Avitar Associates of New England, Inc.

Municipal Services Company

Litchfield, NH

2015 VALUATION UPDATE

April 1, 2015

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

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Manual V3.15

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INTRODUCTION

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

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

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

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

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

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

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

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

Intended Use of Report

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

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

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

Intended Users of Report

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

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

What This Report is Not Intended to Do

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

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

A. CERTIFICATION

B. CONTRACT & SCOPE OF WORK

C. PERSONNEL & QUALIFICATIONS

D. DATA COLLECTION

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

The attached Revaluation Report is hereby provided to the Town of Litchfield for an effective date of new values of 4/1/2015.

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

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

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I **have** made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1.B. Contract & Scope of Work*) that are the subject of this report and I or members of my staff have inspected each building's interior when allowed.
- I certify that the total taxable value of the town is $885,425,772.

Signature: _____ **Date:** 7-2015

Resume' of Supervisor

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

Experience:

2005 - Present **President Assessing Operations, Avitar Associates, Chichester, NH**
- Oversee Assessing Staff of +/- 15 Employees
- Day to Day Operations
- Budgeting/Planning
- Court Preparation & Defense
- Oversee all facets of revaluation work/schedules & staff

8/03 – 2005 **Assessor & District Manager, Avitar Associates of NE, Inc. Chichester, NH**
- Contract Assessor/Administrator to Misc. Communities in NH
- Oversee all Facets of Revaluation Work & Staff
- Measure & List All Classes of Property
- Extensive Work with CAMA System, Training on the CAMA System and Misc. Report Writing, Microsoft Office Products and Seagate Crystal Reports
- Administer State Statutes
- Integration with Tax Collector & Billing Systems/Warrant Processing
- Abatement Requests
- Building Permit Work - New Construction & Pickup Work
- Sales Analysis & Sales Verification
- DRA Sales Ratio Study
- Exemptions, Current Use & Land Use Change Tax, Excavation Activity
- Court Preparation & Defense

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

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

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

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

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

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

THIS CERTIFIES THAT

Loren J. Martin

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

CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2016

Given this day of March 7, 2011

Stephan W. Hamilton, Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

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

Litchfield, 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 Litchfield
1.2 Address of Municipality:	Two Liberty Way Suite 1
	Litchfield, NH 03052-2345
1.3 Contracting Officer for the Municipality:	Board of Selectmen
1.4 Telephone:	(603) 424-4046
1.5 Name of Company:	Avitar Associates of N.E., Inc.
1.6 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.7 Telephone:	(603) 798-4419
1.8 Name and Title of Company Signer:	Loren J. Martin, President of Assessing Operations
	or Gary J. Roberge, CEO

2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

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

2.1.2 To appraise all tax exempt and non-taxable property within the taxing jurisdiction of the Municipality in the same manner as taxable property.

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

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Selectmen/Assessors on or before **10/1/2015** with assessments as of **4/1/2015**.

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

2.2.3 The re-assessment shall be considered complete and in its final form only when informal reviews have been complete, value changes made as required and the figures are submitted to and accepted by the Selectmen/Assessors. The Company shall provide the municipality with a full set of property record cards, the USPAP Standard 6 Compliant Manual and the CAMA Manual, if applicable.

2.3 Personnel.

2.3.1 The Company shall employ experienced and competent assessors who have been certified by the N.H. Department of Revenue Administration in accordance with the NH Code of Administrative Rules, ASB 303 for the work they will be performing.

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

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

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

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

2.4 Public Relations.

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

2.5 Confidentiality.

2.5.1 The Company agrees to not disclose to anyone except the Selectmen/Assessors and the Commissioner of the N.H. Department of Revenue Administration or his/her designee, any preliminary values or new values discovered, for any purpose, or to permit anyone to use or peruse any of the data on file in connection with the update.

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

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of **$95,000** dollars, in manner and form as follows:

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

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

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

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

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

3.2 Manual of Appraisal:

3.2.1 Final Appraisal Report. This report shall follow closely the 2014-15 edition of Uniform Standards of Appraisal Practice (USPAP) Standard 6. The report shall contain the following sections:

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

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

3.3 Property Record Cards:

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

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

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

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

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

3.4 Sales Survey.

3.4.1 A DRA Certified Property Assessor Assistant under the guidance of a DRA Certified Property Assessor or Supervisor may validate sales data. A DRA Certified Property Assessor Supervisor shall prepare the company's sales survey.

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

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

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

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

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

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

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

3.5 Informal Reviews.

3.5.1 The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 30 days for their ease in review and comparing assessments. The notice shall also contain the date, time and location of the informal review process including instructions on obtaining an informal review, the time frame in which the reviews will be scheduled and instructions relating to the appeal of the informal review process.

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

3.5.3 The Company shall notify all property owners addressed during the informal reviews of the disposition of their review stating whether or not a change in value has resulted and the amount thereof.

3.6 Appeal; Procedure Notification.

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

OPTION NUMBER 1

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

OPTION NUMBER 2

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

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

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

4. CONDUCT OF VALUATION OF RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROPERTY – No Measure & Listing Except Sales Properties Used in the Preliminary Sales Analysis

4.1 Inspection

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

4.2 Entrance

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

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

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

4.3 Measurement

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

4.4 Construction

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

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

5. HOW THE COMPANY VALUES PROPERTY

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

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

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

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

6. CONDUCT OF VALUATION OF PUBLIC UTILITY PROPERTY

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

7. ABATEMENT & TAX APPEALS

The Company agrees to furnish the services of a qualified representative to support the values established for the revaluation tax year upon local abatements without cost. Appeals to the N.H. Board of Tax and Land Appeals or Superior Court, in all cases where the appeals have been entered within the time prescribed by law will be at the per diem rate of $85/hour. "Any legal fees incurred are the sole responsibility of the town." In the case of an appeal upon Public Utility property that has been appraised by the Company, the services of an expert may be required and the charge shall be **$1,500** per proposal per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to support the established value even if the Selectmen/Assessors have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Selectmen/Assessors increase any value established by the Company, they forfeit their right to Company representation.

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

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

8.2 Office Space and Equipment.
The Municipality shall provide suitable office space with desks, tables, telephone access and chairs for the use of the agents and employees of the Company in performing their necessary work. The Company shall furnish any needed typewriters, adding machines, calculators and other such equipment.

8.3 Records and Maps.
The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, including two sets of up-to-date tax maps, zoning maps, charts, plans and sales information which may be requested by the Company in performing its work under this contract. Maps must show lot size and road frontages. If lot size and road frontage is not on the maps, it must be provided by the town with the maps.

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

9. INDEMNIFICATION AND INSURANCE

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

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

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

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

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

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

10. PERFORMANCE BOND

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

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of **3,285** tracts as defined by RSA 75:9, and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on **$35** per parcel/tract.

12. **ADDENDUMS AND APPENDIXES**

- **No measure and list, except sales properties used in the preliminary sales 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 products. This will be communicated in writing to the town as soon as it becomes known.**

Agreement Execution

***Bond Required by Town Please Check One & Initial: Yes** ☑ **No** ☐*
Additional Cost of Included
New Total, If Bond Required $95,000

In the presence of:

Witness

Municipality of: Litchfield, N.H.

By:

Board of Selectmen

Date: Oct 6 2014

In the presence of:

Witness

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

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

Date: 10-15-14

RECEIVED
OCT - 8 2014

AVITAR PERSONNEL

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

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

ID	EMPLOYEE	AVITAR POSITION	NH DRA CERTIFICATION
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	President, Sr Assessor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
JR	Jonathan Rice	Assessor	Certified Property Assessor
KC	Kerry Connor	Assessor Assistant	Certified Property Assessor Assistant
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
ER	Evan Roberge	Assessor Assistant	Certified Property Assessor Assistant

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

SECTION 1

D. DATA COLLECTION

I. Introduction to Data Collection (No data collection was part of this update)

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

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

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

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

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

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

DATA COLLECTION FORM SAMPLE, (DCF)

DATA COLLECTION FIELD DOCUMENT

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

LISTING HISTORY

DATE	INITIAL	NOTES

DATE	GRANTOR	SALE PRICE	NOTES

NOTES

WORK IN PROGRESS - NOT OFFICIAL DOCUMENT

EXTRA FEATURES

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

LAND INFORMATION

ZONE	LAND USE	NEIGHBORHOOD

LAND USE	ZONE	SIZE	UNITS	NC	TOPO	COND	REC	NOTES

VIEW	SUBJECT	WIDTH	DEPTH	DIST

TOTAL ACRES		SITE:	DW:	ROAD:

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MODEL/STYLE

ROOF STYLE		EXT WALLS CONT		STORY HEIGHT	
FLAT		MINIMUM		1.00 1.50 1.75 2.00	
GABLE/HIP		NOVELTY		2.50 2.75 3.00 3.50	
GAMBREL		PREFB WD PNL		3.75 4.00 SPLIT LVL	
IRREGULAR		PREFIN MTL			
MANSARD		STN ON MASN		**BEDROOMS**	#
SALT BOX		VINYL SIDING		**BATHROOMS**	
SHED		WD SHINGLE		**FIXTURES**	
WOOD TRUSS		**INTERIOR WALLS**		**EXTRA KIT**	
		AVG FOR USE		**FIREPLACE(S)**	
ROOF COVER		DRYWALL		**AC %**	
ASBEST PNL		MINIMUM		**GENERATOR**	
ASBEST SHNG		PLASTERED		**QUALITY EST**	
ASPHALT		PLYWD PANEL		B4-AVG -40	
CLAY/TILE		WALL BOARD		B3-AVG -30	
CORR COMP		WOOD/LOG		B2-AVG -20	
HI QUAL COMP		**FLOORING**		B1-AVG -10	
METAL/TIN		CARPET		A0-AVG	
PREFAB MTLS		CONCRETE		A1-AVG +10	
ROLLED/COMP		HARD TILE		A2-AVG +20	
RUBBER MEM		HARDWOOD		A3-AVG +30	
SLATE		LINO/VINYL		A4-EXC	
STANDNG SEAM		MIN PLYWD		A5-EXC +10	
TAR/GRAVEL		PARQUET		A6-EXC +20	
WD SHINGLE		PERGO/LAMIN		A7-EXC +40	
		PINE/SOFT WD		A8-EXC +60	
EXT WALLS		**HEAT FUEL**		A9-LUXURIOUS	
ABOVE AVG		ELECTRIC		AA-SPECIAL USE	
ALUM SIDING		GAS		**CML WALLFRM/HEIGHT**	
ASBEST SHNGL		OIL		MASONRY	
ASPHALT		SOLAR		REIN-CONCRETE	
AVERAGE		WOOD/COAL		SPECIAL	
BELOW AVG				STEEL	
BOARD/BATTEN		**HEAT TYPE**		WOOD	
BRK ON MASNRY		CERAMIC QRTZ		**YEAR BUILT**	
BRK VENEER		CONVECTION		**AGE CONDITION EST**	
CB STUCCO		FA DUCTED		A E F G P VP VG	
CEDAR/REDWD		FA NO DUCTED		**BLDG DEPRECIATION**	
CEMENT CLPBR		HEAT PUMP		PHYSICAL	
CLAPBOARD		HOT WATER		FUNCTION	
CONC OR BLK		NONE		ECONOMIC	
DÉCOR BLK		RAD ELEC		TEMPORARY	
GLASS/THERMO		RAD WTR			
LOGS		STEAM		**BASE RATE CODE**	
MASONITE		WALL/FLR FURN			

II. Data Collection Form = DCF

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

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

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

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

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

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

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

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

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

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

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

History

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

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

Third Character/Why	Fourth Character/Action
A = Abatement/Appeal	E = Estimate
C = Callback	L = Measure & Listed or just listed after a previous measure/or used on vacant property to prevent a future unnecessary list letter.
H = Hearing	
P = New Construction/Pickup	M = Measure Only
S = Subdivision	R = Reviewed
T = Town/Taxpayer Request	X = Refusal with notes
U = Update	
V = Verification Process	*Used with 3rd Character H only*
	C = Change used w/Hearing Only
	N = No Change used w/Hearing Only

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

ACTIONS

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

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

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

M = MEASURED only.

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

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

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

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

LISTING THE PROPERTY

Building Site & Land Topography Description

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

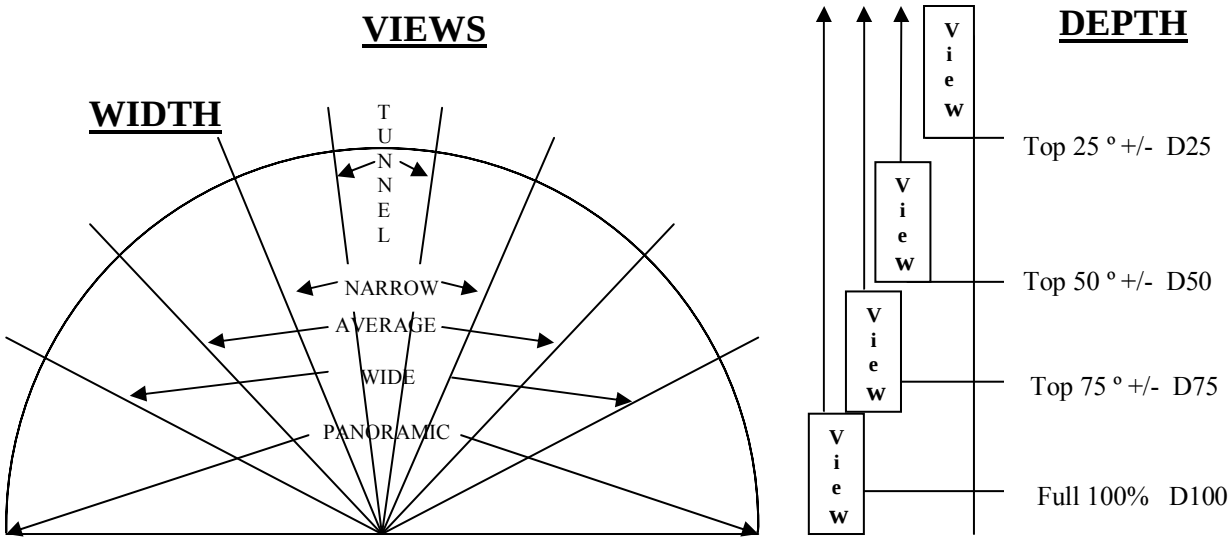
Topography

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

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

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

Road — Gravel/Dirt; Paved; Undeveloped.



SUBJECT *

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

DISTANCE

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

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

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

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

LISTING THE PROPERTY

Building Style & Normal Story Height

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

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

Story Height Explanation (See Story Height Examples)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

1.) Attics - Attics are only classified if they are accessed by a permanent stairway. Attics which are accessed by pull down stairs or ladder are not assessed, but should be noted in the notes.

2.) Basements - Below grade areas with at least 5' or more headroom are considered basements. Areas with less than 5' of headroom are considered crawl space. A note should be made when access to the basement is from the outside of the home only. Usable basement areas should be measured, drawn and coded on the sketch. If basement areas are estimated, a note should be made of this estimate in the remarks section.

3.) Office Areas - Office areas should be measured and drawn on the sketch for all commercial buildings, not designed specifically for offices, ie. garages, warehouses, factories, etc.

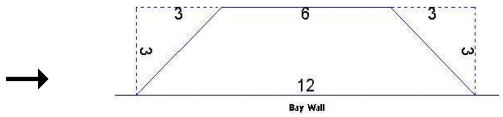
4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.

5.) Vaulted Ceilings - Areas where the ceiling is pitched upward, not flat by about 2 to 5 feet, but less than one-story which is the typical height of a cathedral ceiling.

Bay or Bow Window

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

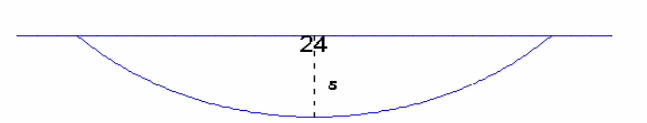
Only needed if different from other side



How to measure and sketch a bay window:

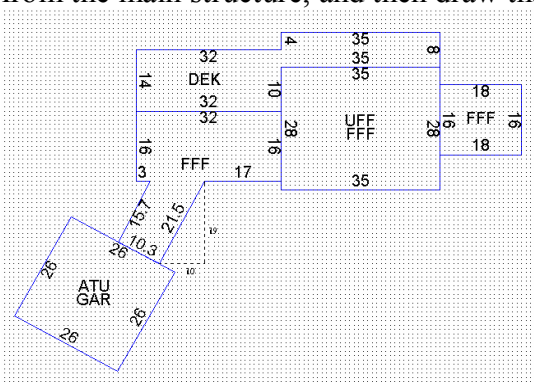
1.) Classify the bay window according to its appropriate story height.
2.) Check for basement area under the bay window upon listing.
3.) Bay windows are only picked up when they include floor space.

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



Angles

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



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

STRUCTURAL ELEMENTS

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

EXTERIOR WALLS

Two (2) entries possible, the 2 most predominate

MINIMUM: Plywood. Subwall sheathing with tar paper cover as a permanent siding.

BELOW AVERAGE: Siding not otherwise described and reflecting less than average quality; ie: masonite, rough sawn lumber w/bark.

NOVELTY: Denotes wood siding, generally found on camps, with or without sheathing underneath.

AVERAGE: Siding not otherwise described and reflecting average quality (for comparison purposes other average quality sidings include novelty, board & batten & clapboard). All forms of softwood.

BOARD & BATTEN: Vertical boards with narrow wooden strips called battens covering the joists.

ASBESTOS SHINGLE: Typically the shingles are hard and brittle with noticeable grain or textured surface, non-flammable material that comes in 1x2 sections used in homes circa 1940 - 1960's.

LOGS: Logs that are not simulated log.

ABOVE AVERAGE: Siding not otherwise described and reflecting better than average quality.

CLAPBOARD: Wood siding having one edge thicker than the other and laid so that the thick edge overlaps the thin edge of the previous board, not cedar or redwood, usually has knots.

CEDAR OR REDWOOD: Most commonly found as vertical siding, or at various angles on contemporary style housing, also exist as very high grade clapboard or shingles can have knots on low side of cedar/redwood.

PREFAB WOOD PANEL: A type of plywood siding of which there are unlimited varieties on the market. (T-111) Typically, a 4x8 sheets.

DECORATIVE BLOCK: Cement block that is either fluted or has a rough finish which appears like it has been broken in half.

WOOD SHINGLE: Shingles not of cedar or redwood, good quality shingles, but not above average.

CONCRETE/CINDER: Concrete or cinderblock siding.

STUCCO: Stucco veneer on concrete, cinder block or wood.

ASPHALT: Asphalt composition shingle, usually on modest housing.

BRICK ON VENEER: Brick veneer on wood or metal frame construction with wood sheathing.

BRICK ON MASONRY: A load bearing structural wall. Not brick buildings.

STONE ON MASONRY: Refers to various stone or stone veneers usually on a load bearing masonry wall.

VINYL SIDING: Clapboards made of vinyl with various grades or qualities. Typical siding used in today's construction due to low cost when compared to cedar clapboard.

ALUMINUM SIDING: Same as vinyl, but with aluminum material, clapboard style siding made from aluminum.

PRE-FINISHED METAL: Enameled or anodized metal commonly found on campers/mobile homes, commercial and industrial buildings.

GLASS/THERMOPANE: Vacuum packed glass sandwich, usually tinted and commonly found on large commercial and office buildings.

SOLID BRICK/STONE: Solid masonry walls; precast concrete panels.

CEMENT CLAPBOARD: Cement fiber siding. Asbestos-free fiber and cement combined and pressed together in the shape of a clapboard. Holds paint very well.

MASONITE: Composite pressboard/fiberboard, if not maintained will show areas of rot.

ROOF STRUCTURES

FLAT ROOF: Flat, no pitch to any direction.

SHED ROOF: Single direction sloping.

GABLE: A ridged roof with two pitches slopping away from each other.

HIP: A roof that rises by inclined planes from all four sides of the house to one common ridge or point.

SALTBOX: Essentially the same as a gable roof, but one of the two slopes is much longer than the other.

MANSARD: Similar to hip roof, but having a flat area on the top or changes the pitch of incline part way.

GAMBREL: A roof with two distant slopes on each side forming four roof planes.

IRREGULAR: Otherwise not described and having many different angles, shapes and slopes, i.e. bow style roof.

ROOF COVER

METAL/TIN: Tin or metal covering, often times corrugated like ribbon candy, typically 4x8 sheets, light gauge.

ROLLED COMPOSITION:
Typically a felt saturated with asphalt and granule stones on the surface. It comes in a roll. Good for low pitch roofs.

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

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

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

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

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

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

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

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

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

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

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

INTERIOR WALLS

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

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

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

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

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

DRYWALL: A rigid sandwich of plaster and paper.

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

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

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

HEATING FUEL

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

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

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

ELECTRIC: Baseboards or geothermal.

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

HEATING TYPE

NONE: No heat.

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

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

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

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

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

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

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

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

INTERIOR FLOORING

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

MINIMUM PLYWOOD: Plywood subfloor or underlayment.

CONCRETE: Concrete slab usually commercial or industrial.

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

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

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

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

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

PARQUET FLOORING: Refers to a surface made of small pieces of hardwood, solids and veneers in various patterns and designs.

CARPET: Wall to wall carpet of good grade, usually found over the subfloor material, but occasionally covering other floor covers as a replacement.

AVERAGE FOR USE: Is generally used for commercial/industrial buildings to describe the floor as being normal for this type of structure and use.

NUMBER OF BEDROOMS

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

BATHS OR BEDROOMS

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

Commercial Baths

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

GENERATORS

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

EXTRA KITCHEN

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

AIR CONDITION SYSTEMS

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

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

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

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

NUMBER OF STORIES

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

QUALITY ADJUSTMENT

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

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

CONDITION

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

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

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

Defined as:

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

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

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

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

XFOB

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

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

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

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

Common AGP diameters and AREA calculators for round pools.

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

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

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

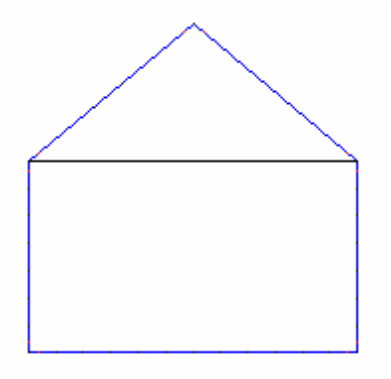
DECK - Deck refers to platforms that are not attached to the primary building. Some decks will be attached to the above ground pools.

