. Local sales are used to develop land values. Then, using all the local market sales data, the cost tables are modified to reflect the local market trends. This process is called model calibration. While cost manuals, local contractors, and sales data are used to develop preliminary costs for the CAMA’s cost tables, it is during the calibration process where all the qualified sales data is used and tested considering several parameters, such as location, size, quality, use, and story height. Through multiple reiterations of the statistics, the Job Supervisor fine tunes the model to accurately produce assessments that reasonably match or closely approximate the sales data.

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

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

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

The point 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. A normal distribution of the data, i.e. a bell curve.

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 and Best Use

For this revaluation/update, unless otherwise noted on the property 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 results in the highest land value. In those cases where the existing use is not the highest & best use, it shall be noted on the individual assessment record card.

There are several instances where property is not assessed at its full market value/highest & best use and most of these fall under the jurisdictional exceptions from USPAP compliance. The following statutory provisions allow for assessments other than at market value/highest and best use:

RSA 72:8-c	Valuation of Telecommunications Poles and Conduits; Rulemaking
RSA 72:8-d	Valuation of Electric, Gas, and Water Utility Company Distribution Assets
RSA 72:74-a	Payment in Lieu of Taxes for Combined Heat and Power Agricultural Facilities
RSA 72:B	Excavation Tax (Earth & Excavations)
RSA 75:1-a	Residential Property Subject to Housing Covenant Under the Low-Income Housing Tax Credit Program
RSA 75:11	Appraisal of Residences (on commercial or industrial zoned land)
RSA 79:74	Payment in Lieu of Taxes for Renewable Generation Facilities
RSA 79-A:5	Assessment of Open Space Land (Current Use)
RSA 79-B:3	Assessment of Open Space Land Subject to Conservation Restriction
RSA 79-C:7	Assessment of Land Subject to Discretionary Easement
RSA 79-D	Discretionary Preservation Easements
RSA 79-E	Community Revitalization tax Relief Incentive
RSA 79-F	Taxation of Farm Structures and Land Under Farm Structures
RSA 79-G	Taxation of Qualifying Historic Buildings
RSA 79-H	Taxation of Certain Chartered Public School Facilities

There are also other instances such as transitional use or when properties are not 100% complete where the assessment may be something other than market value or assessed at its highest & best use. These situations are normally noted on the specific property record card. The following statute, RSA 75:1 details this and is as follows:

RSA 75:1 How Appraised. – The selectmen shall appraise open space land pursuant to RSA 79-A:5, open space land with conservation restrictions pursuant to RSA 79-B:3, land with discretionary easements pursuant to RSA 79-C:7, residences on commercial or industrial zoned land pursuant to RSA 75:11, earth and excavations pursuant to RSA 72-B, land classified as land under qualifying farm structures pursuant to RSA 79-F, buildings and land appraised under RSA 79-G as qualifying historic buildings, qualifying chartered public school property appraised under RSA 79-H, residential rental property subject to a housing covenant under the low-income housing tax credit program pursuant to RSA 75:1-a, renewable generation facility property subject to a voluntary payment in lieu of taxes agreement under RSA 72:74 as determined under said agreement, combined heat and power agricultural facility property subject to a voluntary payment in lieu of taxes agreement under RSA 72:74-a as determined under said agreement, telecommunications poles and conduits pursuant to RSA 72:8-c, electric, gas, and water utility company distribution assets pursuant to RSA 72:8-d, and all other taxable property at its market value. Market value means the property's full and true value as the same would be appraised in payment of a just debt due from a solvent debtor. The selectmen shall receive and consider all evidence that may be submitted to them relative to the value of property, the value of which cannot be determined by personal examination.

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) systems available on the market.

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

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

Points

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

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

Roof Style & Cover	Example – Gable or Hip/Asphalt
Exterior Wall	Example – Clapboard/Vinyl (Up to Two Different Exteriors can be listed, using the two most predominant)
Interior Wall	Example – Plaster/Wood (Up to Two Different Interiors can be listed, using the two most predominant)
Floor Cover	Example – Pine/Softwood & Carpet (Up to Two Different Floor Covers can be listed, using the two most predominant)
# of Bedrooms	
# of Bathrooms	
# of Bath Fixtures	
Extra Kitchen	
Central Air	
Generator	
Fireplaces	If no point value is 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 grades 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 than 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 exists. Therefore, it is not solely the bedroom or bathroom count that effects value, but the combination of both.

Sample Calculation

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

Example Listing Data

EXTERIOR WALLS

Prefab Wood Panels	= 32 points
Brick on Veneer	= <u>37 points</u>
When two types exist, the average rounded integer is used	= 35

ROOF STRUCTURE & COVER

Gable or Hip	= 3 points
Asphalt or Comp.	= <u>3 points</u>
Point values are added together	= 6

INTERIOR WALLS

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

HEATING FUEL & TYPE

Oil Fuel	= 1 point
Hot Water	= 6 points
Heating points are calculated by multiplying fuel by type 1 x 6	= 6

FLOOR COVER

Carpet	= 10 points
Hard Tile	= 12 points
When two types exist, the average rounded integer is used	= 11

Total Structural Points Computed	= 85
----------------------------------	------

BED & BATH LIST DATA

#Bedrooms = 3

Bathrooms = 1.5

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

# Bedrooms	0-1	2	3	4	5+	This table represents the value of the plumbing in the building and its ability to effectively service the residence based on the number of bedrooms. 4 bedrooms & 4 baths is better than 4 bedrooms & 2 baths.
# Baths						
0.0	0	1	2	3	4	
0.5	10	9	8	7	6	
1.0	14	13	10	9	7	
1.5	15	14	12	10	7	
2.0	15	15	13	10	8	
2.5	15	5	5	12	11	
3.0	16	16	15	14	12	
3.5	16	15	15	15	14	
4.0	16	16	16	15	14	
UP	17	16	16	16	15	

Indicated bedroom/bathroom ratio point value = 12

Add to previously computed structural points of 85

Total Structural Points Index

= 85

Quality Adjustment Factors

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

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

$$97 \times 1.10 = \underline{\mathbf{1.067 \text{ Quality Adjustment Factor}}}$$

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

Excellent + 40	180%
Excellent + 60	200%

Effective Area Calculations

The calculation of effective area is applied in order to adjust for the differences in square foot construction costs in the various sub-areas 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 sub-area. Cost factors for all sub-areas for this community can be found in the Final Valuation Cost Tables of this manual. (*Section 9 C.*)

EXAMPLE OF BUILDING AREA CALCUATIONS

	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 Gross Area	= 3,576	Effective Area	= 2,281
------------------	---------	----------------	---------

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

Example: If the base rate is \$85/sf for a residential house, the cost of a deck is not \$85/sf, it is more accurately expressed as 10% or \$8.50/sf. Therefore, this 192 sf deck can be valued as follows:

$$192 \text{ sf} \times 10\% = 19.2 \text{ sf} \times \$85 \text{ base rate} = \$1,632 \text{ or}$$

$$\$85 \times 10\% = \$8.50 \times 192 \text{ square feet} = \$1,632$$

Size Adjustment Factors

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

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

Story Height Adjustments

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

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

The overall base rate to use for this example is \$85. This rate is established through the analysis of all residential sales in the community with adjustments made by use of all the factors previously discussed. An example of which follows: (Base rates for your community can be found in *Section 9. Final Valuation Tables*).

Adjusted Base Rate Calculation

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

Final Building Value Computation

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

$$\text{Replacement Cost New Rounded to Nearest \$100} = \$190,100$$

Depreciation Types & Use

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

EXAMPLE: 200 Year Old House

<u>CONDITION</u>	<u>NORMAL AGE DEPRECIATION IS</u>
Very Poor	71%
Poor	57%
Fair	42%
Average	35%
Good	28%
Excellent	14%

For the 200 year old home in good condition

Building Value	= 129,900
Depreciation	= x 28%
<u>Depreciation Value</u>	<u>= - 36,372</u>
Depreciated Building Value	93,528

OR

Building Value	= 129,900
<u>% Condition Good</u>	<u>= x 72%</u>
Depreciated Building Value	93,528

All final values are rounded to the nearest \$100 for land and buildings alike. **Therefore, the indicated building value = \$93,500**

Types

- 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	Excess acreage at \$1,500 per acre
1.45	27,500	Base View Value = \$50,000
1.00	23,000	Base Waterfront = \$100,000
0.79	16,000	
0.45	13,000	
0.21	9,000	
0.01	1,500	

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

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

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

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

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

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

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

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

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

Example: Zone = Two Acres, 100 Front Feet

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

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

The total waterfront value is calculated by first calculating characteristics as follows to combine all the factors into a single integer value. (See example & charts on next page):

$$\begin{aligned} &100 * (\text{Water Access Factor } 125/100) * (\text{Location Factor } 125/100) * \\ &\quad (\text{Topo Factor } (100/100) = 156 \text{ (i.e. } 156.2 \text{ rounded)}) \\ &\quad \text{then} \\ &\text{Market Value Base } \$460,000 * (156/100) * (\text{WF Front Feet Factor } 104/100) \\ &\quad * (\text{Cond } 100/100) = \$746,300 \end{aligned}$$

If your waterfront footage falls between two predefined increments, calculate a value between them based on the following:

- Closest higher increment (150) minus closest lower increment (100) = 50
- Difference in Footage = Subject footage – lower increment (122-100=22) divided by total factor difference (50) + lower factor 100 = 104.4

Or Factor = Lower Factor of 100 + (Difference in Footage/Total Increment Difference x Total Factor Difference) or $100 + (22/50 \times 10) = 104.4$ (rounded to 104)

Finally, to get the total assessment of the property, you would add together all three components (building value, extra features value, and land value).

SECTION 5

UNDERSTANDING YOUR PROPERTY RECORD CARD (PRC)

- A. Commonly Used Abbreviations
- B. Definitions
- C. Sample Letters

SECTION 5
UNDERSTANDING YOUR PROPERTY RECORD CARD (PRC)

Map: 000001 Lot: 000002 Sub: 000003 (1) Card: 1 of 1 (2) 123 MAIN STREET ANYTOWN Printed: 4/01/2025 (3)

OWNER INFORMATION (4)

DOW, JOHN

123 MAIN STREET

ANYTOWN, NH 03123

Date

Book

Page

Type

Price

Grantor

11/20/2009

3166

1234

U I 38

DOW JOHN F & SANDRA

LISTING HISTORY (6)

03/15/24

K CPR

WHIT, 225' FT G ON LAKE; LEAK IN UPSTRS BTH; BRK & STN EDTN; 1 BDRM NO HEAT; WF=DTW, LIM USE, MOD TO STEEP TOPO= POOR WF; PANO VU OF MNT&H2O EXT IN VERY GOOD COND FOR AGE; BARN=N/Y; 9/12 INT COND IS AVE FOR AGE; KIT & BTH OUTDATED; NEW ROOF IN 2007; 3/15 PU 36X12 PART FRAME ONLY; NO START TO 24X12; CK SHEDS/BARN; 11/16NO UPDATES; W/DL&M; INT DATED: 7/19 WF PUT IN CU, DTW AND NO DEVELOPMENT AT WATER, T/P STATES CE ON PROPERTY; 3/24; NC TO BARN; CK25;

03/06/23

K CPR

NO HEAT; WF=DTW, LIM USE, MOD TO STEEP TOPO= POOR WF; PANO VU OF MNT&H2O EXT IN VERY GOOD COND FOR AGE; BARN=N/Y; 9/12 INT COND IS AVE FOR AGE; KIT & BTH OUTDATED; NEW ROOF IN 2007; 3/15 PU 36X12 PART FRAME ONLY; NO START TO 24X12; CK SHEDS/BARN; 11/16NO UPDATES; W/DL&M; INT DATED: 7/19 WF PUT IN CU, DTW AND NO DEVELOPMENT AT WATER, T/P STATES CE ON PROPERTY; 3/24; NC TO BARN; CK25;

03/02/22

K CPR

NO HEAT; WF=DTW, LIM USE, MOD TO STEEP TOPO= POOR WF; PANO VU OF MNT&H2O EXT IN VERY GOOD COND FOR AGE; BARN=N/Y; 9/12 INT COND IS AVE FOR AGE; KIT & BTH OUTDATED; NEW ROOF IN 2007; 3/15 PU 36X12 PART FRAME ONLY; NO START TO 24X12; CK SHEDS/BARN; 11/16NO UPDATES; W/DL&M; INT DATED: 7/19 WF PUT IN CU, DTW AND NO DEVELOPMENT AT WATER, T/P STATES CE ON PROPERTY; 3/24; NC TO BARN; CK25;

03/03/21

K CPR

NO HEAT; WF=DTW, LIM USE, MOD TO STEEP TOPO= POOR WF; PANO VU OF MNT&H2O EXT IN VERY GOOD COND FOR AGE; BARN=N/Y; 9/12 INT COND IS AVE FOR AGE; KIT & BTH OUTDATED; NEW ROOF IN 2007; 3/15 PU 36X12 PART FRAME ONLY; NO START TO 24X12; CK SHEDS/BARN; 11/16NO UPDATES; W/DL&M; INT DATED: 7/19 WF PUT IN CU, DTW AND NO DEVELOPMENT AT WATER, T/P STATES CE ON PROPERTY; 3/24; NC TO BARN; CK25;

01/23/20

K CPR

NO HEAT; WF=DTW, LIM USE, MOD TO STEEP TOPO= POOR WF; PANO VU OF MNT&H2O EXT IN VERY GOOD COND FOR AGE; BARN=N/Y; 9/12 INT COND IS AVE FOR AGE; KIT & BTH OUTDATED; NEW ROOF IN 2007; 3/15 PU 36X12 PART FRAME ONLY; NO START TO 24X12; CK SHEDS/BARN; 11/16NO UPDATES; W/DL&M; INT DATED: 7/19 WF PUT IN CU, DTW AND NO DEVELOPMENT AT WATER, T/P STATES CE ON PROPERTY; 3/24; NC TO BARN; CK25;

02/20/19

RWPR

NO HEAT; WF=DTW, LIM USE, MOD TO STEEP TOPO= POOR WF; PANO VU OF MNT&H2O EXT IN VERY GOOD COND FOR AGE; BARN=N/Y; 9/12 INT COND IS AVE FOR AGE; KIT & BTH OUTDATED; NEW ROOF IN 2007; 3/15 PU 36X12 PART FRAME ONLY; NO START TO 24X12; CK SHEDS/BARN; 11/16NO UPDATES; W/DL&M; INT DATED: 7/19 WF PUT IN CU, DTW AND NO DEVELOPMENT AT WATER, T/P STATES CE ON PROPERTY; 3/24; NC TO BARN; CK25;

NOTES (7)

ANYTOWN PICTURE (8)

EXTRA FEATURES VALUATION (9)

Feature Type

Units

Length x Width

Size Adj

Rate

Cond

Market Value

Notes

PATIO

160

10 x 16

160

7.00

25

448

SHED-WOOD

432

36 x 12

97

17.00

20

1,425

UC PART FRAME

1,900

MUNICIPAL SOFTWARE BY AVITAR

ANDOVER ASSESSING OFFICE

Year

Building

Features

Land

2022

\$ 115,100

\$ 1,300

\$ 141,811

2023

\$ 115,100

\$ 1,300

\$ 141,112

2024

\$ 215,700

\$ 1,900

\$ 283,292

Parcel Total: \$ 257,512

Parcel Total: \$ 500,892

LAND VALUATION (11)

Zone: AR RURAL/AGRIC Minimum Acreage: 2.00 Minimum Frontage: 250

Land Type

Units

Base Rate

NC

Adj

Site

Road

DWay

Topography

Cond

Ad Valorem

SPI

R

Tax Value

Notes

IF RES WTRFRNT

0.500 ac

105,000

J

150

100

100

95

100--LEVEL

100

149,600

0

N

149,600

HSE SITE

FARM LAND

16,630 ac

x 2,500

X

82

95--MILD

100

32,400

50

Y

2,993

FIELD

UNNNGD OTHER

36,000 ac

x 2,500

X

82

85--MODERATE

100

62,700

100

Y

1,699

TOPO/PLE

UNNNGD OTHER

1,750,000 ft

x 50

J

150

85--MODERATE

75

83,700

0

N

0

TOPO

VIEW

85--MODERATE

100

129,000

129,000

VU

HIGHLAND LAKE IN CU

225,000 wf

85--MODERATE

50

249,600

0

WF

0

WF

DTW

53.130 ac

707,000

283,292

VIEW Sec

1.D, WF Sec

1.D

LAST REVALUATION: 2024

Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED

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 property record card for its entire assessment information. In a multi-card situation, where more than one property 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 the upper left hand corner just below map-lot-sublot numbers and contains the owner's name and address information of record at the time of print.
- (5) **Sale History** - This section is located to the right of owner's 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 property record card.
- (8) **Picture** - Intended to represent some aspect of this tract of land such as view, waterfront, site, or outbuildings.
- (9) **Extra Features Valuation** - This area contains the valuation of fireplaces, pools, sheds, detached garages, etc., 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. A table listing all descriptions and rates can be found in *Section 9 C*.
- (10) **Parcel Total Taxable Value** - Is located about halfway down the right side of the card and displays prior years and current assessed value summarized as buildings, features, and land and then the card total value. In the case of a multi-card parcel, in the current year column an additional value will be displayed for the total parcel value just below the card total value, whereas the prior year values will only show the total assessed value of the entire parcel.

(11) **Land Valuation** - This area provides all the information necessary for land valuation.

Zone	Displays the land pricing table description which is usually the same as the zones in town.
Minimum Acreage	The minimum lot size as defined by zoning requirements of the town. Occasionally, zones are defined that do not relate to the town zoning. Refer to the land pricing table for a 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 refers 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 type. 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
Views (if applicable)	Will be displayed here with subject, distance, depth, and width as defined in Section 9C.
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 (Driveway)	Land line one only and displays the adjustment factor, if any, associated with the description.
Topography	Each land line can have a topography description and adjustment associated and displayed with it.
Cond (Condition)	Area to enter other land adjustments such as wet, shape, undeveloped, etc.
Ad Valorem	Market value.
SPI	Soil Potential Index is used to regulate the per acre rate of the current use land based on the range of value provided by the state. Current use condition for grade, location & site quality as defined in DRA Current Use Rules for forest categories. An entry of 100 means the maximum value and 0 means the minimum. The SPI is provided by the landowner for farm land.
R	This is used for the current use recreation discount. If the recreation discount is granted, a “Y” will appear in this column.
Tax Value	Is the taxable value of all land being appraised including the land assessed under current use.
Notes	Brief information about each land line or the “COND” adjustment.

Map: 000001	Lot: 000002	Sub: 000003	Card: 1 of 1	123 MAIN STREET	ANYTOWN	Printed: 4/01/2025																																																															
PICTURE (1)		OWNER (2)		TAXABLE DISTRICTS (3)		BUILDING DETAILS (4)																																																															
		DOW JOHN 123 MAIN STREET ANYTOWN, NH 03123		District ANY FIRE Percentage % 100		Model: 1.75 STORY CAPE Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: PLASTERED/DRYWALL Floor: PINE/SOFT WD/LINOLEUM OR SIM Heat: OIL/FA DUCTED Bedrooms: 3 Baths: 2.0 Extra Kitchens: A/C: No Quality: A2 AVG+20 Com. Wall: Size Adj: 1.0074																																																															
		PERMITS (5)																																																																			
Date 10/07/14		Permit ID 14-38	Permit Type SHED	Notes 12X36 & 12X24																																																																	
SAMPLE APPRAISAL CARD (6) BUILDING SUB AREA DETAILS (7) <table><thead><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect</th></tr></thead><tbody><tr><td>CRL</td><td>CRAWL SPACE</td><td>63</td><td>0.05</td><td>3</td></tr><tr><td>ATTU</td><td>ATTIC</td><td>494</td><td>0.10</td><td>49</td></tr><tr><td>STO</td><td>STORAGE AREA</td><td>650</td><td>0.25</td><td>163</td></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>952</td><td>1.00</td><td>952</td></tr><tr><td>BMU</td><td>BSMNT</td><td>889</td><td>0.15</td><td>133</td></tr><tr><td>TOF</td><td>3/4 STRY FIN</td><td>720</td><td>0.75</td><td>540</td></tr><tr><td>EPF</td><td>ENCLOSED</td><td>20</td><td>0.70</td><td>14</td></tr><tr><td>CL.A:</td><td>1.492</td><td>3,788</td><td></td><td>1,854</td></tr></tbody></table> 2024 BASE YEAR BUILDING VALUATION (8) <table><tbody><tr><td>Market Cost New:</td><td>\$ 347,922</td></tr><tr><td>Year Built:</td><td>1887</td></tr><tr><td>Condition For Age:</td><td>AVERAGE</td></tr><tr><td>Physical:</td><td>38 %</td></tr><tr><td>Functional:</td><td></td></tr><tr><td>Economic:</td><td></td></tr><tr><td>Temporary:</td><td>38 %</td></tr><tr><td>Total Depreciation:</td><td></td></tr><tr><td>Building Value:</td><td>\$ 215,700</td></tr></tbody></table>							ID	Description	Area	Adj.	Effect	CRL	CRAWL SPACE	63	0.05	3	ATTU	ATTIC	494	0.10	49	STO	STORAGE AREA	650	0.25	163	FFF	FST FLR FIN	952	1.00	952	BMU	BSMNT	889	0.15	133	TOF	3/4 STRY FIN	720	0.75	540	EPF	ENCLOSED	20	0.70	14	CL.A:	1.492	3,788		1,854	Market Cost New:	\$ 347,922	Year Built:	1887	Condition For Age:	AVERAGE	Physical:	38 %	Functional:		Economic:		Temporary:	38 %	Total Depreciation:		Building Value:	\$ 215,700
ID	Description	Area	Adj.	Effect																																																																	
CRL	CRAWL SPACE	63	0.05	3																																																																	
ATTU	ATTIC	494	0.10	49																																																																	
STO	STORAGE AREA	650	0.25	163																																																																	
FFF	FST FLR FIN	952	1.00	952																																																																	
BMU	BSMNT	889	0.15	133																																																																	
TOF	3/4 STRY FIN	720	0.75	540																																																																	
EPF	ENCLOSED	20	0.70	14																																																																	
CL.A:	1.492	3,788		1,854																																																																	
Market Cost New:	\$ 347,922																																																																				
Year Built:	1887																																																																				
Condition For Age:	AVERAGE																																																																				
Physical:	38 %																																																																				
Functional:																																																																					
Economic:																																																																					
Temporary:	38 %																																																																				
Total Depreciation:																																																																					
Building Value:	\$ 215,700																																																																				

- (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's 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/Bldg Type

Roof - Style & Material Cover

Ext - Exterior Wall Cover

Int - Interior Wall Material

Floor - Floor Cover Material

Heat - Type & Fuel

Bedrooms - # of Bedrooms

Baths - # of Baths

Fixtures - Total # of Bath Fixtures

Sq Foot Cost - Final Adjusted Bldg Sq Ft Cost

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 Adjustment Factor

Base Rate - Building Square Foot Cost

Bldg Rate - Overall Bldg Factor based on Prior Bldg Description

- (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** - 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** - This 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% $\times$.79 (100% - 21%=79% or .79)
\$179,330

Rounded to \$179,300 = Building Assessment

A. Commonly Used Abbreviations

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

B. 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. 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 (BTLA): 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 the NH Department of Revenue Administration.

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

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

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

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

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

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

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

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

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

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

Encumbrance: Any limitation that affects property rights and value.

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

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

Estate: A right or interest in property.

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

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

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

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

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

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

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

IAAO: International Association of Assessing Officers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

into an indicated overall property value.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Sample Letters

SAMPLE INTERIOR INSPECTION NOTICE

Town of Anytown
PO Box 123
Anytown, NH 03123

DOE, JOHN & JANE
123 MAIN STREET
ANYTOWN, NH 03124

Map Lot Sub: 000001 000002 000003

Location: 123 MAIN STREET

INTERIOR INSPECTIONS – July 1, 20XX

Dear Property Owner:

The Town of Anytown has contracted with Avitar Associates of NE, Inc. to verify and correct physical information and data errors on the property record cards. This process helps to maintain an accurate database and fair and equitable assessments. A representative previously visited your property and measured the exterior of structures to verify the accuracy of data, unless you chose to opt out.

At this time, Avitar is scheduling appointments for interior inspections to verify the data listed on your property record is accurate, i.e. the number of bedrooms and bathrooms, and to determine the overall condition. The inspection is not required by law, but does ensure your data is correct and is important for an accurate and equitable assessment.

Appointment availability is limited to the dates and times listed on the website and should be scheduled as soon as possible. Each time represents a 2-hour block in which you must be available. For example, if you choose 8:00 a.m., you must be available from 8:00 a.m. to 10:00 a.m. Appointments typically take 15 minutes however there will be multiple inspections scheduled for each 2-hour block. The last day to schedule an appointment is **Friday, June 5, 2026 at 4:00 p.m.** Additional dates and times may be added, if needed.

If you would like to schedule an appointment, go to our website at avtiarassociates.com, select **Schedule An Inspection**, select Town of Anytown and select date and time of appointment.

If you do not have access to the internet and no one else is available to assist you, contact the **Town Office at (603) 123-4567**, and they can log on to our website to schedule an interior inspection appointment for you. If you are unable to make an appointment at this time, you may contact the Town leaving your name and phone number and Avitar will try to contact you during the next scheduled visit.

Thank you for your cooperation.
Avitar Associates of NE, Inc.

SAMPLE NOTICE OF PRELIMINARY ASSESSMENT VALUES

Town of Anytown
PO Box 123
Anytown, NH 03123

DOE, JOHN & JANE
123 MAIN STREET
ANYTOWN, NH 03124

Map Lot Sub: 000001 000002 000003

Location: 123 MAIN STREET

NOTICE OF PRELIMINARY ASSESSMENT VALUES – July 1, 20XX

Dear Property Owner:

The Town of Anytown has contracted with Avitar Associates to conduct a town wide update of property values. Sales occurring prior to the April 1 assessment date were analyzed to establish updated land and building rates, with the goal of bringing all property assessments to 100% of fair market value. The new assessed value determined for your property as part of this update is listed at the bottom of this notice.

You may review your property record card (PRC) online by visiting avitarassociates.com and selecting **Online Data, Subscription Information, Assessment Data – Review Online**. Select the **Subscriber** option and enter the following credentials:

Username: townofanytown || **Password:** [anytown](#)town

The website also provides additional resources to help you understand the codes, notes, abbreviations, and other information contained on your PRC. To access these resources, go to the bottom of the screen and select For additional sales and value information click here. Please note that online assessment data will only be available for review for 60 days from the date of this notice. If you believe your assessment contains an error or you would like to discuss your property assessment with a representative from Avitar, please visit our website at avitarassociates.com/appointments to schedule an appointment. Once on the website, select **Town of Anytown** and choose an available date and time to receive a phone call.

Appointment availability is limited to the dates and times listed on the website and should be scheduled as soon as possible, and **not later than 4:00 p.m. on Friday, September 25, 2026**, to ensure an opportunity for review. Additional times may be added if necessary. No appointments will be scheduled after that date. If you do not wish to schedule an appointment but have specific questions, you may submit them through the inquiry form located at the bottom of the appointment webpage. A representative will respond as soon as possible. If you do not have internet access and no one is available to assist you, please contact the Town Office at (603) 847-0047.

Please note, you should not attempt to estimate your next tax bill by multiplying your new assessment by the current tax rate, as this will produce an inaccurate tax amount. The total of the Town has increased an approximate 59% and the tax rate will drop proportionally barring any significant changes in spending voted in at the Town & School District annual meetings. The newly established assessments will be used in the calculation of the new tax rate, which will then be applied to determine the December tax bill.

Land Value: \$100,000

Buildings/Features: \$150,000

Total Parcel Value: \$250,000

SAMPLE SECOND NOTICE OF VALUE

Town of Anytown
PO Box 123
Anytown, NH 03123

DOE, JOHN & JANE
123 MAIN STREET
ANYTOWN, NH 03124

Map Lot Sub: 000001 000002 000003

Location: 123 MAIN STREET

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 **Merrimack, NH**.

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

If you have any further questions or concerns, they should be addressed through the abatement process once you have received your final tax bill in the fall. As provided under RSA 76:16, you have the right to apply in writing to the selectmen or assessors for an abatement of taxes assessed no later than March 1 following the notice of tax. If after you have filed for abatement and are still aggrieved, you may apply in writing to either the Board of Tax and Land Appeals (RSA 76:16-a) or Superior Court (RSA 76:17), but not both. The appeal shall be filed on or before September 1 after the date of notice of tax and not afterwards.

Please note that you should not multiply your new assessment by the old tax rate, as it will produce an erroneous tax amount. The newly established assessments will be used in the calculation of the new tax rate, which will then be applied to determine the December tax bill.

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

Land Value: \$75,000

Buildings/Features: \$150,000

Total Parcel Value: \$125,000

SECTION 6

SALES DATA

- A. Date Range of Sales, Effective Date of Values
- B. Qualified & Unqualified Sales Report

SECTION 6 SALES DATA

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

Effective date of this revaluation is 4/1/2026.

Sales that occurred between 4/1/2024 and 9/17/2026 were used in the final analysis. Sales after 5/1/2026 may not have been visited for verification.

A total of 80 qualified sales were used in the final analysis. (Includes (4) Bristol Newfound Lake sales.)

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	Commercial/Industrial
EX-F	Exempt-Federal
EX-M	Exempt-Municipal
EX-P	Exempt-PILOT (Payment in Lieu of Taxes)
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 Base Rate – See Section 9 Final Valuation Tables

SH = Story Height

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

EFF 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.

Sales Analysis Results
Alexandria -- 09/22/2026

Sales Analysis Statistics			
Number of Sales:	80	Mean Sales Ratio:	0.9957
Minimum Sales Ratio:	0.8349	Median Sales Ratio:	1.0001
Maximum Sales Ratio:	1.1743	Standard Deviation:	0.0566
Aggregate Sales Ratio:	0.9888	Coefficient of Dispersion:	3.8067
		Price Related Differential:	1.0069

Sales Analysis Criteria	
Sold: 04/01/2024 - 09/17/2026	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 999999999	Bldg Eff. Area: 0 - 999999999
Land Value: 0 - 999999999	Land Use: ALL
Current Use CR: 0 - 999999999	Acres: 0 - 999999999
Year Built: 1600 - 2026	Trend: 0.52% Prior to 04/01/2026
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY
Filter By Current: NO	

Alexandria Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
1.073	000411	000075	000000	02	8.50	R1	F	RSA	C	\$ 421,800	\$ 452,500	I	Q	ST GELAIS, GREGORY D	\$ 291,600
								2,370			04/01/2024				
0.963	000201	000060	000000	02		R1	G	RCT	D	\$ 742,368	\$ 714,800	I	Q	CRAN FAMILY REVOCABLE	\$ 387,500
								1,735			04/02/2024				
0.907	000406	000125	000000	02		R1	E	RCT	D	\$ 404,928	\$ 367,300	I	Q	21 VILLAGE WEST 14 LLC	\$ 214,000
								1,576			04/03/2024				
0.990	000406	000071	000002	02	2.30	R1	D	RSA	B	\$ 487,038	\$ 482,300	I	Q	COMEALU, DIANA L	\$ 284,800
								1,745			04/12/2024				
1.029	000406	000032	000000	02	1.20	R1	E	RSA	B	\$ 539,904	\$ 555,700	I	Q	FRIOLET, BRIAN J & JAN	\$ 286,800
	SOLD WITH 406-3, ADDED TO SUM OK TO USE; GENERATOR A 2,462										04/30/2024				
1.018	000418	000172	000000	02	2.25	R1	E	RSA	D	\$ 446,720	\$ 454,900	I	Q	GONZALEZ, WENDY LEE	\$ 265,600
								2,749			05/02/2024				
1.017	000406	000081	000000	02	5.00	R1	C	RSA	C	\$ 722,142	\$ 734,200	I	Q	STROMME, JESSICA & MIC	\$ 424,300
								3,903			05/03/2024				
1.052	000414	000088	000000	02	4.09	R1	F			\$ 50,382	\$ 53,000	V	Q	GREBE, DENNIS S	\$ 31,800
											05/06/2024				
0.991	000414	000111	000000	02	2.03	R1	D			\$ 45,690	\$ 45,300	V	Q	ATKINSON, DAVID C & NI	\$ 19,800
	BUILDING/YURT AFTER SALE; UNDEVELOPED AND WOODED.										06/03/2024				
1.003	000404	000003	000000	02	118.50	R1	B			\$ 256,312	\$ 257,000	V	Q	PIASCIK, ANN L TRUST	\$ 130,500
											06/06/2024				
0.972	000409	000016	000000	02	39.00	R1	B			\$ 152,673	\$ 148,400	V	Q	RAMSEY, MICHELLE CAMP	\$ 69,500
											06/17/2024				
0.926	000418	000130	000000	02	3.00	R1	E	RSA	B	\$ 429,044	\$ 397,100	I	Q	CURRIER ROAD HOLDINGS,	\$ 217,300
								1,681			06/21/2024				
0.943	BRISTL	00SALE	000004	02	0.30	R1W	F	RSA	A	\$ 1,560,160	\$ 1,470,600	I	Q	KELLY, JOHN & PATRICIA	\$ 0
								854			06/21/2024				
1.028	000420	000007	000000	02	8.79	CI	E	CGS	A	\$ 388,220	\$ 399,200	I	Q	FLANDERS, MICHAEL SR &	\$ 227,200
								4,667			07/01/2024				
0.998	000202	000006	000000	02	0.18	R1A	E	RSA	A	\$ 635,572	\$ 634,300	I	Q	KEOHAN, MARIANNE & JOH	\$ 429,000
								732			07/22/2024				
0.963	000410	000024	000005	02	33.30	R1	E			\$ 182,160	\$ 175,500	V	Q	MARKIS, RICHARD A, JAC	\$ 77,600
	SHED AFTER SALE=ADJUSTMENT; UNDW OODED AT SALE										08/08/2024				
0.990	000410	000048	000000	02	30.40	R1	F	RSA	A	\$ 263,712	\$ 261,200	I	Q	GLASS, BRIAN A	\$ 130,000
	SALE INC. TWO LOTS=ADJUSTMENTS; ALL SET TO USE										09/06/2024				
								361							
1.026	000412	000041	000000	02	3.04	R2	F	RSA	D	\$ 560,388	\$ 575,100	I	Q	CONNELL, JONATHAN & YA	\$ 319,900
	PAVED DRIVEWAY AFTER SALE=ADJUSTMENTS -6,400										09/16/2024				
0.987	000419	000008	000000	02	86.40	R1	F			\$ 438,421	\$ 432,800	V	Q	VISHLITZKY, MIRYAM & N	\$ 133,600
											09/25/2024				
1.139	000404	000001	000002	02	5.00	R1	E			\$ 65,928	\$ 75,100	V	Q	PIPER, SANDRA M	\$ 41,100
	CAMPERs ADDED/CLEARED AFTER SALE; UNDEVELOPED AN										09/30/2024				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.030	000418	000214	000002	02	2.31	R1	F	RSA	C	\$472,484	09/30/2024	I	Q	SCAVUZZO, ROBERT J & K	\$276,500
1.164	000201	000063	000000	02		R1	G	RCT	A	\$611,322	10/01/2024	I	Q	DOYLE, CHRISTIAN E & S	\$357,700
0.977	000418	000010	000000	02	2.21	R1	E	RSA	B	\$382,760	10/28/2024	I	Q	KUNTZ, DANIEL J	\$225,400
1.029	000418	000211	000000	02	5.10	R1	F	RSA	D	\$404,632	10/29/2024	I	Q	DOYLE, THERESE M	\$274,500
1.009	000410	000011	000000	02	5.65	R1	E	RSA	D	\$468,012	11/01/2024	I	Q	AUBREY FAMILY REVOCABL	\$295,600
1.015	000418	000111	000000	02	1.01	R1	E	RSA	D	\$342,846	11/13/2024	I	Q	COOK, KEVIN C	\$197,800
0.930	BRISTL	00SALE	000003	02	0.36	R1W	F	RSA	C	\$2,067,960	11/21/2024	I	Q	DECOSTA, JOSEPH	\$0
1.028	000410	000037	000000	02	2.55	R1	E	RSA	E	\$431,200	01/02/2025	I	Q	ROSE, MEAGAN	\$288,800
0.975	000414	000110	000000	02	2.04	R1	D	RSA	D	\$55,786	02/03/2025	V	Q	TRAVERS, JR MICHAEL &	\$29,800
0.961	000411	000036	000000	02	0.86	R1	D	RSA	B	\$85,408	03/04/2025	I	Q	FORD, DENNIS C & LUCY	\$50,300
0.989	000410	000002	000000	02	5.00	R1	E			\$72,597	03/28/2025	V	Q	SOROKA, TERRI	\$34,900
1.001	000418	000054	000000	02	8.00	R1	E			\$121,578	05/05/2025	V	Q	FLETCHER, JACOB R & SO	\$41,200
0.929	000411	000210	000000	02	1.20	R1	F	RSA	A	\$438,738	05/08/2025	I	Q	MEANEY, SHANNON B	\$241,100
0.971	000413	000081	000000	02	8.00	R1	E			\$89,350	06/17/2025	V	Q	SCOLARO, NORMAN	\$41,300
0.989	000404	000034	000000	02	2.50	R1	E	RSA	B	\$341,900	06/27/2025	I	Q	MCMMASTER, PHILIP W.	\$198,900
0.861	000420	000007	003-04	02	0.00	CI	E	CGS	A	\$260,653	07/24/2025	I	Q	MT MARSHALL REALTY LLC	\$140,200
1.000	000411	000135	000000	02	2.38	R1	E	RSA	B	\$472,107	07/28/2025	I	Q	RICKENBACH RENOVATIONS	\$245,100
0.985	000201	000041	000000	02		R1	G	RCT	A	\$739,536	08/12/2025	I	Q	SMITH, JEFFREY L & KIM	\$360,900
0.986	000409	000028	000000	02	10.00	R1	B			\$57,288	08/12/2025	V	Q	BROGAN, SEAN MATTHEW	\$26,900
0.996	000411	000018	000000	02	3.80	R1	E	RSA	B	\$291,127	08/22/2025	I	Q	GALLAGHER, JEANNIE & P	\$166,700

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.003	000409	000004	000000	02	6.42	R1	A			\$ 25,910	\$ 26,000	V	Q	BIG ROCK, LLC	\$ 11,700
1.036	000418	000005	000000	02	4.00	R1	E	RSA	D	\$ 492,290	\$ 509,900	I	Q	BOLIN, GABE	\$ 323,700
0.922	000201	000024	000000	02		R1	G	RCT	C	\$ 984,580	\$ 907,300	I	Q	MCGOWAN, JOSEPH M & KE	\$ 439,500
0.974	000418	000098	000000	02	1.43	R1	F	RSA	C	\$ 563,997	\$ 549,600	I	Q	DEVOST, COURTNEY & DAV	\$ 362,000
0.835	000404	000005	0001.2	02	3.30	R1	E	RSA	C	\$ 448,572	\$ 374,500	I	Q	HALL, DENNIS & DANIELL	\$ 201,400
1.058	000418	000096	000000	02	9.15	R1	F	RSA	A	\$ 360,920	\$ 381,900	I	Q	WISWELL FAMILY 2024 TR	\$ 241,800
0.981	BRISTL	00SALE	000001	02	0.07	R1W	E	RSA	C	\$ 1,139,476	\$ 1,117,500	I	Q	OLSON/SHEPARD TRUST	\$ 0
1.043	000201	000030	000000	02		R1	G	RCT	C	\$ 876,520	\$ 913,900	I	Q	FREMONT-SMITH, ANNE J.	\$ 478,500
1.011	000420	000007	003-09	02	0.00	CI	E	CGS	A	\$ 195,928	\$ 198,000	I	Q	MT MARSHALL REALTY LLC	\$ 122,600
1.013	000411	000195	000000	02	15.00	R1	F	RSA	C	\$ 487,350	\$ 493,700	I	Q	WENZEL, BARBARA ANNE 2	\$ 318,100
0.975	000414	000151	000000	02	5.70	R1	E			\$ 88,236	\$ 86,000	V	Q	REES, THOMAS J & SIROI	\$ 36,400
1.010	000418	000199	000000	02	7.05	R1	F			\$ 65,664	\$ 66,300	V	Q	MURPHY, WILLIAM J	\$ 26,400
0.987	000413	000088	000002	02	3.71	R1	E	RSA	A	\$ 81,664	\$ 80,600	V	Q	AUSTIN, RONALDR	\$ 46,700
1.028	000407	000083	000001	02	1.44	R1	E	RSA	B	\$ 374,123	\$ 384,700	I	Q	KALIL FAMILY 2023 TRUS	\$ 237,500
0.973	000420	000007	003-05	02	0.00	CI	E	CGS	A	\$ 230,701	\$ 224,500	I	Q	MT MARSHALL REALTY LLC	\$ 129,700
1.007	000406	000044	000002	02	2.05	R1	E	RSA	B	\$ 423,632	\$ 426,600	I	Q	AYRES ONE FAMILY TRUST	\$ 246,200
1.174	BRISTL	00SALE	000002	02	0.17	R1W	F	RSA	A	\$ 1,142,550	\$ 1,341,700	I	Q	ROMANO, PAUL E	\$ 0
0.962	000410	000019	000000	02	0.94	R1	E			\$ 53,827	\$ 51,800	V	Q	DICKEY, LESLIE M & MAD	\$ 30,500
1.010	000201	000062	000000	02		R1	G	RCT	C	\$ 787,090	\$ 795,100	I	Q	WEATHER OR NOT LLC	\$ 399,700
0.987	000406	000063	000000	02	5.06	R1	E	RSA	B	\$ 355,460	\$ 350,800	I	Q	HAMELIN, RAYMOND & CHE	\$ 252,500

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.063	000420	000007	003-10	02	0.00	CI	E	CGS	A	\$ 200,035	\$ 212,700	I	Q	HILTZ, JEREMY J TRUSTE	\$ 122,600
								1,188			03/16/2026				
1.011	000418	000178	000000	02	10.40	R1	F			\$ 149,500	\$ 151,100	V	Q	WALKER FAMILY 2003 TRU	\$ 74,600
											04/24/2026				
1.002	000418	000219	000000	02	4.70	R1	E			\$ 59,500	\$ 59,600	V	Q	WALKER FAMILY 2003 TRU	\$ 15,600
											04/24/2026				
0.901	000413	000038	000000	02	2.66	R1	F	RSA	E	\$ 480,000	\$ 432,400	I	Q	DURAN, JENNIFER & CARL	\$ 252,300
	APPEARS TO ME OUTLIER,SOLD IN 2021 245K AND 2023 335K ↑ 1,907										05/06/2026				
1.024	000411	000194	000000	02	0.53	R1	F	RSA	C	\$ 275,000	\$ 281,600	I	Q	WENZEL, BARBARA ANNE 2	\$ 186,500
								1,058			05/12/2026				
0.996	000406	000050	000000	02	2.60	R1	E	RSA	D	\$ 475,000	\$ 473,300	I	Q	HANLEY, CAROLYN D (HEI	\$ 291,300
								2,338			06/15/2026				
0.916	000411	000038	000000	02	2.51	R1	D	RSA	C	\$ 450,000	\$ 412,000	I	Q	FORD, DENNIS C	\$ 237,600
								1,769			06/25/2026				
1.009	000414	000083	000000	02	1.20	R1	F	RSA	B	\$ 369,933	\$ 373,100	I	Q	REILLY JR., HAROLD T	\$ 207,700
								1,334			06/25/2026				
1.013	000411	000029	000000	02	2.07	R1	E			\$ 70,000	\$ 70,900	V	Q	BROOME, MICHAEL A	\$ 30,000
											06/29/2026				
1.000	000413	000089	000000	02	0.92	R1	E	RSA	B	\$ 459,000	\$ 459,200	I	Q	ROLLINS, JAMES TRUSTEE	\$ 286,300
								1,980			06/29/2026				
0.967	000202	000025	000003	02	1.56	R1W	E	RSA	A	\$ 2,800,000	\$ 2,707,600	I	Q	MARSHALL, JAMES W	\$ 1,468,400
								5,897			07/01/2026				
1.005	000411	000059	000000	02	11.00	R1	E			\$ 110,000	\$ 110,600	V	Q	PELLETIER, KENNETH & S	\$ 44,900
											07/14/2026				
1.075	000410	000051	000000	02	5.00	R1	D			\$ 65,000	\$ 69,900	V	Q	BSB LAND LLC	\$ 35,100
											07/23/2026				
0.992	000406	000114	000000	02	1.25	R1	E	MHD	A	\$ 279,000	\$ 276,800	I	Q	REYNOLDS, SHELLEY A	\$ 183,700
								1,649			07/31/2026				
1.055	000413	000018	000000	02	14.00	R1	E	RSA	D	\$ 460,000	\$ 485,300	I	Q	ALAN, BARRY	\$ 288,100
								2,579			08/10/2026				
1.017	000418	000195	000000	02	2.65	R1	F	RSA	D	\$ 580,000	\$ 589,900	I	Q	LIBBY, JAMES E	\$ 381,100
								3,189			08/14/2026				
0.904	000420	000007	003-08	02	0.00	CI	E	CGS	A	\$ 219,000	\$ 198,000	I	Q	MT MARSHALL REALTY LLC	\$ 122,600
								1,188			08/27/2026				
0.852	000201	000080	000000	02		R1	G	RCT	C	\$ 1,050,000	\$ 894,100	I	Q	ZUPPA JR, MICHAEL J	\$ 434,600
								1,671			09/01/2026				
1.002	000406	000124	000000	02		R1	E	RCT	D	\$ 325,000	\$ 325,600	I	Q	LYON, ANNE L TRUSTEE	\$ 211,000
								1,582			09/03/2026				
1.020	000409	000016	000000	02	39.00	R1	B			\$ 145,533	\$ 148,400	V	Q	LOUNSBURY, NICHOLAS WI	\$ 69,500
	IN CURRENT USE;ADDED AV OKAY TO USE ETC;										09/10/2026				

Alexandria Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area	Sale Price	Sale Date			Grantor	
69,434,566	000418	000155	000000	02	0.00	R1	E	MHS	A	\$1	\$78,100	I	U	LESS THAN 100% INT	
	CORRECTIVE QUITCLAIM DEED TO CORRECT DEED BK4783 P 893														
											04/09/2024			PALM, DEBORAH L	\$23,100
69,434,566	000418	000155	000000	02	0.00	R1	E	MHS	A	\$1	\$78,100	I	U	LESS THAN 100% INT	
	CORRECTED DEED														
											04/09/2024			RANDOLPH, DONNA	\$23,100
202,347,084	000418	000155	000099	02	0.61	R2	D	MHS	A	\$1	\$227,600	I	U	LESS THAN 100% INT	
	CORRECTIVE QUITCLAIM DEED TO CORRECT DEED BK4783 P 1,587														
											04/09/2024			PALM, DEBORAH	\$123,500
202,347,084	000418	000155	000099	02	0.61	R2	D	MHS	A	\$1	\$227,600	I	U	LESS THAN 100% INT	
	CORRECTIVE DEED														
											04/09/2024			RANDOLPH, DONNA	\$123,500
456,436,700	000411	000021	000000	02	5.10	R1	E	RSA	B	\$1	\$513,400	I	U	FAMILY/RELAT GRNTR/E	
											04/25/2024			BIRDSALL III, THOMAS M	\$321,000
1.039	000406	000003	000000	02	13.90	R1	E			\$539,904	\$560,800	I	U	MPC-CAN SELL SEPRITLY	
	SOLD WITH 406-32 ADDED TO SUM, SUM \$357,800;														
											04/30/2024			FRIOLET, BRIAN J & JAN	\$71,000
1.097	000414	000151	000000	02	5.70	R1	E			\$78,372	\$86,000	V	U	RESALE IN EQ PERIOD	
	UNQ THIS SALE AND USED THE NEWER SALE,ETC														
											05/01/2024			BOURDON, JAMES P & JEA	\$36,400
293,408,360	000411	000138	000000	02	1.08	R1	D	RSA	C	\$1	\$328,500	I	U	FAMILY/RELAT GRNTR/E	
											05/02/2024			HENDERSON, KYLE	\$193,200
475,794,927	000418	000024	000000	02	11.94	R1	E	RSA	B	\$1	\$532,700	I	U	FAMILY/RELAT GRNTR/E	
											05/06/2024			SERBIN, BIANA	\$297,100
2.334	000418	000216	000000	02	0.94	R1	F	RSA	B	\$123,156	\$287,400	I	U	INSUF CNT MKT EXPOSUR	
	NO MLS/GOOGLE WITH UNKNOWN DETAILS AND UNDER CON 1,025														
											05/06/2024			KLA PROPERTIES LLC	\$160,100
1.576	000418	000130	000000	02	3.00	R1	E	RSA	B	\$251,910	\$397,100	I	U	FORECLOSURE	
											05/17/2024			DAY, EMILY M & JOHN SR	\$217,300
69,757,056	000418	000155	000000	02	0.00	R1	E	MHS	A	\$1	\$78,100	I	U	FAMILY/RELAT GRNTR/E	
											05/20/2024			RANDOLPH, DONNA MARIE	\$23,100
203,286,888	000418	000155	000099	02	0.61	R2	D	MHS	A	\$1	\$227,600	I	U	FAMILY/RELAT GRNTR/E	
	SIGNED IN MARCH/NOT RECORDED UNTIL MAY														
											05/20/2024			RANDOLPH, DONNA MARIE	\$123,500
3.204	000418	000019	000000	02	7.94	R1	D			\$40,977	\$131,300	V	U	FAMILY/RELAT GRNTR/E	
											05/23/2024			PALMER, JOHN SR	\$49,300
188,013,576	000412	000049	000000	02	2.90	R1	F	MHD	A	\$1	\$210,500	I	U	FAMILY/RELAT GRNTR/E	
											05/28/2024			SHEILS, JAMES W & JANE	\$117,100
1.247	000406	000061	000000	02	12.10	R1	E	RSA	A	\$212,724	\$265,300	I	U	ABUTTER SALE	
	SOLD TO ABUTTER AT 203 PERKINS HILL IN ALEXANDRIA,AL 730														
											05/31/2024			SHERIDAN, MICHAEL C TR	\$142,400
0.838	000414	000024	000000	02	5.70	R1	E			\$110,103	\$92,300	V	U	MPC-CAN SELL SEPRITLY	
	414-24 AND 414-24-1 SOLD TOGETHER														
											06/04/2024			MORRISON, JOSEPH & GIN	\$36,500
0.653	000414	000024	000001	02	3.75	R1	E			\$110,103	\$71,900	V	U	MPC-CAN SELL SEPRITLY	
	414-24 AND 414-24-1 SOLD TOGETHER														
											06/04/2024			MORRISON, JOSEPH & GIN	\$32,800
1.381	000414	000148	000000	02	5.10	R1	E			\$54,606	\$75,400	V	U	ABUTTER SALE	
											06/07/2024			BROWN, JEANNETTE T	\$32,000
1.222	000418	000205	000000	02	5.00	R1	D	RSA	B	\$275,257	\$336,400	I	U	IMPROVED POST SALE	
	MANY CHANGES AND RENOS POST SALE;DO NOT USE														
											06/11/2024			HAJEK, ROY & SANDRA	\$183,500

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
80,760,948	000406	000070	000000	02	20.00	R1	D			\$1	\$90,000	V	U	FAMILY/RELAT GRNTR/E SCHUBERT, CURTIS J & M	\$53,900
88,298,636	000407	000060	000001	02	4.60	R1	E			\$1	\$98,400	V	U	FAMILY/RELAT GRNTR/E LUCAS, GLEN & CHARELLE	\$57,600
661,791,098	000202	000013	000000	02	0.23	R1A	E	RSA	B	\$1	\$737,500	I	U	FAMILY/RELAT GRNTR/E HIGGINS, LINDA G	\$474,400
342,695,621	000418	000096	000000	02	9.15	R1	F	RSA	A	\$1	\$381,900	I	U	FAMILY/RELAT GRNTR/E WISWELL, ERWIN G & CAR	\$241,800
399,657,411	000412	000014	000000	02	1.50	R1	G	RSA	A	\$1	\$443,300	I	U	FAMILY/RELAT GRNTR/E MOORE, GLEN A & COLLEE	\$274,300
387,306,167	000413	000005	000000	02	5.25	R1	E	RSA	A	\$1	\$429,600	I	U	FAMILY/RELAT GRNTR/E SMITH, DAVID	\$265,000
67,886,765	000413	000006	000000	02	5.25	R1	E			\$1	\$75,300	I	U	FAMILY/RELAT GRNTR/E SMITH, DAVID	\$35,000
519,473,494	000418	000192	000000	02	3.98	R1	F	RSA	C	\$1	\$576,200	I	U	FAMILY/RELAT GRNTR/E GOODWIN, RONALD S & TE	\$369,500
340,695,997	000412	000005	000000	02	2.63	R1	F	RSA	B	\$1	\$377,900	I	U	FAMILY/RELAT GRNTR/E LAFERRIERE, SCOTT E &	\$224,900
73,656,690	000412	000005	000001	02	3.43	R1	F			\$1	\$81,700	I	U	FAMILY/RELAT GRNTR/E LAFERRIERE, SCOTT E &	\$37,100
462,675,802	000413	000039	000000	02	2.43	R1	F	MRV	A	\$1	\$513,200	I	U	FAMILY/RELAT GRNTR/E DUNN, JEFFERY & HELEN	\$307,100
76,992,427	000418	000172	000003	02	2.30	R1	E			\$1	\$85,400	V	U	FAMILY/RELAT GRNTR/E GONZALEZ, WENDY LEE TR	\$38,400
222,463,768	000407	000028	000000	02	17.11	R1	E	RSA	B	\$1	\$245,600	I	U	FAMILY/RELAT GRNTR/E KOURY, CAROL E & ELAIN	\$136,600
222,463,768	000407	000028	000000	02	17.11	R1	E	RSA	B	\$1	\$245,600	I	U	FAMILY/RELAT GRNTR/E KOURY, ELAINE T	\$136,600
415,942,029	000413	000089	000000	02	0.92	R1	E	RSA	B	\$1	\$459,200	I	U	FAMILY/RELAT GRNTR/E ROLLINS, EMILY & JAMES	\$286,300
123,369,565	000407	000021	000000	02	17.06	R1	E			\$1	\$136,200	V	U	FAMILY/RELAT GRNTR/E PANAGGIO FAMILY 2019 T	\$56,700
116,032,609	000407	000041	000000	02	5.10	R1	E	RSA	C	\$1	\$128,100	V	U	FAMILY/RELAT GRNTR/E PANAGGIO FAMILY 2019 T	\$307,900
740,307,971	000202	000029	000000	02	0.38	R1W	F	RSA	C	\$1	\$817,300	I	U	FAMILY/RELAT GRNTR/E LANGWAY & PESSINI	\$556,400
1.615	000414	000062	000006	02	4.10	R1	E			\$44,160	\$71,300	V	U	FAMILY/RELAT GRNTR/E CORAZZINI, JULIE I & A	\$33,100
347,735,507	000413	000061	000000	02	1.25	R1	F	RSA	B	\$1	\$383,900	I	U	FAMILY/RELAT GRNTR/E DUNG C NGUYEN & APRIL M NGUYEN TRUSTEES	\$231,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Price	Date			Grantor	
686,231.884	000406	000078	000000	02	13.20	R1	C	RSA	B	\$1	\$757,600	I	U	FAMILY/RELAT GRNTR/E	\$476,500
	INTO TRUST							2,745			08/26/2024			KEENAN, MARK	
68,115.942	000407	000099	000002	02	3.49	R1	F			\$1	\$75,200	V	U	FAMILY/RELAT GRNTR/E	\$36,100
											08/26/2024			KEENAN, MARK	
79,619.565	000407	000099	000003	02	7.27	R1	F			\$1	\$87,900	V	U	FAMILY/RELAT GRNTR/E	\$40,200
											08/26/2024			KEENAN, MARK	
358,061.594	000417	000036	000000	02	1.15	R1	F	RSA	A	\$1	\$395,300	I	U	FAMILY/RELAT GRNTR/E	\$235,600
								1,422			08/26/2024			HUDON, ARTHUR R & MADE	
571,557.971	000411	000037	000000	02	80.60	R1	D	RSA	B	\$1	\$631,000	I	U	FAMILY/RELAT GRNTR/E	\$388,000
								2,538			08/29/2024			BROWN, PETER 1995 TRUS	
622,406.261	000411	000187	000000	02	1.15	R2	E	RSA	E	\$1	\$683,900	I	U	NO STAMP PER DEED	\$382,000
	QUICKCLAIM, NO TAX STAMPS, NO M/L'S/GOOGLE ECT WITH L							3,866			09/04/2024			NEWFOUND FARMHOUSE LLC	
0.504	000410	000049	000000	02	0.13	R1	F			\$263,712	\$132,900	V	U	MPC-CAN SELL SEPRILY GLASS, BRIAN A	\$2,900
	SOLD WITH 410-48 ADDED TO SUM/CU ALSO										09/06/2024				
2.565	000202	000029	000000	02	0.38	R1W	F	RSA	C	\$318,652	\$817,300	I	U	FAMILY/RELAT GRNTR/E	\$556,400
								1,678			09/11/2024			PESSINI, JENNIFER & JU	
494,448.489	000405	000004	000000	02	63.00	R2	D	RSA	D	\$1	\$1,642,100	I	U	EASEMENT/BOATSLIPS	\$889,200
	EASEMENT DEED							4,284			09/12/2024			NAREL, MICAH J & JODI	
0.953	000418	000098	000000	02	1.43	R1	F	RSA	C	\$576,796	\$549,600	I	U	RESALE IN EQ PERIOD	\$362,000
								2,929			09/12/2024			CURLEY FAMILY 2007 TRU	
89,825.264	000407	000005	000000	02	5.72	R1	D			\$1	\$98,700	V	U	BOUNDARY ADJUSTMT	\$53,500
	LOT LINE ADJUSTMENT - PORTION OF THIS LOT SOLD TO OW										09/13/2024			DAY FAIMLY 2005 TRUST	
174,736.076	000407	000006	000000	02	48.36	R1	E			\$1	\$192,000	I	U	BOUNDARY ADJUSTMT	\$103,600
	LOT LINE ADJUSTMENT BETWEEN MAP 407 LOT 5 AND MAP 4										09/13/2024			DAY FAMILY 2005 TRUST	
354,022.570	000407	000032	000000	02	2.50	R1	E	RSA	C	\$1	\$389,000	I	U	FAMILY/RELAT GRNTR/E	\$230,100
								1,424			09/30/2024			DAVIS, JOHN W	
633,321.141	000407	000038	000000	02	74.00	R1	E	RSA	B	\$1	\$692,600	I	U	FAMILY/RELAT GRNTR/E	\$406,100
								2,396			10/02/2024			BATCHELDER, DAVID & EL	
125,182.882	000407	000039	000000	02	42.00	CUUO	B			\$1	\$136,900	V	U	FAMILY/RELAT GRNTR/E	\$72,500
											10/02/2024			BATCHELDER, DAVID	
180,230.432	000202	000033	000000	02	5.26	R1A	F	RSA	D	\$1	\$1,290,700	I	U	FAMILY/RELAT GRNTR/E	\$746,100
								4,493			10/07/2024			FULLER, FREDERIC W IV	
248,719.824	000407	000047	000000	02	3.25	R1	E	RSA	C	\$1	\$272,000	I	U	FAMILY/RELAT GRNTR/E	\$158,400
								1,277			10/08/2024			DENEEN, ION & LAURA	
1.514	000411	000135	000000	02	2.38	R1	E	RSA	B	\$311,676	\$472,000	I	U	IMPROVED POST SALE	\$245,100
	PURCHASED FOR FLIP TOTAL RENOVATION							2,837			10/15/2024			RHUDE, RANDOLPH S, CHR	
60,442.575	000409	000010	000000	02	1.40	R1	E			\$1	\$66,100	V	U	FAMILY/RELAT GRNTR/E	\$29,400
											10/17/2024			TOMASELLO, JULIE A	
332,571.324	000413	000004	000000	02	5.25	R1	E	RSA	B	\$1	\$363,700	I	U	FAMILY/RELAT GRNTR/E	\$204,300
								1,167			10/18/2024			APPLETON, LUCAS	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
332,571.324	000413	000004	000000	02	5.25	R1	E	RSA	B	\$1	\$363,700	I	U	FAMILY/RELAT GRNTR/E APPLETON, LUCAS & VANE	\$204,300
									1,167		10/18/2024				
351,408.193	000411	000173	000000	02	1.02	R1	F	RSA	B	\$1	\$384,300	I	U	FAMILY/RELAT GRNTR/E BOUCHARD, RAYMOND	\$232,100
									1,529		10/21/2024				
185,442.575	000411	000108	000000	02	2.70	R1	E	RSA	A	\$1	\$202,800	I	U	FAMILY/RELAT GRNTR/E TYNER, ANN K	\$111,100
									596		10/22/2024				
1.124	000411	000213	000000	02	2.40	R2	E	RSA	E	\$470,248	\$528,400	I	U	IMPROVED POST SALE GAGNE, DAVID & NORMA R	\$364,300
	UPDATES AND SIDING ETC AFTER SALE;DO NOT USE								2,879		10/31/2024				
1.845	000411	000090	000000	02	5.00	R1	E	RSA	B	\$212,238	\$391,600	I	U	FAMILY/RELAT GRNTR/E ADAMS, SHIRLEY S	\$215,300
									1,681		11/08/2024				
279,357.459	000411	000034	000000	02	1.20	R1	E	RSA	B	\$1	\$302,600	I	U	FAMILY/RELAT GRNTR/E TAYLOR & WELLS FAMILY	\$179,400
									1,545		12/17/2024				
137,370.753	000413	000065	000000	02	16.23	R2	F	RSA	D	\$1	\$1,232,000	I	U	FAMILY/RELAT GRNTR/E SHARP, LAURANCE R & NA	\$732,300
									4,606		12/30/2024				
66,931.315	000413	000065	000001	02	1.26	R1	F			\$1	\$72,500	V	U	FAMILY/RELAT GRNTR/E MCCOMAS-SHARP, NANCY F	\$32,200
											12/30/2024				
685,435.993	000411	000096	000000	02	21.27	R1	F	RSA	C	\$1	\$1,816,900	I	U	FAMILY/RELAT GRNTR/E JANE B SHAPIRO REVOCAB	\$1,207,900
	AMANDA TYLER & LAURIE HALL TRUSTEES								2,995		01/02/2025				
685,435.993	000411	000096	000000	02	21.27	R1	F	RSA	C	\$1	\$1,816,900	I	U	FAMILY/RELAT GRNTR/E JANE B SHAPIRO 2021 RE	\$1,207,900
	AMANDA TYLER & LAURIE HALL TRUSTEES OF THE JANE B S								2,995		01/02/2025				
585,343.228	000411	000037	000000	02	80.60	R1	D	RSA	B	\$1	\$631,000	I	U	BOUNDARY ADJUSTMT FORD, DENNIS C	\$388,000
	MERGER FROM 411-37-12 AC INTO THIS LOT								2,538		01/13/2025				
93,784.787	000416	000008	000000	02	0.15	R1	E	RSA	A	\$1	\$101,100	I	U	FAMILY/RELAT GRNTR/E JOHNSTON, MARK & SHAWN	\$62,300
									521		01/14/2025				
430,241.187	000418	000094	000000	02	5.60	R1	F	RSA	C	\$1	\$463,800	I	U	FAMILY/RELAT GRNTR/E SHARP, KATHLENE	\$287,500
									2,181		01/27/2025				
66,181.954	000407	000053	000000	02	3.48	R1	E			\$1	\$71,000	V	U	FAMILY/RELAT GRNTR/E GILBERT, AMANDA M TRUS	\$32,400
											02/06/2025				
336,595.824	000407	000059	000000	02	22.09	R1	E	RSA	B	\$1	\$361,100	I	U	FAMILY/RELAT GRNTR/E GILBERT, AMANDA M TRUS	\$178,400
	OUT OF THE RICKY C AKERMAN 2023 TRUST TO AMANDA M C								1,562		02/06/2025				
336,595.824	000407	000059	000000	02	22.09	R1	E	RSA	B	\$1	\$361,100	I	U	FAMILY/RELAT GRNTR/E GILBERT, AMANDA M	\$178,400
	GILBERT INTO TRUST								1,562		02/06/2025				
5,219.985	000407	000059	000001	02	0.34	CUUW	E			\$1	\$5,600	I	U	FAMILY/RELAT GRNTR/E GILBERT, AMANDA M	\$2,700
	GILBERT INTO TRUST										02/06/2025				
5,219.985	000407	000059	000001	02	0.34	CUUW	E			\$1	\$5,600	V	U	FAMILY/RELAT GRNTR/E GILBERT, AMANDA M TRUS	\$2,700
											02/06/2025				
75,223.714	000407	000060	000002	02	5.00	R1	E			\$1	\$80,700	V	U	FAMILY/RELAT GRNTR/E GILBERT, AMANDA M TRUS	\$34,100
											02/06/2025				
496,551.081	000418	000024	000000	02	11.94	R1	E	RSA	B	\$1	\$532,700	I	U	FAMILY/RELAT GRNTR/E SERBIN, ANATOLI	\$297,100
									1,766		02/10/2025				

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
731,730,052	000202	000035	000000	02	5.09	R1A	F	RSA	C	\$1	\$785,000	I	U	FAMILY/RELAT GRNTR/E WEBSTER, DEAN L	\$475,500
2,949	000412	000024	000000	02	1.51	R1	G			\$32,184	\$94,900	V	U	ABUTTER SALE ADOOTIAN, CHARLES J	\$42,400
475,298,285	000418	000005	000000	02	4.00	R1	E	RSA	D	\$1	\$509,900	I	U	FAMILY/RELAT GRNTR/E DELAYO, LEONARD & ANNA	\$323,700
232,109,404	000407	000071	000000	02	1.50	R1	C	RSA	B	\$1	\$247,800	I	U	FAMILY/RELAT GRNTR/E GILMORE, JOSEPH A & EL	\$138,400
710,846,759	000414	000015	000004	02	8.42	R1	F	RSA	C	\$1	\$758,900	I	U	FAMILY/RELAT GRNTR/E WHITE, KELLY M & ANDRE	\$458,900
202,416,635	000414	000015	000005	02	9.52	R1	C			\$1	\$216,100	I	U	FAMILY/RELAT GRNTR/E WHITE, KELLY M & ANDRE	\$80,100
90,108,655	000413	000081	000000	02	8.00	R1	E			\$1	\$96,200	V	U	FAMILY/RELAT GRNTR/E SCOLARO, NORMAN	\$41,300
380,176,958	000413	000079	000000	02	5.00	R1	E	RSA	B	\$1	\$403,900	I	U	FAMILY/RELAT GRNTR/E WEBBER, ADAM R	\$218,200
48,098,645	000413	000023	000000	02	7.05	R1	C			\$1	\$51,100	V	U	FAMILY/RELAT GRNTR/E BLOUIN, DEBRA ELLEN	\$36,700
1,976,657	000418	000103	000000	02	0.06	R1	E			\$1	\$2,100	V	U	FAMILY/RELAT GRNTR/E CRAM, ROBERT S	\$1,900
106,080,572	000418	000104	000000	02	2.45	R1	E	RSA	B	\$1	\$112,700	V	U	FAMILY/RELAT GRNTR/E CRAM, ROBERT S	\$184,000
1,058	000406	000086	000000	02	13.00	R1	E	RSA	D	\$664,000	\$702,300	I	U	INSUF CNT MKT EXPOSUR PIERCE, ROY E REVOCABL	\$409,000
0,161	000406	000087	000000	02	18.40	R1	E			\$664,000	\$107,100	V	U	MPC-CAN SELL SEPRITLY PIERCE, ROY E REVOCABL	\$54,700
1,259	000420	000007	003-10	02	0.00	C1	E	CGS	A	\$168,922	\$212,700	I	U	BUSIN AFFIL GRNTR/E MT MARSHALL REALTY LLC	\$122,600
0,276	000418	000051	000000	02	0.86	R1	E			\$121,578	\$33,500	V	U	MPC-CAN SELL SEPRITLY FLETCHER, JACOB R & SO	\$600
241,108,589	000418	000009	000000	02	5.46	R1	E	RSA	A	\$1	\$254,900	I	U	FAMILY/RELAT GRNTR/E PIKE, TAMMY R.	\$105,200
365,872,115	000411	000117	000000	02	1.30	R1	F	RSA	E	\$1	\$386,800	I	U	FAMILY/RELAT GRNTR/E HEAMAN, DEBORAH & ROBE	\$240,400
235,527,809	000411	000143	000000	02	1.20	R1	E	MHS	A	\$1	\$249,000	I	U	FAMILY/RELAT GRNTR/E CLEMENTE, ANTONIO L	\$141,600
4,041	000418	000018	000000	02	6.93	R1	D	MHS	A	\$60,683	\$245,200	I	U	FAMILY/RELAT GRNTR/E PALMER, JOHN SR	\$131,400
350,570,342	000406	000005	000000	02	5.20	R1	D	RSA	C	\$1	\$368,800	I	U	FAMILY/RELAT GRNTR/E KEEFE, DEBORAH E	\$222,500

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
396,768.061	000418	000210	000000	02	5.10	R1	F	RSA	B	\$1	\$417,400	I	U	FAMILY/RELAT GRNTR/E PAIVA, DONALD R & SUSA	\$245,900
288,022.814	000411	000030	000001	02	5.68	R1	E	RSA	B	\$1	\$303,000	I	U	FAMILY/RELAT GRNTR/E GAGNE, DAVID A	\$174,000
0.629	000411	000074	000000	02	70.00	R1	F	RSA	C	\$549,570	\$345,700	I	U	IMPROVED POST SALE CORSON, BARRY R, CAROL	\$345,700
653,802.063	000401	000001	000000	02	2,102.00	R1	E			\$1	\$2,778,000	V	U	FAMILY/RELAT GRNTR/E TUPELO, LLC	\$1,702,700
86,262.896	000402	000001	000000	02	49.00	R1	X			\$1	\$90,300	V	U	FAMILY/RELAT GRNTR/E TUPELO, LLC	\$66,700
1.541	000418	000214	000001	02	1.59	R1	F	RSA	C	\$287,870	\$443,700	I	U	FORECLOSURE BABBITT, MICHELLE	\$301,400
78,429.499	000411	000036	000000	02	0.86	R1	D	RSA	B	\$1	\$82,100	I	U	FAMILY/RELAT GRNTR/E BAUER, ANDREW	\$50,300
1.147	000409	000024	000001	02	2.76	R1	C	RSA	A	\$96,306	\$110,500	I	U	INSUF CNT MKT EXPOSUR SPAULDING, MICHAEL COR	\$56,000
102,407.337	000410	000050	000000	02	5.00	R1	F			\$1	\$107,200	V	U	FAMILY/RELAT GRNTR/E LEARY, KEITH S	\$45,000
331,964.081	000419	000028	000000	02	1.02	R1	F	RSA	A	\$1	\$347,500	I	U	FAMILY/RELAT GRNTR/E CHICKLAS, MARGARET A	\$208,000
381,720.430	000406	000012	000000	02	6.40	R1	D	RSA	D	\$1	\$397,600	I	U	FAMILY/RELAT GRNTR/E NIALETZ, RICHARD F	\$266,100
135,368.664	000404	000017	000000	02	14.80	R1	E			\$1	\$141,000	V	U	FAMILY/RELAT GRNTR/E BRANDT, DONALD & KAREN	\$53,100
152,841.782	000404	000024	000000	02	41.30	CUUO	E			\$1	\$159,200	V	U	FAMILY/RELAT GRNTR/E BRANDT, DONALD & KAREN	\$84,800
379,224.270	000404	000025	000000	02	6.00	R1	E	RSA	C	\$1	\$395,000	I	U	FAMILY/RELAT GRNTR/E BRANDT, DONALD & KAREN	\$226,000
604,110.382	000420	000028	000002	02	2.80	R1	E	RSA	C	\$1	\$626,100	I	U	FAMILY/RELAT GRNTR/E KROM, CRYSTAL & JOSEP	\$337,100
1.186	000413	000072	000000	02	1.38	R1	E	RSA	C	\$445,652	\$528,500	I	U	IMPROVED POST SALE MYERS, STEPHEN & AMAND	\$328,600
0.138	000413	000095	000000	02	0.68	R1	E			\$445,652	\$61,500	V	U	MPC-CAN SELL SEPRITLY MYERS, STEPHEN & AMAND	\$31,500
1.403	000411	000063	000000	02	11.00	R1	E	RSA	A	\$310,920	\$436,300	I	U	IMPRVANT U/C AT ASMT HAZELTON, JAMES & DEBO	\$266,600
142,705.519	000407	000012	000000	02	27.00	R1	C	MHD	A	\$1	\$147,900	I	U	FAMILY/RELAT GRNTR/E DAY, JEFFREY E & VICTO	\$73,700
371,671.169	000411	000105	000000	02	0.51	R1	F	RSA	C	\$1	\$385,200	I	U	FAMILY/RELAT GRNTR/E FLYNN, THOMAS, RACHEL	\$231,200