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

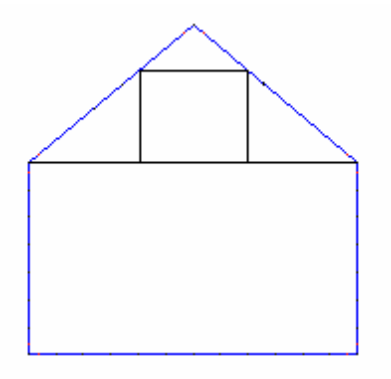
1. Childs playhouse
2. Tree houses
3. Ice or Bob houses
4. Bulkheads - metal doors covering the entrance to the basement
5. Dog houses
6. Fire escape platforms
7. Handicap ramps
8. Metal storage boxes (or trailer bodies) on residential property.

All XFOB's not picked up should be noted.

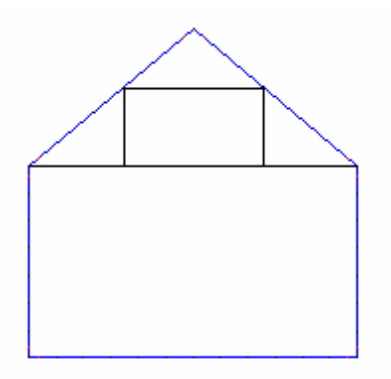
STORY HEIGHT EXAMPLES



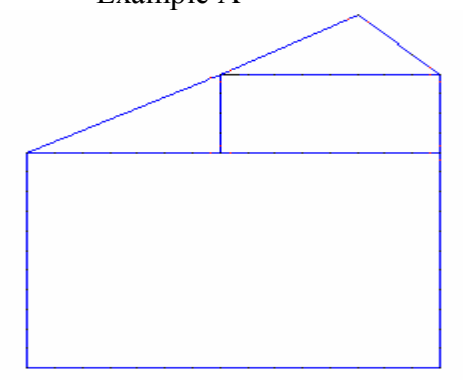
1 STORY FRAME
Ranch - Bungalow or comparable structures. No second floor or attic space.



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

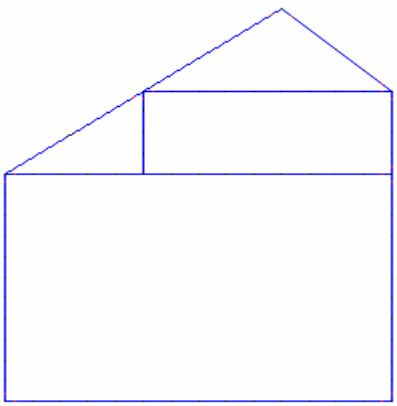


Example A

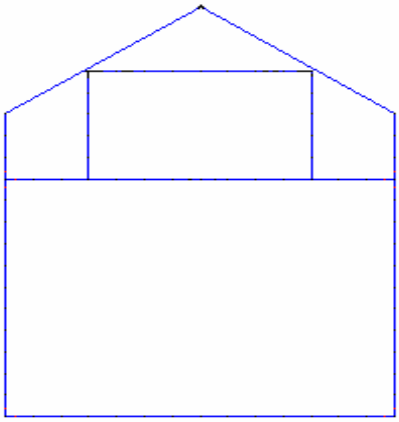


Example B

1-1/2 STORY FRAME
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered upper floor area. *See Example A & B Left*

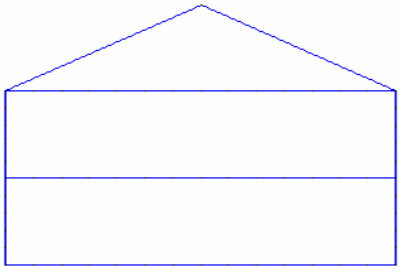


Example A

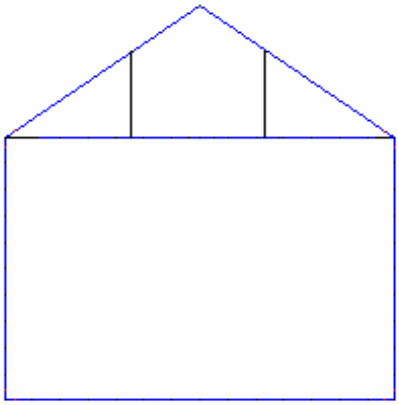


Example B

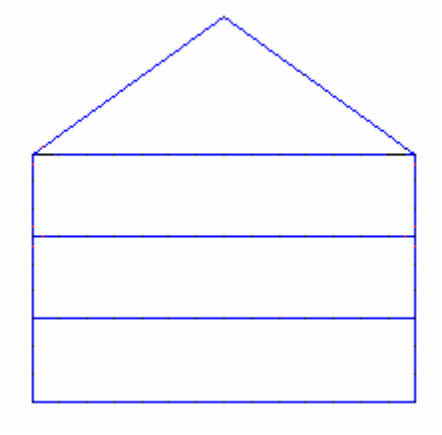
1-3/4 STORY FRAME
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.
See Example A & B Left



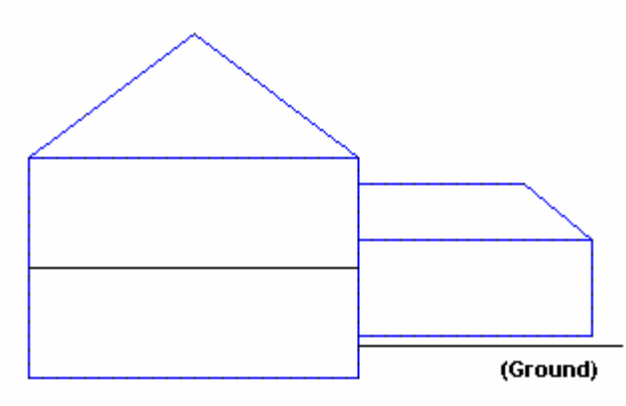
2 STORY FRAME
Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.



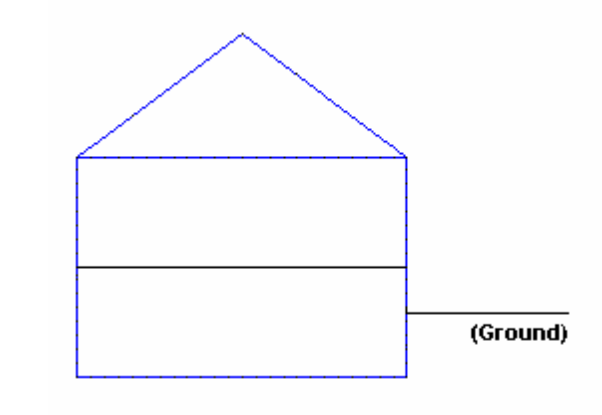
2 STORY FRAME & ATTIC
Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area.



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



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

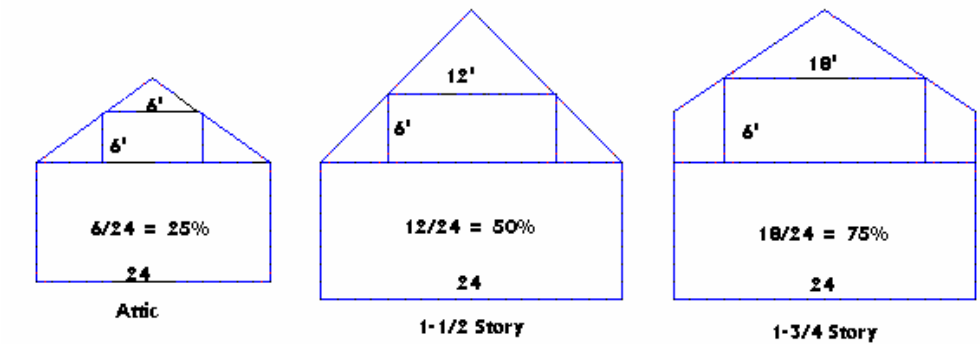


SPLIT ENTRY - one story Ranch Style Home ½ of lower floor foundation exposed.

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

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

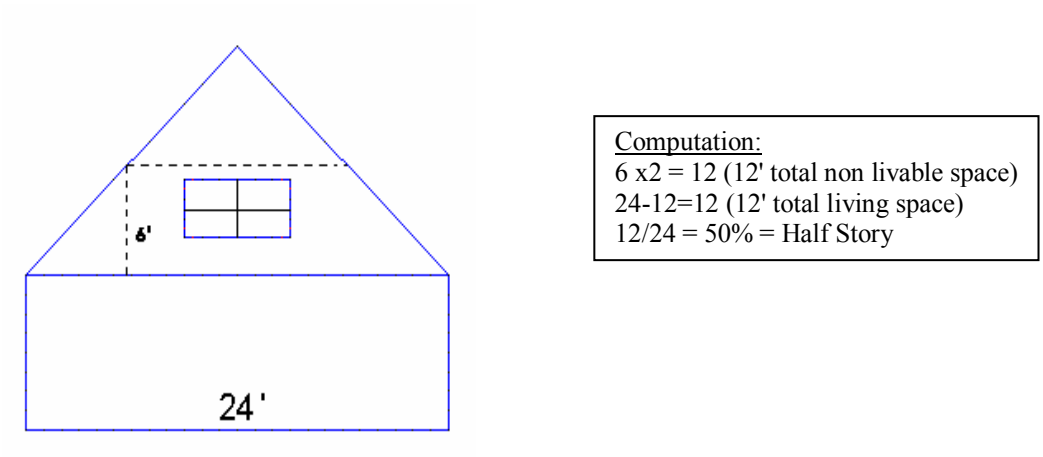
Example: Method 1



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

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

Example: Method 2

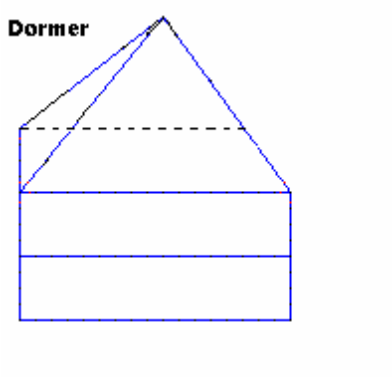


*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

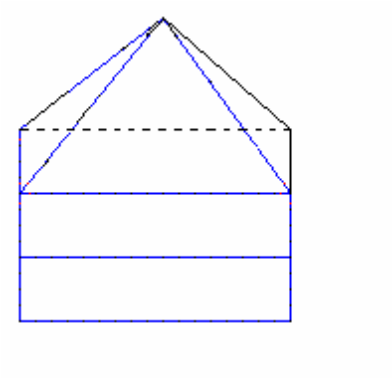
Dormers

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

EXAMPLES:



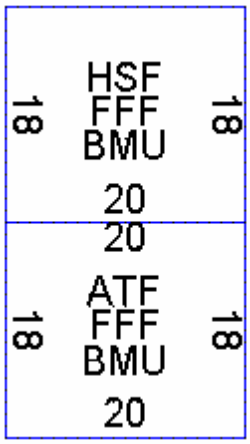
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

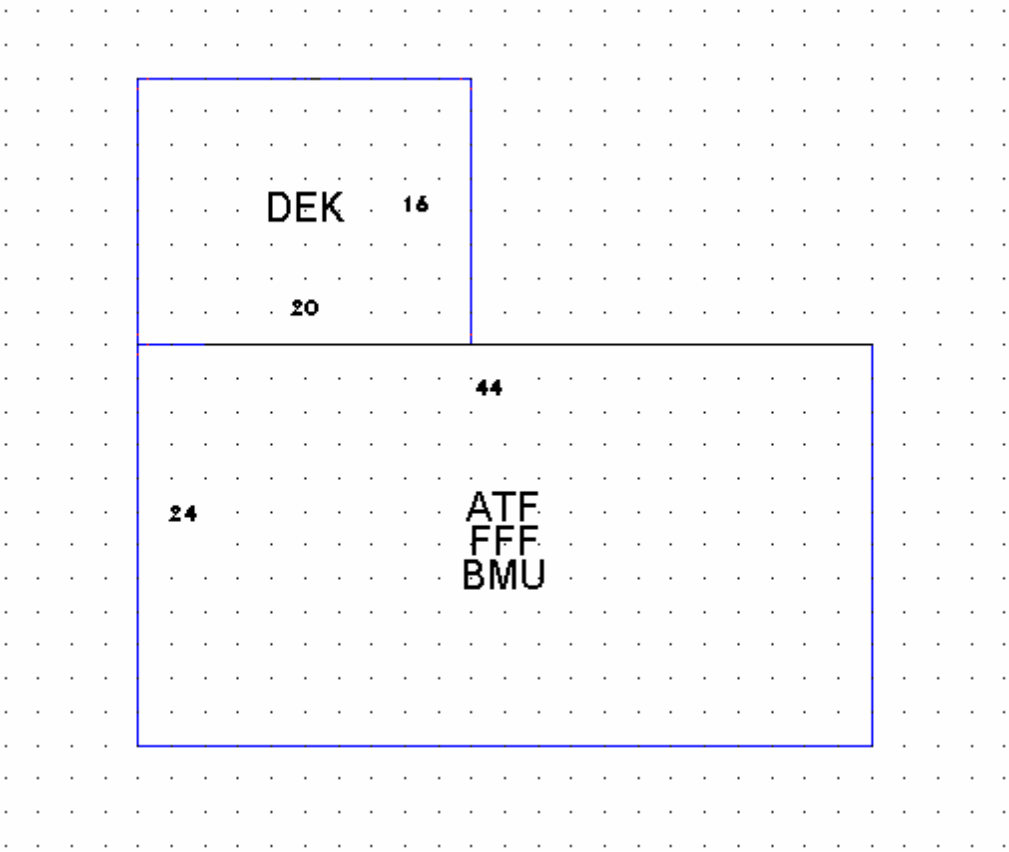


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

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

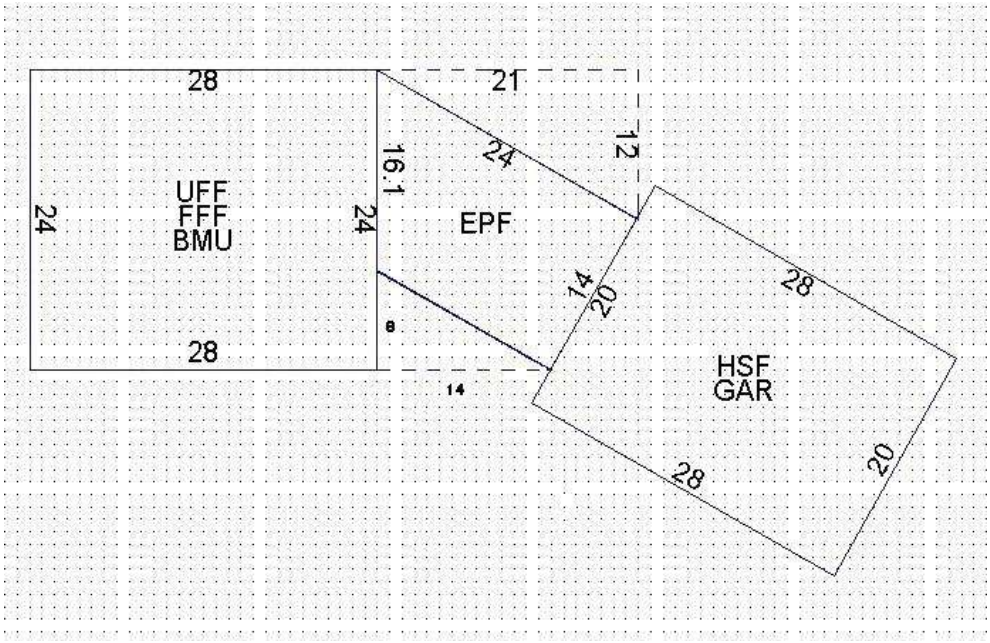
Represents dormer addition





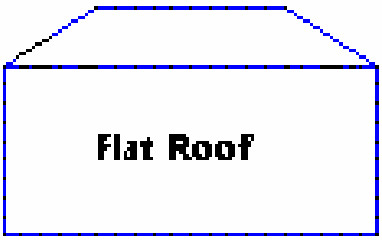
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

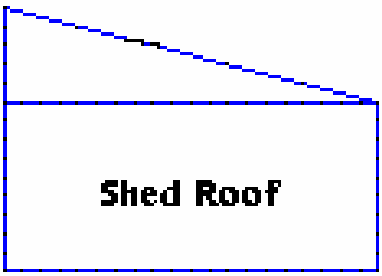
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.

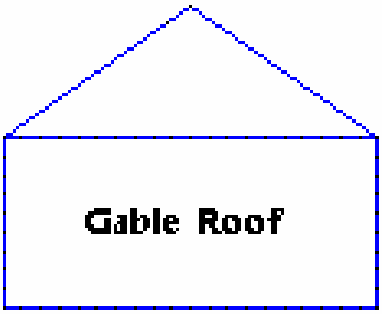


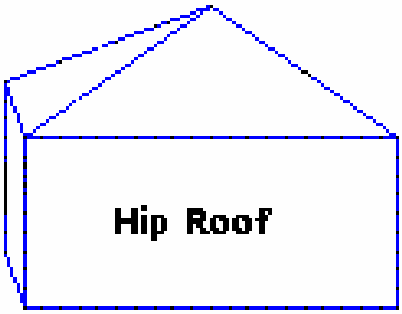
Whenever angles are involved, it is important to provide enough information to accurately compute the area of each section. By breaking up a section into squares, rectangles and right triangles, it makes the area calculation easier and more accurate. Too much information is better than too little. With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

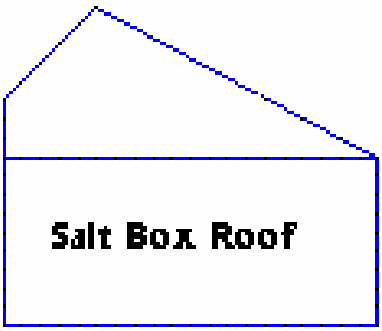
ROOF TYPES

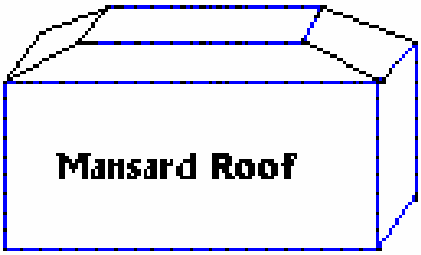

Flat Roof

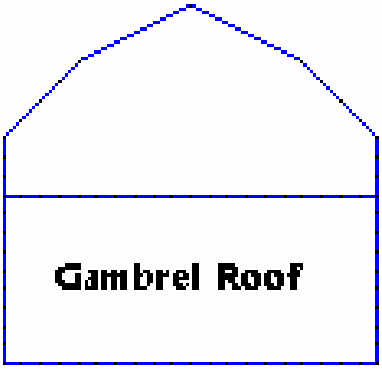

Shed Roof

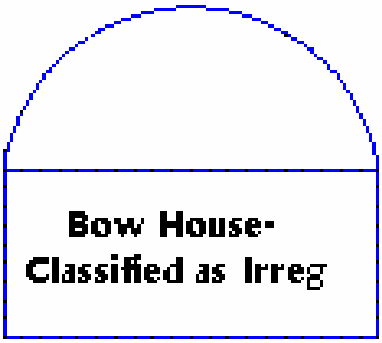

Gable Roof

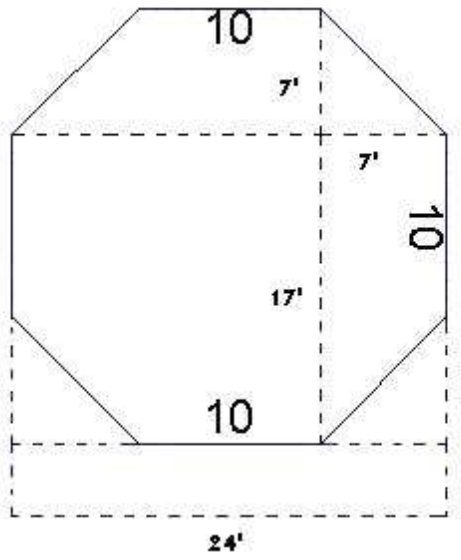

Hip Roof


Salt Box Roof


Mansard Roof


Gambrel Roof


Bow House-
Classified as Irreg



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

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

SECTION 2

PRIOR DRA
GENERAL STATISTICS

Prior Sales Analysis Information

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

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

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

DRA PRIOR YEAR RATIO RESULTS

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

Ratio Study Year 2014

Overall Median Assessment to Sales Ratio:	**96.2**
Coefficient of Dispersion:	**7**
Price Related Differential:	**1.01**

	Ratio	**COD**
Residential Land Only Sales:	**84.3**	**17**
Residential Land & Building Sales:	**96.2**	**6.1**
Commercial Land & Building Sales:	**N/A**	**N/A**

SECTION 3

VALUATION PREMISE

A. THREE APPROACHES TO VALUE HIGHEST & BEST USE

B. ZONING

C. TOWN PARCEL BREAKDOWN

D. TIME TRENDING

E. NEIGHBORHOOD CLASSIFICATION

F. BASIC MASS APPRAISAL PROCESS

G. ASSUMPTIONS, THEORIES & LIMITING FACTORS

H. TELECOMMUNICATIONS & UTILITIES

A. Three Approaches to Value

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

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

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

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

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

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

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

1. That the amount estimated is the highest price in terms of money for which the property is deemed most likely to sell in a competitive market.

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

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

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

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

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

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

MARKET MODIFIED COST APPROACH TO VALUE

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

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

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

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

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

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

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

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

THE SALES DATA

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

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

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

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

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

HIGHEST & BEST USE

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

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

B. Zoning

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

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

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

300.00 DISTRICTS

The following districts are established for the purpose of promoting the health, safety, and welfare of the population; to implement the goals of the Litchfield Master Plan; to minimize the impact on the natural environment; to provide a variety of housing opportunities; to protect the value of residential property; to broaden the Town's tax base; to provide increased employment opportunities; to minimize the impact on traffic flow; to encourage the development of balanced and harmonious land uses of varying intensities; and to protect the character of the Town:

a. Residential;

b. Highway Commercial;

c. Southwestern Commercial;

d. Northern Commercial;

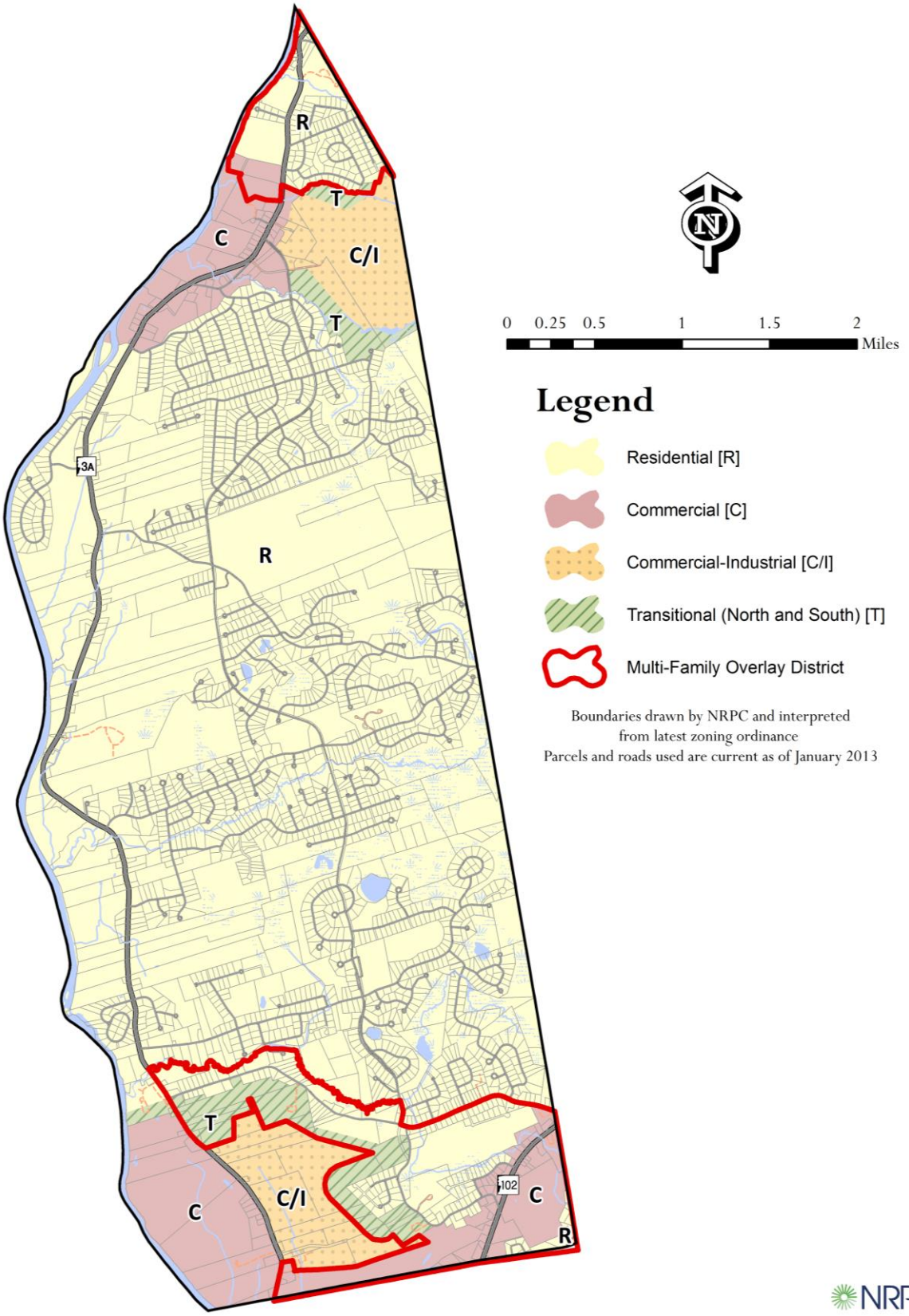
e. Transitional;

f. Southern Commercial/Industrial Service (Amended March 2000); and

g. Northern Commercial/Industrial Service (Amended March 2000)

The boundaries of each district, permitted uses within the district and the regulations, standards, and conditions which such uses must meet are defined in the sections specific to each district. The general locations of each district are depicted on Map I.

MAP 1: Zoning Districts



500.00 RESIDENTIAL DISTRICT (March 12, 1991)

In the Residential District no land, building, structure or equipment may be used for any purpose which would be injurious, noxious or offensive by way of odor, fumes, smoke, dust, vibration, noise or other objectionable features or hazardous to the community on account of fire, explosion or other cause.

500.01 *District Boundaries*. The Residential District shall include all land in the Town of Litchfield, which is not located within the boundaries of the following districts:

a. Highway Commercial;

b. Southwestern Commercial;

c. Northern Commercial;

d. Transitional;

e. Southern Commercial/Industrial Service; and

f. Northern Commercial/Industrial Service.

501.00 Permitted Uses.

The construction, development and use of land in the residential district shall be subject to all other applicable provisions of this Ordinance. Uses not listed in Section 501.00 are prohibited. (March 12, 1991)

a. Single family residences;

b. Duplex or two-family residences;

c. Farming and related agricultural uses;

d. Utility structures of less than two hundred (200) square feet in area designed to provide utility services to residential customers; all such structures shall receive site plan approval from the Planning Board. (Adopted March 1987)

e. Home occupations in compliance with the requirements of Section 504.00 of these regulations and subject to Planning Board review under the Site Plan Review Regulations, particularly section 151, Submission Requirements for Home Occupations. (Amended March 1992.)

f. Sand and gravel excavations, subject to the applicable ordinances governing the removal of sand, gravel and raw materials, the requirements of RSA 155-E, and such excavation regulations as may be enacted or adopted pursuant thereto.

g. Manufactured housing in approved manufactured housing parks and Residential manufactured Housing Districts subject to the provisions of Section 505.00 and 506.00.

h. Independent Living / Open Space Housing Development for Older Persons (March 2001)

i. Fences in accordance with Section 502.04.

502.00 Lot Requirements.

502.01 *Area*. Minimum contiguous dry lot size is one (1) acre (43,560 square feet) for single family residences and one and one-half (1.5) acres (65,340 square feet) for duplexes and two-family residences. (March 2001)

a. ***Building Envelope/Buildable Area.*** For lots created (Subdivision/Lot-line Adjustment) after March 13, 2007, the minimum contiguous area that is unencumbered by floodplain (FEMA FIRM 100-year Flood Hazard Zone), any setbacks, any right-of-way (R.O.W.), and/or any restrictive easements shall be 0.4 acres (17,424 ft^2) for single-family residences and 0.8 acres (34,848 ft^2) for duplexes and two-family residences. NOTE: *The intent is to allow sufficient area for locating the principal dwelling unit and have ample area for yards and gardens, and additions and/or accessory structures (E.g. Garage, shed, pool, patio, porch, etc.) (Adopted March 13, 2007)*

502.02 *Frontage*. Minimum frontage is one hundred-fifty (150) feet for single family residences and two hundred (200) feet for duplexes and two-family residences.

502.03 *Setbacks*. All structures must be set back a minimum of fifty (50) feet from the front lot line and public rights-of-way, and twenty (20) feet from side and rear lot lines. For Albuquerque Avenue, all buildings or structures shall be setback a minimum of seventy-five (75) feet from the edge of right-of-way. *(Amended March 2005)*

Any structure or portion thereof for which a valid building permit was obtained and which was legally occupied before January 1, 1988 shall be considered to be in compliance with the minimum setback requirements of this section. Any additions or other construction which takes place after January 1, 1988 must comply with all the requirements of this section. (March 12, 1991)

502.04 Fences. All fences must be six feet (6') or less in height and the finished side of the fence must face the abutting property. (Adopted March 13, 1979, Amended September 14, 1982, Amended March 13, 1990.)

503.00 Special Exceptions. *(March 1987)*

The following uses may be permitted by special exception where the applicant(s) can demonstrate to the satisfaction of the Zoning Board of Adjustment that:

a. such use will not be detrimental to the health or safety of residents;

b. such use will not create undue traffic congestion;

c. all necessary state and federal permits will be obtained;

d. such use will not be incompatible with surrounding neighborhood; and subject to site plan review and approval from the Litchfield Planning Board.

1) Outdoor golf courses;
2) Cross-country ski areas;
3) Accessory uses to golf courses and cross-country ski areas, such as outdoor tennis courts, pro shops, dining facilities, maintenance and storage areas, and showers.

525.00 MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT

(Adopted March XX, 2015)

525.01 *Purpose*. The purpose of this ordinance is to provide an opportunity for multi-family residences within the Town of Litchfield consistent with the Town's single-family character. The intent is to identify ideal areas for commuters residing within the town of Litchfield where multi-family residences shall be permitted in addition to the permitted uses of the underlying zoning district. This Ordinance was established in order to meet the goals related to the provision of a diverse supply of housing set forth in the Litchfield Master Plan, as amended. Additionally, NH statute requires communities to provide a reasonable opportunity for affordable Workforce Housing, including multi-family residences, in accordance with RSA 674:58-61.

525.02 *District Boundaries*. The development of Multi-Family Residences, in accordance with the provisions of this Ordinance, is permitted within the following locations:

a. All parcels within the Residential District north of Leach Brook.

b. The following parcels north of Leach Brook in the Commercial or Transitional Districts: Map-Lot 22-11, 22-13, 22-37, and 22-98.

c. All parcels within the Residential, Transitional, and Commercial Districts within an area east of Route 3A, south Chase Brook to Albuquerque Avenue, then south of Page Road east of Albuquerque Avenue, and north and west of the Litchfield-Hudson town line.

525.03 *Site Plan and Subdivision Review*. In each case where construction of a building for multi-family use, or alteration and rehabilitation of an existing structure for multi-family use, and/or the subdivision of land or property, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan and/or subdivision review in accordance with the Site Plan Review and Subdivision Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan and/or subdivision plan. When modifying or disapproving a site plan and/or subdivision plan after review, the Board shall enter its reason for the modification or disapproval into its records.

525.04 *Performance Standards*. Multi-family residential units shall be compatible in character, scale and design with existing homes in close proximity and abutting the proposed development. Building design shall maintain the existing single-family character of the neighborhood. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

525.05 *Availability of Municipal Water and Waste Water Systems*. Where available, applications for multi-family housing are required to connect to existing municipal water supply and/or waste water systems. Where a connection is not possible to municipal water, applicants must demonstrate how they will meet current building code requirements for multi-family residential sprinkler systems. Where a connection is not possible to municipal waste water systems, applicants must demonstrate full compliance with the NH Department of Environmental Services' Env-Wq 1000 Subdivision and Individual Sewage Disposal System Design Rules.

526.00 Permitted Uses

In the interest of providing a reasonable opportunity for a mix of affordable housing, multi-family residences are permitted, under the following terms of this Ordinance, in addition to the uses permitted within the underlying zoning districts.

527.00 Lot Requirements

527.01 *Area*. Minimum contiguous dry lot size is two (2) acres (87,120) for multi-family residences with three (3) dwelling units plus five-thousand (5,000) square feet for each additional dwelling unit. There shall be a maximum of six (6) dwelling units in any one building and density of 2.5 dwelling units per acre. There is no limit to the number of structures permitted per parcel so long as the application does not exceed the maximum density.

a. ***Building Envelope/Buildable Area.*** The minimum contiguous area that is unencumbered by floodplain (FEMA FIRM 100-year Flood Hazard Zone), any setbacks, any right-of-way (R.O.W.), and/or any restrictive easements shall be 1.2 acres (52,272 ft^2) for multi-family residences. NOTE: *The intent is to allow sufficient area for locating the principal dwelling unit and have ample area for yards and gardens, and additions and/or accessory structures (e.g. Garage, shed, pool, patio, porch, etc.)*

527.02 *Frontage*. Minimum frontage is two-hundred (200) feet for multi-family residences.

527.03 *Setbacks*. All structures, with the exception of fences, must be set back a minimum of fifty (50) feet from the front lot line and public rights-of-way, and twenty (20) feet from side and rear lot lines.

527.04 *Fences*. All fences must be six feet (6') or less in height and the finished side of the fence must face the abutting property.

527.05 *Building Height*. Maximum building height is thirty-five (35) feet.

528.00 Conflict and Severability

If any section of this Ordinance is found to be in conflict with any other section of the Ordinance or with any local, state, or federal regulation, the more stringent standard shall apply, with the exception of Section 500.00-502.04, Residential District, and Section 900.00-902.04, Transitional District, wherein this ordinance shall prevail for multi-family residential applications. The invalidity, unconstitutionality or illegality of any Section or provision of this Ordinance or of any zoning district boundary shown on the zoning map shall not have any affect upon the validity, constitutionality or legality of any other Section, provision or zoning district boundary.

600.00 HIGHWAY COMMERCIAL DISTRICT (ROUTE 102) *(Adopted March 14, 1989)*

600.01 *District Boundaries*. *(Amended March 11, 2014)*
The boundaries of the Highway Commercial District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

a. West side of Route 102: Along Route 102 entire parcels that are approximately within 600 feet of the right-of-way including lots 2-22, 2-24, 2-25, 2-26, 2-29, 2-30, 2-31, 2-32 , 2-33, 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41, 2-42, 2-43, 2-44, 2-64, 2-65, 2-66, 2-67, 2-68, 2-69, 2-70, 2-72, 2-73, 2-74, 2-89, 2-90, 2-116, 2-117, 2-118, 2-119, 2-127, and 5-4.

   All lands south of the Circumferential Highway right-of-way, west of Route 102, and east of Route 3-A including parcels 1-26, 1-27 and 1-28.

b. East Side of Route 102: All the land on the east side of Route 102 to the Litchfield/Hudson Town Line exempting that portion of land known as the Donalier Estates Subdivision and exempting those parcels or portions of parcels with frontage on Old Derry Road where the frontage may be in either the Town of Litchfield or Hudson. *(Amended March 2014)*

600.02 *Site Plan Review*. In each case where construction of a building for non-residential use, or alteration and rehabilitation of an existing non-residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with the Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearings upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

600.03 *Performance Standards* *(Amended March 2014)*

a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.

b. All non-residential uses shall be compatible in character, scale and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.

601.00 Permitted Uses.

The following uses are permitted in the commercial district. Uses not listed in Section 601.00 or 603.00 are prohibited. (March 12, 1991)

a. Banks and branch offices of financial institutions.

b. Establishments offering goods for sale including dry goods, foods, hardware, clothing and apparel, antiques, and other general retail commodities, but not including automotive service or gasoline sales. *(Amended March 2014)*

c. Restaurants not including automobile oriented fast-food restaurants with take-out and/or drive-through service.

d. Civic Centers.

e. Professional offices.

f. Health care facilities and services.

g. Personal services and offices.

h. Hotels, motels and bed and breakfasts. *(Amended March 2014)*

i. Indoor theaters.

j. Churches and associated parsonages.

k. Public, private or non-profit recreational facilities, fraternal orders, or membership clubs.

l. Schools, nurseries and day care centers.

m. Funeral homes.

n. Residential units constructed prior to March 14, 1989 and home occupations within these units subject to the provisions of Section 504. (March 12, 1991)

o. Research and testing laboratories.

p. Mixed use - Commercial/Residential as follows: A maximum of one residential unit may be developed in conjunction with a commercial use. The residential units shall be accessory and subordinate to the use of the lot for commercial purposes. Minimum lot size shall be one acre (43,560 square feet). Septic systems must be designed, sited and constructed to adequately handle all wastes from the commercial use and the residential unit. (Amended March 1992.)

q. Agricultural uses including: *(March 1994, Amended March 2014)*
   1. Agriculture
   2. Farm worker dwelling
   3. Farm roadside stand/storefront
   4. Accessory structures for agricultural use
   5. Agritourism
   6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
   7. Agricultural processing plants

r. Utility structures of less than 200 square feet in area. (March 1996)

s. Independent Living / Open Space Housing Development for Older Persons (March 2001)

t. Retail establishments primarily for the sale of motor vehicles, supplies and equipment, but not including salvage yards. *(March 2014)*

601.01 *Multiple Principal Uses*. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

602.00 Lot Requirements.

602.01 *Area*. Minimum lot size and dimensions are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use, compatibility with adjacent land uses and existing conditions, but shall in no cases be less than one (1) contiguous dry acre. (March 2001)

602.02 *Frontage*. Minimum frontage shall be as follows:

Location of Frontage	***Minimum Frontage***
Frontage on Route 102	200 feet
Frontage on Route 3-A	200 feet
Lots created before 3/14/1989 with frontage on Route 3A	150 feet
All Other Roads or lots with access provided from a road other than Route 102 or 3A	150 feet

(Amended March 11, 2014)

602.03 *Setbacks*. All buildings, structures, parking areas and other site improvements, excluding access drives, walkways, fire lanes, and landscaped areas, shall be set back a minimum of fifty (50) feet from public rights-of-way and twenty (20) feet from side or rear lot lines; all structures shall be set back from side or rear lot lines a distance equivalent to or exceeding the height of said structure. Where a commercial site provides for pedestrian and vehicular access to an adjacent commercial site, site improvements, other than buildings, may be located within side or rear setbacks. Overhanging eaves and unsupported roofs or sunscreens may project six (6) feet into the setback area.

602.04 *Building Height*. Except for structures not intended for human occupation, (chimneys, water towers, church spires, etc.,) maximum building height is 56 feet.

602.05 *Site Coverage, Maximum Impervious Surface*. A maximum of 65 percent of the gross area of the site shall be comprised of impervious surfaces or occupied by buildings, structures, parking areas, driveways/roads and other site improvements excluding landscaping. *(Amended March 11, 2014)*

603.00 Special Exceptions.

The following uses are permitted by special exception of the Zoning Board of Adjustment (ZBA) subject to site plan review of the Planning Board and any conditions of approval imposed by the ZBA to meet the standards and requirements of this ordinance. The ZBA shall determine if the proposed commercial use will meet the standards established herein for that use:

a. Gasoline Sales:

1) Shall not be located within a 500 feet radius of another gasoline sales station within the Town of Litchfield except where the existing station is located across a major road upon which the proposed station takes access.
2) Pumps shall be set back at least 50 feet from the public right-of-way.
3) Two access/egress points shall be provided

700.00 SOUTHWESTERN COMMERCIAL DISTRICT (ROUTE 3-A) *(Adopted March 14, 1989)*

700.01 *District Boundaries. (Amended March 11, 2014)*
The boundaries of the Southwestern Commercial District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

Beginning at the Litchfield Town Line to the south, all parcels west of Route 3-A to the Merrimack River and including 1-1; 1-2; 1-3; 1-4; 1-5; 1-7; 1-8; 1-9; 1-10; 1-11; 1-12; 1-13; 1-14; 1-15; 1-16; 1-17; 3-42; 3-41; 3-48; 3-33 and 3-40; ending at the southern lot lines of 3-36 and 3-39.

700.02 *Site Plan Review.* In each case, construction of a building for non-residential use, or alteration and rehabilitation of an existing non-residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with the Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearings upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

700.03 *Performance Standards (Amended March 11, 2014)*

a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.

b. All non-residential uses shall be compatible in character, scale and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.

701.00 Permitted Uses.

The following uses are permitted in the Southwestern Commercial District. This zone is intended to provide for an accessible, well planned area for local community shopping functions. Clusters of shops or small scale shopping centers as well as individual shops are encouraged for this zone. Large regional shopping type uses, such as department stores, exceeding a footprint of 20,000 square feet are not permitted. Uses not listed in Section 701.00 or 703.00 are prohibited. *(March 12, 1991, Amended March 11, 2014)*

a. Banks and branch offices of financial institutions.

b. Establishments offering goods for sale including dry goods, foods, hardware, clothing and apparel, antiques, and other general retail commodities, but not including automotive service or gasoline sales. *(Amended March 11, 2014)*

c. Restaurants not including fast-food restaurants with take-out and/or drive-through service.

d. Civic Centers.

e. Professional offices.

f. Health care facilities and services.

g. Personal services and offices.

h. Bed and breakfasts. *(Amended March 11, 2014)*

i. Indoor theaters.

j. Churches and associated parsonages.

k. Public, private or non-profit recreational facilities, fraternal orders, or membership clubs.

l. Schools, nurseries and day care centers.

m. Funeral homes.

n. Research and testing laboratories.

o. Agricultural uses including:
   1. Agriculture
   2. Farm worker dwelling
   3. Farm roadside stand/storefront
   4. Accessory structures for agricultural use
   5. Agritourism
   6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
   7. Agricultural processing plants

(Amended March 11, 2014)

p. Accessory uses to permitted uses including the servicing or repair of machinery, large appliances or equipment having internal combustion engines where such uses are secondary and customary to the principle use.

q. Warehousing of goods including those listed in (b) above. *(Amended March 1992.)*

r. Mixed use - Commercial/Residential as follows: A maximum of one residential unit may be developed in conjunction with a commercial use. The residential unit shall be accessory and subordinate to the use of the lot for commercial purposes. Minimum lot size shall be one acre (43,560 square feet). Septic systems must be designed, sited and constructed to adequately handle all wastes from the commercial use and the residential unit. *(Amended March 1992.)*

s. Utility structure of less than 200 square feet in area. *(March 1996)*

701.01 *Multiple Principal Uses*. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

702.00 Lot Requirements.

702.01 *Area*. Minimum lot size and dimensions are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent land uses and existing conditions, but shall in no cases be less than one (1) contiguous dry acre. (March 2001)

702.02 *Frontage*. Minimum frontage shall be as follows:

Location of Frontage	***Minimum Frontage***
Frontage on Route 102	200 feet
Frontage on Route 3-A	200 feet
Lots created before 3/14/1989 with frontage on Route 3A	150 feet
All Other Roads or lots with access provided from a road other than Route 102 or 3A	150 feet

(Amended March 11, 2014)

702.03 *Setbacks*. All buildings or structures, parking areas, and other site improvements, excluding access drives, walkways, fire lanes, and landscaped areas, shall be set back a minimum of fifty (50) feet from public rights-of-way and twenty (20) feet from side or rear lot lines. All buildings or structures shall be set back from side or rear lot lines a distance equal to or exceeding the height of said structure. A fifty (50) foot wide landscaped buffer shall be maintained between NH Route 3-A and any developed portions of a site. Where a commercial site provides for pedestrian and vehicular access to an adjacent commercial site, site improvements, other than buildings, may be located within side or rear setbacks.

702.04 *Building Height*. Except for structures not intended for human occupation, (chimneys, water towers, church spires, etc.,) maximum building height is 56 feet.

702.05 *Site Coverage, Maximum Impervious Surfaces*. A maximum of 65 percent of the gross area of the site shall be comprised of impervious surfaces or occupied by buildings, structures, parking areas, driveways/roads and other site improvements excluding landscaping. *(Amended March 11, 2014)*

703.00 Special Exceptions.

The following uses are permitted by special exception of the Zoning Board of Adjustment subject to site plan review by the Planning Board and any conditions of approval imposed by the ZBA to meet the standards and requirements of this ordinance. The ZBA shall determine if the proposed commercial use will meet the standards established herein for that use:

a. Gasoline Sales:

1) Shall not be located within a 500 feet radius of another gasoline sales station.
2) Pumps shall be set back at least 50 feet from the right-of-way.
3) Two access/egress points shall be provided.
4) Frontage shall be at least 200 feet on a Town approved road.
5) All underground storage tanks shall be double lined and contain a leak detection system in accordance with State of New Hampshire standards.
6) Such uses shall not create undue traffic, congestion or hazard.

b. Automobile Service and Repair:

1) Two access/egress points shall be provided.