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
187,282.902	000420 EASEMENT DEED	000007	000003	02	9.73	CI	E			\$ 1	\$ 194,100 09/29/2025	V	U	EASEMENT/BOATSLIPS CARON, CHESTER & AAGIE	\$ 115,900
1.888	000418 MAJOR WORK ON-GOING. RENOS ETC. AFTER SALE;DO NOT U 2,282	000062	000000	02	2.25	R1	E	RSA	E	\$ 123,744	\$ 233,600 10/03/2025	I	U	IMPROVED POST SALE BUCKLIN, JOYCE L	\$ 132,400
1.086	000413 SOLD LOTS 99-2 AND 99-3 TOGETHER	000099	000002	02	5.05	R1	E			\$ 159,836	\$ 173,600 10/07/2025	V	U	MPC-CAN SELL SEPRITLY ROCKHAVEN FINANCIAL LL	\$ 32,200
1.086	000413 SOLD 99-2 AND 99-3 TOGETHER	000099	000003	02	5.26	R1	E			\$ 159,836	\$ 173,600 10/07/2025	V	U	MPC-CAN SELL SEPRITLY ROCKHAVEN FINANCIAL	\$ 32,500
1.989	000202 WARRANTY DEED 1/2 INTEREST	000032	000000	02	5.00	R1A	F	RSA	B	\$ 502,744	\$ 1,000,000 10/09/2025	I	U	LESS THAN 100% INT WALSH/LEEBVRE TRUST	\$ 671,500
969,743.988	000202 HALF INTEREST FIDUCIARY DEED	000032	000000	02	5.00	R1A	F	RSA	B	\$ 1	\$ 1,000,000 10/09/2025	I	U	LESS THAN 100% INT WALSH/LEEBVRE TRUST	\$ 671,500
73,506.594	000419	000035	000000	02	2.77	R1	F			\$ 1	\$ 75,800 10/10/2025	V	U	FAMILY/RELAT GRNTR/E HAPSHE, NICHOLAS A & S	\$ 111,600
142,261.443	000420	000045	000003	02	28.85	CUUO	F			\$ 1	\$ 146,700 10/10/2025	V	U	FAMILY/RELAT GRNTR/E HAPSHE, NICHOLAS A & S	\$ 0
74,476.338	000413	000069	000000	02	1.43	R1	F			\$ 1	\$ 76,800 10/15/2025	V	U	FAMILY/RELAT GRNTR/E GAYLORD, WILLIAM & KAR	\$ 34,200
256,885.182	000420 EASEMENT DEED	000007	000001	02	2.42	CI	E	CGS	A	\$ 1	\$ 264,900 10/15/2025	I	U	EASEMENT/BOATSLIPS CARON, CHESTER & AAGIE	\$ 158,900
516,388.673	000410	000015	000000	02	2.62	R1	E	RSA	C	\$ 1	\$ 532,500 10/17/2025	I	U	FAMILY/RELAT GRNTR/E MCGOWAN, THOMAS G & SU	\$ 340,800
381,497.285	000411	000114	000000	02	2.00	R1	F	RSA	A	\$ 1	\$ 393,400 10/20/2025	I	U	FAMILY/RELAT GRNTR/E SELBY, BARBARA & DONAL	\$ 233,300
491,520.468	000411 TRUST	000076	000000	02	7.30	R1	F	RSA	C	\$ 1	\$ 504,300 11/03/2025	I	U	FAMILY/RELAT GRNTR/E BILODEAU, KEVIN J & ME	\$ 317,600
0.000	000418 UC DO TO PREV FIRE/NO MLS/GOOGLE/PRIVATE SALE ECT	000011	000000	02	5.43	R1	E	RSA	D	\$ 92,340	\$ 1 11/03/2025	I	U	FAMILY/RELAT GRNTR/E JEWELL, JESSE	\$ 122,800
359,649.123	000418 TRUST	000080	000000	02	8.17	R1	E	RSA	A	\$ 1	\$ 369,000 11/05/2025	I	U	FAMILY/RELAT GRNTR/E FITTON, DENNIS R II	\$ 227,200
236,939.571	000418	000142	000000	02	18.50	R1	D	MHS	A	\$ 1	\$ 243,100 11/19/2025	I	U	FAMILY/RELAT GRNTR/E LEHMAN, BENJAMIN	\$ 121,400
408,089.669	000414 TRUST	000126	000000	02	4.30	R1	E	RSA	C	\$ 1	\$ 418,700 11/20/2025	I	U	FAMILY/RELAT GRNTR/E STONIS, NATHAN P & DAN	\$ 255,000
53,021.442	000418 TRUST	000070	000000	02	6.25	R1	C			\$ 1	\$ 54,400 11/24/2025	V	U	FAMILY/RELAT GRNTR/E THOMPSON, BRUCE M & DO	\$ 30,900
50,389.864	000418 TRUST	000071	000000	02	5.25	R1	C			\$ 1	\$ 51,700 11/24/2025	V	U	FAMILY/RELAT GRNTR/E THOMPSON, BRUCE M & DO	\$ 29,300
111,403.509	000418 TRUST	000072	000000	02	5.22	R1	E	RSA	C	\$ 1	\$ 114,300 11/24/2025	V	U	FAMILY/RELAT GRNTR/E THOMPSON, BRUCE M & DO	\$ 334,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
784,892.788	000201	000045	000000	02		R1	G	RCT	C	\$1	\$ 805,300	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,710			11/25/2025			ANDRUS, JAMES R & ELAI	\$ 405,900
498,343.080	000404	000038	000000	02	272.00	CUMO	B			\$1	\$ 511,300	V	U	FAMILY/RELAT GRNTR/E	\$ 235,500
											11/25/2025			FOREST AND STREAM MANA	
498,343.080	000404	000038	000000	02	272.00	CUMO	B			\$1	\$ 511,300	V	U	FAMILY/RELAT GRNTR/E	\$ 235,500
	TRUST										11/25/2025			MARSHALL, ROBERT & MAR	\$ 235,500
	1.161	000418	000123	000000	02	2.30	R1	F	RSA	A	\$ 453,300	I	U	IMPROVED POST SALE	
	OWNER DIED;HOUSE SOLD AS IS;NEEDED A LOT OF WORK							2,506			12/08/2025			BUCKLIN, JOHN -J&S BUC	\$ 325,500
970,219.436	000202	000042	000000	02	0.44	R1W	E	RSA	A	\$1	\$ 990,400	I	U	FAMILY/RELAT GRNTR/E	
								1,743			12/12/2025			ROUSSEAU, MARIE	\$ 633,800
694,259.404	000411	000032	000000	02	33.30	R2	D	RSA	B	\$1	\$ 708,700	I	U	FAMILY/RELAT GRNTR/E	\$ 397,300
								2,198			12/22/2025			MARZOLA, MELANIE & DOM	
	1.361	000418	000142	000000	02	18.50	R1	D	MHS	A	\$ 243,100	I	U	IMPROVED POST SALE	
	NOT ON MLS/PRIV SALE DO NOT USE;ASLO RENO/CHANGES A							1,219			12/23/2025			LEHMAN, MAUREEN	\$ 121,400
	1.036	000411	000191	000000	02	1.30	R1	F	RSA	C	\$ 401,700	I	U	FAMILY/RELAT GRNTR/E	\$ 252,000
								1,966			12/29/2025			SILVERMAN, LESLEY A	
114,710.516	000417	000020	000000	02	5.19	R1	D	MRV	A	\$1	\$ 116,500	I	U	FAMILY/RELAT GRNTR/E	\$ 53,400
								211			01/05/2026			RICHARDSON, BRYAN L, S	
160,200.866	000413	000092	000000	02	0.92	R1	E	MHS	A	\$1	\$ 162,700	I	U	FAMILY/RELAT GRNTR/E	\$ 68,400
								1,140			01/20/2026			SANVILLE, EUNICE M	
536,923.986	000418	000065	000003	02	2.38	R1	E	RSA	B	\$1	\$ 545,300	I	U	FAMILY/RELAT GRNTR/E	\$ 342,900
								2,860			01/20/2026			HUTCHINS, ALEXANDER &	
	1.574	000420	000029	000000	02	15.25	CI	E	CWH	C	\$ 479,500	I	U	BUSIN AFIL GRNTR/E	
	BUSINESS AFIL SAND AND GRVL TO PIKE INDUS;ALSO NOT							3,578			01/21/2026			NEWPORT SAND & GRAVEL	\$ 251,500
338,617.566	000418	000058	000000	02	0.51	R1	E	RSA	D	\$1	\$ 343,900	I	U	FAMILY/RELAT GRNTR/E	\$ 207,800
								1,821			01/23/2026			RICHARDSON, BRYAN L, S	
734,263.658	000201	000034	000000	02		R1	G	RCT	C	\$1	\$ 741,900	I	U	FAMILY/RELAT GRNTR/E	\$ 377,300
								1,704			02/05/2026			COOPER, DAVID P & SUZA	
417,854.315	000411	000003	000000	02	1.50	R1	E	RSA	C	\$1	\$ 422,200	I	U	FAMILY/RELAT GRNTR/E	\$ 276,600
								1,918			02/05/2026			SHARP, KIM & CAROLYN	
302,454.473	000418	000062	0001.1	02	5.82	R1	E	MHD	A	\$1	\$ 305,600	I	U	FAMILY/RELAT GRNTR/E	\$ 177,600
								1,625			02/05/2026			PUTNAM, MICHAEL GEORGE	
80,859.066	000418	000062	0001.2	02	7.33	R1	E	MRV	A	\$1	\$ 81,700	I	U	FAMILY/RELAT GRNTR/E	\$ 42,500
								260			02/05/2026			PUTNAM, MICHAEL GEORGE	
717,141.726	000406	000074	000000	02	13.00	R1	D	RSA	C	\$1	\$ 724,600	I	U	FAMILY/RELAT GRNTR/E	\$ 439,500
								2,506			02/10/2026			NEUMEISTER, ANTHONY K	
162,015.044	000420	000045	000002	02	24.16	R1	F	MHS	A	\$1	\$ 163,700	V	U	FAMILY/RELAT GRNTR/E	\$ 0
								584			02/25/2026			HAPSHE, NICHOLAS A & S	
104,612.035	000420	000045	000004	02	12.54	CUVO	F			\$1	\$ 105,700	V	U	FAMILY/RELAT GRNTR/E	\$ 0
											02/25/2026			HAPSHE, SHARON	

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
91,349,960	000411	000002	000000	02	1.70	R1	F			\$1	\$92,300 02/26/2026	V	U	FAMILY/RELAT GRNTR/E SHARP, KIM & CAROLYN	\$42,600
655,292,479	000411	000056	000000	02	12.95	R1	F	RSA	B	\$1	\$658,700 03/09/2026	I	U	FAMILY/RELAT GRNTR/E FISCHER, PETER A & JEN	\$393,900
343,115,798	000418	000154	000000	02	1.00	CI	E	CGS	A	\$1	\$344,900 03/09/2026	I	U	FAMILY/RELAT GRNTR/E FISCHER, PETER A & JEN	\$210,400
71,428,571	000410	000002	000000	02	5.00	R1	E			\$1	\$71,800 03/10/2026	V	U	FAMILY/RELAT GRNTR/E CASEY, SANDRA D & ANTH	\$34,900
985,276,562	000202	000042	000000	02	0.44	R1W	E	RSA	A	\$1	\$990,400 03/16/2026	I	U	FAMILY/RELAT GRNTR/E ROUSSEAU, MARIE TRUSTE	\$633,800
2,387,585	000406	000040	000000	02	1.20	R1	X			\$1	\$2,400 03/16/2026	V	U	FAMILY/RELAT GRNTR/E PITTS, RANDALL E & JEA	\$1,900
61,480,302	000406	000042	000000	02	2.57	R1	E			\$1	\$61,800 03/16/2026	V	U	FAMILY/RELAT GRNTR/E PITTS, RANDALL E & JEA	\$27,900
255,800,000	000407	000091	000000	02	1.65	R1	E	RSA	D	\$1	\$255,800 04/02/2026	I	U	FAMILY/RELAT GRNTR/E CURRAN, PETER	\$136,800
122,600,000	000407	000092	000000	02	6.50	R1	E			\$1	\$122,600 04/03/2026	V	U	FAMILY/RELAT GRNTR/E SOUSA, GAIL	\$45,400
1.997	000410	000051	000000	02	5.00	R1	D			\$35,000	\$69,900 04/10/2026	V	U	INSUFCNT MKT EXPOSUR BROWNELL, LEON ARTHUR	\$35,100
224,500,000	000420	000007	003-05	02	0.00	CI	E	CGS	A	\$1	\$224,500 04/17/2026	I	U	FAMILY/RELAT GRNTR/E RICHARD H DELACANONIC	\$129,700
224,500,000	000420	000007	003-05	02	0.00	CI	E	CGS	A	\$1	\$224,500 04/17/2026	I	U	FAMILY/RELAT GRNTR/E DELLACANONICA, RICHARD	\$129,700
260,000,000	000410	000027	000000	02	18.00	R1	E	RSA	A	\$1	\$260,000 04/28/2026	I	U	FAMILY/RELAT GRNTR/E MACGLASHING, CHARLES T	\$143,100
277,500,000	000414	000036	000000	02	0.85	R1	E	RSA	B	\$1	\$277,500 06/08/2026	I	U	FAMILY/RELAT GRNTR/E CADY, CAROL & NORMAN	\$152,700
417,400,000	000418	000210	000000	02	5.10	R1	F	RSA	B	\$1	\$417,400 06/08/2026	I	U	FAMILY/RELAT GRNTR/E PAIYA, DAWN	\$245,900
765,000,000	000201	000077	000000	02		R1	G	RCT	A	\$1	\$765,000 06/15/2026	I	U	FAMILY/RELAT GRNTR/E KOCH, JANICE LYNN TRUS	\$410,100
765,000,000	000201	000077	000000	02		R1	G	RCT	A	\$1	\$765,000 06/15/2026	I	U	FAMILY/RELAT GRNTR/E KOCH, PAUL F	\$410,100
266,100,000	000418	000050	000000	02	1.57	R1	E	MHS	A	\$1	\$266,100 06/29/2026	I	U	FAMILY/RELAT GRNTR/E MOONEY, MALCOLM G	\$149,500
833,500,000	000201	000082	000000	02		R1	G	RCT	A	\$1	\$833,500 07/10/2026	I	U	FAMILY/RELAT GRNTR/E PAPADOPOULOS, PETER	\$408,000
236,800,000	000410	000043	000000	02	63.00	R1	E			\$1	\$236,800 07/13/2026	V	U	FAMILY/RELAT GRNTR/E KARLSEN, PATRICIA	\$112,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
631,000,000	000411	000037	000000	02	80.60	R1	D	RSA	B	\$1	\$631,000	I	U	FAMILY/RELAT GRNTR/E	\$388,000
	TRUST							2,538			07/16/2026			FORD, DENNIS C	
0.820	000418	000024	000000	02	11.94	R1	E	RSA	B	\$649,933	\$532,700	I	U	LNDLRD/TENANT SALE	\$297,100
	ALREADY LIVING AT THE HOME;IN CURRENT USE ETC;DON							1,766			07/16/2026			SERBIN, ANATOLI TRUSTE	
320,000,000	000413	000019	000000	02	2.10	R1	F	RSA	B	\$1	\$320,000	I	U	FAMILY/RELAT GRNTR/E	\$182,200
								1,184			07/27/2026			BRUNO, JOSEPH J.	
78,600,000	000414	000141	000000	02	5.03	R1	E			\$1	\$78,600	V	U	FAMILY/RELAT GRNTR/E	\$34,500
	TRUST;INC TWO LOTS 141 AND 142 ETC;										07/27/2026			SULLIVAN, CHRISTINA M	
329,400,000	000414	000142	000000	02	46.00	R1	D	RSA	C	\$1	\$329,400	I	U	FAMILY/RELAT GRNTR/E	\$194,100
								1,147			07/27/2026			SULLIVAN, WILLIAM W	
196,100,000	000414	000142	000000	02	46.00	R1	D	RSA	C	\$1	\$196,100	V	U	FAMILY/RELAT GRNTR/E	\$194,100
	TRUST;INC TWO LOTS 141 AND 142 ETC;							1,147			07/27/2026			SULLIVAN, CHRISTINA M	
4,144	000407	000041	000000	02	5.10	R1	E	RSA	C	\$120,000	\$497,300	I	U	FAMILY/RELAT GRNTR/E	\$307,900
	FAMILY SALE;ALSO FIDUCIARY DEED ETC; DO NOT USE NOT							2,776			07/29/2026			PANAGGIO, ANDREW J (HE	
431,900,000	000201	000087	000000	02	0.34	R1W	E	RSA	A	\$1	\$1,431,900	I	U	FAMILY/RELAT GRNTR/E	\$850,300
								276			08/03/2026			GROUT SR, WILLIAM & E	
1,070	000418	000024	000001	02	10.03	CUUO	E			\$130,000	\$139,100	V	U	FAMILY/RELAT GRNTR/E	\$0
	ALREADY LIVING AT THE PROPERTY THIS ABUTTS;BOUGHT I										08/05/2026			SERBIN, ANATOLI TRUSTE	
88,900,000	000420	000039	000000	02	1.34	R1	D			\$1	\$88,900	V	U	FAMILY/RELAT GRNTR/E	\$50,300
	FAMILY/TRUST										08/13/2026			RAMSEY, MICHELLE	
390,000,000	000413	000076	000000	02	1.46	R1	E	RSA	C	\$1	\$390,000	I	U	FAMILY/RELAT GRNTR/E	\$234,300
	FAMILY/TRUST							1,768			08/20/2026			DOAN, YUNG N	
4,494	000414	000145	000000	02	249.40	R1	C	MRV	A	\$150,000	\$674,100	I	U	FAMILY/RELAT GRNTR/E	\$301,200
	KNOWN PARTIES;ALSO CODE 25 NOT FOR SALE ON THE MLS							252			08/25/2026			OBOYLE, JAMES M TRUST	
436,800,000	000418	000062	000001	02	5.79	R1	E	RSA	D	\$1	\$436,800	I	U	FAMILY/RELAT GRNTR/E	\$275,700
	FAMILY/TRUST							2,520			08/26/2026			BAUER, ANDREW	
384,500,000	000407	000081	000001	02	1.53	R1	D	RSA	C	\$1	\$384,500	I	U	FAMILY/RELAT GRNTR/E	\$227,600
	TRUST/FAMILY							1,831			08/31/2026			FRALICK JR, MARK A	
188,300,000	000414	000110	000000	02	2.04	R1	D	RSA	D	\$1	\$188,300	I	U	FAMILY/RELAT GRNTR/E	\$29,800
	FAMILY							1,511			09/01/2026			KILL, LAWRENCE	
485,500,000	000406	000034	000000	02	2.00	R1	E	RSA	C	\$1	\$485,500	I	U	FAMILY/RELAT GRNTR/E	\$309,100
	FAMILY/TRUST							1,991			09/08/2026			CHAMBERLAIN, MARK J	
1,544	000413	000099	000006	02	5.13	R1	E			\$50,533	\$78,000	V	U	INSUF CNT MKT EXPOSUR	\$38,700
	NO MLS/GOOGLE PRIV SALE WITH UNKNOWN DETAILS BLW I										09/09/2026			DOMUM PROPERTIES LLC	
682,100,000	000407	000045	000000	02	126.02	R1	D	RSA	B	\$1	\$682,100	I	U	FAMILY/RELAT GRNTR/E	\$323,800
	TWO LOTS 407 45 AND 98 AND ONLY 1/2 INT							2,034			09/10/2026			LINFIELD, STEVEN	
6,000,000	000407	000098	000000	02	0.59	R1	E			\$1	\$6,000	I	U	FAMILY/RELAT GRNTR/E	\$2,800
	TWO LOTS 407 45 AND 98 AND ONLY 1/2 INT										09/10/2026			LINFIELD, STEVEN	
1,629	000419	000009	000000	02	3.05	R4	F	RDU	A	\$520,000	\$846,900	I	U	INSUF CNT MKT EXPOSUR	\$547,600
	NOT ON MLS/GOOGLE ETC. PRIV SALE WITH UNKNOWN DET							2,911			09/11/2026			FRASER, ALLEN R	

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
390,900.000	000406	000027	000000	02	12.00	R1	E	RSA	A	\$ 1	09/17/2026	I	U	FAMILY/REL/AT GRNTR/E CHASE, TRISTAN	\$ 232,400
								1.538							

SECTION 7

SPREADSHEET ANALYSIS

Alexandria
2 ACRE UNDEVELOPED SITE

Annual Trend: 6.24% < 04/01/26 > 0.00%	Average Discount Minimum Acreage: 10.00
Site Acreage: 2.000	Average Discount Maximum Acreage: 500.00
Est. Excess Acreage Value: \$3,000	Average Discount Maximum Percentage: 50.00%
	Excess Foot Frontage: \$75.00

Location Map Lot Sub	Sale		Zn	Acres	Excess Ac		Excess FF		Site Value	Nbhd	Site	DWay	Road	Topo	Cond	Indicated Site Value
	Date/Days	Price/Adjusted			Value	Value	Value	Value								
10 BERRY ROAD	04/24/26	\$59,500	02	4.700	\$3,848	\$5,300	\$50,352	1.00	1.05	1.00	1.00	1.00	1.00	1.00	0.60	\$79,924
000418 000219 000000	-23	\$59,500	FAIRLY NARROW, LOW LYING LOT ALONG THE RIVER/IN THE FLOOD PLAIN, UNDEVELOPED/CLEARED AT SALE.													
136 NEWFOUND HILLS	11/21/25	\$86,000	02	5.700	\$9,990	\$0	\$77,936	1.00	1.05	1.05	1.05	0.95	0.95	0.90	1.00	\$82,679
000414 000151 000000	131	\$87,926	CLEARED WITH ROUGHED DRIVEWAY AT SALE=ADJUSTMENTS													
168 MORRISON RD	05/06/24	\$45,000	02	4.090	\$1,411	\$0	\$48,936	1.10	1.00	1.00	1.00	0.95	0.95	0.90	0.70	\$74,331
000414 000088 000000	695	\$50,347	ROW ACCESS ONLY/OVERGROWN/COST TO DEVELOP/UNDEVELOPED AND WOODED AT SALE.													
1695 WASHBURN RD	01/15/26	\$53,000	02	0.940	\$0	\$0	\$53,689	1.00	1.00	1.00	1.00	0.95	0.95	0.90	0.80	\$78,493
000410 000019 000000	76	\$53,689	UNDEVELOPED AND WOODED AT SALE.													
197 PLUMER HILL ROA	06/17/25	\$84,933	02	8.000	\$16,200	\$0	\$72,915	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	\$81,017
000413 000081 000000	288	\$89,115	UNDEVELOPED AND WOODED AT SALE.													
318 HEMP HILL RD	12/04/25	\$80,000	02	3.706	\$4,606	\$0	\$77,008	1.00	1.05	1.05	1.05	0.95	0.95	0.90	1.00	\$81,694
000413 000088 000002	118	\$81,614	CLEARED AT SALE WITH DRIVEWAY=ADJUSTMENTS													
367 WELTON FALLS RC	09/30/24	\$60,000	02	5.000	\$8,100	\$0	\$57,521	1.00	1.00	1.00	1.00	0.95	0.95	0.90	1.00	\$67,276
000404 000001 000002	548	\$65,621	CAMPERs ADDED/CLEARED AFTER SALE; UNDEVELOPED AND WOODED AT SALE.													
97 LAKEVIEW HEIGHT	02/03/25	\$52,000	02	2.040	\$108	\$0	\$55,644	0.90	1.00	1.00	1.00	0.95	0.95	0.90	0.95	\$76,118
000414 000110 000000	422	\$55,752	HOUSE/SITE WORK AFTER SALE; UNDEVELOPED AND WOODED AT SALE.													
LAKEVIEW HEIGHTS	06/03/24	\$41,000	02	2.030	\$77	\$0	\$45,598	0.90	1.00	1.00	1.00	0.95	0.95	0.90	0.75	\$79,009
000414 000111 000000	667	\$45,675	BUILDING/YURT AFTER SALE; UNDEVELOPED AND WOODED AT SALE;													
WASHBURN RD	03/28/25	\$68,000	02	5.000	\$8,100	\$0	\$64,190	1.00	1.00	1.00	1.00	0.95	0.95	0.90	0.95	\$79,027
000410 000002 000000	369	\$72,290	UNDEVELOPED/WOODED AT SALE; SHARED DRIVEWAY/ACCESS													

Average Indicated Site Value: \$77,957
Median Indicated Site Value: \$79,018

The indicated undeveloped factor is 0.60 (\$79,000 Undeveloped Site divided by \$130,000 Developed Site). Using the undeveloped driveway factor of 0.90 as a constant, the undeveloped factor was determined to be 0.67 (0.60 / 0.90).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))
 Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)
 Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value
 Site Value = Adjusted Sale Price - Excess Ac Value - Excess FF Value
 Indicated Site Value = Site Value / Nhd / Site / Dway / Road / Topo / Cond

Alexandria
2 ACRE DEVELOPED SITE

Annual Trend: 6.24% < 04/01/26 > 0.00%
Building Base Year/Depreciation: 2026/1.35
Est. Building Square Foot Cost: \$175.00

Site Acreage: 2.000
Est. Excess Acreage Value: \$3,000
Excess Foot Frontage: \$75.00

Acreage Discount Minimum Acreage: 10.00
Acreage Discount Maximum Acreage: 500.00
Acreage Discount Maximum Percentage: 50.00%

Location	Sale	Bldg	Year	Depreciation	Bldg	Building	Features	Excess	Excess	Ac	Excess	FF	Residual	Indicated								
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Rate	Built Cond*	Age	Other	Sq. Ft.	Value	Value	Acres	Value	Value	Value	Nhbd	Site	Dway	Road	Topo	Cond	Site Value	
1148 WASHBURN RD	01/02/25	\$400,000	02	0.9498	1988	2.50	20	0	2,405	\$319,798	\$22,500	0.550	\$1,403	\$0	\$87,345	1.00	1.00	0.95	0.95	0.85	1.00	\$113,860
000410 000037 000000	454	\$431,046																			\$116,519	
1678 FOWLER RIVER R	12/11/25	\$366,500	02	0.9828	1867	2.50	43	0	2,614	\$256,262	\$6,500	0.000	\$0	\$0	\$110,693	1.00	1.00	1.00	1.00	0.95	1.00	\$116,519
000407 000083 000001	111	\$373,455																			\$116,519	
211 KARL GORDON RO	11/13/24	\$315,000	02	0.8932	1925	2.00	27	23	2,947	\$230,323	\$3,000	0.000	\$0	\$0	\$108,818	1.00	1.00	0.95	1.00	0.95	1.00	\$120,574
000418 000111 000000	504	\$342,141																			\$120,574	
76 THISSELL RD	05/08/25	\$415,000	02	1.1703	2006	2.00	12	0	1,617	\$291,426	\$1,300	0.000	\$0	\$0	\$145,545	1.10	1.00	1.00	1.00	0.90	1.00	\$147,015
000411 000210 000000	328	\$438,271																			\$147,015	
41 LOWELL LN	06/21/24	\$385,000	02	1.1069	1986	1.50	12	0	1,681	\$286,548	\$2,000	1.000	\$2,700	\$0	\$136,469	1.00	1.00	0.95	0.95	0.95	0.95	\$167,548
000418 000130 000000	649	\$427,717																			\$167,548	
461 WELTON FALLS RC	10/15/25	\$435,000	02	1.2776	1970	1.00	9	0	1,232	\$250,660	\$4,200	1.300	\$2,633	\$0	\$190,001	1.00	1.05	0.95	0.95	0.95	1.00	\$211,055
000404 000005 0001.2	168	\$447,494																			\$211,055	

Average Indicated Improved Site Value: \$146,095
Median Indicated Improved Site Value: \$133,795

The 2 acre developed site was determined to be \$130,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Building Value = Est Building Square Foot Cost * Bldg Rate * (1 - (Total Depreciation / 100)) * Bldg Sq Ft

Land Residual Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Site Value = Land Residual Value / Nhdb / Site / Dway / Road / Topo / Cond

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

Alexandria
EXCESS ACREAGE

Annual Trend: 6.24% < 04/01/26 > 0.00%	Average Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$75.00
Buildable Site Value: \$130,000	Average Discount Maximum Acreage: 500.00	
	Average Discount Maximum Percentage: 50.00%	

Location Map Lot Sub	Sale		Zn	Acres	Nhbd	Site	Dway	Road	Cond	Site Value	Bldg/Feat Value	Excess FF Value	Residual Value	Excess Acres	Per Acre Value	Size Adj.	Topo	Cond	Indicated Acre Value
	Date/Days	Price/Adjusted																	
WELTON FALLS ROAD	06/06/24	\$230,000	02	118.500	0.70	0.67	0.90	0.95	0.70	\$36,491	\$0	\$0	\$219,618	116.500	\$1,885	0.81	0.85	1.00	\$2,738
000404 000003 000000	664	\$256,109																	
ORANGE ROAD	06/17/24	\$137,000	02	39.000	0.70	0.67	0.90	0.95	0.80	\$41,703	\$0	\$15,900	\$94,691	37.000	\$2,559	0.93	0.90	1.00	\$3,057
000409 000016 000000	653	\$152,294																	

Average Indicated Excess Acreage Value: \$2,898
Median Indicated Excess Acreage Value: \$2,898

The excess acreage was determined to be \$3,000 (Rounded).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))
Site Value = Buildable Site Value * Nhbd * Site * Dway * Road * Cond
Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value
Residual Value = Adjusted Sale Price - Site Value - Bldg/Feat Value - Excess FF Value
Per Acre Value = Residual Value / Excess Acres
Indicated Acre Value = Per Acre Value / Size Adj / Topo / Cond

Alexandria

RESIDENTIAL BUILDING SQFT COST

Annual Trend: 6.24% < 04/01/26 > 0.00%
 Building Base Year/Depreciation: 2026/1.35
 Buildable Site Value: \$130,000

Site Acreage: 2.000
 Est. Excess Acreage Value: \$3,000
 Excess Foot Frontage: \$75.00

Acreage Discount Minimum Acreage: 10.00
 Acreage Discount Maximum Acreage: 500.00
 Acreage Discount Maximum Percentage: 50.00%

Location	Sale		Zn	Nbhd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation		Bldg Sq Ft	Indicated Sq Ft Value
	Date/Days	Price/Adjusted																Age	Other		
Map Lot Sub																					
363 BERRY ROAD	10/29/24	\$370,000	02	1.10	1.00	0.95	0.95	0.90	1.00	\$116,152	\$0	\$7,905	\$0	\$278,772	0.8816	1985	2.50	22	0	2,430	\$166.83
000418 000211 000000	519	\$402,829																			
1159 WASHBURN RD	11/01/24	\$430,000	02	1.00	1.00	0.95	0.95	0.90	1.00	\$105,593	\$35,700	\$9,855	\$0	\$316,784	1.1230	1990	2.00	16	1	1,968	\$172.70
000410 000011 000000	516	\$467,932																			
603 WASHBURN RD	08/22/25	\$279,500	02	1.00	1.00	0.95	1.00	0.95	1.00	\$117,325	\$9,400	\$5,130	\$10,700	\$147,553	1.0879	1875	3.00	50	0	1,550	\$175.01
000411 000018 000000	222	\$290,108																			
262 WELTON FALLS RC	06/27/25	\$325,000	02	1.00	1.00	1.00	0.95	0.95	1.00	\$117,325	\$5,300	\$1,425	\$0	\$216,396	1.0344	1955	2.00	23	0	1,537	\$176.76
000404 000034 000000	278	\$340,446																			
192 GORDON HILL ROA	10/01/25	\$546,933	02	1.10	1.00	0.95	0.95	0.95	1.00	\$122,605	\$2,400	\$0	\$0	\$438,946	0.9669	2003	2.00	14	0	2,929	\$180.22
000418 000098 000000	182	\$563,951																			
57 CALLEY WAY	06/11/24	\$247,000	02	0.90	0.90	0.95	0.95	0.90	1.00	\$85,530	\$4,700	\$8,100	\$0	\$176,497	1.8532	2013	2.50	12	0	575	\$188.22
000418 000205 000000	659	\$274,827																			

Average Indicated Square Foot Value:

\$176.62

Median Indicated Square Foot Value:

\$175.89

The residential building square foot (SF) cost was determined to be \$175/SF.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Adj Site Value = Buildable Site Value * NhdB * Site * Dway * Road * Cond

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Bldg Residual Value = Adjusted Sale Price - Adj Site Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Sq Ft Value = Bldg Residual Value / Bldg Rate / (1 - (Total Depreciation / 100)) / Bldg Sq Ft

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

Alexandria
VIEW

Annual Trend: 6.24% < 04/01/26 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
	Date/Days	Price/Adjusted Zn						
125 VERRILL RD	12/30/25	\$415,000 02	\$279,400	\$26,800	\$100	\$0	\$111,500	\$3,727
000406 000044 000002	92	\$421,527						
10 NORTH RD	11/21/25	\$475,000 02	\$305,300	\$5,500	\$36,200	\$0	\$132,700	\$5,938
000411 000195 000000	131	\$485,638						
31 JEWELL RD	10/28/24	\$350,000 02	\$258,500	\$2,100	\$600	\$0	\$105,600	\$14,315
000418 000010 000000	520	\$381,115						
144 WALKER ROAD	05/02/24	\$399,000 02	\$251,100	\$32,300	\$700	\$0	\$123,500	\$39,081
000418 000172 000000	699	\$446,681						
567 PERKINS HILL RD	04/12/24	\$433,000 02	\$296,700	\$20,700	\$800	\$0	\$85,300	\$82,724
000406 000071 000002	719	\$486,224						

Average Indicated Value:

\$29,157

Median Indicated Value:

\$14,315

The views shown indicate a value range from \$3,727 to \$82,724. A base of \$175,000 is used. Due to the variety of views that are specific to each lot, that base will then be adjusted by factors that describe the Subject, Width, Depth, and Distance using the above sales as a guide. Refer to the codes section of the manual for further reference.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

Alexandria
NEWFOUND TOY VAULT AMENITY VALUE

Annual Trend: 6.24% < 04/01/26 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
	Date/Days	Price/Adjusted Zn						
1853 RAGGED MTN HW	07/24/25	\$249,000 02	\$124,500	\$0	\$0	\$0	\$0	\$135,185
000420 000007 003-04	251	\$259,685						
1853 RAGGED MTN HW	10/29/25	\$190,000 02	\$98,000	\$0	\$0	\$0	\$0	\$97,002
000420 000007 003-09	154	\$195,002						
1853 RAGGED MTN HW	12/17/25	\$226,000 02	\$124,500	\$0	\$0	\$0	\$0	\$105,557
000420 000007 003-05	105	\$230,057						
1853 RAGGED MTN HW	03/16/26	\$199,000 02	\$112,700	\$0	\$0	\$0	\$0	\$86,844
000420 000007 003-10	16	\$199,544						

Average Indicated Value: \$106,147

Median Indicated Value: \$101,280

The Newfound Toy Vault amenity value was determined to be \$100,000 (Rounded).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

Alexandria
THE LEDGES

Annual Trend: 6.24% < 04/01/26 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
	Date/Days	Price/Adjusted Zn						
4 BIRCHWOOD, UNIT A	01/16/26	\$775,000 02	\$349,600	\$55,500	\$0	\$0	\$0	\$379,837
000201 000062 000000	75	\$784,937	LOCATION/VIEW/DTW LEVEL #4 (ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.)	END UNIT.				\$349,205
25 SOUTH FACE, UNIT ,	10/24/25	\$850,000 02	\$343,400	\$180,500	\$0	\$0	\$0	\$462,421
000201 000030 000000	159	\$873,105	LOCATION/VIEW/DTW LEVEL #1 (ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.)	END UNIT.				\$399,360
13 SOUTH FACE, UNIT I	09/30/25	\$950,000 02	\$336,800	\$180,500	\$0	\$0	\$0	\$289,775
000201 000024 000000	183	\$979,721	LOCATION/VIEW/DTW LEVEL #1 (ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.)	END UNIT.				\$399,360
13 JUNIPER RDGE, UNI	08/12/25	\$710,000 02	\$283,300	\$55,500	\$0	\$0	\$0	\$289,775
000201 000041 000000	232	\$738,160	LOCATION/VIEW/DTW LEVEL #4 (ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.)	END UNIT.				\$289,775
4 BIRCHWOOD, UNIT B	10/01/24	\$559,000 02	\$266,000	\$55,500	\$0	\$0	\$0	\$289,775
000201 000063 000000	547	\$611,275	LOCATION/VIEW/DTW LEVEL #4 (ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.)	END UNIT.				\$417,455
12 BIRCHWOOD, UNIT I	04/02/24	\$660,000 02	\$269,300	\$55,500	\$0	\$0	\$0	\$417,455
000201 000060 000000	729	\$742,255	LOCATION/VIEW/DTW LEVEL #4 (ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.)	MIDDLE UN				

Average Indicated Value: \$383,009

Median Indicated Value: \$389,599

The Ledges amenity was determined to be \$390,000 (Rounded). Additionally, each property has an "LOC/VU/DTW" amount depending on the view and location quality, i.e. Level #1 (directly across from Newfound Lake) \$175,000, Level #2 \$100,000, Level #3 \$70,000, Level #4 \$50,000, and Level #5 \$20,000. As the buildings are further distance from the water and lesser view quality, etc. the value for "LOC/VU/DTW" reduces. LOC=Location, VU=View, DTW=Distance To Water.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

Alexandria
VILLAGE WEST

Annual Trend: 6.24% < 04/01/26 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
	Date/Days	Price/Adjusted Zn						
21 VILLAGE WEST DRI	04/03/24	\$360,000 02	\$237,300	-\$38,000	\$0	\$0	\$0	\$205,505
000406 000125 000000	728	\$404,805	ADJUSTMENT IS SUBTRACTING OUT CURRENT AMENITY TO SEE RESIDUAL, ETC.					

Average Indicated Value: \$205,505

Median Indicated Value: \$205,505

The Village West amenity value was indicated to be \$168,000 (Rounded). However, after final testing and seeing unit #15 sell for \$325,000, along with the same units in Bristol selling for around the same amount at \$335,000, etc., the amenity value was reduced to \$130,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

Alexandria
NEWFOUND LAKE BASE WF VALUE

Annual Trend: 6.24% < 04/01/26 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Waterfront Residual	WF Feet	WF Ft Fctr	WF Axs	WF Lctn	WF Topo	WF Cond	Indicated WF Value
	Date/Days	Price/Adjusted Zn													
383 WULAMAT ROAD BRISTL 00SALE 000002	01/09/26 82	\$1,125,000 02 \$1,140,771	\$146,700	\$12,800	\$0	\$0	\$101,600	\$879,671 Water Body:	57	0.91	1.00	1.05	0.90	1.00	\$1,022,933
989 WEST SHORE ROA BRISTL 00SALE 000001	10/20/25 163	\$1,105,000 02 \$1,135,792	\$166,000	\$14,800	\$0	\$0	\$70,400	\$884,592 Water Body:	50	0.90	0.90	0.90	0.95	1.00	\$1,277,297
128 BROWNS BEACH R BRISTL 00SALE 000004	06/21/24 649	\$1,400,000 02 \$1,555,333	\$166,000	\$3,200	\$0	\$0	\$101,400	\$1,284,733 Water Body:	80	0.96	1.00	1.05	0.95	1.00	\$1,341,618
501 WULAMAT ROAD BRISTL 00SALE 000003	11/21/24 496	\$1,900,000 02 \$2,061,112	\$468,000	\$9,400	\$0	\$0	\$120,400	\$1,463,312 Water Body:	130	1.06	1.00	1.05	0.95	1.00	\$1,383,943

Average Indicated Waterfront Value: \$1,256,448

Median Indicated Waterfront Value: \$1,309,457

As there were no sales in the Town of Alexandria during the preliminary analysis process, four sales from Bristol were used. These four sales indicate an average waterfront value of \$1,256,448 to a median waterfront value of \$1,309,457. Therefore, a base waterfront value of \$1,250,000 was used, which was the same base as determined in Hebron, NH, using Hebron sales. Then, site specific adjustments are made for amount of linear frontage, access, location, and topography. Due to most of the properties in Alexandria having the "Road Biseects Lot (RBL)", "Limited Parking", and/or "Close to Road (CTR)", the most comparable sale in Bristol would be "BRISTL-SALE-1" at 989 West Shore Road, as it is only a 0.07 acre lot with the same limited parking and close to road adjustments, etc. Please refer to the codes and adjustments section of the USPAP Report for specific adjustments and factors used.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))
WF Residual Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value
Indicated WF Value = WF Residual Value / WF FF Fctr / WF Axs / WF Lctn / WF Topo / WF Cond

Alexandria
NEWFOUND LAKE WATER ACCESS

Annual Trend: 6.24% < 04/01/26 > 0.00%

Location Map Lot Sub	Sale		Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
	Date/Days	Price/Adjusted Zn							
5 COVE DR	07/22/24	\$573,000 02	\$72,000	\$800	\$57,800	\$0	\$83,700	NEWFOUND LAKE	\$419,239
000202 000006 000000	618	\$633,539 ADJUSTMENT=VALUE FOR LAKE VIEW							

Average Indicated Waterfront Value: \$419,239

Median Indicated Waterfront Value: \$419,239

The Newfoundland Lake Water Access value was determined to be \$419,239. However, due to rounding, this will show as \$420,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated WF Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

SECTION 8

A. Field Review

B. Informal Hearings Process

SECTION 8 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.

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.

A. Property Specific Adjustment Guidelines

Land Adjustments

<u>Type</u>	<u>Adjustment</u>	<u>Guideline</u>
Commercial Use	+10 to +250	(110 to 350 Land Condition) Depending on how extensive the use.
Conservation Easement	-25%	(75 Excess Land Condition)
Cost to Develop (CTD)	-20%	(80 Land Condition) Used on “A, B & C” (below average) neighborhoods.
Current Use Wetlands	-90%	(10 Land Condition)
In-Law Apartment/2-4 Family	+0%	(100 Land Condition)
Less than Average Access (ACC)	Varies	Dependent upon severity. Typically, -5% to -15% (85 to 95 Land Condition).
Location (LOC)	Varies	Dependent upon severity. Typically, -5% to -15% (85 to 95 Land Condition).
Not Buildable (NBD)	-95% to -90%	(5 to 10 Land Condition) Condition 5 are typically lots equal to or less than 0.09ac.
Outbuilding Only	-75%	(25 Land Condition) Applied to fractional acreage lots with only an outbuilding(s) on it and are insufficient for additional development.
Recreational Use Only Lots	-75%	(25 Land Condition)
Road Bisection Lot	Varies	Dependent upon severity. Typically, -5% to -10% (90 to 95 Land Condition).
Power Line Easement (PLE)	Varies	Dependent upon severity.
ROW Across Lot to Access Another	Varies	Dependent upon severity. Typically, -5% to -10% (90 to 95 Land Condition).

Second or Third Site (w/Sep. Utilities)	+0%	(100 Land Condition)
Shared Driveway/Access (SHDW)	-5%+	Dependent on size & impact. Typically, -5% to -10% (90 to 95 Land Condition).
Topography (TOPO)	Varies	Dependent upon severity. Defined in Section 9C. Final Valuation Tables.
Undeveloped Driveway	-10%	(90 Site Modifier)
Part Paved Driveway	-2%	(98 Driveway Modifier)
Gravel Driveway	-5%	(95 Driveway Modifier)
Gravel Roadway	-5%	(95 Roadway Modifier)
Undeveloped Land – Cleared Lot	-28%	(72 Site Modifier)
Undeveloped Land – Wooded Lot	-33%	(67 Site Modifier)
Common Land	-100%	(0 Land Condition) Value inherent in individual lots.
Backland/Landlocked Parcels	-25%	(75 Land Condition) This adjustment is in addition to the “X” neighborhood code adjustment.
Cemetery/Limited	-25%	(75 Land Condition)
Newfound Lake - Split by Road Adjustment (SBR)	-25%	(75 Waterfront Condition) This adjustment is applied to Newfound Lake waterfront or water access properties where the house is across the street from the waterfront.

Building Adjustments

<u>Type</u>	<u>Adjustment</u>	<u>Guideline</u>
Close to Road (CTR)	-5% to -10%	This adjustment is applied to homes that are abnormally close to the road.
Common Wall (CW) i.e. “End Unit, Mid Unit”	-1% to -15%	This adjustment is applied to condominiums where there is a shared/common wall between them. “END UNIT” 1%, “MID UNIT” 15%.
Dirt Basement (DB)	-1%+	May be greater depending on severity.
Layout & Design (LOD)	-5% to -10%	This adjustment is applied to primary structures with living area above a garage, and/or where there are other unique negative characteristics with the design and or layout of the building.
Location (LOC)	-5% to -10%	For properties located next to unsightly properties or C/I properties, i.e. gravel pit or generally inferior location for type of property.
Low Basement (LB)	-1%+	May be greater depending on severity. A basement with low headroom (less than 5’).
Misc/C-Notes	Varies	Buildings require depreciation for many items. The overall condition of the home usually accounts for the majority of normal wear and tear items, but often depreciation is needed to account for issues that are short lived and have a cost to cure associated with them, i.e. roof and siding.

		Properties may have a combination of depreciation adjustments applied and noted "C-Notes
Wall Height (WH)	-1% to -3%	Dependent on severity. This adjustment is typically seen on gambrel style dwellings as there is a loss of space in the upper floor due to the pitch of the roof.
Wet Basement (WB)	-1%+	May be greater depending on severity.

B. Informal Hearings Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment with the assessor was mailed first class on: 8/12/26.

Sample notice can be found in Section 5. Abbreviations, Definitions & Sample Letters.

The property owners were given approximately 15 days to review their property record card on Avitar's website and if they wished to talk with an assessor, they had the opportunity to arrange a phone appointment at a later date.

The phone appointment hearings were held for 2 days from 9/1/26 to 9/2/26 and resulted in 70 taxpayers making appointments to discuss their assessments.

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

Once all the informal hearings were completed, the supervisor reviewed all the information and recommendations. Final changes were made and the supervisor produced the final statistical results and graphs illustrating the results of the town wide update. Final notices of value are then mailed notifying the taxpayer of the final disposition of value.

The hearings went well and gave us an opportunity to correct physical data errors as well as provide the taxpayers with information regarding the overall mass appraisal process, sales used, descriptions, adjustment, etc., to help the taxpayers understand their property record card and how their assessment was developed. There were no major changes or adjustments, however, one notable change was in Alexandria there were found to be a couple roads (Parts of Bog Road & parts of Washburn Road) that are our typical "E" neighborhood and were classified as such. However, they do not have power lines in certain sections and therefore an adjustment was made to those sections, as the cost to develop or being off grid would affect the market value of the properties.

SECTION 9

- A. Model Calibration Technique
- B. Final Statistical Analysis
- C. Final Valuation Tables

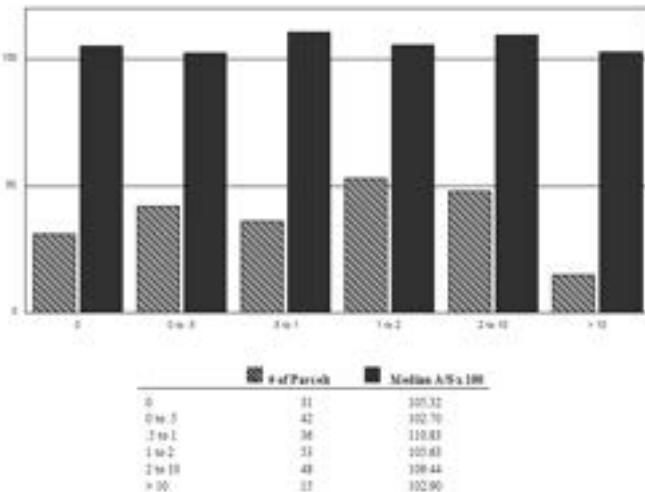
SECTION 9 MODEL CALIBRATION TECHNIQUE

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 assessor supervisor via owner interview, questionnaire, PA-34, MLS, or prior owner/real estate agent interview.

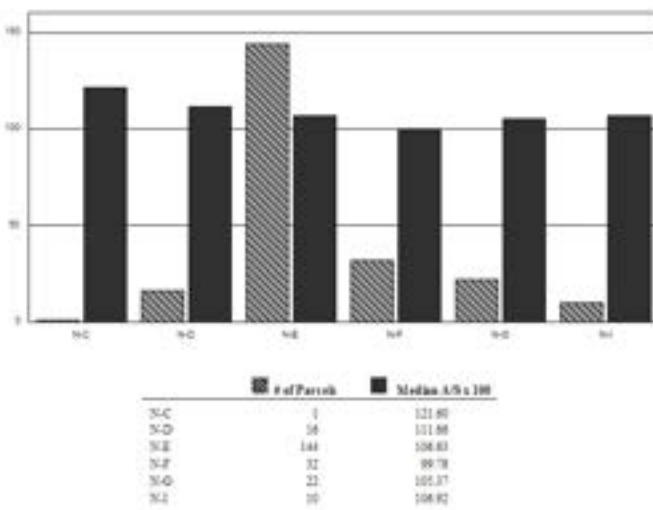
That data is then used to develop preliminary costs for land and building tables needed for the CAMA system to calculate assessment values for all property in the municipality once the rest of the properties are measured and listed.

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.



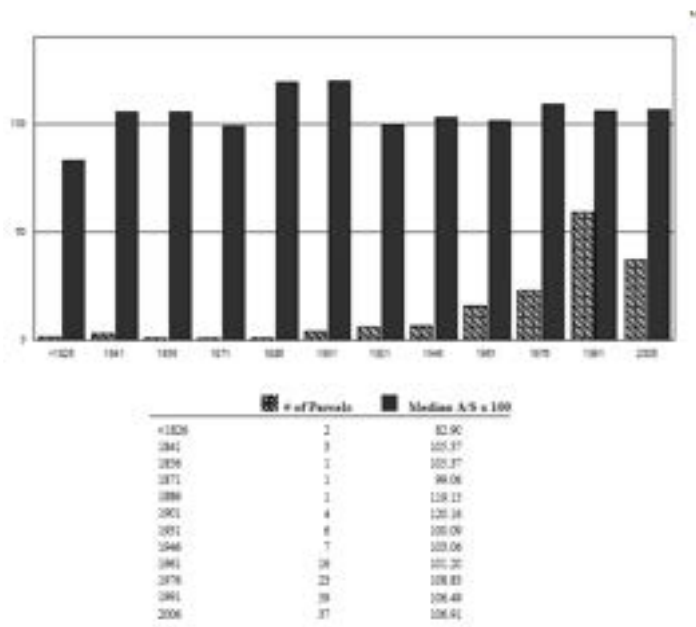
The following are samples of the graphs used to test and calibrate the CAMA model through multiple reiterations of the sales analysis program:

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.



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

The sales are charted by neighborhood designation to test if there is a neighborhood bias. This sample chart indicates that neighborhood “C” is being significantly over assessed; “D” is slightly over assessed, while the other neighborhoods are fairly



evenly assessed. However, neighborhood “C” has only one sale and as such, is not a clear indication of a model bias and is disregarded.

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

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

Sales Ratio Bar Graphs

Median Assessment-to-Sales Ratio by Year of Construction

This is a comparison of sale-to-assessment grouped by year of construction. This shows that effect of age, if any, 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-to-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 and show whether or not the size adjustment scale is effectively working with small buildings, as well as large buildings.

Median Assessment-to-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-to-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-to-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-to-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-to-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-to-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-to-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.

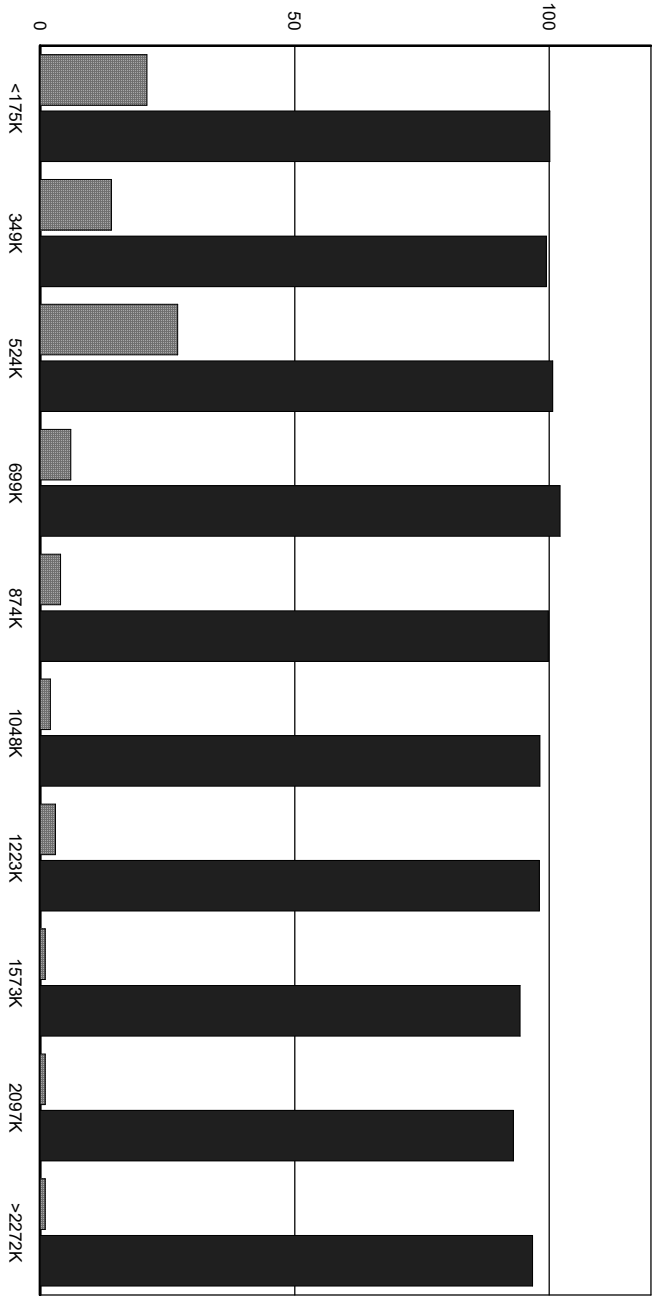
All of these graphs enable the CAMA model to be tested beyond the standard statistics as required by the DRA and the ASB standards to show equity within various categories to ensure the most equitable assessments possible.

B. Final Statistical Analysis

Sales Analysis Results
Alexandria -- 09/22/2026

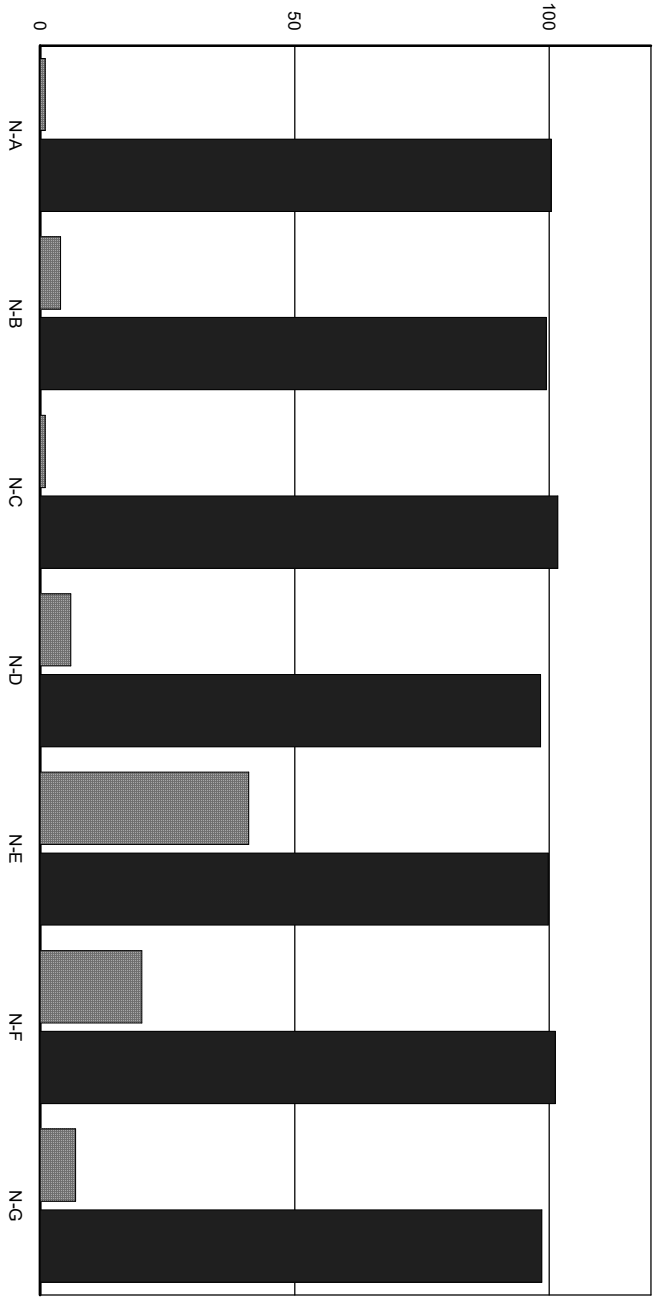
Sales Analysis Statistics			
Number of Sales:	80	Mean Sales Ratio:	0.9957
Minimum Sales Ratio:	0.8349	Median Sales Ratio:	1.0001
Maximum Sales Ratio:	1.1743	Standard Deviation:	0.0566
Aggregate Sales Ratio:	0.9888	Coefficient of Dispersion:	3.8067
		Price Related Differential:	1.0069
Sales Analysis Criteria			
Sold: 04/01/2024 - 09/17/2026		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 - 2026		Trend: 0.52% Prior to 04/01/2026	
Story Height: ALL		Neighborhood: ALL	
Base Rate: ALL		Zone: ALL	
Qualified: YES		Unqualified: NO	
Improved: YES		Vacant: YES	
View: All		Waterfront: All	
Include Comm./Ind./Util.: YES		Water Body: ANY	
Filter By Current: NO			

Alexandria: Median A/S Ratio by Sale Price



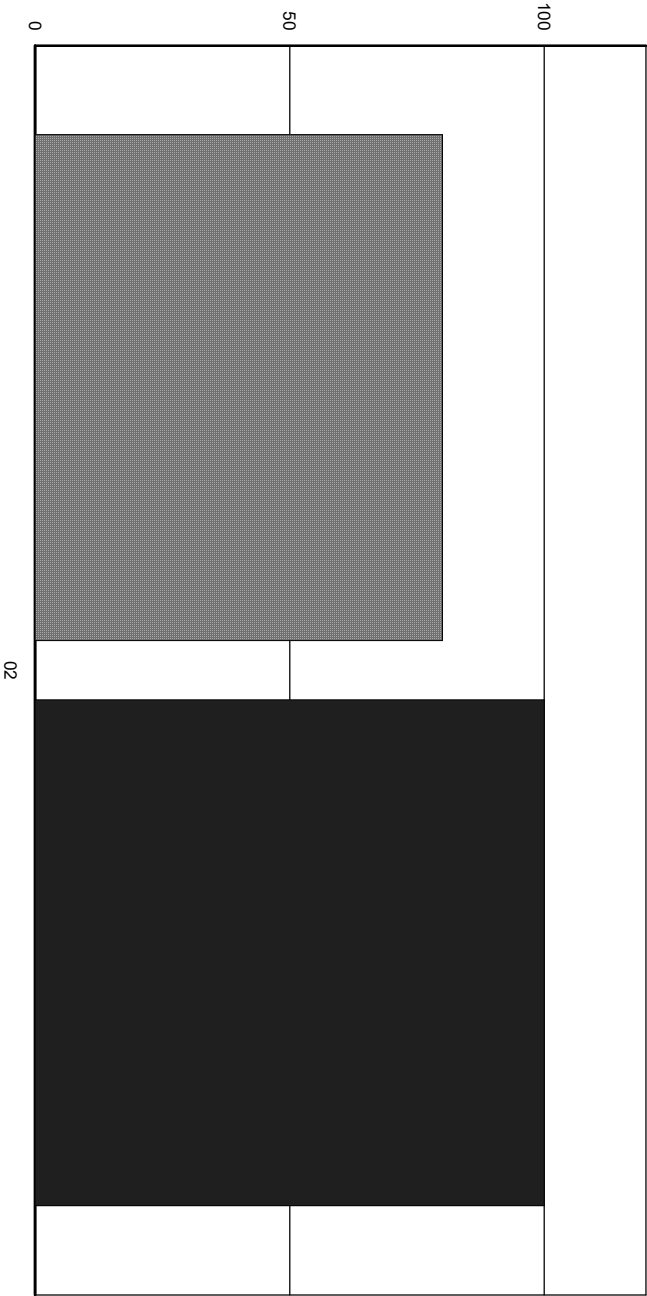
	# of Parcels	Median A/S x 100
<175K	21	100.10
349K	14	99.43
524K	27	100.70
699K	6	102.17
874K	4	99.78
1048K	2	98.21
1223K	3	98.07
1573K	1	94.26
2097K	1	92.98
>2272K	1	96.70
		80

Alexandria: Median A/S Ratio by Neighborhood



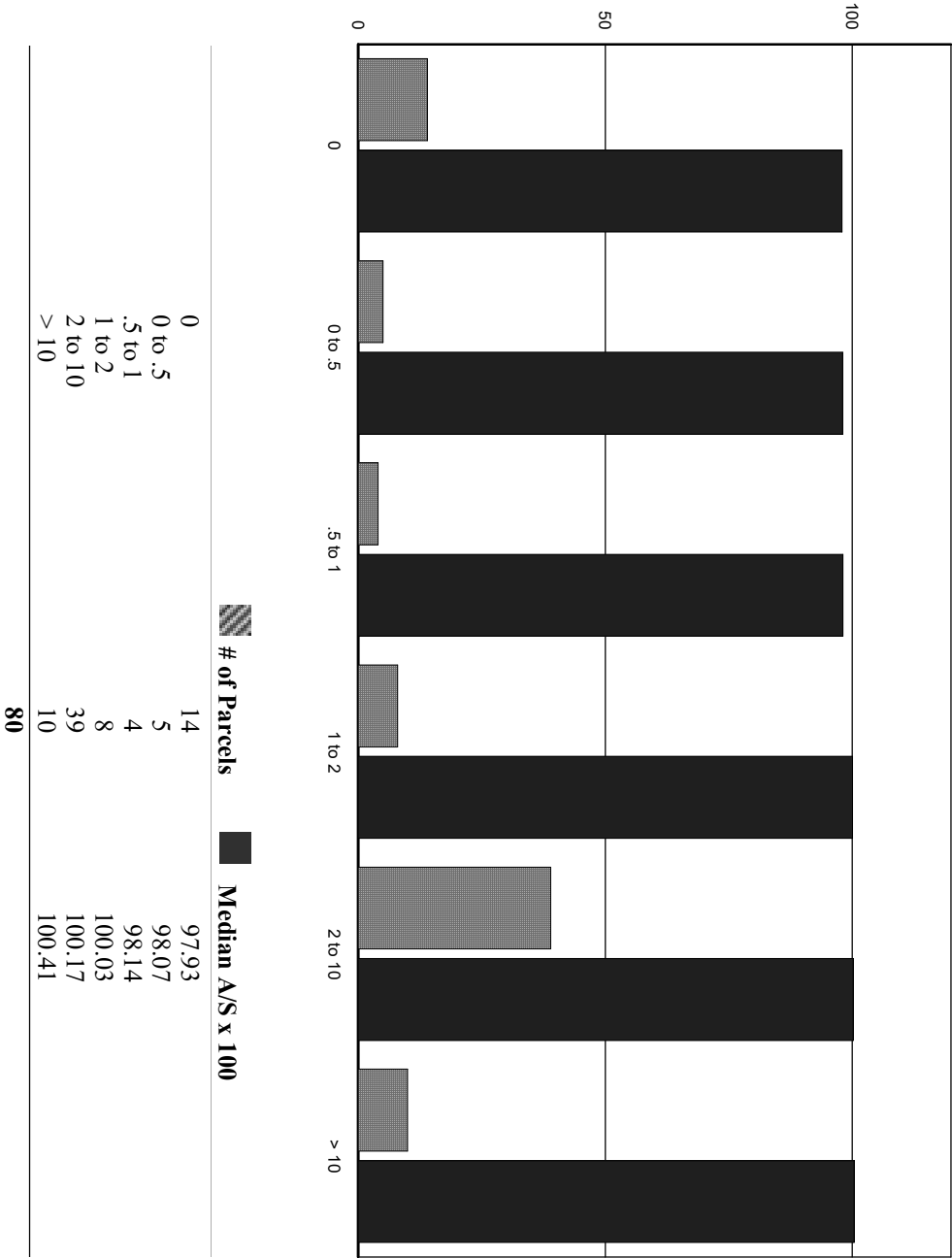
	# of Parcels	Median A/S x 100
N-A	1	100.35
N-B	4	99.45
N-C	1	101.67
N-D	6	98.27
N-E	41	99.80
N-F	20	101.19
N-G	7	98.55
	80	

Alexandria:Median A/S Ratio by Zone

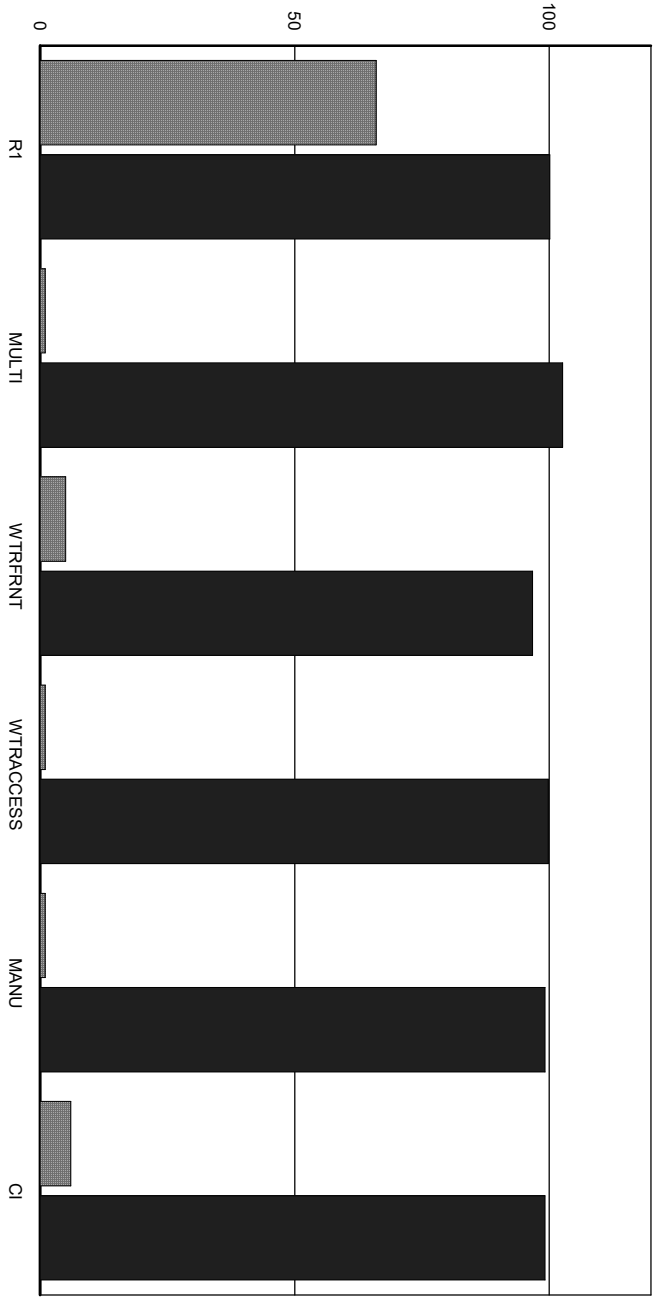


	# of Parcels	Median A/S x 100
02	80	100.01
TOWNWIDE	80	

Alexandria:Median A/S Ratio by Acreage

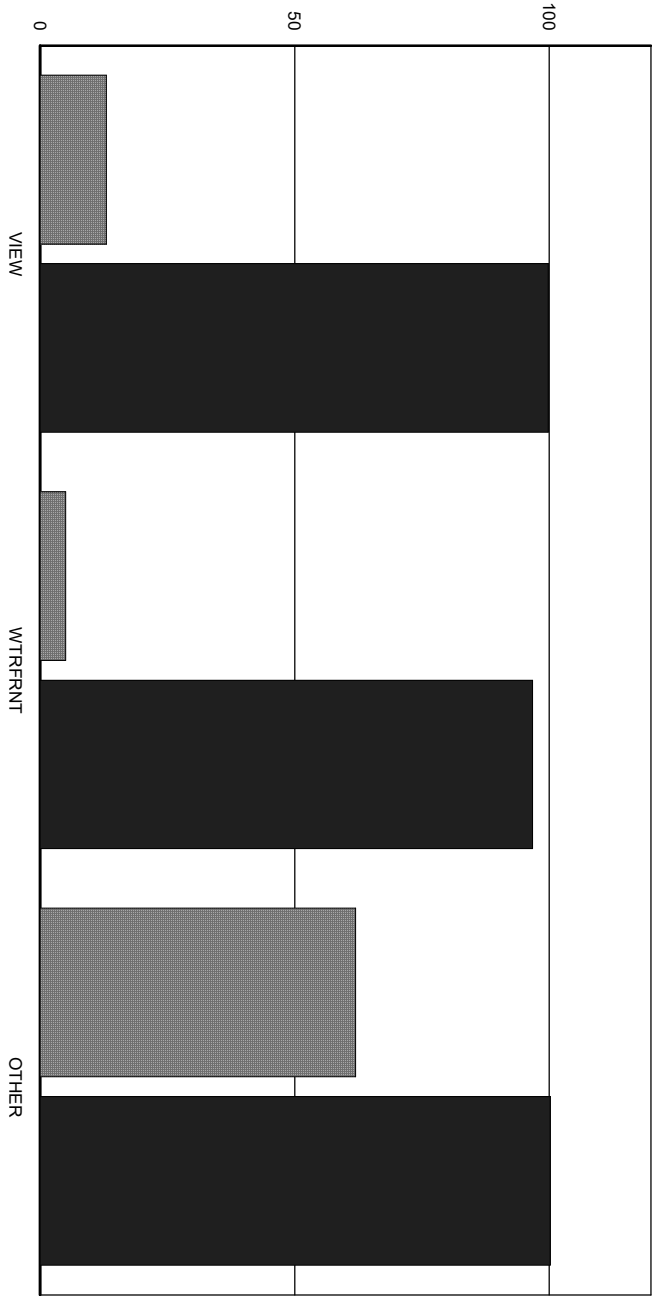


Alexandria: Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	66	100.13
MULTI	1	102.63
WTRFRNT	5	96.70
WTRACCESS	1	99.80
MANU	1	99.21
CI	6	99.18
	80	

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



	# of Parcels	Median A/S x 100
VIEW	13	99.80
WTRFRNT	5	96.70
OTHER	62	100.18
	80	

Sales Analysis Results
Alexandria -- 09/22/2026

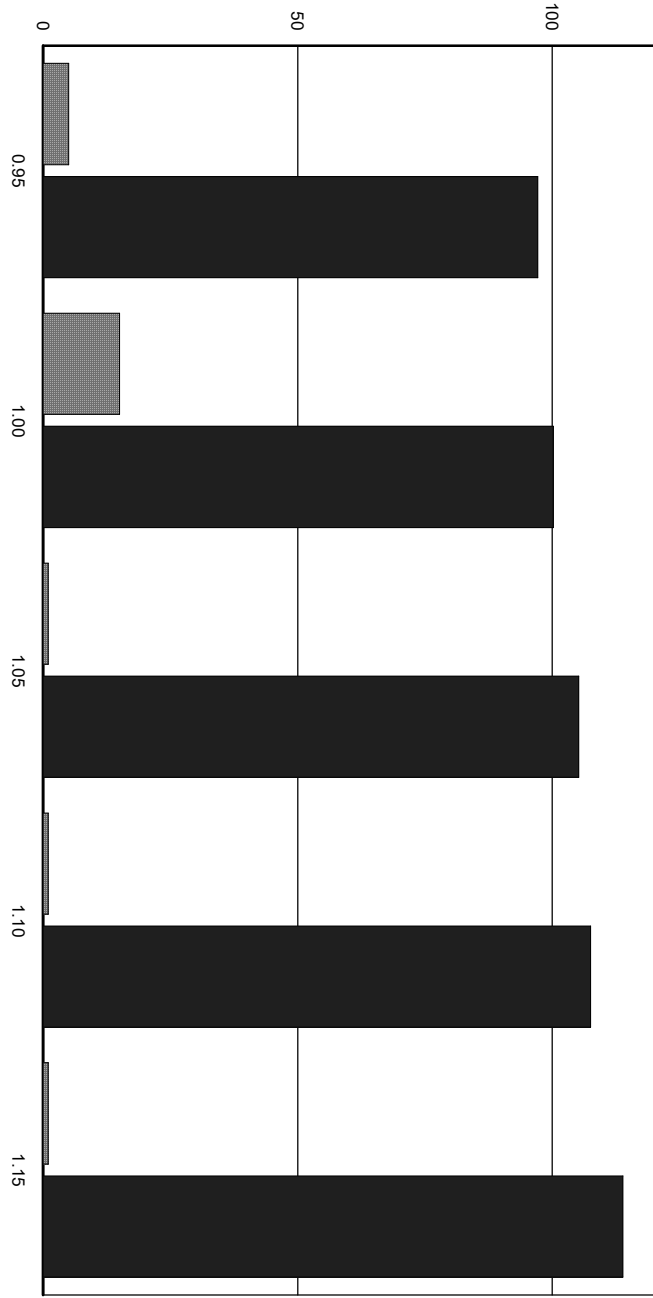
Sales Analysis Statistics			
Number of Sales:	23	Mean Sales Ratio:	1.0041
Minimum Sales Ratio:	0.9623	Median Sales Ratio:	1.0010
Maximum Sales Ratio:	1.1391	Standard Deviation:	0.0396
Aggregate Sales Ratio:	0.9986	Coefficient of Dispersion:	2.4877
		Price Related Differential:	1.0055
Sales Analysis Criteria			
Sold: 04/01/2024 - 09/17/2026	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 - 2026	Trend: 0.52% Prior to 04/01/2026		
Story Height: ALL	Neighborhood: ALL		
Base Rate: ALL	Zone: ALL		
Qualified: YES	Unqualified: NO		
Improved: NO	Vacant: YES		
View: All	Waterfront: All		
Include Comm./Ind./Util.: YES	Water Body: ANY		
Filter By Current: NO			

Alexandria Sales Analysis Report

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.052	000414	000088	000000	02	4.09	R1	F			\$ 50,382	\$ 53,000	V	Q	GREBE, DENNIS S	\$ 31,800
0.991	000414	000111	000000	02	2.03	R1	D			\$ 45,690	\$ 45,300	V	Q	ATKINSON, DAVID C & NI	\$ 19,800
1.003	000404	000003	000000	02	118.50	R1	B			\$ 256,312	\$ 257,000	V	Q	PIASCIK, ANN L TRUST	\$ 130,500
0.972	000409	000016	000000	02	39.00	R1	B			\$ 152,673	\$ 148,400	V	Q	RAMSEY, MICHELLE CAMP	\$ 69,500
0.963	000410	000024	000005	02	33.30	R1	E			\$ 182,160	\$ 175,500	V	Q	MARKIS, RICHARD A, JAC	\$ 77,600
0.987	000419	000008	000000	02	86.40	R1	F			\$ 438,421	\$ 432,800	V	Q	VISHLITZKY, MIRYAM & N	\$ 133,600
1.139	000404	000001	000002	02	5.00	R1	E			\$ 65,928	\$ 75,100	V	Q	PIPER, SANDRA M	\$ 41,100
0.975	000414	000110	000000	02	2.04	R1	D	RSA	D	\$ 55,786	\$ 54,400	V	Q	TRAVERS, JR MICHAEL &	\$ 29,800
0.989	000410	000002	000000	02	5.00	R1	E			\$ 72,597	\$ 71,800	V	Q	SOROKA, TERRI	\$ 34,900
1.001	000418	000054	000000	02	8.00	R1	E			\$ 121,578	\$ 121,700	V	Q	FLETCHER, JACOB R & SO	\$ 41,200
0.971	000413	000081	000000	02	8.00	R1	E			\$ 89,350	\$ 86,800	V	Q	SCOLARO, NORMAN	\$ 41,300
0.986	000409	000028	000000	02	10.00	R1	B			\$ 57,288	\$ 56,500	V	Q	BROGAN, SEAN MATTHEW	\$ 26,900
1.003	000409	000004	000000	02	6.42	R1	A			\$ 25,910	\$ 26,000	V	Q	BIG ROCK, LLC	\$ 11,700
0.975	000414	000151	000000	02	5.70	R1	E			\$ 88,236	\$ 86,000	V	Q	REES, THOMAS J & SIROI	\$ 36,400
1.010	000418	000199	000000	02	7.05	R1	F			\$ 65,664	\$ 66,300	V	Q	MURPHY, WILLIAM J	\$ 26,400
0.987	000413	000088	000002	02	3.71	R1	E	RSA	A	\$ 81,664	\$ 80,600	V	Q	AUSTIN, RONALD R	\$ 46,700
0.962	000410	000019	000000	02	0.94	R1	E			\$ 53,827	\$ 51,800	V	Q	DICKEY, LESLIE M & MAD	\$ 30,500
1.011	000418	000178	000000	02	10.40	R1	F			\$ 149,500	\$ 151,100	V	Q	WALKER FAMILY 2003 TRU	\$ 74,600
1.002	000418	000219	000000	02	4.70	R1	E			\$ 59,500	\$ 59,600	V	Q	WALKER FAMILY 2003 TRU	\$ 15,600
1.013	000411	000029	000000	02	2.07	R1	E			\$ 70,000	\$ 70,900	V	Q	BROOME, MICHAEL A	\$ 30,000

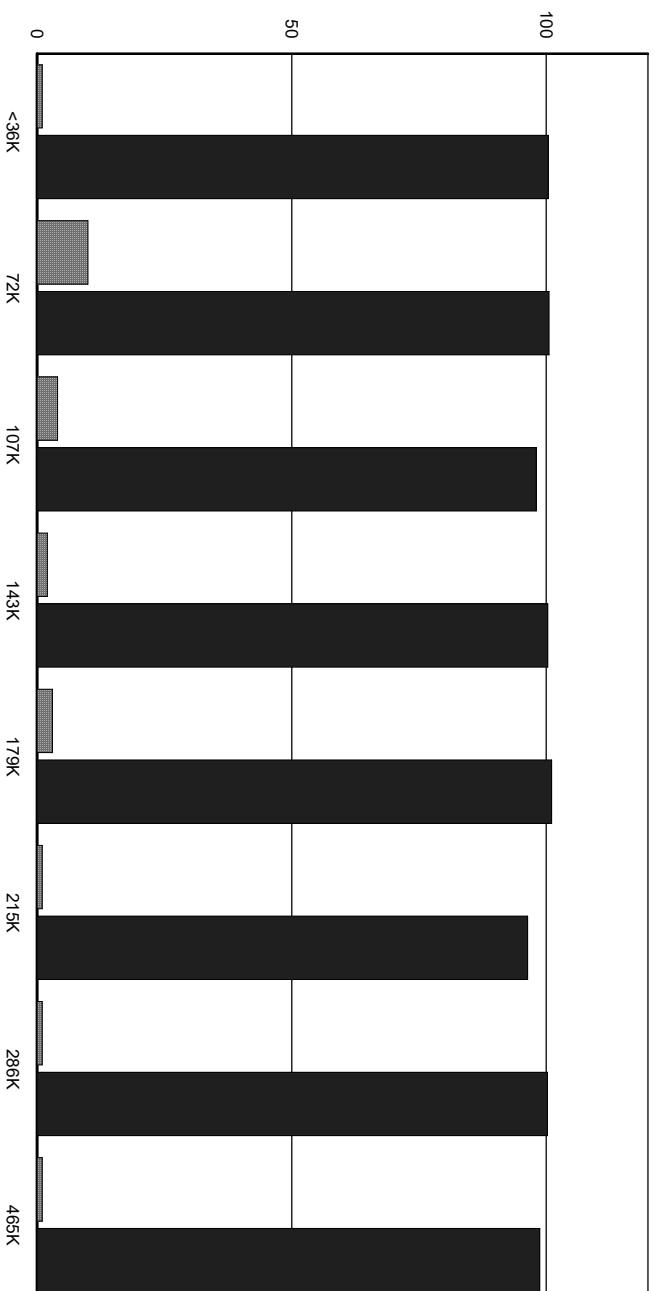
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area	Sale Price	Sale Date		Q	Grantor	
1.005	000411	000059	000000	02	11.00	R1	E			\$ 110,000	07/14/2026	V	Q	PELLETIER, KENNETH & S	\$ 44,900
1.075	000410	000051	000000	02	5.00	R1	D			\$ 65,000	07/23/2026	V	Q	BSB LAND LLC	\$ 35,100
1.020	000409	000016	000000	02	39.00	R1	B			\$ 145,533	09/10/2026	V	Q	LOUNSBURY, NICHOLAS WI	\$ 69,500
	IN CURRENT USE;ADDED AV OKAY TO USE ETC;														
										\$ 148,400					