800.00 NORTHERN COMMERCIAL DISTRICT (Adopted March 14, 1989)

800.01 *District Boundaries. (Amended March 11, 2014)*
The boundaries of the Northern Commercial District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

a. West Side of Route 3A: Beginning at the southern lot line of 22-14 and extending to the southern lot line of 20-7, including 22-13 (the lot known as the Moores Falls Lot); 22-10; 22-11; 22-9; 22-7; 22-96; 22-5; 22-4; 22-2; 22-1; 21-12; 21-10; 21-9; 21-7; 21-5; 21-3; 21-1; 20-21; 20-17; 20-19; 20-15; 20-13; 20-12; 20-10; 20-8; 22-98; 22-99; 22-100; 20-5; and 20-7.

b. East Side of Route 3A: Including lot 22-8 (west of a line from the intersection of the southern lot line of 22-12 and the eastern boundary of the New England Power Company right-of-way to the northeast corner of 22-6); 22-6, 22-3, 21-64, 21-11, 21-13, 21-8, 21-4, 21-23, 21-2, 20-30, 20-29, 20-27, 20-25, 20-23, 20-28, 20-26, 20-24, 20-22, 20-20, 20-18, 20-16, 20-14, 20-11, 20-9, 20-6, 21-6, 21-20, and 21-24.

800.02 *Site Plan Review.* In each case where construction of a building for non-residential use, or alteration and rehabilitation of an existing residential or non-residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

800.03 *Performance Standards. (Amended March 11, 2014)*

a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.

b. All non-residential uses shall be compatible in character, scale and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.

801.00 Permitted Uses.

The following uses are permitted in the Northern Commercial District. This zone is intended to provide for an accessible, well planned area for local community shopping functions. Clusters of shops or small scale shopping centers as well as individual shops are encouraged for this zone. Large regional shopping type uses, such as department stores, exceeding a footprint of 20,000 square feet are not permitted. Uses not listed in Section 801.00 or 803.03 are prohibited. *(March 12, 1991, Amended March 11, 2014)*

a. Banks and branch offices of financial institutions.

b. Establishments offering goods for sale including dry goods, foods, hardware, clothing and apparel, antiques, and other general retail commodities, but not including automotive service or gasoline sales. *(Amended March 11, 2014)*

c. Restaurants not including fast-food restaurants with take-out and/or drive-through service.

d. Professional offices.

e. Health care facilities and services.

f. Personal services and offices.

g. Bed and breakfasts. *(Amended March 11, 2014)*

h. Indoor theaters.

i. Churches and associated parsonages.

j. Public, private or non-profit recreational facilities, fraternal orders, or membership clubs.

k. Schools, nurseries and day care centers.

l. Funeral homes.

m. Residential units constructed prior to March 14, 1989 and home occupations within these units subject to the provisions of Section 504.00. (March 12, 1991)

n. Mixed use - Commercial/Residential as follows: A maximum of one residential unit may be developed in conjunction with a commercial use. The residential unit shall be accessory and subordinate to the use of the lot for commercial purposes. Minimum lot size shall be one acre (43,560 square feet). Septic systems must be designed, sited and constructed to adequately handle all wastes from the commercial use and the residential unit. (Amended March 1992)

o. Agricultural uses including: (March 1994)
   1. Agriculture
   2. Farm worker dwelling
   3. Farm roadside stand/storefront
   4. Accessory structures for agricultural use
   5. Agritourism
   6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
   7. Agricultural processing plants

(Amended March 11, 2014)

p. Utility structures of less than 200 square feet in area. (March 1996)

801.01 Multiple Principal Uses. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

802.00 Lot Requirements.

802.01 *Area*. Minimum lot size and dimensions are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent land uses and existing conditions, but shall in no cases be less than one (1) contiguous dry acre. (March 2001)

802.02 *Frontage*. Minimum frontage shall be as follows:

Location of Frontage	***Minimum Frontage***
Frontage on Route 102	200 feet
Frontage on Route 3-A	200 feet
Lots created before 3/14/1989 with frontage on Route 3A	150 feet
All Other Roads or lots with access provided from a road other than Route 102 or 3A	150 feet

(Amended March 11, 2014)

802.03 *Setbacks*. All buildings, structures, parking areas and other site improvements, excluding access drives, walkways, fire lanes, and landscaped areas, shall be set back a minimum of fifty (50) feet from public rights-of-way and twenty (20) feet from side or rear lot lines. For Albuquerque Avenue, all buildings or structures shall be setback a minimum of seventy-five (75) feet from the edge of right-of-way. All buildings or structures shall be set back from side or rear lot lines a distance equal to or in excess of the height of said structure. Where a commercial site provides for pedestrian and vehicular access to an adjacent commercial site, site improvements, other than buildings, may be located within side or rear setbacks. *(Amended March 2005)*

802.04 *Building Height*. Except for structures not intended for human occupation, (chimneys, water towers, church spires, etc.) maximum building height is 35 feet.

802.05 *Site Coverage, Maximum Impervious Surface*. A maximum of 65 percent of the gross area of the site shall be comprised of impervious surfaces or occupied by buildings, structures, parking areas, driveways/roads and other site improvements excluding landscaping.

803.00 Special Exceptions.

The following uses are permitted by special exception of the Zoning Board of Adjustment subject to site plan review by the Planning Board and any conditions of approval imposed by the ZBA to meet the standards and requirements of this ordinance. The ZBA shall determine if the proposed commercial use will meet the standards established herein for that use:

a. Gasoline Sales:

1) Shall not be located within a 500 foot radius of another gasoline sales station located in the Town of Litchfield except where the existing station is located across a major road from which the proposed station takes access.
2) Pumps shall be set back at least 50 feet from the right-of-way.
3) Two access/egress points shall be provided.
4) Frontage shall be at least 500 feet on Route 3-A and 200 feet on other Town approved roads.
5) All underground storage tanks shall be double lined and contain a leak detection system in accordance with State of New Hampshire standards.
6) Such uses shall not create undue traffic congestion or hazard.

b. Automobile Service and Repair:

1) Two access/egress points shall be provided.
2) Frontage shall be at least 200 feet on a Town approved road.

900.00 TRANSITIONAL DISTRICT (Adopted March 14, 1989)

900.01 *District Boundaries*. The Boundaries of the Transitional District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

a. Northern Transitional District: North of the Northern Commercial/Industrial Service District, including 22-37; and 21-18 (north of a line extended from the intersection of the southern lot line of 22-12 for 1,460 feet to the south east and then northward 875 feet to southeastern corner of 22-37). *(Amended March 2000, March 2014.)*

South of the Northern Commercial/Industrial Service District, including 21-19 and 21-18 (west of a line from the mid-point of the southern boundary of 21-113 to the intersection of Colby Brook and the former southern lot line of 21-21). *(Amended March 2000, March 2014.)*

a. Southern Transitional District: On the west side of Route 3-A, lot 3-39; and a portion of 3-36 south of a line extending from the centerline of Page Road southwesterly to the Merrimack River.

East of Route 3-A, including 3-3, 3-4, 3-5, 3-6; 3-8, 3-9, 3-10, and 3-11.

South of Page Road and east of Route 3-A, including 4-10; 3-1 and 3-2 (east of a line from the northwestern corner of 4-10 to the southeastern corner of 3-1); 1-31 (south of a line from the southwestern corner of 4-2 to the intersection of the western lot line of 5-195 and the northern lot line of 2-102, north of lots 76 and 85 identified on January 1988 Tax Maps No. 3 and 4, and west of a line 600 feet east of the rear lot lines of lots fronting on Amsterdam Circle and Rotterdam Drive); 2-102; 5-146; 2-101; 1-21, 1-95 and 1-30 (west of a line 600 feet east of the rear lot lines of lots fronting on Amsterdam Circle and Rotterdam Drive); 2-133; 2-99; 2-98; and 2-179. *(Amended March 12, 2013, March 11, 2014)*

900.02 *Site Plan Review*. In each case where construction of a building for non-residential use, or alteration and rehabilitation of an existing non- residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

900.03 *Performance Standards.* *(Amended March 11, 2014)*

a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.

b. All non-residential uses shall be compatible in character, scale and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.

901.00 Permitted Uses.

The following uses are permitted in the Transitional District. Uses not listed in Section 901.00 or 903.00 are prohibited. (March 12, 1991)

a. Single and duplex residences occupied prior to March 14, 1989, home occupations within such residences subject to the provisions of Section 504.00, and the replacement of such residences due to loss as a result of fire, flood or other natural disaster, or due to condemnation. (March 12, 1991)

b. Professional and business offices.

c. Schools, including day care centers and nurseries.

d. Churches and associated parsonages.

e. Public or semi-public non-profit recreational facilities.

f. Agricultural uses including:
   1. Agriculture
   2. Farm worker dwelling
   3. Farm roadside stand/storefront
   4. Accessory structures for agricultural use
   5. Agritourism
   6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
   7. Agricultural processing plants

   (Amended March 11, 2014)

g. Accessory uses to permitted uses including the retail sale of commodities where such retail sales are secondary and customary to the principal use.

h. Mixed use - Commercial/Residential as follows: a maximum of one residential unit may be developed in conjunction with a commercial use. The residential unit shall be accessory and subordinate to the use of the lot for commercial purposes. Minimum lot size shall be one acre (43,560 square feet). Septic systems must be designed, sited and constructed to adequately handle all wastes from the commercial use and the residential unit. (Amended March 1992.)

i. Utility structures of less than 200 square feet in area. (March 1996)

j. Independent Living / Open Space Housing Development for Older Persons (March 2001)

901.01 *Multiple Principal Uses*. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

902.00 Lot Requirements.

902.01 *Area*. Minimum lot size and dimensions are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent land uses and existing conditions, but shall in no cases be less than one (1) contiguous dry acre. (March 2001)

902.02 *Frontage*. Minimum frontage shall be as follows:

Location of Frontage	***Minimum Frontage***
Frontage on Route 102	200 feet
Frontage on Route 3-A	200 feet
Lots created before 3/14/1989 with frontage on Route 3A	150 feet
All Other Roads or lots with access provided from a road other than Route 102 or 3A	150 feet

(Amended March 11, 2014)

902.03 *Setbacks*. All buildings, structures, parking areas and other site improvements, excluding access drives, walkways, fire lanes, and landscaped areas, shall be set back a minimum of fifty (50) feet from public rights-of-way and twenty (20) feet from side or rear lot lines. For Albuquerque Avenue, all buildings or structures shall be setback a minimum of seventy-five (75) feet from the edge of right-of-way. All buildings or structures shall be set back from side or rear lot lines a distance equal to or in excess of the height of said structure. Where a non-residential site provides for pedestrian and vehicular access to an adjacent commercial site, site improvements, other than buildings, may be located within side or rear setbacks. *(Amended March 2005)*

902.04 *Building Height*. Except for structures not intended for human occupation, (chimneys, water towers, church spires, etc.,) maximum building height is 35 feet.

902.05 *Outside Storage*. Any outside storage is subject to Planning Board approval. If allowed, all storage areas will be visually screened from public rights-of-way, access roads, and adjacent properties. No outside storage shall be permitted between a public right-of-way and the building line.

902.06 *Site Coverage, Maximum Impervious Area*. A maximum of 65 percent of the gross area of the site shall be comprised of impervious surfaces or occupied by buildings, structures, parking areas, driveways/roads and other site improvements excluding landscaping. *(Amended March 11, 2014)*

902.07 *Vehicular Access*. The location and design of any curb cuts and/or driveways shall minimize traffic hazards and not unduly impede traffic flow in public rights-of-way. (3-13-90.)

903.00 Special Exceptions.

The following uses may be permitted by special exception where the applicant(s) can demonstrate to the satisfaction of the Zoning Board of Adjustment that the use will not: be detrimental to the health or safety of area residents; create undue traffic congestion; and be incompatible with the surrounding residential areas or non-residential land uses.

a. Private or non-profit recreational facilities, membership clubs or fraternal orders.

b. Banks and other financial institutions.

950.00 NORTHERN COMMERCIAL/INDUSTRIAL SERVICE DISTRICT

(Adopted March 14, 2000)

950.01 *Northern Commercial/Industrial Service District Boundaries*. The boundaries of the Northern Commercial/Industrial Service District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

a. Northern Commercial/Industrial Service District: East of Route 3-A and including 22-8 (east of a line from the northeastern corner of 22-6 to the intersection of the eastern boundary of the New England Power Company power line easement and the northern lot line of 22-8); 21-18 (north of Colby Brook and south of a line from the intersection of the southern lot line of 22-12 and the western lot line of 21-18 to the intersection of the southwestern and northwestern lot lines of 22-37); 21-113; 21-15; 21-14; and 21-19 (east of a line from the mid-point of the southern boundary of 21-113 to the intersection of Colby Brook and the former southern lot line of 21-21). *(Amended March 11, 2014)*

950.02 *Site Plan Review*. In each case where construction of a building for non-residential use, or alteration and rehabilitation of an existing non- residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

950.03 *Performance Standards.* *(Amended March 11, 2014)*

a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.

b. All non-residential uses shall be compatible in character, scale and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.

951.00 Permitted Uses.

Uses not listed in Section 951.00 or 953.00 are prohibited.

a. The assembly, testing, repair and packaging of pre-manufactured components, devices, and equipment systems.

b. Warehouses and storage of non-explosive, non-toxic materials in an enclosed building.

c. Wholesale businesses.

d. Research or testing laboratories.

e. Computer Services.

f. Professional offices.

g. Municipal uses.

h. Restaurants, not including fast-food restaurants with take-out and/or drive-through service.

i. Accessory uses, including but not limited to retailing, personal and professional services, day care, recreation, auditoriums, and residences for security purposes, which are accessory with and incidental to the principal use.

j. Transportation Terminals.

k. Churches and associated parsonages.

l. Excavation, mining and processing of aggregate materials, subject to RSA 155-E and such regulations as may be enacted or adopted pursuant thereto.

m. Agricultural uses including:
   1. Agriculture
   2. Farm worker dwelling
   3. Farm roadside stand/storefront
   4. Accessory structures for agricultural use
   5. Agritourism
   6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
   7. Agricultural processing plants

   (Amended March 11, 2014)

n. Utility structures of less than 200 square feet in area.

951.01 *Multiple Principal Uses*. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

952.00 Lot Requirements.

952.01 *Area*. Minimum lot size and dimensions are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent land uses and existing conditions, but shall in no case be less than one (1) contiguous dry acre. (March 2001)

952.02 *Frontage*. Minimum frontage shall be as follows:

Location of Frontage	***Minimum Frontage***
Frontage on Route 102	200 feet
Frontage on Route 3-A	200 feet
Lots created before 3/14/1989 with frontage on Route 3A	150 feet
All Other Roads or lots with access provided from a road other than Route 102 or 3A	150 feet

(Amended March 11, 2014)

1000.00 SOUTHERN COMMERCIAL/INDUSTRIAL SERVICE DISTRICT (Adopted March 14, 1989; Amended March 2000)

1000.01 *Southern Commercial/Industrial Service District Boundaries*. The boundaries of the Southern Commercial/Industrial Service District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

a. Southern Commercial/Industrial Service District:

West of Cutler Road and east of Route 3-A, including 1-30 (north of the Circumferential Highway right-of-way and west and south of a line measured 600 feet to the south and west of lots fronting on Amsterdam Circle and Rotterdam Drive and excluding lands in the Southern Transitional Zone); 1-32, 1-24, 1-25, 1-91, 1-23, 1-22, 1-93, 1-20, 1-19, 1-18, 3-93 and 4-11; 1-21 and 1-95 (west of a line measured 600 feet east of the rear lot lines of lots fronting on Amsterdam Circle); 3-1 and 3-2 (west of a line from the northwestern corner of 4-10 to the southeastern corner of 3-1); 1-31 (north and west of a line measured 600 feet to the north and west of lots fronting on Amsterdam Circle and Rotterdam Drive and excluding lands in the Southern Transitional Zone). *(Amended March 12, 2013, March 11, 2014)*

1000.02 *Site Plan Review*. In each case where construction of a building for non-residential use, or alteration and rehabilitation of an existing non- residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

1000.03 *Performance Standards*. *(Amended March 11, 2014)*

a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.

b. All non-residential uses shall be compatible in character, scale and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.

1001.00 Permitted Uses.

Uses not listed in Section 1001.00 or 1003.00 are prohibited. (March 12, 1991)

a. The assembly, testing, repair and packaging of pre-manufactured components, devices, and equipment systems.

b. Warehouses and storage of non-explosive, non-toxic materials in an enclosed building.

c. Wholesale businesses.

d. Research or testing laboratories.

e. Computer Services.

f. Professional offices.

g. Municipal uses.

h. Restaurants, not including fast-food restaurants with take-out and/or drive-through service.

i. Accessory uses, including but not limited to retailing, personal and professional services, day care, recreation, auditoriums, and residences for security purposes, which are accessory with and incidental to the principal use.

j. Transportation Terminals.

k. Churches and associated parsonages.

l. Excavation, mining and processing of aggregate materials, subject to RSA 155-E and such regulations as may be enacted or adopted pursuant thereto. (March 12, 1991)

m. Agricultural uses including: *(March 1994, Amended March 11, 2014)*
   1. Agriculture
   2. Farm worker dwelling
   3. Farm roadside stand/storefront
   4. Accessory structures for agricultural use
   5. Agritourism
   6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
   7. Agricultural processing plants

n. Utility structures of less than 200 square feet in area. (March 1996)

1001.01 *Multiple Principal Uses*. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

1002.00 Lot Requirements.

1002.01 *Area*. Minimum lot size and dimensions are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent land uses and existing conditions, but shall in no case be less than one (1) contiguous dry acre. (March 2001)

1002.02 *Frontage*. Minimum frontage shall be as follows:

Location of Frontage	***Minimum Frontage***
Frontage on Route 102	200 feet
Frontage on Route 3-A	200 feet
Lots created before 3/14/1989 with frontage on Route 3A	150 feet
All Other Roads or lots with access provided from a road other than Route 102 or 3A	150 feet

(Amended March 11, 2014)

1002.03 *Setbacks*. All buildings or structures, parking areas and other site improvements, excluding access drives, walkways, fire lanes, and landscaped areas shall be set back a minimum of thirty (30) feet from public rights-of-way and twenty (20) feet from side or rear lot lines. For Albuquerque Avenue, all buildings or structures shall be setback a minimum of seventy-five (75)

C. Town Parcel Breakdown

Litchfield **SAMPLE Parcel Count**

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	146	$ 11,078,400
RESIDENTIAL LAND ONLY WITH CURRENT USE:	73	$ 634,584
RESIDENTIAL LAND & BUILDING (not including current use): Median: $ 279,300	2608	$ 753,731,900
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	18	$ 6,122,331
MANUFACTURED HOUSING ON OWN LAND:	1	$ 149,130
MANUFACTURED HOUSING ON LAND OF ANOTHER:	121	$ 4,234,400
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	109	$ 32,110,323
COMMERCIAL/INDUST. LAND ONLY (not including current use):	29	$ 6,861,300
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	29	$ 19,797,200
COMMERCIAL/INDUST. WITH CURRENT USE:	10	$ 6,699,504
UTILITY:	6	$ 44,006,700
TOTAL TAXABLE:	3150	$ 885,425,772
TOTAL EXEMPT/NONTAXABLE:	155	$ 47,879,600
TOTAL NUMBER OF PARCELS:	3305	
(TOTAL NUMBER OF CARDS):	3346	
PROPERTIES WITH VIEWS (included above):	0	
PROPERTIES WITH WATER FRONTAGE (included above):	118	
DRA CERTIFICATION YEAR:	2015	

D. Time Trending

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

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

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

The following is a summary of the analysis of the sales used broken down by year, a review of the Department of Revenues sales ratio studies for 2012, 2014, and 2014, and an analysis of four paired sales or properties that sold twice.

Sales Analysis Results

Year	Median Ratio	Year	Median Ratio
2012	1.0695	2013	1.0372
2013	1.0372	2014	.9570
2014	.9570	2015	.9886

To determine the trend factor for 2013 using the sales analysis, we took the difference between the 2012 and 2013 ratios (0.0323), divided that number by the 2012 ratio of 106.95% which resulted in a positive trend factor of 3.23% or .269% per month.

To determine the trend factor for 2014 using the sales analysis, we took the difference between the 2013 and 2014 ratios (9.415), divided that number by the 2013 ratio 103.72% which resulted in a positive trend factor of 9.077% or .756% per month.

To determine a trend factor for 2015 using the sales analysis, we took the difference between the 2014 and 2015 ratios (.0316), divided that number by the 2014 ratio of 95.7% which resulted in a negative trend factor of .03% or 0.0025% per month.

The average of this analysis suggests a positive trend factor of .34% per month

DRA Equalization Ratio Study

Year	Median Ratio
2012	106.1%
2013	103.7%
2014	96.2%

To determine the trend factor for 2012 using the DRA figures, we took the difference between the 2012 and 2013 ratios (2.40), divided that number by the 2012 ratio of 106.1% which resulted in a trend factor of 2.26% or .188% per month.

To determine the trend factor for 2014 using the DRA figures, we took the difference between the

2013 and 2014 ratios (7.5), divided that number by the 2013 ratio of 103.7% which resulted in a negative trend factor of 7.23% or .60% per month.

We also analyzed 2015 qualified sales through 4/1/2014; however, as this analysis reflected only a portion of 2015, the DRA ratio for the entire year doesn't exist.

The average of this analysis suggests a negative 0.394% per month trend.

In addition, we completed a paired sales study which represents a trend from 2011 through 2014.

Sale #	Map/Lot	Sale #1 Date/Price	Sale #2 Date/Price	Percent Change	Mos. Between Sales	% Per Month
1.	1-102	11/11 $265,000	8/13 $284,000	7.17%	21	.34%
2.	1-119	8/11 $324,000	10/13 $335,000	3.40%	26	.13%
3.	1-141	05/12 $283,000	6/13 $283,000	0	12	.00%
4.	15-50	01/12 $115,000	07/14 $122,000	6.09%	30	.20%

The average of the sales suggests a positive 0.1675% per month trend.

Summary

The conclusions reached by each analysis suggest a market appreciation between .1675% and .394% per month. As noted above, the paired sales analysis is generally the best indicator, however, the first sales in 2 of the instances date back to 2011 and given that sales that old were not included in the analysis it seems illogical to rely on that data In my opinion, the sales analysis results is the best indicator of market trend, as such, it is my opinion that a positive trend of .34% per month (4.08% per year) is reasonable. Because more recent sales indicate that the market has at the very least leveled off, the aforementioned trend was implemented only through 10/1/2014.

E. Neighborhood Classification

Market Value Influences

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

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

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

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

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

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

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

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

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

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

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

Neighborhoods are classified by alphabetical letters, as follows:

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

E = Average or most common.

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

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

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

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

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

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

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

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

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

F. Basic Mass Appraisal Process

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

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

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

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

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

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

G. Assumptions, Theories & Limiting Factors

Assumptions

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

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

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

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

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

Theories

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

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

Limiting Factors

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

H. Telecommunications & Utilities Valuation

1. Telecommunication

Assumptions

a.) DOT miles of road to be accurate and complete.
b.) Data provided by companies to be accurate and complete.
c.) Width of Public Right-of-Way (PRW) to be 10 feet.
d.) If no data provided, pole count will be estimated as follows: Linear feet of roads ÷ 250, 60% joint ownership and 30-40% good based on average age. RCN poles is $1,100.

Methodology

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

2. Utilities

Assumptions

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

Methodology – Replacement Cost New Less Depreciation

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

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

The accuracy or value of any cost approach to value is the depreciation developed for each item, as well as the remaining economic life allowed to each item that has passed its life expectancy but is still in service. As such, Avitar's unique depreciation, developed over time, is proprietary.

Cross country easements or land owned in fee simple by the utility under the transmission lines is valued at a rate of $3,000 per acre. All known pole attachees in the public right-of-way are assessed in the same fashion.

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

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: LITCHFIELD- LIBERTY UTILITIES

UTILITY VALUATION YEAR: 2015

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
G100 TOTAL UTILITY PLANT	$ 393,600	$ 644,279	*% 0.091738*	$ 585,174
G367 TRANS. MAINS	$ 197,641	$ 386,579	*% 0.232568*	$ 296,673
G380 SERVICES, PLASTIC	$ 95,381	$ 155,231	*% 0.240004*	$ 117,975
G381 METERS	$ 5,975	$ 11,503	*% 0.454316*	$ 6,277
G382 METER INSTALLATIONS	$ 2,178	$ 4,910	*% 0.328921*	$ 3,295

GRAND TOTALS FOR LITCHFIELD- LIBERTY UTILITIES:

	$ 694,775	$ 1,202,502	$ 1,009,400*

* Value Rounded To Nearest Hundred

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: LITCHFIELD-NEHYDRO

UTILITY VALUATION YEAR: 2015

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	$ 1,708,565	$ 3,663,789	*% 0.562499*	$ 1,602,912
E356 TRANS, OVER CONDUCT & DE	$ 492,377	$ 1,039,989	*% 0.562500*	$ 454,995
GRAND TOTALS FOR LITCHFIELD-NEHYDRO:				
	$ 2,200,942	$ 4,703,778		$ 2,057,900*

* Value Rounded To Nearest Hundred

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: LITCHFIELD - NEP

UTILITY VALUATION YEAR: 2015

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E353 TRANS, STATION EQUIPMENT	$ 7,815,948	$ 14,086,674	% 0.270000	$ 10,283,272
E354 TRANS, TOWERS & FIXTURES	$ 28,948	$ 1,101,833	% 0.800000	$ 220,367
E355 TRANS, POLES & FIXTURES	$ 805,906	$ 1,221,013	% 0.315000	$ 836,394
E356 TRANS, OVER CONDUCT & DE	$ 594,770	$ 2,052,585	% 0.586726	$ 848,279
GRAND TOTALS FOR LITCHFIELD - NEP:				
	$ 9,245,572	$ 18,462,105		$ 12,188,300*

* Value Rounded To Nearest Hundred

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: LITCHFIELD-PENNI-15

UTILITY VALUATION YEAR: 2015

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
W304 STRUCTURES & IMPROVEMEN	$ 330,993	$ 585,420	% 0.399816	$ 351,360
W311 ELECTRIC PUMPING EQUIP	$ 69,662	$ 127,069	% 0.408196	$ 75,200
W325 SMALL TREATMENT PLANT E	$ 35,280	$ 68,731	% 0.410310	$ 40,530
W330 TRANS. STEEL RESERVOIRS	$ 799,031	$ 2,152,766	% 0.329791	$ 1,442,803
W331 TRANS. ELEVATED TANKS	$ 5,864,222	$ 19,715,963	% 0.411729	$ 11,598,335
W345 DIST. SERVICES INSTALLED	$ 936,043	$ 1,533,865	% 0.328922	$ 1,029,343
W346 DIST. METERS	$ 84,795	$ 161,703	% 0.276835	$ 116,938
W348 DIST. HYDRANTS INSTALLED	$ 365,217	$ 579,519	% 0.326838	$ 390,110
GRAND TOTALS FOR LITCHFIELD-PENNI-15:				
	$ 8,485,243	$ 24,925,036		$ 15,044,600*

* Value Rounded To Nearest Hundred

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

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

UTILITY NAME: LITCHFIELD - PSNH15

UTILITY VALUATION YEAR: 2015

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E355 TRANS, POLES & FIXTURES	$ 557,128	$ 2,068,701	% 0.660132	$ 703,086
E356 TRANS, OVER CONDUCT & DE	$ 236,800	$ 1,515,950	% 0.769680	$ 349,153
E364 DISTR, POLES,TOWERS & FXT	$ 1,590,407	$ 3,376,966	% 0.532258	$ 1,579,549
E365 DISTR, OVER CONDUCT & DE	$ 1,755,674	$ 4,390,162	% 0.473359	$ 2,312,041
E366 DISTR, UNDERGRND CONDUIT	$ 78,012	$ 130,395	% 0.264052	$ 95,964
E367 DISTR, UNDER COND & DEVIC	$ 922,992	$ 2,089,763	% 0.280967	$ 1,502,609
E368 DISTR, PAD TRANSFORMERS	$ 1,238,059	$ 1,238,059	% 0.000000	$ 1,238,059
E369 DISTR, SERVICES OVER&UND	$ 1,166,017	$ 1,971,271	% 0.323103	$ 1,334,348
E370 DISTR, METERS INSTALLED	$ 542,442	$ 542,442	% 0.000000	$ 542,442
E373 DISTR, STR LIGHTS OVERHD	$ 46,664	$ 94,205	% 0.479614	$ 49,023
E400 UNCLASSIFIED CONSTRUCTIO	$ 1,991,058	$ 1,991,058	% 0.006462	$ 1,978,191
GRAND TOTALS FOR LITCHFIELD - PSNH15:				
	$ 10,125,253	$ 19,408,972		$ 11,684,500*

* Value Rounded To Nearest Hundred

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

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

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

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

POINTS

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

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

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

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

EFFECTIVE AREA CALCULATIONS

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

EXAMPLE: BUILDING AREA CALCULATIONS

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

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

EXAMPLE:

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

STORY HEIGHT ADJUSTMENTS

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

DEPRECIATION TYPES & USE

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

EXAMPLE - 200 Year Old House

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

EXAMPLE - For the 200 year old home in good condition

Building Value	=	129,900
Depreciation	=	x 28%
Depreciation Value	=	- 36,372
Depreciated Bldg. Value =		**93,528**

- OR -

Building Value	=	129,900
% Condition Good	=	x 72%
Depreciated Bldg. Value =		**93,528**

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

Therefore, the indicated building value = $93,500

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

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

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

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

LAND VALUE COMPUTATIONS

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

SAMPLE LAND CHART

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

Excess acreage at $1,500 per acre

Base View Value = $50,000
Base Waterfront = $100,000

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

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

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

$13,000 x 1.20 = $15,600

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

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

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

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

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

Example:

Zone = Two Acres, 100 Front Feet

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

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

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

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

SECTION 5

CAMA APPRAISAL REVIEW CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

APPRAISAL CARD - FRONT

Map: 0000U3 **Lot: 000015** **Sub: 000000** (1) **Card: 1 of 1** (2) **1 MAIN STREET** **ANYTOWN** **Printed:** (3) **10/6/2014**

OWNER INFORMATION

DOW, JOHN (4)

1 MAIN STREET

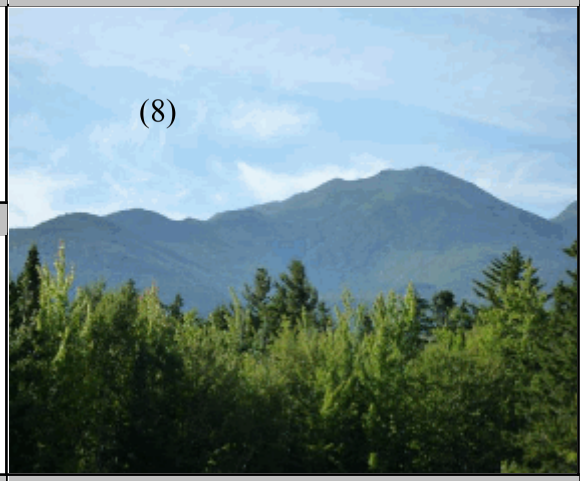
ANYTOWN, NH 03123

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/11/2008	1240	108	U I 38	192,700	SMITH

(5)

PICTURE



(8)

LISTING HISTORY

10/17/13	MAIL	APPT LETTER
04/01/13	DWPM	
07/12/12	DWVM	
06/20/12	INSP	MARKED FOR INSPECTION
10/16/09	MSHC	
09/17/09	MFVL	
06/23/09	MFVM	
07/10/04	O MF	

(6)

NOTES

5/13/05 MERGED U3-15/2 INTO U3-15. PER BOOK #1125, PAGE #0139, EFFECTIVE 2004 TAXES; PART OF LOT ACROSS BOOTHMAN LANE; WARD CEDAR LOG HOME; 2/08 SALE SPLIT BY SALE WITH U4-9, 2012 BP, SMALL SHED DORMER ON FRONT OF BUILDING, NO SIDING ON DORMER AS OF 4/1, NCV,4/13;

(7)

EXTRA FEATURES VALUATION (9)

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

ANYTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE (10)

Year	Building	Features	Land
2012	$ 79,100	$ 3,000	$ 97,500
		Parcel Total:	$ 179,600
2013	$ 79,100	$ 3,000	$ 97,500
		Parcel Total:	$ 179,600
2014	**$ 80,000**	**$ 3,000**	**$ 82,000**
		Parcel Total:	**$ 165,000**

LAND VALUATION (11)

Zone: RES-A RESIDENTIAL A **Minimum Acreage:** 1.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** GRAVEL **Road:** GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	50,000	F	110	100	90	90	95 -- MILD	100	42,300	0	N	42,300	
1F RES	1.466 ac	x 1,500	X	100					100	2,200	0	N	2,200	
VIEW		MOUNTAINS, AVERAGE, TOP 75%, DISTANT								37,500			37,500	
	2.466 ac									82,000			**82,000**	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ad Valorem - Market value.

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

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

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

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

APPRAISAL CARD - BACK

PICTURE

(1)

OWNER

(2)

DOW, JOHN

1 MAIN STREET

ANYTOWN, NH 03123

TAXABLE DISTRICTS

(3)

District	Percentage

PERMITS

(5)

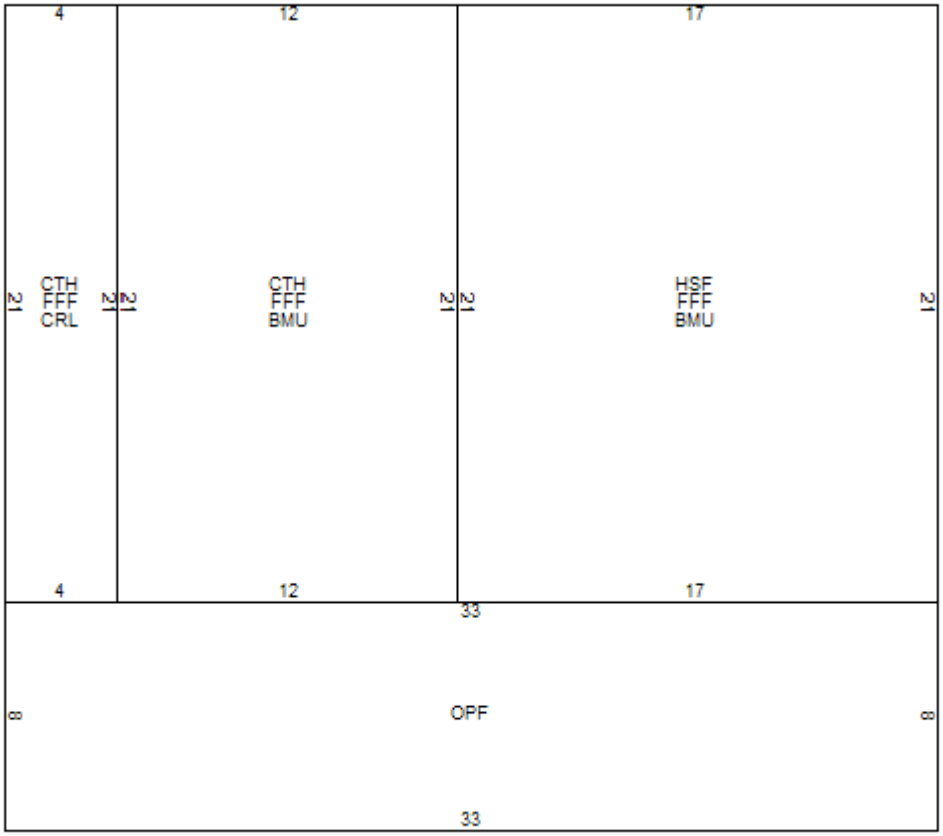
Date	Permit ID	Permit Type	Notes
10/22/12	15-12	ADDITION	DORMER

BUILDING DETAILS

(4)

Model: **1.5 STORIES LOG**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **LOGS**
Int: **WOOD/LOG**
Floor: **HARDWOOD/PINE/SOFT WD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1753** Base Rate: **RSA 80.00**
Bldg. Rate: **1.1286**
Sq. Foot Cost: **$ 90.29**

(6)



BUILDING SUB AREA DETAILS

(7)

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	609	0.15	91
CRL	CRAWL SPACE	84	0.05	4
CTH	CATHEDRAL	336	0.10	34
FFF	FST FLR FIN	693	1.00	693
HSF	1/2 STRY FIN	357	0.50	179
OPF	OPEN PORCH FIN	264	0.25	66
GLA:	**872**	**2,343**		**1,067**

2014 BASE YEAR BUILDING VALUATION

(8)

Market Cost New: **$ 96,339**
Year Built: **1967**
Condition For Age: AVERAGE **17 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **17 %**

Building Value: **$ 80,000**

1) **PICTURE** - A color or black and white digital picture, if one is attached, usually a picture of the sketched building.

2) **OWNER INFORMATION** - Repeats the owner information from the front for ease of use.

3) **TAXABLE DISTRICTS** - This area lists any town districts and the percentage of the property in each district.

4) **BUILDING DETAILS** - The title bar displays the story height, building style and year built.

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

5) **PERMITS** - Area to keep track of issued building permits, manually or automatically from the Avitar Building Permit module, if town building inspector is using that module.

6) **BUILDING SKETCH** - It is the area in which the CAMA generated sketch can be found. Labeling of all sections is located within each area. The acronyms in the sketch, which consists of three letters, are shown to the right of the sketch in the Building Sub Area Details section in a more readable, but still in an abbreviated format.

7) **BUILDING SUB AREA DETAILS** - This shows the Sub Area ID and description, the actual area for each sub area, the cost factor associated with it as a percentage of the Building Square Foot Cost and the effective area, which is the actual area times the cost factor.

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

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

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

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

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

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

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

Rounded to $179,300 = Building Assessment

GENERAL
COMMONLY USED ABBREVIATIONS

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

SAMPLE - LIST LETTER

TOWN OF ANYTOWN
25 MAIN STREET
ANYTOWN, NH 03123

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

April 1, 2015

Dear Property Owner:

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

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

Please call **603-123-4567 STARTING Tuesday, 4/14/15 thru Thursday, 4/16/15 between 8:00 am & 4:30 pm** to arrange an appointment in the near future for an interior inspection of your property. Please have this notice available when you call.

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

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

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

SAMPLE - NOTICE OF PRELIMINARY VALUES

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

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03123

Map Lot Sub : 0000U3 000006 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES

May 9, 2015

Dear Property Owner:

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

Should you feel an error exists or should you like to make an appointment to review your assessment, you should call **603-555-5555 starting on Mon, 5/16/15 thru, Thurs, 5/19/15 from 8:00 am to 4:30 pm** to arrange an appointment. Reviews will be held BY APPOINTMENT ONLY at the **Anytown Town Hall** at a later date. Please keep in mind the phone number will only be answered during the times listed above. If you cannot call during this time frame, please put your specific concerns in writing and we will review them. Do not attempt to fax a request for appointment during or after the date above.

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

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

Thank you for your cooperation.

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

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

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

DOW, JOHN
1 MAIN STREET
ANYTOWN, NH 03745

Map Lot Sub : 0000U3 000006 000000

June, 15, 2015

Dear Property Owner:

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

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

If you have any further questions or concerns, they should be addressed through the abatement process once you have received your final tax bill in the fall.

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

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Encumbrance: Any limitation that affects property rights and value.

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

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

Estate: A right or interest in property.

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

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

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

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

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

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

IAAO: International Association of Assessing Officers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 6

SALES DATA

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

B. QUALIFIED & UNQUALIFIED SALES REPORT

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

Effective date of this revaluation is 4/1/2015.

Sales that occurred between 4/1/14 and 6/18/15 were used in the final analysis/testing; however, sales that occurred prior to 4/1/15 were the only ones measured and listed, as they were part of the preliminary analysis.

Total Number of Qualified Sales Used 106 sales were used.

B. Qualified & Unqualified Sales Report

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

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

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

NC=Neighborhood Code

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

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

SH=Story Height

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

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

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

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

Litchfield Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH / Eff. Area	Sale Price	Assessment / Sale Date	I	Q	Unqualified Description / Grantor	Prior Year Assessment
0.843	000005	000231	000000	01	0.00	R1	E	MHS	A 896	$ 53,000	$ 44,700 04/20/2015	I	Q	COOPER, DIANE M	$ 37,900
0.936	000004	000031	000000	01	1.30	R1	E	RSA	A 1,459	$ 225,000	$ 210,600 04/06/2015	I	Q	LAURA LANE PROPERTIES,	$ 200,600
0.956	000010	000077	000006	01	1.87	R1	G	RSA	D 2,365	$ 356,000	$ 340,200 04/01/2015	I	Q	SOUSA REALTY & DEVELOP	$ 121,600
0.958	000005	000017	000000	01	4.23	R1	F	RSA	D 2,564	$ 308,000	$ 295,100 04/21/2015	I	Q	LANDRY, RONALD J	$ 284,100
0.964	000023	000086	000000	01	0.00	R1	G	RCD	A 1,974	$ 290,666	$ 280,200 11/18/2014	I	Q	PINE CREEK REALTY TRUS	$ 191,400
0.965	000001	000111	000000	03	0.00	R1	G	RCD	D 2,349	$ 277,533	$ 267,700 04/10/2015	I	Q	RECHKEMMER, REINHOLD K	$ 259,800
0.966	000014	000229	000000	01	0.00	R1	F	RCD	A 1,763	$ 250,000	$ 241,400 10/03/2014	I	Q	SINCLAIR TRUSTEE, LAWR	$ 217,400
0.969	000018	000019	000000	01	1.40	R1	G	RSA	D 2,694	$ 374,933	$ 363,300 03/30/2015	I	Q	ANTHONY, STEVEN R	$ 341,500
0.970	000005	000272	000000	01	1.12	R1	G	RSA	D 2,571	$ 380,000	$ 368,700 04/15/2015	I	Q	KLISS, HARRY A.	$ 336,000
0.975	000016	000056	000000	01	1.32	R1	F	RSA	D 3,454	$ 373,600	$ 364,400 12/02/2014	I	Q	LOGUE, BRIAN P	$ 350,300
0.986	000005	000111	000000	01	0.92	R1	F	RSA	D 2,444	$ 342,533	$ 337,600 05/01/2015	I	Q	CURTIS, KEVIN	$ 191,200
0.987	000001	000043	000000	01	0.00	R1	E	MHS	A 602	$ 15,000	$ 14,800 04/20/2015	I	Q	LOISELLE, PAULETTE A	$ 20,000
0.989	000010	000077	000007	01	2.19	R1	G	RSA	D 2,444	$ 350,000	$ 346,100 02/20/2015	I	Q	SOUSA REALTY & DEVELOP	$ 123,300
0.991	000010	000154	000000	01	1.00	R1	F	RSA	A 1,591	$ 235,000	$ 232,800 06/02/2015	I	Q	MURDOCK ET ALS, RONALD	$ 226,200
0.992	000006	000066	000000	01	1.02	R1	F	RSA	D 2,935	$ 330,000	$ 327,400 05/27/2015	I	Q	KANALEY, JASON D	$ 313,900
0.997	000016	000013	000000	01	1.04	R1	F	RSA	A 1,609	$ 259,000	$ 258,200 02/13/2015	I	Q	GILLESPIE, DANIEL M	$ 246,800
0.998	000016	000087	000000	01	2.84	R1	F			$ 130,000	$ 129,700 11/14/2014	V	Q	V A B PROPERTIES, LLC	$ 107,800
0.998	000002	000134	000000	06	0.00	R1	F	MHS	A 769	$ 33,266	$ 33,200 03/27/2015	I	Q	DUNHAM ET ALS, PHYLLIS	$ 31,100
0.999	000014	000216	000000	01	0.00	R1	F	RCD	A 1,532	$ 225,000	$ 224,800 04/24/2015	I	Q	CURTIS JR, ROBER J & P	$ 204,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.000	000006	000002	000000	01	1.17	R1	F	RSA	C 2,444	$ 280,000	$ 280,100 10/30/2014	I	Q	BESSETTE TRUSTEE, CARO	$ 264,500
1.001	000005	000175	000000	01	1.93	R1W	F	RSA	D 2,553	$ 331,000	$ 331,200 05/01/2015	I	Q	COMPAGNA, MARGO, REV T	$ 295,700
1.001	000016	000069	000000	01	1.16	R1	G	RSA	D 4,564	$ 495,000	$ 495,300 12/11/2014	I	Q	SANUTH, KEITH E	$ 493,100
1.003	000001	000059	000000	01	0.00	R1	E	MHS	A 814	$ 38,000	$ 38,100 05/28/2015	I	Q	HAZEN, AMANDA L	$ 41,700
1.003	000018	000004	000000	01	1.10	R1W	G	RSA	D 3,554	$ 404,933	$ 406,200 12/02/2014	I	Q	WALSH III, JAMES T	$ 368,900
1.004	000005	000221	000000	01	0.00	R1	E	MHS	A 724	$ 25,000	$ 25,100 12/22/2014	I	Q	BOURBEAU, BRYAN J	$ 28,900
1.007	000005	000141	000000	01	1.00	R1	F	RSA	D 2,517	$ 286,000	$ 288,100 04/30/2015	I	Q	WILCOX, KERRY A	$ 267,400
1.008	000007	000106	000000	01	1.32	R1	F	RSA	D 2,073	$ 280,000	$ 282,200 01/12/2015	I	Q	WHITING, CAROLE L	$ 255,800
1.011	000004	000042	000000	01	2.29	R1	E	RSA	D 3,624	$ 339,000	$ 342,700 03/23/2015	I	Q	WISSEL, BJORN H	$ 364,500
1.019	000005	000188	000000	01	1.32	R1	F	RSA	D 2,808	$ 320,000	$ 326,200 03/30/2015	I	Q	GOUVEIA, MARK A	$ 317,500
1.025	000005	000226	000000	01	0.00	R1	E	MHS	A 806	$ 28,000	$ 28,700 03/30/2015	I	Q	RODRIGUE, KARL D	$ 26,100
1.027	000007	000051	000000	01	1.39	R1	F	RSA	A 1,783	$ 267,000	$ 274,300 12/23/2014	I	Q	MAC DONALD, GEOFFREY	$ 265,600
1.045	000014	000246	000000	01	0.00	R1	F	RCD	A 1,772	$ 226,000	$ 236,100 05/01/2015	I	Q	CROMPTON, ROBERT A	$ 215,200
1.051	000022	000055	000000	01	1.01	R1	E	RSA	A 1,694	$ 225,000	$ 236,400 02/26/2015	I	Q	FOWLER, SCOTT D	$ 234,100
1.055	000019	000306	000000	01	1.50	R1	G	RSA	D 2,126	$ 298,933	$ 315,500 05/11/2015	I	Q	WARD, ALEX C	$ 309,600
1.058	000007	000040	000000	01	1.04	R2	E	RSA	A 2,096	$ 255,000	$ 269,700 05/28/2015	I	Q	RENEY, NANCI L	$ 267,100
1.061	000015	000051	000000	01	1.01	R1	F	RSA	D 3,240	$ 370,000	$ 392,500 03/06/2015	I	Q	GEORGES, JOHN P.	$ 359,100
1.066	000023	000053	000000	01	1.00	R1	E	RSA	A 1,766	$ 216,000	$ 230,300 12/05/2014	I	Q	BROWN, RONALD R	$ 225,000
1.073	000010	000136	000000	01	1.38	R1	F	RSA	A 1,406	$ 213,000	$ 228,500 02/03/2015	I	Q	LAHEY, MICHAEL E	$ 220,400
1.079	000016	000024	000000	01	1.35	R1	F	RSA	D 1,959	$ 249,933	$ 269,800 12/01/2014	I	Q	DIGEORGE, JOSEPH P	$ 260,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.090	000010	000153	000000	01	1.02	R2	F	RSA	D 3,066	$ 335,000	$ 365,200 01/22/2015	I	Q	SPOTTISWOOD, KEVIN M	$ 330,000
1.107	000020	000041	000000	01	1.03	R1	F	RSA	A 1,799	$ 233,000	$ 257,900 10/28/2014	I	Q	PESCE, JOHN O	$ 251,400
1.110	000009	000084	000000	01	1.64	R1	F	RSA	D 2,960	$ 270,000	$ 299,600 12/30/2014	I	Q	DUBE, RICHARD A	$ 293,300