Alexandria: Distribution of Sale Ratios



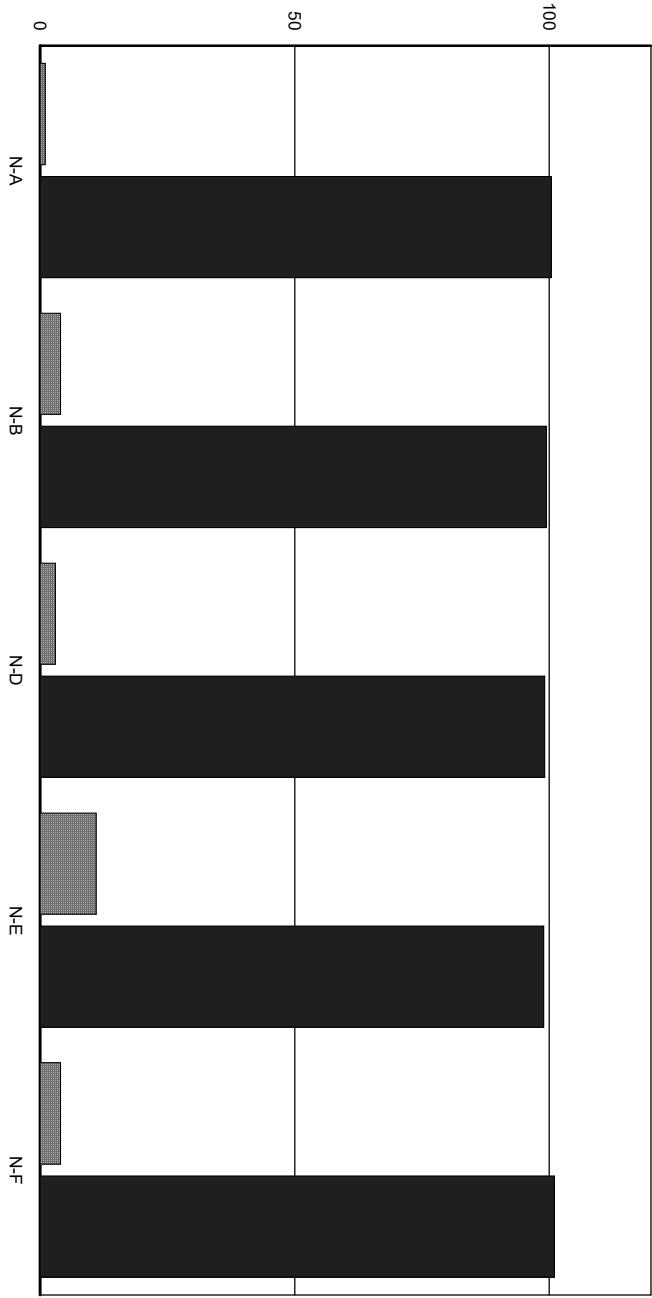
	# of Parcels	Median A/S x 100
0.95	5	97.15
1.00	15	100.17
1.05	1	105.20
1.10	1	107.54
1.15	1	113.91
	23	

Alexandria: Median A/S Ratio by Sale Price



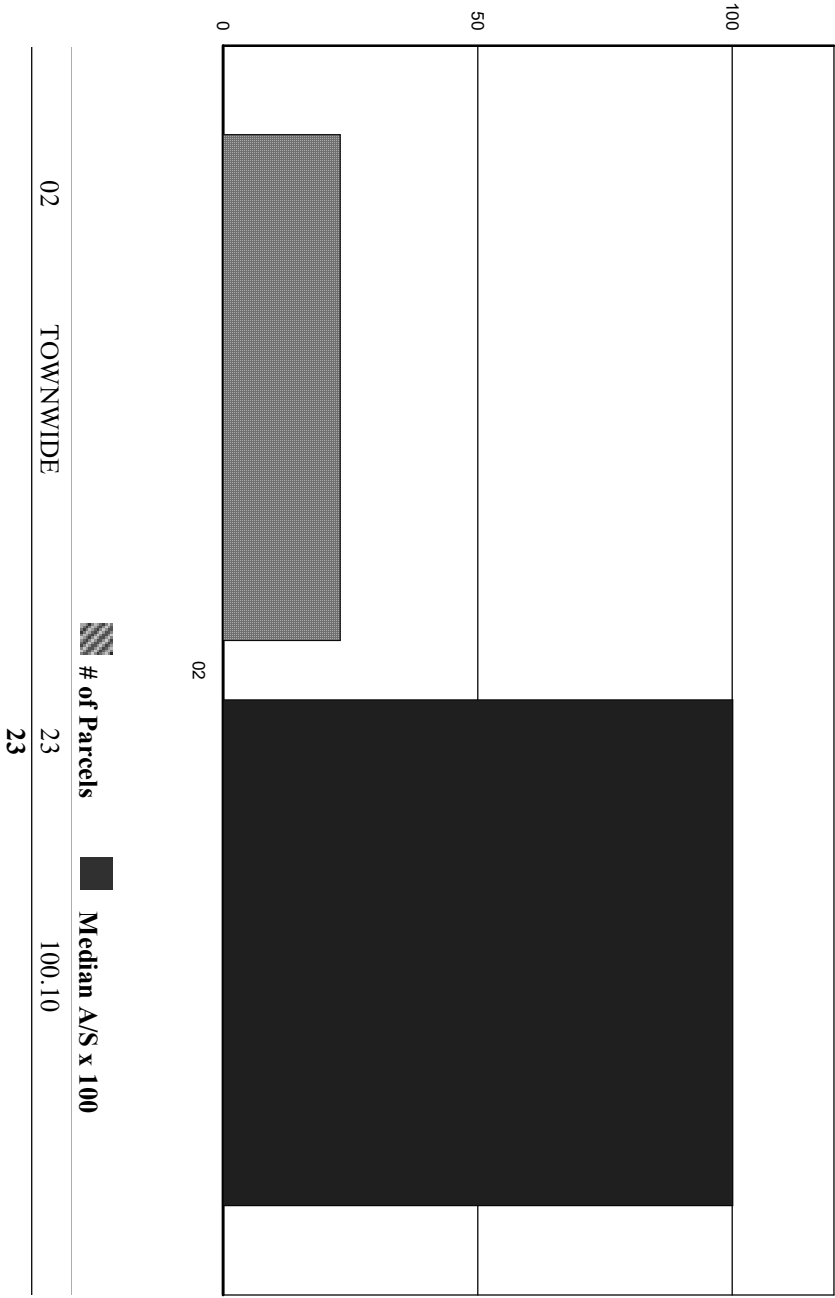
	# of Parcels	Median A/S x 100
<36K	1	100.35
72K	10	100.57
107K	4	98.08
143K	2	100.32
179K	3	101.07
215K	1	96.34
286K	1	100.27
465K	1	98.72
	23	

Alexandria: Median A/S Ratio by Neighborhood

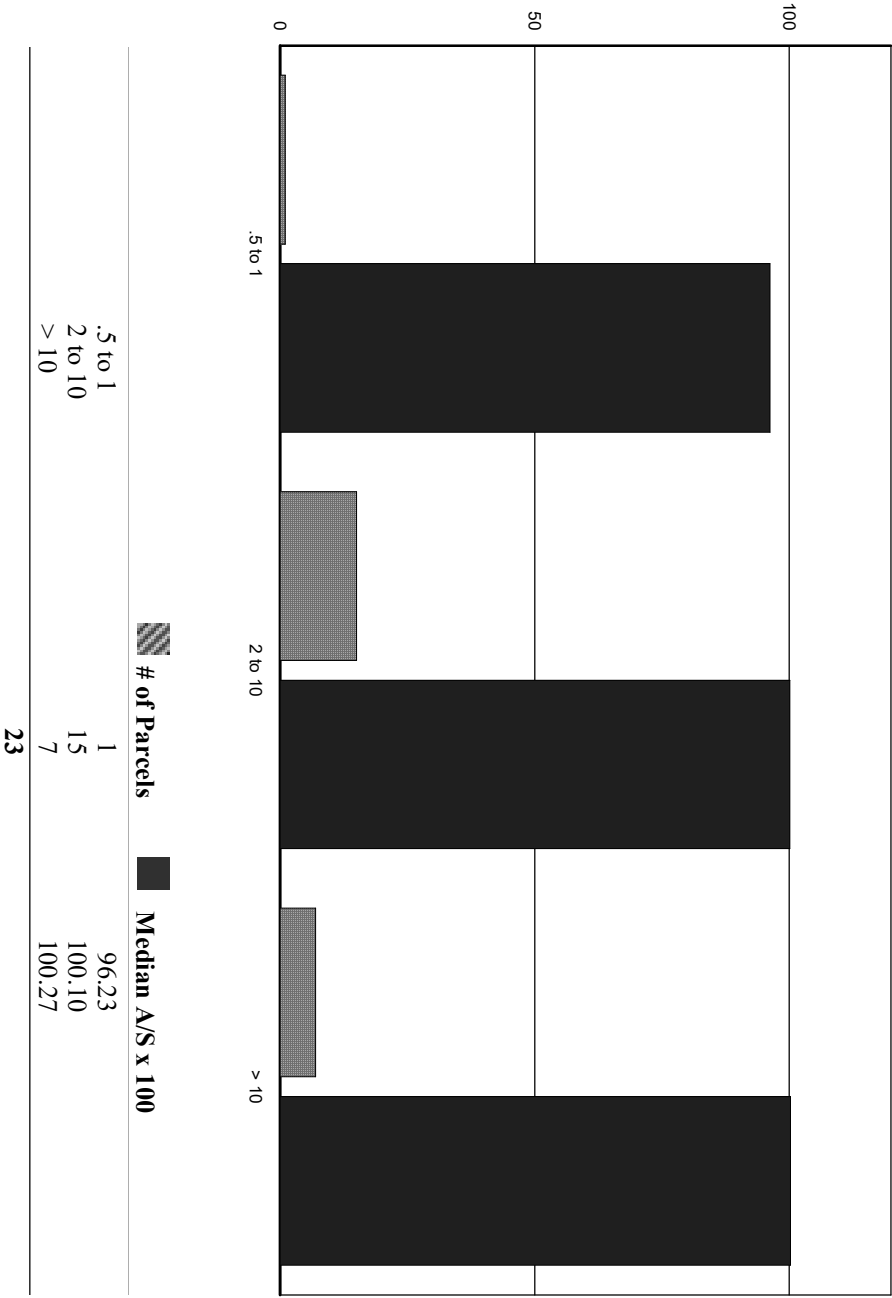


	# of Parcels	Median A/S x 100
N-A	1	100.35
N-B	4	99.45
N-D	3	99.15
N-E	11	98.90
N-F	4	101.02
	23	

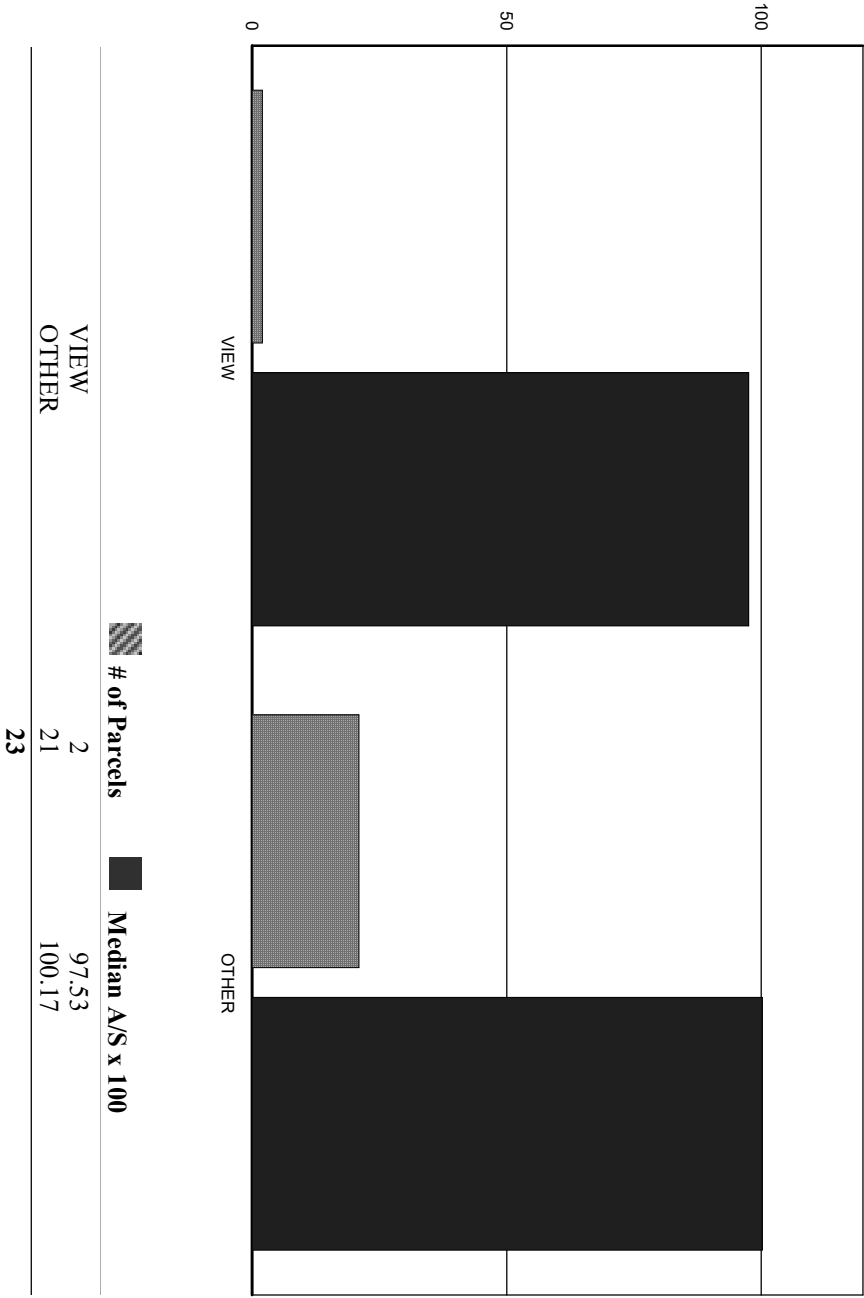
Alexandria:Median A/S Ratio by Zone



Alexandria:Median A/S Ratio by Acreage

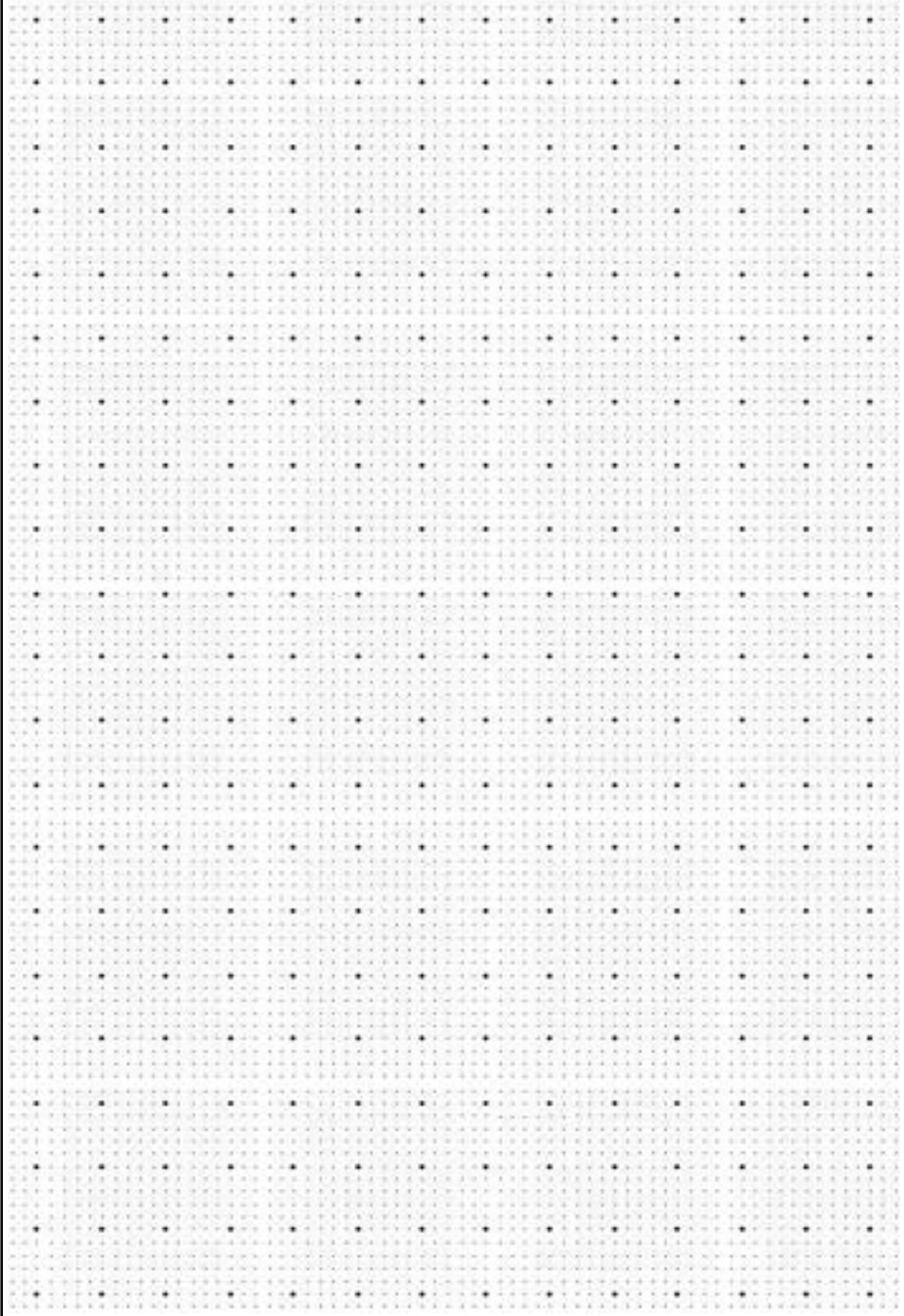


Alexandria:Median A/S Ratio for Views/Waterfront/Other



OWNER INFORMATION				SALES HISTORY				PICTURE	
FERESHETIAN, STEVEN				Date	Book	Page	Type	Price Grantor	
367 WELTON FALLS ROAD				09/30/2024	4893	941	Q V	60,000 PIPER, SANDRA M	
ALEXANDRIA, NH 03222				01/05/2007	3365	0249	U V 90	35,000 MCGRATH, PETER	
				12/26/2006	3362	0164	U I 90	247,000 MCGRATH, PETER & LAURE	
				07/08/2005	3166	0071	U V 18	270,000 LEBEDEW, JOYCE	
				08/04/2003	2863	669	Q V	60,000 BRAHMS, THOMAS/VIRGINI	
LISTING HISTORY				NOTES					
06/10/26	KCVE	V-SALE		SUBDIVISION 7/16/03 3 LOTS; SUBDIVISION 03/31/2006 PLAN#12545 LOT#1.2;					
05/12/26	KCPE			CA2010101620; CORR MEAS; 7/22; EST=GATED & OVERGROWN; 11/24					
07/14/22	TBVE			CAMPER AND SHED REMOVED PRIOR TO SALE;CK 26 FOR MOBILE HOMES					
01/01/22	INSP	MARKED FOR INSPECTION		AND CAMPERS EST # AND SIZES 1 MH, 5 CAMPERS SEE PICT TOWN; 5/26;					
07/24/18	JDVE			ALL EST ONLY, TOWN STATES MH RMVD=CAMPERS ONLY;PER OLD PLAN					
01/03/18	INSP	MARKED FOR INSPECTION		ACTUAL BLDG LOT 300+ FEET IN FROM ROAD					
09/26/13	KCVE								
08/23/11	JBHL								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
CAMPER	288	36 x 8	116	75.00	10	2,506 OLD/LOW VAL			
CAMPER	224	28 x 8	131	75.00	10	2,201 OLD/LOW VAL			
CAMPER	224	28 x 8	131	75.00	10	2,201 OLD/LOW VAL			
CAMPER	224	28 x 8	131	75.00	10	2,201 OLD/LOW VAL			
CAMPER	256	32 x 8	123	75.00	10	2,362 OLD/LOW VAL			
				11,500					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		FERESHETIAN, STEVEN 367 WELTON FALLS ROAD ALEXANDRIA, NH 03222		District		Model:	
				Percentage		Roof:	
						Ext:	
						Int:	
				Floor:		Heat:	
						Bedrooms:	
						Baths:	
						Extra Kitchens:	
						A/C:	
						Quality:	
						Com. Wall:	
						Stories:	
						Base Type:	

						BUILDING SUB AREA DETAILS	
						2026 BASE YEAR BUILDING VALUATION	
						Year Built:	%
						Condition For Age:	%
						Physical:	
						Functional:	
						Economic:	
						Temporary:	
							%

OWNER INFORMATION		SALES HISTORY					PICTURE	
LUBBE, STEVEN WILLEM		Date	Book	Page	Type	Price Grantor		
LUBBE, ZETCKE		06/06/2024	4867	783	Q V	230,000 PLASCICK, ANN L TRUST		
10 HUNTER DRIVE		01/05/2021	4590	974	U V 38	1 PLASCICK, ANN L		
EPPING, NH 03042		10/30/1986	1634	897	Q 1	1 SMITH, BEVERLY		
LISTING HISTORY		NOTES						
06/11/26 KCVE V-SALE		BACKLAND: CURRENT USE BK1376 PG253 UNDER OLD MAP#7 LOT#622.						
05/22/26 KCVL V-SALE		SURVEY PLAN#3768 08/1986; 7/22; NC; 10/25 DEED STATES ROW/EASMENT						
05/08/26 KCPE		CORR LL-1 2AC B N/C ROLL 60 COND NOTE ACC/ROW; NEED TO VISIT ON						
07/14/22 TBVL		REVIEW POTENTIAL PANO VIEWS PER M.L.S;						
01/01/22 INSP		MARKED FOR INSPECTION						
07/24/18 JDVL								
01/03/18 INSP		MARKED FOR INSPECTION						
09/26/13 KCVL								
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
(ET AL.) under owner information means that there are additional owners to the property.								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2024	\$ 0			\$ 0	\$ 8,373			
2025	\$ 0			\$ 0	\$ 8,034			
2026	\$ 0			\$ 0	\$ 14,345			
				Parcel Total:		\$ 14,345		
LAND VALUATION								
Zone: TOWNWIDE		Minimum Acreage: 2.00		Minimum Frontage: 150		Site: UND/WDS		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	
UNMNGD PINE	2,000 ac	130,000	B	70	67	95	90 -- ROLLING	
UNMNGD HARDWD	47,600 ac	x 3,000	X	81			85 -- MODERATE	
UNMNGD OTHER	31,700 ac	x 3,000	X	81			85 -- MODERATE	
UNMNGD PINE	37,200 ac	x 3,000	X	81			85 -- MODERATE	
118,500 ac						257,000		
						14,345		
LAST REVALUATION: 2026								
Site: UNDEVELOPED Road: GRAVEL/DIRT								
Driveway: Tax Value Notes								
344 CTD/ACC/ROW								
4,950								
1,648 PART WET								
7,403								

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		LUBBE, STEVEN WILLEM LUBBE, ZETCKE 10 HUNTER DRIVE EPPING, NH 03042		<table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"></td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								
						BUILDING SUB AREA DETAILS					
2026 BASE YEAR BUILDING VALUATION						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:					

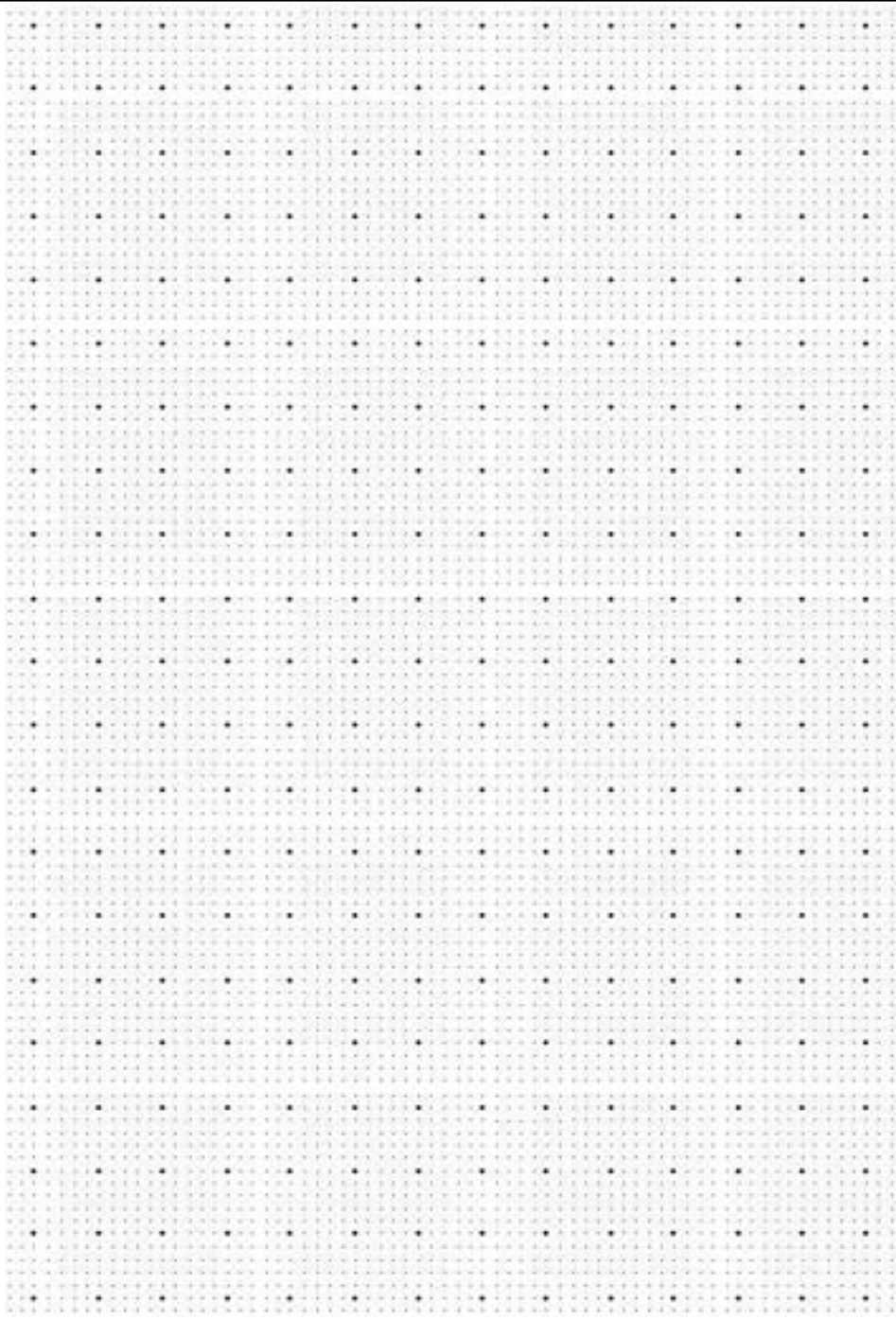
OWNER INFORMATION				SALES HISTORY				PICTURE	
LHEUREUX, DAVID A				Date	Book	Page	Type	Price Grantor	
LHEUREUX, NICOLE M				09/03/2025	4959	953	Q V	25,000 BIG ROCK, LLC	
154 CHURCH HILL ROAD				12/30/2011	3847	0376	Q V	8,000 SMITH, STEVEN F	
ALEXANDRIA, NH 03222				04/28/1988	1735	930	Q V	1 BREWER	
LISTING HISTORY				NOTES					
06/09/26	KCVE	V-SALE		ROW OFF CLARKS TRAIL (CLASS 6 RD); LCOND ON LAND LINE 1= ACC DUE TO BRIDGE OUT;					
09/19/25	WGYL	VAC							
01/01/25	INSP	MARKED FOR INSPECTION							
08/27/18	JDVL								
01/03/18	INSP	MARKED FOR INSPECTION							
07/11/14	KCVL								
08/23/11	MSHC								
08/16/07	CMHC								
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 0				\$ 0 \$ 11,700				
					Parcel Total: \$ 11,700				
2025	\$ 0				\$ 0 \$ 11,700				
					Parcel Total: \$ 11,700				
2026	\$ 0				\$ 0 \$ 26,000				
					Parcel Total: \$ 26,000				
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: UND/WDS	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	A	60	67	95	90	90 -- ROLLING	35
1F RES	4,420 ac	x 3,000	X	100				90 -- ROLLING	100
					26,000				
					26,000				
LAST REVALUATION: 2026									
Site: UNDEVELOPED Road: GRAVEL/DIRT									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		LHEUREUX, DAVID A LHEUREUX, NICOLE M 154 CHURCH HILL ROAD ALEXANDRIA, NH 03222		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
						District	Percentage				
PERMITS											
<table><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td colspan="4"></td></tr></table>		Date	Permit ID	Permit Type	Notes						
Date	Permit ID	Permit Type	Notes								
						BUILDING SUB AREA DETAILS					
2026 BASE YEAR BUILDING VALUATION											
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:											

OWNER INFORMATION				SALES HISTORY				PICTURE					
LHEUREUX, DAVID A LHEUREUX, NICOLE M 154 CHURCH HILL ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor				
				09/10/2026	5044	566	Q V	145,533	LOUNSBURY, NICHOLAS				
				06/17/2024	4872	581	Q V	137,000	RAMSEY, MICHELLE CAMP				
				11/20/2020	4577	271	U V 38		RAMSEY, MICHELLE				
				02/20/2002			Q V	10,000	WEBBER				
				01/21/2000			Q V	12,000	THORESEN				
LISTING HISTORY				NOTES									
06/09/26 KCVL V-SALE				CLASS VI RD									
09/19/25 WGVL VAC													
01/01/25 INSP MARKED FOR INSPECTION													
08/24/18 JDVL													
01/03/18 INSP MARKED FOR INSPECTION													
07/18/14 KCVL													
12/22/00 MF													
EXTRA FEATURES VALUATION													
MUNICIPAL SOFTWARE BY AVITAR													
(ET AL.) under owner information means that there are additional owners to the property.													
PARCEL TOTAL TAXABLE VALUE													
Year	Building	Features	Land										
2024	\$ 0	\$ 0	\$ 1,669										
		Parcel Total:	\$ 1,669										
2025	\$ 0	\$ 0	\$ 1,577										
		Parcel Total:	\$ 1,577										
2026	\$ 0	\$ 0	\$ 2,028										
		Parcel Total:	\$ 2,028										
LAND VALUATION													
LAST REVALUATION: 2026													
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150 Site: UND/WDS Driveaway: UNDEVELOPED Road: GRAVEL/DIRT													
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes	
UNMNGD OTHER	2,000 ac	130,000	B	70	67	95	90	95 -- MILD	80	39,600	100	N	104 CTD/ACC
UNMNGD OTHER	37,000 ac	x 3,000	X	93				90 -- ROLLING	100	92,900	100	N	1,924
UNMNGD OTHER	1,350,000 sf	x 75	B	70				90 -- ROLLING	25	15,900	0	N	0 CTD/CLASS 6
	39,000 ac									148,400			2,028

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		LHEUREUX, DAVID A LHEUREUX, NICOLE M 154 CHURCH HILL ROAD ALEXANDRIA, NH 03222		<table><tr><th>District</th><th>Percentage</th></tr><tr><td> </td><td> </td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								
						BUILDING SUB AREA DETAILS					
2026 BASE YEAR BUILDING VALUATION						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:					

OWNER INFORMATION				SALES HISTORY					PICTURE																								
BARRY, MICHAEL JAY BARRY, NEVYN MIKAL 165 MOUNT DELIGHT ROAD DEERFIELD, NH 03037				Date	Book	Page	Type	Price	Grantor																								
				08/12/2025	4954	948	Q V	55,000	BROGAN, SEAN MATTHEW																								
				01/17/2024	4847	580	Q V	47,250	DEWOLF, MARY-JOANNA																								
LISTING HISTORY				NOTES																													
06/10/26	KCVE	V-SALE	CLASS VI RD; GATED/NT; 8X28 EST CAMPER ON LOT; UNDEVELOPED/WOODS AT SALE;POTENTIAL VIEWS																														
09/29/25	WGVE	VAC																															
01/01/25	INSP	MARKED FOR INSPECTION																															
08/27/18	JDVL																																
01/03/18	INSP	MARKED FOR INSPECTION																															
07/18/14	KCVL																																
12/22/00	MF																																
EXTRA FEATURES VALUATION																																	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property. MUNICIPAL SOFTWARE BY AVITAR PARCEL TOTAL TAXABLE VALUE <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2024</td><td>\$ 0</td><td>\$ 0</td><td>\$ 251</td></tr><tr><td>2025</td><td>\$ 0</td><td>\$ 1,400</td><td>\$ 239</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 1,639</td><td></td></tr><tr><td>2026</td><td>\$ 0</td><td>\$ 7,600</td><td>\$ 57,963</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 65,563</td><td></td></tr></table>		Year	Building	Features	Land	2024	\$ 0	\$ 0	\$ 251	2025	\$ 0	\$ 1,400	\$ 239			Parcel Total: \$ 1,639		2026	\$ 0	\$ 7,600	\$ 57,963			Parcel Total: \$ 65,563	
Year	Building	Features	Land																														
2024	\$ 0	\$ 0	\$ 251																														
2025	\$ 0	\$ 1,400	\$ 239																														
		Parcel Total: \$ 1,639																															
2026	\$ 0	\$ 7,600	\$ 57,963																														
		Parcel Total: \$ 65,563																															
CARPORT WOOD	672	24 x 28	84	15.00	25	2,117	EST/UC																										
CAMPER	224	28 x 8	131	75.00	25	5,502	EST																										
						7,600																											
LAND VALUATION																																	
LAST REVALUATION: 2026																																	
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150		Site: UND/CLR																										
Land Type				Units	Base Rate	NC	Adj	Site	Road																								
								DWay	Topography																								
								Cond	Ad Valorem																								
								SPI	R																								
								Tax Value	Notes																								
1F RES				2,000 ac	130,000	B	70	72	95	90	95 -- MILD	80	42,600	0	N	42,600	CTD/ACC																
1F RES				5,000 ac	x 3,000	X	100				90 -- ROLLING	100	13,500	0	N	13,500																	
WETLANDS				3,000 ac	x 3,000	X	100				95 -- MILD	10	900	50	N	63																	
1F RES				150,000 ft	x 75	B	70				90 -- ROLLING	25	1,800	0	N	1,800	CTD/CLASS 6																
				10,000 ac																													

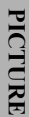
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		BARRY, MICHAEL JAY BARRY, NEVYN MIKAL 165 MOUNT DELIGHT ROAD DEERFIELD, NH 03037		<table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"></td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								
						BUILDING SUB AREA DETAILS					
2026 BASE YEAR BUILDING VALUATION						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:					

OWNER INFORMATION			SALES HISTORY				PICTURE	
EMANOUIL, ANTHONY A TRUSTEE CASEY-EMANOUIL, SANDRA D TRUSTEE THE A & S EMANOUIL FAMILY 2026 REVOC TR 37 BONNEAU ROAD CLAREMONT, NH 03743			Date	Book	Page	Type	Price	Grantor
			03/10/2026	5000	909	U V 38		1 CASEY, SANDRA D &
			03/28/2025	4925	698	Q V		68,000 SOROKA, TERRI
			08/01/2023	4816	777	Q V		52,000 FREDERICK, NANCY
			08/01/2023	4816	733	U V 38		1 FREDERICK, NANCY ET AL
			09/11/2019	4464	417	U V 27		HINKSMON, EUGENE P. SR
LISTING HISTORY			NOTES					
06/09/26	KCVL	V-SALE	1/14 VACANT, WOODS, BETWEEN #977 & #1009;LOTS OF RESTRICTIONS/SEE DEED I.E. NO MH OR TRAILER SHALL REMAIN ON PROPERTY FOR USE AS A RESIDENCE;					
10/07/25	WGVL	VAC						
01/01/25	INSP	MARKED FOR INSPECTION						
08/03/18	JDVL							
01/03/18	INSP	MARKED FOR INSPECTION						
01/31/14	NFVL							
04/18/07	DLPL							
12/22/00	MF							
EXTRA FEATURES VALUATION								
Feature Type	Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes	
MUNICIPAL SOFTWARE BY AVITAR								
(ET AL.) under owner information means that there are additional owners to the property.								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2024	\$ 0		\$ 0 \$ 34,900 Parcel Total: \$ 34,900					
2025	\$ 0		\$ 0 \$ 34,900 Parcel Total: \$ 34,900					
2026	\$ 0		\$ 0 \$ 71,800 Parcel Total: \$ 71,800					
LAND VALUATION								
Zone: TOWNWIDE			Minimum Acreage: 2.00		Minimum Frontage: 150		Site: UNDEVELOPED Road: GRAVEL/DIRT	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography
1F RES	2,000 ac	130,000	E	100	67	95	90	-- ROLLING
1F RES	3,000 ac	x 3,000	X	100			90	-- ROLLING
			5,000 ac		71,800			
LAST REVALUATION: 2026								
					Site: UNDEVELOPED Road: GRAVEL/DIRT			
					Driveaway: UNDEVELOPED			
					Tax Value Notes			
					SHDW/CNOTES			

PICTURE	OWNER		TAXABLE DISTRICTS		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:
	EMANOUIL, ANTHONY A TRUSTEE CASEY-EMANOUIL, SANDRA D TRUSTEE THE A & S EMANOUIL FAMILY 2026 REVO 37 BONNEAU ROAD CLAREMONT, NH 03743		District Percentage		
	PERMITS				
	Date	Permit ID	Permit Type	Notes	
					BUILDING SUB AREA DETAILS
					2026 BASE YEAR BUILDING VALUATION
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		VAZQUEZ-VANASSE, DOMINIQUE ALCALA, ANGEL PEDRO VASQUEZ 1695 WASHBURN ROAD ALEXANDRIA, NH 03222		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: A/C: Extra Kitchens: Fixtures: Quality: Fireplaces: Com. Wall: Generators: Stories: Base Type:	
						District	Percentage				
						PERMITS					
Date	Permit ID	Permit Type	Notes								
06/28/21		DRIVEWAY									
BUILDING SUB AREA DETAILS											
2026 BASE YEAR BUILDING VALUATION											
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:											

OWNER INFORMATION				SALES HISTORY				PICTURE			
ANDERSON, DOUGLAS RICHARD				Date	Book	Page	Type	Price Grantor			
42 STARK LANE				08/08/2024	4883	560	Q V	165,000 MARKIS, RICHARD A,			
LITCHFIELD, NH 03052				03/08/2024	4854	781	U V 38	1 MARKIS, JACLYN & KAYLIE			
				04/20/2023	4795	90	U V 21	220,000 QUOTE MY PROPERTY LLC			
				06/17/2022	4736	861	U V 21	1 GARDEN FAMILY 2007			
LISTING HISTORY				NOTES							
06/10/26	KCVE	V-SALE		1/14 VACANT, WOODS; 6/25 DW ROW/LONG ACC .3 MILE; ADD SHED							
05/22/26	KCVE	V-SALE		EST=WET, SOME CLEARING CK FOR POSS LUCT AND CHANGES, ACC THRU							
05/12/26	KCPE			1674 ADDRESS; NO ACCESS OFF RD; 5/26; EST=ROAD BLOCKED W/LOADS							
10/07/25	WCVL	VAC		OF GRAVEL;POTENTIAL VIEWS WITH CLEARING							
06/19/25	KCVL										
01/01/25	INSP	MARKED FOR INSPECTION									
04/09/24	KOPX										
08/03/18	JDVL										
EXTRA FEATURES VALUATION											
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes					
SHED-WOOD	160	16 x 10	160	17.00	80	3,482 EST					
3,500											
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2024	\$ 0			\$ 29,599							
2025	\$ 0			\$ 30,262							
2026	\$ 0			\$ 102,704							
Parcel Total: \$ 106,204											
LAND VALUATION											
Zone: TOWNWIDE				Minimum Acreage: 2.00				Minimum Frontage: 150			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography				
1F RES	0.800 ac	122,200	E	100	72	95	95 -- MILD				
UNMNGD OTHER	32.500 ac	x 3,000	X	94			90 -- ROLLING				
VIEW		HILLS, AVERAGE, TOP 50, CLOSE/NEAR					100				
33.300 ac											
184,000											
102,704											
LAST REVALUATION: 2026											
Site: UND/CLR											
Driveway: GRAVEL/DIRT											
Road: GRAVEL/DIRT											



ANDERSON, DOUGLAS RICHARD

42 STARK LANE

LITCHFIELD, NH 03052

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

Model:

Roof:

Ext:

Int:

Floor:

Heat:

bedrooms:

A/C:

Quality:

m. Wall:

Stories:

Fixtures:

Fireplaces:

generators:

Base Type:

BUILDING SUB AREA DETAILS

2026 BASE YEAR BUILDING VALUATION

Year Built:

Condition For Age:

Physical:

Functional:

Economic:

Temporary:

%

%

OWNER INFORMATION		SALES HISTORY				PICTURE	
KAEMPFER, JACOB A		Date	Book	Page	Type	Price	Grantor
594 HUNDRED ACRE WOOD RD		07/23/2026	5032	188	Q V	65,000	BSB LAND LLC
		04/10/2026	5007	964	U V 25	35,000	BROWNELL, LEON ARTHUR
		09/03/2010	3727	0990	U V 21	16,133	BROWNELL REVOCABLE
BRISTOL, NH 03222		12/06/2007	3473	0987	U V 40		NATASKET
LISTING HISTORY		NOTES					
10/03/25 WGVL VAC		VACANT/WOODED					
01/01/25 INSP MARKED FOR INSPECTION							
08/02/18 JDVL							
01/03/18 INSP MARKED FOR INSPECTION							
07/18/14 KCVL							
12/29/00 MF							
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
MUNICIPAL SOFTWARE BY AVITAR							
(ET AL.) under owner information means that there are additional owners to the property.							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2024	\$ 0	\$ 0	\$ 35,100				
		Parcel Total:	\$ 35,100				
2025	\$ 0	\$ 0	\$ 35,100				
		Parcel Total:	\$ 35,100				
2026	\$ 0	\$ 0	\$ 69,900				
		Parcel Total:	\$ 69,900				
LAND VALUATION							
Zone: TOWNWIDE		Minimum Acreage: 2.00	Minimum Frontage: 150	Site: UND/WDS			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography
IF RES	2,000 ac	130,000	D 90	67	95	90	90 -- ROLLING
IF RES	3,000 ac	x 3,000	X 100				90 -- ROLLING
IF RES	150,000 ft	x 75	D 90				90 -- ROLLING
5,000 ac						69,900	69,900
LAST REVALUATION: 2026							
Site: UNDEVELOPED Road: GRAVEL/DIRT							
Driveway: WET/STREAM/CTD							
Road: GRAVEL/DIRT							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		KAEMPFER, JACOB A 594 HUNDRED ACRE WOOD RD BRISTOL, NH 03222		District Percentage		Model:	
						Roof:	
		PERMITS		Baths:		Fixtures:	
Date Permit ID Permit Type Notes				Bedrooms:		A/C:	
				Heat:		Extra Kitchens:	
				Floor:		Quality:	
				Heat:		Com. Wall:	
				Bedrooms:		Stories:	
						Base Type:	
						BUILDING SUB AREA DETAILS	
						2026 BASE YEAR BUILDING VALUATION	
						Year Built:	
						Condition For Age:	
						Physical:	
						Functional:	
						Economic:	
						Temporary:	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		BALDWIN, JEREMY 4 ROBIN STREET PLAINVILLE, MA 02762				Model:			
						Roof:			
		PERMITS		District		Percentage		Ext:	
Date		Permit ID		Permit Type		Notes		Int:	
								Floor:	
								Heat:	
								Bedrooms:	
								Baths:	
								Extra Kitchens:	
								A/C:	
								Quality:	
								Com. Wall:	
								Stories:	
								Base Type:	
BUILDING SUB AREA DETAILS									
2026 BASE YEAR BUILDING VALUATION									
Year Built:									
Condition For Age:									
Physical:									
Functional:									
Economic:									
Temporary:									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		FISCHER, PETER A TRUSTEE HAYNES, JENNIFER L TRUSTEE THE FISCHER FAMILY 2006 TRUST 463 MOUNT CARDIGAN ROAD ALEXANDRIA, NH 03222		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								
						BUILDING SUB AREA DETAILS					
2026 BASE YEAR BUILDING VALUATION						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		JONES, DANIELLE R TRUSTEE JONES, DEREK W TRUSTEE JONES 2020 FUNDING TRUST 125 WESTFORD STREET CHELMSFORD, MA 01824		<table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"></td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
						District	Percentage				
PERMITS		Date		Permit ID		Permit Type		Notes			
BUILDING SUB AREA DETAILS											
2026 BASE YEAR BUILDING VALUATION											
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:											

OWNER INFORMATION				SALES HISTORY				PICTURE		
BROWN, PETER A TRUSTEE PETER A BROWN 2025 TRUST PO BOX 132 BRISTOL, NH 03222				Date	Book	Page	Type	Price	Grantor	
				12/04/2025 4982 709 Q V				80,000 AUSTIN, RONALD R		
LISTING HISTORY				NOTES						
05/04/26 KCVL V-SALE 03/20/25 KCSL PL#17103 03/13/25 KCPL				NEW LOT FOR 2025;3/25; CLEARED, ROUGH DW & FOOTINGS; 5/26; SPK TO PERSON THERE, NO INFO OWNER NAH, CK 27 FOR POSS BMF & AC;						
EXTRA FEATURES VALUATION										
Feature Type				Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
MUNICIPAL SOFTWARE BY AVITAR										
(ET AL.) under owner information means that there are additional owners to the property.										
PARCEL TOTAL TAXABLE VALUE										
Year	Building		Features		Land					
2025	\$ 0		\$ 0		\$ 46,700		Parcel Total: \$ 46,700			
2026	\$ 419,700		\$ 0		\$ 115,800		Parcel Total: \$ 535,500			
LAND VALUATION										
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150				Site: AVERAGE	
Land Type				Units	Base Rate	NC	Adj	Site	Road	DW
1F RES				2,000 ac	130,000	E	100	100	95	100
1F RES				1,706 ac	x 3,000	X	100	90 --	ROLLING	90 --
				3,706 ac				100	ROLLING	100
									111,200	0 N
									4,600	0 N
									115,800	115,800
LAST REVALUATION: 2026										
Site: AVERAGE Driveway: PAVED Road: GRAVEL/DIRT										

OWNER INFORMATION				SALES HISTORY				PICTURE	
SHARP, RYAN 215 GORDON HILL ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				05/06/2024	4864	65	Q V	45,000	GREBE, DENNIS S
				07/15/2011	3806	220	U V 38	21,000	TIRABASSI, KEITH P
				02/17/2000			Q V	14,933	POWERS
LISTING HISTORY				NOTES					
06/09/26	KCVL	V-SALE		LOT 3, PLAN# 6636; CAMPER REMOVED; 7/15 ROW ACC MOSTLY LEVEL & ROLLING LOT; TENT ON SITE; 6/26; GROWN IN/NEED TO DEV ROW					
10/02/25	WGVL	VAC		ACC+DW; CK 27 FOR WORK; ACC=ADJ CTD FOR ROW ONCE DEVELOPED;					
01/01/25	INSP	MARKED FOR INSPECTION							
06/15/20	JDVL								
01/01/20	INSP	MARKED FOR INSPECTION							
07/17/15	JDVL								
06/01/15	INSP	MARKED FOR INSPECTION							
02/15/01	MF								
EXTRA FEATURES VALUATION									
Feature Type	Units			Length x Width	Size Adj	Rate	Cond	Market Value Notes	
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 0		\$ 0		\$ 31,800		Parcel Total: \$ 31,800		
2025	\$ 0		\$ 0		\$ 31,800		Parcel Total: \$ 31,800		
2026	\$ 0		\$ 0		\$ 53,000		Parcel Total: \$ 53,000		
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: UND/WDS	
Land Type				Units	Base Rate	NC	Adj	Site	Road
1F RES				2.000 ac	130,000	F	110	67	95
1F RES				2.090 ac	x 3,000	X	100		90
									90 -- ROLLING
									25
									51,600
									1,400
									0
									N
									51,600
									ROW/ACC/CTD
									1,400
									WET
									53,000
									4.090 ac
LAST REVALUATION: 2026									
Road: GRAVEL/DIRT									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		SHARP, RYAN 215 GORDON HILL ROAD ALEXANDRIA, NH 03222				Model:			
						Roof:			
		PERMITS		District		Percentage		Ext:	
Date		Permit ID		Permit Type		Notes		Int:	
								Floor:	
								Heat:	
								Bedrooms:	
								Baths:	
								Extra Kitchens:	
								A/C:	
								Quality:	
								Com. Wall:	
								Stories:	
								Base Type:	
BUILDING SUB AREA DETAILS									
2026 BASE YEAR BUILDING VALUATION									
Year Built:						%			
Condition For Age:						%			
Physical:									
Functional:									
Economic:									
Temporary:									

OWNER INFORMATION				SALES HISTORY				PICTURE						
KILL, LAWRENCE PO BOX 298 HEBRON, NH 03241				Date	Book	Page	Type	Price Grantor						
				09/01/2026	5042	805	U I 38	1 KILL, LAWRENCE						
				02/03/2025	4917	381	Q V	52,000 TRAVERS, JR MICHAEL &						
				08/22/2017	4306	0289	Q V	22,000 BUSI, LOUIS R						
				09/30/1989	1826	825	Q 1	1 PATTEN CORPORATION						
LISTING HISTORY				NOTES										
06/09/26	KCVL	V-SALE/LAND		PLAN 8055 LOT#465.06; 8/15 VAC WOODED, SLOPES DOWN FR RD; 6/16;										
04/30/26	KCPL			4-SALE AP=\$22,000; 4/26; UC=ROUGH ELEC/PLUMB/INSUL, OPEN STUD; CK										
09/25/25	WGVE			27 UC, DEK MEAS, SITE, ETC; HAS BRIDGE IN DW FOR ACC;										
01/01/25	INSP	MARKED FOR INSPECTION												
06/11/20	JDVL													
01/01/20	INSP	MARKED FOR INSPECTION												
08/20/15	JDVL													
06/01/15	INSP	MARKED FOR INSPECTION												
EXTRA FEATURES VALUATION														
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes							
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2024	\$ 0		\$ 0	\$ 29,800	Parcel Total: \$ 29,800									
2025	\$ 0		\$ 0	\$ 29,800	Parcel Total: \$ 29,800									
2026	\$ 106,900		\$ 0	\$ 81,400	Parcel Total: \$ 188,300									
LAST REVALUATION: 2026														
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150 Site: NATURAL Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2,000 ac		130,000	D	90	90	95	95	90 -- ROLLING	95	81,300	0	N	81,300 WET/BRIDGE/ACC
1F RES	0.040 ac		x 3,000	X	100				90 -- ROLLING	100	100	0	N	100
	2.040 ac										81,400			81,400

PICTURE



OWNER

KILL, LAWRENCE
PO BOX 298
HEBRON, NH 03241

TAXABLE DISTRICTS

District

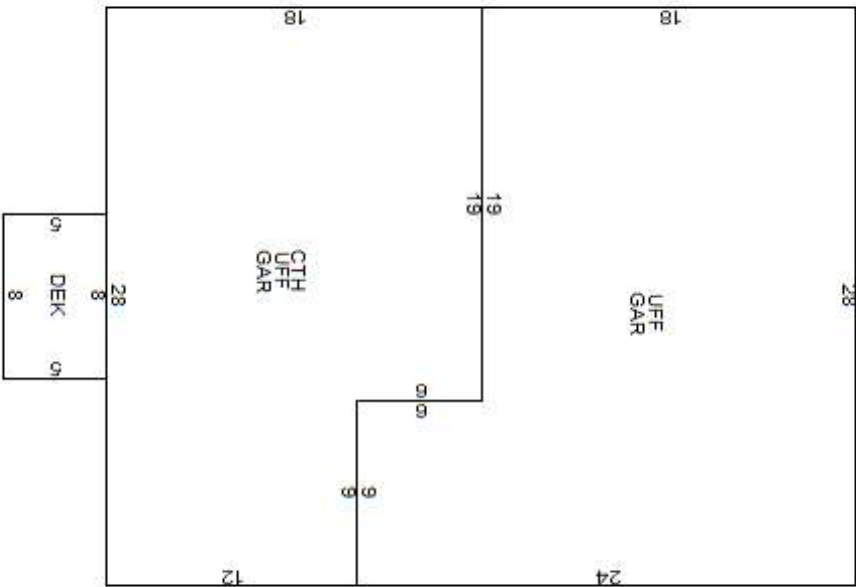
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
10/01/25	NEW SEPTIC		ECA2025100108 5 BDR TOTL
09/02/25	NEW BUILDING		36X28 GARAGE WITH LIVIN

BUILDING DETAILS

Model: 2.00 STORY GAR/APT
Roof: GABLE OR HIP/ASPHALT
Ext: PREFAB WD PNL
Int: DRYWALL
Floor: LAMINATE/VINYL
Heat: GAS/FA DUCTED
Bedrooms: 1 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0633 Base Rate: RSA 175.00
Bldg. Rate: 0.9187
Sq. Foot Cost: \$ 160.77



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	450	0.10	45
DEK	DECK/ENTRANCE	40	0.10	4
UFF	UPPER FLR FIN	1008	1.00	1008
GAR	GARAGE ATTCHD	1008	0.45	454
GLA:	1,008	2,506		1,511

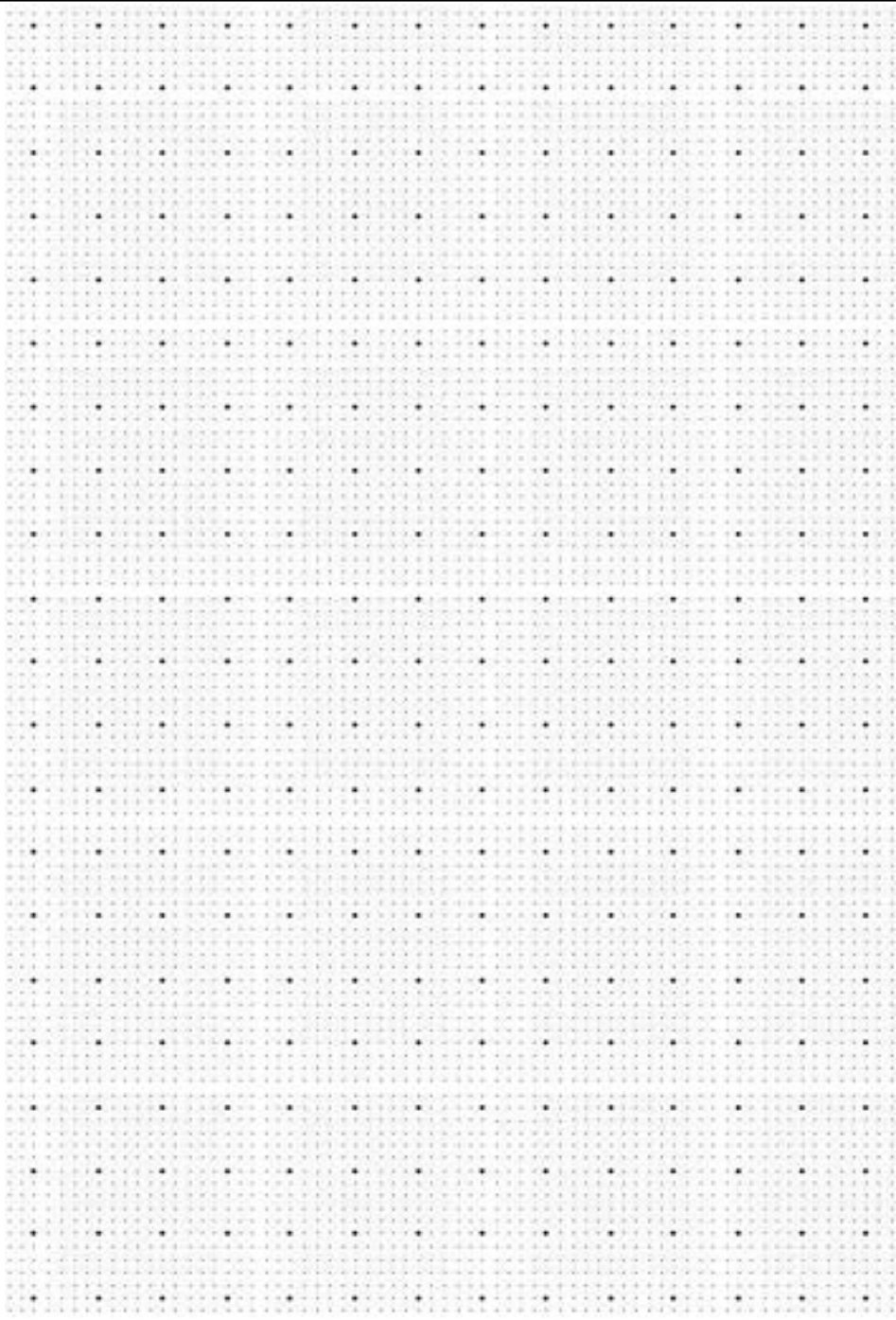
2026 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 242,923
Year Built:	2025
Condition For Age:	AVERAGE
Physical:	1 %
Functional:	LOD
Economic:	10 %
Temporary:	UC
Total Depreciation:	45 %
	56 %
Building Value:	\$ 106,900

OWNER INFORMATION				SALES HISTORY					PICTURE		
STROSHINE, ALEXANDER 27 SALISBURY ROAD KEENE, NH 03431				Date	Book	Page	Type	Price	Grantor		
				06/03/2024	4870	72	Q V	41,000	ATKINSON, DAVID C &		
				11/04/2019	4478	426	Q V	17,000	CAPASSO, SHARON		
				10/01/1989	1829	163	Q 1	1	PATTEN CORPORATION		
LISTING HISTORY				NOTES							
06/09/26	KCVL	V-SALE/LAND		PLAN 8055 LOT#465.07;; 8/15 VAC, WOODED, SLOPES DOWN FR RD; POSS SOME WET PER MLS/CTD; 9/25; POSTED/NOH; PU XFOB; 4/26; CORR YURT, POWER TO SITE; CK 27;							
04/30/26	KCPM										
09/25/25	WGVF										
01/01/25	INSP	MARKED FOR INSPECTION									
01/08/21	KCVL	V-SALE									
06/11/20	JDVL										
01/01/20	INSP	MARKED FOR INSPECTION									
08/20/15	JDVL										
EXTRA FEATURES VALUATION											
Feature Type	Units		Length x Width	Size Adj	Rate	Cond	Market Value		Notes		
YURT	520		26 x 20	91	42.00	100	19,874		26'		
							19,900				
MUNICIPAL SOFTWARE BY AVITAR											
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building		Features		Land						
2024	\$ 0		\$ 0		\$ 19,800						
					Parcel Total: \$ 19,800						
2025	\$ 0		\$ 0		\$ 19,800						
					Parcel Total: \$ 19,800						
2026	\$ 0		\$ 19,900		\$ 51,400						
					Parcel Total: \$ 71,300						
LAND VALUATION											
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: UND/CLR			
Land Type				Units	Base Rate	NC Adj	Site	Road	DWay	Topography	
1F RES	2.000 ac		130,000	D	90	72	95	95	90 --	ROLLING	
1F RES	0.030 ac		x 3,000	X	100				85 --	MODERATE	
				2.030 ac				51,400			
LAST REVALUATION: 2026											
Site: UND/CLR Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT											
				Ad Valorem		SPI	R	Tax Value Notes			
				51,300		0	N	51,300 WET/CTD/LEDGE			
				100		0	N	100			
				51,400							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		STROSHINE, ALEXANDER 27 SALISBURY ROAD KEENE, NH 03431				Model:	
						Roof:	
						Ext:	
				Int:			
				Floor:			
				Heat:			
				Bedrooms:			
				Baths:			
				Extra Kitchens:			
				A/C:			
				Quality:			
				Com. Wall:			
				Stories:			
		Base Type:					
BUILDING SUB AREA DETAILS							
2026 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		ADAMS, ROBERT C TRUSTEE ADAMS, SUSAN W TRUSTEE THE ADAMS FAMILY REVOCABLE TRUST 2 21 MASSACHUSETTS AVENUE MEREDITH, NH 03253		<table><tr><th>District</th><th>Percentage</th></tr><tr><td> </td><td> </td></tr></table>		District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: A/C: Quality: Com. Wall: Stories: Baths: Extra Kitchens: Fixtures: Fireplaces: Generators: Base Type:	
						District	Percentage				
PERMITS											
Date	Permit ID	Permit Type	Notes								
						BUILDING SUB AREA DETAILS					
2026 BASE YEAR BUILDING VALUATION		Year Built: Condition For Age: Physical: Functional: Economic: Temporary:									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		CAVANAGH,STEPHANIE CAVANAGH, SEAN 63 OLD STONE CHURCH ROAD LITTLE COMPTON, RI 02837		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
PERMITS							
Date	Permit ID	Permit Type	Notes				
04/14/26		DRIVEWAY	NEW DRIVEWAY-90 BERRY				
				BUILDING SUB AREA DETAILS			
				2026 BASE YEAR BUILDING VALUATION			
Year Built:				Condition For Age:			
Physical:				Functional:			
Economic:				Temporary:			

OWNER INFORMATION				SALES HISTORY				PICTURE	
ADAMS, ROBERT C TRUSTEE ADAMS, SUSAN W TRUSTEE THE ADAMS FAMILY REVOCABLE TRUST 2012 21 MASSACHUSETTS AVENUE MEREDITH, NH 03253				Date	Book	Page	Type	Price	Grantor
				04/24/2026	5010	977	Q V	59,500	WALKER FAMILY 2003
				03/31/2003	2796	756	U V 81		WALKER, CHESTER JR
LISTING HISTORY				NOTES					
05/26/26 KCVL V-SALE				7/20; VAC; NC; 7/24; NC; CU CONTIG (AT A POINT) WITH 418-178; COND=LOW LYING AND FLOOD PLAIN ZONE;CTD/UNCERTAIN IF BUILDABLE ETC					
07/15/24 KOVL									
01/01/24 INSP MARKED FOR INSPECTION									
07/30/20 DMVL									
01/01/20 INSP MARKED FOR INSPECTION									
07/09/14 KCVL									
06/28/07 CMUL									
03/29/01 MF									
EXTRA FEATURES VALUATION									
Feature Type				Units		Length x Width		Size Adj Rate Cond Market Value Notes	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		YATES, JAMES 10 WILD CHERRY DRIVE LITTLE COMPTON, RI 02837				Model:			
						Roof:			
		PERMITS		District		Percentage		Ext:	
Date		Permit ID		Permit Type		Notes		Int:	
								Floor:	
								Heat:	
								Bedrooms:	
								Baths:	
								Extra Kitchens:	
								A/C:	
								Quality:	
								Com. Wall:	
								Stories:	
								Base Type:	
BUILDING SUB AREA DETAILS									
2026 BASE YEAR BUILDING VALUATION									
Year Built:									
Condition For Age:									
Physical:									
Functional:									
Economic:									
Temporary:									

Sales Analysis Results
Alexandria -- 09/22/2026

Sales Analysis Statistics			
Number of Sales:	57	Mean Sales Ratio:	0.9923
Minimum Sales Ratio:	0.8349	Median Sales Ratio:	0.9998
Maximum Sales Ratio:	1.1743	Standard Deviation:	0.0621
Aggregate Sales Ratio:	0.9881	Coefficient of Dispersion:	4.3373
		Price Related Differential:	1.0043
Sales Analysis Criteria			
Sold: 04/01/2024 - 09/17/2026	Sale Ratios: 0.000 - 999.999		
Building Value: 0 - 999999999	Bldg Eff. Area: 0 - 999999999		
Land Value: 0 - 999999999	Land Use: ALL		
Current Use CR: 0 - 999999999	Acres: 0 - 999999999		
Year Built: 1600 - 2026	Trend: 0.52% Prior to 04/01/2026		
Story Height: ALL	Neighborhood: ALL		
Base Rate: ALL	Zone: ALL		
Qualified: YES	Unqualified: NO		
Improved: YES	Vacant: NO		
View: All	Waterfront: All		
Include Comm./Ind./Util.: YES	Water Body: ANY		
Filter By Current: NO			

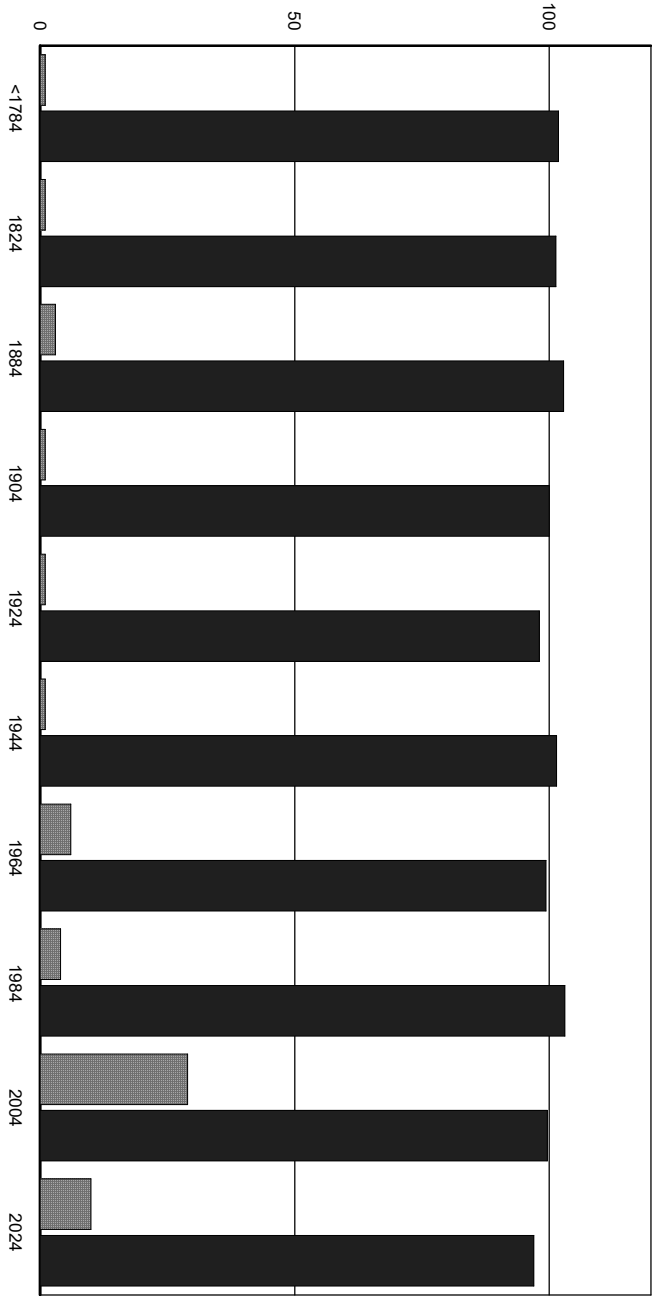
Alexandria Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	
1.073	000411	000075	000000	02	8.50	R1	F	RSA	C	\$ 421,800	\$ 452,500	I	Q	ST GELAIS, GREGORY D	\$ 291,600
								2,370			04/01/2024				
0.963	000201	000060	000000	02		R1	G	RCT	D	\$ 742,368	\$ 714,800	I	Q	CRAN FAMILY REVOCABLE	\$ 387,500
								1,735			04/02/2024				
0.907	000406	000125	000000	02		R1	E	RCT	D	\$ 404,928	\$ 367,300	I	Q	21 VILLAGE WEST 14 LLC	\$ 214,000
								1,576			04/03/2024				
0.990	000406	000071	000002	02	2.30	R1	D	RSA	B	\$ 487,038	\$ 482,300	I	Q	COMEALU, DIANA L	\$ 284,800
								1,745			04/12/2024				
1.029	000406	000032	000000	02	1.20	R1	E	RSA	B	\$ 539,904	\$ 555,700	I	Q	FRIOLET, BRIAN J & JAN	\$ 286,800
	SOLD WITH 406-3, ADDED TO SUM OK TO USE; GENERATOR A										2,462				
											04/30/2024				
1.018	000418	000172	000000	02	2.25	R1	E	RSA	D	\$ 446,720	\$ 454,900	I	Q	GONZALEZ, WENDY LEE	\$ 265,600
								2,749			05/02/2024				
1.017	000406	000081	000000	02	5.00	R1	C	RSA	C	\$ 722,142	\$ 734,200	I	Q	STROMME, JESSICA & MIC	\$ 424,300
								3,903			05/03/2024				
0.926	000418	000130	000000	02	3.00	R1	E	RSA	B	\$ 429,044	\$ 397,100	I	Q	CURRIER ROAD HOLDINGS,	\$ 217,300
								1,681			06/21/2024				
0.943	BRISTL	00SALE	000004	02	0.30	R1W	F	RSA	A	\$ 1,560,160	\$ 1,470,600	I	Q	KELLY, JOHN & PATRICIA	\$ 0
								854			06/21/2024				
1.028	000420	000007	000000	02	8.79	C1	E	CGS	A	\$ 388,220	\$ 399,200	I	Q	FLANDERS, MICHAEL SR &	\$ 227,200
								4,667			07/01/2024				
0.998	000202	000006	000000	02	0.18	R1A	E	RSA	A	\$ 635,572	\$ 634,300	I	Q	KEOHAN, MARIANNE & JOH	\$ 429,000
								732			07/22/2024				
0.990	000410	000048	000000	02	30.40	R1	F	RSA	A	\$ 263,712	\$ 261,200	I	Q	GLASS, BRIAN A	\$ 130,000
	SALE INC. TWO LOTS=ADJUSTMENTS, ALL SET TO USE										361				
											09/06/2024				
1.026	000412	000041	000000	02	3.04	R2	F	RSA	D	\$ 560,388	\$ 575,100	I	Q	CONNELL, JONATHAN & YA	\$ 319,900
	PAVED DRIVEWAY AFTER SALE=ADJUSTMENTS-6,400										4,292				
											09/16/2024				
1.030	000418	000214	000002	02	2.31	R1	F	RSA	C	\$ 472,484	\$ 486,700	I	Q	SCAVUZZO, ROBERT J & K	\$ 276,500
								2,055			09/30/2024				
1.164	000201	000063	000000	02		R1	G	RCT	A	\$ 611,322	\$ 711,500	I	Q	DOYLE, CHRISTIAN E & S	\$ 357,700
								1,331			10/01/2024				
0.977	000418	000010	000000	02	2.21	R1	E	RSA	B	\$ 382,760	\$ 373,800	I	Q	KUNTZ, DANIEL J	\$ 225,400
								1,675			10/28/2024				
1.029	000418	000211	000000	02	5.10	R1	F	RSA	D	\$ 404,632	\$ 416,500	I	Q	DOYLE, THERESE M	\$ 274,500
								2,430			10/29/2024				
1.009	000410	000011	000000	02	5.65	R1	E	RSA	D	\$ 468,012	\$ 472,200	I	Q	AUBREY FAMILY REVOCABL	\$ 295,600
								1,968			11/01/2024				
1.015	000418	000111	000000	02	1.01	R1	E	RSA	D	\$ 342,846	\$ 347,900	I	Q	COOK, KEVIN C	\$ 197,800
								2,947			11/13/2024				
0.930	BRISTL	00SALE	000003	02	0.36	R1W	F	RSA	C	\$ 2,067,960	\$ 1,922,800	I	Q	DECOSTA, JOSEPH	\$ 0
								2,566			11/21/2024				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.028	000410	000037	000000	02	2.55	R1	E	RSA	E	\$ 431,200	\$ 443,400	I	Q	ROSE, MEAGAN	\$ 288,800
0.961	000411	000036	000000	02	0.86	R1	D	RSA	B	\$ 85,408	\$ 82,100	I	Q	FORD, DENNIS C & LUCY	\$ 50,300
0.929	000411	000210	000000	02	1.20	R1	F	RSA	A	\$ 438,738	\$ 407,700	I	Q	MEANEY, SHANNON B	\$ 241,100
	MINI SPLITS/AC AFTER SALE=ADJUSTMENTS										05/08/2025				
0.989	000404	000034	000000	02	2.50	R1	E	RSA	B	\$ 341,900	\$ 338,200	I	Q	MCMMASTER, PHILIP W.	\$ 198,900
0.861	000420	000007	003-04	02	0.00	CI	E	CGS	A	\$ 260,653	\$ 224,500	I	Q	MT MARSHALL REALTY LLC	\$ 140,200
1.000	000411	000135	000000	02	2.38	R1	E	RSA	B	\$ 472,107	\$ 472,000	I	Q	RICKENBACH RENOVATIONS	\$ 245,100
0.985	000201	000041	000000	02		R1	G	RCT	A	\$ 739,536	\$ 728,800	I	Q	SMITH, JEFFREY L & KIM	\$ 360,900
	MINI SPLITS AFTER SALE=ADJUSTMENT										08/12/2025				
0.996	000411	000018	000000	02	3.80	R1	E	RSA	B	\$ 291,127	\$ 290,100	I	Q	GALLAGHER, JEANNIE & P	\$ 166,700
										1,550	08/22/2025				
1.036	000418	000005	000000	02	4.00	R1	E	RSA	D	\$ 492,290	\$ 509,900	I	Q	BOLIN, GABE	\$ 323,700
										2,787	09/26/2025				
0.922	000201	000024	000000	02		R1	G	RCT	C	\$ 984,580	\$ 907,300	I	Q	MCGOWAN, JOSEPH M & KE	\$ 439,500
										1,817	09/30/2025				
0.974	000418	000098	000000	02	1.43	R1	F	RSA	C	\$ 563,997	\$ 549,600	I	Q	DEVOST, COURTNEY & DAV	\$ 362,000
										2,929	10/01/2025				
0.835	000404	000005	0001.2	02	3.30	R1	E	RSA	C	\$ 448,572	\$ 374,500	I	Q	HALL, DENNIS & DANIELL	\$ 201,400
	APPEARS OUTLIER:ABUTTER PURCHASED AND OWNS ABUTT 1,232										10/15/2025				
1.058	000418	000096	000000	02	9.15	R1	F	RSA	A	\$ 360,920	\$ 381,900	I	Q	WISWELL, FAMILY 2024 TR	\$ 241,800
										1,652	10/20/2025				
0.981	BRISTL	00SALE	000001	02	0.07	R1W	E	RSA	C	\$ 1,139,476	\$ 1,117,500	I	Q	OLSON/SHEPARD TRUST	\$ 0
										841	10/20/2025				
1.043	000201	000030	000000	02		R1	G	RCT	C	\$ 876,520	\$ 913,900	I	Q	FREMONT-SMITH, ANNE J.	\$ 478,500
										1,784	10/24/2025				
1.011	000420	000007	003-09	02	0.00	CI	E	CGS	A	\$ 195,928	\$ 198,000	I	Q	MT MARSHALL REALTY LLC	\$ 122,600
										1,188	10/29/2025				
1.013	000411	000195	000000	02	15.00	R1	F	RSA	C	\$ 487,350	\$ 493,700	I	Q	WENZEL, BARBARA ANNE 2	\$ 318,100
										2,438	11/21/2025				
1.028	000407	000083	000001	02	1.44	R1	E	RSA	B	\$ 374,123	\$ 384,700	I	Q	KALIL FAMILY 2023 TRUS	\$ 237,500
										2,614	12/11/2025				
0.973	000420	000007	003-05	02	0.00	CI	E	CGS	A	\$ 230,701	\$ 224,500	I	Q	MT MARSHALL REALTY LLC	\$ 129,700
										1,452	12/17/2025				
1.007	000406	000044	000002	02	2.05	R1	E	RSA	B	\$ 423,632	\$ 426,600	I	Q	AYRES ONE FAMILY TRUST	\$ 246,200
										1,727	12/30/2025				