Litchfield Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.811	000020	000021	000000	03	27.40	CI	E			$ 437,500	$ 354,600 05/21/2015	V	U	SUBDIVIDED POST ASMT COLBY LITCHFIELD, LLC	$ 336,700
1.045	000016	000070	000000	01	1.15	R1	G	RSA	E 6,695	$ 662,520	$ 692,600 10/29/2014	I	U	UNCLASSFYD EXCLUSION PACE/ALWARD 2007 REV T	$ 671,300
1.126	000004	000093	000000	05	0.00	R1	F	RCD	D 2,512	$ 227,000	$ 255,500 03/16/2015	I	U	INSUFCNT MKT EXPOSUR MACELHINEY, ALICE CARO	$ 226,600
1.140	000003	000006	000000	05	8.30	R1	E	RSA	D 2,250	$ 195,533	$ 223,000 11/03/2014	I	U	IMPROVED POST SALE FASULO, FRANK	$ 288,100
1.155	000001	000049	000000	01	0.00	R1	E	MHS	A 686	$ 18,533	$ 21,400 02/20/2015	I	U	LNDLRD/TENANT SALE OLSON JR, LAWRENCE E	$ 22,700
1.155	000022	000039	000000	01	1.00	R1	E	RSA	A 1,727	$ 225,000	$ 259,900 10/14/2014	I	U	INSUFCNT MKT EXPOSUR MANGO JR., JOHN T A	$ 252,300
1.159	000005	000114	000000	01	0.80	R1	F	RSA	B 1,509	$ 192,133	$ 222,600 03/05/2015	I	U	ESTATE SALE/FDCY COV SLATTERY, MICHAEL C	$ 208,700
1.177	000020	000072	000000	01	1.00	R1	F	RSA	A 2,014	$ 229,000	$ 269,500 12/22/2014	I	U	INSUFCNT MKT EXPOSUR WATMAN, ROY A	$ 256,900
1.406	000022	000082	000000	01	1.02	R1	E	RSA	C 2,752	$ 200,600	$ 282,000 10/27/2014	I	U	GOVMT AGENCY GRNTR/E LITCHFIELD, TOWN OF	$ 266,800
1.473	000014	000043	000000	01	1.00	R1	F	RSA	D 2,749	$ 212,533	$ 313,000 11/18/2014	I	U	FAMILY/RELAT GRNTR/E SURETTE, GEORGE R	$ 302,500
1.537	000002	000031	000000	06	2.50	R1	E	RSA	C 2,021	$ 135,000	$ 207,500 12/09/2014	I	U	UNCLASSFYD EXCLUSION SANTANGELO, JOEL	$ 229,000
1.693	000001	000010	000000	05	1.00	R1	E	RSA	B 2,496	$ 126,012	$ 213,300 04/10/2015	I	U	FORECLOSURE KLAFT, ERIC B	$ 221,900
1.966	000018	000067	000000	01	0.58	R1	E	RSA	D 3,154	$ 146,000	$ 287,000 10/03/2014	I	U	FINANCIAL CO GRNTR/E FEDERAL HOME LOAN MORT	$ 277,200
3.880	000005	000267	000000	01	1.17	R1	A			$ 10,000	$ 38,800 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 50,400
4.480	000005	000261	000000	01	1.02	R1	B			$ 10,000	$ 44,800 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 56,200
5.213	000002	000138	000000	06	0.00	R1	F	MHD	A 1,082	$ 15,000	$ 78,200 10/30/2014	I	U	IMPROVED POST SALE ELLIOTT, SHARON	$ 27,300
7.680	000005	000262	000000	01	1.03	R1	A			$ 5,000	$ 38,400 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 56,200
7.680	000005	000264	000000	01	1.04	R1	A			$ 5,000	$ 38,400 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 49,700
7.720	000005	000265	000000	01	1.10	R1	A			$ 5,000	$ 38,600 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 50,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
7.740	000005	000263	000000	01	1.11	R1	A			$ 5,000	$ 38,700 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 50,100
7.760	000005	000266	000000	01	1.16	R1	A			$ 5,000	$ 38,800 11/13/2014	V	U	DEED INLIEU FORECLSR CUTLER & PAGE LLC	$ 50,400
19.550	000002	000138	000000	06	0.00	R1	F	MHD	A 1,082	$ 4,000	$ 78,200 10/30/2014	I	U	UNCLASSFYD EXCLUSION BURTON, SUSAN	$ 27,300
222,400.000	000002	000184	000000	05	0.00	R1	G	RCD	A 1,361	$ 1	$ 222,400 02/12/2015	I	U	NONMKT TRUST GRNTR/E PELLETIER, CHARLES G	$ 205,000
250,400.000	000002	000217	000000	05	0.00	R1	F	RCD	C 2,146	$ 1	$ 250,400 03/03/2015	I	U	NONMKT TRUST GRNTR/E MACOMBER, SUSAN	$ 195,100
255,800.000	000004	000018	000000	01	1.00	R1	E	RSA	A 2,156	$ 1	$ 255,800 02/12/2015	I	U	FAMILY/RELAT GRNTR/E MAYOPOULOS, DAVID R	$ 256,800
264,100.000	000007	000074	000000	01	1.26	R1	E	RSA	D 2,151	$ 1	$ 264,100 03/16/2015	I	U	NONMKT TRUST GRNTR/E QUINN, CAROL J	$ 249,800
265,200.000	000007	000050	000000	01	1.39	R1	F	RSA	A 1,911	$ 1	$ 265,200 03/09/2015	I	U	FAMILY/RELAT GRNTR/E CIRKA, WALTER D	$ 256,700
275,600.000	000006	00081A	000000	01	0.00	R1	F	RCD	D 2,145	$ 1	$ 275,600 04/07/2015	I	U	NONMKT TRUST GRNTR/E PARKER, PAUL DAVID	$ 225,100
292,600.000	000022	000005	000000	03	1.03	R1	E	RSA	D 2,459	$ 1	$ 292,600 02/12/2015	I	U	DIVORCE PRTY GRNTR/E DONOVAN, SHAWN P	$ 285,000
308,000.000	000006	000071	000000	01	1.02	R1	F	RSA	D 2,644	$ 1	$ 308,000 03/18/2015	I	U	NONMKT TRUST GRNTR/E WRIGHT, STEVEN D	$ 297,300
313,000.000	000017	000035	000000	01	1.04	R1	G	RSA	D 2,200	$ 1	$ 313,000 02/11/2015	I	U	FAMILY/RELAT GRNTR/E WARDWELL, DARREN C	$ 306,400
319,800.000	000020	000006	000000	03	2.00	CI	E	CGS	A 1,482	$ 1	$ 319,800 04/21/2015	I	U	NONMKT TRUST GRNTR/E JERRY, RICHARD ROBERT	$ 303,100
323,000.000	000019	000060	000000	01	2.61	R1	F	RSA	D 2,434	$ 1	$ 323,000 03/24/2015	I	U	NONMKT TRUST GRNTR/E GRONDINE, KATHLEEN M	$ 308,600
323,400.000	000019	000058	000000	01	1.00	R1	F	RSA	D 2,480	$ 1	$ 323,400 03/18/2015	I	U	DIVORCE PRTY GRNTR/E ROBLEY, GLEN V	$ 303,400
355,400.000	000001	000004	000000	03	37.70	EX-S	E			$ 1	$ 355,400 03/26/2015	V	U	UNSPECFIED DEED CONV KPV REALTY TRUST	$ 345,200
367,900.000	000014	000249	000000	01	1.65	R1	F	RSA	D 2,983	$ 1	$ 367,900 03/19/2015	I	U	NONMKT TRUST GRNTR/E SELLERS, JUSTIN	$ 356,700

SECTION 7

PRELIMINARY SALES ANALYSIS SPREADSHEETS

PRELIMINARY SPREADSHEETS

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

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

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

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

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

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

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

LITCHFIELD, NH
UNDEVELOPED 1 ACRE BUILDING SITE PRELIMINARY VALUE ANALYSIS

Trend %/Mnth= 0.34% ESTIMATED EXCESS ACREAGE VALUE= $3,500

S #	Map & Lot	Address	Sale Date	Sale Price	Months to 10/1/14	Adjusted Sale Price	Acres	XS Acres Value	1 Acre Site Value	NHBD Adj.	Cond Adj.	Indicated Site Value
1	15-50	15 Fallon Drive	7/10/2014	$ 122,000	3	$ 123,244	1.026	$ 91	$ 123,153	1.10	1.00	$ 111,958
2	16-72	11 Westiew Drive	7/25/2014	$ 135,000	2	$ 135,918	1.263	$ 921	$ 134,998	1.20	1.00	$ 112,498
3	16-87	4 Juniper Court	11/14/2014	$ 130,000		$ 130,000	2.842	$ 6,447	$ 123,553	1.10	1.00	$ 112,321
4	16-88	3 Juniper Court	7/2/2014	$ 126,000	3	$ 127,285	1.5	$ 1,750	$ 125,535	1.10	1.00	$ 114,123
						F+(G*F5)%		(I-2)*K5	H-J			K/(LxM)

S1 level topography, paved road

S2 level topography, paved road

S3 level topography, paved road

S4 level topography, paved road

AVERAGE
$ 112,725
MEDIAN
$112,409

THE INDICATED PRELIMINARY UNDEVELOPED SITE VALUE IS $112,000

LITCHFIELD, NH
DEVELOPED PRELIMINARY 1 ACRE BASE SITE VALUE ANALYSIS

Trend %/Mth 0.34% Bldg. Dep 1.250 ESTIMATED COST PER SF= $78.00 Excess Acres= $3,500 Base Year 2015

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Grade Rate	Year Built	Age Condtn	Building Normal Depre	Sq Ft	Value	Extra Features Value	Excess Acs & Rd Frnt Value	Excess Acres	Land Residual Value	Location Adj	Site Condition or Topo Adj	Indicated Improved Site Value
1	5-124	07/08/14	$325,000	3	$ 328,315	1.0437	1976	1.5	11	2374	$ 171,522	$4,600	$300	0.080	$ 151,893	1.10	1.00	**$ 138,085**
2	5-180	04/04/14	$315,000	6	$ 321,426	1.036	1979	1.5	11	2438	$ 174,846	$13,800	$700	0.200	$ 132,080	1.10	1.00	**$ 120,072**
3	8-184	08/11/14	$425,000	1	$ 426,445	1.0505	1993	2	11	3754	$ 272,994	$18,000	$0	0.000	$ 135,451	1.10	1.00	**$ 123,137**
4	8-148	04/07/14	$350,000	6	$ 357,140	0.9532	1989	2	13	3119	$ 202,909	$1,900	$200	0.070	$ 152,131	1.10	0.95	**$ 145,580**
5	10-85	08/27/14	$242,533	1	$ 243,358	1.1938	1976	2	15	1533	$ 121,335	$4,000	$200	0.060	$ 117,822	1.10	1.00	**$ 107,111**
6	11-71	05/23/14	$222,533	4	$ 225,559	1.0971	1977	2	15	1340	$ 97,469	$5,000	$0	0.000	$ 123,091	1.10	1.00	**$ 111,901**
7	11-72	05/05/14	$245,000	5	$ 249,165	1.1919	1977	2	15	1627	$ 128,570	$3,400	$0	0.000	$ 117,195	1.10	1.00	**$ 106,541**
8	11-107	04/23/14	$275,000	5	$ 279,675	1.1569	1986	3	20	2259	$ 163,078	$1,500	$2,100	0.640	$ 112,997	1.10	1.00	**$ 102,724**
9	14-45	05/06/14	$300,000	5	$ 305,100	1.0889	1987	2	14	2433	$ 178,231	$4,400	$100	0.020	$ 122,369	1.10	0.95	**$ 117,099**
10	14-55	07/10/14	$258,333	3	$ 260,968	1.0494	1993	2.5	15	1955	$ 136,020	$0	$200	0.060	$ 124,748	1.10	0.90	**$ 126,009**
11	18-21	07/09/14	$351,533	3	$ 355,119	1.1296	1997	2	10	2837	$ 224,968	$0	$0	0.001	$ 130,150	1.20	1.00	**$ 108,459**
12	19-96	07/14/14	$292,533	3	$ 295,517	1.088	1998	2	10	2205	$ 168,413	$6,300	$200	0.070	$ 120,604	1.10	0.90	**$ 121,822**
13	19-227	07/01/14	$290,000	3	$ 292,958	1.15	1992	2	13	1853	$ 145,437	$2,100	$400	0.120	$ 145,021	1.10	1.10	**$ 119,852**
14	19-282	06/17/14	$340,000	3	$ 343,468	1.0705	1999	2	11	2769	$ 205,776	$14,700	$1,200	0.365	$ 121,792	1.20	1.00	**$ 101,494**
15	21-90	07/02/14	$237,733	3	$ 240,158	1.1004	1991	2	13	1565	$ 117,535	$0	$1,000	0.320	$ 121,623	1.10	0.90	**$ 122,851**
16	23-66	08/05/14	$272,533	2	$ 274,386	0.987	1968	2	18	2381	$ 151,226	$16,200	$0	0.000	$ 106,961	1.00	1.00	**$ 106,961**

Sales are trended through 10/1/2014 D+(E*E5)% ***Bldg Age*** I*(sqrt(R5-H)*G5 O5*G*(1-J/100)*K F-(L+M+N) O/(P*Q)

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

AVERAGE
$ 117,481
MEDIAN
$ 118,476

AS THE MEDIAN IS A BETTER INDICATOR OF VALUE, THE DEVELOPED 1 ACRE SITE VALUE IS ROUNDED TO $118,000

With vacant land established at $112,000 and developed land at $118,000 the indicated undeveloped land factor is .95

($118,000-$112,000 = $6,000/$118,000=-.05 or 95 und factor)

04/01/15

LITCHFIELD, NH
RESIDENTIAL PRELIMINARY BUILDING SQUARE FOOT COST ANALYSIS

Trend %/Mth 0.34% | Depreciation Rate= 1.25 | **Base developed site value= $ 118,000** | **Base Year 2015**

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Location Adj	Site Cond or Topo Adj	Land Value	Extra Features Value	Excess Acs & Rd Frnt Value	Building Residual Value	Building Rate	Year Built	Building Age Condtn	Age Depre	Sq Ft	Indicated Bldg Sqr Ft Value
1	5-111	06/23/14	$ 324,400	3	$ 327,709	1.10	0.95	$ 123,310	$ 3,000	-$ 300	$ 201,699	1.1635	2014	2.5	1	2,444	$ 72
2	5-112	05/06/14	$ 317,000	5	$ 322,389	1.10	1.00	$ 129,800	$ 0	-$ 200	$ 192,789	1.1635	2014	2.5	1	2,444	$ 68
3	9-89	04/21/14	$ 230,000	5	$ 233,910	1.10	0.95	$ 123,310	$ 4,700	$ 3,100	$ 102,800	1.0665	1995	2.5	14	1,758	$ 64
4	10-77	06/02/14	$ 341,000	4	$ 345,638	1.20	0.90	$ 127,440	$ 0	$ 1,100	$ 217,098	1.1628	2014	2.5	1	2,450	$ 77
5	10-77-2	04/25/14	$ 415,200	5	$ 422,258	1.20	0.95	$ 134,520	$ 3,000	$ 10,000	$ 274,738	1.1043	2014	2.5	1	3,117	$ 81
6	10-77-3	04/25/14	$ 329,933	5	$ 335,542	1.20	0.95	$ 134,520	$ 0	$ 400	$ 200,622	1.1713	2014	2.5	1	2,387	$ 72
7	10-77-4	04/04/14	$ 352,333	6	$ 359,521	1.20	0.95	$ 134,520	$ 3,000	$ 0	$ 222,001	1.2252	2013	2.5	3	2,123	$ 88
8	13-160	07/15/14	$ 435,000	2	$ 437,958	1.00	0.95	$ 112,100	$ 6,000	$ 400	$ 319,458	1.1415	2003	2.0	9	4,087	$ 75
9	14-115	06/26/14	$ 329,000	3	$ 332,356	1.10	0.95	$ 123,310	$ 4,000	$ 300	$ 204,746	1.0792	1994	2.0	11	2,301	$ 93
10	14-162	11/12/13	$ 358,900	10	$ 371,103	1.10	0.95	$ 123,310	$ 5,900	$ 600	$ 241,293	1.0695	2000	2.0	10	3,445	$ 73
11	14-250	07/11/14	$ 380,000	2	$ 382,584	1.10	1.00	$ 129,800	$ 3,000	$ 0	$ 249,784	1.1180	2006	2.0	8	3,083	$ 78
12	19-258	08/19/14	$ 348,900	1	$ 350,086	1.10	1.00	$ 129,800	$ 3,000	$ 100	$ 217,186	1.0859	2001	2.0	9	2,955	$ 74

Sales are trended through 10/1/2014 | D+(E*E5)% | O5*G*H | F-I-J-K | O*(sqrt(R5-N)) | L/Q/M/1-(P*K5/100)

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

AVERAGE
$ 76
MEDIAN
$ 75

04/01/15

Excess acreage is estimated at $3,500 per acre

THE PRELIMINARY SQ FT COST IS $76

Consideration was given to both statistics. As $78/sf was estimated on the improved site, the $76/SF was believed to be a better v alue indicator

LITCHFIELD, NH
MANFACTURED HOUSING SQUARE FOOT COST ANALYSIS

Trend %/Mth 0.3400% Depreciation Single Wide = 3 **Base developed site value=** **$ 0** **Base Year 2015**

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Location Adj	Est Amenity Value	Land Value	Extra Features Value	Excess Acs & Rd Frnt Value	Building Residual Value	Rate	Year Built	Building Age Condtn	Age Depre	Sq Ft	Indicated Bldg Sqr Ft Value
	SINGLE WIDE MANUFACTURED HOMES																
1	2-134	3/27/2015	$ 33,266		$ 33,266	1.00	5000.00	$ 0	$ 400	$ 0	$ 27,866	0.9891	1994	2.0	27	769	$ 50
2	2-135	5/27/2014	$ 29,000	4	$ 29,394	1.00	5000.00	$ 0	$ 1,500	$ 0	$ 22,894	0.8993	1988	2.5	39	892	$ 47
3	2-152	6/30/2014	$ 20,000	3	$ 20,204	1.00	5000.00	$ 0	$ 0	$ 0	$ 15,204	0.9159	1968	1.5	30	558	$ 42
	1-43	4/20/2015	$ 15,000		$ 15,000	1.00	5000.00	$ 0	$ 500	$ 0	$ 9,500	0.7733	1969	2.5	51	602	$ 42
4	5-221	12/22/2014	$ 25,000		$ 25,000	1.00	5000.00	$ 0	$ 4,800	$ 0	$ 15,200	0.9190	1965	2.5	54	724	$ 50
	5-231	4/20/2015	$ 53,000		$ 53,000	1.00	5000.00	$ 0	$ 900	$ 0	$ 47,100	1.0201	2002	1.5	15	896	$ 61
5	5-226	3/30/2015	$ 28,000		$ 28,000	1.00	5000.00	$ 0	$ 2,400	$ 0	$ 20,600	0.7896	1963	2.5	54	806	$ 70
6	5-220	11/13/2013	$ 25,000	11	$ 25,935	1.00	5000.00	$ 0	$ 600	$ 0	$ 20,335	0.9322	1989	2.5	39	763	$ 47

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

SINGLE
AVERAGE
$ 51
MEDIAN
$ 48

SALES ADJUSTMENTS AND NOTES AS WELL AS DISCUSSION OF RESULTS

INDICATED SF COST FOR SWMH=$50 AND DWMH=$54

4/1/2015

Giving consideration to both statistics the preliminary SF cost was determined to be $50. The DW preliminary SF was $60/SF

and based on recent sales in other Towns this appeared to be on the high side as such the rate was reduced to $54

in the hopes of additional sales occurring before the job is finalized

There are only 15 double wides in Town. The last qualified sale on parcels 1-62 in 2009 for $65,000 and 5-227 in 12/2011 for $60,000 seem generally supportive of this value conclusion as well.