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.174	BRISTL	00SALE	000002	02	0.17	R1W	F	RSA	A	\$ 1,142,550	\$ 1,341,700	I	Q	ROMANO, PAUL E	\$ 0
1.010	000201	000062	000000	02		R1	G	RCT	C	\$ 787,090	\$ 795,100	I	Q	WEATHER OR NOT LLC	\$ 399,700
0.987	000406	000063	000000	02	5.06	R1	E	RSA	B	\$ 355,460	\$ 350,800	I	Q	HAMELIN, RAYMOND & CHE	\$ 252,500
1.063	000420	000007	003-10	02	0.00	CI	E	CGS	A	\$ 200,035	\$ 212,700	I	Q	HULTZ, JEREMY J TRUSTE	\$ 122,600
0.901	000413	000038	000000	02	2.66	R1	F	RSA	E	\$ 480,000	\$ 432,400	I	Q	DURAN, JENNIFER & CARL	\$ 252,300
1.024	000411	000194	000000	02	0.53	R1	F	RSA	C	\$ 275,000	\$ 281,600	I	Q	WENZEL, BARBARA ANNE 2	\$ 186,500
0.996	000406	000050	000000	02	2.60	R1	E	RSA	D	\$ 475,000	\$ 473,300	I	Q	HANLEY, CAROLYN D (HEI	\$ 291,300
0.916	000411	000038	000000	02	2.51	R1	D	RSA	C	\$ 450,000	\$ 412,000	I	Q	FORD, DENNIS C	\$ 237,600
1.009	000414	000083	000000	02	1.20	R1	F	RSA	B	\$ 369,933	\$ 373,100	I	Q	REILLY JR., HAROLD T	\$ 207,700
1.000	000413	000089	000000	02	0.92	R1	E	RSA	B	\$ 459,000	\$ 459,200	I	Q	ROLLINS, JAMES TRUSTEE	\$ 286,300
0.967	000202	000025	000003	02	1.56	R1W	E	RSA	A	\$ 2,800,000	\$ 2,707,600	I	Q	MARSHALL, JAMES W	\$ 1,468,400
0.992	000406	000114	000000	02	1.25	R1	E	MHD	A	\$ 279,000	\$ 276,800	I	Q	REYNOLDS, SHELLEY A	\$ 183,700
1.055	000413	000018	000000	02	14.00	R1	E	RSA	D	\$ 460,000	\$ 485,300	I	Q	ALAN, BARRY	\$ 288,100
1.017	000418	000195	000000	02	2.65	R1	F	RSA	D	\$ 580,000	\$ 589,900	I	Q	LIBBY, JAMES E	\$ 381,100
0.904	000420	000007	003-08	02	0.00	CI	E	CGS	A	\$ 219,000	\$ 198,000	I	Q	MT MARSHALL REALTY LLC	\$ 122,600
0.852	000201	000080	000000	02		R1	G	RCT	C	\$ 1,050,000	\$ 894,100	I	Q	ZUPPA JR, MICHAEL J	\$ 434,600
1.002	000406	000124	000000	02		R1	E	RCT	D	\$ 325,000	\$ 325,600	I	Q	LYON, ANNE L TRUSTEE	\$ 211,000

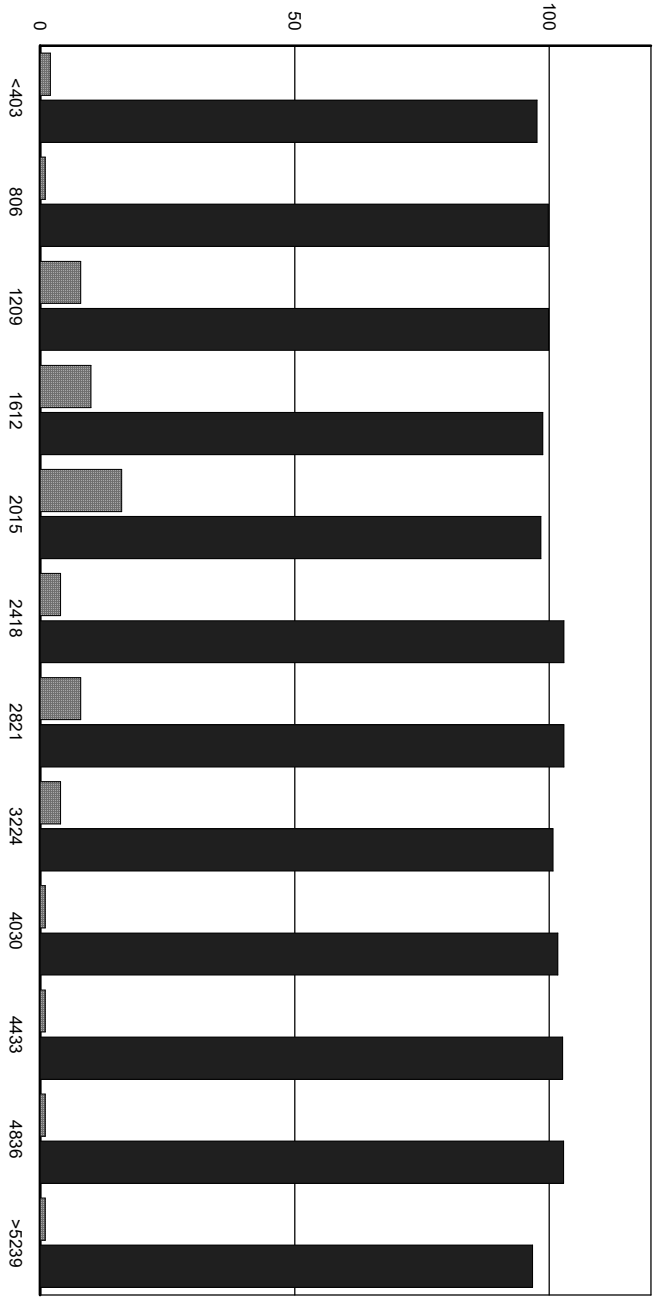
Alexandria: Median A/S Ratio by Year of Construction



	# of Parcels	Median A/S x 100
<1784	1	101.83
1824	1	101.30
1884	3	102.83
1904	1	99.98
1924	1	98.07
1944	1	101.47
1964	6	99.36
1984	4	103.10
2004	29	99.64
2024	10	97.01

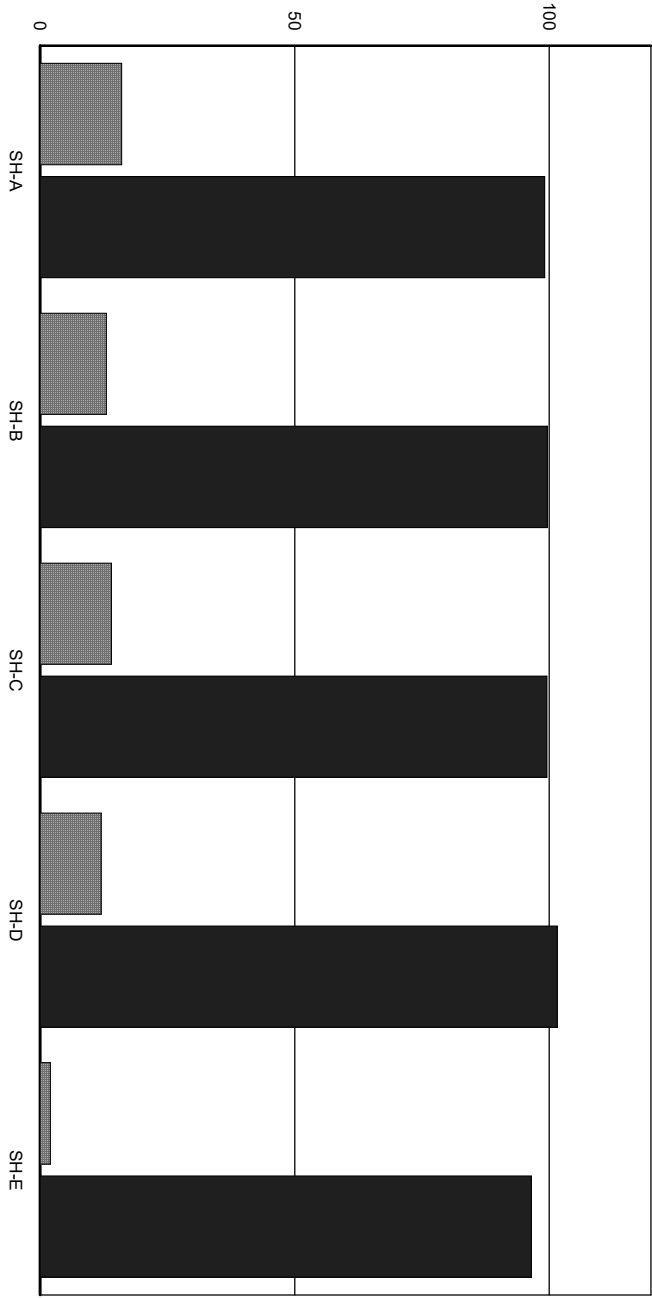
57

Alexandria: Median A/S Ratio by Effective Area



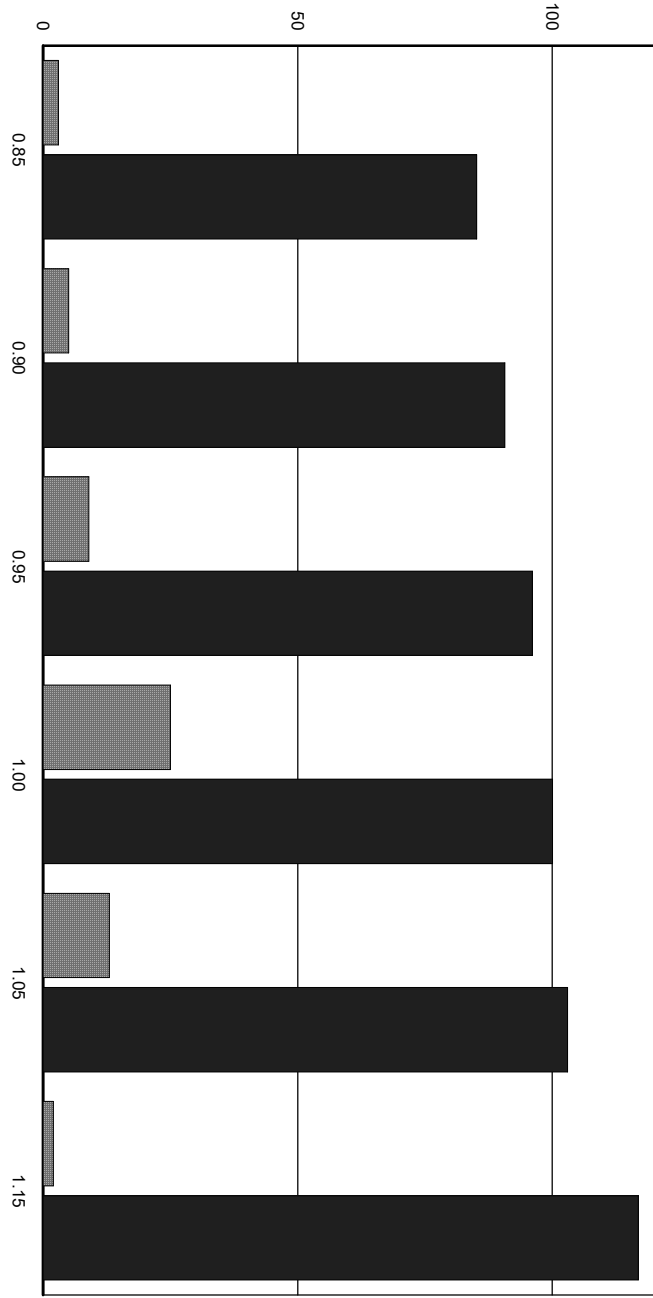
	# of Parcels	Median A/S x 100
<403	2	97.59
806	1	99.80
1209	8	99.87
1612	10	98.73
2015	16	98.34
2418	4	102.92
2821	8	102.88
3224	4	100.73
4030	1	101.67
4433	1	102.63
4836	1	102.83
>5239	1	96.70
	57	

Alexandria: Median A/S Ratio by Story Height



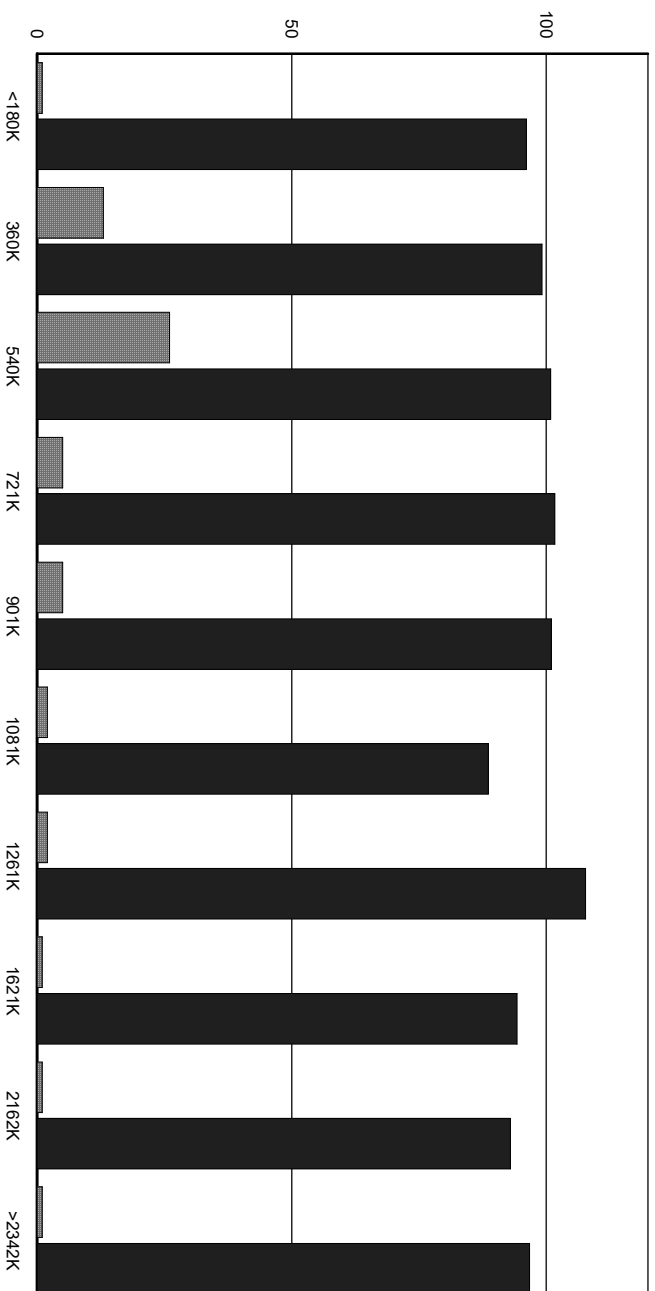
	# of Parcels	Median A/S x 100
SH-A	16	99.13
SH-B	13	99.65
SH-C	14	99.54
SH-D	12	101.59
SH-E	2	96.46
	57	

Alexandria: Distribution of Sale Ratios



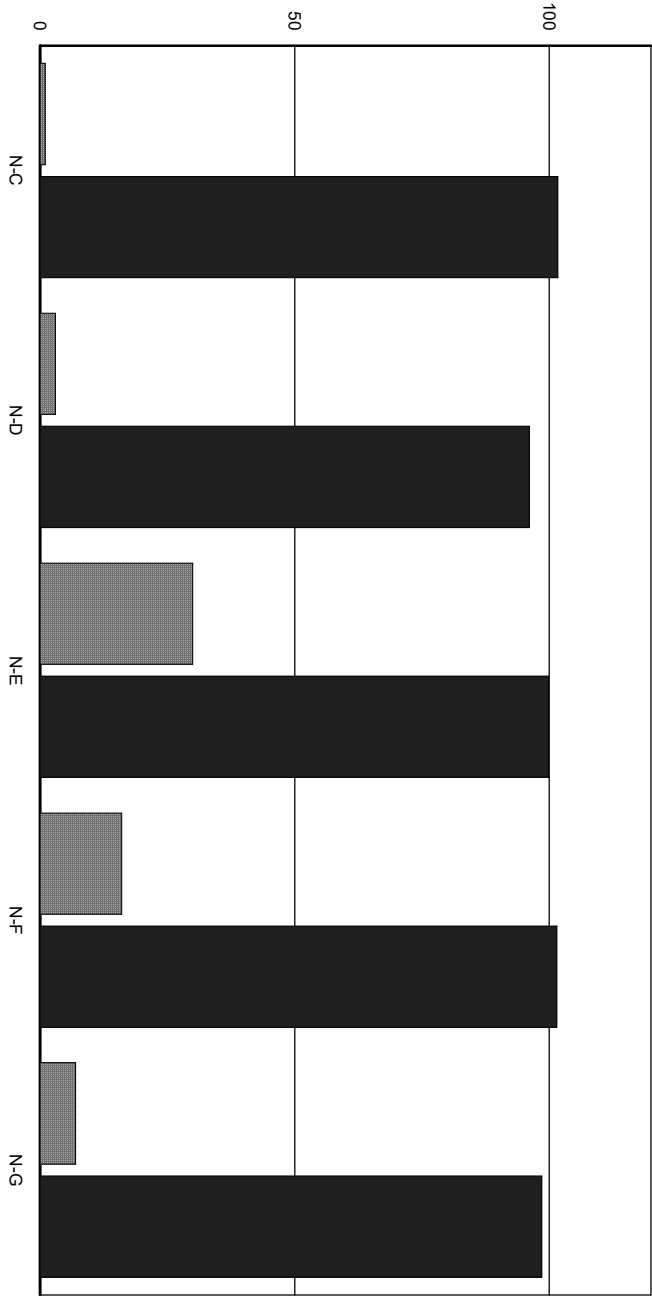
	# of Parcels	Median A/S x 100
0.85	3	85.15
0.90	5	90.71
0.95	9	96.13
1.00	25	100.04
1.05	13	103.01
1.15	2	116.91
	57	

Alexandria: Median A/S Ratio by Sale Price



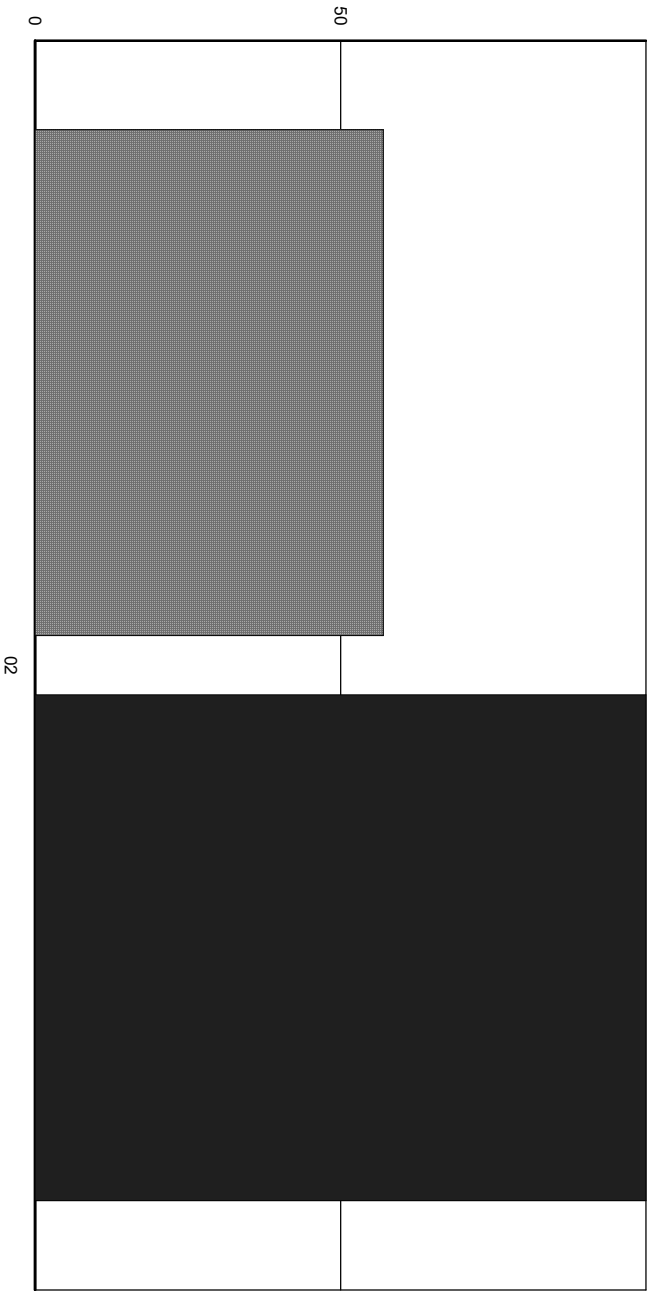
	# of Parcels	Median A/S x 100
<180K	1	96.13
360K	13	99.21
540K	26	100.88
721K	5	101.71
901K	5	101.02
1081K	2	88.65
1261K	2	107.75
1621K	1	94.26
2162K	1	92.98
>2342K	1	96.70
		57

Alexandria: Median A/S Ratio by Neighborhood



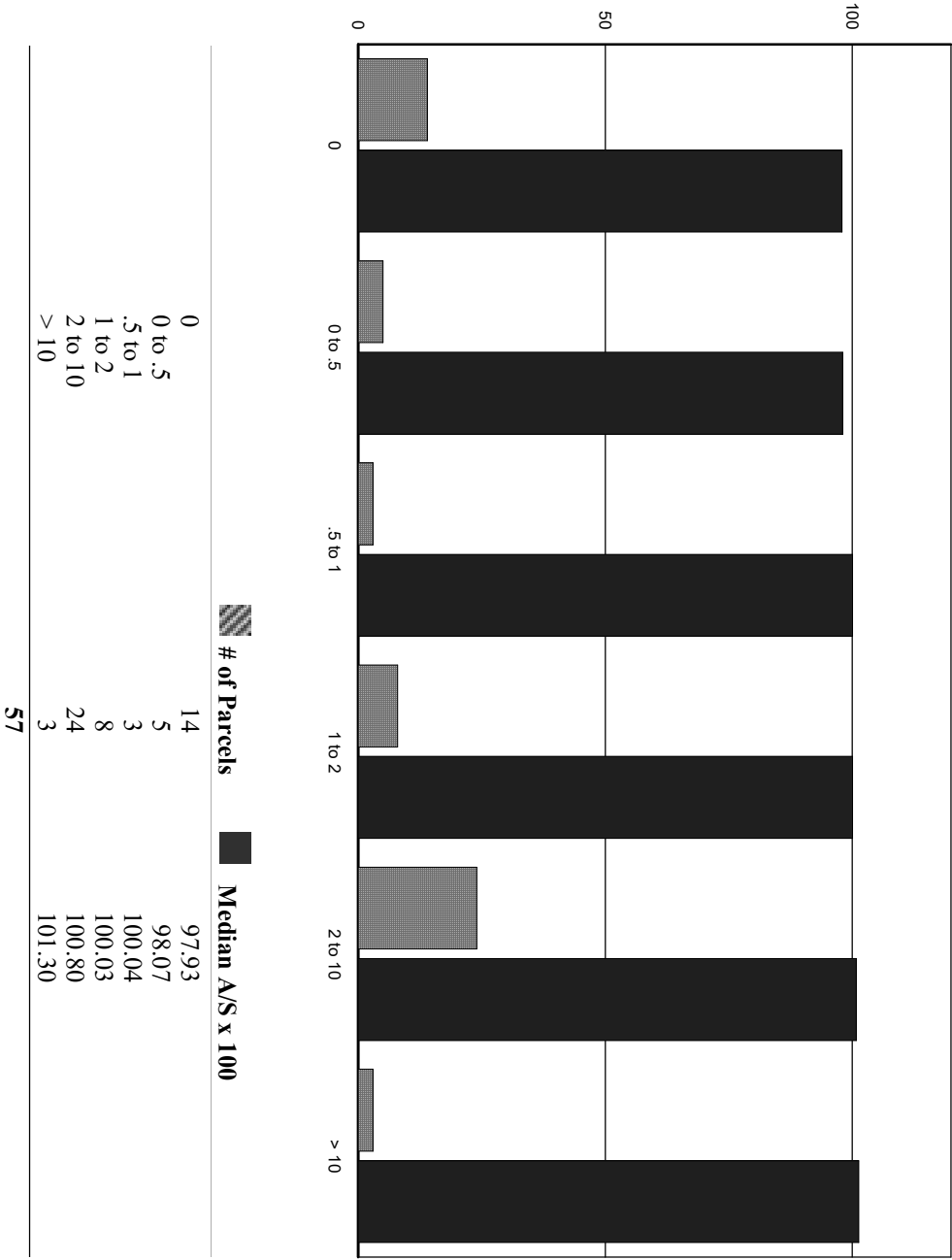
	# of Parcels	Median A/S x 100
N-C	1	101.67
N-D	3	96.13
N-E	30	99.89
N-F	16	101.50
N-G	7	98.55
	57	

Alexandria:Median A/S Ratio by Zone

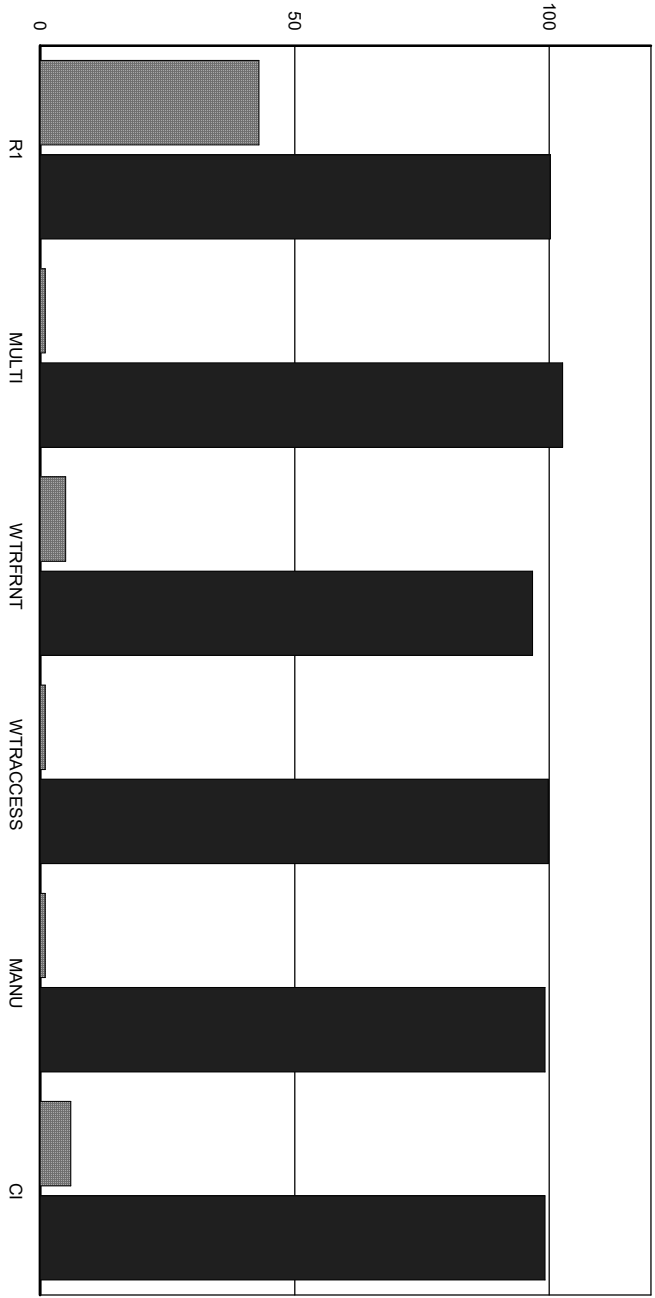


	# of Parcels	Median A/S x 100
02	TOWNWIDE	57
57		99.98

Alexandria:Median A/S Ratio by Acreage

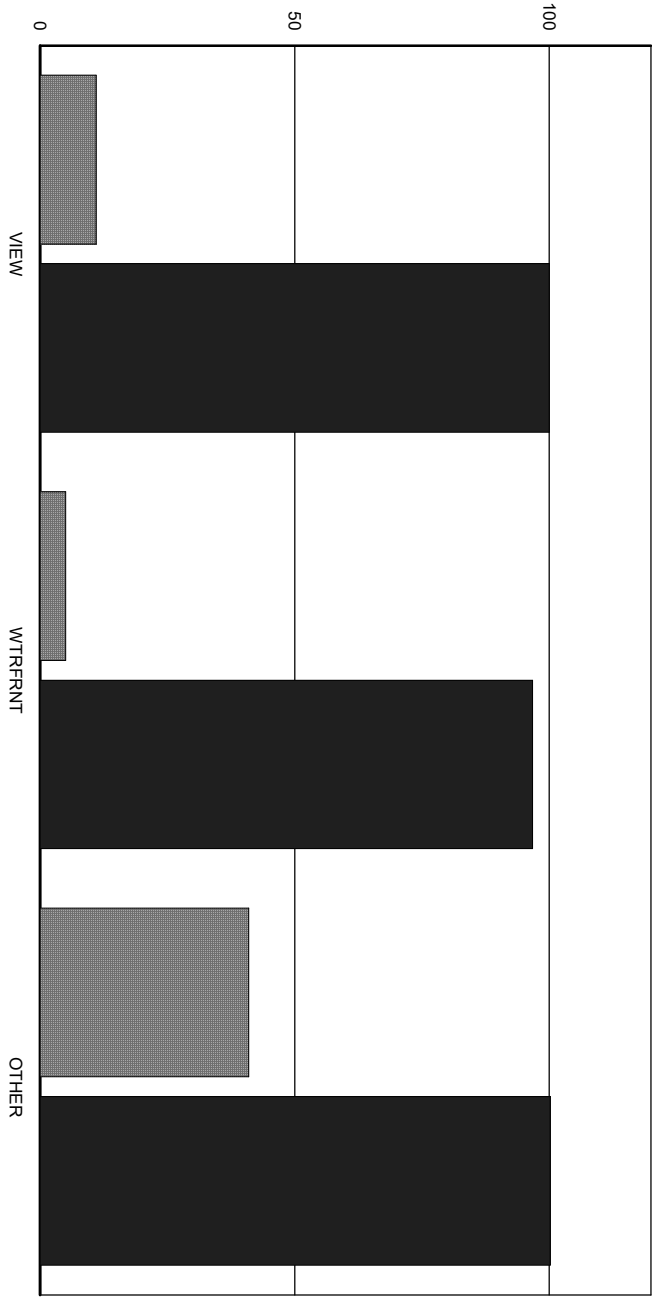


Alexandria: Median A/S Ratio by Improved Use



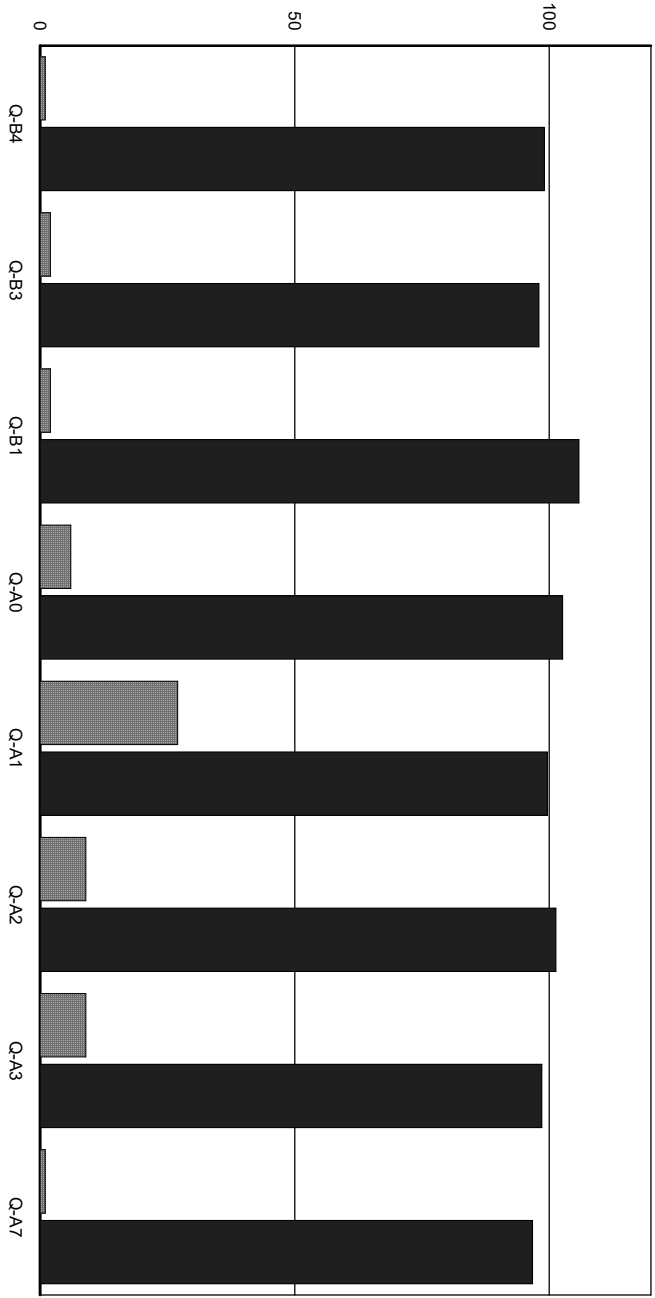
	# of Parcels	Median A/S x 100
R1	43	100.18
MULTI	1	102.63
WTRFRNT	5	96.70
WTRACCESS	1	99.80
MANU	1	99.21
CI	6	99.18
	57	

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



	# of Parcels	Median A/S x 100
VIEW	11	99.98
WTRFRNT	5	96.70
OTHER	41	100.18
	57	

Alexandria: Median A/S Ratio by Building Quality



	# of Parcels	Median A/S x 100
Q-B4	1	99.05
Q-B3	2	97.96
Q-B1	2	105.84
Q-A0	6	102.61
Q-A1	27	99.65
Q-A2	9	101.30
Q-A3	9	98.55
Q-A7	1	96.70
	57	

OWNER INFORMATION				SALES HISTORY				PICTURE																													
RIGGERT, DAVID R				Date	Book	Page	Type	Price Grantor																													
13 SOUTH FACE UNIT B				09/30/2025	4966	346	Q 1	950,000 MCGOWAN, JOSEPH M &																													
				08/07/2017	4302	0859	Q 1	310,000 LEIENDECKER, JOHN & SUE																													
				05/04/2004	2989	0710	Q 1	320,000 WINTERTON, PAULA REV T																													
ALEXANDRIA, NH 03222																																					
LISTING HISTORY				NOTES																																	
05/22/26	KCVL	V-SALE		GRAY; NICE VIEW OF LAKE & MTNS OBST BY TREES & PLS; 1/64TH COMM																																	
07/29/22	TBVX			INT VALUE OF LOTS 201/33,46,67,83,84 & 98 INHERENT IN THE VALUE;																																	
01/01/22	INSP	MARKED FOR INSPECTION		VU=HLS/WTR/WID/D100/NER; 7/22; SPK W/HO, REF INSP; 5/26; UPDATED																																	
10/10/19	JDVM			KITCH & BATH, CHERRY/GRANITE, BTHS=TILE SHOWER, FLOORING ETC;																																	
01/02/19	INSP	MARKED FOR INSPECTION		INT=V,GD/EXC; 4 HEAD MINI SPLITS;																																	
08/03/15	JDVM																																				
06/01/15	INSP	MARKED FOR INSPECTION																																			
08/02/10	JBVM																																				
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR (ET AL.) under owner information means that there are additional owners to the property. PARCEL TOTAL TAXABLE VALUE <table><thead><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr></thead><tbody><tr><td>2024</td><td>\$ 208,000</td><td>\$ 231,500</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 439,500</td><td></td></tr><tr><td>2025</td><td>\$ 208,000</td><td>\$ 231,500</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 439,500</td><td></td></tr><tr><td>2026</td><td>\$ 336,800</td><td>\$ 570,500</td><td>\$ 0</td></tr><tr><td></td><td></td><td>Parcel Total: \$ 907,300</td><td></td></tr></tbody></table>	Year	Building	Features	Land	2024	\$ 208,000	\$ 231,500	\$ 0			Parcel Total: \$ 439,500		2025	\$ 208,000	\$ 231,500	\$ 0			Parcel Total: \$ 439,500		2026	\$ 336,800	\$ 570,500	\$ 0			Parcel Total: \$ 907,300	
Year	Building	Features	Land																																		
2024	\$ 208,000	\$ 231,500	\$ 0																																		
		Parcel Total: \$ 439,500																																			
2025	\$ 208,000	\$ 231,500	\$ 0																																		
		Parcel Total: \$ 439,500																																			
2026	\$ 336,800	\$ 570,500	\$ 0																																		
		Parcel Total: \$ 907,300																																			
LAND VALUATION									LAST REVALUATION: 2026																												
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: GOOD Driveway: PAVED Road: PAVED																													
Land Type 1F RES				Neighborhood: G		Cond		Ad Valorem SPI R Tax Value Notes																													
0 ac																																					

OWNER INFORMATION				SALES HISTORY				PICTURE	
EVANS, WILLIAM SOUTHAL EVANS, LINDA YOUNGMAN 1070 PENINSULA CROSSING EVANS, GA 30809				Date	Book	Page	Type	Price	Grantor
				10/24/2025	4971	766	Q1	850,000	FREMONT-SMITH, ANNE
				09/23/2005	3199	0956	U138		SMITH
LISTING HISTORY				NOTES					
06/08/26 KCVM V-SALE				GRAY; 1/64 TH COMM INT VALUE OF LOTS 201/33,46,67,83,84 & 98					
07/29/22 TBVM				INHERENT IN THE VALUE; P/U UFF & VLT; EST FFF DUE TO HEATER VENT;					
01/01/22 INSP MARKED FOR INSPECTION				H.O. STATES 3 BD & 2.5 BTH; NC TO EXT; VU=HLS/WTR/WID/D100/NER; 7/22;					
10/10/19 JDVM				NOH; WIND/WIND TRIM ROT; STO DOOR TRIM ROT; PU AC; 6/26; NOH;					
01/02/19 INSP MARKED FOR INSPECTION				REPLACING SOME MINOR ROT ON BACK DOOR/WIND;INT UPDATED V.GD					
08/03/15 JDVM				FOR AGE;					
06/01/15 INSP MARKED FOR INSPECTION									
08/23/11 JBHX									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
FIREPLACE 1-STAND	1		100	5,500.00	100	5,500	GAS		
THE LEDGES	1		100	390,000.00	100	390,000			
THE LEDGES LOC/VU 1	1		100	175,000.00	100	175,000	LOC/VU/PROX TO WF		
						570,500			
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 215,500	\$ 263,000	\$ 0						
		Parcel Total: \$ 478,500							
2025	\$ 215,500	\$ 263,000	\$ 0						
		Parcel Total: \$ 478,500							
2026	\$ 343,400	\$ 570,500	\$ 0						
		Parcel Total: \$ 913,900							
LAST REVALUATION: 2026									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150				Site: GOOD Driveway: PAVED Road: PAVED					
Land Type 1F RES Neighborhood: G				Cond Ad Valorem SPI R Tax Value Notes					
				0 ac					

PICTURE



OWNER

EVANS, WILLIAM SOUTHAL
EVANS, LINDA YOUNGMAN
1070 PENINSULA CROSSING
EVANS, GA 30809

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.75 STORY CONDO
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: GAS/EA NO DUCTS
Bedrooms: 4 Baths: 3.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.9924 Base Rate: RCT 175.00
Bldg. Rate: 1.2643
Sq. Foot Cost: \$ 221.26

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	140	0.10	14
STO	STORAGE AREA	43	0.20	9
OPF	OPEN PORCH	93	0.25	23
UFF	UPPER FLR FIN	96	1.00	96
VLT	VAULTED	228	0.05	11
RBF	RAISED BSMNT	606	0.75	455
CRL	CRAWL SPACE	106	0.05	5
TQF	3/4 STRY FIN	455	0.75	341
EPF	ENCLOSED	3	0.70	2
FFF	FST FLR FIN	833	1.00	833
PRS	PIERS	96	-0.05	-5
GLA:		1,270		1,784

2026 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 394,728
Year Built:	1988
Condition For Age:	VERY GOOD
Physical:	12 %
Functional:	END UNIT
Economic:	1 %
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 343,400

OWNER INFORMATION				SALES HISTORY				PICTURE	
OLIVER, RALPH L TRUSTEE				Date	Book	Page	Type	Price	Grantor
OLIVER, HOLLY E TRUSTEE				08/12/2025	4954	877	Q 1	710,000	SMITH, JEFFREY L & KIM E
OLIVER FAMILY TRUST				12/03/2008	3568	835	Q 1	270,000	SHEEHAN JOINT REVOCABL
955 WEST SHORE ROAD UNIT 88				08/26/2004	2640	801	U 1 81		ESTATE OF SHEEHA
ALEXANDRIA, NH 03222									
LISTING HISTORY				NOTES					
05/22/26 KCVM V-SALE				GRY; 7/22; COULD USE SCRAPING/PAINT ON EPF; CHNG OF TO RBF; MTL ROOFING USED AS CEILING ON DEK; 5/26; INFO FROM HO; MINI SPLITS AFTER SALE; GAS FHA, NO DUCT PRIM HEAT, SOME ELEC ALSO;					
07/28/22 TBVM									
01/01/22 INSP MARKED FOR INSPECTION									
10/10/19 JDVM									
01/02/19 INSP MARKED FOR INSPECTION									
08/03/15 JDVM									
06/01/15 INSP MARKED FOR INSPECTION									
08/30/10 KCVM									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
FIREPLACE 1-STAND	1		100	5,500.00	100	5,500			
THE LEDGES	1		100	390,000.00	100	390,000			
THE LEDGES LOC/VU 4	1		100	50,000.00	100	50,000			
						445,500			
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 177,900		\$ 183,000		\$ 0				
					Parcel Total: \$ 360,900				
2025	\$ 177,900		\$ 183,000		\$ 0				
					Parcel Total: \$ 360,900				
2026	\$ 283,300		\$ 445,500		\$ 0				
					Parcel Total: \$ 728,800				
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150			
Land Type 1F RES				Neighborhood: G				Cond Ad Valorem SPI R Tax Value Notes	
0 ac									
LAST REVALUATION: 2026									
Site: GOOD Driveway: PAVED Road: PAVED									

PICTURE



OWNER

OLIVER, RALPH L TRUSTEE
OLIVER, HOLLY E TRUSTEE
OLIVER FAMILY TRUST
955 WEST SHORE ROAD UNIT 88
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

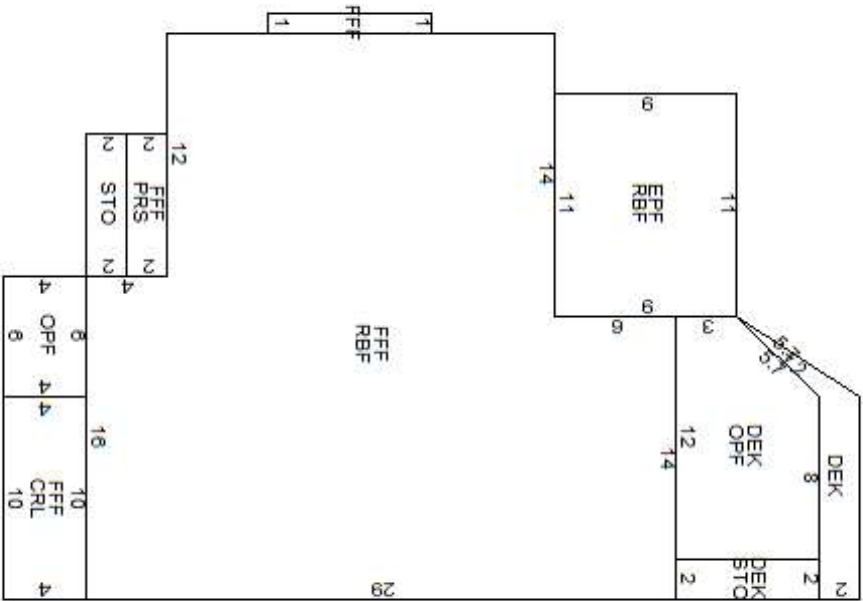
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.00 STORY CONDO
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/LAMINATE/VINYL
Heat: GAS/FA NO DUCTS
Bedrooms: 2 Baths: 2.0
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 1.0868 Base Rate: RCT 175.00
Bldg. Rate: 1.3563
Sq. Foot Cost: \$ 237.36



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	114	0.10
OPF	OPEN PORCH	100	0.25
EPF	ENCLOSED	99	0.70
RBF	RAISED BSMNT	779	0.75
FFF	FST FLR FIN	742	1.00
PRs	PIERS	14	-0.05
STO	STORAGE AREA	28	0.20
CRL	CRAWL SPACE	40	0.05
GLA:	742	1,916	1,438

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 341,324
Year Built:	1988
Condition For Age:	GOOD
Physical:	16 %
Functional:	END UNIT
Economic:	1 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 283,300

PICTURE



OWNER

HOLDEN, WILLIAM J TRUSTEE
HOLDEN, RITA TRUSTEE
HOLDEN FAMILY REVOC TRUST OF 2006
15 BODWELL AVE
SALEM, NH 03079

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 2.00 STORY CONDO
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: GAS/FA NO DUCTS
Bedrooms: 3 Baths: 2.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 50.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 1.0035 Base Rate: RCT 175.00
Bldg. Rate: 1.2148
Sq. Foot Cost: \$ 212.59

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	74	0.10	7
OPF	OPEN PORCH	182	0.25	46
EPF	ENCLOSED	78	0.70	55
FFF	FST FLR FIN	826	1.00	826
RBF	RAISED BSMNT	394	0.75	296
BMF	BSMNT FINISHED	430	0.30	129
STO	STORAGE AREA	22	0.20	4
CTH	CATHEDRAL	396	0.10	40
UFF	UPPER FLR FIN	332	1.00	332
GLA:	1,158	2,734		1,735

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 368,844

Year Built: 1988

Condition For Age: VERY GOOD 12 %

Physical: MID UNIT 15 %

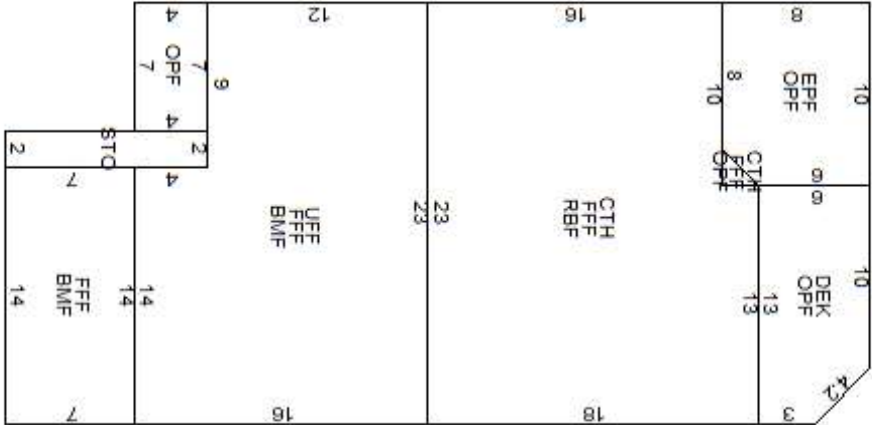
Functional: MID UNIT

Economic:

Temporary:

Total Depreciation: 27 %

Building Value: \$ 269,300



OWNER INFORMATION				SALES HISTORY					PICTURE		
PRYKUCKI, AMY PRYKUCKI, THOMAS 25 CORY LANE READING, MA 01867				Date	Book	Page	Type	Price	Grantor		
				01/16/2026	4991	241	Q1	775,000	WEATHER OR NOT LLC		
				11/18/2016	4249	0208	Q1	285,000	FITZGERALD, DANIELLE &		
				04/02/2009	3601	0072	U138	1	FITZGERALD, DANIELLE		
				11/23/2007	3470	0634	Q1	310,000	CONWAY,JAY		
				04/09/1999	2384	828	Q1	135,000	KINGHORN		
LISTING HISTORY				NOTES							
05/22/26 KCVM V-SALE				GRY; 1/64TH COMM INT IN LOTS 201/33,46,67,83,84 & 98 INHERENT IN THE VALUE; 2X3 STO FOR ELEC METER; VU=HLS/WTR/AVG/D50/NER; 11/15; N.O.H.; 5/16; 4-SALE AP=\$295,000; HAS HEAT; 5/26; CORR FFF/RBF/RBF;UPDATED INT, K+B UPDATED=V,GD							
07/29/22 TBVE											
01/01/22 INSP MARKED FOR INSPECTION											
03/04/20 JDPM											
10/11/19 JDVM											
01/02/19 INSP MARKED FOR INSPECTION											
11/23/15 KCVM											
08/04/15 JDVM											
EXTRA FEATURES VALUATION											
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes				
FIREPLACE 1-STAND	1		100	5,500.00	100	5,500					
THE LEDGES	1		100	390,000.00	100	390,000					
THE LEDGES LOC/VU 4	1		100	50,000.00	100	50,000	VU/LOC/DTW				
						445,500					
MUNICIPAL SOFTWARE BY AVITAR											
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2024	\$ 216,700	\$ 183,000	\$ 0								
		Parcel Total: \$ 399,700									
2025	\$ 216,700	\$ 183,000	\$ 0								
		Parcel Total: \$ 399,700									
2026	\$ 349,600	\$ 445,500	\$ 0								
		Parcel Total: \$ 795,100									
LAND VALUATION											
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150					
Land Type 1F RES				Neighborhood: G		Cond		Ad Valorem SPI R		Tax Value Notes	

PICTURE



OWNER

PRYKUCKI, AMY
PRYKUCKI, THOMAS
25 CORY LANE
READING, MA 01867

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 1.75 STORY CONDO
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: HARDWOOD/HARD TILE
Heat: GAS/FA NO DUCTS
Bedrooms: 3 Baths: 2.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.9811 Base Rate: RCT 175.00
Bldg. Rate: 1.2499
Sq. Foot Cost: \$ 218.74

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	90	0.10	9
RBF	RAISED BSMNT	867	0.75	650
PRS	PIERS	92	-0.05	-5
FFF	FST FLR FIN	830	1.00	830
TQF	3/4 STRY FIN	454	0.75	341
STO	STORAGE AREA	18	0.20	4
OPF	OPEN PORCH	24	0.25	6
CRL	CRAWL SPACE	32	0.05	2
GLA:	1,171	2,407		1,837

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 401,825

Year Built: 1988

Condition For Age: VERY GOOD 12 %

Physical:

Functional: END UNIT 1 %

Economic:

Temporary:

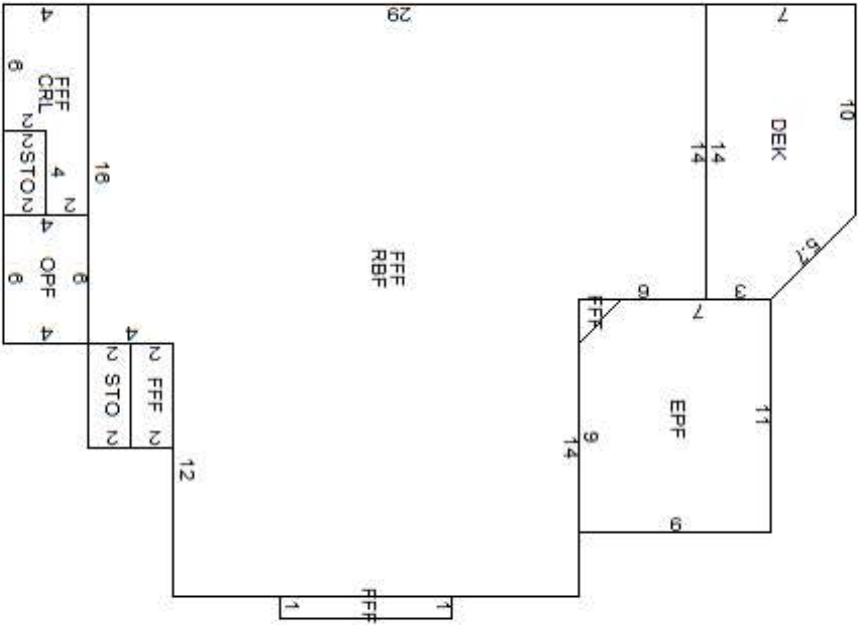
Total Depreciation: 13 %

Building Value: \$ 349,600

OWNER INFORMATION				SALES HISTORY				PICTURE
GALLI, LISA GALLI, VICTOR 59 FENLEY STREET REVERE, MA 02151				Date	Book	Page	Type	Price Grantor
				10/01/2024	4894	326	Q1	559,000 DOYLE, CHRISTIAN E &
				10/03/2003	2902	432	Q1	239,933 GRIEFF, CHRISTINE R
LISTING HISTORY				NOTES				
05/22/26	KCVM	V-SALE		GRY; VIEW OF MTNS & LAKE; 12X19 AREA=VAULTED CEILING - DNPU; 1/64TH COMM INT IN LOTS 201/33,46,67,83,84 & 98 INHERENT IN THE VALUE; NC TO EXT; VU=MTS/WTR/AVG/D75/DST&NER; DNPU 3X6 PROPANE ENCLOSED W/NO ROOF; 7/22; PU AC; 5/26; NOH; UPDATED KITCH CAB W/GRANITE C-TOPS; .5 BTH UPDATED;				
07/29/22	TBVM							
01/01/22	INSP	MARKED FOR INSPECTION						
10/11/19	JDVM							
01/02/19	INSP	MARKED FOR INSPECTION						
08/04/15	JDVM							
06/01/15	INSP	MARKED FOR INSPECTION						
08/30/10	KCVM							
EXTRA FEATURES VALUATION								
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
FIREPLACE 1-STAND	1		100	5,500.00	100	5,500		
THE LEDGES	1		100	390,000.00	100	390,000		
THE LEDGES LOC/VU 4	1		100	50,000.00	100	50,000	VU/LOC/DTW	
						445,500		
(ET AL.) under owner information means that there are additional owners to the property.								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2024	\$ 174,700	\$ 183,000	\$ 0	Parcel Total: \$ 357,700				
2025	\$ 174,700	\$ 183,000	\$ 0	Parcel Total: \$ 357,700				
2026	\$ 266,000	\$ 445,500	\$ 0	Parcel Total: \$ 711,500				
LAND VALUATION								
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150						
Land Type 1F RES	Neighborhood: G		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac								
LAST REVALUATION: 2026								
Site: GOOD Driveway: PAVED Road: PAVED								



PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		GALL, LISA GALL, VICTOR 59 FENLEY STREET REVERE, MA 02151		District	Percentage	Model: 1.00 STORY CONDO Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: GAS/FA NO DUCTS Bedrooms: 2 Baths: 1.5 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A3 AVG+30 Com. Wall: Size Adj: 1.1259 Base Rate: RCT 175.00 Bldg. Rate: 1.3758 Sq. Foot Cost: \$ 240.77	
				PERMITS			
				Date	Permit ID		



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
STO	STORAGE AREA	18	0.20
OPF	OPEN PORCH	24	0.25
CRL	CRAWL SPACE	32	0.05
DEK	DECK/ENTRANCE	90	0.10
FFF	FST FLR FIN	732	1.00
RBF	RAISED BSMNT	680	0.75
EPF	ENCLOSED	97	0.70
GLA: 732		1,673	1,331

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 320,465
Year Built:	1988
Condition For Age:	GOOD
Physical:	16 %
Functional:	END UNIT
Economic:	1 %
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 266,000

OWNER INFORMATION				SALES HISTORY				PICTURE		
PISANO, ALAN PISANO, KRISTIN 112 BROOKLINE STREET NEEDHAM , MA 02492				Date	Book	Page	Type	Price	Grantor	
				09/01/2026	5042	727	Q 1	1,050,000	ZUPPA JR, MICHAEL J	
				08/18/2021	4659	528	Q 1	450,000	CHALMERS, DONALD R	
				03/21/2000			Q 1	164,933	ANABLE	
LISTING HISTORY				NOTES						
07/28/22	TBVM			GRY; VIEW OF LAKE & MTNS; 3RD BDRM=LOFT AREA IN TOF; 1/64TH						
01/01/22	INSP			COMM INT IN LOTS 201/33,46,67,83,84 & 98 INHERENT IN THE VALUE; ELEC						
08/23/21	ERHC			BACKUP; VU=HLS/WTR/OBST/WID/D50/NER&DST; 7/22; NOH; PU AC; DEK						
10/11/19	JDVM			RAILS NEED REPAIR/SCRAPE/PAINT; FRNT OPF HAS FLR ROT; TRIM COULD						
01/02/19	INSP			USE REPAIR/SCRAPING/PAINT;						
08/04/15	JDVL									
06/01/15	INSP			MARKED FOR INSPECTION						
08/30/10	KCVM									
EXTRA FEATURES VALUATION										
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes		
FIREPLACE 1-STAND	1			100	5,500.00	100	5,500			(ET AL.) under owner information means that there are additional owners to the property.
THE LEDGES	1			100	390,000.00	100	390,000			
THE LEDGES LOC/VU 1	1			100	175,000.00	100	175,000	LOC/VU/PROX TO WF		
							570,500			
MUNICIPAL SOFTWARE BY AVITAR										
PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land							
2024	\$ 201,600	\$ 233,000	\$ 0	Parcel Total: \$ 434,600						
2025	\$ 201,600	\$ 233,000	\$ 0	Parcel Total: \$ 434,600						
2026	\$ 323,600	\$ 570,500	\$ 0	Parcel Total: \$ 894,100						
LAND VALUATION										
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150				
Land Type 1F RES				Neighborhood: G				Cond	Ad Valorem	SPI R Tax Value Notes
								0 ac		

PICTURE



OWNER

PISANO, ALAN
PISANO, KRISTIN
112 BROOKLINE STREET
NEEDHAM, MA 02492

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.75 STORY CONDO
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: GAS/EA NO DUCTS
Bedrooms: 3 Baths: 2.5 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A3 AVG+30
Com. Wall:
Size Adj: 1.0189 Base Rate: RCT 175.00
Bldg. Rate: 1.2721
Sq. Foot Cost: \$ 222.62

BUILDING SUB AREA DETAILS

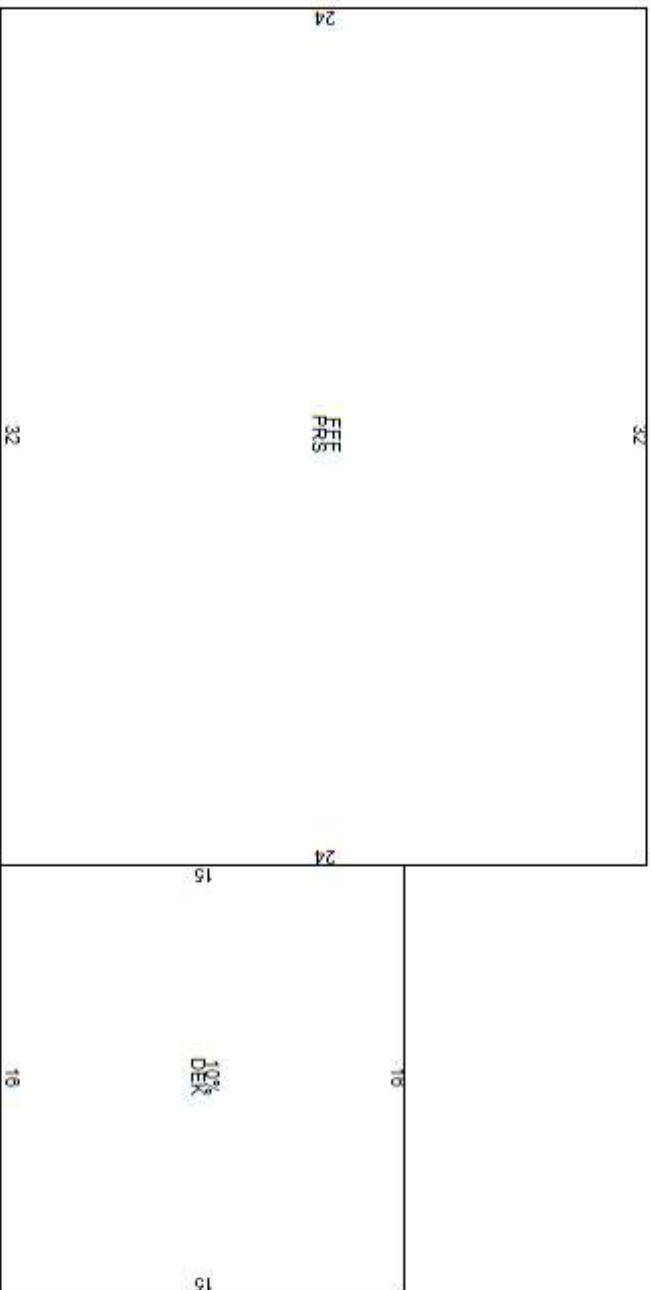
ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	97	0.70	68
OPF	OPEN PORCH	123	0.25	31
DEK	DECK/ENTRANCE	180	0.10	18
TQF	3/4 STRY FIN	454	0.75	341
FST	FST FLR FIN	732	1.00	732
RBF	RAISED BSMNT	616	0.75	462
VLJT	VAULTED	228	0.05	11
STO	STORAGE AREA	18	0.20	4
PRS	PIERS	10	-0.05	-1
CRL	CRAWL SPACE	96	0.05	5
GLA:	1,073	2,554		1,671

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 371,998
Year Built: 1988
Condition For Age: VERY GOOD 12 %
Physical:
Functional: END UNIT 1 %
Economic:
Temporary:
Total Depreciation: 13 %
Building Value: \$ 323,600

OWNER INFORMATION				SALES HISTORY				PICTURE
WHEATON, BARBARA J				Date	Book	Page	Type	Price Grantor
69 BEAR MOUNTAIN ROAD				07/22/2024	4879	591	Q1	573,000 KEOHAN, MARIANNE &
HEBRON, NH 03241								
LISTING HISTORY				NOTES				
05/22/26	KCVM	V-SALE		PLEASE CALL H.O. PRIOR TO VISIT; RED; COMM INT IN FOLLANSBEE BEACH ASSOC=BCH ACCESS, MAP 202/82 & 83; LOT 4 ON PLAN BK957 PG17;; SM PAT/WALKWAY DNPJ; 9/10 NC TO INT; HSE WELL MAINT; NC TO EXT; 5/26; RMV OPE, NEW DEK STARTED, CK 27 FOR UC/RENOS;PER MLS/OWNER NEEDED A LOT OF WORK/STRUCTURALWORK AT SALE;NEEDED SEPTIC AT SALE=NAT AND UC;CK 27				
05/04/26	KCPM							
05/05/23	TBVE							
01/01/23	INSP	MARKED FOR INSPECTION						
10/18/19	JDVE							
01/02/19	INSP	MARKED FOR INSPECTION						
07/11/16	KCHN							
10/30/15	JDCL							
EXTRA FEATURES VALUATION								
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value Notes		
SHED-WOOD	48	6 x 8	393	17.00	25	802 SIZE/COND		
				800				
MUNICIPAL SOFTWARE BY AVITAR								
(ET AL.) under owner information means that there are additional owners to the property.								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2024	\$ 65,300	\$ 1,100	\$ 362,600					
			Parcel Total: \$ 429,000					
2025	\$ 65,300	\$ 1,100	\$ 362,600					
			Parcel Total: \$ 429,000					
2026	\$ 72,000	\$ 800	\$ 561,500					
			Parcel Total: \$ 634,300					
LAND VALUATION								
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond
1F RES WTR ACS	0.180 ac	103,000	E	100	95	100	95	90 -- ROLLING
VIEW								100
NEWFOUND LAKE	10,000 wf	WATER ACCESS, BEACH AND/OR LANDSC			100 -- LEVEL			80
								75
	0.180 ac							561,500
								561,500
LAST REVALUATION: 2026								
				Site: FAIR				
				Driveway: GRAVEL/DIRT				
				Road: PAVED				
PICTURE								

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		WHEATON, BARBARA J 69 BEAR MOUNTAIN ROAD HEBRON, NH 03241		District		Model: 1.00 STORY COTTAGE Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: PLYWOOD PANEL/WOOD/LOG Floor: LINOLEUM OR SIM Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B3 AVG-30 Com. Wall: Size Adj: 1.5563 Base Rate: RSA 175.00 Bldg. Rate: 0.9696 Sq. Foot Cost: \$ 169.68	
				Percentage			
				PERMITS			
Date	Permit ID	Permit Type	Notes				
03/19/25 ECA2025031 NEW SEPTIC							



2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 124,206
Year Built:	1962
Condition For Age:	FAIR
Physical:	32 %
Functional:	
Economic:	
Temporary:	CNOTES
Total Depreciation:	10 %
Building Value:	42 %
	\$ 72,000

OWNER INFORMATION				SALES HISTORY				PICTURE	
CARRIER, KENNETH E CARRIER, WENDY J 47 CORDIS STREET WAKEFIELD, MA 01880				Date	Book	Page	Type	Price	Grantor
				10/15/2025	4969	242	Q1	435,000	HALL, DENNIS & DANIELLE,
				10/13/2022	4764	62	Q1	347,000	DOYLE, KATHLEEN A &
				11/18/2020	4576	436	Q1	196,000	THRELFALL, DONNA J. &
				10/15/2018	4395	0101	U138		THRELFALL, DONNA J. &
				02/14/2011	3775	0476	U V 14	34,000	BALDUF, MORTON A.
LISTING HISTORY				NOTES					
06/11/26 KCVM V-SALE				NAT:P&B CONST PLAN#13512; 2/11 SALE INCL CABIN; MOVED TO NEW					
07/13/22 TBVM				LOCATION W/FOUNDATION AFTER SALE; 3/19; NC; PU ADD; BMU=EST;					
01/01/22 INSP MARKED FOR INSPECTION				NOW HAS W/S/E; 2/21; INFO FROM OWNER, HSE WAS ALL FIN @ TIME OF					
04/14/21 KCVM V-SALE				SALE, ONLY 1 BTH CORR INFO, ADD DEK/OPF ETC; SOME INFO M.L.S; SOME					
02/04/21 KCPM				P&B; 7/22; NOH=POSTED=EST; EXT=GD; 7/23CORR SITE, VLT,BMU PER M.L.S;					
03/01/19 JDPM				6/26; NOH; ADD 12X4;					
11/19/18 KCPR									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes	
SHED-WOOD	160	16 x 10		160	17.00	80	3,482		
LEAN-TO	48	12 x 4		393	4.00	100	755	WD STO	
							4,200		
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 143,200	\$ 2,600	\$ 55,600		Parcel Total: \$ 201,400				
2025	\$ 143,200	\$ 2,600	\$ 55,600		Parcel Total: \$ 201,400				
2026	\$ 250,700	\$ 4,200	\$ 119,600		Parcel Total: \$ 374,500				
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	E	100	105	95	95	95 -- MILD	100
1F RES	1,300 ac	x 3,000	X	100				90 -- ROLLING	75
							119,600		
							119,600		
LAST REVALUATION: 2026									
Site: GOOD				Driveway: GRAVEL/DIRT		Road: GRAVEL/DIRT			
				SPI	R	Tax Value		Notes	
1F RES	2,000 ac	130,000	E	100	105	95	95	-- MILD	
1F RES	1,300 ac	x 3,000	X	100				90 -- ROLLING	
							75		
							119,600		
							119,600		



PICTURE



OWNER

CARRIER, KENNETH E
CARRIER, WENDY J
47 CORDIS STREET
WAKEFIELD, MA 01880

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

09/10/19 ECA2019061 NEW SEPTIC NEW SEPTIC APPROVAL FC

Model: 1.75 STORY CONVENTNL

Roof: GABLE OR HIP/ASPHALT

Ext: VINYL SIDING

Int: DRYWALL

Floor: LAMINATE/VINYL/CARPET

Heat: GAS/HOT WATER

Bedrooms: 2 Baths: 1.0

Extra Kitchens: Fireplaces:

A/C: No Generators:

Quality: A2 AVG+20

Com. Wall:

Base Rate: RSA 175.00

Bldg. Rate: 1.2776

Sq. Foot Cost: \$ 223.59

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	648	1.00 648
BMU	BSMNT	648	0.15 97
HSF	1/2 STRY FIN	180	0.50 90
CTH	CATHEDRAL	144	0.10 14
VLТ	VAULTED	324	0.05 16
UFF	UPPER FLR FIN	324	1.00 324
DEK	DECK/ENTRANCE	64	0.10 6
OPF	OPEN PORCH	144	0.25 36
ENT	ENTRY WAY	12	0.10 1
GLA:	1,062	2,488	1,232

2026 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 275,463	
Year Built:		1970	
Condition For Age:	EXCELLENT	9 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		9 %	
Building Value:		\$ 250,700	

OWNER INFORMATION				SALES HISTORY				PICTURE			
STROJNY, NEAL TERRASI, KELLY 936 PLEASANT STREET RAYNHAM, MA 02767				Date	Book	Page	Type	Price Grantor			
				06/27/2025	4944	961	Q 1	325,000 MCMMASTER, PHILIP W.			
				08/12/2002	2699	0292	U 138	MCMMASTER, C VIRGINIA T			
LISTING HISTORY				NOTES							
06/11/26 KCVM V-SALE				RED; HANDICAP RAMP - DNP;FLR SST 2X6, BMU DIRT; 8/10 CB FNDTN; AVG SIDING=VERT PINE BRDS; DNP U ALL OF OPF=ACC RAMP; DNP U WD STV, HEARTH; SOME BOARD & BATTEN ON 10X9; ALSO SOME WD SHINGLE SID; OPF TO EPF & ENLARGED (14X13); 7/22; NOH; SOME ROT ON EPF/BACK OF HSE; 6/26; NOH; NEW WELL, BOILER & ELEC PANEL;							
07/13/22 TBVM											
01/01/22 INSP MARKED FOR INSPECTION											
07/05/18 JDVM											
01/03/18 INSP MARKED FOR INSPECTION											
09/26/13 KCVM											
08/02/10 JBVL											
11/22/04 KCUL											
EXTRA FEATURES VALUATION											
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes				
FIREPLACE 1-CUST	1			100	7,500.00	50	3,750 INOP				
SHED-EQUIPMENT	120	12 x 10	193	11.00	60	1,529	ATT CPT				
						5,300					
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2024	\$ 140,200	\$ 3,600	\$ 55,100								
			Parcel Total:	\$ 198,900							
2025	\$ 140,200	\$ 3,600	\$ 55,100								
			Parcel Total:	\$ 198,900							
2026	\$ 214,200	\$ 5,300	\$ 118,700								
			Parcel Total:	\$ 338,200							
LAND VALUATION											
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150	Site: AVERAGE			Driveway: PAVED	Road: GRAVEL/DIRT	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes
1F RES	2,000 ac	130,000	E	100	100	95	100	95 -- MILD	100	117,300	0 N 117,300 FOWLER RIVER
1F RES	0,500 ac	x 3,000	X	100				95 -- MILD	100	1,400	0 N 1,400
						2,500 ac				118,700	118,700

OWNER INFORMATION				SALES HISTORY					PICTURE		
SAGER, PAMALA HOLCOMB, DENISE 1118 FOWLER RIVER ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor		
				04/30/2024	4863	75	Q1	480,000	FRIOLET, BRIAN J & JANE K		
				09/22/2021	4668	977	Q1	320,000	DIEHL FAMILY TRUST		
				08/21/2017	4310	0252	U138		DIEHL 1995 REV TRUST		
				01/27/1996	2180	618	U138		DIEHL, THOMAS &		
				07/05/1974	2180	518	Q1	1	ABBOTT, ANDREW &		
LISTING HISTORY				NOTES							
06/10/26 KCVM V-SALE 07/25/22 TBVM 01/01/22 INSP MARKED FOR INSPECTION 07/06/18 JDVM 01/03/18 INSP MARKED FOR INSPECTION 09/06/13 KCVM 09/11/09 MSVL 11/01/05 DLUL				KIT EST 1990; BTH=5 FIX;DWTO BARN ON OPP SIDE OF RD;INT VGOOD COND; NO CHANGE; INT DATED, WALLPAPER, ETC; 7/22; NOH; GAR HAS NEWER DOOR; MONITOR HEATER IN FFF/PRS; 6/26; INFO FROM OWNERS, ADD GEN & LNT0; MULTI PARCEL SALE;GEN AFTER SALE							
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.	
FIREPLACE 2-STAND	1					100		7,500.00	50		
GARAGE-1 STY/ATTIC	480		20 x 24			93		55.00	50		
FIREPLACE 1-STAND	1					100		5,500.00	100		
LEAN-TO	84		14 x 6			250		4.00	25		
										21,700	
										Year Building Features Land	
										2024 \$ 217,100 \$ 19,800 \$ 49,900	
										Parcel Total: \$ 286,800	
										2025 \$ 217,100 \$ 19,800 \$ 49,900	
										Parcel Total: \$ 286,800	
										2026 \$ 301,700 \$ 21,700 \$ 115,200	
										Parcel Total: \$ 438,600	
LAND VALUATION										LAST REVALUATION: 2026	
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150										Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes
1F RES	1,200 ac	127,600	E	100	100	100	95	95 -- MILD	100	115,200	0 N 115,200
										1,200 ac 115,200 115,200	

PICTURE



OWNER

SAGER, PAMALA
HOLCOMB, DENISE
1118 FOWLER RIVER ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: CLAP BOARD
Int: PLASTERED
Floor: PINE/SOFT WD
Heat: GAS/EA DUCTED
Bedrooms: 2 Baths: 2.0 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: No Generators: 1
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8843 Base Rate: RSA 175.00
Bldg. Rate: 1.0611
Sq. Foot Cost: \$ 185.68

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
ATU	ATTIC	833	0.10 83
HSF	1/2 STRY FIN	816	0.50 408
FFF	FST FLR FIN	1896	1.00 1896
PRS	PIERS	247	-0.05 -12
BMU	BSMNT	467	0.15 70
SLB	SLAB	833	0.00 0
CRL	CRAWL SPACE	349	0.05 17
GLA:	2,304	5,441	2,462

2026 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 457,144	
Year Built:		1867	
Condition For Age:	GOOD	34 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		34 %	
Building Value:		\$ 301,700	