LITCHFIELD, NH
WATERFRONT PRELIMINARY CONTRIBUTORY VALUE ANALYSIS

DEVELOPED SITE VALUE= $ 118,000 — **Base Year 2015**

Trend %/Mth 0.34% Bldg Dep 1.2500 — **ESTIMATED $ PER SQUARE FOOT COST = $ 76.00**

Sale #	PID	Sale Date	Sale Price	Trend Mnths	Adj Price	Rate	Year Built	Age Condtn*	Building Age Depreciation	Sq Ft	Value	Extra Features Value	Xcess Acs & Rd Frnt Value	Land Residual Value	Locatn Adj	Site Cond or Topo Adj	Indicated Waterfront Value	
1	8-131	4/21/2014	$ 393,000	5	$ 399,681	1.0893	1986	1.5	10	2,794	$ 208,176	$ 4,900	$ 5,700	$ 180,905	0.95	1.05	**$ 63,200**	Darrah Pond
2	5-176	6/27/2014	$ 250,000	3	$ 252,550	1.1064	1977	2.0	15	1,784	$ 127,509	$ 5,900	$ 1,100	$ 118,041	1.10	0.95	**-$ 5,269**	Perch Pond
3	5-175	5/1/2015	$ 331,000		$ 331,000	1.0126	1979	1.5	11	2,553	$ 174,370	$ 4,900	$ 3,100	$ 148,630	1.10	0.95	**$ 25,320**	Perch Pond
4	18-4	12/2/2014	$ 404,933		$ 404,933	0.9834	1998	2.0	10	3,554	$ 239,058	$ 3,000	$ 400	$ 162,475	1.20	1.05	**$ 13,795**	Merrimack River
5	18-16	3/12/2014	$ 442,533	6	$ 451,561	1.2082	2013	2.5	3	3,114	$ 277,359	$ 3,000	$ 5,700	$ 165,501	1.20	1.00	**$ 23,901**	Merrimack River
6	20-2	11/1/2013	$ 393,000	11	$ 407,698	0.9520	1801	2.0	36	4,104	$ 189,295	$ 45,400	$ 33,800	$ 139,204	1.00	1.00	**$ 21,204**	Merrimack River

Bldg Age Sales are trended through 10/1/2014 D+(E*E5)% I*(sqrt(R5-H)*G5 K xO$5 xG x(1-(J/100)) F -L -M -N O -(O$4 xP xQ)

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

AVERAGE	$23,692
MEDIAN	$22,553

S1 525' ON DARRAH POND WITH VIEW OF POND FROM HOME

S2 244' ON PERCH POND WITH VIEW OF POND FROM HOME

S3 265' ON PERCH POND

S4 PASSACONAWAY GOLF COMMUNITY, ON MERRIMACK RIVER WITH VIEW OF RIVER FROM THE HOME

S5 PASSACONAWAY GOLF COMMUNITY, ON MERRIMACK RIVER WITH VIEW OF RIVER FROM THE HOME

S6 MERRIMACK RIVERFRONT, DOES NOT APPEAR VIEW OF RF FROM HOME

AS THERE IS A RANGE OF WATERFRONT VALUES THE BASE OF $100,000 WILL BE USED AND CONDITION FACTORS WILL BE USED TO ARRIVE AT THE BASE FOR EACH WATER BODY

See page 445 of the this manula for a description of the values ranges/conditions applied to the differing water bodies

Litchfield, NH
CONTRIBUTORY VALUE ANALYSIS – AMENITY

ANNANDALE

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	1-129	02/07/14	$ 352,333	8	$ 361,916	$ 193,600	$ 3,000	**$ 165,316**	Detached
2	1-132	04/04/14	$ 269,800	6	$ 275,304	$ 171,500	$ 3,000	**$ 100,804**	Detached
3	1-133	06/17/14	$ 249,933	3	$ 252,482	$ 170,400	$ 3,000	**$ 79,082**	Detached
4	1-134	06/23/14	$ 337,800	3	$ 341,246	$ 197,500	$ 3,000	**$ 140,746**	Detached
5	1-135	07/28/14	$ 265,400	2	$ 267,205	$ 174,000	$ 3,000	**$ 90,205**	Detached
6	1-136	03/14/14	$ 272,333	6	$ 277,889	$ 180,000	$ 3,000	**$ 94,889**	Detached

The indicated amenity value is $98,000

$ 111,840	**AVERAGE**
$ 97,846	**MEDIAN**

WOODLAND

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	2-189	07/03/14	$ 229,933	3	$ 232,278	$ 128,800	$ 900	**$ 102,578**	Detached
2	2-199	10/31/13	$ 224,000	11	$ 232,378	$ 134,300	$ 900	**$ 97,178**	Detached
3	2-201	06/24/14	$ 230,000	3	$ 232,346	$ 131,700	$ 900	**$ 99,746**	Detached

The indicated amenity value is $100,000

$ 99,834	**AVERAGE**
$ 99,746	**MEDIAN**

GILCREST FARMS

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	3-61	01/31/14	$ 256,000	8	$ 262,963	$ 170,400	$ 4,000	**$ 88,563**	Detached
2	3-87	06/17/14	$ 249,933	3	$ 252,482	$ 167,000	$ 0	**$ 85,482**	Detached
3	3-88	01/10/14	$ 245,000	8	$ 251,664	$ 164,500	$ 4,100	**$ 83,064**	Detached

$ 85,703	**AVERAGE**
$ 85,482	**MEDIAN**

The indicated amenity value is $86,000

BLOSSOM COURT

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	4-94	05/22/14	$ 270,000	4	$ 273,672	$ 200,400		**$ 73,272**	Attached

$ 73,272	**AVERAGE**
$ 73,272	**MEDIAN**

The indicated amenity value is $73,000

There were no sales at Heritage park but as the units were similar in size and quality to this development the same amenity value will be used in Heritage Park as well and is consistent with the recent "for sales" in that neighborhood.

SNOWDROP & LILAC

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	6-79A	12/23/13	$ 225,000	9	$ 231,885	$ 122,000	$ 0	**$ 109,885**	Attached
2	6-84B	03/21/14	$ 285,000	6	$ 290,814	$ 169,500	$ 4,900	**$ 116,414**	Attached

$ 113,150	**AVERAGE**
$ 113,150	**MEDIAN**

The indicated amenity value is $113,000

STAGE CROSSING

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	12-46	07/18/14	$ 225,000	2	$ 226,530	$ 171,700	$ 3,000	**$ 51,830**	Attached
2	12-50	01/27/14	$ 230,000	8	$ 236,256	$ 159,200	$ 3,000	**$ 74,056**	Attached
3	12-52	05/14/14	$ 232,000	4	$ 235,155	$ 158,700	$ 3,000	**$ 73,455**	Attached
4	12-63	08/11/14	$ 238,000	1	$ 238,809	$ 170,000	$ 3,000	**$ 65,809**	Attached
5	12-81	09/30/14	$ 218,533		$ 218,533	$ 147,000	$ 3,000	**$ 68,533**	Attached
6	12-82	06/02/14	$ 200,000	4	$ 202,720	$ 140,200	$ 3,000	**$ 59,520**	Attached
7	12-105	07/09/14	$ 220,000	3	$ 222,244	$ 147,400	$ 3,000	**$ 71,844**	Attached

The indicated amenity value is $68,500

$ 66,435	**AVERAGE**
$ 68,533	**MEDIAN**

CANBERRA

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	14-202	08/01/14	$ 272,000	2	$ 273,850	$ 148,400	$ 3,000	**$ 122,450**	Detached
2	14-210	06/02/14	$ 223,933	4	$ 226,978	$ 143,100	$ 0	**$ 83,878**	Detached
3	14-218	04/30/14	$ 206,000	5	$ 209,502	$ 133,000	$ 0	**$ 76,502**	Detached
4	14-229	10/03/14	$ 250,000		$ 250,000	$ 148,400	$ 0	**$ 101,600**	Detached
5	14-236	12/09/13	$ 274,000	10	$ 283,316	$ 165,000	$ 3,000	**$ 115,316**	Detached
6	14-237	09/11/14	$ 210,000	1	$ 210,714	$ 126,300	$ 0	**$ 84,414**	Detached

The indicated amenity value is $93,000

$ 97,360	**AVERAGE**
$ 93,007	**MEDIAN**

PINE CREEK VILLAGE

Time Trend = 0.34%

Sale #	PID	Sale Date	Sale Price	Months to 10/01/14	Adj. Price	Bldg Value	Extra Features Value	Indicated Amenity Value	
1	23-82	08/08/14	$ 278,933	2	$ 280,830	$ 167,500	$ 3,000	**$ 110,330**	
2	23-84	08/11/14	$ 289,133	1	$ 290,116	$ 167,900	$ 3,000	**$ 119,216**	Attached
3	23-86	11/18/14	$ 290,666		$ 290,666	$ 167,200	$ 3,000	**$ 120,466**	
4	23-96	04/03/14	$ 285,000	5	$ 289,845	$ 177,400	$ 3,000	**$ 109,445**	Attached
5	23-97	03/25/14	$ 275,733	6	$ 281,358	$ 175,600	$ 3,000	**$ 102,758**	Attached

The indicated amenity value is $110,000

$ 112,443	**AVERAGE**
$ 110,330	**MEDIAN**

SECTION 8

A. FIELD REVIEW

B. INFORMAL HEARING PROCESS

1. **Number of Hearings**
2. **Results of Hearing**

A. Field Review

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

Field Review

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

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

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

Property Specific Adjustment Guidelines

Land Adjustments

Undeveloped Land – Wooded Lot	-3% (97 Land Condition)
Undeveloped Land – Cleared Lot	-3% (97 Land Condition)
Undeveloped Lots w/No Driveway	-2% (98 Land Condition)
Second Site (w/Sep. Utilities)	+10 (110 Land Condition)
Commercial Use	+25 to +800, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Topography (TOPO)	Varies – dependent upon severity
Less Than Average Access (ACC)	Varies – dependent upon severity
Cost to Develop (CTD)	Varies – determined by field review
Not Buildable (NBD)	-90% (10 Land Condition)
In-Law Apartment or 2 Family	+0% (100 Land Condition)
3-4 Family Dwelling	+0% (100 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)

Building Adjustments

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

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

Close to Road (CTR) -5%

This adjustment is applied to homes that are abnormally close to the road, generally within 5 feet.

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

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

A basement with low headroom (less than 5')

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

Utilities -5% per utility

Lacking electricity, water or septic

No Parking Available -5 to -15% depending on severity

Misc/CNotes Varies

Buildings require depreciation for many items. The overall condition of the home usually accounts for the majority of normal wear and tear items but often depreciation is needed to account for issues that are short lived and have a cost to cure associated with them, ie roof and siding.

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment one on one being mailed first class on: May 14, 2015.

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

The property owners were given 5 days, starting Friday, May 22, 2015 between the hours of 8:00 am & 4:30 pm to call and arrange an appointment.

The hearings were held for 3 days from Monday, June 1, 2015 to Wednesday, June 3, 2015 and resulted in 54 calling to set up appointments to discuss their assessments.

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

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

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

A majority of minor issues with physical data were addressed, such as above-ground pools that had collapsed over the harsh winter. We also saw several taxpayers from the Heritage Park Condo Community. There were no recent qualified sales in which to develop a proper amenity. As it is most similar to Blossom Court in size, quality, etc., the amenity value at Heritage Park was adjusted to be the same as the one found at Blossom Court.

SECTION 9

A. CALIBRATION TECHNIQUE

B. FINAL STATISTICAL ANALYSIS & TESTING

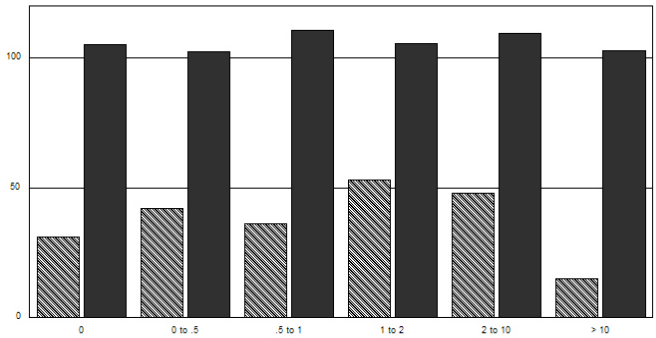
C. FINAL VALUATION COST TABLES

A. MODEL CALIBRATION TECHNIQUE

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

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

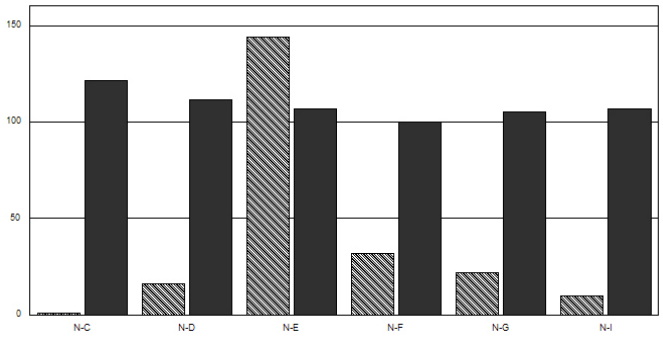
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possibly. The following are samples of the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



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

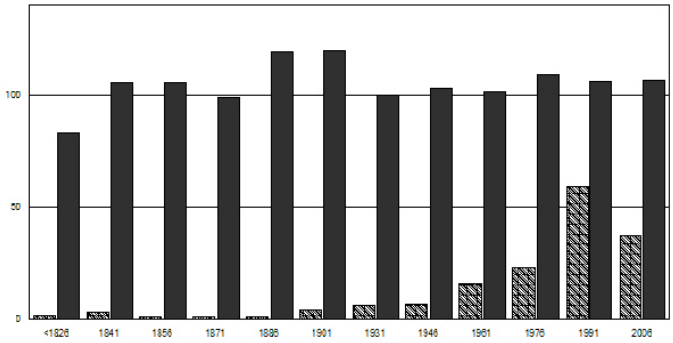
	# of Parcels	Median A/S x 100
0	31	105.32
0 to .5	42	102.70
.5 to 1	36	110.83
1 to 2	53	105.63
2 to 10	48	109.44
> 10	15	102.90

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



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

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



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

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

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

Sales Ratio Bar Graphs

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 9

B. FINAL STATISTICAL ANALYSIS REPORTS

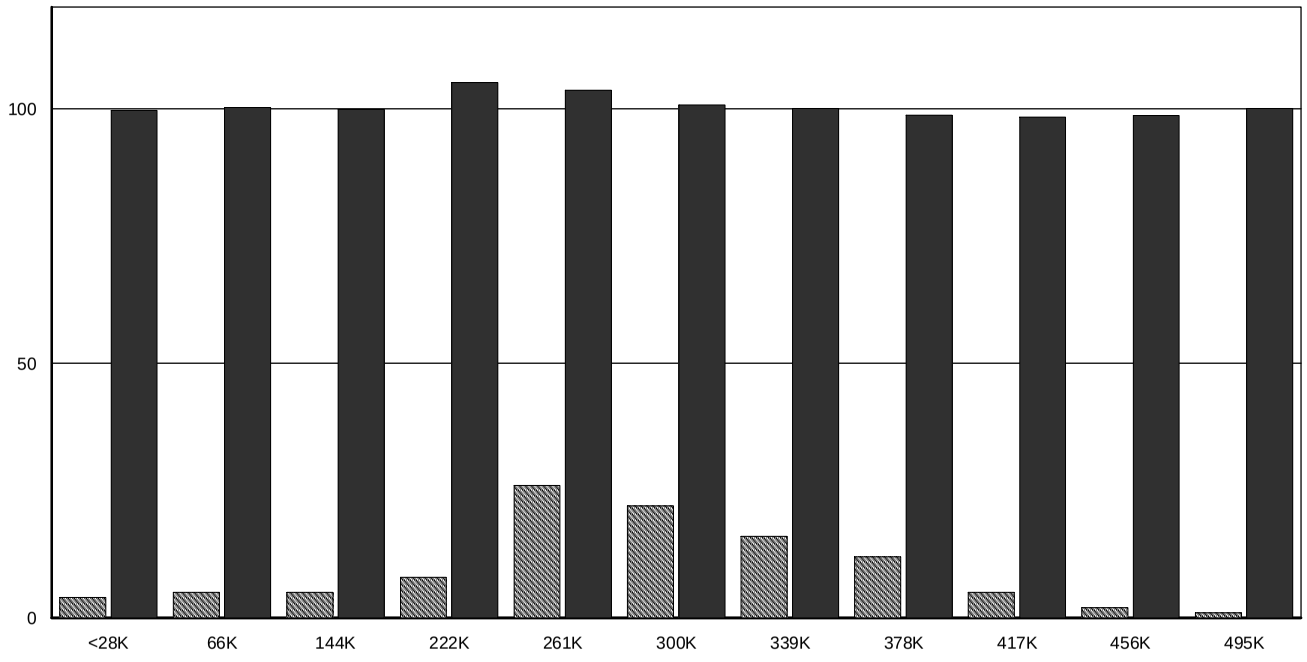
Sales Analysis Results

Litchfield -- 07/07/2015

Sales Analysis Statistics			
Number of Sales:	**106**	Mean Sales Ratio:	**1.0131**
Minimum Sales Ratio:	**0.8434**	Median Sales Ratio:	**1.0076**
Maximum Sales Ratio:	**1.2382**	Standard Deviation:	**0.0571**
Aggregate Sales Ratio:	**1.0093**	Coefficient of Dispersion:	**4.0910**
		Price Related Differential:	**1.0038**

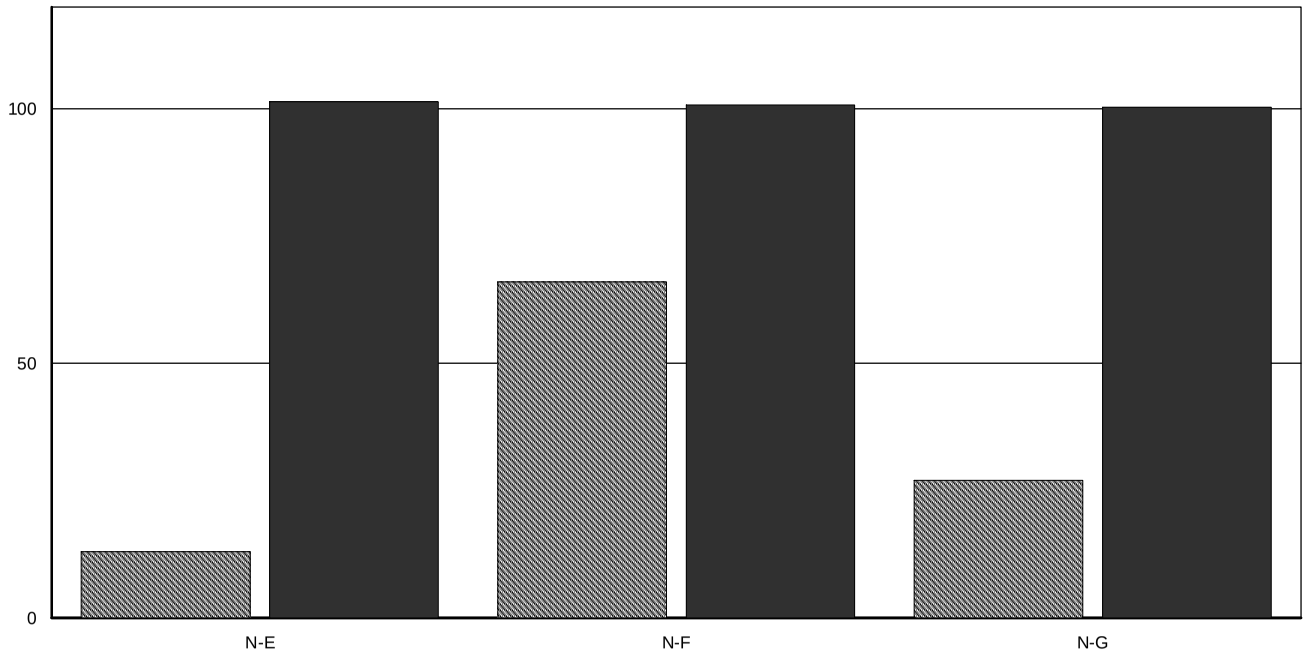
Sales Analysis Criteria	
Sold: 04/01/2014 - 06/18/2015	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2015	Trend: 0.000% Prior to 07/07/2015
Story Height: 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	

Litchfield:Median A/S Ratio by Sale Price



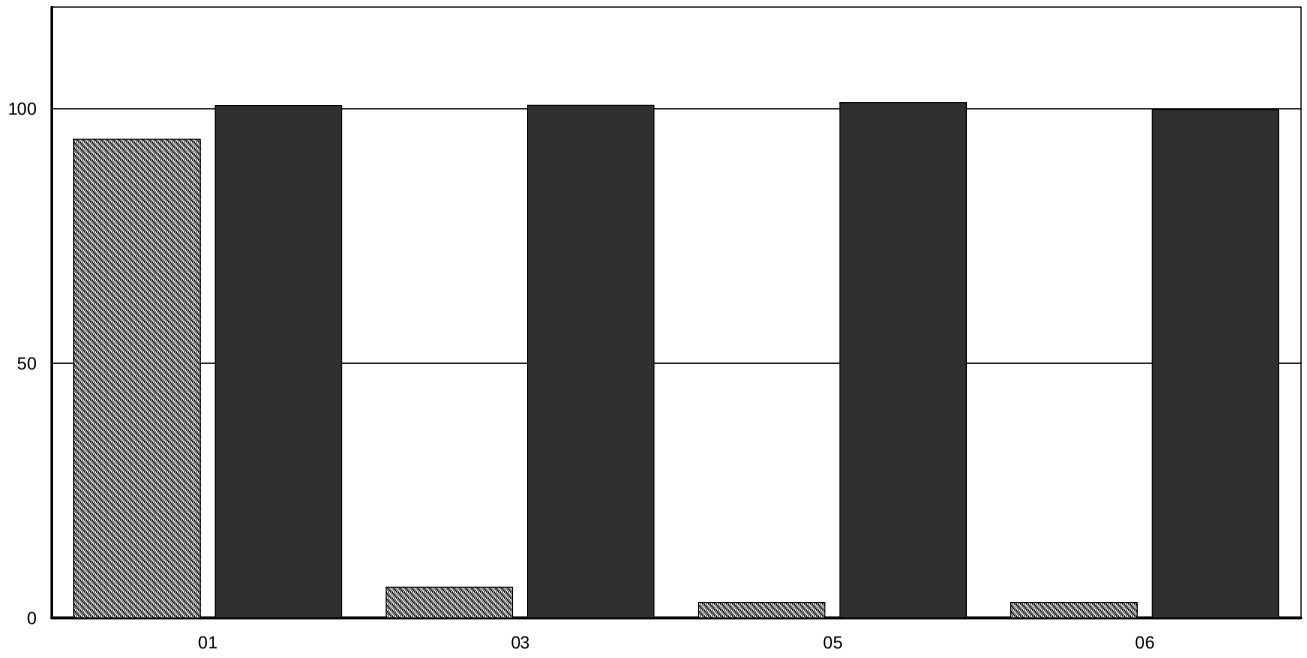
	# of Parcels	Median A/S x 100
<28K	4	99.70
66K	5	100.26
144K	5	99.85
222K	8	105.14
261K	26	103.63
300K	22	100.76
339K	16	100.05
378K	12	98.72
417K	5	98.37
456K	2	98.71
495K	1	100.06