OWNER INFORMATION				SALES HISTORY				PICTURE	
PICKREIGN, WAYNE H CORDISCO, ANNE M 125 VERRILL ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				12/30/2025	4988	81	Q1	415,000	AYRES ONE FAMILY TRUST
				05/16/2001	2538	411	U138		AYRES, WILLIAM & NANCY
				04/29/1983	1470	511	Q1		1 WATTS, ROGER
LISTING HISTORY				NOTES					
06/10/26	KCVM	V-SALE	SEPTIC APPROVAL#103186-A; 9/10 DNP WdstOVE/HEARTH; ATF MEAS 9'						
07/21/22	TBVM		DORMER=TOF; CORR HEAT,STY HT, YB; 9/13 NO UPDATES; 1 RM IN BMU						
01/01/22	INSP	MARKED FOR INSPECTION	HAS WALLS & CEILING; DNP; 4/16 2 LOT SUB-MH NOW ON 406-44-1; 7/18;						
07/06/18	JDVL		ORIG INT: KIT=PINE/FMICA; TOF MEAS 17 FT; 7/22; DEK ATT TO HSE						
01/03/18	INSP	MARKED FOR INSPECTION	WEATHERED; SOME LOG SIDING HAS ROT; 6/26; INFO FROM HO;						
04/06/16	MSSR	PLAN #14959							
09/18/13	KCVL								
09/29/10	JBCL								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
GARAGE-1.5 STY	784	28 x 28	80	57.00	75	26,813			
						26,800			
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 177,200		\$ 17,500		\$ 51,500				
			Parcel Total:		\$ 246,200				
2025	\$ 177,200		\$ 17,500		\$ 51,500				
			Parcel Total:		\$ 246,200				
2026	\$ 279,400		\$ 26,800		\$ 120,400		Parcel Total: \$ 426,600		
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	2,000 ac	130,000	E	100	100	95	-- MILD	95	111,500
1F RES	0.050 ac	x 3,000	X	100			90 -- ROLLING	100	100
VIEW							HILLS, NARROW, TOP 25, DISTANT	80	8,800
									120,400
2.050 ac									120,400
LAST REVALUATION: 2026									
Site: AVERAGE Driveway: PAVED Road: GRAVEL/DIRT									



PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		PICKREIGN, WAYNE H CORDISCO, ANNE M 125 VERRILL ROAD ALEXANDRIA, NH 03222		District		Model: 1.50 STORY CAPE Roof: GABLE OR HIP/PREFAB METALS Ext: LOGS Int: WOOD/LOG Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0053 Base Rate: RSA 175.00 Bldg. Rate: 1.1276 Sq. Foot Cost: \$ 197.33	
				PERMITS			
				Date	Permit ID Permit Type		
				Notes			

BUILDING SUB AREA DETAILS						2026 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj.	Effect.			
EPF	ENCLOSED	192	0.70	134		Market Cost New: \$ 340,789	
ATF	ATTIC FINISHED	624	0.25	156		Year Built: 1983	
FFF	FST FLR FIN	1032	1.00	1032		Condition For Age: GOOD	18 %
BMU	BSMNT	1032	0.15	155		Physical:	
DEK	DECK/ENTRANCE	160	0.10	16		Functional:	
TQF	3/4 STRY FIN	312	0.75	234		Economic:	
GLA:	1,422	3,352		1,727		Temporary:	
						Total Depreciation:	18 %
						Building Value:	\$ 279,400

OWNER INFORMATION			SALES HISTORY					PICTURE	
HAND, THOMAS GORDON TRUSTEE HAND FAMILY TRUST 5000 RUSTIC OAKS CIRCLE NAPLES, FL 34105			Date	Book	Page	Type	Price	Grantor	
			06/15/2026	5022	374	Q 1	475,000	HANLEY, CAROLYN D	
			06/02/2014	4059	0224	Q 1	190,000	ROBIE, DALE R & CEENA M	
			08/19/1997	2267	0495	U 138		ROBIE, DALE	
LISTING HISTORY			NOTES						
09/27/22	TBCL		WHT: DNPV EXCESS FF DUE TO PLACEMENT OF HOUSE & XFOBS; BATH=9 FIX 1-2,1-3,1-4; 8/10 DNPV WDSTOVE, HEARTH, HOT TUB; HSE WELL MAINT; 11/15; FIX CHIMNEY, NEW ROOF & WATER SOFTNER ALL AFTER 6/14 SALE; 7/18; ORIG KIT; KIT=OAK/FMICA; 7/22; ALL INFO FROM HO DNPV; WOB; DOOR TRIM ROT IN REAR; TRIM NDS PAINT; DEK WEATHERED; SOME BROKEN SIDING ON GAR; SOME ROTTED TRIM ON GAR; 9/22; NO CHNGS; WD FURN IN BSMT;						
07/20/22	TBVM								
01/01/22	INSP	MARKED FOR INSPECTION							
07/12/18	JDVL								
01/03/18	INSP	MARKED FOR INSPECTION							
11/30/15	KCVM	V-SALE							
09/18/13	KCVM								
08/02/10	JBVL								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
GARAGE-1.75 STY	768	32 x 24	81	60.00	100	37,325			
GARAGE-1.5 STY	240	24 x 10	127	57.00	80	13,899	ATT 32X24		
PATIO	736	32 x 23	82	7.00	25	1,056			
						52,300			
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 207,800	\$ 31,100	\$ 52,400						
			Parcel Total: \$ 291,300						
2025	\$ 207,800	\$ 31,100	\$ 52,400						
			Parcel Total: \$ 291,300						
2026	\$ 307,800	\$ 52,300	\$ 113,200						
			Parcel Total: \$ 473,300						
LAND VALUATION									
Zone: TOWNWIDE			Minimum Acreage: 2.00			Minimum Frontage: 150			
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes	
1F RES	2,000 ac	130,000	E	100	100	95	95	-- MILD	
1F RES	0,600 ac	x 3,000	X	100			95	-- MILD	
		2,600 ac							
							113,200		
							1,700		
							0 N	111,500	
								1,700	
								113,200	
LAST REVALUATION: 2026									
Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT									

PICTURE



OWNER

HAND, THOMAS GORDON TRUSTEE
HAND FAMILY TRUST
5000 RUSTIC OAKS CIRCLE
NAPLES, FL 34105

TAXABLE DISTRICTS

District	Percentage

PERMITS

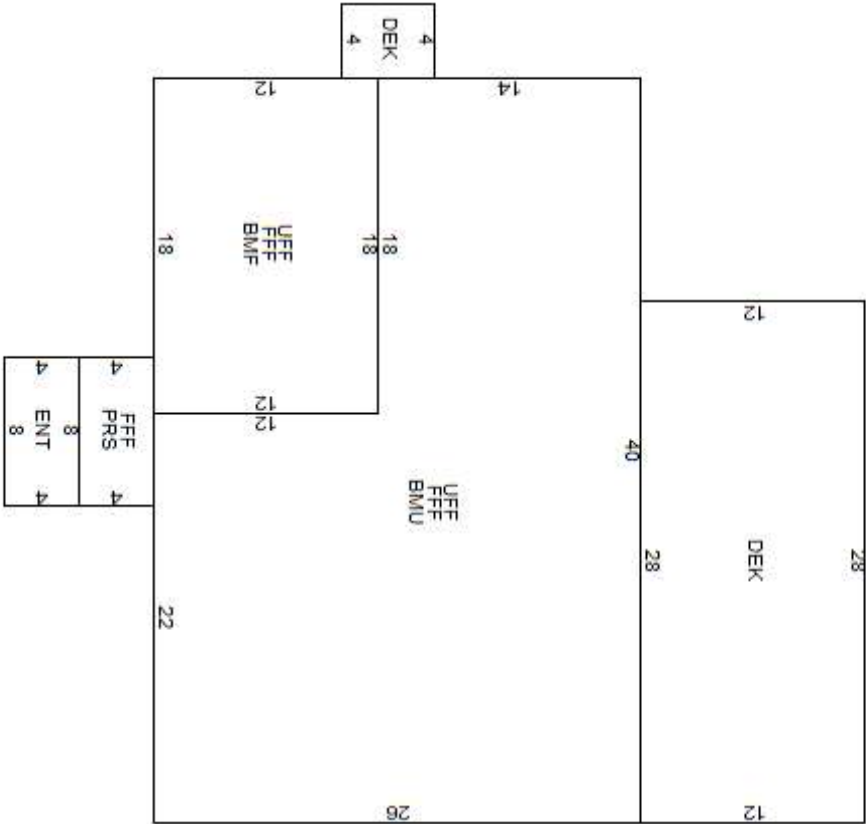
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 2.00 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 2.5 Fixtures: 9
Extra Kitchens: Fireplaces: Generators:
A/C: No
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.8994 Base Rate: RSA 175.00
Bldg. Rate: 0.9403
Sq. Foot Cost: \$ 164.55

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	356	0.10 36
UFF	UPPER FLR FIN	1040	1.00 1040
FFF	FST FLR FIN	1072	1.00 1072
BMU	BSMNT	824	0.15 124
PRS	PIERS	32	-0.05 -2
ENT	ENTRY WAY	32	0.10 3
BMF	BSMNT FINISHED	216	0.30 65
GLA:	2,112	3,572	2,338

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 384,718
Year Built:	1990
Condition For Age:	AVERAGE 20 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	20 %
Building Value:	\$ 307,800



OWNER INFORMATION				SALES HISTORY				PICTURE	
CHEVARIE, RICHARD CHEVARIE, JANET 301 PERKINS HILL ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				01/20/2026	4991	728	Q 1	350,000	HAMELIN, RAYMOND & 10,600 KILBRIDE & JONES
				04/09/2002	2640	0386	Q 1		1 LYON, KENNETH
				09/27/1991	1931	0569	Q 1		1 SHACKETT INVESTMENTS
				09/14/1989	1827	0342	Q 1		
LISTING HISTORY				NOTES					
05/22/26 KCVM SALES VERIFICATION				LONG DRVWY; ROW THRU 406/62 & 64; PLAN#6140 LOT3; SEPTIC APPROVAL#CA2001034955; 2/18 NOH; SOME SIDING DONE; ADJ UC TO 3%; 1 DRIVE CAMPER DNP; 2/19; NC; 2/21; EST COMPLETE REMOVED UC; 7/22; NOH; COND DOWN ON SHED; HSE/WINDOW TRIM COULD USE PAINT; OPF HAS WIRES HANGING FROM CEILING; RMV (1) CAMPER; DNP 4X6 SHED=NV; BARE PLYWOOD OUTBACK; VIEW GROWING IN, NARROW, PLS, OBST, TOP50 NOW; PER MLS ADDED CTH AREA AND BSMNT UNFIN, ATF IS LOW POSTED; NEEDS STAIN/PAINT; OVERALL AVG COND FOR AGE					
07/19/22 TBVM									
01/01/22 INSP MARKED FOR INSPECTION									
02/03/21 KCPR									
03/12/20 JDPR									
02/26/19 KCPR									
02/01/18 KCVM									
01/03/18 INSP MARKED FOR INSPECTION									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	12	x 16		143	17.00	25	1,167	
SHED-WOOD	240	20	x 12		127	17.00	25	1,295	
								2,500	
(ET AL.) under owner information means that there are additional owners to the property.									
MUNICIPAL SOFTWARE BY AVITAR									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2024	\$ 169,700	\$ 5,100		\$ 77,700		Parcel Total: \$ 252,500			
2025	\$ 169,700	\$ 5,100		\$ 77,700		Parcel Total: \$ 252,500			
2026	\$ 217,000	\$ 2,500		\$ 131,300		Parcel Total: \$ 350,800			
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: AVERAGE	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	E	100	100	95	95	90 -- ROLLING	90
1F RES	3,060 ac	x 3,000	X	100				90 -- ROLLING	100
VIEW		MOUNTAINS, NARROW, TOP 50, DISTANT							80
								131,300	
								131,300	
LAST REVALUATION: 2026									
				Site: AVERAGE		Driveway: GRAVEL/DIRT		Road: GRAVEL/DIRT	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	E	100	100	95	95	90 -- ROLLING	90
1F RES	3,060 ac	x 3,000	X	100				90 -- ROLLING	100
VIEW		MOUNTAINS, NARROW, TOP 50, DISTANT							80
								131,300	
								131,300	

PICTURE



OWNER

CHEVARIE, RICHARD
CHEVARIE, JANET
301 PERKINS HILL ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

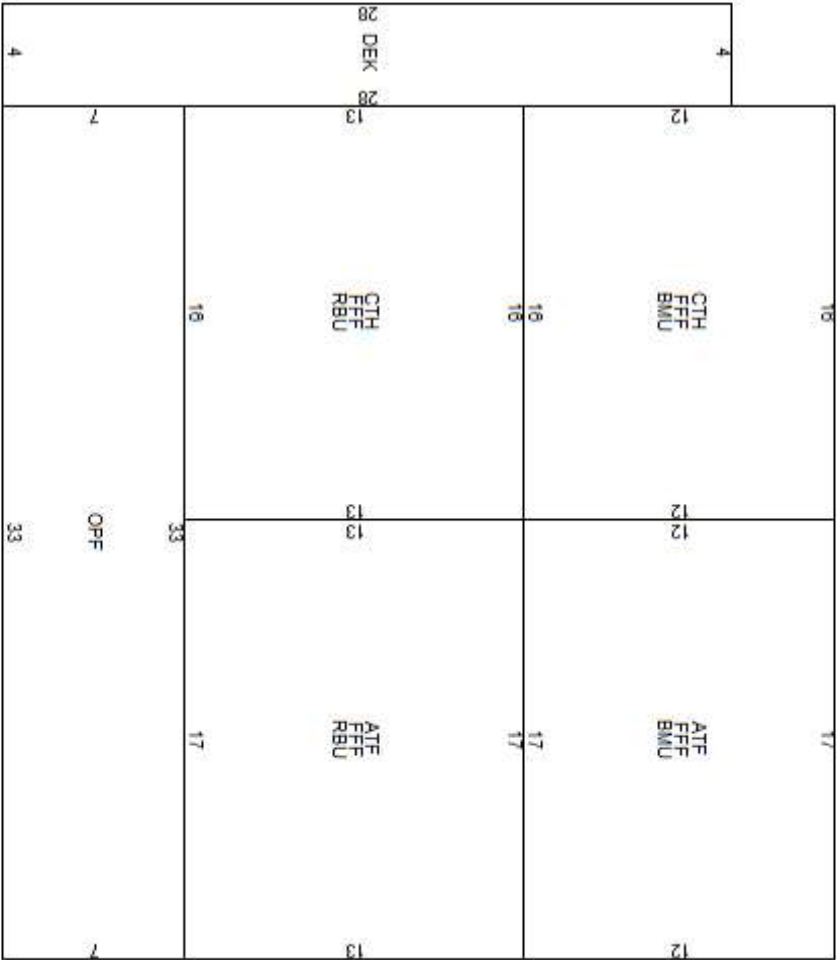
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: LOGS/WOOD SHINGLE
Int: DRYWALL/WOOD/LOG
Floor: PINE/SOFT WD
Heat: GAS/FA DUCTED
Bedrooms: 3 Baths: 1.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.1804 Base Rate: RSA 175.00
Bldg. Rate: 1.2855
Sq. Foot Cost: \$ 224.95



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	425	0.25	106
FFF	FST FLR FIN	825	1.00	825
BMU	BSMNT	396	0.15	59
OPF	OPEN PORCH	231	0.25	58
DEK	DECK/ENTRANCE	112	0.10	11
RBU	RAISED BSMNT	429	0.25	107
CTH	CATHEDRAL	400	0.10	40
GLA:	931	2,818		1,206

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 271,290
Year Built:	1990
Condition For Age:	AVERAGE
Physical:	20 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	20 %
Building Value:	\$ 217,000

PICTURE



OWNER

DOWNEY, LISA
NORMEN, DAVID
567 PERKINS HILL ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

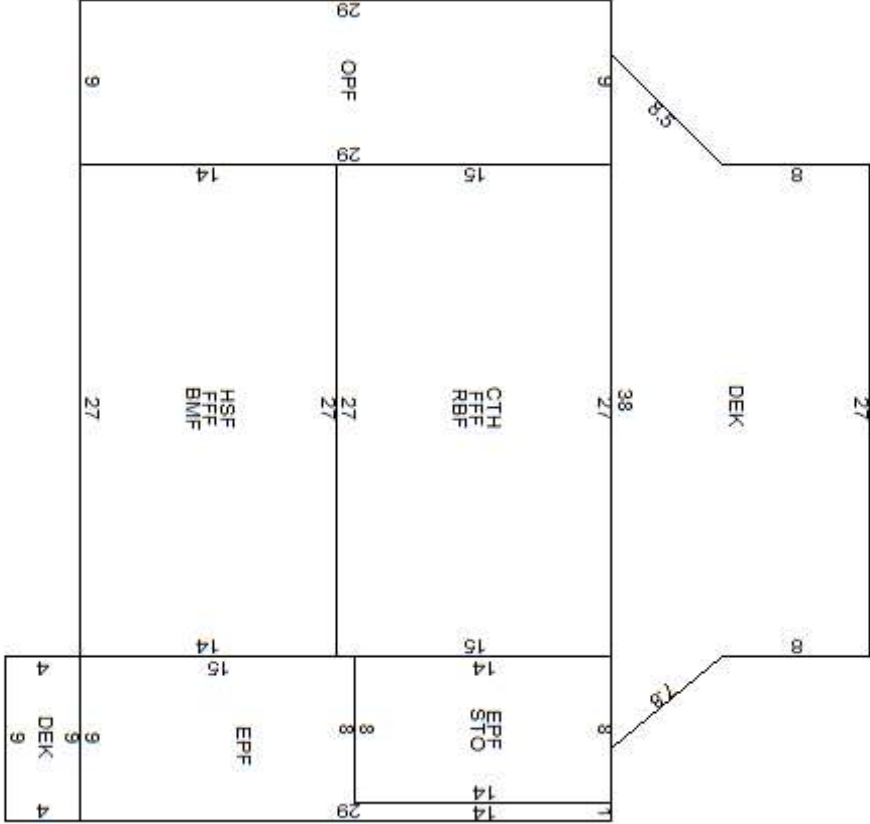
Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: AVERAGE
Int: DRYWALL
Floor: PINE/SOFT WD/CARPET
Heat: GAS/FA NO DUCTS
Bedrooms: 1 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 1.0011 Base Rate: RSA 175.00
Bldg. Rate: 1.1298
Sq. Foot Cost: \$ 197.72



ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	378	0.50	189
DEK	DECK/ENTRANCE	447	0.10	45
BMF	BSMNT FINISHED	378	0.30	113
STO	STORAGE AREA	112	0.20	22
OPF	OPEN PORCH	261	0.25	65
CTH	CATHEDRAL	405	0.10	41
RBF	RAISED BSMNT	405	0.75	304
FFF	FST FLR FIN	783	1.00	783
EPF	ENCLOSED	261	0.70	183
GLA:	972	3,430		1,745

2026 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 345,021	
Year Built:		1999	
Condition For Age:	GOOD	14 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		14 %	
Building Value:		\$ 296,700	

OWNER INFORMATION				SALES HISTORY				PICTURE	
CHARRON, ADAM M RADIC, DEJAN 66 BLUEBERRY LANE ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				05/03/2024	4863	856	Q1	645,000	STROMME, JESSICA &
				07/31/2023	4816	404	Q1	564,000	VOGAN TRUST
				08/17/2017	4305	0490	U138		THE VOGAN TRUST/JAYME
				09/15/2015	4157	0389	U138		1 VOGAN, MARYANN (AKA
ALEXANDRIA, NH 03222									
LISTING HISTORY				NOTES					
06/10/26	KCVM	V-SALE		ROW TO LOT 406/83; OBSTR/GROWNIN VU-DNP/INV; VLT OVER TOF & CTH & UFF IN GRADE; SOME P&B; RBF=OPEN STUD EXCEPT 18X14 SOME DRYWALL & FLR IN; 18X14 RBF WILL BE FIN BUT ALSO UTILITIES THERE; 3/17 BIG KIT IN HDWD/GRANITE ISLAND; 5 FIX BTH 50%; BRAZIL CHERRY FLRNG GOING IN ON FFF; 2/18 HSE NEEDS SOME EXT SIDING; NC TO RBF; 7/22; NOH; RECENTLY PAINTED, ROOFED; FFF/BMG BEING RENO; 2/23; NOH; SIDING COMPL, EST UC COMPL; 6/26; NOH; AREA OVER GAR UNFIN/OPEN STUD					
02/22/23	TBPR								
07/19/22	TBVM								
03/28/22	JDPR								
01/01/22	INSP	MARKED FOR INSPECTION							
02/03/21	KCPR								
03/12/20	JDPM	VU'D BSMNT ONLY							
03/04/19	KCPM								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
FIREPLACE 1-CUST	1			100		7,500.00	25	1,875	LEFT OF DW/OUTDOORS
SHED-WOOD	136	17 x 8		178		17.00	30	1,235	LEFT OF DW/WDS
				3,100					

PICTURE



OWNER

CHARRON, ADAM M
RADIC, DEJAN
66 BLUEBERRY LANE
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

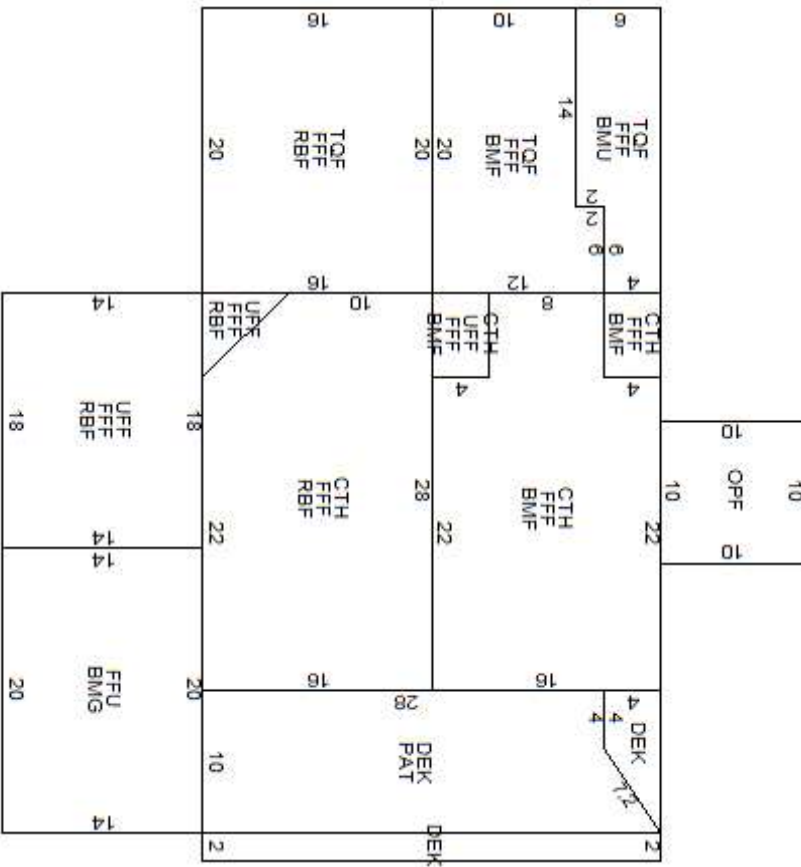
PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.75 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: LOGS
Int: DRYWALL/WOOD/LOG
Floor: HARDWOOD/HARD TILE
Heat: GAS/RAD WATER
Bedrooms: 4 Baths: 2.5 Fixtures: 10
Extra Kitchens: 1 Fireplaces:
A/C: No Generators: 1
Quality: A3 AVG+30
Com. Wall:
Size Adj: 0.7793 Base Rate: RSA 175.00
Bldg. Rate: 1.0623
Sq. Foot Cost: \$ 185.91

FRONTAGE



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TOF	3/4 STRY FIN	640	0.75	480
UFF	UPPER FLR FIN	294	1.00	294
CTH	CATHEDRAL	878	0.10	88
BMU	BSMNT	108	0.15	16
DEK	DECK/ENTRANCE	384	0.10	38
PAT	PATIO	292	0.05	15
OPF	OPEN PORCH	100	0.25	25
FFF	FST FLR FIN	1788	1.00	1788
BMF	BSMNT FINISHED	660	0.30	198
RBF	RAISED BSMNT	1020	0.75	765
FFU	FST FLR UNFIN	280	0.50	140
BMG	BASEMENT	280	0.20	56
GLA:	2,562	6,724		3,903

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 725,607
Year Built: 2007
Condition For Age: GOOD 12 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 12 %
Building Value: \$ 638,500

OWNER INFORMATION		SALES HISTORY					PICTURE
CHAMBERS, MICHELLE M		Date	Book	Page	Type	Price Grantor	
189 LYNN AVENUE		07/31/2026	5034	347	Q1	279,000 REYNOLDS, SHELLEY A	
		08/01/2013	4000	0303	Q1	109,000 WATTS, ROGER A SR	
		10/05/2006	3333	0721	Q1	179,933 FOWLER JR, RICHARD R	
		09/29/2006	3333	721	Q1	179,900 FOWLER, RICHARD	
ALEXANDRIA, NH 03222		07/18/2001	2560	0696	Q1	112,000 PATTEN, JOHN & JERRY	
LISTING HISTORY		NOTES					
07/26/22	TBVM	PRIVATE CUL.-DE-SAC; ACCESSED THRU BRISTOL; GAR HAS HEAT=COND;					
01/01/22	INSP	9/09; INT/EXT AVE;NO UPDATES; PU LTO ATT TO SHED; 8/13; NEW					
07/13/18	JDVM	CARPET/LINO; SOME BTH FIX AND DEK AFTER SALE; 7/22; ALL INFO FROM					
01/03/18	INSP	HO-DNVI; GAR NDS PAINT ON WALLS/TRIM; SOME BROKEN					
08/27/13	KCVM	SIDING/SKIRTING; INT FLRS NOT DONE; NEWER BOARDS ON DEK;7/26 FOR					
09/11/09	MSVL	SALE \$249K PENDING					
06/22/07	CMUM						
06/12/07	CMUM						
Feature Type		EXTRA FEATURES VALUATION					MUNICIPAL SOFTWARE BY AVITAR
GARAGE-1 STY	624	Length x Width	Size Adj	Rate	Cond	Market Value	(ET AL.) under owner information means that there are additional owners to the property.
SHED-WOOD	192	26 x 24	86	44.00	75	17,709	
		12 x 16	143	17.00	25	1,167 BEHIND HOUSE	
		18,900					
							PARCEL TOTAL TAXABLE VALUE
Year	Building	Features		Land			
2024	\$ 117,400	\$ 14,000		\$ 52,300			
		Parcel Total: \$ 183,700					
2025	\$ 117,400	\$ 14,000		\$ 52,300			
		Parcel Total: \$ 183,700					
2026	\$ 154,100	\$ 18,900		\$ 103,800			
		Parcel Total: \$ 276,800					
		LAST REVALUATION: 2026					
Zone: TOWNWIDE		Minimum Acreage: 2.00		Minimum Frontage: 150		Site: AVERAGE	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Driveway: GRAVEL/DIRT
IF RES	1.250 ac	127,750 E	100	100	95	95	GRAVEL/DIRT
	1.250 ac				90 --	ROLLING	
					100	Ad Valorem	
					103,800	SPI R	
					0	N	
					103,800	Tax Value	
						Notes	
						103,800	

PICTURE



OWNER

CHAMBERS, MICHELLE M
189 LYNN AVENUE
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.00 STORY DW MBL HM
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: WALL BOARD
Floor: CARPET/LAMINATE/VINYL
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 2.0 Fixtures: 7
Extra Kitchens: Fireplaces: Generators: A/C: Yes 100.00 %
Quality: A1 AVG+10
Com. Wall: Base Rate: MHD 120.00
Size Adj: 1.0245 Bldg. Rate: 1.0819
Sq. Foot Cost: \$ 129.82

4
ENT
4

56

26

26

FFF
SLB

20

56

12

14

14

14

20

DEK

12

4

4

ENT

4

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1624	1.00	1624
SLB	SLAB	1456	0.00	0
PRS	PIERS	168	-0.05	-8
DEK	DECK/ENTRANCE	280	0.10	28
ENT	ENTRY WAY	48	0.10	5
GLA:	1,624	3,576		1,649

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 214,073
Year Built: 1998
Condition For Age: GOOD 28 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 28 %
Building Value: \$ 154,100

OWNER INFORMATION				SALES HISTORY				PICTURE
GIBBONS GEESLIN LIVING TRUST				Date	Book	Page	Type	
GIBBONS, ANNE & GEESLIN, BAILEY TRUSTEE				09/03/2026	5043	202	Q1	325,000 LYON, ANNE L TRUSTEE
5130 ANDROS DRIVE				10/01/2020	4560	614	Q1	205,100 SAHS, GEOFFREY W &
				11/13/2018	4400	0985	Q1	141,000 MONAHAN, DAWN
				01/18/2017	4262	0423	Q1	128,866 KACH REALTY TRUST
NAPLES, FL 34113				09/30/2004	3065	0107	U138	KACH, FRANCIS
LISTING HISTORY				NOTES				
09/01/26	ERHC			MIDDLE UNIT #15; COMM INT= COMM LAND, TENNIS COURT, RIVER &				
01/01/22	INSP	MARKED FOR INSPECTION		BOAT ACCESS; 9/09 NOH; DNP U HEARTH; 8/13 NOH; DEK TO OPF; 5/16;				
03/31/21	KCVM	V-SALE		4-SALE CONT AFTER 46DOM AP=\$134,900; 7/18; DNV LHO BUSY, NO INFO;				
07/16/18	JDVM			EST LAM FLR; 3/21; NOH; SML SKETCH ADJ; SOME INFO PER				
01/03/18	INSP	MARKED FOR INSPECTION		MLS, WD/FORMIC; 6/2/26 FOR SALE \$349,900 16DOM				
08/26/13	KCVM							
09/11/09	MSVM							
11/01/05	CMUM							
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.
VILLAGE WEST	1		100	130,000.00	100	130,000		
				130,000				
				PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land					
2024	\$ 149,000	\$ 62,000	\$ 0					
		Parcel Total: \$ 211,000						
2025	\$ 149,000	\$ 62,000	\$ 0					
		Parcel Total: \$ 211,000						
2026	\$ 195,600	\$ 130,000	\$ 0					
		Parcel Total: \$ 325,600						
LAND VALUATION				LAST REVALUATION: 2026				
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150	Site:	Driveway:	Road:			
Land Type 1F RES	Neighborhood: E		Cond	Ad Valorem	SPI R	Tax Value	Notes	
				0 ac				

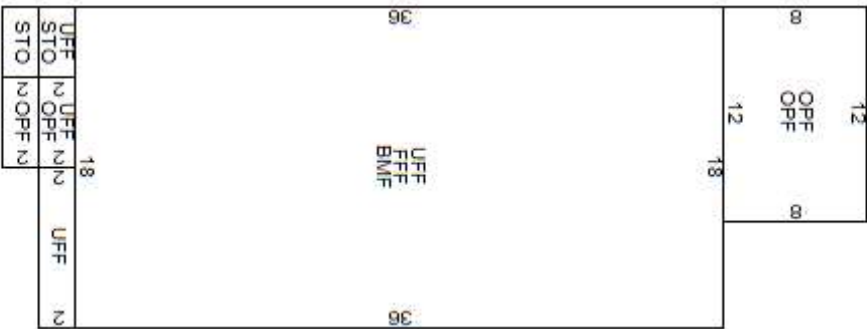
PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		GIBBONS GEESLIN LIVING TRUST GIBBONS, ANNE & GEESLIN, BAILEY TRUS 5130 ANDROS DRIVE NAPLES, FL 34113		District		Model: 2.00 STORY CONDO Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/LAMINATE/VINYL Heat: ELECTRIC/RAD ELECT	
				Percentage		Bedrooms: 2 Baths: 2.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:	
				PERMITS		Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0425 Base Rate: RCT 175.00 Bldg. Rate: 1.0238 Sq. Foot Cost: \$ 179.17	
		Date	Permit ID	Permit Type	Notes		

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	212	0.25	53
UFF	UPPER FLR FIN	684	1.00	684
FFF	FST FLR FIN	648	1.00	648
BMF	BSMNT FINISHED	648	0.30	194
STO	STORAGE AREA	16	0.20	3
GLA: 1,332		2,208		1,582

2026 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 283,447
Year Built:	1987
Condition For Age:	GOOD
Physical:	
Functional:	MID UNIT
Economic:	
Temporary:	
Total Depreciation:	31 %
Building Value:	\$ 195,600



OWNER INFORMATION				SALES HISTORY				PICTURE	
MAROJU, VIJAYA				Date	Book	Page	Type	Price Grantor	
MAROJU, VENKATESHWARLU				04/03/2024	4858	550	Q 1	360,000 21 VILLAGE WEST 14 LLC	
21 VILLAGE WEST DRIVE, UNIT 14				05/12/2022	4724	718	Q 1	320,000 JENKINS TRUSTEE, JAMES N	
ALEXANDRIA, NH 03222				07/15/2016	4220	0129	Q 1	129,000 CRYAN, MICHAEL D	
				10/14/2014	4088	0334	U 1 44	1 CRYAN, MICHAEL D &	
				06/13/2001	2548	0089	Q 1	95,500 DUNN, JOAN G	
LISTING HISTORY				NOTES					
09/01/26	ERHC			END UNIT #14; CONDO FEE \$275/MO; COMM INT=COMM LAND, TENNIS COURT, RIVER & BOAT ACCESS; DNP U HEARTH; 8/13 INFO FROM RENTER; STATES 2 GAS STOVES FOR HEAT; 12/13 NO UPDATES; 2-GAS STOVES; OAK/LAM; CORR BMU; 7/22; HO-HOME; DNP1 PER HO-ALL INFO FROM HO; EXT=GD; 5/26; NOH; CORR OPF/STO;					
05/22/26	KCVM	V-SALE							
07/27/22	TBVM								
01/01/22	INSP	MARKED FOR INSPECTION							
07/16/18	JDVL								
01/03/18	INSP	MARKED FOR INSPECTION							
12/17/13	KCCL								
08/26/13	KCVM								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
VILLAGE WEST	1		100	130,000.00	100	130,000			
						130,000			
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 152,000	\$ 62,000	\$ 0	Parcel Total: \$ 214,000					
2025	\$ 152,000	\$ 62,000	\$ 0	Parcel Total: \$ 214,000					
2026	\$ 237,300	\$ 130,000	\$ 0	Parcel Total: \$ 367,300					
LAST REVALUATION: 2026									
LAND VALUATION									
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150							
Land Type 1F RES	Neighborhood: E		Cond	Ad Valorem	SPI	R	Tax Value	Notes	
0 ac									

PICTURE



OWNER

MAROLU, VIJAYA
MAROLU, VENKATESHWARLU
21 VILLAGE WEST DRIVE, UNIT 14
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

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: ELECTRIC/RAD ELECT
Bedrooms: 2 Baths: 2.5 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0442 Base Rate: RCT 175.00
Bldg. Rate: 1.0365
Sq. Foot Cost: \$ 181.39

12

OPF

OPF

00

12

OPF

OPF

00

18

UFF

FFF

BMF

36

26

UFF

FFF

BMU

10

4

UFF

STO

14

4

UFF

STO

14

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	212	0.25	53
UFF	UPPER FLR FIN	684	1.00	684
FFF	FST FLR FIN	648	1.00	648
BMF	BSMNT FINISHED	608	0.30	182
BMU	BSMNT	40	0.15	6
STO	STORAGE AREA	16	0.20	3
GLA:	1,332	2,208		1,576

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 285,871
Year Built: 1987
Condition For Age: GOOD 16 %
Physical:
Functional: END UNIT 1 %
Economic:
Temporary:
Total Depreciation: 17 %
Building Value: \$ 237,300

OWNER INFORMATION		SALES HISTORY					PICTURE							
BONNER, TIMOTHY PAUL BONNER, MACKENZIE 1678 FOWLER RIVER ROAD ALEXANDRIA, NH 03222		Date	Book	Page	Type	Price Grantor								
		12/1/2025	4984	59	Q1	366,500 KALIL FAMILY 2023 TRUST								
		08/1/2023	4819	302	U138	1 KALIL, C JEFFREY &								
		08/1/2023	4819	299	U138	1 NH KALIL NOMINEE								
		02/22/2006	3255	0008	U138	KALIL								
		11/15/2005		Q1		200,000 ROBINSON								
LISTING HISTORY		NOTES												
06/11/26	KCVM V-SALE	RED: 2 FIX BTH=VERY SMALL CONVERTED CLOSET IN BETWEEN 2 BDRMS IN HSF; PLYWOOD FLRS IN UFF; WET/DIRT BSMT; ATU/UFF/GAR BUILT IN 165;SLANTED FLRS=PHY; 9/13 NEW ROOF; 8/18; KIT=1960S, PINE CABINETS, CERAMIC TILE; WD INT; ATU MEAS 9 FT; HSF MEAS 10 FT; (2) BTH VANITIES UPDATED APPROX 2010; 7/22; NDS PAINT; 6/26; SPK W/OWNER OVER RING, NO INFO;												
07/25/22	TBVM													
01/01/22	INSP	MARKED FOR INSPECTION												
08/01/18	JDVL													
01/03/18	INSP	MARKED FOR INSPECTION												
09/24/13	KCVM													
07/08/08	MVVL													
06/16/08	INSP	MARKED FOR INSPECTION												
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.						
SHED-WOOD	300	12 x 25	113	17.00	60	3,458								
SHED-EQUIPMENT	96	12 x 8	227	11.00	30	719								
SHED-WOOD	96	12 x 8	227	17.00	60	2,223	ATT 12 X 8/ SH EQ							
LEAN-TO	36	12 x 3	400	4.00	20	115	ATT SHED EQ							
						6,500								
		PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features		Land										
2024	\$ 177,100	Parcel Total: \$ 237,500												
2025	\$ 177,100	Parcel Total: \$ 237,500												
2026	\$ 256,300	Parcel Total: \$ 384,700												
LAND VALUATION		LAST REVALUATION: 2026												
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150		Site: AVERAGE		Driveway: PAVED		Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1,440 ac	128,320	E	100	100	100	100	95 --	MILD	100	121,900	0	N	121,900
		1.440 ac								121,900				

PICTURE



OWNER

BONNER, TIMOTHY PAUL
BONNER, MACKENZIE
1678 FOWLER RIVER ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: WOOD SHINGLE
Int: DRYWALL/WOOD/LOG
Floor: PINE/SOFT WD/MIN PLYWD
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 2.5 Fixtures: 9
Extra Kitchens: Fireplaces: Generators: A/C: No
Quality: A1 AVG+10
Com. Wall: Base Rate: RSA 175.00
Size Adj: 0.8678 Bldg. Rate: 0.9828
Sq. Foot Cost: \$ 172.00

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	690	0.45	311
CRL	CRAWL SPACE	690	0.05	35
SLB	SLAB	90	0.00	0
VL	VAULTED	165	0.05	8
ATTU	ATTIC	780	0.10	78
UFF	UPPER FLR FIN	780	1.00	780
FFF	FST FLR FIN	1053	1.00	1053
OPF	OPEN PORCH	96	0.25	24
HSF	1/2 STRY FIN	567	0.50	284
BMU	BSMNT	273	0.15	41
GLA:	2,117	5,184		2,614

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 449,608
Year Built: 1867
Condition For Age: AVERAGE 43 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 43 %
Building Value: \$ 256,300

OWNER INFORMATION				SALES HISTORY				PICTURE	
DIAS, KAITLIN M DIAS, JOSEPH M 1159 WASHBURN ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				11/01/2024	4900	961	Q 1	430,000	AUBREY FAMILY
				05/12/2021	4629	956	U 138	1	AUBREY, ROBERT D
				11/24/2020	4578	567	Q 1	325,000	4D CAPITAL, LLC
				06/22/2020	4529	63	U 137	120,500	CITIZENS BANK
				09/19/2019	4466	417	U 137		LAVALLÉE,
LISTING HISTORY				NOTES					
06/09/26	KCVM	V-SALE		BRN; FFF P&B TIMBER FRAME;WH ADJ=FULL DORMER ON REAR OF HOUSE; EXCESS FF - DNP U DUE TO LOCATION OF DWELLING; AVG EXT=VERT BOARDS; DNP U HEARTH; 4/21; NOH; RENO PRIOR TO SALE; OPFS REBUILT, PAINT & INT RENO; WOB; HDWD/GRANITE W/ISLAND; 9/25; NOH; ADJ ROOF; DNP U COOP ON PRS=NV; ROOF/SID/WINDS=VG/GD FOR AGE; 6/26; NOH; ADD LNTOS, 2 SML COOPS DNP U=NV;					
09/24/25	WGVM								
01/01/25	INSP	MARKED FOR INSPECTION							
04/13/21	KCVM	V-SALE							
08/03/18	JDVM								
01/03/18	INSP	MARKED FOR INSPECTION							
01/31/14	NFVM								
09/11/09	KCVM								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	x Width	Size	Adj	Rate	Cond	Market Value	Notes
GARAGE-2 STY	624	24	x 26		86	65.00	100	34,882	GAMBREL
LEAN-TO	96	12	x 8		227	4.00	80	697	WD STO
LEAN-TO	80	10	x 8		260	4.00	20	166	COOP
									35,700
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 221,700	\$ 19,300	\$ 54,600						
				Parcel Total: \$ 295,600					
2025	\$ 221,700	\$ 19,300	\$ 54,600						
				Parcel Total: \$ 295,600					
2026	\$ 321,000	\$ 35,700	\$ 115,500						
				Parcel Total: \$ 472,200					
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150		Site: AVERAGE		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	E	100	100	95	95	90 -- ROLLING	100
1F RES	3,650 ac	x 3,000	X	100				90 -- ROLLING	100
									115,500
									115,500
LAST REVALUATION: 2026									
Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		DIAS, KAITLIN M DIAS, JOSEPH M 1159 WASHBURN ROAD ALEXANDRIA, NH 03222		District		Percentage	
PERMITS							
Date	Permit ID	Permit Type	Notes				
						Model: 2.00 STORY GAMBREL Roof: GAMBREL/STANDING SEAM Ext: AVERAGE Int: DRYWALL Floor: PINE/SOFT WD Heat: GAS/HOT WATER Bedrooms: 3 Baths: 1.5 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A2 AVG+20 Com. Wall: Size Adj: 0.9557 Base Rate: RSA 175.00 Bldg. Rate: 1.1230 Sq. Foot Cost: \$ 196.52	

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	384	0.25	96
FFF	FST FLR FIN	960	1.00	960
BMU	BSMNT	960	0.15	144
UFF	UPPER FLR FIN	768	1.00	768
GLA: 1,728		3,072		1,968
2026 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 386,751		
Year Built:		1990		
Condition For Age:		GOOD 16 %		
Physical:				
Functional:		WH 1 %		
Economic:				
Temporary:				
Total Depreciation:		17 %		
Building Value:		\$ 321,000		

OWNER INFORMATION		SALES HISTORY					PICTURE							
KITCHEN, TERRY CHARLES KITCHEN, NANCY 1148 WASHBURN ROAD ALEXANDRIA, NH 03222		Date	Book	Page	Type	Price	Grantor							
		01/02/2025	4912	701	Q1	400,000	ROSE, MEAGAN							
		07/10/2020	4535	243	Q1	269,933	GREENE, CLAUDE L & ANNE							
		05/15/2012	3882	0606	Q1	203,000	SMITH, TODD							
		02/09/2007	3376	0059	Q1	260,000	BERNIER, JULIE N							
LISTING HISTORY		NOTES												
06/09/26	KCYM V-SALE	3/06 NEW ROOF; 8/10 DNPW WDSTOVE/HEARTHS; PART OF ATU HAS WALLS & CEILS, NO HEAT/FLRS; MASTER BDRM=JET TUB & DBL SINK=4 FIX; DNPW 5TH BDRM IN BMF; CORR BDRM COUNT, XFOBS, BMF; PU ENT; 10/12 NOH; NC TO EXT; 8/18; HO REFUSED INT, INFO @ DOOR; UNDER DEK=CELL, NO FLR, DNPW OPE; 1/21; NOH: HDWD/WRAP AROUND, ATF=EST MLS; SOME NEW WINS, SIDING, RENO BTHS, SOME FLIRING;EXT ROT;MISC WORN AVG COND OVERALL;; EST RBF/BMU; PART FIN LOW-Q; 9/25; NOH; ADJ SKETCH, XFOB; 6/26; NOH;												
09/24/25	WGYM													
01/01/25	INSP MARKED FOR INSPECTION													
01/08/21	KCYM V-SALE													
08/03/18	JDVM													
01/03/18	INSP MARKED FOR INSPECTION													
10/18/12	JBVM V-SALE													
08/10/10	JBVL													
EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR												
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes						
SHED-WOOD	64	8 x 8		310	17.00	40	1,349							
SHED-EQUIPMENT	64	8 x 8		310	11.00	25	546	ATT 8X8						
FIREPLACE 1-STAND	1			100	5,500.00	100	5,500							
SHOP-AVG	384	16 x 24		102	34.00	80	10,654							
SHED-WOOD	100	10 x 10		220	17.00	80	2,992	ATT SHOP						
CARPORT WOOD	140	14 x 10		174	15.00	40	1,462	ATT SHOP						
22,500														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features						Land						
2024	\$ 230,400	Parcel Total: \$ 288,800						\$ 46,800						
2025	\$ 230,400	Parcel Total: \$ 288,800						\$ 46,800						
2026	\$ 319,800	Parcel Total: \$ 443,400						\$ 101,100						
LAST REVALUATION: 2026														
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150 Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2,000 ac	130,000	E	100	100	95	95	85 --	MODERATE	100	99,700	0	N	99,700
1F RES	0.550 ac	x 3,000	X	100				85 --	MODERATE	100	1,400	0	N	1,400
2.550 ac														101,100

PICTURE



OWNER

KITCHEN, TERRY CHARLES
KITCHEN, NANCY
1148 WASHBURN ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

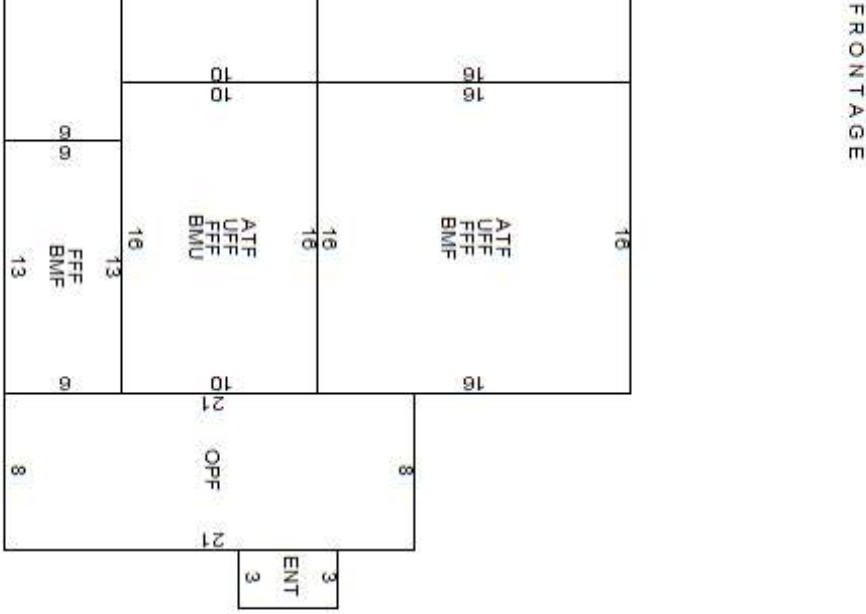
District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 2.50 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 2.5 Fixtures: 9
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.8911 Base Rate: RSA 175.00
Bldg. Rate: 0.9498
Sq. Foot Cost: \$ 166.22



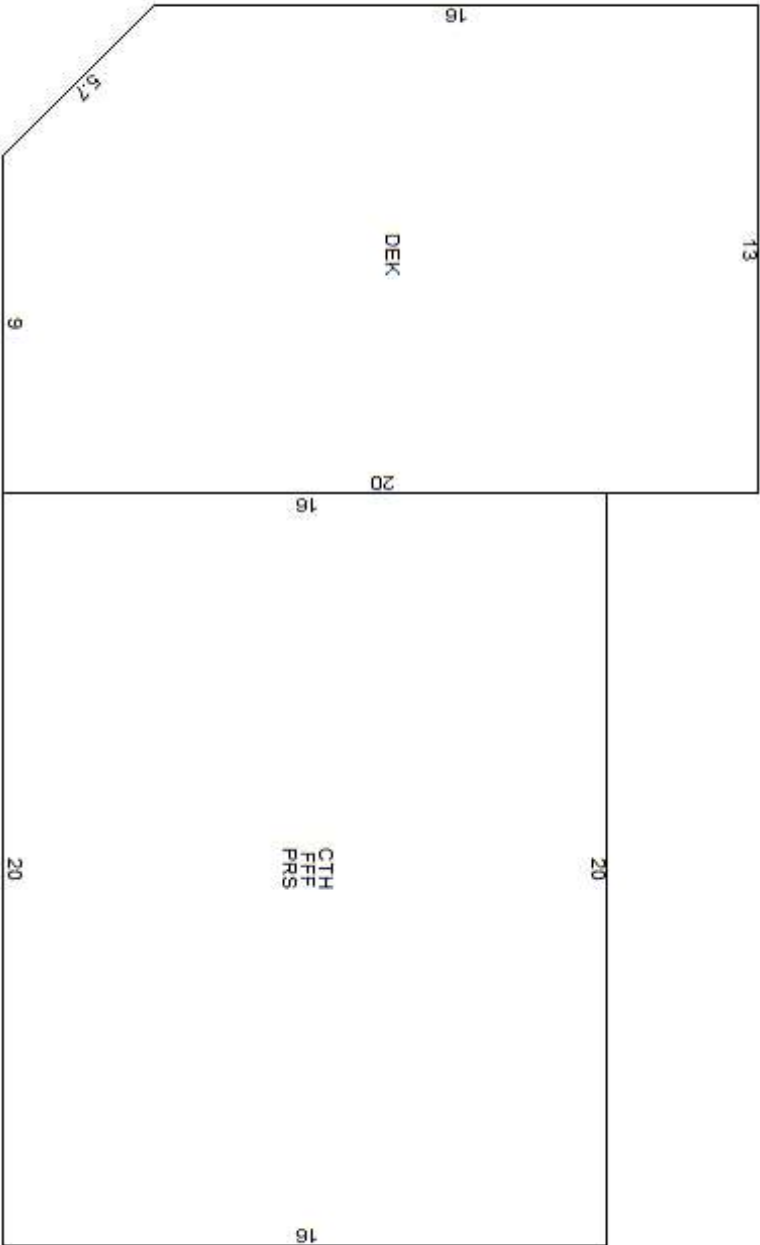
BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
BMU	BSMNT	400	0.15
ATF	ATTIC FINISHED	416	0.25
FFF	FST FLR FIN	990	1.00
OPF	OPEN PORCH	330	0.25
BMF	BSMNT FINISHED	334	0.30
ATU	ATTIC	416	0.10
UFF	UPPER FLR FIN	832	1.00
RBF	RAISED BSMNT	256	0.75
ENT	ENTRY WAY	15	0.10
GLA: 1,926		3,989	2,405

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 399,759
Year Built:	1988
Condition For Age:	AVERAGE
Physical:	20 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	20 %
Building Value:	\$ 319,800

OWNER INFORMATION				SALES HISTORY				PICTURE	
MOYNIHAN, DAVID K THE LAND TRUST 285 WALNUT STREET LYNNFIELD, MA 01940				Date	Book	Page	Type	Price	Grantor
				09/06/2024	4889	282	Q 1	240,000	GLASS, BRIAN A
				12/15/1999			U 118	39,933	KEPPELMAN
LISTING HISTORY				NOTES					
06/10/26 KCVE V-SALE				GREEN; BLOCK VU;DNPU; CORRECT SKETCH & QUAL;DNPUT					
10/03/25 WGVM				OUTHSE;SOLAR ELECT;OPEN CONCEPT; 8/18; NOH; MEAS PER PREV NOTE;					
01/01/25 INSP MARKED FOR INSPECTION				10/25; NOH; NC; MEAS PER NOTE; ROOF-AVG, MOSS/WEAR; SID/WINDS-GD					
08/02/18 JDVM				FOR AGE; 6/26; NOH; DW BLOCKED TREE/POSTED;GRADE=RUSTIC/NO					
01/03/18 INSP MARKED FOR INSPECTION				BTH/UTTL;					
07/18/14 KCVE									
09/11/09 KCVM									
08/17/07 BHHC									
EXTRA FEATURES VALUATION									
Feature Type		Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes	
SOLAR ELECTRIC PANEL		1			100	400.00	85	340 EST 2019	
								300	
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 44,900		\$ 400		\$ 43,251		Parcel Total: \$ 88,551		
2025	\$ 44,900		\$ 400		\$ 43,197		Parcel Total: \$ 88,497		
2026	\$ 67,000		\$ 300		\$ 93,604		Parcel Total: \$ 160,904		
LAND VALUATION									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150					Site: NATURAL Driveway: GRAVEL/DIRT Road: PAVED				
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES	1.000 ac	127,000	F	110	90	100	95	85 -- MODERATE	90
UNMNGD HARDWD	29,400 ac	x 3,000	X	94			85 -- MODERATE	100	91,400
UNMNGD HARDWD	900.000 ft	x 75	F	110			70 -- STEEP	50	70,500
									17 N
									0 N
									0 CTD/STEEP/LEDGE
									187,900
									93,604

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS					
		MOYNIHAN, DAVID K THE LAND TRUST 285 WALNUT STREET LYNNFIELD, MA 01940		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			Model: 1.00 STORY COTTAGE Roof: GABLE OR HIP/ASPHALT Ext: CEMENT CLAPBOARDS Int: DRYWALL Floor: HARDWOOD Heat: WOOD/COAL/CONVECTION Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B4 AVG-40 Com. Wall: Size Adj: 2.5391 Base Rate: RSA 175.00 Bldg. Rate: 1.2340 Sq. Foot Cost: \$ 215.95	
				District	Percentage						
		PERMITS									
Date	Permit ID	Permit Type	Notes								

BUILDING SUB AREA DETAILS				2026 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.	Market Cost New:	\$ 77,958
DEK	DECK/ENTRANCE	252	0.10	Year Built:	2000
PRS	PIERS	320	-0.05	Condition For Age:	GOOD
CTH	CATHEDRAL	320	0.10	Physical:	
FFF	FST FLR FIN	320	1.00	Functional:	
GLA:	320	1,212	361	Economic:	
				Temporary:	
				Total Depreciation:	14 %
				Building Value:	\$ 67,000



OWNER INFORMATION				SALES HISTORY				PICTURE			
ROBINSON, LUKE A 603 WASHBURN ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price Grantor			
				08/22/2025	4957	236	Q 1	279,500 GALLAGHER, JEANNIE & 02/21/2017 4268 0210 Q 1 111,533 MASI, DONNA M			
LISTING HISTORY				NOTES							
06/09/26	KCVM	V-SALE		WHT; DNV ATE LOCKED; POSS 4TH BDRM WALK THRU DNP; CRL=3-1/4';							
06/06/23	TBVM			V-STEEP & NARROW STAIRS TO HSF; DNP HEARTH; ROOF PART OD							
01/01/23	INSP	MARKED FOR INSPECTION		STYLE; PREFAB METAL; DNP DEK UNDER HOT TUB=PLYWD/NV; 6/23; HO							
11/05/19	ZBVM			HOME; DNV; SOME EST DUE TO FENCE & ANIMALS; XFOPS IN NEED OF							
01/02/19	INSP	MARKED FOR INSPECTION		MAJOR WRK; HSE EXT HAS SOME ROT; BARN ROOF CAVING IN; 6/26; NOH;							
10/15/13	KCVM			NDS TLC;MISC UNFIN/FAIR COND;NEEDS ROOF;FAIR COND OVERALL;CK							
08/13/10	KCVL			27							
06/16/08	INSP	MARKED FOR INSPECTION									
EXTRA FEATURES VALUATION											
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes			
BARN-1STRY/LOFT	540	18 x 30		90	31.00	25	3,767	POOR			
BARN-1STRY	960	16 x 60		77	27.00	25	4,990	POOR			
SHED-WOOD	32	4 x 8		400	17.00	10	218	ATT 30 X 18			
SHED-WOOD	48	8 x 6		393	17.00	10	321				
LEAN-TO	120	12 x 10		193	4.00	10	93	MTL ROUND/SHAPE			
							9,400				
MUNICIPAL SOFTWARE BY AVITAR											
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2024	\$ 103,300	\$ 5,200		\$ 58,200		Parcel Total: \$ 166,700					
2025	\$ 103,300	\$ 5,200		\$ 58,200		Parcel Total: \$ 166,700					
2026	\$ 147,600	\$ 9,400		\$ 133,100		Parcel Total: \$ 290,100					

PICTURE



OWNER

ROBINSON, LUKE A
603 WASHBURN ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/METAL/TIN
Ext: CLAP BOARD
Int: PLASTERED/WOOD/LOG
Floor: PINE/SOFT WD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.0516 Base Rate: RSA 175.00
Bldg. Rate: 1.0879
Sq. Foot Cost: \$ 190.39

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	500	0.50	250
FFF	FST FLR FIN	1010	1.00	1010
CRL	CRAWL SPACE	1010	0.05	51
ATF	ATTIC FINISHED	280	0.25	70
EPF	ENCLOSED	175	0.70	123
STO	STORAGE AREA	208	0.20	42
OPF	OPEN PORCH	15	0.25	4
GLA: 1,330		3,198		1,550

2026 BASE YEAR BUILDING VALUATION				
Market Cost New:				\$ 295,105
Year Built:				1875
Condition For Age:		FAIR		50 %
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:				50 %
Building Value:				\$ 147,600

OWNER INFORMATION				SALES HISTORY				PICTURE	
BAUER, A.T. ENTERPRISES 127 MCMURPHY ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				07/21/2025	4949	565	U138	1	BAUER, ANDREW
				03/04/2025	4921	811	Q1	80,000	FORD, DENNIS C & LUCY B
				10/28/2013	4021	0520	U181	10,000	PAINE, ROBERT T
LISTING HISTORY				NOTES					
05/22/26	KCVM	V-SALE		DNP U WELL HSE; 9/09 CTH&ATF EST; POSS HT; HAS PROPANE TANK & VENT; EST FFF=HSF DUE TO ROOF SLOPE; SOME EXT ROOF ROT & SUPPORT BEAM ROT; EST COND; UNINHABITABLE, NO POWER, WATER OR HEAT; 3/25; RMVD DECK/OPF; GOING TO RENO PER SON; CK 26; 5/26; NEW DEK, INT=GUTTED=UC & EXT OLD SIDING, NDS ROOF, NO WELL/SEP/ELECT CK 27;					
05/07/26	KCPM								
03/18/25	KCPR								
04/09/24	KOPR								
06/05/23	TBVM								
03/01/23	TBPR								
01/01/23	INSP	MARKED FOR INSPECTION							
03/31/22	JDPR								
EXTRA FEATURES VALUATION									
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value Notes			

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BAUER, A.T. ENTERPRISES 127 MCMURPHY ROAD ALEXANDRIA, NH 03222		District	Percentage	Model: 1.50 STORY AFRADECOTG Roof: GABLE OR HIP/ASPHALT Ext: BOARD/BATTEN Int: WOOD/LOG Floor: PINE/SOFT WD Heat: GAS/FA DUCTED Bedrooms: 2 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:	
				PERMITS		Quality: B3 AVG-30 Com. Wall: Size Adj: 2.6833 Base Rate: RSA 175.00 Bldg. Rate: 1.7851 Sq. Foot Cost: \$ 312.40	
		Date	Permit ID	Permit Type	Notes		

BUILDING SUB AREA DETAILS					2026 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj.	Effect.		
ATF	ATTIC FINISHED	228	0.25	57	Market Cost New:	\$ 104,966
HSF	1/2 STRY FIN	513	0.50	257	Year Built:	1960
PRS	PIERS	513	-0.05	-26	Condition For Age:	GOOD
CTH	CATHEDRAL	285	0.10	29	Physical:	
DEK	DECK/ENTRANCE	190	0.10	19	Functional:	
GLA: 314		1,729		336	Economic:	
					Temporary:	UC
					Total Depreciation:	65 % 87 %
					Building Value:	\$ 13,600

19	19	15	10	19
ATF HSF PRS		CTH HSF PRS	DEK	
12	19	15	10	19
15	19	15	10	19

OWNER INFORMATION				SALES HISTORY					PICTURE	
BIENVENU, HUNTER P 80 PATTEN ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price Grantor		
				06/25/2026	5025	111	Q1	450,000 FORD, DENNIS C		
				05/16/1984	1508	859	Q1	1 BROWN, PETER & MADELYN		
LISTING HISTORY				NOTES						
02/19/26	KCSR	PL#17179		WHT: ROW TO LOT 411/39; "ALEXANDRIA LEDGE CLIMBERS"; TRUST IN 2006 GAINED 1.63 AC; UC=TOF FLRING & TRIM 1ST FLR; 6/23; NOH; EXT=GD; DNP 3X3 DECORATIVE HSE=NV; DNP CANVAS SHED; PU DEK; 2/26 LL ADJ W/411-37;						
06/05/23	TBVM									
01/01/23	INSP	MARKED FOR INSPECTION								
10/18/19	ZBVM									
01/02/19	INSP	MARKED FOR INSPECTION								
07/11/16	KCHN									
04/18/13	KCVM									
04/30/12	KCPR									
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			(ET AL.) under owner information means that there are additional owners to the property.	
GARAGE-1 STY/ATTIC	624	24 x 26	86	55.00	90	26,564 ELEC/AC IN WIN/HEAT				
SHED-WOOD	48	8 x 6	393	17.00	100	3,207				
LEAN-TO	18	3 x 6	400	4.00	80	230 ATT 8X6				
SHED-WOOD	192	12 x 16	143	17.00	100	4,668 BEHIND GAR				
SHED-EQUIPMENT	96	12 x 8	227	11.00	80	1,918 BEHIND GAR				
DECK	16	4 x 4	400	7.00	30	134 ATT GAR				
				36,700						

OWNER INFORMATION				SALES HISTORY				PICTURE	
BROWN, KASEY ANNE KINGSBURY, ANDREW JAMES 900 MOUNT CARDIGAN ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				04/01/2024	4858	172	Q 1	375,000	ST GELAIS, GREGORY D
				04/22/2022	4722	939	Q 1	351,000	KRAUSS, JASON R
				11/19/2019	4482	272	Q 1	234,000	HAYWARD, EDWARD G &
				10/18/2013	4019	0592	Q 1	149,933	DOW, PRISCILLA
LISTING HISTORY				NOTES					
06/10/26	KCVM	V-SALE		GRN/BLUE: LOT 21, PLAN #3727; 1% DUE TO DORMERS; NEW ROOF 2014;					
05/22/23	TBYM			10/19; VERIF MEAS; PU EST FIN BSMT ON SKETCH & FLRNG=REALTOR					
01/01/23	INSP	MARKED FOR INSPECTION		LISTING; PU ELEC & WTR TO BARN=COND; NO OTHER CHNGS; 1/21; WD					
01/07/21	KCVM	V-SALE		W/ISLAND, EST CARPET ALSO PER M.L.S. LOW-Q INT; 5/23; NOH; CORR					
10/15/19	ZBYM			SKETCH; 6/26; NOH; DEK RMVD, STARTED PAINTING HSE BACK & 1					
01/02/19	INSP	MARKED FOR INSPECTION		SIDE;BMF MISC UNFIN/FAIR COND=PD					
09/25/14	KCVM	VS-AL							
10/03/13	KCVM								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-CUST	1					100	11,000.00	100	11,000
BARN-1STRY/LOFT	560		20 x 28			89	31.00	50	7,725 ELEC & WTR
LEAN-TO	364		13 x 28			104	4.00	25	379 ATT 28 X 20
								19,100	
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 204,200	\$ 17,300	\$ 70,100	Parcel Total: \$ 291,600					
2025	\$ 204,200	\$ 17,300	\$ 70,100	Parcel Total: \$ 291,600					
2026	\$ 286,700	\$ 19,100	\$ 146,700	Parcel Total: \$ 452,500					
LAND VALUATION									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	F	110	100	100	95	95 -- MILD	100
1F RES	6,500 ac	x 3,000	X	100				90 -- ROLLING	100
	8,500 ac								146,700
									146,700

PICTURE



OWNER

BROWN, KASEY ANNE
KINGSBURY, ANDREW JAMES
900 MOUNT CARDIGAN ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.75 STORY CONVENTION
Roof: GABLE OR HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL/PLYWOOD PANEL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces: Generators:
A/C: No
Quality: A0 AVG
Com. Wall:
Size Adj: 0.8954 Base Rate: RSA 175.00
Bldg. Rate: 0.8863
Sq. Foot Cost: \$ 155.10

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	1200	0.75	900
FFF	FST FLR FIN	1200	1.00	1200
BMU	BSMNT	750	0.15	113
DEK	DECK/ENTRANCE	72	0.10	7
OPF	OPEN PORCH	60	0.25	15
BMF	BSMNT FINISHED	450	0.30	135
GLA: 2,100		3,732		2,370

10

OPF

10

40

15

TQF
FFF
BMU

30

30

15

15

30

10

9

DEK

9

2026 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 367,587
Year Built:	1971
Condition For Age:	GOOD
Physical:	BMF COND
Functional:	WH
Economic:	1 %
Temporary:	
Total Depreciation:	22 %
Building Value:	\$ 286,700

OWNER INFORMATION				SALES HISTORY					PICTURE	
PERRAULT, MELISSA PERRAULT, DANIEL MICHAEL 557 FOWLER RIVER ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor	
				07/28/2025	4951	160	Q1	451,000	RICKENBACH	
				10/15/2024	4896	887	U113	285,000	RHUDE, RANDOLPH S,	
				08/10/2005	3178	0011	U138		RAYMOND	
LISTING HISTORY				NOTES						
05/11/26 KCPM V-SALE				NEXT TO PIT; 5% GIVEN FOR RIGHT OF WAY DEPICTED ON PLAN; DNPU HEARTH; DNPU XS ROAD FRONTAGE DUE TO LOCATION OF HOUSE; BAY WINDOW BUMP CUTS; DNPU; 5/26; INT/EXT RENO PRIOR TO SALE; ROOF/SIDING, HEAT SYS, FLIRING, BTH, KITCH CAB FRNTS W/QUARTZ; GRADE=NO 1900 ANTIQUITY AFTER RENOS+15 X 50 PRS/LOW-Q ADDTN;						
05/11/26 KCVM										
05/30/23 TBVM										
01/01/23 INSP MARKED FOR INSPECTION										
02/03/21 KCPR										
03/10/20 JDPR										
03/05/19 KCVM										
01/02/19 INSP MARKED FOR INSPECTION										
EXTRA FEATURES VALUATION										
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
FIREPLACE 1-STAND	1			100		5,500.00	50			
BARN-1STRY	1,008		24 x 42	76		27.00	20		2,750 INOP	
SHED-WOOD	96		8 x 12	227		17.00	20		4,137 V.PR/ND5 TLC	
BARN-1STRY/LOFT	840		30 x 28	79		31.00	60		741 ROTTED/V.PR	
DECK	12		4 x 3	400		7.00	20		12,343	
									67 ATT BARN	
									20,000	
MUNICIPAL SOFTWARE BY AVITAR										
(ET AL.) under owner information means that there are additional owners to the property.										
PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land							
2024	\$ 168,200	\$ 16,700	\$ 60,200							
		Parcel Total: \$ 245,100								
2025	\$ 168,200	\$ 16,700	\$ 60,200							
		Parcel Total: \$ 245,100								
2026	\$ 320,400	\$ 20,000	\$ 131,600							
		Parcel Total: \$ 472,000								
LAND VALUATION										
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150				Site: AVERAGE Driveway: PAVED Road: PAVED						
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	
1F RES	2,000 ac	130,000	E	100	100	100	100 -- LEVEL	95	123,500	
1F RES	0.380 ac	x 3,000	X	100			95 -- MILD	100	1,100	
VIEW							HILLS, NARROW, TOP 25, CLOSE/NEAR	80	7,000	
									131,600	
									2,380 ac	
									131,600	

PICTURE



OWNER

PERRAULT, MELISSA
PERRAULT, DANIEL MICHAEL
557 FOWLER RIVER ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: LAMINATE/VINYL/CARPET
Heat: OIL/HOT WATER
Bedrooms: 6 Baths: 3.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 0.8467 Base Rate: RSA 175.00
Bldg. Rate: 0.8382
Sq. Foot Cost: \$ 146.69

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2206	1.00	2206
CRL	CRAWL SPACE	780	0.05	39
PRS	PIERS	1126	-0.05	-56
BMU	BSMNT	300	0.15	45
EPF	ENCLOSED	90	0.70	63
HSF	1/2 STRY FIN	1080	0.50	540
GLA:	2,746	5,582		2,837

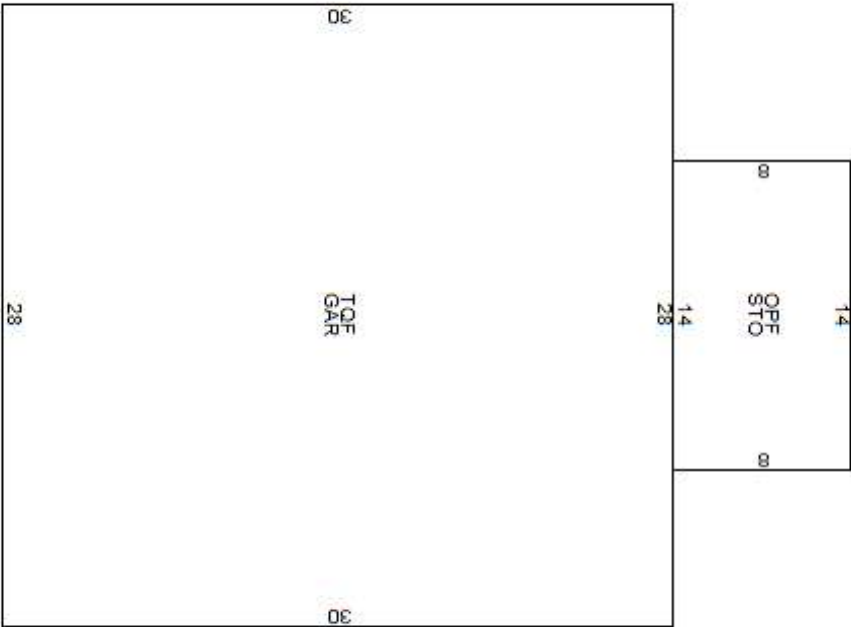
2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 416,160
Year Built: 1900
Condition For Age: VERY GOOD 23 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 23 %
Building Value: \$ 320,400

OWNER INFORMATION				SALES HISTORY				PICTURE			
BRUNEAU, TRACEY J				Date	Book	Page	Type	Price Grantor			
BRUNEAU, DAVID P				05/12/2026	5014	488	Q1	275,000 WENZEL, BARBARA ANNE			
30 CIRCUIT STREET				01/23/2023	4781	516	U138	1 WENZEL, BARBARA ANNE			
				07/06/2021	4646	868	Q1	199,933 WHITE, JEFFREY, TRUSTEE			
BEDFORD, MA 02740				06/29/2010	3711	0455	U124	90,000 STOCKLEY, STELLA HOPE			
LISTING HISTORY				NOTES							
05/26/26	KCVM	V-SALE		8/10 SPK W/SON IN-LAW; VU PIC FROM SIDE SIMILAR TO VU UFF; 10/13							
06/20/23	TBVE			NOH; VU BLOCKED DUE TO TREES AND BUSHES; 5/26; NOH; VU PIC FROM							
01/01/23	INSP	MARKED FOR INSPECTION		GRND GAR LVL, BETTER FROM TOP;							
10/17/19	ZBVX	OPT OUT									
01/02/19	INSP	MARKED FOR INSPECTION									
10/11/13	KCVM										
08/11/10	KCVM										
07/20/07	MVCL										
EXTRA FEATURES VALUATION											
Feature Type	Units Length x Width Size Adj			Rate	Cond	Market Value			Notes		

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		BRUNEAU, TRACEY J BRUNEAU, DAVID P 30 CIRCUIT STREET BEDFORD, MA 02740		District	Percentage	Model: 1.75 STORY GAMBREL Roof: GAMBREL/ASPHALT Ext: PREFAB WD PNL Int: DRYWALL Floor: LAMINATE/VINYL Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:	
				PERMITS		Quality: A0 AVG Com. Wall: Size Adj: 1.2616 Base Rate: RSA 175.00 Bldg. Rate: 1.1004 Sq. Foot Cost: \$ 192.56	
				Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS				2026 BASE YEAR BUILDING VALUATION	
ID	Description	Area	Adj. Effect.		
OPF	OPEN PORCH	112	0.25	Market Cost New:	\$ 203,728
STO	STORAGE AREA	112	0.20	Year Built:	1985
TOF	3/4 STRY FIN	840	0.75	Condition For Age:	GOOD
GAR	GARAGE ATTCHD	840	0.45	Physical:	
GLA:	630	1,904	1,058	Functional:	LOD
				Economic:	
				Temporary:	
				Total Depreciation:	28 %
				Building Value:	\$ 146,700



OWNER INFORMATION				SALES HISTORY				PICTURE	
MOHAN, CHRISTOPHER M MOHAN, KANDYCE J 10 NORTH ROAD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor
				11/21/2025	4980	212	Q1	475,000	WENZEL, BARBARA ANNE
				01/23/2023	4781	513	U138	1	WENZEL, BARBARA ANNE
				10/19/2020	4566	53	Q1	314,400	JANE E DOVIDIO 2002
				03/20/2007	3388	0215	U138	DOVIDIO	
LISTING HISTORY				NOTES					
06/11/26	KCVE	V-SALE		WHITE: VIEW=PASTORAL & CLOSE HILLSIDE VIEW; 10/13 MODERN K & B; I & E = G; POSS 5TH = DEN DNP; OD 6 X 4 COOP; DNP; 5/16 4-SALE AP \$269,900 OR \$389,900 W/411-194; 4/21; NOH; SOME INFO PER MLS; UPDATED K&B; HDWD/B-BAR; WALK-IN TILE SHOWER; 6/23; NOH; EXT=GD; 6/26; SPK TO HO OVER RING; NO INFO, WANTED TO LEAVE PROP NO MEAS; ALL EST; ADD PAVED DW;					
06/21/23	TBVM								
01/01/23	INSP	MARKED FOR INSPECTION							
04/13/21	KCVM	V-SALE							
10/17/19	ZBVX	OPT OUT							
01/02/19	INSP	MARKED FOR INSPECTION							
10/11/13	KCVL								
07/02/08	MVVL								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1			100		5,500.00	100	5,500	
									5,500
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 228,400	\$ 3,000	\$ 69,623	Parcel Total: \$ 301,023					
2025	\$ 228,400	\$ 3,000	\$ 67,862						
				Parcel Total: \$ 299,262					
2026	\$ 305,300	\$ 5,500	\$ 150,706	Parcel Total: \$ 461,506					
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	1,000 ac	127,000	F	110	100	100	100	95 -- MILD	100
FARM LAND	13,000 ac	x 3,000	X	97				95 -- MILD	100
WETLANDS	1,000 ac	x 3,000	X	97				95 -- MILD	10
VIEW		HILLS, AVERAGE, TOP 25, CLOSE/NEAR							100
15,000 ac									182,900
									150,706
LAST REVALUATION: 2026									
Site: AVERAGE Driveway: PAVED Road: PAVED									



PICTURE



OWNER

MOHAN, CHRISTOPHER M
MOHAN, KANDYCE J
10 NORTH ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: 1.75 STORY CONVENTNL
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL/PLASTERED
Floor: PINE/SOFT WD/HARDWOOD
Heat: OIL/FA DUCTED
Bedrooms: 4 Baths: 1.5 Fixtures: 5
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8871 Base Rate: RSA 175.00
Bldg. Rate: 1.0224
Sq. Foot Cost: \$ 178.91

16

9

STO

16

9

24

20

GAR

24

20

12

9

VLT
FFF
SLB

12

9

23

7

OPF

23

7

30

34

ATU
TOF
FFF
BMU

30

34

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	144	0.20	29
GAR	GARAGE ATTCHD	480	0.45	216
SLB	SLAB	108	0.00	0
OPF	OPEN PORCH	161	0.25	40
ATU	ATTIC	1020	0.10	102
TQF	3/4 STRY FIN	1020	0.75	765
BMU	BSMNT	1020	0.15	153
VLT	VAULTED	108	0.05	5
FFF	FST FLR FIN	1128	1.00	1128
GLA:	1,893	5,189		2,438

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 436,183
Year Built: 1820
Condition For Age: VERY GOOD 30 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 30 %
Building Value: \$ 305,300

OWNER INFORMATION				SALES HISTORY				PICTURE	
MADDEN, WILLIAM J III				Date	Book	Page	Type	Price Grantor	
MADDEN, MARIE M				05/08/2025	4933	878	Q 1	415,000 MEANEY, SHANNON B	
22 WYMAN TRAIL				03/04/2020	4504	215	Q 1	209,000 HENSHAW, ROBERT	
MOULTONBOROUGH, NH 03254				12/29/2014	4103	0626	U 139	1 CHAPMAN, VICTORIA	
				09/23/2013	4013	0131	Q 1	175,000 GLOCKNER, ALBERT A	
				04/14/2008	3508	0780	Q 1	220,000 AMOUR, MILTON	
LISTING HISTORY				NOTES					
06/08/26	KCVM	V-SALE		BEIGE; APPRS WELL MAINT; 1/21; HDWD/HD TILE W/ISLAND, BTH GRANITE VANITY-PER MILS; INFO FROM HO; SEAS VU DNP; 6/26; INFO FROM HO; MINI SPLITS-3 HEADS AFTER SALE;					
06/14/23	TBVM								
01/01/23	INSP	MARKED FOR INSPECTION							
01/06/21	KCVM	V-SALE							
10/11/19	ZBVM								
01/02/19	INSP	MARKED FOR INSPECTION							
10/10/13	KCVM								
05/05/09	MVPM								
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.	
SHED-EQUIPMENT	48	4 x 12	393	11.00	20	415	WOOD STO		
CARPORT METAL	252	21 x 12	123	10.00	25	775	BY DW		
DECK	20	5 x 4	400	7.00	25	140	ATT ENT/STAIRS		
							1,300		
				Year		Building	Features	Land	
				2024		\$ 182,100		\$ 1,200	\$ 57,800
						Parcel Total: \$ 241,100			
				2025		\$ 182,100		\$ 1,200	\$ 57,800
						Parcel Total: \$ 241,100			
				2026		\$ 291,400		\$ 1,300	\$ 126,300
						Parcel Total: \$ 419,000			
LAND VALUATION				LAST REVALUATION: 2026					
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: AVERAGE	
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	1,200 ac	127,600 F	110	100	100	100	90 -- ROLLING	100	126,300 0 N 126,300
		1,200 ac	126,300						

OWNER INFORMATION				SALES HISTORY				PICTURE																																	
BLEDSOE, AMANDA C				Date	Book	Page	Type	Price	Grantor																																
332 BAILEY ROAD				09/16/2024	4890	904	Q1	510,000	CONNELL, JONATHAN &																																
ALEXANDRIA, NH 03222				05/18/2020	4520	515	Q1	310,000	BEAULIEU, PAUL & LEANNE																																
				04/05/2018	4351	0899	Q1	244,933	BONES, DEBORAH ANN																																
				05/06/2015	4126	170	U V 45	1	DUGGAN, CHRISTOPHER																																
				04/14/2014	4048	0367	U113	195,000	DUGGAN, CHRISTOPHER																																
LISTING HISTORY				NOTES																																					
06/08/26	KCVM	V-SALE	RED; BSMT DIRT; MAIN HSE 3 BDRM, 2 BATH, APT 1-BDRM, 1 BTH; NO FIN																																						
06/15/23	TBVM		FLR IN EITHER 12X26; FORMER EPFS HAVE HEAT NOW=FFF; NC TO OVER																																						
01/01/23	INSP	MARKED FOR INSPECTION	GARAGE; REPLACED SOME WINDOWS; KITCH & FLOOR IN 24X16 APT PER																																						
01/06/21	KCVM		BUILDER; 4/16 ADJ ACRES PER PLAN & DEED; 1/21; HDWD W/ISLAND, INFO																																						
10/09/19	ZBVM		PER MLS; NOH; ADD ENT, EST INT V.GD, EXT-GD; 6/23; NOH; CORR																																						
01/02/19	INSP	MARKED FOR INSPECTION	SKETCH; COULD USE SCRAPE/PAINT IN SPOTS; SOME MTL SIDING; SOME																																						
01/29/18	KCPR		TRIM ROT; MIXED FLRING; 6/26; NOH; ADDE PAVED DW;																																						
03/27/17	KCPR																																								
EXTRA FEATURES VALUATION																																									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR (ET AL.) under owner information means that there are additional owners to the property. <table><tr><th colspan="4">PARCEL TOTAL TAXABLE VALUE</th></tr><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2024</td><td>\$ 258,800</td><td>\$ 3,000</td><td>\$ 58,100</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 319,900</td></tr><tr><td>2025</td><td>\$ 258,800</td><td>\$ 3,000</td><td>\$ 58,100</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 319,900</td></tr><tr><td>2026</td><td>\$ 434,000</td><td>\$ 5,500</td><td>\$ 142,000</td></tr><tr><td></td><td></td><td>Parcel Total:</td><td>\$ 581,500</td></tr></table>		PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2024	\$ 258,800	\$ 3,000	\$ 58,100			Parcel Total:	\$ 319,900	2025	\$ 258,800	\$ 3,000	\$ 58,100			Parcel Total:	\$ 319,900	2026	\$ 434,000	\$ 5,500	\$ 142,000			Parcel Total:	\$ 581,500
PARCEL TOTAL TAXABLE VALUE																																									
Year	Building	Features	Land																																						
2024	\$ 258,800	\$ 3,000	\$ 58,100																																						
		Parcel Total:	\$ 319,900																																						
2025	\$ 258,800	\$ 3,000	\$ 58,100																																						
		Parcel Total:	\$ 319,900																																						
2026	\$ 434,000	\$ 5,500	\$ 142,000																																						
		Parcel Total:	\$ 581,500																																						
FIREPLACE 1-STAND	1		100	5,500.00	100	5,500	GAS																																		
						5,500																																			
LAND VALUATION																																									
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150		Site: AVERAGE Driveway: PAVED Road: PAVED																																		
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes																																
2F RES	2,000 ac	130,000	F	110	100	100	90 -- ROLLING	100	128,700 0 N 128,700																																
2F RES	1,040 ac	x 3,000	X	100			90 -- ROLLING	100	2,800 0 N 2,800																																
VIEW		MOUNTAINS, TUNNEL, TOP 25, DISTANT						100	10,500 10,500																																
	3,040 ac							142,000	142,000																																

Picture



Owner

BLEDSOE, AMANDA C
332 BAILEY ROAD
ALEXANDRIA, NH 03222

Taxable Districts

District	Percentage
----------	------------

Permits

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

Building Details

Model: 2.00 STORY CONVENTNL
Roof: GABLE OR HIP/PREFAB METALS
Ext: PREFAB WD PNL/PREFIN METAL
Int: DRYWALL/PLYWOOD PANEL
Floor: CARPET/LAMINATE/VINYL
Heat: GAS/EA NO DUCTS
Bedrooms: 4 Baths: 3.0 Fixtures: 9
Extra Kitchens: 1 Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.7631 Base Rate: RSA 175.00
Bldg. Rate: 0.8139
Sq. Foot Cost: \$ 142.43

Building Sub Area Details

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1280	1.00	1280
FFF	FST FLR FIN	2448	1.00	2448
BMU	BSMNT	1536	0.15	230
CTH	CATHEDRAL	640	0.10	64
DEK	DECK/ENTRANCE	288	0.10	29
EPF	ENCLOSED	24	0.70	17
BMG	BASEMENT	780	0.20	156
VLТ	VAULTED	912	0.05	46
OPF	OPEN PORCH	16	0.25	4
ENT	ENTRY WAY	37	0.10	4
CRL	CRAWL SPACE	288	0.05	14
GLA:	3,728	8,249		4,292

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 611,310
Year Built: 1950
Condition For Age: GOOD 23 %
Physical:
Functional: DB/LOD 6 %
Economic:
Temporary:
Total Depreciation: 29 %
Building Value: \$ 434,000

OWNER INFORMATION			SALES HISTORY					PICTURE	
MCELHINNEY, STIGERIK A MCELHINNEY, OLIVIA L 224 KING RD ALEXANDRIA, NH 03222			Date	Book	Page	Type	Price	Grantor	
			08/10/2026	5036	948	Q1	460,000	ALAN, BARRY	
			04/02/2020	4509	538	U138	1	ALAN, BARRY & BARBRA	
			12/02/2009	3666	0986	U138	1	ALAN, BARRY	
			08/21/2000	2481	0445	Q1	147,500	REYNOLDS, ROBERT F	
LISTING HISTORY			NOTES						
09/01/26	KCHN		TAN:A0 QUAL W/ P&B FFF=GRADESHEED 20X8=STORAGE						
06/09/23	TBVE		TRAILER;RADIANT FFF;FHWBB UFF; DNP U TARP ROOF OH; 10/19; HO						
01/01/23	INSP	MARKED FOR INSPECTION	STATES HE OPTD OUT (NOT IN OPT OUT REPORT); STATES NC; 6/23; OPT						
10/21/19	JDVX	OPT OUT	OUT=ALL EST;6/15/26 FOR SALE \$499,000 20DOM AUC;JNT MOSTLY						
01/02/19	INSP	MARKED FOR INSPECTION	ORIG:LOW-Q/DATED K+B;SOME FLOORING WORN;OVERALL GOOD COND						
07/10/15	JDVM		FOR AGE;						
06/01/15	INSP	MARKED FOR INSPECTION							
07/09/08	MVVM								
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-EQUIPMENT	682	31 x 22	83	11.00	10	623 READY TO FALL DOWN			
SHED-WOOD	128	8 x 16	185	17.00	25	1,006 ROTTED			
SHED-WOOD	30	5 x 6	400	17.00	25	510 ATT TO 8X16			
SHED-WOOD	186	6 x 31	146	17.00	15	692 ATT TO SHED-EQ			
SOLAR ELECTRIC PANEL	28		100	400.00	100	11,200 EST YB2021			
						14,000			

PICTURE



OWNER

MCELHINNEY, STGERIK A
MCELHINNEY, OLIVIA L
224 KING RD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

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/LINOLEUM OR SIM
Heat: OIL/RAD WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.8714 Base Rate: RSA 175.00
Bldg. Rate: 0.8834
Sq. Foot Cost: \$ 154.59

FRONTAGE

12	28	10	10
12	DEK	28	28
14	DEK	14	14
14	CTH	14	14
12	UFF	UFF	UFF
12	BMU	BMU	BMU
16	OPF	16	16
16	UFF	UFF	UFF
12	BMU	BMU	BMU
28	28	28	28
24	24	24	24
7	7	7	7

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	216	0.25	54
DEK	DECK/ENTRANCE	428	0.10	43
UFF	UPPER FLR FIN	1040	1.00	1040
UFF	FST FLR FIN	1208	1.00	1208
BMU	BSMNT	1040	0.15	156
RBU	RAISED BSMNT	168	0.25	42
CTH	CATHEDRAL	364	0.10	36
GLA:	2,248	4,464		2,579

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 398,688
Year Built: 1975
Condition For Age: GOOD 19 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 19 %
Building Value: \$ 322,900

OWNER INFORMATION				SALES HISTORY				PICTURE	
BOULAY, STEVEN LAWSON, KRISTI 152 CURRIER HILL ROAD HILL, NH 03243				Date	Book	Page	Type	Price	Grantor
				05/06/2026	5013	448	Q1	480,000	DURAN, JENNIFER &
				03/21/2023	4789	691	Q1	335,000	PLASCIG, JENNIFER
				04/22/2021	4623	431	Q1	245,000	DEPIERRO, CHRISTOPHER
				01/11/2006	3284	0052	U138		DEPIERRO, EMMA
				04/09/2002	2653	0397	Q V	19,500	WOODS, MARY E
LISTING HISTORY				NOTES					
06/11/26	KCVL	V-SALE		GRY; PRIVATE RD; 9/09 NOH; TUNNEL HILL VU FROM HS ONLY=DNPV=NV; 6/23; SPK W/HO VIA RING CAMERA; OK TO MEAS EXT; EXT=GD; PU PATIO, SHED & DEK; 6/26; NO INT UPDATES; FLIRING REPL; WAS USED FOR ABNB; 1 BDRM NO CLOSET; STATES 2 BDRM SEPTIC; HSF=LOFT;OBST SEAS VIEWS PER MLS/PICS					
06/01/23	TBVM								
01/01/23	INSP	MARKED FOR INSPECTION							
05/01/21	KCVE								
10/22/19	JDVM								
01/02/19	INSP	MARKED FOR INSPECTION							
07/10/15	JDVM								
06/01/15	INSP	MARKED FOR INSPECTION							
EXTRA FEATURES VALUATION									
Feature Type	Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes		
PATIO	225		15 x 15	131	7.00	50	1,032 CONC		
SHED-WOOD	192		16 x 12	143	17.00	100	4,668		
							5,700		
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 190,800		\$ 3,800		\$ 57,700				
			Parcel Total:		\$ 252,300				
2025	\$ 190,800		\$ 3,800		\$ 57,700				
			Parcel Total:		\$ 252,300				
2026	\$ 281,300		\$ 5,700		\$ 145,400				
			Parcel Total:		\$ 432,400				
LAND VALUATION									
Zone: TOWNWIDE					Site: AVERAGE				
Minimum Acreage: 2.00					Driveway: GRAVEL/DIRT				
Minimum Frontage: 150					Road: GRAVEL/DIRT				
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	2.000 ac	130,000	F	110	100	95	95 -- MILD	100	122,600
1F RES	0.660 ac	x 3,000	X	100			90 -- ROLLING	100	1,800
VIEW		MOUNTAINS, AVERAGE, TOP 25, DISTANT						80	21,000
							145,400		145,400
LAST REVALUATION: 2026									

PICTURE



OWNER

BOULAY, STEVEN
LAWSON, KRISTI
152 CURRIER HILL ROAD
HILL, NH 03243

TAXABLE DISTRICTS

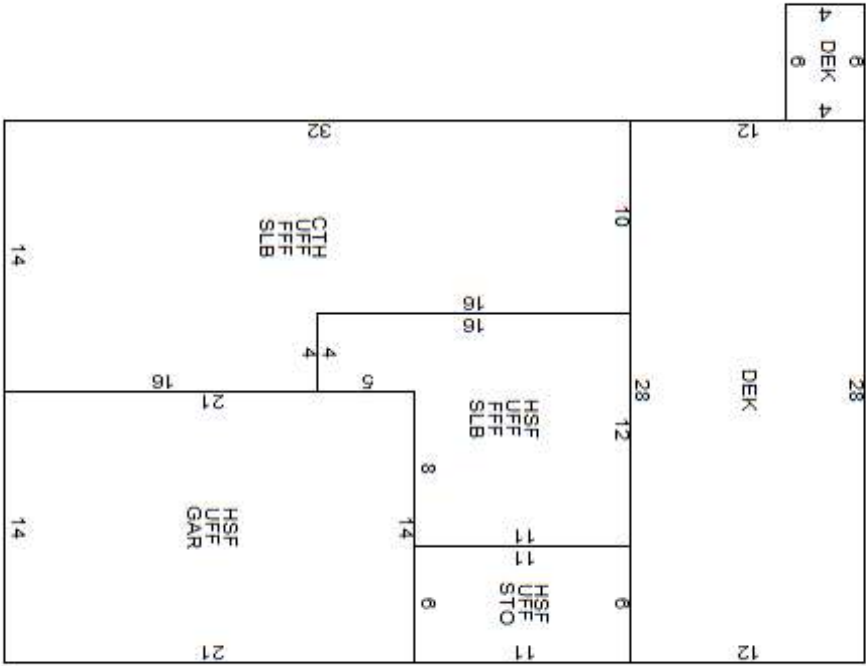
District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 2.50 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL/WOOD/LOG
Floor: LAMINATE/VINYL/HARD TILE
Heat: GAS/EA NO DUCTS
Bedrooms: 2 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9671 Base Rate: RSA 175.00
Bldg. Rate: 0.9803
Sq. Foot Cost: \$ 171.55



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
HSF	1/2 STRY FIN	512	0.50 256
UFF	UPPER FLR FIN	896	1.00 896
GAR	GARAGE ATTCHD	294	0.45 132
STO	STORAGE AREA	66	0.20 13
FFF	FST FLR FIN	536	1.00 536
SLB	SLAB	536	0.00 0
CTH	CATHEDRAL	384	0.10 38
DEK	DECK/ENTRANCE	360	0.10 36
GLA: 1,688		3,584	1,907

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 327,146
Year Built:	2003
Condition For Age:	GOOD
Physical:	14 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 281,300

OWNER INFORMATION				SALES HISTORY				PICTURE		
TIKKANEN, TROY				Date	Book	Page	Type	Price Grantor		
284 HEMP HILL ROAD				06/29/2026	5025	676	Q 1	459,000 ROLLINS, JAMES TRUSTEE		
ALEXANDRIA, NH 03222				08/02/2024	4882	464	U 138	1 ROLLINS, EMILY & JAMES		
				08/24/2020	4548	489	Q 1	280,533 LANZO, SAL & MELANIE		
				12/29/2003	2941	402	Q V	22,533 BRIAND, BRUCE L		
				11/27/2000	2501	0636	Q V	6,000 HUNT, ROYCE & ERIKA		
LISTING HISTORY				NOTES						
06/01/23	TBVM			SITE IN ALEXANDRIA, ROAD IN BRISTOL; 3/17 KIT HICKORY/FORMICA; 2						
01/01/23	INSP	MARKED FOR INSPECTION		BDRM, 1 BTH FFF, 1 & 1 RBF; PELLETS STV; 1/21; SPK TO DAUGHTER NO						
08/25/21	KCHC			INFO, ADD DEKS EST UC 100%; FNDTN=2005 HOUSE/FRAMING						
01/28/21	KCPR			ETC.=2015/2016=V.GOOD;FD=4BEDRM HOUSE WITH ONLY ONE CLOSET IN						
01/08/21	KCVM	V-SALE		THE ENTIRE HSE; 6/23; NOH; EXT=GD; PU SHED; DNPV PLASTIC SHED;						
10/29/20	MSPE									
03/06/20	JDPR									
03/12/19	KCVL									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
SHED-WOOD	288	24 x 12	116	17.00	80	4,543				
DECK	64	8 x 8	310	7.00	25	347 PLATFORM UNDR DEK				
SHED-WOOD	100	10 x 10	220	17.00	100	3,740 DW				
						8,600				
								(ET AL.) under owner information means that there are additional owners to the property.		
PARCEL TOTAL TAXABLE VALUE										
Year	Building		Features		Land					
2024	\$ 234,200		\$ 5,200		\$ 46,900		Parcel Total: \$ 286,300			
2025	\$ 234,200		\$ 5,200		\$ 46,900		Parcel Total: \$ 286,300			
2026	\$ 349,000		\$ 8,600		\$ 101,600		Parcel Total: \$ 459,200			
LAND VALUATION								LAST REVALUATION: 2026		
Zone: TOWNWIDE	Minimum Acreage: 2.00		Minimum Frontage: 150		Site: AVERAGE		Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes	
1F RES	0.920 ac	125,080	E	100	95	95	90 -- ROLLING	100	101,600 0 N 101,600	
		0.920 ac						101,600		

PICTURE



OWNER

TIKKANEN, TROY

284 HEMP HILL ROAD

ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

BUILDING DETAILS

Model: 1.50 STORY CAPE

Roof: GABLE OR HIP/PREFAB METALS

Ext: VINYL SIDING/WOOD SHINGLE

Int: DRYWALL

Floor: LAMINATE/VINYL/HARDWOOD

Heat: ELECTRIC/HEAT PUMP

Bedrooms: 4 Baths: 2.0 Fixtures: 6

Extra Kitchens: Fireplaces:

A/C: Yes 100.00 % Generators:

Quality: A1 AVG+10

Com. Wall:

Size Adj: 0.9535 Base Rate: RSA 175.00

Bldg. Rate: 1.1318

Sq. Foot Cost: \$ 198.07

PERMITS

Date	Permit ID	Permit Type	Notes
05/14/18	ECA2017080	NEW SEPTIC	NEW SEPTIC APPROVAL FC
05/22/14	2014-1	NEW BUILDING	
01/14/04	2004-2	NEW BUILDING	

DEK

29

14

14

20

16

13

FFF

36

FFF

DEK

13

15

25

15

12

12

13

13

13

13

16

CTH

FFF

RBU

CTH

FFF

RBU

CTH

FFF

RBU

CTH

FFF

RBU

DEK

16

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	1080	0.10	108
FFF	FST FLR FIN	1152	1.00	1152
RBF	RAISED BSMNT	683	0.75	512
RBU	RAISED BSMNT	325	0.25	81
DEK	DECK/ENTRANCE	1270	0.10	127
GLA:	1,152	4,510		1,980

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 392,179

Year Built: 2005

Condition For Age: VERY GOOD 9 %

Physical:

Functional: NO CLOSET 2 %

Economic:

Temporary:

Total Depreciation: 11 %

Building Value: \$ 349,000

OWNER INFORMATION			SALES HISTORY				PICTURE
ROSE, WESLEY M CARTER, CAROLYN 87 ADAMS STREET WALTHAM, MA 02453			Date	Book	Page	Type	
			06/25/2026	5025	169	Q 1	369,933 REILLY JR., HAROLD T
			08/15/2011	3813	948	U 125	110,000 BRAMANTE, RICHARD D.,
			09/03/2004	3048	0385	Q 1	129,933 RANSOM
			12/07/1999			Q V	12,933 POWERS
LISTING HISTORY			NOTES				
10/02/25 WGVM			NAT:EXT AO APPEARANCE INT P&B/>EXT=GRADE:LOT 14, PLAN 6636;				
01/01/25 INSP			RUSTIC INTERIOR/EXPOSED P&B; 7/11 NEW SEPTIC;4/13 NOH; REMOVED				
01/27/21 KCPR			SHED, TENT GAR DNPu; 3/19; PU GAR UC=SIDING, DOORS & CONC SLB;				
03/06/20 JDVM			3/20; NOH; CORR GAR MEAS;1/21 MIN FIN LEFT=NO UC; 10/25; NOH; NC;				
01/01/20 INSP			DNPu-6X12 COOP=NV;				
03/12/19 KCVM							
04/25/13 KCVM							
03/31/11 JBPR							
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes	
SHED-EQUIPMENT	130	13 x 10	183	11.00	25	654	
GARAGE-1.5 STY	784	28 x 28	80	57.00	100	35,750 2019	
						36,400	
MUNICIPAL SOFTWARE BY AVITAR							
(ET AL.) under owner information means that there are additional owners to the property.							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2024	\$ 133,400	\$ 22,100	\$ 52,200				
		Parcel Total: \$ 207,700					
2025	\$ 133,400	\$ 22,100	\$ 52,200				
		Parcel Total: \$ 207,700					
2026	\$ 222,700	\$ 36,400	\$ 114,000				
		Parcel Total: \$ 373,100					
LAND VALUATION							
Zone: TOWNWIDE			Minimum Acreage: 2.00		Minimum Frontage: 150		
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes
1F RES	1.200 ac	127,600 F	110	100	95	95	90 -- ROLLING
						100	
						114,000	
						0 N	
						114,000	
						114,000	

PICTURE



OWNER

ROSE, WESLEY M
CARTER, CAROLYN
87 ADAMS STREET
WALTHAM, MA 02453

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: BOARD/BATTEN/AVERAGE
Int: DRYWALL/WOOD/LOG
Floor: CARPET/PINE/SOFT WD
Heat: OIL/FANODUCTS
Bedrooms: 2 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 1.1247 Base Rate: RSA 175.00
Bldg. Rate: 1.1636
Sq. Foot Cost: \$ 203.62

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
CTH	CATHEDRAL	392	0.10
FFP	FST FLR FIN	840	1.00
BMU	BSMNT	840	0.15
HSF	1/2 STRY FIN	448	0.50
OPF	OPEN PORCH	144	0.25
EPF	ENCLOSED	99	0.70
GLA:	1,064	2,763	1,334

14

CTH
FFF
BMU

28

18

HSF
FFF
BMU

28

6

OPF

24

14

11

18

6

EPF

11

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 271,629
Year Built: 2001
Condition For Age: AVERAGE 18 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 18 %
Building Value: \$ 222,700

PICTURE



OWNER

BROWN, DONALD P
BROWN, REBECCA B
1400 CASS MILL ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

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/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **3.0** Fixtures: **13**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8512** Base Rate: **RSA 175.00**
Bldg. Rate: **0.9079**
Sq. Foot Cost: **\$ 158.87**

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1232	1.00	1232
FF	FST FLR FIN	1232	1.00	1232
BMU	BSMNT	504	0.15	76
BMF	BSMNT FINISHED	728	0.30	218
DEK	DECK/ENTRANCE	240	0.10	24
ENT	ENTRY WAY	54	0.10	5
GLA:	2,464	3,990		2,787

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 442,771

Year Built: 2004

Condition For Age: AVERAGE

Physical: 16 %

Functional:

Economic:

Temporary:

Total Depreciation: 16 %

Building Value: \$ 371,900

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 442,771

Year Built: 2004

Condition For Age: AVERAGE

Physical: 16 %

Functional:

Economic:

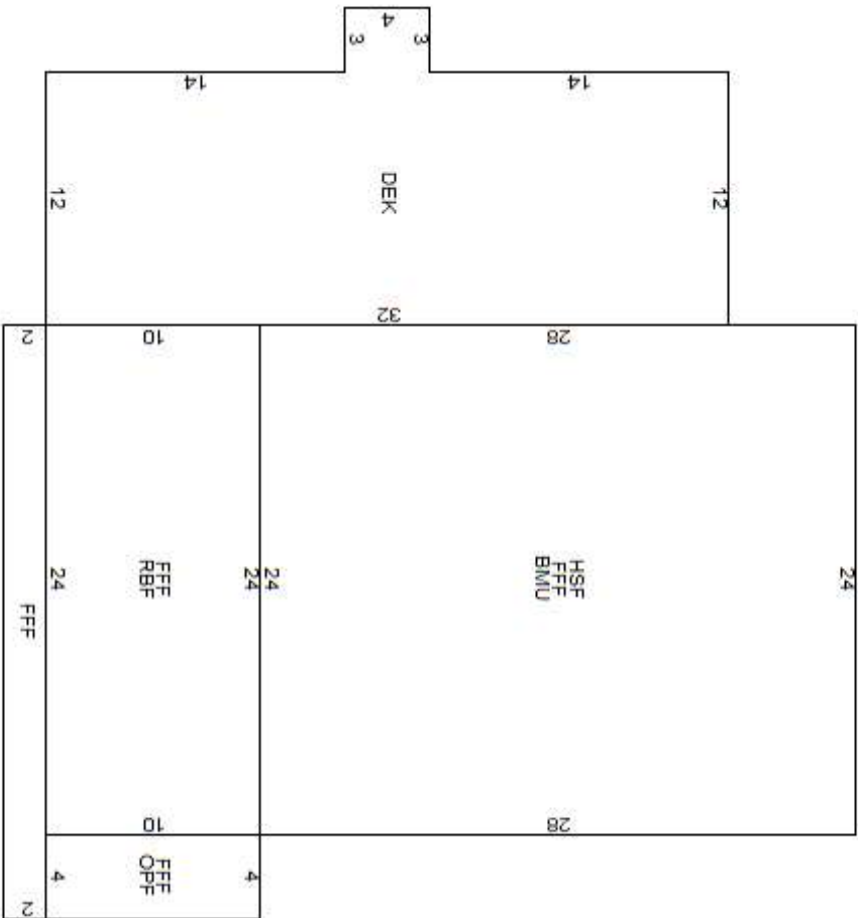
Temporary:

Total Depreciation: 16 %

Building Value: \$ 371,900

OWNER INFORMATION				SALES HISTORY				PICTURE								
DEMERS, SHAWN P				Date	Book	Page	Type	Price	Grantor							
31 JEWELL ROAD				10/28/2024	4899	675	Q1	350,000	KUNTZ, DANIEL J							
ALEXANDRIA, NH 03222				08/09/2018	4380	0532	Q1	169,933	JEWELL, JESSE & PATRICIA							
				06/30/2015	4139	0791	U138	1	JEWELL, JESSE							
				01/31/2008	3488	0353	U138		JEWELL, KENNETH							
				02/13/2001	2520	39	Q1	1	MELISSA JEWELL							
LISTING HISTORY				NOTES												
06/09/26	KCVE	V-SALE		ROW THRU 418/11;BROWN; INFOR AT DOOR; 2/14 DNVF; NO INFO;DNPU BOHSE; 6/20; NOH; RMVD DEK; PU LNTQ; PU VU=PIC FROM DEK; 7/24; ALL INFO FROM HO (MR); NC TO INT OR EXT; WELL MAINT; 6/26; SPK TO PERSON THERE, NO INFO/MEAS, WANTS OWNER THERE=EST;												
07/17/24	KOVM															
01/01/24	INSP	MARKED FOR INSPECTION														
06/12/20	JDVM															
01/01/20	INSP	MARKED FOR INSPECTION														
02/20/14	NFVM															
06/24/08	MVVL			MUNICIPAL SOFTWARE BY AVITAR												
06/16/08	INSP	MARKED FOR INSPECTION														
				(ET AL.) under owner information means that there are additional owners to the property.												
				PARCEL TOTAL TAXABLE VALUE												
				Year	Building	Features	Land									
				2024	\$ 172,600		\$ 1,400	\$ 51,400								
						Parcel Total:	\$ 225,400									
				2025	\$ 172,600		\$ 1,400	\$ 51,400								
						Parcel Total:	\$ 225,400									
				2026	\$ 258,500		\$ 2,100	\$ 113,200								
						Parcel Total:	\$ 373,800									
				LAST REVALUATION: 2026												
				LAND VALUATION												
				Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150 Site: AVERAGE Driveway: GRAVEL/DIRT 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		130,000	E 100	100	100	95	90 -- ROLLING	90 -- ROLLING	100	105,600	ROW
				1F RES	0.210 ac		x 3,000	X 100				90 -- ROLLING	100	600	0 N	600
				VIEW			HILLS, NARROW, TOP 25, CLOSE/NEAR				80	7,000		7,000	OBST/PL	
					2.210 ac							113,200			113,200	

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		DEMERS, SHAWN P 31 JEWELL ROAD ALEXANDRIA, NH 03222	District	Percentage	Model: 1.50 STORY CAPE	
					Roof: GABLE OR HIP/ASPHALT	
					Ext: LOGS	
					Int: WOOD/LOG	
					Floor: CARPET/PINE/SOFT WD	
					Heat: OIL/HOT WATER	
					Bedrooms: 3	Baths: 1.0
					Extra Kitchens:	Fixtures:
					A/C: No	Fireplaces:
					Quality: A1 AVG+10	Generators:
					Com. Wall:	
					Size Adj: 1.0179	Base Rate: RSA 175.00
						Bldg. Rate: 1.0752
					Sq. Foot Cost: \$ 188.17	



ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	672	0.50	336
FFF	FST FLR FIN	1008	1.00	1008
BMU	BSMNT	672	0.15	101
OPF	OPEN PORCH	40	0.25	10
RBF	RAISED BSMNT	240	0.75	180
DEK	DECK/ENTRANCE	396	0.10	40
GLA:	1,344	3,028		1,675

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 315,185
Year Built:	1985
Condition For Age:	GOOD
Physical:	18 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	18 %
Building Value:	\$ 258,500

OWNER INFORMATION			SALES HISTORY				PICTURE	
JAMIESON, RANDALL S			Date	Book	Page	Type		Price Grantor
JAMIESON, LISA A			10/20/2025	4970	927	Q1	350,000 WISWELL FAMILY 2024	
252 GORDON HILL ROAD			06/26/2024	4874	466	U138	1 WISWELL, ERWIN G &	
ALEXANDRIA, NH 03222			03/03/2004	2964	0417	U138	WISWELL	
LISTING HISTORY			NOTES					
06/09/26	KCVM	V-SALE	BROWN; 8/10 DNPU WDSTV; CORR SIDING PART OF LOT=WET; 2/14 PU					
07/12/24	KOVM		24X12 BMU=HAS WALLS CELL; INT/EXT=AVG COND; SOME AREAS MISS					
01/01/24	INSP	MARKED FOR INSPECTION	TRIM; 1/21; REPLACED DEK & ENLARGE; 7/24; ALL INFO FROM HO (MRS);					
01/25/21	KCPM		NC TO EXT; DEKS ARE STARTING TO ROT IN AREAS; ROOF SHOWING AGE;					
07/21/20	JDVM		PU SML GARDENING SHED=COND; RMVD CARPET & REPLACED W/VINYL					
01/01/20	INSP	MARKED FOR INSPECTION	FLIRING; 6/26; INFO FROM HO, ORIG COND, NO UPDATES;SOME WORN					
02/24/14	NFVL		FLRS;AVG COND OVERALL;;					
08/25/10	JBVL							
EXTRA FEATURES VALUATION								
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
SHED-WOOD	168	12 x 14	155	17.00	40	1,771		
LEAN-TO	120	8 x 15	193	4.00	40	371	ATT SHED	
LEAN-TO	120	8 x 15	193	4.00	40	371	ATT SHED	
SHED-WOOD	16	4 x 4	400	17.00	20	218		
						2,700		
MUNICIPAL SOFTWARE BY AVITAR								
(ET AL.) under owner information means that there are additional owners to the property.								
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2024	\$ 171,700	\$ 1,900	\$ 68,200					
		Parcel Total: \$ 241,800						
2025	\$ 171,700	\$ 1,900	\$ 68,200					
		Parcel Total: \$ 241,800						
2026	\$ 237,300	\$ 2,700	\$ 141,900					
		Parcel Total: \$ 381,900						
LAND VALUATION								
Zone: TOWNWIDE		Minimum Acreage: 2.00	Minimum Frontage: 150		Site: AVERAGE			
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	Cond Ad Valorem SPI R Tax Value Notes	
1F RES	2,000 ac	130,000 F	110	100	95	95 -- MILD	100 122,600 0 N 122,600	
1F RES	7,150 ac	x 3,000 X	100			90 -- ROLLING	100 19,300 0 N 19,300	
		9.150 ac						141,900
								141,900
LAST REVALUATION: 2026								

PICTURE



OWNER

JAMIESON, RANDALL S
JAMIESON, LISA A
252 GORDON HILL ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.00 STORY RANCH
Roof: GABLE OR HIP/ASPHALT
Ext: WOOD SHINGLE/CEDAR/REDWD
Int: DRYWALL
Floor: LAMINATE/VINYL/CARPET
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0237 Base Rate: RSA 175.00
Bldg. Rate: 1.0135
Sq. Foot Cost: \$ 177.36

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	424	0.10	42
FFF	FST FLR FIN	1400	1.00	1400
BMU	BSMNT	1400	0.15	210
GLA:	1,400	3,224		1,652

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 292,999
Year Built: 1995
Condition For Age: AVERAGE 19 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 19 %
Building Value: \$ 237,300

PICTURE



OWNER

MOORE, DIANA LEE
MOORE, DELAYNA MAI
192 GORDON HILL ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

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: LAMINATE/VINYL/HARDWOOD
Heat: OIL/RAD WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 7
Extra Kitchens: Fireplaces: Generators: A/C: No
Quality: A2 AVG+20
Com. Wall: Base Rate: RSA 175.00
Size Adj: 0.8390 Bldg. Rate: 0.9669
Sq. Foot Cost: \$ 169.21

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1224	1.00	1224
CRL	CRAWL SPACE	160	0.05	8
TOF	3/4 STRY FIN	1268	0.75	951
BMU	BSMNT	1064	0.15	160
EPU	COVERED BSMNT	36	0.35	13
EPF	ENCLOSED	256	0.70	179
DEK	DECK/ENTRANCE	112	0.10	11
UFF	UPPER FLR FIN	24	1.00	24
OPF	OPEN PORCH	398	0.25	100
GAR	GARAGE ATTCHD	576	0.45	259
GLA:	2,199	5,118		2,929

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 495,616
Year Built: 2003
Condition For Age: GOOD 14 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 14 %
Building Value: \$ 426,200

OWNER INFORMATION				SALES HISTORY				PICTURE			
BROCHU, ANDREA LEE 211 KARL GORDON RD ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price	Grantor		
				11/13/2024	4903	273	Q1	315,000	COOK, KEVIN C		
				07/28/2004	3033	0896	U139		COOK, HOLLY		
LISTING HISTORY				NOTES							
09/08/26 KCHL				NATURAL; SME ROOF=ASPHALT; DNPU HEARTH; 5/12 HO FIN OFF FFU;							
09/01/26 KCHC				RELOCATING KIT & LIVING ON FFF & BDRMS UFF; FFF STILL OPEN MIGHT							
06/09/26 KCVM V-SALE				ADD BTH MUCH UNFIN IN UFF; 3/24; CORR # OF BTHRMS; CORR SKETCH							
04/29/26 KCPR				UPPER FLR 100% COMPL; 9/26 MOST FFF STILL OPEN STUD; DNPU COOP							
03/10/25 KCPR				ON STILTS=NV; (1) BDRM SMALL & LACKS CLOSET; FMICA/WD CABS IN							
07/02/24 KOVL				KIT; WILL BE LONG PROCES;							
03/29/24 KOPM											
01/01/24 INSP				MARKED FOR INSPECTION							
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes				
BARN-ISTRY		342	18 x 19	107	27.00	30	2,964				
							3,000				
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2024	\$ 143,400	\$ 2,000		\$ 52,400		Parcel Total: \$ 197,800					
2025	\$ 143,400	\$ 2,000		\$ 52,400		Parcel Total: \$ 197,800					
2026	\$ 230,300	\$ 3,000		\$ 114,600		Parcel Total: \$ 347,900					
LAND VALUATION											
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150		Site: AVERAGE			
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
1F RES		1.010 ac	127,030	E	100	100	100	95	95 -- MILD	100	114,600
		1.010 ac	114,600								
			114,600		0	N	114,600				
LAST REVALUATION: 2026											
Road: PAVED											

PICTURE



OWNER

BROCHU, ANDREA LEE
211 KARL GORDON RD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

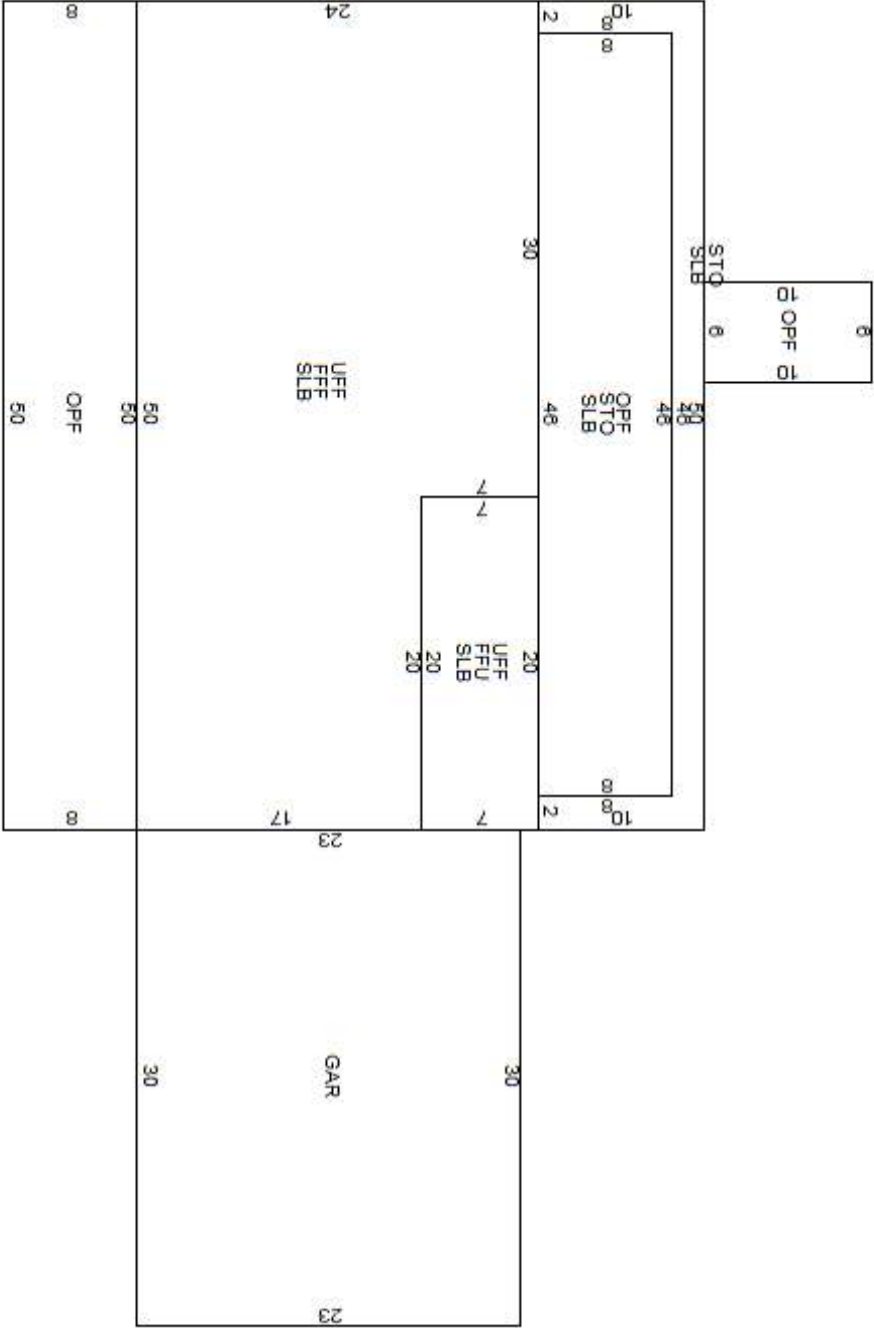
Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 2.00 STORY GAMBREL
Roof: GAMBREL/PREFAB METALS
Ext: WOOD SHINGLE/BOARD/BATTEN
Int: DRYWALL
Floor: HARDWOOD/LAMINATE/VINYL
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: 0.8375 Base Rate: RSA 175.00
Bldg. Rate: 0.8932
Sq. Foot Cost: \$ 156.32



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH	828	0.25 207
SLB	SLAB	1700	0.00 0
GAR	GARAGE ATTCHD	690	0.45 311
UFF	UPPER FLR FIN	1200	1.00 1200
UFF	FST FLR UNFIN	140	0.50 70
UFF	FST FLR FIN	1060	1.00 1060
STO	STORAGE AREA	500	0.20 100
GLA: 2,260		6,118	2,948

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 460,675
Year Built:	1925
Condition For Age:	GOOD
Physical:	27 %
Functional:	WH/WE LL
Economic:	3 %
Temporary:	UC=C-NOTE
Total Depreciation:	20 %
	50 %
Building Value:	\$ 230,300

OWNER INFORMATION				SALES HISTORY				PICTURE	
GIBBS, NICKOLAS ISAAC 4 LOWELL LANE ALEXANDRIA, NH 03222				Date	Book	Page	Type	Price Grantor	
				06/21/2024	4873	798	Q1	385,000 CURRIER ROAD HOLDINGS,	
				05/17/2024	4866	919	U151	225,000 DAY, EMILY M & JOHN SR	
				01/22/2015	4107	0566	U138	1 DAY, EMILY	
				03/03/1998	2300	552	Q1	1 LOWELL, RUSSELL W	
LISTING HISTORY				NOTES					
06/08/26	KCVM	V-SALE		PLAN#4435 LOT 1A; BROWN;NO UPDATES; 8/10 DNP U WDSTV, HEARTH;					
07/03/24	KOVM			REMOVED ENT; PU ENT; REMOVED PHYS; 6/14 NEW ROOF & 1 MR SLIM AC					
01/01/24	INSP	MARKED FOR INSPECTION		UNIT; REPLACE TUB W/ SHOWER; NO OTHER UPDATES; OAK/LAM; HSF=13';					
07/30/20	RWVM			7/20; NOH; EXT AVG; APPRS AVG MAINT; 7/24; ALL INFO FROM HO (MR);					
01/01/20	INSP	MARKED FOR INSPECTION		REPLACING CARPET W/VINYL FLIRING; RMVD SHED; 6/26; NOH; SOME EXT					
06/26/14	KCVL			ROT ON WIN SILL; FRNT DEK HAS SOME ROT; EST NEW BOILER PRIOR TO					
08/25/10	JBVL			SALE; EST INT RENO AFTER 5/24 SALE;					
04/01/06	KCPL								
EXTRA FEATURES VALUATION									
Feature Type	Units		Length x Width	Size Adj	Rate	Cond	Market Value Notes		
SHED-EQUIPMENT	320		16 x 20	110	11.00	25	968		
SHED-WOOD	126		9 x 14	187	17.00	25	1,001		
							2,000		
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2024	\$ 168,100				\$ 1,300 \$ 47,900				
			Parcel Total:		\$ 217,300				
2025	\$ 168,100				\$ 1,300 \$ 47,900				
			Parcel Total:		\$ 217,300				
2026	\$ 286,500				\$ 2,000 \$ 108,600				
			Parcel Total:		\$ 397,100				
LAND VALUATION									
Zone: TOWNWIDE					Site: AVERAGE				
Minimum Acreage: 2.00					Driveway: GRAVEL/DIRT				
Minimum Frontage: 150					Road: GRAVEL/DIRT				
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes
1F RES	2,000 ac	130,000	E	100	100	95	95 -- MILD	95	105,900 SHDW
1F RES	1,000 ac	x 3,000	X	100			90 -- ROLLING	100	2,700
							108,600		108,600
3,000 ac									
LAST REVALUATION: 2026									

PICTURE



OWNER

GIBBS, NICKOLAS ISAAC
4 LOWELL LANE
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

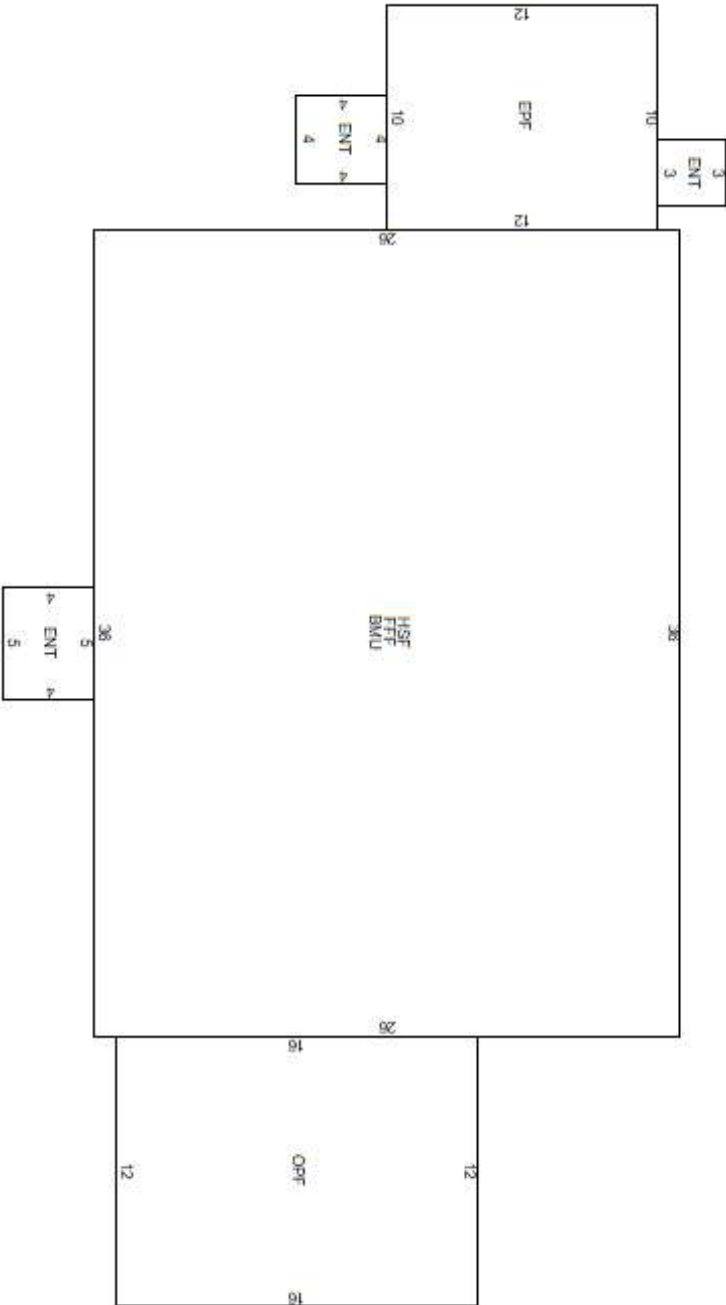
PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.50 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: CLAP BOARD
Int: DRYWALL
Floor: LAMINATE/VINYL/LINOLEUM OR SI
Heat: GAS/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures: 6
Extra Kitchens: Fireplaces: Generators: A/C: Yes 50.00 %
Quality: A1 AVG+10
Com. Wall: Base Rate: RSA 175.00
Size Adj: 1.0164 Bldg. Rate: 1.1069
Sq. Foot Cost: \$ 193.70

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	192	0.25	48
HSF	1/2 STRY FIN	936	0.50	468
FPF	FST FLR FIN	936	1.00	936
BMU	BSMNT	936	0.15	140
EPF	ENCLOSED	120	0.70	84
ENT	ENTRY WAY	45	0.10	5
GLA:	1,404	3,165		1,681



2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 325,610
Year Built: 1986
Condition For Age: VERY GOOD 12 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 12 %
Building Value: \$ 286,500

OWNER INFORMATION				SALES HISTORY				PICTURE	
ALBISTON, GARRETT				Date	Book	Page	Type	Price	Grantor
FLEMING, SARA ELIZABETH				05/02/2024	4863	540	Q 1	399,000	GONZALEZ, WENDY LEE
144 WALKER ROAD				04/05/2021	4618	136	U 139		1 GONZALEZ, RICHARD
ALEXANDRIA, NH 03222				07/18/2003	2856	127	Q 1		1 LOUIS & SUZANNE STIVALI
LISTING HISTORY				NOTES					
06/08/26 KCVM V-SALE				GREY; PART P&B; PLAN 13015 LOT 3; 8/10; BMU=DIRT FLR; SOME PROB'S W/ICE DAMS=H2O STAINS; DNP WD STY, DNP HEATHS; BARN REPAIRS=COND; OPF NEEDS MAINT; PART BLOCKED HILL VU THRU P-LINES; 7/14; 40X17 & 35X8=PREFAB METAL; 6/24; NOH; PU OLDER PATIO BY POOL; HSE WINDS SOME ROT; 2/25 SUB PRIOR TO SALE 4055 AC TO 2.25 AC; 3/25; DELETE CARD #2; 6/26; INFO FROM HO, STATES NDS WORK, BOILER, BARN, CPT ETC;					
03/11/25 KCPR									
02/20/25 KCSR PL#16897									
06/28/24 KOVM									
01/01/24 INSP MARKED FOR INSPECTION									
07/28/20 JDVM									
01/01/20 INSP MARKED FOR INSPECTION									
07/08/14 KCVM									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1					100		5,500.00	100
POOL-JNGRND-VINYL	648	18	x 36			100		54.00	40
CARPORT WOOD	462	21	x 22			95		15.00	40
BARN-1STRY/LOFT	800	40	x 20			80		31.00	30
SHED-WOOD	32	8	x 4			400		17.00	25
SHED-WOOD	420	21	x 20			98		17.00	50
PATIO	100	10	x 10			220		7.00	10
									32,300
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 177,400	\$ 23,300	\$ 74,300						
				Parcel Total: \$ 275,000					
2025	\$ 172,900	\$ 23,300	\$ 69,400						
				Parcel Total: \$ 265,600					
2026	\$ 251,100	\$ 32,300	\$ 171,500						
				Parcel Total: \$ 454,900					
LAND VALUATION									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
1F RES	2,000 ac	130,000	E	100	100	100	100	95 -- MILD	100
1F RES	0.250 ac	x 3,000	X	100				95 -- MILD	100
VIEW		HILLS, AVERAGE, FULL 100%, CLOSE/NEAR							80
									171,500
									171,500
LAST REVALUATION: 2026									
Site: AVERAGE Driveway: PAVED Road: PAVED									



PICTURE



OWNER

ALBISTON, GARRETT
FLEMING, SARA ELIZABETH
144 WALKER ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 2.00 STORY COLONIAL
Roof: GABLE OR HIP/METAL/TIN
Ext: CLAP BOARD
Int: DRYWALL/PLASTERED
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8546 Base Rate: RSA 175.00
Bldg. Rate: 0.9156
Sq. Foot Cost: \$ 160.23

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	680	0.10	68
FFF	FST FLR FIN	1691	1.00	1691
DEK	DECK/ENTRANCE	480	0.10	48
CRL	CRAWL SPACE	731	0.05	37
SLB	SLAB	581	0.00	0
UFF	UPPER FLR FIN	731	1.00	731
BMU	BSMNT	379	0.15	57
OPF	OPEN PORCH	469	0.25	117
GLA:	2,422	5,742		2,749

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 440,472

Year Built: 1776

Condition For Age: GOOD 43 %

Physical:

Functional:

Economic:

Temporary:

Total Depreciation: 43 %

Building Value: \$ 251,100

PICTURE



OWNER

LANE, KATELYN
LANE, JEFFREY D
164 BERRY FARMS ROAD
ALEXANDRIA, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 2.00 STORY COLONIAL
Roof: GABLE OR HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER
Bedrooms: 4 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall:
Size Adj: 0.8195 Base Rate: RSA 175.00
Bldg. Rate: 0.9535
Sq. Foot Cost: \$ 166.86

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	700	0.25	175
DEK	DECK/ENTRANCE	306	0.10	31
UFF	UPPER FLR FIN	1116	1.00	1116
FFF	FST FLR FIN	1116	1.00	1116
BMG	BASEMENT	234	0.20	47
RBU	RAISED BSMNT	882	0.25	221
BSMT	BSMNT	308	0.15	46
HSU	1/2 STRY UNFIN	728	0.15	109
GAR	GARAGE ATTCHD	728	0.45	328
GLA:	2,232	6,118		3,189

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 532,117
Year Built: 1995
Condition For Age: GOOD 15 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 15 %
Building Value: \$ 452,300

OWNER INFORMATION				SALES HISTORY				PICTURE		
BUDAK, STEPHEN BUDAK, DANIELLE 225 LINCOLN STREET DUXBURY, MA 02332				Date	Book	Page	Type	Price Grantor		
				09/30/2024	4893	846	Q 1	430,000 SCAVUZZO, ROBERT J &		
				03/13/2017	4272	0120	Q 1	176,533 WATSON, DENNIS D., JR. &		
				07/21/2009	3630	0926	U 139	173,533 MCCOY, LARRY J & SANDR		
				09/01/2001	2583	0183	Q 1	130,000 UNKNOWN		
LISTING HISTORY				NOTES						
06/08/26 KCVM V-SALE				POST & BEAM CAPE; SMALL POND BEHIND HOUSE; DNP U HEARTH; 6/20; HO LEAVING=NO INFO; CORR XFOBS; RMYD STO; TQF TO HSF; DNP U 2X5 OPF; EST SID TO CEDAR CLAP & SHAKES; DNP U BUMPOUTS=EST WINDOW SILLS; 7/24; NOH; NC TO EXT; WELL MAINT; 6/26; INFO FROM HO OVER RING;						
07/01/24 KOVM										
01/01/24 INSP MARKED FOR INSPECTION										
06/08/20 JDVM										
01/01/20 INSP MARKED FOR INSPECTION										
06/05/14 KCVE										
06/13/11 MSUE										
04/08/11 JBPE										
EXTRA FEATURES VALUATION										
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value Notes			
SHED-EQUIPMENT	525	25	x 21	90	11.00	60	3,119 ATT GAR/RIGHT			
GARAGE-1 STY	864	32	x 27	79	44.00	60	18,020			
SHED-EQUIPMENT	648	27	x 24	85	11.00	60	3,635 ATT GAR/LEFT			
							24,800			
MUNICIPAL SOFTWARE BY AVITAR										
(ET AL.) under owner information means that there are additional owners to the property.										
PARCEL TOTAL TAXABLE VALUE										
Year	Building		Features		Land					
2024	\$ 208,300		\$ 17,200		\$ 51,000					
			Parcel Total: \$ 276,500							
2025	\$ 208,300		\$ 17,200		\$ 51,000					
			Parcel Total: \$ 276,500							
2026	\$ 351,700		\$ 24,800		\$ 110,200					
			Parcel Total: \$ 486,700							
LAND VALUATION										
Zone: TOWNWIDE				Minimum Acreage: 2.00		Minimum Frontage: 150				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	
1F RES	2.000 ac	130,000	F	110	105	95	95	90 -- ROLLING	90	
1F RES	0.310 ac	x 3,000	X	100				90 -- ROLLING	50	
							110,200			
							110,200			
Site: GOOD Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT										
LAST REVALUATION: 2026										



OWNER

TAXABLE DISTRICTS

District

Percentage

BUILDING DETAILS

BUDAK, STEPHEN
BUDAK, DANIELLE
225 LINCOLN STREET
DUXBURY, MA 02332

Model: 1.75 STORY CAPE
Roof: GABLE OR HIP/PREFAB METALS
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: HARDWOOD/PINE/SOFT WD
Heat: OIL/HOT WATER

PERMITS

Date Permit ID Permit Type

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	988	1.00
BMU	BSMNT	429	0.15
BMF	BSMNT FINISHED	247	0.30
EPF	ENCLOSED	210	0.70
DEK	DECK/ENTRANCE	250	0.10
HSE	1/2 STRY FIN	312	0.50
RBV	RAISED BSMNT	354	0.25
ENT	ENTRY WAY	20	0.10
TQF	3/4 STRY FIN	676	0.75
OPF	OPEN PORCH	10	0.25
GLA:	1,651	3,496	2,055

2026 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 413,713
Year Built:	1994
Condition For Age:	GOOD
Physical:	15 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 351,700

OWNER INFORMATION				SALES HISTORY				PICTURE						
HILTZ, JEREMY TRUSTEE JEREMY HILTZ REVOCABLE TRUST PO BOX 1142 ASHLAND, NH 03217				Date	Book	Page	Type	Price	Grantor					
				07/01/2024	4875	483	Q 1	350,000	FLANDERS, MICHAEL SR & 1 HAZEL LACASSE					
				06/08/1983	1476	471	Q 1							
LISTING HISTORY				NOTES										
05/26/26 KCVM V-SALE				SLATE; 8/10 GAR APPROX 16' CEIL.; 7/20: INT INFO @ OFFICE; EFF 4/22										
06/02/23 TBVM				VERIFY SUBDIV WAS ENTERED; 8/22; 3-LOT SUB THIS LOT SHOWN AS LOT										
08/18/22 KSCR PL #16264				4; 6/23; WORKER THERE, NO INFO; FROST WALL FNDTN ON BACK OF GAR,										
07/30/20 RWVM				5/26; NEW SIDING, WINDOWS, EST DOORS & FURNACE-AFTER SALE;										
01/01/20 INSP MARKED FOR INSPECTION														
01/15/19 MSSR PLAN#15658														
05/12/14 KCVM														
08/13/10 JBVM														
EXTRA FEATURES VALUATION														
Feature Type	Units	Length	x Width	Size Adj	Rate	Cond	Market Value	Notes						
FOUNDATION	144	18	x 8	171	29.00	25	1,785	FROST WALL/SLB						
SHED-METAL	320	40	x 8	110	5.00	25	440	STO CONT						
							2,200							
MUNICIPAL SOFTWARE BY AVITAR														
(ET AL.) under owner information means that there are additional owners to the property.														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2024	\$ 133,800	\$ 3,600	\$ 89,800											
	Parcel Total: \$ 227,200													
2025	\$ 133,800	\$ 3,600	\$ 89,800											
	Parcel Total: \$ 227,200													
2026	\$ 211,300	\$ 2,200	\$ 185,700											
	Parcel Total: \$ 399,200													
LAND VALUATION														
LAST REVALUATION: 2026														
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150 Site: AVERAGE Driveway: PART 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	127,000	E	100	100	100	98	95 -- MILD	115	136,000	0	N	136,000	125 USE-10SHD/PROX
COM/IND	7,790 ac	x 3,000	X	100				90 -- ROLLING	100	21,000	0	N	21,000	
COM/IND	450,000 ft	x 75	X	100				85 -- MODERATE	100	28,700	0	N	28,700	
											185,700		185,700	
											8,790 ac			

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		HILTZ, JEREMY TRUSTEE JEREMY HILTZ REVOCABLE TRUST PO BOX 1142 ASHLAND, NH 03217	District	Percentage	Model: 1.00 STORY COMMERCIAL	
					Roof: GABLE OR HIP/PREFAB METALS	
			Ext: VINYL SIDING			
			Int: AVERAGE FOR USE/DRYWALL			
			Floor: CONCRETE			
Heat: GAS/EA NO DUCTS						
Bedrooms:		Baths: AVERAGE		Fireplaces:		
Extra Kitchens:		Generators:				
A/C: No						
Quality: A0 AVG						
Com. Wall: WOOD, 16 FT.				1.0840		
Size Adj: 0.7714				Base Rate: CGS 70.00		
				Bldg. Rate: 0.7020		
				Sq. Foot Cost: \$ 53.27		

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
COF	COM OFFICE	546	1.75 956
SLB	SLAB	3840	0.00 0
FFF	FST FLR FIN	3567	1.00 3567
UFF	UPPER FLR FIN	144	1.00 144
GLA:	4,257	8,097	4,667

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 248,611
Year Built:	2002
Condition For Age:	AVERAGE 15 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 211,300

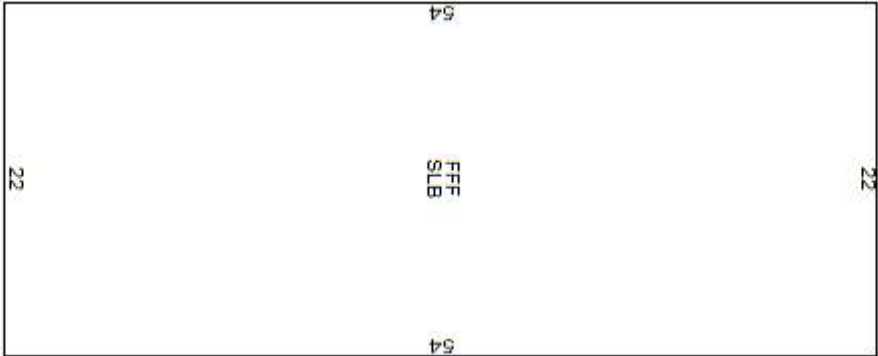
OWNER INFORMATION				SALES HISTORY				PICTURE	
TOY VAULT 4, LLC				Date	Book	Page	Type	Price Grantor	
556 COLUMBUS AVE, UNIT 509				07/24/2025	4950	377	Q 1	249,000 MT MARSHALL REALTY LLC	
BOSTON, MA 02118									
LISTING HISTORY				NOTES					
05/26/26 KCVM V-SALE				GAR/STO UNIT #4; LOFT; 4/26; EPOXY FLR;					
04/28/26 KCPR									
03/12/25 KCVM									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Lngrh x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.	
NEWFOUND TOY VAULT	1		100	100,000.00	100	100,000			
						100,000			
								PARCEL TOTAL TAXABLE VALUE	
Year	Building	Features	Land						
2025	\$ 80,200		\$ 60,000	\$ 0					
				Parcel Total: \$ 140,200					
2026	\$ 124,500		\$ 100,000	\$ 0					
				Parcel Total: \$ 224,500					
LAND VALUATION								LAST REVALUATION: 2026	
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150	Site:	Driveway:	Road:				
Land Type COM/IND	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
				0 ac					

OWNER INFORMATION				SALES HISTORY				PICTURE	
DELLACANONICA, RICHARD H TRUSTEE DELLACANONICA, DEBRA L TRUSTEE DELLACANONICA FAMILY TRUST 22 STONE GATE ROAD HEBRON, NH 03222				Date	Book	Page	Type	Price	Grantor
				04/17/2026	5009	713	U I 38	1	DELLACANONICA, RICHARD
				04/17/2026	5009	442	U I 38	1	RICHARD H
				12/17/2025	4985	372	Q 1	226,000	MT MARSHALL REALTY LLC
LISTING HISTORY				NOTES					
05/26/26 KCVM V-SALE 04/28/26 KCPR 03/12/25 KCVM				GAR/STO UNIT #5; LOFT; 4/26; PU HEAT/AC MINI SPLIT;					
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.	
NEWFOUND TOY VAULT	1		100	100,000.00	100	100,000			
							PARCEL TOTAL TAXABLE VALUE		
Year		Building		Features		Land			
2025		\$ 69,700		\$ 60,000		\$ 0			
				Parcel Total:		\$ 129,700			
2026		\$ 124,500		\$ 100,000		\$ 0			
				Parcel Total:		\$ 224,500			
LAND VALUATION				LAST REVALUATION: 2026					
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150				Site:		Driveway:		Road:	
Land Type COM/IND Neighborhood: E				Cond		Ad Valorem SPI R		Tax Value Notes	
				0 ac					

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		DELLACANONICA, RICHARD H TRUS DELLACANONICA, DEBRA L TRUSTEE DELLACANONICA FAMILY TRUST 22 STONE GATE ROAD HEBRON, NH 03222	District	Percentage	Model: 1.00 STORY GAR/STO Roof: GABLE OR HIP/PREFAB METALS Ext: PREFIN METAL Int: DRYWALL Floor: CONCRETE Heat: ELECTRIC/HEAT PUMP	
					Bedrooms:	Baths:
			PERMITS		Fixtures:	
Date	Permit ID	Permit Type	Notes		Extra Kitchens:	Fireplaces:
					A/C: Yes 100.00 %	Generators:
					Quality: A1 AVG+10	
					Com. Wall: WOOD, 16 FT.	1.0840
					Size Adj: 1.1510	Base Rate: CGS 70.00
						Bldg. Rate: 1.1648
					Sq. Foot Cost:	\$ 88.39

OWNER INFORMATION				SALES HISTORY				PICTURE	
MANIATIS, ETHAN 54 COUNTRY CLUB LANE BELMONT , MA 02478				Date	Book	Page	Type	Price	Grantor
				08/27/2026	5040	983	Q 1	219,000	MT MARSHALL REALTY LLC
LISTING HISTORY				NOTES					
04/28/26	K CPR			GAR/STO UNIT #8; NO UFF; \$219K; 4/26; NC; CK 27 FOR UPGRADES &					
03/12/25	K CVM			HEAT;5/8/26 FOR SALE \$209,000 41DOM					
EXTRA FEATURES VALUATION									
Feature Type	Units	Lngrth x Width	Size Adj	Rate	Cond	Market Value	Notes		
NEWFOUND TOY VAULT	1			100	100,000.00	100	100,000		
							100,000		
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features		Land					
2025	\$ 62,600	\$ 60,000		\$ 0		Parcel Total: \$ 122,600			
2026	\$ 98,000	\$ 100,000		\$ 0		Parcel Total: \$ 198,000			
LAND VALUATION									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150				Site:		Road:			
Land Type COM/IND Neighborhood: E				Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MANIATIS, ETHAN 54 COUNTRY CLUB LANE BELMONT , MA 02478		District		Model: 1.00 STORY GAR/STO Roof: GABLE OR HIP/PREFAB METALS Ext: PREFIN METAL Int: DRYWALL Floor: CONCRETE Heat: NONE/NONE Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:	
				PERMITS		Quality: A1 AVG+10 Com. Wall: WOOD, 16 FT. Size Adj: 1.2734 Base Rate: CGS 70.00 Bldg. Rate: 1.1206 Sq. Foot Cost: \$ 85.03	
				Date	Permit ID Permit Type	Notes	

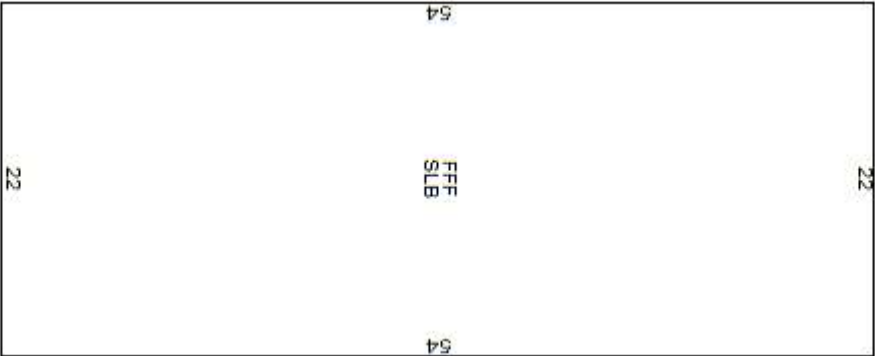


BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1188	1.00	1188
SLB	SLAB	1188	0.00	0
GLA:	1,188	2,376		1,188

2026 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 101,016
Year Built:	2024
Condition For Age:	AVERAGE
Physical:	3 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	3 %
Building Value:	\$ 98,000

OWNER INFORMATION				SALES HISTORY				PICTURE	
LEGACY LEASING LLC				Date	Book	Page	Type	Price	Grantor
58 WEED ROAD				10/29/2025	4973	956	Q 1	190,000	MT MARSHALL REALTY LLC
MEREDITH, NH 03253									
LISTING HISTORY				NOTES					
05/26/26 KCVM V-SALE				GAR/STO UNIT #9; NO UFF; 4/26; NC; CK 27 FOR UPGRADES & HEAT;					
04/28/26 KCPR									
03/12/25 KCVM									
EXTRA FEATURES VALUATION									
Feature Type	Units	Lngrh x Width	Size Adj	Rate	Cond	Market Value	Notes		
NEWFOUND TOY VAULT	1		100	100,000.00	100	100,000			
							100,000		
MUNICIPAL SOFTWARE BY AVITAR									
(ET AL.) under owner information means that there are additional owners to the property.									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2025	\$ 62,600	\$ 60,000	\$ 0	Parcel Total: \$ 122,600					
2026	\$ 98,000	\$ 100,000	\$ 0	Parcel Total: \$ 198,000					
LAND VALUATION									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150				Site:					
Land Type COM/IND Neighborhood: E				Cond Ad Valorem SPI R Tax Value Notes					
0 ac									

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		LEGACY LEASING LLC 58 WEED ROAD MEREDITH, NH 03253		District	Percentage	Model: 1.00 STORY GAR/STO Roof: GABLE OR HIP/PREFAB METALS Ext: PREFIN METAL Int: DRYWALL Floor: CONCRETE Heat: NONE/NONE Bedrooms: Baths: Extra Kitchens: Fixtures: A/C: No Fireplaces: Generators: Quality: A1 AVG+10 Com. Wall: WOOD, 16 FT. Size Adj: 1.2734 Base Rate: CGS 70.00 Bldg. Rate: 1.1206 Sq. Foot Cost: \$ 85.03	
				PERMITS			
				Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1188	1.00 1188
SLB	SLAB	1188	0.00 0
GLA:	1,188	2,376	1,188
2026 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 101,016	
Year Built:		2024	
Condition For Age:		AVERAGE	
Physical:		3 %	
Functional:			
Economic:			
Temporary:			
Total Depreciation:		3 %	
Building Value:		\$ 98,000	

OWNER INFORMATION				SALES HISTORY				PICTURE	
TARDIFF, ALAN W TARDIFF, ANN M 226 ENDICOTT STREET EAST LACONIA, NH 03246				Date	Book	Page	Type	Price	Grantor
				03/16/2026	5002	28	Q 1	199,000	HILTZ, JEREMY J TRUSTEE
				04/28/2025	4931	689	U 1 40	159,000	MT MARSHALL REALTY LLC
LISTING HISTORY				NOTES					
05/26/26 KCVM V-SALE 04/28/26 KCPR 03/12/25 KCVM				GAR/STO UNIT #10; SOLD; 4/26; ADD HEAT PUMP/AC, EPOXY FLR;					
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	(ET AL.) under owner information means that there are additional owners to the property.	
NEWFOUND TOY VAULT	1		100	100,000.00	100	100,000			
							100,000		
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2025	\$ 62,600	\$ 60,000	\$ 0	Parcel Total: \$ 122,600					
2026	\$ 112,700	\$ 100,000	\$ 0	Parcel Total: \$ 212,700					
LAND VALUATION									
Zone: TOWNWIDE Minimum Acreage: 2.00 Minimum Frontage: 150				Site:		Road:			
Land Type COM/IND Neighborhood: E				Cond		Ad Valorem		SPI R Tax Value Notes	
0 ac									

OWNER INFORMATION				SALES HISTORY					PICTURE													
BREDFELDT, JEREMY & BOBBIE BRISTOL NEWFOUND LAKE SALE BRISTOL NEWFOUND LAK, NH 03222				Date	Book	Page	Type	Price	Grantor													
				10/20/2025	4970	908	Q 1	1,105,000	OLSON/SHEPARD TRUST													
LISTING HISTORY				NOTES																		
				BRISTOL NEWFOUND LAKE SALE;INC. 2 LOTS 101-16 WITH HOUSE AND 0.05 ACRE LOT WITH GAR/PARKING ACROSS STREET SIMILAR TO ONES IN ALEXANDRIA WITH THE ONLY PARKING BEING ACROSS THE STREET=LIMITED PARKING ADJUSTMENT;HBU SELLING TOGETHER, ETC.RENOVATED;EXPOSED BEAMS																		
EXTRA FEATURES VALUATION																						
Feature Type	Units	Lngrh x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR (ET AL.) under owner information means that there are additional owners to the property. PARCEL TOTAL TAXABLE VALUE <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2026</td><td>\$ 166,000</td><td>\$ 14,800</td><td>\$ 936,700</td></tr><tr><td colspan="4">Parcel Total: \$ 1,117,500</td></tr></table>			Year	Building	Features	Land	2026	\$ 166,000	\$ 14,800	\$ 936,700	Parcel Total: \$ 1,117,500			
Year	Building	Features	Land																			
2026	\$ 166,000	\$ 14,800	\$ 936,700																			
Parcel Total: \$ 1,117,500																						
GARAGE-1 STY	360	18 x 20	104	44.00	90	14,826	ACROSS ROAD															
							14,800															
LAND VALUATION																						
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150	Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED																
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R Tax Value Notes												
1F RES WTRFRNT	0.070 ac	86,666	E 100	100	100	95	95 -- MILD	90	70,400	0 N 70,400 RBL												
NEWFOUND LAKE	50.000 wf	LIMITED PARKING, NATURAL AND/OR ROC					95 -- MILD TOPO	100	866,300	0 866,300												
							0.070 ac	936,700	936,700													

PICTURE



OWNER

BREDFELDT, JEREMY & BOBBIE

BREISTOL NEWFOUND LAKE SALE

BREISTOL NEWFOUND LAK, NH 03222

TAXABLE DISTRICTS

District

Percentage

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING DETAILS

Model: 1.75 STORY CAPE

Roof: GABLE OR HIP/ASPHALT

Ext: WOOD SHINGLE

Int: WOOD/LOG

Floor: PINE/SOFT WD/HARD TILE

Heat: ELECTRIC/HEAT PUMP

Bedrooms: 2

Baths: 1.5

Fixtures: 6

Extra Kitchens:

A/C: Yes

100.00 %

Fireplaces:

Generators:

Quality: A1 AVG+10

Com. Wall:

Size Adj: 1.4323

Base Rate: RSA 175.00

Bldg. Rate: 1.6830

Sq. Foot Cost: \$ 294.52

5

18

24

31

31

5

9

FFF

PRS

9

5

5

18

18

7

7

5

31

OPF

31

5

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	384	0.75	288
FFF	FST FLR FIN	541	1.00	541
PRS	PIERS	541	-0.05	-27
OPF	OPEN PORCH	155	0.25	39
GLA:	829	1,621		841

2026 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 247,691

Year Built: 1905

Condition For Age: VERY GOOD

23 %

Physical:

Functional:

Economic:

CTR

10 %

Temporary:

Total Depreciation:

33 %

Building Value: \$ 166,000

OWNER INFORMATION		SALES HISTORY				PICTURE	
JCT REAL ESTATE LLC		Date	Book	Page	Type		Price Grantor
NEWFOUND LAKE BRISTOL SALE		01/09/2026	4989	856	Q 1		1,125,000 ROMANO, PAUL E
BRISTOL SALE, NH 03222							
LISTING HISTORY		NOTES					
		NEWFOUND LAKE BRISTOL SALE					
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes	
GARAGE-1 STY/BSMT	345	23 x 15	106	50.00	70	12,800	
						12,800	
MUNICIPAL SOFTWARE BY AVITAR							
(ET AL.) under owner information means that there are additional owners to the property.							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2026	\$ 146,700	\$ 12,800	\$ 1,182,200				
Parcel Total: \$ 1,341,700							
LAND VALUATION							
LAST REVALUATION: 2026							
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150	Site: AVERAGE Driveway: PAVED Road: PAVED				
Land Type	Units	Base Rate	NC Adj	Site	Road DWay	Topography	
1F RES WTRFRNT	0.170 ac	102,625 F	110	100	100	90 -- ROLLING	
NEWFOUND LAKE	57,000 wf	MAIN BODY W/ VU, GRSSY OR/WALL/IMPR 90 -- ROLLING				100	
		0.170 ac					1,182,200
						1,182,200	

PICTURE



OWNER

JCT REAL ESTATE LLC
NEWFOUND LAKE BRISTOL SALE
BRISTOL SALE , NH 03222

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

BUILDING DETAILS

Model: 1.00 STORY COTTAGE
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: WOOD/LOG/PLYWOOD PANEL
Floor: CARPET
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: B1 AVG-10
Com. Wall:
Size Adj: 1.3865 Base Rate: RSA 175.00
Bldg. Rate: 1.2229
Sq. Foot Cost: \$ 214.01

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	309	0.10	31
FFF	FST FLR FIN	662	1.00	662
BMF	BSMNT FINISHED	480	0.30	144
PAT	PATIO	144	0.05	7
RBU	RAISED BSMNT	182	0.25	46
GLA:	662	1,777		890
2026 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 190,469		
Year Built:		1952		
Condition For Age:		GOOD 23 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		23 %		
Building Value:		\$ 146,700		

OWNER INFORMATION				SALES HISTORY				PICTURE													
HART III, RICHARD N HART, HEATHER P NEWFOUND LAKE BRISTOL SALE BRISTOL SALE, NH 03222				Date	Book	Page	Type	Price Grantor													
				11/21/2024 4905 316 Q 1				1,900,000 DECOSTA, JOSEPH													
				NOTES																	
LISTING HISTORY				NEWFOUND LAKE BRISTOL SALE																	
EXTRA FEATURES VALUATION																					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR (ET AL.) under owner information means that there are additional owners to the property. PARCEL TOTAL TAXABLE VALUE <table><tr><td>Year</td><td>Building</td><td>Features</td><td>Land</td></tr><tr><td>2026</td><td>\$ 468,000</td><td>\$ 9,400</td><td>\$ 1,445,400</td></tr><tr><td colspan="3">Parcel Total:</td><td>\$ 1,922,800</td></tr></table>		Year	Building	Features	Land	2026	\$ 468,000	\$ 9,400	\$ 1,445,400	Parcel Total:			\$ 1,922,800
Year	Building	Features	Land																		
2026	\$ 468,000	\$ 9,400	\$ 1,445,400																		
Parcel Total:			\$ 1,922,800																		
FIREPLACE 1-CUST	1		100	7,500.00	100	7,500															
DECK	192	12 x 16	143	7.00	100	1,922															
						9,400															
LAND VALUATION																					
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150	Site: GOOD Driveway: PAVED Road: PAVED															
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem SPI R Tax Value Notes												
1F RES WTRFRNT	0.360 ac	109,750	F	110	105	100	100	95 -- MILD	100 120,400 0 N 120,400												
NEWFOUND LAKE	130,000 wf	MAIN BODY W/ VU, GRSSY OR/WALL/IMPR			95 -- MILD	TOPO	100		1,325,000 1,325,000												
				0.360 ac					1,445,400 1,445,400												

BUILDING DETAILS	
Model: 1.75 STORY CONTEMP	
Roof: GABLE OR HIP/ASPHALT	
Ext: VINYL SIDING/ABOVE AVG	
Int: DRYWALL/WOOD/LOG	
Floor: HARDWOOD	
Heat: GAS/FA DUCTED	
Bedrooms: 3	Baths: 2.5
Extra Kitchens:	Fireplaces: 9
A/C: No	Generators:
Quality: A3 AVG+30	
Com. Wall:	
Size Adj: 0.8728	
Base Rate: RSA 175,000	
Bldg. Rate: 1,1453	
Sq. Foot Cost: \$ 200.43	

ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH	225	0.25
PAT	PATO	200	0.05
CTH	CATHEDRAL	472	0.10
FFF	FST FLR FIN	1316	1.00
BMU	BSMNT	1120	0.15
UFF	UPPER FLR FIN	648	1.00
RBV	RAISED BSMNT	196	0.25
GAR	GARAGE ATTCHD	528	0.45
DEK	DECK/ENTRANCE	338	0.10
GLA:	1,964	5,043	2,566

ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH	225	0.25
PAT	PATIO	200	0.05
CTH	CATHEDRAL	472	0.10
FFF	FST FLR FIN	1316	1.00
BMU	BSMNT	1120	0.15
UFF	UPPER FLR FIN	648	1.00
RBV	RAISED BSMNT	196	0.25
GAR	GARAGE ATTCHD	528	0.45
DEK	DECK/ENTRANCE	338	0.10
GLA:	1,964	5,043	2,566

Market Cost New:	\$ 514,303
Year Built:	2015
Condition For Age:	9 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	9 %
Building Value:	\$ 468,000

OWNER INFORMATION				SALES HISTORY				PICTURE						
BROWNS BECH LLC, 128				Date	Book	Page	Type	Price Grantor						
NEWFOUND LAKE BRISTOL SALE				06/21/2024	4873	604	Q 1	1,400,000 KELLY, JOHN & PATRICIA						
BRISTOL SALE, NH 03222														
LISTING HISTORY				NOTES										
				NEWFOUND LAKE BRISTOL SALE										
EXTRA FEATURES VALUATION														
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value Notes							
DECK		32	4 x 8	400	7.00	25	224 EST							
SHED-WOOD		128	8 x 16	185	17.00	75	3,019							
								3,200						
MUNICIPAL SOFTWARE BY AVITAR														
(ET AL.) under owner information means that there are additional owners to the property.														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2026	\$ 166,000	\$ 3,200	\$ 1,301,400											
Parcel Total:			\$ 1,470,600											
LAND VALUATION														
LAST REVALUATION: 2026														
Zone: TOWNWIDE		Minimum Acreage:	2.00	Minimum Frontage:		150	Site: AVERAGE							
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
1F RES WTRFRNT		0.300 ac	107,500	F	110	100	95	95	95 -- MILD	100	101,400	0	N	101,400
NEWFOUND LAKE		80,000 wf	MAIN BODY W/ VU, GRSSY OR/WALL/IMPR			95 -- MILD	TOPO	100	1,200,000	0	1,200,000			
		0.300 ac							1,301,400	1,301,400				





OWNER		TAXABLE DISTRICTS	
BROWNS BECH LLC, 128		District	Percentage
NEWFOUND LAKE BRISTOL SALE			
BRISTOL SALE , NH 03222			
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.00 STORY COTTAGE	
Roof: GABLE OR HIP/ASPHALT	
Ext: NOVELTY/WOOD SHINGLE	
Int: WOOD/LOG	
Floor: LAMINATE/VINYL/PINE/SOFT WD	
Heat: ELECTRIC/HEAT PUMP	
Bedrooms: 2	Baths: 1.5
Extra Kitchens:	Fixtures:
A/C: Yes 100.00 %	Fireplaces:
Quality: B1 AVG-10	Generators:
Com. Wall:	
Size Adj: 1.4197	Base Rate: RSA 175.00
	Bldg. Rate: 1.3544
Sq. Foot Cost:	\$ 237.02

The diagram illustrates a 3D convolution operation. The input consists of three planes: DEK (top), EPF (middle), and FFE (bottom), each with dimensions 10 (width) x 10 (height) x 32 (depth). These are processed by a 3x3x3 kernel, indicated by the 3x3x3 grid of small squares. The output consists of three planes: OPF (top), PRS (middle), and FFE (bottom), each with dimensions 8 (width) x 8 (height) x 12 (depth). The axes are labeled 1, 2, and 3, representing the spatial dimensions.

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
EPF	ENCLOSED	288	0.70
DEK	DECK/ENTRANCE	320	0.10
FFF	FST FLR FIN	636	1.00
PRS	PIERS	636	-0.05
OPF	OPEN PORCH	64	0.25
GLA:	636	1,944	854
2026 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 202,415	
Year Built:		1955	
Condition For Age:	VERY GOOD	18 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:	18 %		
Building Value:		\$ 166,000	

Land Pricing Zones

Zone 02		
Description: TOWNWIDE	\$ 60,000 @	0.010 ac
Lot Size: 2.00	\$ 100,000 @	0.100 ac
Frontage: 150	\$ 115,000 @	0.500 ac
Lot Price: \$ 130,000	\$ 127,000 @	1.000 ac
Excess Acreage: \$ 3,000	\$ 130,000 @	2.000 ac
Excess Frontage: \$ 75	\$ 130,000 @	2.000 ac
View: \$ 175,000	\$ 130,000 @	2.000 ac

Land Use Codes	
Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-G	EXEMPT-GRAVEL AREA
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
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	AVG -40	60
B	AVG -30	70
C	AVG -20	80
D	AVG -10	90
E	AVG	100
F	AVG +10	110
G	AVG +20	120
H	AVG +30	130
I	AVG +40	140
J	AVG +50	150
K	AVG +60	160
L	AVG +70	170
M	AVG +80	180
N	AVG +90	190
P	EXCELLENT 200	200
Q	EXC +25	225
R	EXC +50	250
S	EXC +75	275
T	EXC +100	300
X	BACKLAND	100

Site Modifiers		
Code	Description	Factor
A	AVERAGE	100
E	EXCELLENT	115
F	FAIR	95
G	GOOD	105
N	NATURAL	90
N/A	N/A	100
U	UND/WDS	67
V	UND/CLR	72
Y	VERY GOOD	110

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

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

Driveway Modifiers		
Code	Description	Factor
G	GRAVEL/DIRT	95
N	NATURAL/GRASS	90
N/A	N/A	100
P	PAVED	100
PP	PART PAVED	98
U	UNDEVELOPED	90

Current Use Codes			
Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	\$ 0.00	\$ 56,000.00
CUFL	FARM LAND	\$ 90.00	\$ 523.00
CUMH	MNGD HARDWD	\$ 41.00	\$ 62.00
CUMO	MNGD OTHER	\$ 21.00	\$ 31.00
CUMW	MNGD PINE	\$ 79.00	\$ 119.00
CUUH	UNMNGD HARDWD	\$ 69.00	\$ 104.00
CUUL	UNPRODUCTIVE	\$ 21.00	\$ 21.00
CUUO	UNMNGD OTHER	\$ 34.00	\$ 52.00
CUUW	UNMNGD PINE	\$ 132.00	\$ 199.00
CUWL	WETLANDS	\$ 21.00	\$ 21.00

View Subjects		
Code	Description	Factor
HLS	HILLS	65
HLK	LAKES/HILLS	80
LAK	LAKES/MOUNTAINS	110
MTS	MOUNTAINS	100

View Widths		
Code	Description	Factor
AVE	AVERAGE	60
NAR	NARROW	40
PAN	PANORAMIC	115
TUN	TUNNEL	25
WID	WIDE	80

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

View Distances		
Code	Description	Factor
CLS	CLOSE/NEAR	85
DST	DISTANT	100
EXT	EXTREME DISTANT	115

Water Body Frontage Foot Factors			
Water Body Name	Base Value	Frontage Feet	Factor
NEWFOUND LAKE	\$ 1,250,000		
		1 ft.	40
		10 ft.	60
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	125
		250 ft.	150
		500 ft.	200
		1,000 ft.	225

Water Frontage Access		
Code	Description	Factor
LTDP	LIMITED PARKING	90
MAINO	MAIN BODY W/ OBST	90
MAIN	MAIN BODY W/ VU	100
REC	REC LOT	50
RECSH	REC LOT/SHARED	30
SHRD	WATER ACCESS	65

Water Frontage Location		
Code	Description	Factor
BEACH	BEACH AND/OR LANDS	115
GRWL	GRSSY OR/WALL/IMPR	105
NATR	NATURAL AND/OR ROC	90
UND	UNDEVELOPED	65

Water Frontage Topography		
Code	Description	Factor
LEV	LEVEL	100
MILD	MILD TOPO	95
MOD	MODERATE	85
ROLL	ROLLING	90
SEV	SEVERE	50
STP	STEEP	70

Alexandria
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	98.00	88	85.00	166	75.00	244	67.00	322	61.00
11	98.00	89	85.00	167	75.00	245	67.00	323	61.00
12	98.00	90	85.00	168	75.00	246	67.00	324	61.00
13	97.00	91	85.00	169	75.00	247	67.00	325	61.00
14	97.00	92	84.00	170	75.00	248	67.00	326	61.00
15	97.00	93	84.00	171	75.00	249	67.00	327	60.00
16	97.00	94	84.00	172	74.00	250	67.00	328	60.00
17	97.00	95	84.00	173	74.00	251	67.00	329	60.00
18	97.00	96	84.00	174	74.00	252	66.00	330	60.00
19	96.00	97	84.00	175	74.00	253	66.00	331	60.00
20	96.00	98	84.00	176	74.00	254	66.00	332	60.00
21	96.00	99	83.00	177	74.00	255	66.00	333	60.00
22	96.00	100	83.00	178	74.00	256	66.00	334	60.00
23	96.00	101	83.00	179	74.00	257	66.00	335	60.00
24	95.00	102	83.00	180	74.00	258	66.00	336	60.00
25	95.00	103	83.00	181	73.00	259	66.00	337	60.00
26	95.00	104	83.00	182	73.00	260	66.00	338	60.00
27	95.00	105	83.00	183	73.00	261	66.00	339	60.00
28	95.00	106	83.00	184	73.00	262	66.00	340	60.00
29	95.00	107	82.00	185	73.00	263	66.00	341	59.00
30	94.00	108	82.00	186	73.00	264	65.00	342	59.00
31	94.00	109	82.00	187	73.00	265	65.00	343	59.00
32	94.00	110	82.00	188	73.00	266	65.00	344	59.00
33	94.00	111	82.00	189	73.00	267	65.00	345	59.00
34	94.00	112	82.00	190	72.00	268	65.00	346	59.00
35	93.00	113	82.00	191	72.00	269	65.00	347	59.00
36	93.00	114	81.00	192	72.00	270	65.00	348	59.00
37	93.00	115	81.00	193	72.00	271	65.00	349	59.00
38	93.00	116	81.00	194	72.00	272	65.00	350	59.00
39	93.00	117	81.00	195	72.00	273	65.00	351	59.00
40	93.00	118	81.00	196	72.00	274	65.00	352	59.00
41	92.00	119	81.00	197	72.00	275	65.00	353	59.00
42	92.00	120	81.00	198	72.00	276	64.00	354	59.00
43	92.00	121	81.00	199	72.00	277	64.00	355	58.00
44	92.00	122	80.00	200	71.00	278	64.00	356	58.00
45	92.00	123	80.00	201	71.00	279	64.00	357	58.00
46	92.00	124	80.00	202	71.00	280	64.00	358	58.00
47	91.00	125	80.00	203	71.00	281	64.00	359	58.00
48	91.00	126	80.00	204	71.00	282	64.00	360	58.00
49	91.00	127	80.00	205	71.00	283	64.00	361	58.00
50	91.00	128	80.00	206	71.00	284	64.00	362	58.00
51	91.00	129	79.00	207	71.00	285	64.00	363	58.00
52	91.00	130	79.00	208	71.00	286	64.00	364	58.00
53	90.00	131	79.00	209	71.00	287	64.00	365	58.00
54	90.00	132	79.00	210	70.00	288	63.00	366	58.00
55	90.00	133	79.00	211	70.00	289	63.00	367	58.00
56	90.00	134	79.00	212	70.00	290	63.00	368	58.00
57	90.00	135	79.00	213	70.00	291	63.00	369	58.00
58	90.00	136	79.00	214	70.00	292	63.00	370	57.00
59	89.00	137	78.00	215	70.00	293	63.00	371	57.00
60	89.00	138	78.00	216	70.00	294	63.00	372	57.00
61	89.00	139	78.00	217	70.00	295	63.00	373	57.00
62	89.00	140	78.00	218	70.00	296	63.00	374	57.00
63	89.00	141	78.00	219	70.00	297	63.00	375	57.00
64	89.00	142	78.00	220	69.00	298	63.00	376	57.00
65	88.00	143	78.00	221	69.00	299	63.00	377	57.00
66	88.00	144	78.00	222	69.00	300	63.00	378	57.00
67	88.00	145	78.00	223	69.00	301	62.00	379	57.00
68	88.00	146	77.00	224	69.00	302	62.00	380	57.00
69	88.00	147	77.00	225	69.00	303	62.00	381	57.00
70	88.00	148	77.00	226	69.00	304	62.00	382	57.00
71	88.00	149	77.00	227	69.00	305	62.00	383	57.00
72	87.00	150	77.00	228	69.00	306	62.00	384	57.00
73	87.00	151	77.00	229	69.00	307	62.00	385	56.00
74	87.00	152	77.00	230	68.00	308	62.00	386	56.00
75	87.00	153	77.00	231	68.00	309	62.00	387	56.00
76	87.00	154	76.00	232	68.00	310	62.00	388	56.00
77	87.00	155	76.00	233	68.00	311	62.00	389	56.00
78	87.00	156	76.00	234	68.00	312	62.00	390	56.00
79	86.00	157	76.00	235	68.00	313	62.00	391	56.00
80	86.00	158	76.00	236	68.00	314	61.00	392	56.00
81	86.00	159	76.00	237	68.00	315	61.00	393	56.00
82	86.00	160	76.00	238	68.00	316	61.00	394	56.00
83	86.00	161	76.00	239	68.00	317	61.00	395	56.00
84	86.00	162	76.00	240	68.00	318	61.00	396	56.00
85	85.00	163	75.00	241	67.00	319	61.00	397	56.00
86	85.00	164	75.00	242	67.00	320	61.00	398	56.00
87	85.00	165	75.00	243	67.00	321	61.00	399	56.00

Alexandria
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
400	56.00	478	51.00						
401	55.00	479	51.00						
402	55.00	480	51.00						
403	55.00	481	51.00						
404	55.00	482	51.00						
405	55.00	483	51.00						
406	55.00	484	51.00						
407	55.00	485	51.00						
408	55.00	486	51.00						
409	55.00	487	51.00						
410	55.00	488	51.00						
411	55.00	489	51.00						
412	55.00	490	51.00						
413	55.00	491	50.00						
414	55.00	492	50.00						
415	55.00	493	50.00						
416	55.00	494	50.00						
417	55.00	495	50.00						
418	54.00	496	50.00						
419	54.00	497	50.00						
420	54.00	498	50.00						
421	54.00	499	50.00						
422	54.00	500	50.00						
423	54.00								
424	54.00								
425	54.00								
426	54.00								
427	54.00								
428	54.00								
429	54.00								
430	54.00								
431	54.00								
432	54.00								
433	54.00								
434	54.00								
435	53.00								
436	53.00								
437	53.00								
438	53.00								
439	53.00								
440	53.00								
441	53.00								
442	53.00								
443	53.00								
444	53.00								
445	53.00								
446	53.00								
447	53.00								
448	53.00								
449	53.00								
450	53.00								
451	53.00								
452	53.00								
453	52.00								
454	52.00								
455	52.00								
456	52.00								
457	52.00								
458	52.00								
459	52.00								
460	52.00								
461	52.00								
462	52.00								
463	52.00								
464	52.00								
465	52.00								
466	52.00								
467	52.00								
468	52.00								
469	52.00								
470	52.00								
471	51.00								
472	51.00								
473	51.00								
474	51.00								
475	51.00								
476	51.00								
477	51.00								

Description	Rate	DPR
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
ATM	2,500.00 ea	0.00
BARN-1STRY	27.00 sf	40.00
BARN-1STRY/BSMNT	29.00 sf	40.00
BARN-1STRY/LOFT	31.00 sf	40.00
BARN-1STRY/LOFT/BSMT	33.00 sf	40.00
BARN-2STRY	35.00 sf	40.00
BARN-2STRY/BSMNT	37.00 sf	40.00
BARN-2STRY/LOFT	38.00 sf	40.00
BARN-2STRY/LOFT/BSMT	39.00 sf	40.00
BATH HOUSE	47.00 sf	50.00
BB COURT	22,000.00 ea	0.00
BOAT DOCK-COMMERCIAL	10.00 sf	50.00
BOAT HOUSE	30.00 sf	0.00
CABANA	90.00 sf	0.00
CABIN	82.00 sf	0.00
CAMP SITES	6,500.00 ea	0.00
CAMPER	75.00 sf	0.00
CANOPY	34.00 sf	0.00
CARPORT METAL	10.00 sf	50.00
CARPORT WOOD	15.00 sf	50.00
COLD STORAGE	65.00 sf	0.00
COMM-GENERATOR	40,000.00 ea	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	29.00 sf	40.00
CRANEWAY	355.00 ea	0.00
DECK	7.00 sf	50.00
DRIVE UP WINDOW	20,000.00 ea	0.00
D-UP W/PNEUMATIC	40,000.00 ea	0.00
ELEVATOR/FREIGHT	30,000.00 ea	0.00
ELEVATOR/PASSENGER	20,000.00 ea	0.00
EV CHARGER-COMM	10,000.00 ea	0.00
EV CHARGER-RES	0.00 ea	0.00
FENCE COMMERCIAL/FT	16.00 ea	0.00
FIREPLACE 1-CUST	7,500.00 ea	0.00
FIREPLACE 1-STAND	5,500.00 ea	100.00
FIREPLACE 2-CUST	11,000.00 ea	0.00
FIREPLACE 2-STAND	7,500.00 ea	100.00
FIREPLACE 3-CUST	14,500.00 ea	0.00
FIREPLACE 3-STAND	9,000.00 ea	0.00
FIREPLACE 4-CUST	17,500.00 ea	0.00
FIREPLACE 4-STAND	10,500.00 ea	0.00
FIREPLACE 5-CUST	20,000.00 ea	0.00
FIREPLACE 5-STAND	12,000.00 ea	0.00
FIREPLACE 6-CUST	21,500.00 ea	0.00
FIREPLACE 6-STAND	13,500.00 ea	0.00
FOUNDATION	29.00 sf	0.00
GARAGE-1 STY	44.00 sf	60.00
GARAGE-1 STY/ATTIC	55.00 sf	60.00
GARAGE-1 STY/BSMT	50.00 sf	60.00
GARAGE-1.5 STY	57.00 sf	0.00
GARAGE-1.5 STY/BSMT	63.00 sf	0.00
GARAGE-1.75 STY	60.00 sf	0.00
GARAGE-1.75 STY/BSMT	66.00 sf	0.00
GARAGE-2 STY	65.00 sf	60.00
GARAGE-2 STY/BSMT	71.00 sf	60.00
GARAGE-ATTIC/BSMT	61.00 sf	60.00
GAZEBO	15.00 sf	0.00
GREENHOUSE-GLASS	29.00 sf	40.00
GREENHOUSE-POLY	7.00 sf	0.00
HOT TUB	5,000.00 ea	0.00
KENNELS	15.00 sf	50.00
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS-PKG LOT/DBL	2,700.00 ea	0.00
LIGHTS-PKG LOT/QUAD	4,700.00 ea	0.00
LIGHTS-PKG LOT/SINGL	1,700.00 ea	0.00
LIGHTS-PKG LOT/TRIPL	3,700.00 ea	0.00
LOAD LEVELER	4,000.00 ea	0.00
LOADING DOCKS	5,000.00 ea	0.00
NEWFOUND TOY VAULT	100,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00

Description	Rate	DPR
POLE BARN	12.00 sf	0.00
POOL-ABOVE GROUND	11.00 sf	60.00
POOL-ENCLOSED	50.00 sf	0.00
POOL-INGRND-GUNITE	75.00 sf	60.00
POOL-INGRND-VINYL	54.00 sf	60.00
PORCH	15.00 sf	0.00
PUMP-GAS/OIL-DOUBLE	17,000.00 ea	75.00
PUMP-GAS/OIL-SINGLE	10,000.00 ea	75.00
RIDING ARENA	24.00 sf	0.00
SAUNA	68.00 sf	50.00
SCALE 40 TON	62,000.00 ea	0.00
SCALE 50 TON	70,000.00 ea	0.00
SCALE 60 TON	79,000.00 ea	0.00
SCALE 70 TON	91,000.00 ea	0.00
SCREENHOUSE	15.00 sf	50.00
SHED-EQUIPMENT	11.00 sf	50.00
SHED-METAL	5.00 sf	0.00
SHED-VINYL	6.00 sf	0.00
SHED-WOOD	17.00 sf	50.00
SHOP-AVG	34.00 sf	60.00
SHOP-EX	47.00 sf	0.00
SHOP-GOOD	39.00 sf	0.00
SIGN ILLUMINATED	106.00 sf	0.00
SIGN NON-ILLUMINATED	92.00 sf	0.00
SILO-BRICK	44.00 sf	0.00
SILO-CONCRETE	53.00 sf	40.00
SILO-STEEL	44.00 sf	40.00
SILO-WOOD	38.00 sf	40.00
SOLAR ELECTRIC PANEL	400.00 ea	0.00
SOLAR HOT H2O PANELS	400.00 ea	0.00
SPRINKLERED AREA	4.00 sf	0.00
STABLES	36.00 sf	50.00
TANKS-FUEL/WATER	8.00 ea	0.00
TENNIS COURT(S)	34,000.00 ea	50.00
TENT SITE NO UTILS	1,000.00 ea	0.00
THE LEDGES	390,000.00 ea	0.00
THE LEDGES LOC/VU 1	175,000.00 ea	0.00
THE LEDGES LOC/VU 2	100,000.00 ea	0.00
THE LEDGES LOC/VU 3	70,000.00 ea	0.00
THE LEDGES LOC/VU 4	50,000.00 ea	0.00
THE LEDGES LOC/VU 5	20,000.00 ea	0.00
TOWER SITE	300,000.00 ea	0.00
TOWER TENANTS	150,000.00 ea	0.00
TOWER-GUYED	500.00 ea	0.00
TOWER-LATTICE	500.00 ea	0.00
UTILITY-DISTRIBUTION	1.00 ea	0.00
UTILITY-GENERATION	1.00 ea	0.00
UTILITY-TRANSMISSION	1.00 ea	0.00
VAULTS	230.00 sf	75.00
VILLAGE WEST	130,000.00 ea	0.00
YURT	42.00 sf	0.00

Alexandria
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	32,005	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,285	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

Printed: 09/22/2026 10:48:53 am

Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.50	175.00	COM
CCH	CHURCH	1.25	178.00	COM
CGS	GARAGE/SERVICE SHOP	1.25	70.00	COM
CMS	COMM SINGLE WIDE MH	3.25	135.00	MFH
CMW	MINI WAREHOUSE	1.25	65.00	COM
COF	OFFICES	1.25	160.00	COM
CWH	WAREHOUSE	1.25	65.00	COM
EFS	EX FIRE STATION	1.25	90.00	COM
EHG	EX HIGHWAY GARAGE	1.25	70.00	COM
EHS	EX RESIDENTIAL	1.35	175.00	RES
ELB	EX LIBRARY	1.25	170.00	COM
ELC	EX LODGE/CLUB	1.25	165.00	COM
ESC	EX SCHOOL/COLLEGE	1.35	175.00	RES
ETH	EX TOWN HALL	1.25	190.00	COM
MHD	MOBILE HOME-DOUBLE	2.50	120.00	RES
MHS	MOBILE HOME-SINGLE	3.25	135.00	MFH
MRV	CAMPER/RV	6.75	75.00	MFH
RCT	CONDO-TOWNHOME	1.35	175.00	RES
RDU	DUPLEX	1.50	175.00	RES
RMF	MULTIFAMILY	1.50	175.00	RES
RSA	RESIDENTIAL	1.35	175.00	RES
RTH	TINY HOUSE	3.25	175.00	MFH
UTL	UTILITY	2.00	95.00	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	0.20
BMU	BSMNT UNFINISHED	0.15
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRY WAY	0.10
EPF	ENCLOSED PORCH	0.70
EPU	COVERED BSMNT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTCHD	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.15
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.05
PRS	PIERS	-0.05
RBF	RAISED BSMNT FIN	0.75
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLAB	0.00
STO	STORAGE AREA	0.20
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.20
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.25
VLT	VAULTED	0.05

Building Quality Adjustments		
Code	Description	Factor
A4	A4 EXC	1.45
A5	A5 EXC	1.60
A6	A6 EXC	1.80
A7	A7 EXC	2.00
A8	A8 EXC	2.75
A9	A9 LUXURIOUS	3.50
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50

Building Story Codes & Values		
Code	Description	Factor
A	1.00 STORY	1.00
B	1.50 STORY	0.99
C	1.75 STORY	0.98
D	2.00 STORY	0.96
E	2.50 STORY	0.95
F	2.75 STORY	0.94
G	3.00 STORY	0.92
H	3.5+ STORY	0.90
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	ASBESTOS	3.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	RUBBER MEMBRANE	5.00
S	STANDING SEAM	7.00
T	HIGH QUALITY COMP	7.00

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

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

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

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

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00
Commercial Wall Factor Increases 2.1% per foot above 12 feet.		

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

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

Building Bedroom & Bathroom Points							
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							
For Standard Depreciation 1.00 %							
Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	5	4	3	1	1	1	1
5	11	9	7	5	4	3	2
10	16	13	9	8	6	5	3
15	19	15	12	10	8	6	4
20	22	18	13	11	9	7	4
30	27	22	16	14	11	8	5
40	32	25	19	16	13	9	6
50	35	28	21	18	14	11	7
60	39	31	23	19	15	12	8
70	42	33	25	21	17	13	8
80	45	36	27	22	18	13	9
90	47	38	28	24	19	14	9
100	50	40	30	25	20	15	10
125	56	45	34	28	22	17	11
150	61	49	37	31	24	18	12
175	66	53	40	33	26	20	13
200	71	57	42	35	28	21	14
225	75	60	45	38	30	23	15
250	79	63	47	40	32	24	16
275	83	66	50	41	33	25	17
300	87	69	52	43	35	26	17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.

Alexandria

Residential Building Area Size Adjustment Factors

Median Effective Area = 1750sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
206	4.00	277	3.13	383	2.43	619	1.73	1,628	1.03
207	3.98	278	3.12	385	2.42	625	1.72	1,667	1.02
208	3.97	279	3.11	387	2.41	631	1.71	1,707	1.01
209	3.95	280	3.10	389	2.40	636	1.70	1,750	1.00
210	3.94	281	3.09	391	2.39	642	1.69	1,795	0.99
211	3.92	282	3.08	393	2.38	648	1.68	1,842	0.98
212	3.90	283	3.07	395	2.37	654	1.67	1,892	0.97
213	3.89	285	3.06	398	2.36	660	1.66	1,944	0.96
214	3.87	286	3.05	400	2.35	667	1.65	2,000	0.95
215	3.86	287	3.04	402	2.34	673	1.64	2,059	0.94
216	3.84	288	3.03	405	2.33	680	1.63	2,121	0.93
217	3.83	289	3.02	407	2.32	686	1.62	2,187	0.92
218	3.81	290	3.01	409	2.31	693	1.61	2,258	0.91
219	3.80	292	3.00	412	2.30	700	1.60	2,333	0.90
220	3.78	293	2.99	414	2.29	707	1.59	2,414	0.89
221	3.77	294	2.98	417	2.28	714	1.58	2,500	0.88
222	3.76	295	2.97	419	2.27	722	1.57	2,593	0.87
223	3.74	297	2.96	422	2.26	729	1.56	2,692	0.86
224	3.73	298	2.95	424	2.25	737	1.55	2,800	0.85
225	3.71	299	2.94	427	2.24	745	1.54	2,917	0.84
226	3.70	300	2.93	429	2.23	753	1.53	3,043	0.83
227	3.69	302	2.92	432	2.22	761	1.52	3,182	0.82
228	3.67	303	2.91	435	2.21	769	1.51	3,333	0.81
229	3.66	304	2.90	437	2.20	778	1.50	3,500	0.80
230	3.65	306	2.89	440	2.19	787	1.49	3,684	0.79
231	3.63	307	2.88	443	2.18	795	1.48	3,889	0.78
232	3.62	308	2.87	446	2.17	805	1.47	4,118	0.77
233	3.61	310	2.86	449	2.16	814	1.46	4,375	0.76
234	3.59	311	2.85	452	2.15	824	1.45	4,667	0.75
235	3.58	313	2.84	455	2.14	833	1.44	5,000	0.74
236	3.57	314	2.83	458	2.13	843	1.43	5,385	0.73
237	3.55	315	2.82	461	2.12	854	1.42	5,833	0.72
238	3.54	317	2.81	464	2.11	864	1.41	6,364	0.71
239	3.53	318	2.80	467	2.10	875	1.40	7,000	0.70
240	3.52	320	2.79	470	2.09	886	1.39	7,778	0.69
241	3.51	321	2.78	473	2.08	897	1.38	8,750	0.68
242	3.49	323	2.77	476	2.07	909	1.37	10,000	0.67
243	3.48	324	2.76	479	2.06	921	1.36	11,667	0.66
244	3.47	326	2.75	483	2.05	933	1.35	14,000	0.65
245	3.46	327	2.74	486	2.04	946	1.34	17,500	0.64
246	3.45	329	2.73	490	2.03	959	1.33	23,333	0.63
247	3.43	330	2.72	493	2.02	972	1.32	35,000	0.62
248	3.42	332	2.71	496	2.01	986	1.31	70,000	0.61
249	3.41	333	2.70	500	2.00	1,000	1.30	100,000	0.61
250	3.40	335	2.69	504	1.99	1,014	1.29	200,000	0.6035
251	3.39	337	2.68	507	1.98	1,029	1.28	300,000	0.6023
252	3.38	338	2.67	511	1.97	1,045	1.27	400,000	0.6018
253	3.37	340	2.66	515	1.96	1,061	1.26	500,000	0.6014
254	3.36	341	2.65	519	1.95	1,077	1.25	600,000	0.6012
255	3.35	343	2.64	522	1.94	1,094	1.24	700,000	0.6010
256	3.33	345	2.63	526	1.93	1,111	1.23	800,000	0.6009
257	3.32	347	2.62	530	1.92	1,129	1.22	900,000	0.6008
258	3.31	348	2.61	534	1.91	1,148	1.21	1,000,000	0.6007
259	3.30	350	2.60	538	1.90	1,167	1.20		
260	3.29	352	2.59	543	1.89	1,186	1.19		
261	3.28	354	2.58	547	1.88	1,207	1.18		
262	3.27	355	2.57	551	1.87	1,228	1.17		
263	3.26	357	2.56	556	1.86	1,250	1.16		
264	3.25	359	2.55	560	1.85	1,273	1.15		
265	3.24	361	2.54	565	1.84	1,296	1.14		
266	3.23	363	2.53	569	1.83	1,321	1.13		
267	3.22	365	2.52	574	1.82	1,346	1.12		
268	3.21	366	2.51	579	1.81	1,373	1.11		
269	3.20	368	2.50	583	1.80	1,400	1.10		
270	3.19	370	2.49	588	1.79	1,429	1.09		
271	3.18	372	2.48	593	1.78	1,458	1.08		
272	3.17	374	2.47	598	1.77	1,489	1.07		
273	3.16	376	2.46	603	1.76	1,522	1.06		
275	3.15	378	2.45	609	1.75	1,556	1.05		
276	3.14	380	2.44	614	1.74	1,591	1.04		

Printed: 09/22/2026 10:49:27 am

Alexandria

Commercial Building Area Size Adjustment Factors

Median Effective Area = 2000sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
235	4.00	308	3.20	423	2.49	678	1.78	1,702	1.07
236	3.99	309	3.19	426	2.48	684	1.77	1,739	1.06
237	3.98	310	3.18	428	2.47	690	1.76	1,778	1.05
238	3.96	311	3.17	430	2.46	696	1.75	1,818	1.04
239	3.95	312	3.16	432	2.45	702	1.74	1,860	1.03
240	3.94	314	3.15	435	2.44	708	1.73	1,905	1.02
241	3.92	315	3.14	437	2.43	714	1.72	1,951	1.01
242	3.91	316	3.13	440	2.42	721	1.71	2,000	1.00
243	3.89	317	3.12	442	2.41	727	1.70	2,051	0.99
244	3.88	319	3.11	444	2.40	734	1.69	2,105	0.98
245	3.87	320	3.10	447	2.39	741	1.68	2,162	0.97
246	3.85	321	3.09	449	2.38	748	1.67	2,222	0.96
247	3.84	323	3.08	452	2.37	755	1.66	2,286	0.95
248	3.83	324	3.07	455	2.36	762	1.65	2,353	0.94
249	3.81	325	3.06	457	2.35	769	1.64	2,424	0.93
250	3.80	327	3.05	460	2.34	777	1.63	2,500	0.92
251	3.79	328	3.04	462	2.33	784	1.62	2,581	0.91
252	3.78	329	3.03	465	2.32	792	1.61	2,667	0.90
253	3.76	331	3.02	468	2.31	800	1.60	2,759	0.89
254	3.75	332	3.01	471	2.30	808	1.59	2,857	0.88
255	3.74	333	3.00	473	2.29	816	1.58	2,963	0.87
256	3.73	335	2.99	476	2.28	825	1.57	3,077	0.86
257	3.71	336	2.98	479	2.27	833	1.56	3,200	0.85
258	3.70	338	2.97	482	2.26	842	1.55	3,333	0.84
259	3.69	339	2.96	485	2.25	851	1.54	3,478	0.83
260	3.68	340	2.95	488	2.24	860	1.53	3,636	0.82
261	3.67	342	2.94	491	2.23	870	1.52	3,810	0.81
262	3.65	343	2.93	494	2.22	879	1.51	4,000	0.80
263	3.64	345	2.92	497	2.21	889	1.50	4,211	0.79
264	3.63	346	2.91	500	2.20	899	1.49	4,444	0.78
265	3.62	348	2.90	503	2.19	909	1.48	4,706	0.77
266	3.61	349	2.89	506	2.18	920	1.47	5,000	0.76
267	3.60	351	2.88	510	2.17	930	1.46	5,333	0.75
268	3.59	352	2.87	513	2.16	941	1.45	5,714	0.74
269	3.57	354	2.86	516	2.15	952	1.44	6,154	0.73
270	3.56	356	2.85	519	2.14	964	1.43	6,667	0.72
271	3.55	357	2.84	523	2.13	976	1.42	7,273	0.71
272	3.54	359	2.83	526	2.12	988	1.41	8,000	0.70
273	3.53	360	2.82	530	2.11	1,000	1.40	8,889	0.69
274	3.52	362	2.81	533	2.10	1,013	1.39	10,000	0.68
275	3.51	364	2.80	537	2.09	1,026	1.38	11,429	0.67
276	3.50	365	2.79	541	2.08	1,039	1.37	13,333	0.66
277	3.49	367	2.78	544	2.07	1,053	1.36	16,000	0.65
278	3.48	369	2.77	548	2.06	1,067	1.35	20,000	0.64
279	3.47	370	2.76	552	2.05	1,081	1.34	26,667	0.63
280	3.46	372	2.75	556	2.04	1,096	1.33	40,000	0.62
281	3.45	374	2.74	559	2.03	1,111	1.32	80,000	0.61
282	3.44	376	2.73	563	2.02	1,127	1.31	100,000	0.61
283	3.43	377	2.72	567	2.01	1,143	1.30	200,000	0.6040
284	3.42	379	2.71	571	2.00	1,159	1.29	300,000	0.6027
285	3.41	381	2.70	576	1.99	1,176	1.28	400,000	0.6020
286	3.40	383	2.69	580	1.98	1,194	1.27	500,000	0.6016
287	3.39	385	2.68	584	1.97	1,212	1.26	600,000	0.6013
288	3.38	386	2.67	588	1.96	1,231	1.25	700,000	0.6011
289	3.37	388	2.66	593	1.95	1,250	1.24	800,000	0.6010
290	3.36	390	2.65	597	1.94	1,270	1.23	900,000	0.6009
291	3.35	392	2.64	602	1.93	1,290	1.22	1,000,000	0.6008
292	3.34	394	2.63	606	1.92	1,311	1.21		
293	3.33	396	2.62	611	1.91	1,333	1.20		
294	3.32	398	2.61	615	1.90	1,356	1.19		
295	3.31	400	2.60	620	1.89	1,379	1.18		
296	3.30	402	2.59	625	1.88	1,404	1.17		
297	3.29	404	2.58	630	1.87	1,429	1.16		
299	3.28	406	2.57	635	1.86	1,455	1.15		
300	3.27	408	2.56	640	1.85	1,481	1.14		
301	3.26	410	2.55	645	1.84	1,509	1.13		
302	3.25	412	2.54	650	1.83	1,538	1.12		
303	3.24	415	2.53	656	1.82	1,569	1.11		
304	3.23	417	2.52	661	1.81	1,600	1.10		
305	3.22	419	2.51	667	1.80	1,633	1.09		
307	3.21	421	2.50	672	1.79	1,667	1.08		

Printed: 09/22/2026 10:49:42 am

Alexandria

Industrial Building Area Size Adjustment Factors

Median Effective Area = 10000sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
1,176	4.00	1,493	3.28	2,041	2.56	3,226	1.84	7,692	1.12
1,180	3.99	1,498	3.27	2,051	2.55	3,252	1.83	7,843	1.11
1,183	3.98	1,504	3.26	2,062	2.54	3,279	1.82	8,000	1.10
1,187	3.97	1,509	3.25	2,073	2.53	3,306	1.81	8,163	1.09
1,190	3.96	1,515	3.24	2,083	2.52	3,333	1.80	8,333	1.08
1,194	3.95	1,521	3.23	2,094	2.51	3,361	1.79	8,511	1.07
1,198	3.94	1,527	3.22	2,105	2.50	3,390	1.78	8,696	1.06
1,201	3.93	1,533	3.21	2,116	2.49	3,419	1.77	8,889	1.05
1,205	3.92	1,538	3.20	2,128	2.48	3,448	1.76	9,091	1.04
1,208	3.91	1,544	3.19	2,139	2.47	3,478	1.75	9,302	1.03
1,212	3.90	1,550	3.18	2,151	2.46	3,509	1.74	9,524	1.02
1,216	3.89	1,556	3.17	2,162	2.45	3,540	1.73	9,756	1.01
1,220	3.88	1,562	3.16	2,174	2.44	3,571	1.72	10,000	1.00
1,223	3.87	1,569	3.15	2,186	2.43	3,604	1.71	10,256	0.99
1,227	3.86	1,575	3.14	2,198	2.42	3,636	1.70	10,526	0.98
1,231	3.85	1,581	3.13	2,210	2.41	3,670	1.69	10,811	0.97
1,235	3.84	1,587	3.12	2,222	2.40	3,704	1.68	11,111	0.96
1,238	3.83	1,594	3.11	2,235	2.39	3,738	1.67	11,429	0.95
1,242	3.82	1,600	3.10	2,247	2.38	3,774	1.66	11,765	0.94
1,246	3.81	1,606	3.09	2,260	2.37	3,810	1.65	12,121	0.93
1,250	3.80	1,613	3.08	2,273	2.36	3,846	1.64	12,500	0.92
1,254	3.79	1,619	3.07	2,286	2.35	3,883	1.63	12,903	0.91
1,258	3.78	1,626	3.06	2,299	2.34	3,922	1.62	13,333	0.90
1,262	3.77	1,633	3.05	2,312	2.33	3,960	1.61	13,793	0.89
1,266	3.76	1,639	3.04	2,326	2.32	4,000	1.60	14,286	0.88
1,270	3.75	1,646	3.03	2,339	2.31	4,040	1.59	14,815	0.87
1,274	3.74	1,653	3.02	2,353	2.30	4,082	1.58	15,385	0.86
1,278	3.73	1,660	3.01	2,367	2.29	4,124	1.57	16,000	0.85
1,282	3.72	1,667	3.00	2,381	2.28	4,167	1.56	16,667	0.84
1,286	3.71	1,674	2.99	2,395	2.27	4,211	1.55	17,391	0.83
1,290	3.70	1,681	2.98	2,410	2.26	4,255	1.54	18,182	0.82
1,294	3.69	1,688	2.97	2,424	2.25	4,301	1.53	19,048	0.81
1,299	3.68	1,695	2.96	2,439	2.24	4,348	1.52	20,000	0.80
1,303	3.67	1,702	2.95	2,454	2.23	4,396	1.51	21,053	0.79
1,307	3.66	1,709	2.94	2,469	2.22	4,444	1.50	22,222	0.78
1,311	3.65	1,717	2.93	2,484	2.21	4,494	1.49	23,529	0.77
1,316	3.64	1,724	2.92	2,500	2.20	4,545	1.48	25,000	0.76
1,320	3.63	1,732	2.91	2,516	2.19	4,598	1.47	26,667	0.75
1,325	3.62	1,739	2.90	2,532	2.18	4,651	1.46	28,571	0.74
1,329	3.61	1,747	2.89	2,548	2.17	4,706	1.45	30,769	0.73
1,333	3.60	1,754	2.88	2,564	2.16	4,762	1.44	33,333	0.72
1,338	3.59	1,762	2.87	2,581	2.15	4,819	1.43	36,364	0.71
1,342	3.58	1,770	2.86	2,597	2.14	4,878	1.42	40,000	0.70
1,347	3.57	1,778	2.85	2,614	2.13	4,938	1.41	44,444	0.69
1,351	3.56	1,786	2.84	2,632	2.12	5,000	1.40	50,000	0.68
1,356	3.55	1,794	2.83	2,649	2.11	5,063	1.39	57,143	0.67
1,361	3.54	1,802	2.82	2,667	2.10	5,128	1.38	66,667	0.66
1,365	3.53	1,810	2.81	2,685	2.09	5,195	1.37	80,000	0.65
1,370	3.52	1,818	2.80	2,703	2.08	5,263	1.36	100,000	0.64
1,375	3.51	1,826	2.79	2,721	2.07	5,333	1.35	133,333	0.6300
1,379	3.50	1,835	2.78	2,740	2.06	5,405	1.34	200,000	0.6200
1,384	3.49	1,843	2.77	2,759	2.05	5,479	1.33	400,000	0.6100
1,389	3.48	1,852	2.76	2,778	2.04	5,556	1.32	500,000	0.6080
1,394	3.47	1,860	2.75	2,797	2.03	5,634	1.31	600,000	0.6067
1,399	3.46	1,869	2.74	2,817	2.02	5,714	1.30	700,000	0.6057
1,404	3.45	1,878	2.73	2,837	2.01	5,797	1.29	800,000	0.6050
1,408	3.44	1,887	2.72	2,857	2.00	5,882	1.28	900,000	0.6044
1,413	3.43	1,896	2.71	2,878	1.99	5,970	1.27	1,000,000	0.6040
1,418	3.42	1,905	2.70	2,899	1.98	6,061	1.26		
1,423	3.41	1,914	2.69	2,920	1.97	6,154	1.25		
1,429	3.40	1,923	2.68	2,941	1.96	6,250	1.24		
1,434	3.39	1,932	2.67	2,963	1.95	6,349	1.23		
1,439	3.38	1,942	2.66	2,985	1.94	6,452	1.22		
1,444	3.37	1,951	2.65	3,008	1.93	6,557	1.21		
1,449	3.36	1,961	2.64	3,030	1.92	6,667	1.20		
1,455	3.35	1,970	2.63	3,053	1.91	6,780	1.19		
1,460	3.34	1,980	2.62	3,077	1.90	6,897	1.18		
1,465	3.33	1,990	2.61	3,101	1.89	7,018	1.17		
1,471	3.32	2,000	2.60	3,125	1.88	7,143	1.16		
1,476	3.31	2,010	2.59	3,150	1.87	7,273	1.15		
1,481	3.30	2,020	2.58	3,175	1.86	7,407	1.14		
1,487	3.29	2,030	2.57	3,200	1.85	7,547	1.13		

Printed: 09/22/2026 10:49:57 am

Alexandria

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 1000sf Fixed Site Cost Adjustment = 40%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
118	4.00	179	2.84	250	2.20	404	1.59	1,053	0.98
119	3.97	180	2.82	252	2.19	408	1.58	1,081	0.97
120	3.94	181	2.81	253	2.18	412	1.57	1,111	0.96
121	3.91	182	2.80	255	2.17	417	1.56	1,143	0.95
122	3.89	183	2.79	256	2.16	421	1.55	1,176	0.94
123	3.86	184	2.77	258	2.15	426	1.54	1,212	0.93
124	3.83	185	2.76	260	2.14	430	1.53	1,250	0.92
125	3.81	186	2.75	261	2.13	435	1.52	1,290	0.91
126	3.78	187	2.74	263	2.12	440	1.51	1,333	0.90
127	3.76	188	2.73	265	2.11	444	1.50	1,379	0.89
128	3.73	189	2.72	267	2.10	449	1.49	1,429	0.88
129	3.71	190	2.71	268	2.09	455	1.48	1,481	0.87
130	3.68	191	2.69	270	2.08	460	1.47	1,538	0.86
131	3.66	192	2.68	272	2.07	465	1.46	1,600	0.85
132	3.64	193	2.67	274	2.06	471	1.45	1,667	0.84
133	3.61	194	2.66	276	2.05	476	1.44	1,739	0.83
134	3.59	195	2.65	278	2.04	482	1.43	1,818	0.82
135	3.57	196	2.64	280	2.03	488	1.42	1,905	0.81
136	3.55	197	2.63	282	2.02	494	1.41	2,000	0.80
137	3.53	198	2.62	284	2.01	500	1.40	2,105	0.79
138	3.50	199	2.61	286	2.00	506	1.39	2,222	0.78
139	3.48	200	2.60	288	1.99	513	1.38	2,353	0.77
140	3.46	201	2.59	290	1.98	519	1.37	2,500	0.76
141	3.44	202	2.58	292	1.97	526	1.36	2,667	0.75
142	3.42	203	2.57	294	1.96	533	1.35	2,857	0.74
143	3.40	204	2.56	296	1.95	541	1.34	3,077	0.73
144	3.38	205	2.55	299	1.94	548	1.33	3,333	0.72
145	3.36	206	2.54	301	1.93	556	1.32	3,636	0.71
146	3.34	207	2.53	303	1.92	563	1.31	4,000	0.70
147	3.33	208	2.52	305	1.91	571	1.30	4,444	0.69
148	3.31	209	2.51	308	1.90	580	1.29	5,000	0.68
149	3.29	211	2.50	310	1.89	588	1.28	5,714	0.67
150	3.27	212	2.49	313	1.88	597	1.27	6,667	0.66
151	3.25	213	2.48	315	1.87	606	1.26	8,000	0.65
152	3.24	214	2.47	317	1.86	615	1.25	10,000	0.64
153	3.22	215	2.46	320	1.85	625	1.24	13,333	0.63
154	3.20	216	2.45	323	1.84	635	1.23	20,000	0.62
155	3.18	217	2.44	325	1.83	645	1.22	40,000	0.61
156	3.17	219	2.43	328	1.82	656	1.21	100,000	0.60
157	3.15	220	2.42	331	1.81	667	1.20	200,000	0.6020
158	3.13	221	2.41	333	1.80	678	1.19	300,000	0.6013
159	3.12	222	2.40	336	1.79	690	1.18	400,000	0.6010
160	3.10	223	2.39	339	1.78	702	1.17	500,000	0.6008
161	3.09	225	2.38	342	1.77	714	1.16	600,000	0.6007
162	3.07	226	2.37	345	1.76	727	1.15	700,000	0.6006
163	3.06	227	2.36	348	1.75	741	1.14	800,000	0.6005
164	3.04	229	2.35	351	1.74	755	1.13	900,000	0.6004
165	3.03	230	2.34	354	1.73	769	1.12	1,000,000	0.6004
166	3.01	231	2.33	357	1.72	784	1.11		
167	3.00	233	2.32	360	1.71	800	1.10		
168	2.98	234	2.31	364	1.70	816	1.09		
169	2.97	235	2.30	367	1.69	833	1.08		
170	2.95	237	2.29	370	1.68	851	1.07		
171	2.94	238	2.28	374	1.67	870	1.06		
172	2.93	240	2.27	377	1.66	889	1.05		
173	2.91	241	2.26	381	1.65	909	1.04		
174	2.90	242	2.25	385	1.64	930	1.03		
175	2.89	244	2.24	388	1.63	952	1.02		
176	2.87	245	2.23	392	1.62	976	1.01		
177	2.86	247	2.22	396	1.61	1,000	1.00		
178	2.85	248	2.21	400	1.60	1,026	0.99		

Printed: 09/22/2026 10:50:15 am

Code	Description
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	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
21	MPC-CAN SELL SEPRTL
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUF CNT MKT EXPOSUR
26	MINERAL RIGHTS ONLY
27	LESS THAN 100% INT
28	LIFE EST/DEFER 1YR+
29	PLOTAGE/ASMBL IMPACT
30	TIMESHARE
31	EASEMENT/BOATSLIPS
32	TIMBER RIGHTS
33	LNDLRD/TENANT SALE
34	PUBLIC UTIL GRNTR/E
35	GOVMT AGENCY GRNTR/E
36	REL/CHAR/EDU GRNTR/E
37	FINANCIAL CO GRNTR/E
38	FAMILY/RELAT GRNTR/E
39	DIVORCE PRTY GRNTR/E
40	BUSIN AFFIL GRNTR/E
41	GOV REL ENT/NHH/FNMA
43	SHORT SALE RQ 3RDPTY
44	NONMKT TRUST GRNTR/E
45	BOUNDARY ADJUSTMT
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
54	DEED TO QUIET TITLE
55	UNSPECFIED DEED CONV
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
59	UNFINISH COMMON PROP
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE TOO OLD
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SECTION 10

A. Waterfront

B. Views

C. Building Grade Information

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. Waterfront Report

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. Docks are not separately assessed, as the value is inherent in the waterfront value.

Although the total market value of the property is expressed or displayed in separate parts, such as land, building, views and waterfront, it is the total value of the property that is most important. You may feel the view, waterfront, building or land is high or low, but if the total value represents market value and is equitable with similar properties, then your assessment is reasonable and fair.

The quality and desirability of waterfront varies widely as does the value attributed to various bodies of water and even the same body of water in two different municipalities.

Topography and access to the site, as well as to the waterfront itself varies and can greatly affect the market value. Because of this, it is rare to find two properties that are identical and as such adjustments must be made for water quality and access based on 3rd party data such as, NH DES when sales are lacking or limited.

Despite the possible lack of sales data, the assessor must still produce an equitable opinion of value for each and every property in town; sometimes making subjective adjustments for differences from property to property for what they feel affects the market value positively and/or negatively. This unfortunately may not always be demonstrated in sales data due to the lack of sales, so experience and common sense play a large part in this process, when local direct sales are lacking.

The following illustrates the waterfront properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and, lacking sufficient recent sales, provide testing against older sales when available.

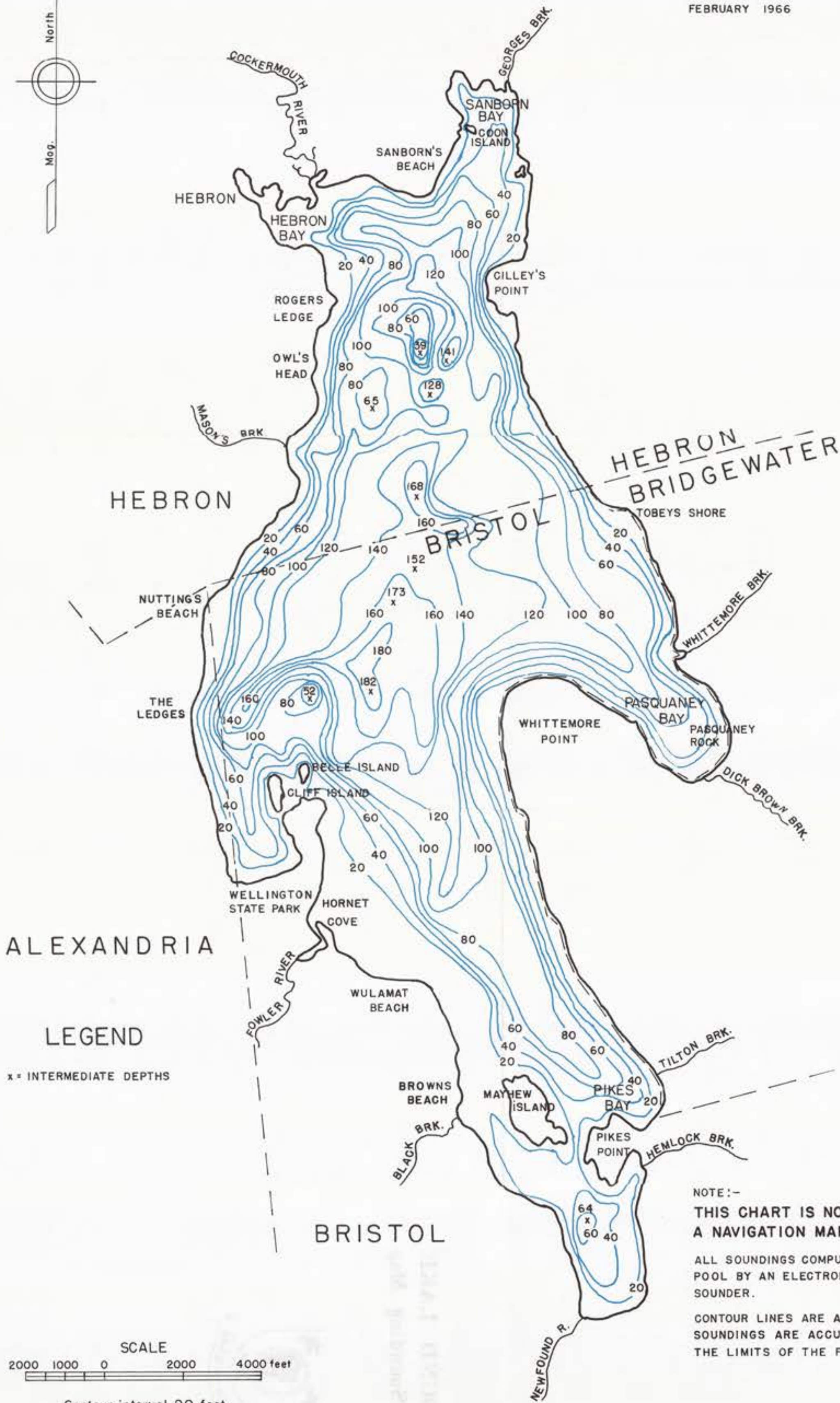
<u>Newfound Lake</u>	<u>Base \$1,250,000</u>
-----------------------------	--------------------------------

There are 70 properties with waterfront or water access on this water body. Newfound Lake has public access from Wellington State Park ramp in Bristol, New Hampshire, a developed shore, average depth of 74' and a max depth of 182' with clear water on about 4,451 acres. Newfound Lake is shared between four towns, Alexandria, Bridgewater, Bristol and Hebron. See Section 9 Final Valuation Tables for the breakdown of codes and adjustments.

NEWFOUND LAKE DEPTH CONTOUR CHART

PREPARED AND PUBLISHED BY
THE NEW HAMPSHIRE FISH & GAME DEPARTMENT

FIELD DATA COLLECTED AS A SEGMENT OF
DINGELL-JOHNSON FEDERAL AID PROJECT F 10 R
FEBRUARY 1966



NOTE:-
THIS CHART IS NOT INTENDED AS
A NAVIGATION MAP.
ALL SOUNDINGS COMPUTED AT NORMAL FULL
POOL BY AN ELECTRONIC RECORDING
SOUNDER.
CONTOUR LINES ARE APPROXIMATE AND
SOUNDINGS ARE ACCURATE ONLY WITHIN
THE LIMITS OF THE FIELD METHODS USED.

Alexandria Waterfront Report

Sorted By Waterfront Value



Map Lot Sub: 000202 000065 000000
Location: WEST SHORE ROAD
Owner: LEDGEVIEW SHORES
Waterfront Value: \$ 0
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 0 **Frontage Feet:** 103
Notes: COMMON LAND



Map Lot Sub: 000202 000017 000000
Location: 8 HIPSON LN
Owner: GIBSON, DANIEL J
Waterfront Value: \$ 187,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 35 **Frontage Feet:** 10
Notes: SBR/LTD/RESTRICTNS



Map Lot Sub: 000202 000018 000000
Location: 679 WEST SHORE ROAD
Owner: HAMILTON, CHARLES O TRUSTEE
Waterfront Value: \$ 187,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 35 **Frontage Feet:** 10
Notes: SBR/LTD/RESTRCTNS



Map Lot Sub: 000202 000037 000000
Location: LEDGEVIEW SHORES DR
Owner: ROMAN, FRANCIS E TRUSTEE
Waterfront Value: \$ 217,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: UNDEVELOPED
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000020 000000
Location: WEST SHORE ROAD
Owner: BOURQUE, RYAN JOSEPH
Waterfront Value: \$ 225,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: UNDEVELOPED
Topography: MILD TOPO
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD/DTW



Map Lot Sub: 000202 000015 000000
Location: HIPSON LN
Owner: PALMER, RONALD E - TRUSTEE
Waterfront Value: \$ 240,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: UNDEVELOPED
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000201 000003 000000
Location: 801 WEST SHORE ROAD
Owner: MORAN, SEAN F
Waterfront Value: \$ 292,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000032 000000
Location: 75 LEDGEVIEW SHORES DR
Owner: HENNEY, TRACEY N
Waterfront Value: \$ 292,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCKS/6 SHARED



Map Lot Sub: 000202 000033 000000
Location: 107 LEDGEVIEW SHORES DR
Owner: FULLER, FREDERIC W IV TRUSTEE
Waterfront Value: \$ 292,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCKS/6 SHARED



Map Lot Sub: 000202 000034 000000
Location: 122 LEDGEVIEW SHORES DR
Owner: ROMAN, FRANCIS E TRUSTEE
Waterfront Value: \$ 292,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCKS/6 SHARED



Map Lot Sub: 000202 000035 000000
Location: 126 LEDGEVIEW SHORES DR
Owner: WEBSTER, DEAN L TRUSTEE
Waterfront Value: \$ 292,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCKS/6 SHARED



Map Lot Sub: 000202 000036 000000
Location: 139 LEDGEVIEW SHORES DR
Owner: SHEA, JAINA M TRUSTEE
Waterfront Value: \$ 292,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCKS/6 SHARED



Map Lot Sub: 000202 000019 000000
Location: 683 WEST SHORE ROAD
Owner: EKW REALTY TRUST
Waterfront Value: \$ 345,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 65 **Frontage Feet:** 10
Notes: SBR/DOCK/MRING/DTW



Map Lot Sub: 000202 000021 000000
Location: 691 WEST SHORE ROAD
Owner: ANKERUD, LORI J. TRUSTEE
Waterfront Value: \$ 397,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 75 **Frontage Feet:** 10
Notes: SBR/BOAT/MRING USE



Map Lot Sub: 000202 000022 000000
Location: 693 WEST SHORE ROAD
Owner: ADLER, JASON C
Waterfront Value: \$ 397,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCK/MRING USE



Map Lot Sub: 000202 000023 000000
Location: 699 WEST SHORE ROAD
Owner: ALEXANIAN, SOUREN
Waterfront Value: \$ 397,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 75 **Frontage Feet:** 10
Notes: SBR/NO RESTRICTION



Map Lot Sub: 000202 000024 000000
Location: 701 WEST SHORE ROAD
Owner: RIVIERE, RICHARD J
Waterfront Value: \$ 397,500
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 75 **Frontage Feet:** 10
Notes: SBR/DOCK/MRING



Map Lot Sub: 000202 000003 000000
Location: 24 FOLLANSBEE RD
Owner: PURINGTON, RICHARD E
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000004 000000
Location: 16 FOLLANSBEE RD
Owner: PALMER, KRISTIN
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000005 000000
Location: 6 FOLLANSBEE RD
Owner: DAVISON, RICHARD H TRUSTEE
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000006 000000
Location: 5 COVE DR
Owner: WHEATON, BARBARA J
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD

Date	Book/Page	Type	Price
07/22/24	4879/591	Q I	\$573,000

Most Recent Sale:
Current Assessment: \$634,300



Map Lot Sub: 000202 000007 000000
Location: 17 COVE DR
Owner: PALMER, WENDY
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000008 000000
Location: 27 COVE DR
Owner: PURINGTON TRUSTEE, DAVID
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000009 000000
Location: 26 COVE DR
Owner: PURINGTON FAMILY 2016 TRUST
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000010 000000
Location: 16 COVE DR
Owner: GESSIN, SCOTT TRUSTEE
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000011 000000
Location: 6 COVE DR
Owner: DAVIS, KAREN
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SBR/NO RESTRICTION



Map Lot Sub: 000202 000012 000000
Location: 9 HIPSON LN
Owner: RILEY, CAROL A
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000013 000000
Location: 11 HIPSON LN
Owner: HIGGINS, LINDA G TRUSTEE
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000014 000000
Location: 25 HIPSON LN
Owner: BUSBY, JOHN J TRUSTEE
Waterfront Value: \$ 420,000
Water Body: NEWFOUND LAKE
Access: WATER ACCESS
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 75 **Frontage Feet:** 10
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000029 000000
Location: 21 LEDGEVIEW SHORES DR
Owner: PESSINI, JENNIFER TRUSTEE
Waterfront Value: \$ 440,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 15
Notes: SPLIT BY ROAD



Map Lot Sub: 000201 000099 000000
Location: WEST SHORE ROAD
Owner: CONNOR, ROBIN
Waterfront Value: \$ 483,000
Water Body: NEWFOUND LAKE
Access: REC LOT/SHARED
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 305
Notes: WF/SHARED BY OTHERS



Map Lot Sub: 000202 000042 000000
Location: 771 WEST SHORE ROAD
Owner: ROGERS, DONALD P
Waterfront Value: \$ 618,800
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 50
Notes: SPLIT BY ROAD



Map Lot Sub: 000201 000002 000000
Location: 809 WEST SHORE ROAD
Owner: COTE, ARTHUR TRUSTEE
Waterfront Value: \$ 680,600
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 93
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000049 000000
Location: 795 WEST SHORE ROAD
Owner: TURCOTTE, JEFFREY N TRUSTEE
Waterfront Value: \$ 680,600
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 94
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000025 000002
Location: 713 WEST SHORE ROAD
Owner: TOEBES, DAVID K.
Waterfront Value: \$ 687,500
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 100
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000028 000000
Location: 19 LEDGEVIEW SHORES DR
Owner: TOBEY, SCOTT A
Waterfront Value: \$ 701,300
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 112
Notes: SPLIT BY ROAD/ROW



Map Lot Sub: 000202 000038 000000
Location: 757 WEST SHORE ROAD
Owner: BELLAND, MARK
Waterfront Value: \$ 715,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 120
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000043 000000
Location: 775 WEST SHORE ROAD
Owner: GONSALVES, RICHARD J
Waterfront Value: \$ 736,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 75 **Frontage Feet:** 60
Notes: SBR;IMPV AT WTR



Map Lot Sub: 000202 000039 000000
Location: 755 WEST SHORE ROAD
Owner: WARNER FAMILY REV TRUST
Waterfront Value: \$ 742,500
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 141
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000081 000000
Location: WEST SHORE ROAD
Owner: COGEAN FAMILY TRUST
Waterfront Value: \$ 756,300
Water Body: NEWFOUND LAKE
Access: REC LOT
Location: BEACH AND/OR LANDSCP
Topography: MILD TOPO
Condition: 100 **Frontage Feet:** 150
Notes: LTD/REC USE



Map Lot Sub: 000201 000090 000000
Location: 918 WEST SHORE ROAD
Owner: ANDREWS, LYNN ANN
Waterfront Value: \$ 757,400
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 40
Notes: LTD PARKING



Map Lot Sub: 000202 000040 000000
Location: 765 WEST SHORE ROAD
Owner: WISE, MICHAEL J
Waterfront Value: \$ 762,500
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 100
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000031 000000
Location: 16 LEDGEVIEW SHORES DR
Owner: BRITO, SHAINA TRUSTEE
Waterfront Value: \$ 800,600
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 124
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000046 000000
Location: 789 WEST SHORE ROAD
Owner: DOERNER, EDWARD C
Waterfront Value: \$ 818,100
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 180
Notes: WF SPLIT BY ROAD



Map Lot Sub: 000201 000089 000000
Location: 922 WEST SHORE ROAD
Owner: FARRER, ZACHARY TRUSTEE
Waterfront Value: \$ 828,000
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: NATURAL AND/OR ROCKY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 80
Notes: LTD PARKING



Map Lot Sub: 000201 000085 000000
Location: 934 WEST SHORE ROAD
Owner: NEWFOUND PARADISE LLC
Waterfront Value: \$ 830,400
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 55
Notes: LTD PARKING



Map Lot Sub: 000202 000025 000001
Location: 721 WEST SHORE ROAD
Owner: PENNEY, HUGH K
Waterfront Value: \$ 838,500
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: MODERATE
Condition: 75 **Frontage Feet:** 208
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000041 000000
Location: 767 WEST SHORE ROAD
Owner: TASSINARI, STEPHEN TRUSTEE
Waterfront Value: \$ 848,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 75 **Frontage Feet:** 128
Notes: SPLIT BY ROAD



Map Lot Sub: 000202 000044 000000
Location: 779 WEST SHORE ROAD
Owner: MCKINNEY LAND HOLDINGS LP
Waterfront Value: \$ 852,500
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 75 **Frontage Feet:** 196
Notes: SPLIT BY ROAD



Map Lot Sub: BRISTL 00SALE 000001
Location: 989 WEST SHORE ROAD
Owner: BREFELDT, JEREMY & BOBBIE
Waterfront Value: \$ 866,300
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: NATURAL AND/OR ROCKY
Topography: MILD TOPO
Condition: 100 **Frontage Feet:** 50
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/20/25	4970/908	Q I	\$1,105,000
Current Assessment:				\$1,117,500



Map Lot Sub: 000202 000026 000000
Location: 723 WEST SHORE ROAD
Owner: MAYO, ANTHONY J
Waterfront Value: \$ 871,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ OBST
Location: NATURAL AND/OR ROCKY
Topography: MODERATE
Condition: 75 **Frontage Feet:** 217
Notes: SPLIT BY ROAD



Map Lot Sub: 000201 000086 000000
Location: 932 WEST SHORE ROAD
Owner: MCCARTHY, EDW & ESTHER TRUST
Waterfront Value: \$ 876,000
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 80
Notes: LTD PARKING



Map Lot Sub: 000201 000092 000000
Location: 912 WEST SHORE ROAD
Owner: STEINER, LESLIE M TRUSTEE
Waterfront Value: \$ 881,900
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 100 **Frontage Feet:** 40
Notes: LTD PARKING



Map Lot Sub: 000202 000025 000003
Location: 711 WEST SHORE ROAD
Owner: MODA, JOHN A TRUSTEE (50%)
Waterfront Value: \$ 937,500
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: GRSSY OR/WALL/IMPRVD
Topography: MILD TOPO
Condition: 75 **Frontage Feet:** 101
Notes: SPLIT BY ROAD

	Date	Book/Page	Type	Price
Most Recent Sale:	07/01/26	5026/727	Q I	\$2,800,000
Current Assessment:				\$2,707,600



Map Lot Sub: 000201 000088 000000
Location: 924 WEST SHORE ROAD
Owner: GALAID, ALLEN F
Waterfront Value: \$ 960,000
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: GRSSY OR/WALL/IMPRVD
Topography: MODERATE
Condition: 100 **Frontage Feet:** 80
Notes: LTD PARKING



Map Lot Sub: 000201 000087 000000
Location: 930 WEST SHORE ROAD
Owner: GROUT, STEPHEN A
Waterfront Value: \$ 1,001,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: NATURAL AND/OR ROCKY
Topography: MODERATE
Condition: 100 **Frontage Feet:** 120
Notes: WF



Map Lot Sub: 000201 000093 000000
Location: 908 WEST SHORE ROAD
Owner: WICKHAM, CARMEL A TRUSTEE
Waterfront Value: \$ 1,020,000
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 100 **Frontage Feet:** 80
Notes: LTD PARKING



Map Lot Sub: 000201 000094 000000
Location: 906 WEST SHORE ROAD
Owner: CONNOR FAMILY 2007 TRUST
Waterfront Value: \$ 1,020,000
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 100 **Frontage Feet:** 80
Notes: LTD PARKING



Map Lot Sub: 000202 000073 000000
Location: 738 WEST SHORE ROAD
Owner: FROST, JEFFREY S
Waterfront Value: \$ 1,032,800
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: NATURAL AND/OR ROCKY
Topography: ROLLING
Condition: 100 **Frontage Feet:** 110
Notes: WF



Map Lot Sub: BRISTL 00SALE 000002
Location: 383 WULAMAT ROAD
Owner: JCT REAL ESTATE LLC
Waterfront Value: \$ 1,080,600
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 100 **Frontage Feet:** 57
Notes: DROP DOWN TO WTR

Date	Book/Page	Type	Price
01/09/26	4989/856	Q I	\$1,125,000

Most Recent Sale:
Current Assessment: \$1,341,700



Map Lot Sub: 000202 000080 000000
Location: 676 WEST SHORE ROAD
Owner: MEYER, RYALL E TRUSTEE
Waterfront Value: \$ 1,171,800
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: NATURAL AND/OR ROCKY
Topography: MILD TOPO
Condition: 100 **Frontage Feet:** 147
Notes: WF



Map Lot Sub: BRISTL 00SALE 000004
Location: 128 BROWNS BEACH ROAD
Owner: BROWNS BECH LLC, 128
Waterfront Value: \$ 1,200,000
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: GRSSY OR/WALL/IMPRVD
Topography: MILD TOPO
Condition: 100 **Frontage Feet:** 80
Notes:

Date	Book/Page	Type	Price
06/21/24	4873/604	Q I	\$1,400,000

Most Recent Sale:
Current Assessment: \$1,470,600



Map Lot Sub: 000201 000091 000000
Location: 914 WEST SHORE ROAD
Owner: LINCOLN, MICHAEL D
Waterfront Value: \$ 1,296,300
Water Body: NEWFOUND LAKE
Access: LIMITED PARKING
Location: GRSSY OR/WALL/IMPRVD
Topography: ROLLING
Condition: 100 **Frontage Feet:** 191
Notes: LTD PARKING



Map Lot Sub: 000202 000078 000000
Location: 686 WEST SHORE ROAD
Owner: BANNAN, PATRICIA A TRUSTEE
Waterfront Value: \$ 1,408,800
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 100 **Frontage Feet:** 90
Notes: WF



Map Lot Sub: 000202 000079 000000
Location: 682 WEST SHORE ROAD
Owner: ROHLFS, NANCY A
Waterfront Value: \$ 1,581,300
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 100 **Frontage Feet:** 149
Notes: WF



Map Lot Sub: 000202 000077 000000
Location: 690 WEST SHORE ROAD
Owner: PRIESTLEY, JUDITH A TRUSTEE
Waterfront Value: \$ 1,796,900
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 100 **Frontage Feet:** 200
Notes: WF



Map Lot Sub: 000202 000084 000000
Location: 650 WEST SHORE ROAD
Owner: NEW HAMPSHIRE, STATE OF
Waterfront Value: \$ 1,796,900
Water Body: NEWFOUND LAKE
Access: MAIN BODY W/ VU
Location: BEACH AND/OR LANDSCP
Topography: LEVEL
Condition: 100 **Frontage Feet:** 200
Notes: WF

B. View Report

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 are 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 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 totally different views are found in the town than were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in Section 1 D. Here experience and common sense play a large part in this process.

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

The following illustrates the view properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

There are 211 out of 1,691 total properties that have views associated with them. Views of substantially greater degree, depth, width and subject matter were found during the field review, and while not all were represented by local sales, they were clearly of value and needed to be addressed. Comparing pictures of the sales to these properties and drawing upon our experience from surrounding areas, we developed an opinion of the contributory value of those views.

Alexandria View Report

Sorted By View Value



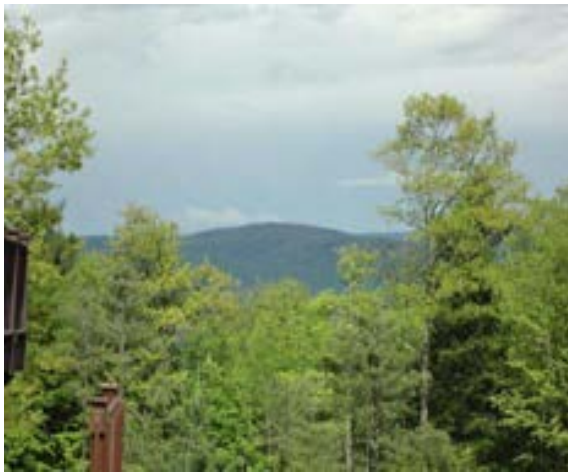
Map Lot Sub: 000418 000092 000000
Location: 143 GORDON HILL ROAD
Owner: VIOLA, GERARD
View Value: \$ 3,500
Subject: HILLS
Width: TUNNEL
Depth: TOP 50
Distance: DISTANT
Condition: 25
Notes: OBST/SEAS/OC



Map Lot Sub: 000202 000004 000000
Location: 16 FOLLANSBEE RD
Owner: PALMER, KRISTIN
View Value: \$ 5,300
Subject: LAKES/HILLS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000202 000009 000000
Location: 26 COVE DR
Owner: PURINGTON FAMILY 2016 TRUST
View Value: \$ 5,300
Subject: LAKES/HILLS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



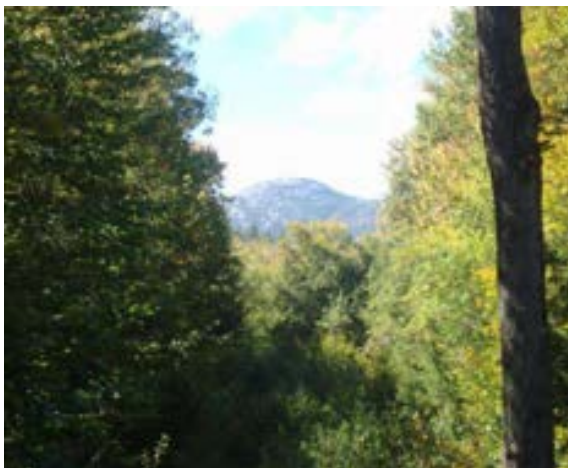
Map Lot Sub: 000413 000029 000000
Location: 48 KIRK PASTURE ROAD
Owner: REDICAN, PATRICK J
View Value: \$ 5,300
Subject: HILLS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000007 000000
Location: 55 MATHEWS ROAD
Owner: IGNJATOVIC, MILENA
View Value: \$ 5,300
Subject: HILLS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000080 000001
Location: 278 MCMURPHY ROAD
Owner: CAZEALT, JASON
View Value: \$ 5,300
Subject: HILLS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000404 000007 000000
Location: 585 WELTON FALLS ROAD
Owner: STOTT, SUSAN G
View Value: \$ 7,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OC/OBST



Map Lot Sub: 000407 000005 000000
Location: HUTCHINS HILL ROAD
Owner: DAY, JOHN G. JR.
View Value: \$ 7,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000407 000014 000000
Location: 46 HUTCHINS HILL ROAD
Owner: DAY FAMILY 2005 TRUST
View Value: \$ 7,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000407 000016 000000
Location: 1803 MOUNT CARDIGAN RD
Owner: BELLOWS, NICHOLAS M
View Value: \$ 7,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000411 000084 000000
Location: 190 COLE HILL RD
Owner: SOMERS, SHANNON
View Value: \$ 7,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: GROWING-IN/OBST



Map Lot Sub: 000411 000091 000000
Location: 494 GALE ROAD WEST
Owner: COMEAU, FRANCIS
View Value: \$ 7,000
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL

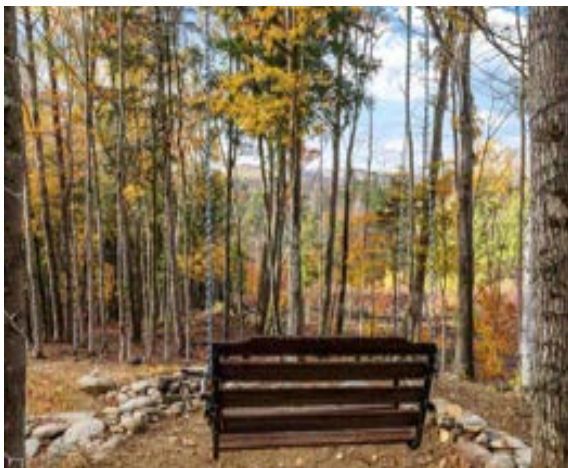


Map Lot Sub: 000418 000010 000000
Location: 31 JEWELL RD
Owner: DEMERS, SHAWN P
View Value: \$ 7,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL

	Date	Book/Page	Type	Price
Most Recent Sale:	10/28/24	4899/675	Q I	\$350,000
Current Assessment:				\$373,800



Map Lot Sub: 000418 000095 000000
Location: 264 GORDON HILL ROAD
Owner: BARNEY, GARY M TRUSTEE
View Value: \$ 7,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/SEAS



Map Lot Sub: 000406 000044 000002
Location: 125 VERRILL RD
Owner: PICKREIGN, WAYNE H
View Value: \$ 8,800
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	12/30/25	4988/81	Q I	\$415,000
Current Assessment:				\$426,600



Map Lot Sub: 000406 000065 000000
Location: 341 PERKINS HILL RD
Owner: CAMIRE, ROBIN
View Value: \$ 8,800
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/SEAS/OC



Map Lot Sub: 000411 000090 000000
Location: 506 GALE ROAD WEST
Owner: ADAMS, WILLIAM
View Value: \$ 8,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST



Map Lot Sub: 000411 000093 000000
Location: 337 GALE ROAD WEST
Owner: HUBBELL, SCOTT
View Value: \$ 8,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: GROWING-IN/OBST



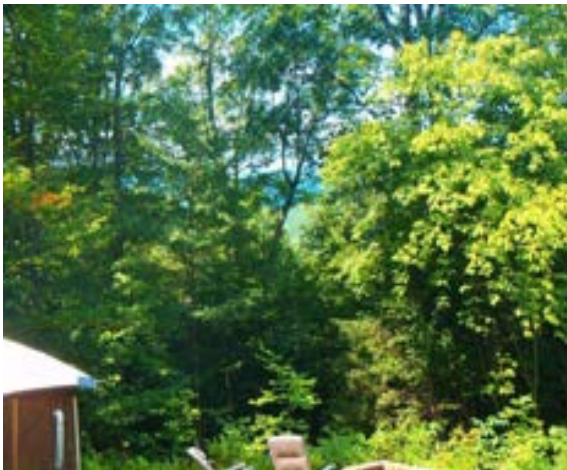
Map Lot Sub: 000411 000111 000000
Location: 170 MOUNT CARDIGAN RD
Owner: SPINALE, FRANK W
View Value: \$ 8,800
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000412 000002 000000
Location: 31 BAILEY ROAD
Owner: OSBORN, FREDERIC C
View Value: \$ 8,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000413 000007 000000
Location: 462 KING ROAD
Owner: LINDSEY, JOHN C
View Value: \$ 8,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000414 000020 000000
Location: 138 MATHEWS ROAD
Owner: NORTON, JOHN J
View Value: \$ 8,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/OC



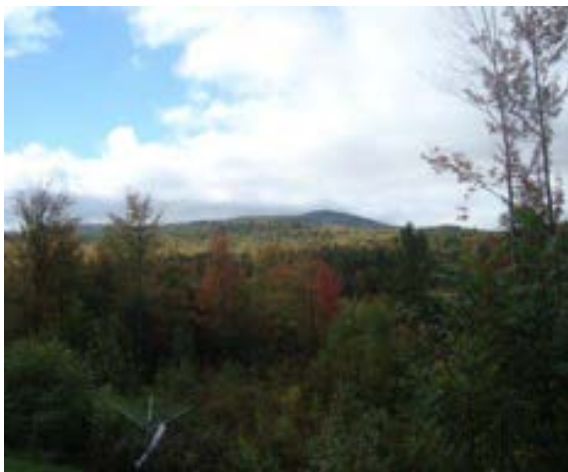
Map Lot Sub: 000416 000012 000000
Location: 4 GRAFTON RD
Owner: SUDRABIN, PAUL D TRUSTEE
View Value: \$ 8,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST.PLS



Map Lot Sub: 000406 000048 000000
Location: 241 VERRILL RD
Owner: CARLSON, J ERIC, CLARKE, JANE,
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000407 000049 000000
Location: 90 COPATCH RD
Owner: COPATCH, GLEN M TRUSTEE
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000407 000060 000003
Location: 202 HEALEY RD
Owner: FLANDERS, KEVIN
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HILL VU



Map Lot Sub: 000411 000190 000000
Location: 92 NORTH RD
Owner: WESLOU FAMILY FARM 2010 TRUST
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/FIELDS



Map Lot Sub: 000411 000192 000000
Location: 48 NORTH RD
Owner: HALL, JR., KENNETH L
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HLS/FIELDS



Map Lot Sub: 000411 000193 000000
Location: 28 NORTH RD
Owner: FREKOT, JASON
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000412 000041 000000
Location: 332 BAILEY ROAD
Owner: BLEDSOE, AMANDA C
View Value: \$ 10,500
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	09/16/24	4890/904	Q I	\$510,000
Current Assessment:				\$581,500



Map Lot Sub: 000413 000099 000000
Location: 350 PLUMER HILL ROAD
Owner: CLARK, KATHLEEN L TRUSTEE
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000012 000000
Location: 151 MATHEWS ROAD
Owner: BUCKLIN, THOMAS E
View Value: \$ 10,500
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000018 000000
Location: 2 MATHEWS ROAD
Owner: ANTONIS, JOHN M TRUSTEE
View Value: \$ 10,500
Subject: HILLS
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000414 000036 000000
Location: 316 FOSTER POND RD
Owner: CADY, CADY J TRUSTEE
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000063 00002B
Location: 105 FLETCHER FARM ROAD
Owner: MACHETT, JOHN MICHAEL
View Value: \$ 10,500
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: OBST/OC



Map Lot Sub: 000414 000101 000000
Location: 705 CASS MILL ROAD
Owner: CHICKERING, PHILIP E
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000065 000000
Location: 111 MCMURPHY ROAD
Owner: BRIDGEWATER INVESTMENT GROUP
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000065 000002
Location: 55 MCMURPHY ROAD
Owner: GORDON TRUSTEE, KARL
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000066 000000
Location: 291 MCMURPHY ROAD
Owner: BESHONG, EARL
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000419 000006 000000
Location: 1276 BOROUGH RD
Owner: PICKERING, MALCOM T TRUSTEE
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: OC



Map Lot Sub: 000420 000028 000000
Location: 32-3 CORLISS ROAD
Owner: AKERMAN, CRYSTAL
View Value: \$ 10,500
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000202 000013 000000
Location: 11 HIPSON LN
Owner: HIGGINS, LINDA G TRUSTEE
View Value: \$ 12,300
Subject: LAKES/HILLS
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000406 000013 000000
Location: 1219 FOWLER RIVER RD
Owner: UBBEN, JOHANNA
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000406 000111 000002
Location: 45 LYNN AVENUE
Owner: PLATTS-COMEAU 2021 TRUST
View Value: \$ 12,300
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000411 000127 000000
Location: 475 NORTH RD
Owner: WHITCHER, CODY W
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: PSTRL HILL/OBSTPLS



Map Lot Sub: 000411 000128 000000
Location: 417 FOWLER RIVER RD
Owner: ROBIE, WILLIAM E TRUSTEE
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000411 000132 000001
Location: 493 FOWLER RIVER RD
Owner: HUNT, THOMAS
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000411 000134 000000
Location: 535 FOWLER RIVER RD
Owner: NUVISION PROPERTY SOLUTIONS LL
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000412 000043 000000
Location: 286 BAILEY ROAD
Owner: MILLIGAN, DANIEL CRAIG
View Value: \$ 12,300
Subject: HILLS
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000025 000000
Location: 375 FOSTER POND RD
Owner: BUCKLIN, DONALD F
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000417 000005 000000
Location: 30 CROUSE RD
Owner: SHY, PEGGY L
View Value: \$ 12,300
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: OC/EST



Map Lot Sub: 000418 000011 000000
Location: 33 JEWELL RD
Owner: DEMERS, SHAWN P
View Value: \$ 12,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000407 000043 000000
Location: 245 KUMMERER RD
Owner: LACASSE, STEVEN A
View Value: \$ 14,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST



Map Lot Sub: 000411 000177 000001
Location: 408 FOWLER RIVER RD
Owner: DEBASSIO, JOSEPH P
View Value: \$ 14,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000411 000177 000002
Location: 364 FOWLER RIVER RD
Owner: COWING, EDISON RICHARD
View Value: \$ 14,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000411 000188 000000
Location: FOWLER RIVER RD
Owner: PLATTS, HAROLD W TRUSTEE
View Value: \$ 14,000 CU
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000411 000194 000000
Location: 20 NORTH RD
Owner: BRUNEAU, TRACEY J
View Value: \$ 14,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HILLS/FIELDS

	Date	Book/Page	Type	Price
Most Recent Sale:	05/12/26	5014/488	Q I	\$275,000
Current Assessment:				\$281,600



Map Lot Sub: 000411 000195 000000
Location: 10 NORTH RD
Owner: MOHAN, CHRISTOPHER M
View Value: \$ 14,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: PRT PSTRL/HILL T25

	Date	Book/Page	Type	Price
Most Recent Sale:	11/21/25	4980/212	Q I	\$475,000
Current Assessment:				\$493,700



Map Lot Sub: 000412 000037 000000
Location: 110 THISSELL RD
Owner: SNEIDER, RICHARD W TRUSTEE
View Value: \$ 14,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: PL/OBST



Map Lot Sub: 000414 000014 000004
Location: 263 MATHEWS ROAD
Owner: SEEGER, TIMOTHY J
View Value: \$ 14,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/PL/GROWING IN



Map Lot Sub: 000414 000032 000000
Location: 494 FOSTER POND RD
Owner: DUVAL, TRACY L
View Value: \$ 14,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000407 000027 000000
Location: 190 KNOWLES HILL EAST
Owner: KOURY, ELAINE T.
View Value: \$ 15,800
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000411 000094 000000
Location: 395 GALE ROAD WEST
Owner: SARGENT, STANLEY H
View Value: \$ 15,800
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: HILLTOP VU



Map Lot Sub: 000413 000001 000000
Location: 680 KING ROAD
Owner: OKEEFE, SCOTT C
View Value: \$ 15,800
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000406 000071 000001
Location: 525 PERKINS HILL RD
Owner: CHRISTOPHER, ALISON B
View Value: \$ 17,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000411 000208 000000
Location: 55 THISSELL RD
Owner: LACASSE, THYANN
View Value: \$ 17,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: H.O. CONTROLLED



Map Lot Sub: 000412 000036 000000
Location: 146 THISSELL RD
Owner: HARDIMAN, JOHN D, TRUSTEE
View Value: \$ 17,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: MTS/nar/50/dst VU



Map Lot Sub: 000412 000040 000000
Location: 340 BAILEY ROAD
Owner: YOHO, BOBBY ALLEN
View Value: \$ 17,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000415 000015 000000
Location: 204 BRALEY HILL RD
Owner: BLADES, DANA E
View Value: \$ 17,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000411 000183 000000
Location: 202 FOWLER RIVER RD
Owner: BENTON FAMILY 2008 TRUST
View Value: \$ 19,300
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000411 000187 000000
Location: 313 FOWLER RIVER RD
Owner: JENNETTE, MICHAEL P JR
View Value: \$ 19,300
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000413 000099 000002
Location: KING ROAD
Owner: MORSE, HEIDI A
View Value: \$ 19,300 CU
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000413 000099 000003
Location: KING ROAD
Owner: MORSE, HEIDI A
View Value: \$ 19,300 CU
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000065 000001
Location: 95 MCMURPHY ROAD
Owner: MALONE, WILLIAM P
View Value: \$ 19,300
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000406 000069 000000
Location: 491 PERKINS HILL RD
Owner: PERINGER, JAY HENRY
View Value: \$ 21,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: OBST/SEAS/OC



Map Lot Sub: 000407 000024 000000
Location: 269 KNOWLES HILL EAST
Owner: BARCK IRUJO FAMILY TRUST
View Value: \$ 22,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: 45 DEG MT C VU



Map Lot Sub: 000407 000036 000001
Location: 404 SHEM VALLEY ROAD
Owner: PIASCIK, ANN L TRUSTEE
View Value: \$ 22,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000407 000056 000000
Location: 191 WELTON FALLS ROAD
Owner: WAHLEN, ELISABETH
View Value: \$ 22,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000411 000178 000000
Location: 338 FOWLER RIVER RD
Owner: KOSTKA, STEPHEN P TRUSTEE
View Value: \$ 22,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000412 000007 000000
Location: 187 BAILEY ROAD
Owner: KIMBALL, BRIAN D TRUSTEE
View Value: \$ 22,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: MTS/TUN/D50/DST



Map Lot Sub: 000412 000038 000000
Location: 456 BAILEY ROAD
Owner: SHOKAL, JAMES P
View Value: \$ 22,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000413 000065 000000
Location: 208 PLUMER HILL ROAD
Owner: MCCOMAS-SHARP, NANCY TRUSTEE
View Value: \$ 22,800
Subject: MOUNTAINS
Width: TUNNEL
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: OC/GROWING-IN



Map Lot Sub: 000418 000174 000001
Location: 234 WALKER ROAD
Owner: WALKER, JASON L
View Value: \$ 22,800
Subject: HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000407 000013 000001
Location: 144 HUTCHINS HILL ROAD
Owner: BRALEY II, KENNETH A
View Value: \$ 26,300
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000414 000022 000002
Location: 236 MATHEWS ROAD
Owner: DWYER, LAUREN C TRUSTEE
View Value: \$ 26,300
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000140 000000
Location: 165 NEWFOUND HILLS ROAD
Owner: DEBENEDICTIS, ROBERT
View Value: \$ 26,300
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000202 000021 000000
Location: 691 WEST SHORE ROAD
Owner: ANKERUD, LORI J. TRUSTEE
View Value: \$ 28,000
Subject: LAKES/HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000202 000022 000000
Location: 693 WEST SHORE ROAD
Owner: ADLER, JASON C
View Value: \$ 28,000
Subject: LAKES/HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000023 000000
Location: 699 WEST SHORE ROAD
Owner: ALEXANIAN, SOUREN
View Value: \$ 28,000
Subject: LAKES/HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000024 000000
Location: 701 WEST SHORE ROAD
Owner: RIVIERE, RICHARD J
View Value: \$ 28,000
Subject: LAKES/HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST



Map Lot Sub: 000406 000063 000000
Location: 301 PERKINS HILL RD
Owner: CHEVARIE, RICHARD
View Value: \$ 28,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/PLS/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	01/20/26	4991/728	Q I	\$350,000
Current Assessment:				\$350,800



Map Lot Sub: 000411 000076 000000
Location: 860 MOUNT CARDIGAN RD
Owner: BILODEAU, KEVIN J TRUSTEE
View Value: \$ 28,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OC/OBST



Map Lot Sub: 000414 000014 000003
Location: 235 MATHEWS ROAD
Owner: LEMAIRE, DANIEL JOHN
View Value: \$ 28,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST PLS



Map Lot Sub: 000407 000006 000000
Location: MOUNT CARDIGAN RD
Owner: BLEILER, STEPHEN
View Value: \$ 29,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000410 000024 000005
Location: WASHBURN RD
Owner: ANDERSON, DOUGLAS RICHARD
View Value: \$ 29,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes: EST/UND/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	08/08/24	4883/560	Q V	\$165,000
Current Assessment:				\$187,500



Map Lot Sub: 000414 000006 000000
Location: 31 MATHEWS ROAD
Owner: ROUILLARD, TERESA M
View Value: \$ 29,800
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000040 000000
Location: 164 FOSTER POND RD
Owner: RUSESKI, MICHAEL
View Value: \$ 29,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



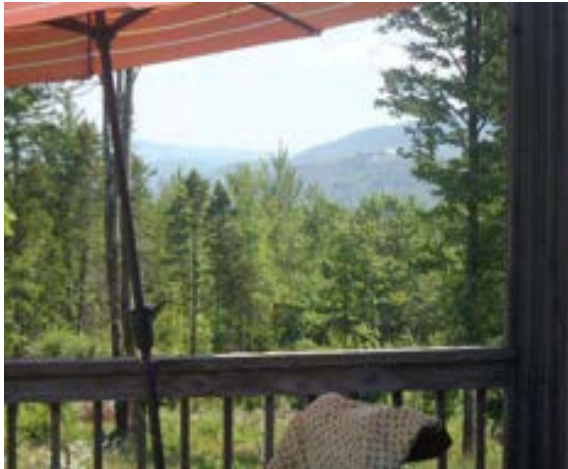
Map Lot Sub: 000418 000019 000000
Location: 128 MOONLIGHT ROAD
Owner: PALMER, RUSSELL
View Value: \$ 29,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



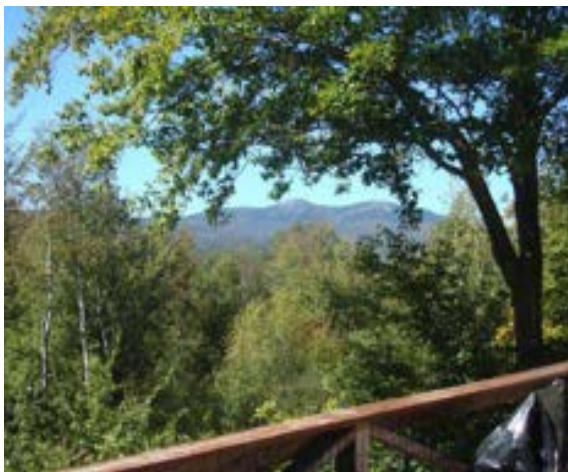
Map Lot Sub: 000418 000174 000002
Location: 180 WALKER ROAD
Owner: BEGIN, THEODORE JR
View Value: \$ 31,500
Subject: HILLS
Width: NARROW
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000050 000000
Location: WEST SHORE ROAD
Owner: CONNOR, ROBIN
View Value: \$ 35,000
Subject: LAKES/HILLS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes: EST



Map Lot Sub: 000405 000004 000001
Location: 760 PERKINS HILL RD
Owner: SHARP, LEON A
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000406 000066 000000
Location: 361 PERKINS HILL RD
Owner: SKROBACK FAMILY 2013 TRUST
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000411 000089 000000
Location: 540 GALE ROAD WEST
Owner: DUNN, ALYSSA D
View Value: \$ 35,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: VU/PL



Map Lot Sub: 000411 000196 000002
Location: TOWN POUND RD
Owner: WESLOU FAMILY FARM 2010 TRUST
View Value: \$ 35,000 CU
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000412 000023 000000
Location: 170 MOUNTAIN VIEW RD
Owner: AJOOTIAN, CHARLES J
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000412 000027 000000
Location: 76 MOUNTAIN VIEW RD
Owner: HOLLORAN, ANNMARIE
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: GROWING-IN/OC



Map Lot Sub: 000412 000030 000000
Location: 49 PLUMER HILL ROAD
Owner: DESANTIS, PAUL C
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000413 000064 000000
Location: 143 BURNS HILL ROAD
Owner: FELLOWS, MARGARET A
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000413 000099 000010
Location: 621 KING ROAD
Owner: PEARY, DAVID C
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000018 000001
Location: 56 MATHEWS ROAD
Owner: KUPLIN, SHANNON
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000416 000001 000000
Location: 17 GRAFTON RD
Owner: MORRIS, MARCIA
View Value: \$ 35,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000202 000036 000000
Location: 139 LEDGEVIEW SHORES DR
Owner: SHEA, JAINA M TRUSTEE
View Value: \$ 38,500
Subject: LAKES/MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/THRU ABUTTER



Map Lot Sub: 000415 000014 000000
Location: 280 BRALEY HILL RD
Owner: TALAMINI, NORMAN P
View Value: \$ 38,500
Subject: LAKES/MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000418 000087 000000
Location: 104 KARL GORDON ROAD
Owner: CARLIN, ROBERT G
View Value: \$ 38,500
Subject: HILLS
Width: WIDE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000022 000001
Location: 191 FOSTER POND RD
Owner: LEW, JEREMY S TRUSTEE
View Value: \$ 40,300
Subject: HILLS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000202 000007 000000
Location: 17 COVE DR
Owner: PALMER, WENDY
View Value: \$ 42,000
Subject: LAKES/HILLS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000010 000000
Location: 16 COVE DR
Owner: GESSIN, SCOTT TRUSTEE
View Value: \$ 42,000
Subject: LAKES/HILLS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000406 000074 000000
Location: 546 PERKINS HILL RD
Owner: NEUMEISTER, ANTHONY K TRUSTEE
View Value: \$ 42,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000407 000104 000000
Location: 155 WADHAMS RD
Owner: BLEILER, STEPHEN
View Value: \$ 42,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000412 000021 000000
Location: 187 MOUNTAIN VIEW RD
Owner: RODRIGUES, NELSON S
View Value: \$ 42,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000414 000124 000000
Location: SYE ALI RD
Owner: HUGHES, WILLIAM
View Value: \$ 42,000 CU
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/UND/OC/EST



Map Lot Sub: 000417 000020 000000
Location: 299 LAKEVIEW HEIGHTS
Owner: RICHARDSON, BRYAN L, SR TRUSTE
View Value: \$ 42,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OC/OBST



Map Lot Sub: 000417 000027 000000
Location: 308 LAKEVIEW HEIGHTS
Owner: GEBHARDT, KIM
View Value: \$ 42,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000414 000041 000000
Location: 80 FOSTER POND RD
Owner: BOLAND, DAVID R
View Value: \$ 43,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000100 000000
Location: 90 GORDON HILL ROAD
Owner: NICKERSON, JOSHUA T
View Value: \$ 43,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000420 000024 000000
Location: 376 POOR FARM RD
Owner: WILSON III, ALBERT H TRUSTEE
View Value: \$ 43,800
Subject: HILLS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000406 000086 000000
Location: 276 PERKINS HILL RD
Owner: ROBERTO, ANGELA M
View Value: \$ 45,500
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/SEAS/OC



Map Lot Sub: 000407 000035 000000
Location: 317 SHEM VALLEY ROAD
Owner: MOORE, THOMAS J
View Value: \$ 45,500
Subject: HILLS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: HILLSIDE VU



Map Lot Sub: 000411 000074 000000
Location: 942 MOUNT CARDIGAN RD
Owner: GRAY, ASHLEY
View Value: \$ 45,500
Subject: HILLS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU 90+HILL VU



Map Lot Sub: 000414 000014 000002
Location: 193 MATHEWS ROAD
Owner: O'BRIEN, TOREY
View Value: \$ 45,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000418 000172 000000
Location: 144 WALKER ROAD
Owner: ALBISTON, GARRETT
View Value: \$ 47,300
Subject: HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL

	Date	Book/Page	Type	Price
Most Recent Sale:	05/02/24	4863/540	Q I	\$399,000
Current Assessment:				\$454,900



Map Lot Sub: 000417 000026 000000
Location: 330 LAKEVIEW HEIGHTS
Owner: SANDBORG, MARTIN
View Value: \$ 49,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000406 000068 000000
Location: 445 PERKINS HILL RD
Owner: PEREIRA, STEPHEN RAYMOND
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000407 000073 000000
Location: PARMENTER RD
Owner: HALLORAN FAM REV LIVING TRUST
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000407 000080 000000
Location: 699 PERKINS HILL RD
Owner: VOTO, STEPHEN T TRUSTEE
View Value: \$ 52,500
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



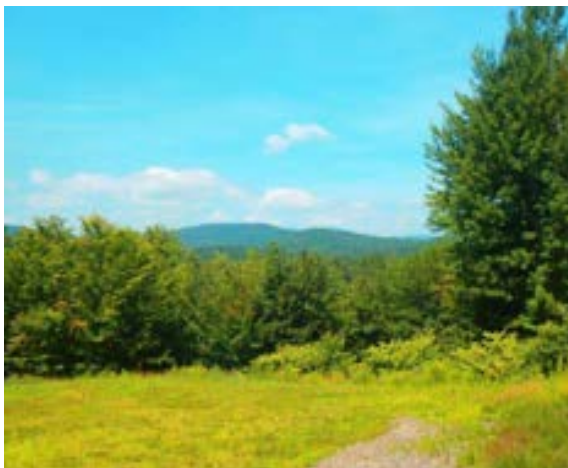
Map Lot Sub: 000411 000023 000000
Location: 847 WASHBURN RD
Owner: JEWELL TRUSTEE, CAROL
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000412 000011 000000
Location: 265 BAILEY ROAD
Owner: GOODWIN, DANIEL P
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: FROM CAB SITE/EST



Map Lot Sub: 000412 000025 000000
Location: 120 MOUNTAIN VIEW RD
Owner: MCQUADE, KATHRYN JUDE
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000018 000002
Location: 80 MATHEWS ROAD
Owner: JUNE, DAVID ALAN
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000033 000000
Location: 428 FOSTER POND RD
Owner: MORRISON, JOSEPH
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: +CLS HILLS



Map Lot Sub: 000416 000002 000000
Location: 85 GRAFTON RD
Owner: CARON, CHESTER
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: 2 VIEWS



Map Lot Sub: 000417 000019 000000
Location: 269 LAKEVIEW HEIGHTS
Owner: BUZARD, DANIEL A TRUSTEE
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: OC



Map Lot Sub: 000418 000208 000000
Location: 365 BERRY ROAD
Owner: SOMMA, JOSEPH J TRUSTEE
View Value: \$ 52,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000405 000006 000000
Location: 646 PERKINS HILL RD
Owner: ANDERSON, MATTHEW M
View Value: \$ 56,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/UND/EST



Map Lot Sub: 000201 000003 000000
Location: 801 WEST SHORE ROAD
Owner: MORAN, SEAN F
View Value: \$ 57,800
Subject: LAKES/HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000005 000000
Location: 6 FOLLANSBEE RD
Owner: DAVISON, RICHARD H TRUSTEE
View Value: \$ 57,800
Subject: LAKES/HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000006 000000
Location: 5 COVE DR
Owner: WHEATON, BARBARA J
View Value: \$ 57,800
Subject: LAKES/HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL

	Date	Book/Page	Type	Price
Most Recent Sale:	07/22/24	4879/591	Q I	\$573,000
Current Assessment:				\$634,300



Map Lot Sub: 000202 000011 000000
Location: 6 COVE DR
Owner: DAVIS, KAREN
View Value: \$ 57,800
Subject: LAKES/HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000202 000012 000000
Location: 9 HIPSON LN
Owner: RILEY, CAROL A
View Value: \$ 57,800
Subject: LAKES/HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 80
Notes: OBST/PL



Map Lot Sub: 000414 000145 000000
Location: EASTMAN HILL RD
Owner: FONSECA, CARLOS ALBERTO
View Value: \$ 57,800
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000418 000176 000000
Location: 234 WALKER ROAD
Owner: WALKER FAMILY 2003 TRUST
View Value: \$ 57,800
Subject: HILLS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes: HILL VU



Map Lot Sub: 000407 000038 000000
Location: 284 SHEM VALLEY ROAD
Owner: BATCHELDER, DAVID TRUSTEE
View Value: \$ 59,500
Subject: MOUNTAINS
Width: NARROW
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000202 000032 000000
Location: 75 LEDGEVIEW SHORES DR
Owner: HENNEY, TRACEY N
View Value: \$ 61,300
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST/PART OC



Map Lot Sub: 000414 000123 000000
Location: 59 SYE ALI RD
Owner: HUGHES, WILLIAM
View Value: \$ 63,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000408 000010 000000
Location: 118 CLARKS TRAIL
Owner: WILLIAMS, ANN J
View Value: \$ 66,500
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000417 000022 000000
Location: 339 LAKEVIEW HEIGHTS
Owner: COATS, JODY LEE TRUSTEE
View Value: \$ 66,500
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: EXTREME DISTANT
Condition: 100
Notes: OC



Map Lot Sub: 000418 000175 000000
Location: 197 WALKER ROAD
Owner: LYNCH, JILLIAN
View Value: \$ 77,000
Subject: HILLS
Width: WIDE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes: + PASTRL VU



Map Lot Sub: 000405 000005 000000
Location: 664 PERKINS HILL RD
Owner: ANDERSON, MATTHEW M
View Value: \$ 78,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000406 000071 000002
Location: 567 PERKINS HILL RD
Owner: DOWNEY, LISA
View Value: \$ 78,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: OC/>THIS PIC

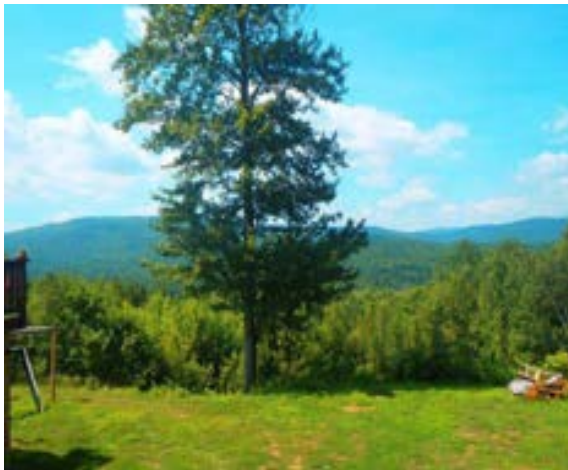
	Date	Book/Page	Type	Price
Most Recent Sale:	04/12/24	4860/165	Q I	\$433,000
Current Assessment:				\$482,300



Map Lot Sub: 000406 000073 000000
Location: 584 PERKINS HILL RD
Owner: ROCAP, JEZRAHIAH
View Value: \$ 78,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000412 000039 000000
Location: 424 BAILEY ROAD
Owner: TURMEL, TAMMIE I
View Value: \$ 78,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000015 000002
Location: 262 MATHEWS ROAD
Owner: FISHER, MICHELLE
View Value: \$ 78,800
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000411 000092 000000
Location: 462 GALE ROAD WEST
Owner: HALL, HENRY L
View Value: \$ 84,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: OBST/PL/OC



Map Lot Sub: 000415 000002 000000
Location: 301 BRALEY HILL RD
Owner: PL DEVELOPMENT CORP
View Value: \$ 87,500
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: OC



Map Lot Sub: 000408 000015 000000
Location: 480 SHEM VALLEY ROAD
Owner: SAMPSON, EBONIE TRUSTEE
View Value: \$ 89,300
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: CLOSE/NEAR
Condition: 100
Notes: VU



Map Lot Sub: 000202 000033 000000
Location: 107 LEDGEVIEW SHORES DR
Owner: FULLER, FREDERIC W IV TRUSTEE
View Value: \$ 92,800
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: CLS/DST/OBST



Map Lot Sub: 000202 000034 000000
Location: 122 LEDGEVIEW SHORES DR
Owner: ROMAN, FRANCIS E TRUSTEE
View Value: \$ 98,000
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes: cls hlls/dist mtn



Map Lot Sub: 000202 000035 000000
Location: 126 LEDGEVIEW SHORES DR
Owner: WEBSTER, DEAN L TRUSTEE
View Value: \$ 98,000
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: FULL 100%
Distance: CLOSE/NEAR
Condition: 100
Notes:



Map Lot Sub: 000414 000030 000000
Location: 522 FOSTER POND RD
Owner: SANTAMARIA REALTY TRUST
View Value: \$ 101,500
Subject: MOUNTAINS
Width: PANORAMIC
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: +CLS HILLS



Map Lot Sub: 000411 000096 000000
Location: 582 MOUNT CARDIGAN RD
Owner: CHAPMAN, WENDY TRUSTEE
View Value: \$ 105,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: VU FROM CARD 2



Map Lot Sub: 000413 000036 000000
Location: 90 HIGH VIEW DRIVE
Owner: O'HALLORAN, DAVID J TRUSTEE
View Value: \$ 105,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: VU CARDIGAN



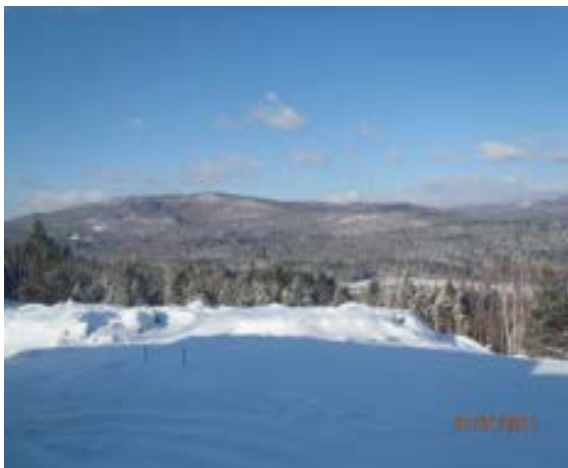
Map Lot Sub: 000406 000079 000000
Location: 72 BLUEBERRY LN
Owner: KOTKOWSKI, CHRISTOPHER W
View Value: \$ 115,500
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000410 000042 000000
Location: 225 THOMAS RD
Owner: BURNES, KENNETT F
View Value: \$ 120,800
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000415 000013 000000
Location: 327 BRALEY HILL RD
Owner: MASI, LANCE E
View Value: \$ 133,000
Subject: LAKES/MOUNTAINS
Width: AVERAGE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000015 000001
Location: 310 MATHEWS ROAD
Owner: FOWLER, BRIAN
View Value: \$ 140,000
Subject: MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000015 000003
Location: 336 MATHEWS ROAD
Owner: CLERMONT, GARY J
View Value: \$ 140,000
Subject: MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000416 000010 000000
Location: 96 GRAFTON RD
Owner: PIEHLER, ROBERT
View Value: \$ 141,800
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: EXTREME DISTANT
Condition: 80
Notes: OBST/PLS



Map Lot Sub: 000409 000022 000000
Location: 154 CHURCH HILL RD
Owner: LHEUREUX, DAVID A
View Value: \$ 150,500
Subject: MOUNTAINS
Width: PANORAMIC
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000406 000078 000000
Location: 93 BLUEBERRY LN
Owner: KEENAN, MARK TRUSTEE
View Value: \$ 154,000
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes: AVE/MTS/LAKE/DST V



Map Lot Sub: 000414 000015 000005
Location: MATHEWS ROAD
Owner: WHITE, KELLY M TRUSTEE
View Value: \$ 154,000
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes: UND=EST



Map Lot Sub: 000414 000015 000006
Location: MATHEWS ROAD
Owner: GARFINKLE, MARC D
View Value: \$ 154,000
Subject: LAKES/MOUNTAINS
Width: WIDE
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes: UND/EST



Map Lot Sub: 000405 000004 000000
Location: 770 PERKINS HILL RD
Owner: NAREL, MICAH J
View Value: \$ 201,300
Subject: MOUNTAINS
Width: PANORAMIC
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000414 000015 000004
Location: 360 MATHEWS ROAD
Owner: WHITE, KELLY M TRUSTEE
View Value: \$ 201,300
Subject: MOUNTAINS
Width: PANORAMIC
Depth: FULL 100%
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000411 000026 000000

Location: 268 ALEXANDER HILL ROAD

Owner: CLARK, THOMAS

View Value: \$ 253,800

Subject: LAKES/MOUNTAINS

Width: PANORAMIC

Depth: FULL 100%

Distance: EXTREME DISTANT

Condition: 100

Notes: 180+ multi tier

C. Building Grading

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

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

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

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

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

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

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

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

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

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

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

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

Manufactured Homes

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

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

B1 – Generally 12' wide, 2x4 construction.

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

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

A2 – Generally 16' wide with 2x6 construction.

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

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



B5 -- AVG-50 (000409 000024 000001)



B5 -- AVG-50 (000410 000020 000000)



B4 -- AVG-40 (000410 000048 000000)



B4 -- AVG-40 (000409 000002 000000)



B3 -- AVG-30 (000406 000053 000000)



B3 -- AVG-30 (000407 000054 000000)



B3 -- AVG-30 (000406 000037 000000)



B2 -- AVG-20 (000407 000052 000000)



B2 -- AVG-20 (000407 000099 000001)



B2 -- AVG-20 (000411 000103 000000)



B1 -- AVG-10 (000411 000181 000000)



B1 -- AVG-10 (000413 000097 000000)



B1 -- AVG-10 (BRISTL 00SALE 000004)



B1 -- AVG-10 (000411 000011 000000)



A0 -- AVG (000407 000058 000000)



A0 -- AVG (000407 000007 000000)



A0 -- AVG (000406 000041 000000)



A0 -- AVG (000404 000034 000000)



A0 -- AVG (000202 000011 000000)



A0 -- AVG (000418 000182 000000)



A0 -- AVG (000414 000098 000000)



A0 -- AVG (000414 000102 000000)



A0 -- AVG (000411 000161 000000)



A1 -- AVG+10 (000418 000065 000002)



A1 -- AVG+10 (000202 000029 000000)



A1 -- AVG+10 (000202 000077 000000)



A1 -- AVG+10 (000406 000031 000000)



A1 -- AVG+10 (000406 000044 000002)



A1 -- AVG+10 (000406 000050 000000)



A1 -- AVG+10 (000406 000063 000000)



A1 -- AVG+10 (000411 000018 000000)



A1 -- AVG+10 (000411 000038 000000)



A1 -- AVG+10 (000410 000037 000000)



A2 -- AVG+20 (000406 000032 000000)



A2 -- AVG+20 (000201 000002 000000)



A2 -- AVG+20 (000202 000036 000000)



A2 -- AVG+20 (000202 000049 000000)



A2 -- AVG+20 (000411 000195 000000)



A2 -- AVG+20 (000414 000103 000000)



A2 -- AVG+20 (000418 000013 000000)



A2 -- AVG+20 (000418 000062 000000)



A2 -- AVG+20 (000418 000195 000000)



A3 -- AVG+30 (000414 000014 000002)



A3 -- AVG+30 (000414 000077 000000)



A3 -- AVG+30 (000411 000187 000000)



A3 -- AVG+30 (000411 000120 000000)



A3 -- AVG+30 (000202 000078 000000)



A3 -- AVG+30 (000202 000023 000000)



A3 -- AVG+30 (000404 000028 000000)



A3 -- AVG+30 (000411 000071 000000)



A3 -- AVG+30 (000406 000078 000000)



A3 -- AVG+30 (000406 000081 000000)



A3 -- AVG+30 (000406 000111 000002)



A4 -- A4 EXC (000406 000074 000000)



A4 -- A4 EXC (000407 000024 000000)



A4 -- A4 EXC (000202 000031 000000)



A4 -- A4 EXC (000202 000034 000000)



A6 -- A6 EXC (000202 000025 000002)



A6 -- A6 EXC (000202 000079 000000)



A7 -- A7 EXC (000410 000042 000000)

SECTION 11

PUBLIC UTILITY VALUATION



Avitar Associates of New England, Inc.

Municipal Services Company

PUBLIC UTILITY
TRANSMISSION ASSETS
ASSESSMENT REPORT
For
Town of Alexandria
2026

New England Hydro-Transmission Corp.
New England Power Company
NH Electric Cooperative, Inc.
Public Service Co of New Hampshire dba Eversource

Evan Roberge, Sr. Assessor
NH Certified Property Assessor Supervisor

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



Avitar Associates of New England, Inc.

Municipal Services Company

September 1, 2026

**Town of Alexandria
Board of Selectmen
47 Washburn Road
Alexandria, NH 03222**

Re: 2026 Assessment of Public Utilities

Dear Board Members:

As Public Utility distribution assets are valued using a formula determined by the NH Legislature, commonly referred to as HB700, and not market value, they are not included in this Assessment Report. Only the Transmission assets are still assessed as an opinion of market value and therefore detailed in the enclosed Public Utilities Assessment Report.

The attached report is a complete review and explanation of my market value opinion as of 4/1/2026, as well as pertinent facts resulting in this opinion.

I have relied upon the data provided by the following utility(ies) identifying all their property in the town. No field data collection was undertaken by me or anyone from my office.

New England Hydro-Transmission Corp.
New England Power Company
NH Electric Cooperative, Inc.
Public Service Co of New Hampshire dba Eversource

All assumptions and limiting conditions are identified in this report.

Sincerely,

**Evan Roberge
NH Certified Property Assessor Supervisor**

Public Utility Valuation

As all “distribution assets” are to be assessed using the formula established in HB700, all public utilities are first classified and/or separated into three categories, as follows:

1. Distribution Assets

All assets used to distribute and deliver the service to the user.

2. Transmission Assets

These are assets used to send the power, water, gas or oil from generation point to point across state or country to a point wherein a distribution system takes over to deliver to the user.

3. Generation Assets

As the name implies, this is all the assets used for generation and/or to create the service being transmitted elsewhere or distributed locally.

For the years of 2020 thru 2024, the law provided a phased in use of the HB700 formula. In 2020, each municipality used 80% of the 2018 MS-1 reported utility value plus 20% of the HB700 value. In 2021, each municipality used 60% of the 2018 MS-1 reported utility value plus 40% of the HB700 value, then 40-60, 20-80 and in 2025 100% HB700 value. This applied only to the distribution assets of all public utilities.

Distribution assets will be valued based on the HB700 formula which requires the assessor to annually combine 70% of the original cost and 30% of the netbook value for Electric and Oil or Gas Pipelines. That total is then multiplied by 1.03 for the use of the Public Right-of-Way to arrive at the taxable value.

For public Water Utilities, the HB700 formula requires the assessor to annually combine 25% of the original costs and 75% of the netbook value. That total is then multiplied by 1.03 for the use of the Public Right-of-Way to arrive at the taxable value.

Transmission assets will be valued based on the Replacement Cost New (RCN) approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Generation assets will be valued by either the Income Approach to Value if data is available, or based on the Replacement Cost New (RCN) approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Or when possible, both approaches are used, with the assessor determining the final opinion of value being one or the other or a combination of both and noting such on the assessment record card.

Transmission & Generation Assets

Assumptions

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

Methodology – Replacement Cost New Less Depreciation (RCNLD)

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

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

1984 Index = 233

2009 Base Year Index = 553

$150,000 \div 2.33 = 64,377.68 \times 5.53 = \$356,008.57$ (RCN)

This replacement cost must then be depreciated for age. If that depreciation was 59%, the value would be $\$356,008 \times 41\%$ Good = \$145,964 or \$146,000 (rounded).

As all Public Utility distribution assets are now assessed using a legislative formula and not market value, only Transmission assets are detailed further in the enclosed Assessment Report.

Objective

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

New England Hydro-Transmission Corp.	Map/Lot: 999-B
New England Power Company	Map/Lot: 419-38
NH Electric Cooperative, Inc.	Map/Lot: 999-C
PSNH dba Eversource	Map/Lot: 999-D

Fair Market Value

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

- Both parties are well informed or well advised, and acting in what they consider their best interests.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.

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

These are three accepted approaches to fair market value:

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

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

Highest & Best Use

A principle of appraisal and assessment requiring that each property be appraised as though it were being put to its most profitable use (highest possible present net worth), given probable legal, physical, and financial constraints. The principle entails first identifying the most appropriate market, and second, the most profitable use within the market.² As a legally permitted use required for the health and wellbeing of the general public, the current use of the subject properties is estimated to be their highest and best use.

Comparable Sales Approach

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

Capitalized Income Approach

This approach assumes the availability of accurate income and expense information for the property being assessed and that market data can be found for similar properties to correlate the subject’s income and expense information that is provided to be market related. It further assumes normal market conditions, such as risk and no outside forces regulating income. Here again, the problem with using this approach is that the income is governmentally regulated, as well as virtually guaranteed, and as such does not follow generally accepted rules of the market income approach. A rate of return of and on the investment is fairly guaranteed and total failure is not allowable for the good of the public. This is unlike reality for other income-producing properties in the fair and open market for which the income approach to value was developed. Further, while we can hypothesize the income and expenses within the taxing jurisdiction, due to the interaction with other utilities within the New England Grid with pole and line sharing, as well as power pass through, local assets can be providing income elsewhere, while local income can be dependent on assets of others elsewhere. This intermingling for the good of the public is what makes the income approach very speculative due to the assumptions, estimates, and allocations necessary. This is true in my opinion whether you look at the valuation locally or even statewide because the UNIT,

² Glossary for Property Appraisal and Assessment

so to speak, is not one company but rather all of them working together to maintain the Electrical Grid for the betterment of the public beyond the local community, as well as beyond the state boundaries. One cannot exist without the other and as such, the so called UNIT is not any one company. Therefore, it is my opinion that to attempt to use the Income Approach, beyond the known problems of protected return, regional monopoly, and protection against failure issues that do not exist for the properties that the market income approach was developed for, the amount of estimates, hypotheses, and allocations that are needed make the results highly unreliable. It is therefore my opinion that this approach to value for transmission assets is also inappropriate. However, it may be useful on generation assets if accurate income and expense data is provided.

Replacement Cost New Less Depreciation (RCNLD)

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

Age/Life depreciation data is readily available within the data of the utility companies themselves. As a rate of return is virtually guaranteed of and on the investment, the need for any type of economic depreciation is nullified in my opinion, because, while the rate of return is controlled and may be below general market investor desired returns at times, the risk inherent in normal investments has been removed as has normal market competition! As such, in my opinion, regulation is as positive, if not more positive, than the regulated rate of return is negative and no economic adjustment is needed. However, as repeated Superior Court and Supreme Court decisions have found in favor of some amount of economic depreciation, I have allowed some minor additional economic depreciation

The "Encyclopedia of Real Estate Appraising", Third Edition 1978, by Edith J. Friedman, Published by Prentice Hall, Inc., states on Page 68, *"The cost approach is often the only method suitable for estimating the value of special purpose properties such as churches, funeral homes and schools. Similarly, in the case of residential properties, unique or highly individualized structure for which there are no effective market comparisons can frequently be appraised only by the Cost Approach."* (Underline added for emphasis). In the writer's opinion, public utilities clearly fall into this group.

Assumptions & Limiting Conditions

1. The data provided by the local Public Utilities was a complete and accurate inventory for the Town.
2. No asset still in use will depreciate more than 80% despite actual age.
3. No item of the inventory should depreciate to zero value until it has failed.

4. As this is a highly regulated public utility, it is my opinion that I am limited to the use of only the Replacement Cost New Less Depreciation Approach to establish an opinion of market value as discussed on the prior pages of this report.
5. Non-Utility land owned by the local Public Utilities is valued similarly to all other land in the town.

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

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

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

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

Electrical

Transmission Plant	1.65% Per Year = 60 Year Average Life
Trans Towers & Fixtures	1.65% Per Year = 60 Year Average Life
Trans Poles & Fixtures	1.65% Per Year = 60 Year Average Life
Trans Overhead Conductor	1.65% Per Year = 60 Year Average Life
Trans Underground Conduit	1.65% Per Year = 60 Year Average Life
Generation	2.00% Per Year = 50 Year Average Life

Gas

Transmission Plant	1.50% Per Year = 66.6 Year Average Life
Trans Structures & Improve	1.50% Per Year = 66.6 Year Average Life
Trans Mains	1.50% Per Year = 66.6 Year Average Life
Trans Meas & Reg Equip	1.50% Per Year = 66.6 Year Average Life
Productions	1.50% Per Year = 6.6 Year Average Life

Water

Transmission Tanks	3.00% Per Year = 33.3 Year Average Life
Transmission Concrete Reservoir	2.00% Per Year = 50 Year Average Life
Transmission Mains	2.00% Per Year = 50 Year Average Life
Max Depreciation – All Utility Categories is 80%	

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

Public Right-of-Way (PRW) & Utilities Valuation

Assumptions

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

Final Opinion of Market Value 4/1/2026

New England Hydro-Transmission Corp.	Map/Lot: 999-B	Value: \$9,118,800
New England Power Company	Map/Lot: 419-38	Value: \$3,035,000
NH Electric Cooperative, Inc.	Map/Lot: 999-C	Value: \$2,768,400
PSNH dba Eversource	Map/Lot: 999-D	Value: \$4,323,000

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

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

Once the final values are established, the Town's prior year median equalization ratio is applied to arrive at the final assessment. This ensures all of the utility assets, distribution, transmission, and generation are equitably assessed. By law, the distribution assets are also required to be equalized in that manner. Even in a revaluation year, the prior year ratio should be used and not the assumed 100% of the revaluation update year in our opinion, as that would result in the equalization ratio 100% being used two years in a row, once in the year of the revaluation and again in the following year when you then apply the prior year ratio.

Certification (Resume Located in Section 1)

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

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



Evan Roberge
NH Certified Property Assessor Supervisor
Avitar Associates, Inc.

OWNER INFORMATION				SALES HISTORY				PICTURE	
N E HYDRO-TRANSMISSION CORP				Date	Book	Page	Type	Price Grantor	
C/O PROPERTY TAX DEPT									
40 SYLVAN ROAD									
WALTHAM, MA 02451									
LISTING HISTORY				NOTES					
04/01/20	LMUL			VALUATION BASED ON REPLACEMENT COST LESS DEPRECIATION. DETAILED REPORT IN FILE.EFF 4/20 VALUES UPDATED PER HB 700 (IF APPLICABLE);					
01/01/20	INSP		MARKED FOR INSPECTION						
07/09/08	MVVL								
06/16/08	INSP		MARKED FOR INSPECTION						
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
TRANSMISSION-ELEC						9,118,800	2025 RATIO		
							9,118,800		
							PARCEL TOTAL TAXABLE VALUE		
Year	Building	Features	Land						
2024	\$ 0	\$ 7,109,800	\$ 0						
	Parcel Total: \$ 7,109,800								
2025	\$ 0	\$ 6,001,500	\$ 0						
	Parcel Total: \$ 6,001,500								
2026	\$ 0	\$ 9,118,800	\$ 0						
	Parcel Total: \$ 9,118,800								
LAND VALUATION									
Zone: TOWNWIDE				Minimum Acreage: 2.00	Minimum Frontage: 150	Site:			
Land Type UTILITY-ELEC				Neighborhood: E		Cond	Ad Valorem	SPI	R Tax Value Notes
				0 ac					

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		N E HYDRO-TRANSMISSION CORP C/O PROPERTY TAX DEPT 40 SYLVAN ROAD WALTHAM, MA 02451				Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:	
		PERMITS					
		Date	Permit ID	Permit Type	Notes		

BUILDING SUB AREA DETAILS	

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: ALEXANDRIA-NEHYDRO 2026

UTILITY VALUATION YEAR: 2026

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	\$ 6,003,508	\$ 17,460,293	% 0.589621	\$ 7,165,337
E355 TRANS, POLES & FIXTURES	\$ 217,690	\$ 633,236	% 0.589400	\$ 260,007
E356 TRANS, OVER CONDUCT & DE	\$ 1,791,571	\$ 6,666,712	% 0.594000	\$ 2,706,685

GRAND TOTALS FOR ALEXANDRIA-NEHYDRO 2026:

\$ 8,012,769	\$ 24,760,241	\$ 10,132,000*
--------------	---------------	----------------

* Value Rounded To Nearest Hundred

ECONOMIC, NEED TO EQUALIZE	0.9000
----------------------------	--------

\$ 9,118,800

OWNER INFORMATION				SALES HISTORY				PICTURE			
NEW ENGLAND POWER PROPERTY TAX DEPT 40 SYLVAN ROAD WALTHAM, MA 02451-2286				Date	Book	Page	Type	Price Grantor			
				NOTES							
LISTING HISTORY				VAC; LOT CONSIST OF ENTIRE R/W PROPERTY VALUATION OF 265.26 ACRES. LAND VALUE IS FOR LAND OWNED BY NEP; POWER LINES; EFF 4/20 VALUES UPDATED PER HB 700 (IF APPLICABLE); 6/24; NC;							
06/28/24	KOVL										
01/01/24	INSP	MARKED FOR INSPECTION									
04/01/20	LMUL										
01/01/20	INSP	MARKED FOR INSPECTION									
04/18/14	KCVL										
10/15/03	CMRL										
02/27/01	GF										
EXTRA FEATURES VALUATION											
Feature Type		Units		Length x Width		Size Adj	Rate	Cond	Market Value Notes		
UTILITY-TRANSMISSION		506,300		100		100	1.00	100	506,300 CCESMT/268ACX1889/AC		
TRANSMISSION-ELEC									3,035,000 2025 RATIO		
									3,541,300		
MUNICIPAL SOFTWARE BY AVITAR											
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building		Features		Land						
2024	\$ 0		\$ 2,972,600		\$ 113,500		Parcel Total: \$ 3,086,100				
2025	\$ 0		\$ 2,722,400		\$ 113,500		Parcel Total: \$ 2,835,900				
2026	\$ 0		\$ 3,541,300		\$ 203,000		Parcel Total: \$ 3,744,300				
LAND VALUATION											
Zone: TOWNWIDE				Minimum Acreage: 2.00				Minimum Frontage: 150			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R
UTILITY-ELEC	2.000 ac	130,000	E	100	100	95	100	90 -- ROLLING	125	138,900	0 N
UTILITY-ELEC	25.000 ac	x 3,000	X	95				90 -- ROLLING	100	64,100	0 N
										203,000	203,000
LAST REVALUATION: 2026											
				Site:				Driveway:			
								Road: GRAVEL/DIRT			

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS																													
		NEW ENGLAND POWER PROPERTY TAX DEPT 40 SYLVAN ROAD WALTHAM, MA 02451-2286		<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>		District	Percentage			<table><tr><td>Model:</td><td></td></tr><tr><td>Roof:</td><td></td></tr><tr><td>Ext:</td><td></td></tr><tr><td>Int:</td><td></td></tr><tr><td>Floor:</td><td></td></tr><tr><td>Heat:</td><td></td></tr><tr><td>Bedrooms:</td><td>Baths:</td></tr><tr><td></td><td>Extra Kitchens:</td></tr><tr><td>A/C:</td><td>Fixtures:</td></tr><tr><td>Quality:</td><td>Fireplaces:</td></tr><tr><td>Com. Wall:</td><td>Generators:</td></tr><tr><td>Stories:</td><td></td></tr></table>		Model:		Roof:		Ext:		Int:		Floor:		Heat:		Bedrooms:	Baths:		Extra Kitchens:	A/C:	Fixtures:	Quality:	Fireplaces:	Com. Wall:	Generators:	Stories:	
						District	Percentage																												
Model:																																			
Roof:																																			
Ext:																																			
Int:																																			
Floor:																																			
Heat:																																			
Bedrooms:	Baths:																																		
	Extra Kitchens:																																		
A/C:	Fixtures:																																		
Quality:	Fireplaces:																																		
Com. Wall:	Generators:																																		
Stories:																																			
PERMITS																																			
Date	Permit ID	Permit Type	Notes																																
				Base Type:																															
BUILDING SUB AREA DETAILS																																			
						2026 BASE YEAR BUILDING VALUATION																													
						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:																													

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: ALEXANDRIA-NEP 2026

UTILITY VALUATION YEAR: 2026

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	\$ 237,385	\$ 6,837,978	% 0.799915	\$ 1,368,175
E356 TRANS, OVER CONDUCT & DE	\$ 527,155	\$ 7,784,888	% 0.742570	\$ 2,004,066

GRAND TOTALS FOR ALEXANDRIA-NEP 2026:

\$ 764,540	\$ 14,622,866	\$ 3,372,200*
------------	---------------	---------------

* Value Rounded To Nearest Hundred

ECONOMIC, NEED TO EQUALIZE	0.9000
----------------------------	--------

\$ 3,035,000

OWNER INFORMATION				SALES HISTORY				PICTURE	
NEW HAMPSHIRE ELECT COOP INC				Date	Book	Page	Type	Price Grantor	
579 TENNEY MOUNTAIN HIGHWAY									
PLYMOUTH, NH 03264									
LISTING HISTORY				NOTES					
04/01/20	LMUL			NH COOP DIDN'T RESPOND TO REQUESTS FOR INFORMATION.EFF 4/20					
01/01/20	INSP	MARKED FOR INSPECTION		VALUES UPDATED PER HB 700 (IF APPLICABLE);					
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
DISTRIBUTION-ELEC						2,768,400	2025 RATIO		
						2,768,400			
DISTRIBUTION-ELEC: ORIGINAL COST: \$3,057,662 NET BOOK VALUE: \$1,824,678 RATIO: 100.00%									
LAND VALUATION				LAST REVALUATION: 2026					
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150		Site:	Driveway:	Road:			
Land Type UTILITY-ELEC	Neighborhood: E			Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac									

FORM PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS
TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1
(See RSA 72:8-d; N.H. Admin. Rule, Rev 1907)

CURRENT TAX YEAR: 2026

MUNICIPALITY: *Town of Alexandria*

A. COMPANY INFORMATION. TO BE COMPLETED BY UTILITY COMPANY OR AUTHORIZED AGENT.

Name of Utility Company (DBA):	New Hampshire Electric Cooperative, Inc.
Name of Owner:	
Business Address:	579 Tenney Mountain Highway, Plymouth NH 03253
Billing Address (if different):	
Authorized Agent and Title:	Kristen Taylor, VP of Financial Services/CFO
Agent's Phone Number:	603-536-8820
Agent's E-mail:	taylorlork@nhec.com

SUMMARY See RSA 72:8-d, II.(a)

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Original Cost (Sec. B, line 24(b))	3,057,662	70%	2,140,364
(2) Net Book Value (Sec. B, line 24(d))	1,824,678	30%	547,404
(3) Weighted Average (add lines (1)(c) and (2)(c))			2,687,767
(4) Public Rights of Way (multiply line (3)(c) by line (4)(b))		3%	80,633
(5) TOTAL (add lines (3)(c) and (4)(c))			2,768,400

GENERAL INFORMATION

WHO MUST FILE

Form PA-81 must be completed and filed each year by all electric utility companies owning or possessing utility company assets as defined in

WHEN AND WHERE TO FILE

Form PA-81 must be completed and filed annually by May 1 with the assessing officials of each municipality where any utility company assets

INSTRUCTIONS FOR COMPLETING FORM

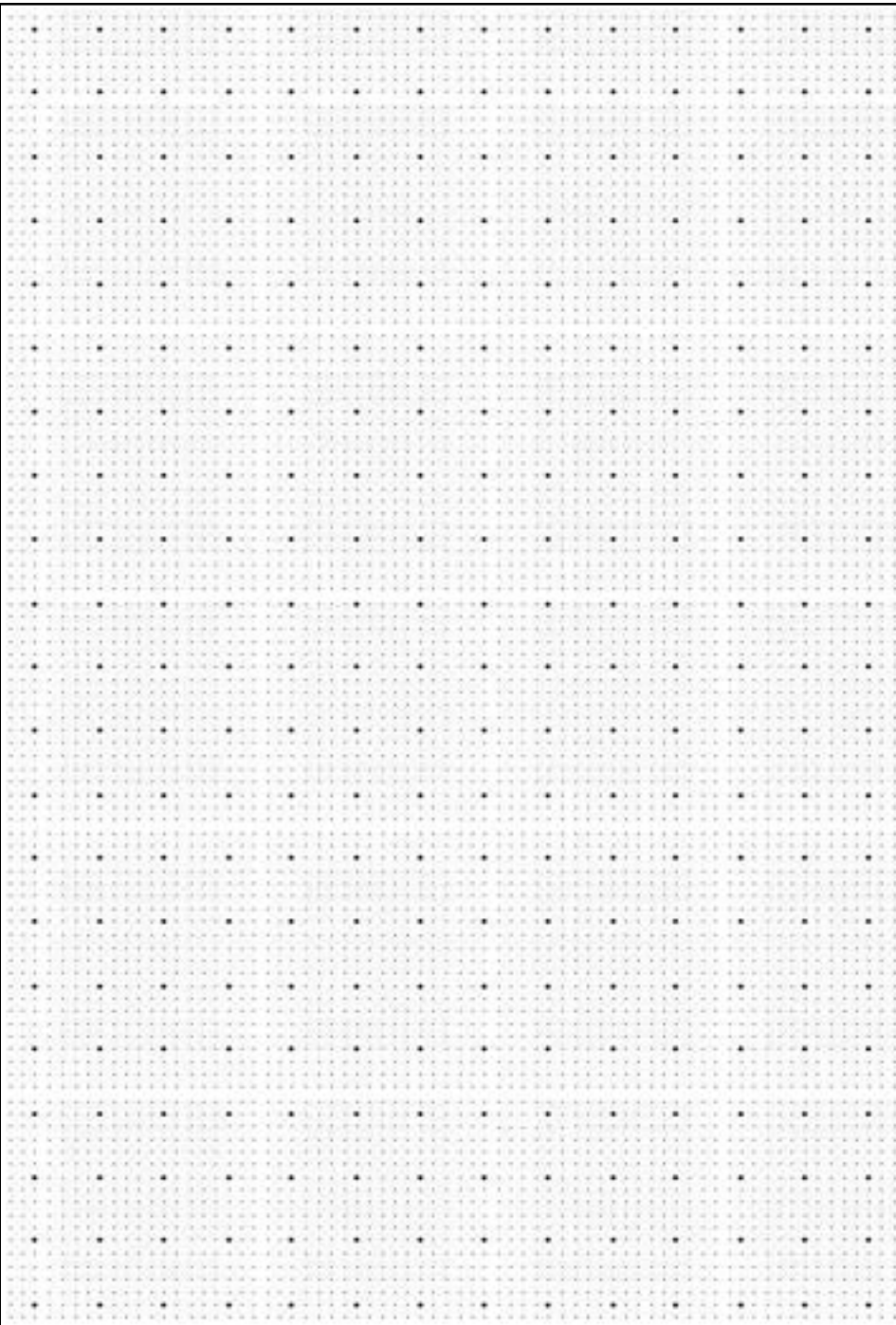
Sections A and B must be completed by the utility company or authorized agent. In Section B, list all utility property owned or possessed and

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS**B. CURRENT TAX YEAR** *as of December 31 of previous year***MUNICIPALITY:** Town of Alexandria

Line No.	Account	Original Cost	Accumulated Depreciation	Net Book Value
	(a)	(b)	(c)	(d)
DISTRIBUTION PLANT				
1	(360) Fee-Owned Land	-	-	-
2	(360) Land and Land Rights (other than line 1)	-	-	-
3	(361) Structures and Improvements	-	-	-
4	(362) Station Equipment	205,696	87,330	118,366
5	(363) Storage Battery Equipment	-	-	-
6	(364) Poles, Towers and Fixtures	1,056,557	448,568	607,990
7	(365) Overhead Conductors and Devices	1,196,277	507,887	688,390
8	(366) Underground Conduit	-	-	-
9	(367) Underground Conductors and Devices	38,458	16,327	22,130
10	(368) Line Transformers	229,484	97,429	132,055
11	(369) Services	138,182	58,666	79,516
12	(370) Meters	29,529	12,537	16,992
13	(371) Installations on Customers' Premises	3,486	1,480	2,006
14	(372) Leased Property on Customers' Premises	-	-	-
15	(373) Street Lighting and Signal Systems	125	53	72
16	(374) Asset Retirement Costs for Distribution Plant	-	-	-
17	TOTAL DISTRIBUTION PLANT (add lines 1-16)	2,897,794	1,230,276	1,667,518
18	(Less) (360) Land and Land Rights (add lines 1 and 2)	-	-	-
19	(Less) (361) Office Buildings, Garages, and Warehouses	-	-	-
20	NET DISTRIBUTION PLANT (subtract lines 18 and 19 from line 17)	2,897,794	1,230,276	1,667,518
21	CIAC (distribution) (if not included in line 20)	37,462	2,708	34,754
22	CWIP (distribution) (if not included in line 20)	122,407	-	122,407
23	Undistributed Plant (distribution) (if not included in line 20)	-	-	-
24	UTILITY COMPANY ASSETS (RSA 72:8-d, I) (add lines 20-23)	3,057,662	1,232,984	1,824,678

TRANSMISSION PLANT				
25	(350) Land and Land Rights	-	-	-
26	(352) Structures and Improvements	-	-	-
27	(353) Station Equipment	-	-	-
28	(354) Towers and Fixtures	-	-	-
29	(355) Poles and Fixtures	-	-	-
30	(356) Overhead Conductors and Devices	-	-	-
31	(357) Underground Conduit	-	-	-
32	(358) Underground Conductors and Devices	-	-	-
33	(359) Roads and Trails	-	-	-
34	(359.1) Asset Retirement Costs for Transmission Plant	-	-	-
35	TOTAL TRANSMISSION PLANT (add lines 25-34)	-	-	-
36	PRODUCTION PLANT, Land and Land Rights (total of FERC Form 1 accounts 310, 320, 330, and 340)	-	-	-
37	PRODUCTION PLANT, except Land and Land Rights (total of FERC Form 1 accounts 311-317, 321-326, 331-337, and 341-348)	-	-	-
38	REGIONAL TRANSMISSION AND MARKET OPERATION PLANT, Land and Land Rights (FERC Form 1 account 380)	-	-	-
39	REGIONAL TRANSMISSION AND MARKET OPERATION PLANT, except Land and Land Rights (total of FERC Form 1 accounts 381-387)	-	-	-
40	GENERAL PLANT, Land and Land Rights (FERC Form 1 account 389)	-	-	-
41	GENERAL PLANT, except Land and Land Rights (total of FERC Form 1 accounts 390-399.1)	2,749,626	307,707	2,441,920
42	CIAC (if not included in line 24)	4,685	5,622	(937)
43	CWIP (if not included in line 24)	-	-	-
44	Undistributed Plant (if not included in line 24)	-	-	-

OWNER INFORMATION				SALES HISTORY				PICTURE			
PUBLIC SERVICE CO OF NH DBA EVERSOURCE PO BOX 270 HARTFORD, CT 06141-0270				Date	Book	Page	Type	Price Grantor			
				NOTES							
LISTING HISTORY				VALUATION BASED ON REPLACEMENT COST LESS DEPRECIATION, DETAILED REPORT IN FILE.EFF 4/20 VALUES UPDATED PER HB 700 (IF APPLICABLE);							
04/01/20	LMUL										
01/01/20	INSP										
EXTRA FEATURES VALUATION											
Feature Type	Units		Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
DISTRIBUTION-ELEC							4,323,000	2025 RATIO			
							4,323,000				
MUNICIPAL SOFTWARE BY AVITAR											
(ET AL.) under owner information means that there are additional owners to the property.											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2024	\$ 0	\$ 2,150,000	\$ 0	Parcel Total: \$ 2,150,000							
2025	\$ 0	\$ 2,542,800	\$ 0	Parcel Total: \$ 2,542,800							
2026	\$ 0	\$ 4,323,000	\$ 0	Parcel Total: \$ 4,323,000							
DISTRIBUTION-ELEC: ORIGINAL COST: \$4,520,017 NET BOOK VALUE: \$3,443,535 RATIO: 100.00%											
LAND VALUATION											
Zone: TOWNWIDE	Minimum Acreage: 2.00	Minimum Frontage: 150	Site:		Driveway:	Road:					
Land Type UTILITY-ELEC	Neighborhood: E		Cond	Ad Valorem	SPI	R	Tax Value	Notes			
0 ac											

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		PUBLIC SERVICE CO OF NH DBA EVERSOURCE PO BOX 270 HARTFORD, CT 06141-0270		District	Percentage	Model: Roof: Ext: Int: Floor: Heat:	
				PERMITS		Baths:	
				Date	Permit ID	Permit Type	Notes
							
						Quality:	Generators:
						Com. Wall:	
						Stories:	
						Base Type:	
						BUILDING SUB AREA DETAILS	
						2026 BASE YEAR BUILDING VALUATION	
						Year Built:	
						Condition For Age:	
						Physical:	
				Functional:			
				Economic:			
				Temporary:			

FORM PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1

(See RSA 72:8-d; N.H. Admin. Rule, Rev 1907)

CURRENT TAX YEAR: TAX YEAR 2026

MUNICIPALITY: Alexandria, New Hampshire

A. COMPANY INFORMATION. TO BE COMPLETED BY UTILITY COMPANY OR AUTHORIZED AGENT.

Name of Utility Company (DBA):	Public Service Co of New Hampshire dba Eversource
Name of Owner:	
Business Address:	P.O. Box 270 Hartford, CT 06141
Billing Address (if different):	
Authorized Agent and Title:	Jake Adkins, Tax Manager or Jeffrey Plourde, Senior Tax Accountant
Agent's Phone Number:	860-665-4509 or 860-665-2808
Agent's E-mail:	jake.adkins@eversource.com or jeffrey.plourde@eversource.com

SUMMARY See RSA 72:8-d, II.(a)

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Original Cost (Sec. B, line 24(b))	4,520,017	70%	3,164,012
(2) Net Book Value (Sec. B, line 24(d))	3,443,535	30%	1,033,061
(3) Weighted Average (add lines (1)(c) and (2)(c))			4,197,072
(4) Public Rights of Way (multiply line (3)(c) by line (4)(b))		3%	125,912
(5) TOTAL (add lines (3)(c) and (4)(c))			4,322,984

GENERAL INFORMATION

WHO MUST FILE

Form PA-81 must be completed and filed each year by all electric utility companies owning or possessing utility company assets as defined in RSA 72:8-d, I.

WHEN AND WHERE TO FILE

Form PA-81 must be completed and filed annually by May 1 with the assessing officials of each municipality where any utility company assets are located. Also, a completed copy of each form must be filed with the New Hampshire Department of Revenue Administration (Department). For further filing instructions, please contact the assessing officials, or the Department's Utility Tax Appraiser at (603) 230-5093, as applicable.

INSTRUCTIONS FOR COMPLETING FORM

Sections A and B must be completed by the utility company or authorized agent. In Section B, list all utility property owned or possessed and located within the municipality as of December 31 in the appropriate line, as accounted for in accordance with U.S. Federal Energy Regulatory Commission (FERC) Form 1. The Summary will automatically calculate based on the values reported in Section B.

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

B. CURRENT TAX YEAR *as of December 31 of previous year*

MUNICIPALITY: Alexandria, New Hampshire

Line No.	Account (a)	Original Cost (b)	Accumulated Depreciation (c)	Net Book Value (d)
DISTRIBUTION PLANT				
1	(360) Fee-Owned Land	0	0	0
2	(360) Land and Land Rights (other than line 1)	186	94	92
3	(361) Structures and Improvements	0	0	0
4	(362) Station Equipment	275	317	-41
5	(363) Communication Equipment	0	0	0
6	(364) Poles, Towers and Fixtures	1,470,278	439,905	1,030,373
7	(365) Overhead Conductors and Devices	1,871,166	318,349	1,552,816
8	(366) Underground Conduit	8,984	2,212	6,772
9	(367) Underground Conductors and Devices	130,754	28,179	102,575
10	(368) Line Transformers	518,618	71,932	446,686
11	(369) Services	402,362	154,996	247,366
12	(370) Meters	108,648	56,694	51,953
13	(371) Installations on Customers' Premises	5,420	1,404	4,016
14	(372) Leased Property on Customers' Premises	0	0	0
15	(373) Street Lighting and Signal Systems	3,513	2,494	1,020
16	(374) Asset Retirement Costs for Distribution Plant	0	0	0
17	TOTAL DISTRIBUTION PLANT (add lines 1-16)	4,520,202	1,076,575	3,443,627
18	(Less) (360) Land and Land Rights (add lines 1 and 2)	186	94	92
19	(Less) (361) Office Buildings, Garages, and Warehouses	0	0	0
20	NET DISTRIBUTION PLANT (subtract lines 18 and 19 from line 17)	4,520,017	1,076,481	3,443,535
21	CIAC (distribution) (if not included in line 20)	0	0	0
22	CWIP (distribution) (if not included in line 20)	0	0	0
23	Undistributed Plant (distribution) (if not included in line 20)	0	0	0
24	UTILITY COMPANY ASSETS (RSA 72:8-d, I) (add lines 20-23)	4,520,017	1,076,481	3,443,535

TRANSMISSION PLANT				
25	(350) Land and Land Rights	0	0	0
26	(352) Structures and Improvements	0	0	0
27	(353) Station Equipment	0	0	0
28	(354) Towers and Fixtures	0	0	0
29	(355) Poles and Fixtures	0	0	0
30	(356) Overhead Conductors and Devices	0	0	0
31	(357) Underground Conduit	0	0	0
32	(358) Underground Conductors and Devices	0	0	0
33	(359) Roads and Trails	0	0	0
34	(359.1) Asset Retirement Costs for Transmission Plant	0	0	0
35	TOTAL TRANSMISSION PLANT (add lines 25-34)	0	0	0
36	PRODUCTION PLANT, Land and Land Rights (total of FERC Form 1 accounts 310, 320, 330, and 340)	0	0	0
37	PRODUCTION PLANT, except Land and Land Rights (total of FERC Form 1 accounts 311-317, 321-326, 331-337, 341-348)	0	0	0
38	REGIONAL TRANSMISSION AND MARKET OPERATION PLANT, Land and Land Rights (FERC Form 1 account 380)	0	0	0
39	REGIONAL TRANSMISSION AND MARKET OPERATION PLANT, except Land and Land Rights (total of FERC Form 1 accounts 381-387)	0	0	0
40	GENERAL PLANT, Land and Land Rights (FERC Form 1 account 389)	0	0	0
41	GENERAL PLANT, except Land and Land Rights (total of FERC Form 1 accounts 390-399.1)	0	0	0
42	CIAC (if not included in line 24)	0	0	0
43	CWIP (if not included in line 24)	0	0	0
44	Undistributed Plant (if not included in line 24)	0	0	0