Litchfield:Median A/S Ratio by Neighborhood



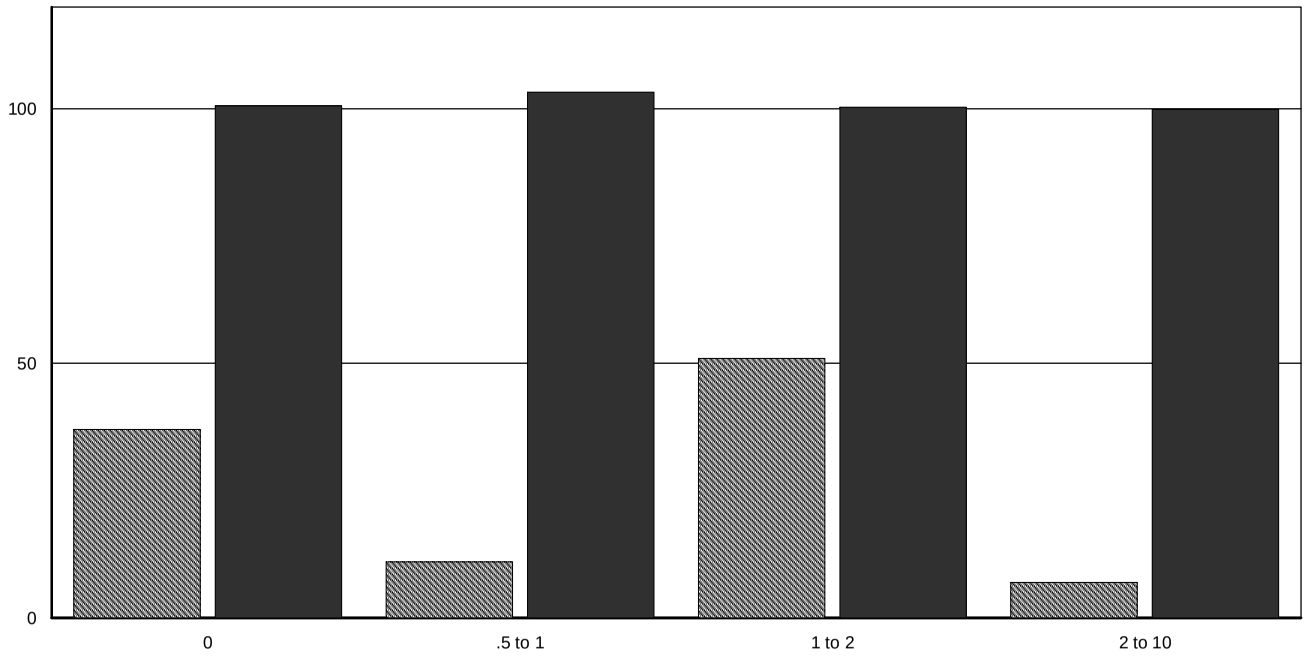
	# of Parcels	Median A/S x 100
N-E	13	101.40
N-F	66	100.76
N-G	27	100.32

Litchfield:Median A/S Ratio by Zone



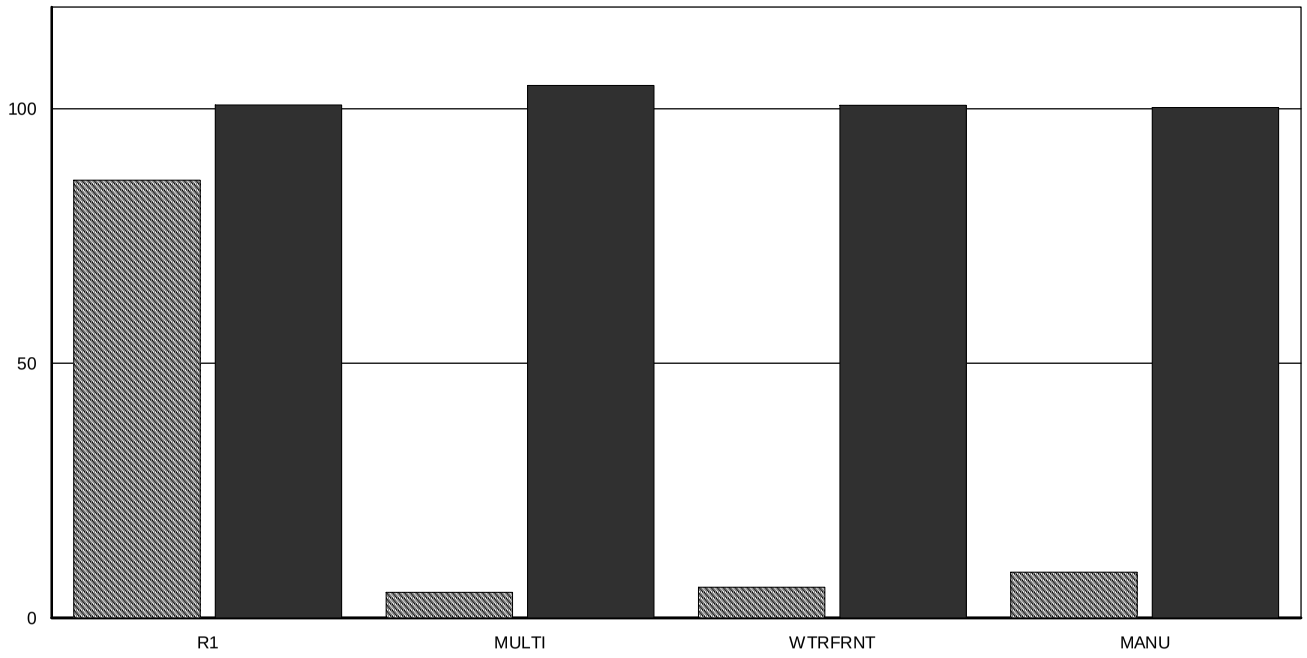
	# of Parcels	Median A/S x 100
01	94	100.65
03	6	100.66
05	3	101.20
06	3	99.80

Litchfield:Median A/S Ratio by Acreage



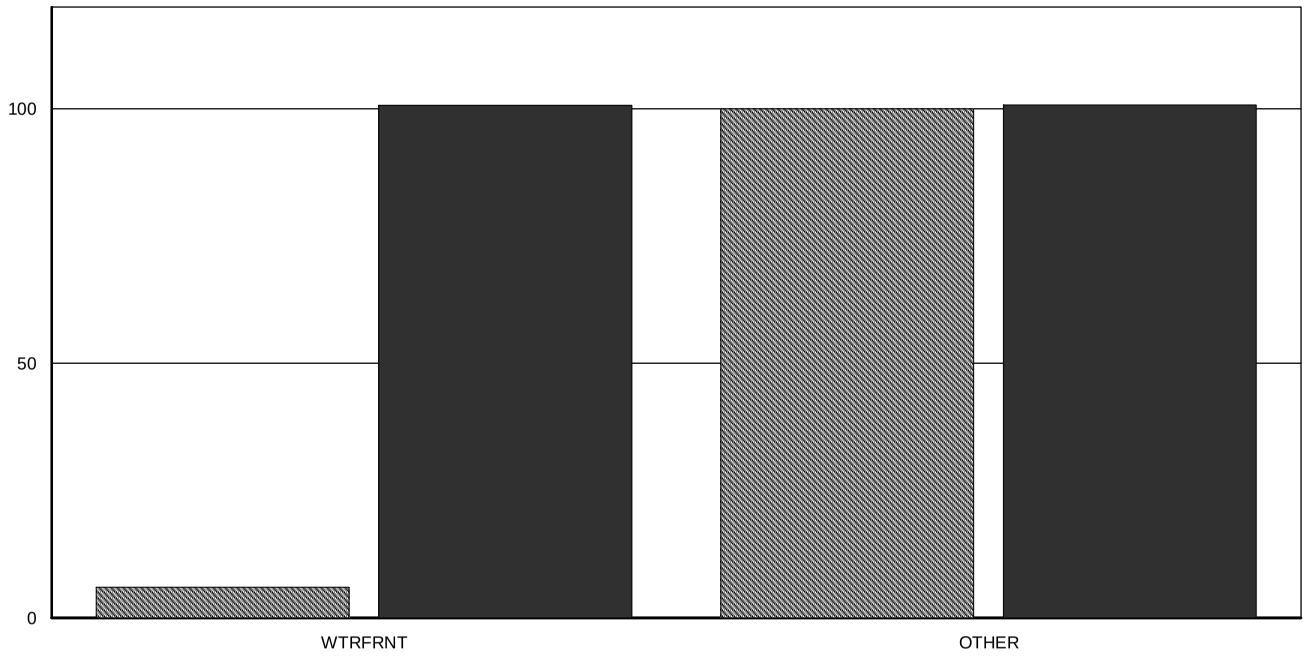
	# of Parcels	Median A/S x 100
0	37	100.56
.5 to 1	11	103.27
1 to 2	51	100.33
2 to 10	7	99.85

Litchfield:Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	86	100.76
MULTI	5	104.61
WTRFRNT	6	100.68
MANU	9	100.26

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



	# of Parcels	Median A/S x 100
WTRFRNT	6	100.68
OTHER	100	100.76

Sales Analysis Results

Litchfield -- 07/07/2015

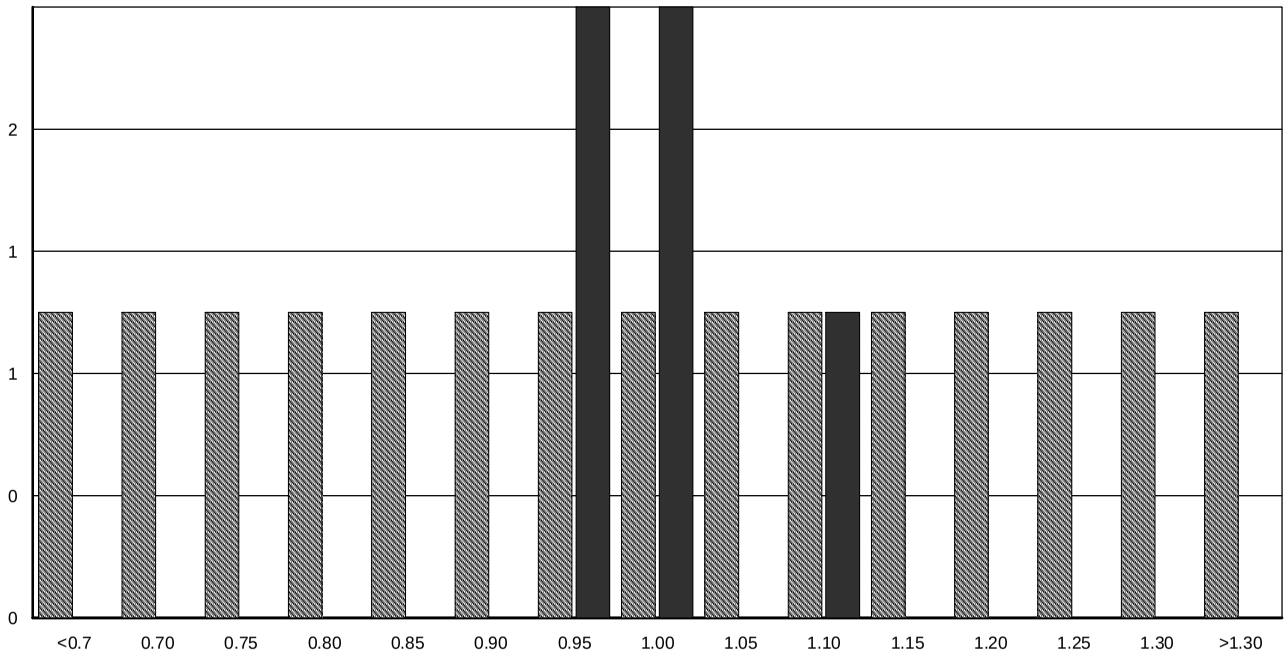
Sales Analysis Statistics			
Number of Sales:	**5**	Mean Sales Ratio:	**0.9967**
Minimum Sales Ratio:	**0.9429**	Median Sales Ratio:	**0.9985**
Maximum Sales Ratio:	**1.0764**	Standard Deviation:	**0.0533**
Aggregate Sales Ratio:	**0.9977**	Coefficient of Dispersion:	**3.8566**
		Price Related Differential:	**0.9990**

Sales Analysis Criteria	
Sold: 04/01/2014 - 06/18/2015	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 - 2015	Trend: 0.000% Prior to 07/07/2015
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	

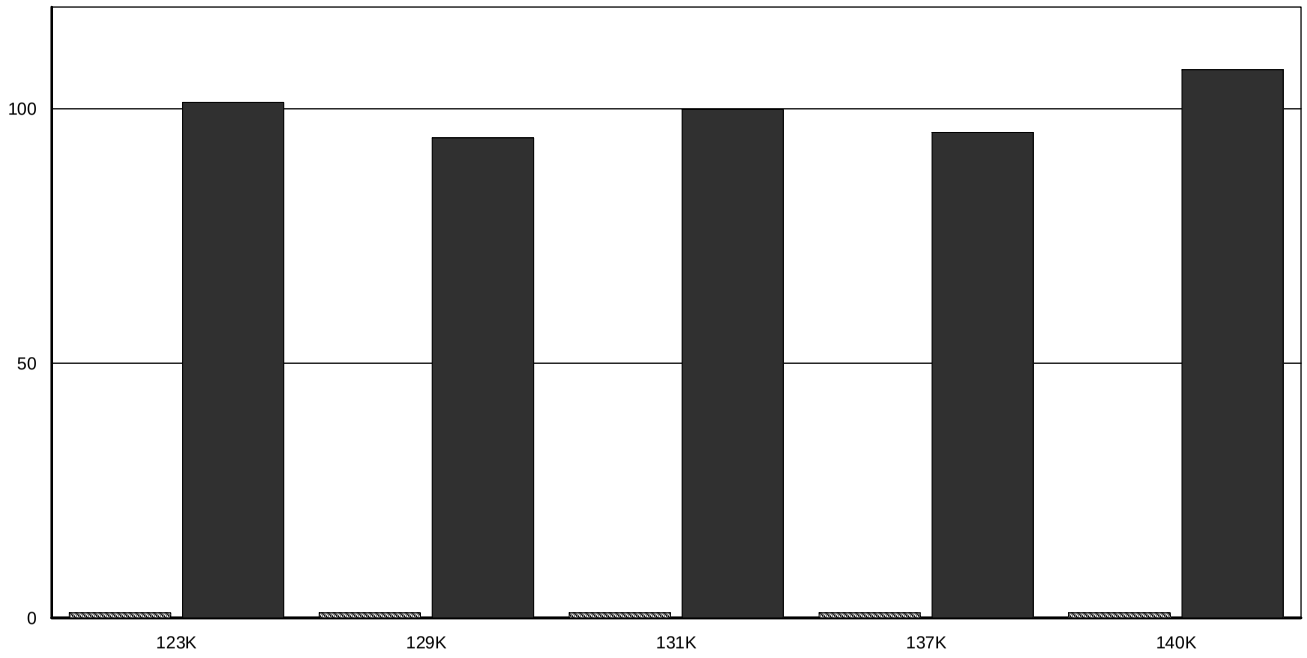
Litchfield Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.943	000016	000088	000000	01	1.50	R2	F	RSA	D 5,549	$ 126,000	$ 118,800 07/02/2014	V	Q	V A B PROPERTIES, LLC	$ 100,500
0.953	000016	000072	000000	01	1.26	R1	G	RSA	D 2,516	$ 135,000	$ 128,700 07/25/2014	V	Q	PENNUCCI, DAVID A	$ 113,600
0.998	000016	000087	000000	01	2.84	R1	F			$ 130,000	$ 129,800 11/14/2014	V	Q	V A B PROPERTIES, LLC	$ 107,800
1.012	000015	000050	000000	01	1.03	R1	F			$ 122,000	$ 123,500 07/10/2014	V	Q	ILLG, DAVID J	$ 103,000
1.076	000015	000045	000000	01	1.30	R1W	G			$ 140,000	$ 150,700 06/03/2014	V	Q	FISHER REVOC TRUST, CA	$ 113,900

Litchfield:Distribution of Sale Ratios

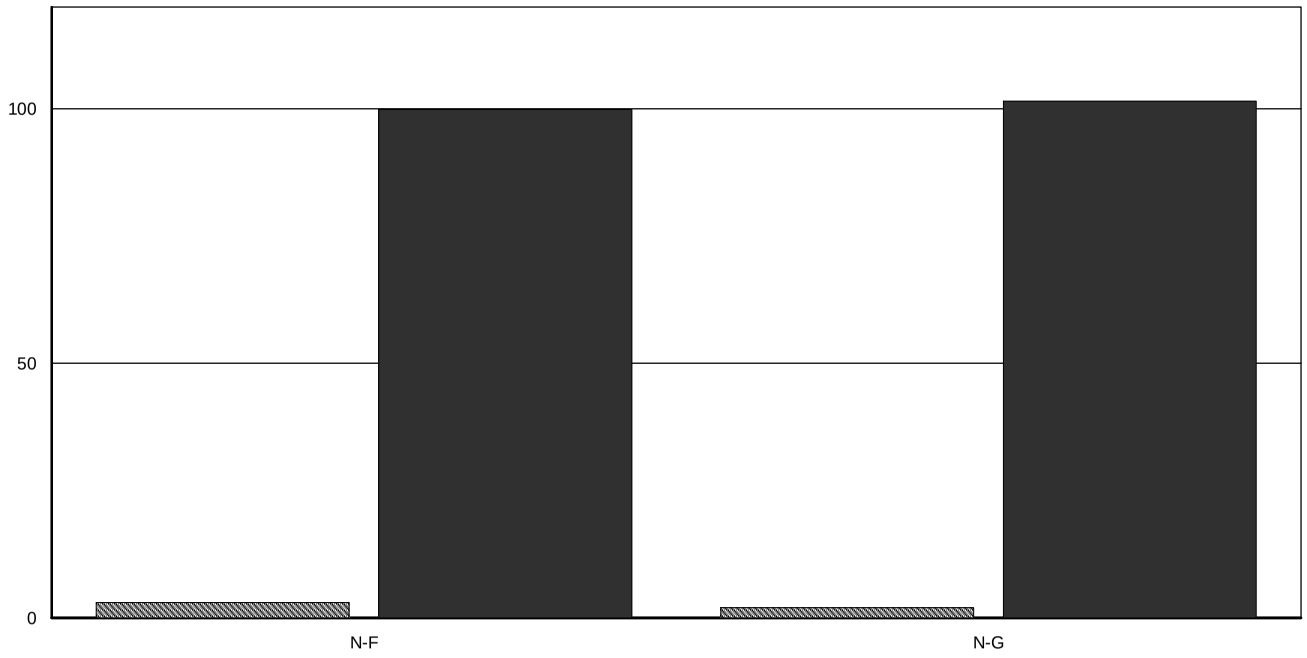


Litchfield:Median A/S Ratio by Sale Price



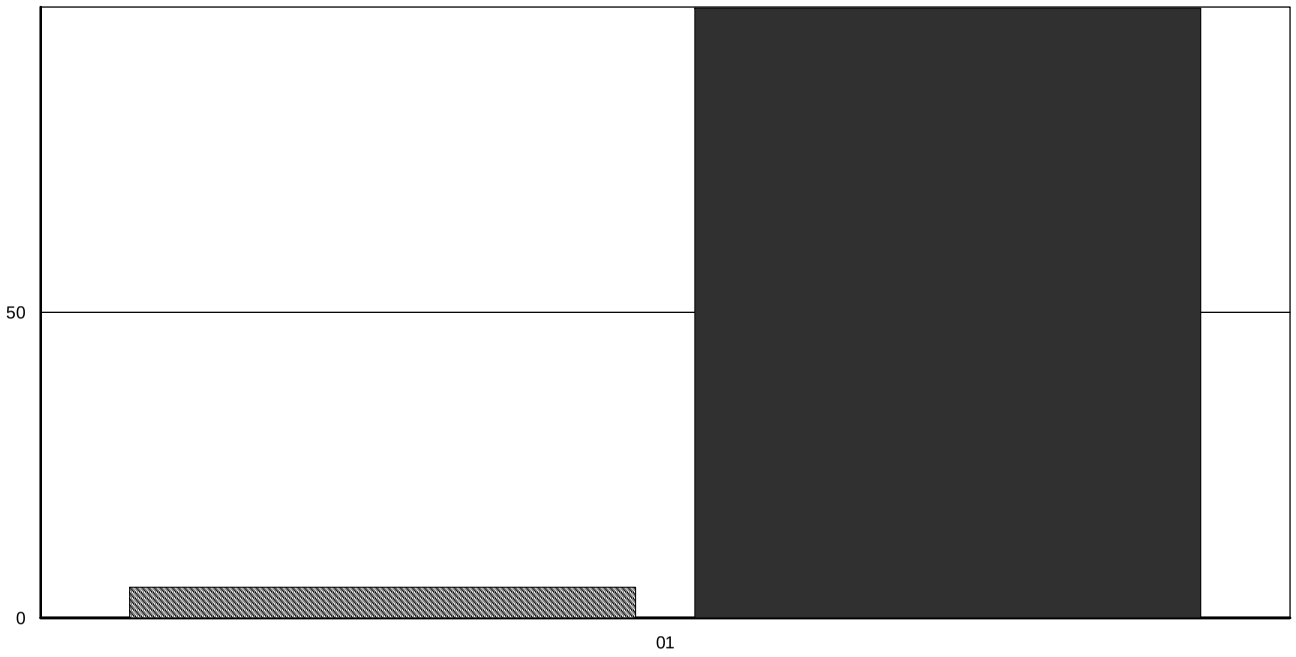
	# of Parcels	Median A/S x 100
123K	1	101.23
129K	1	94.29
131K	1	99.85
137K	1	95.33
140K	1	107.64

Litchfield:Median A/S Ratio by Neighborhood



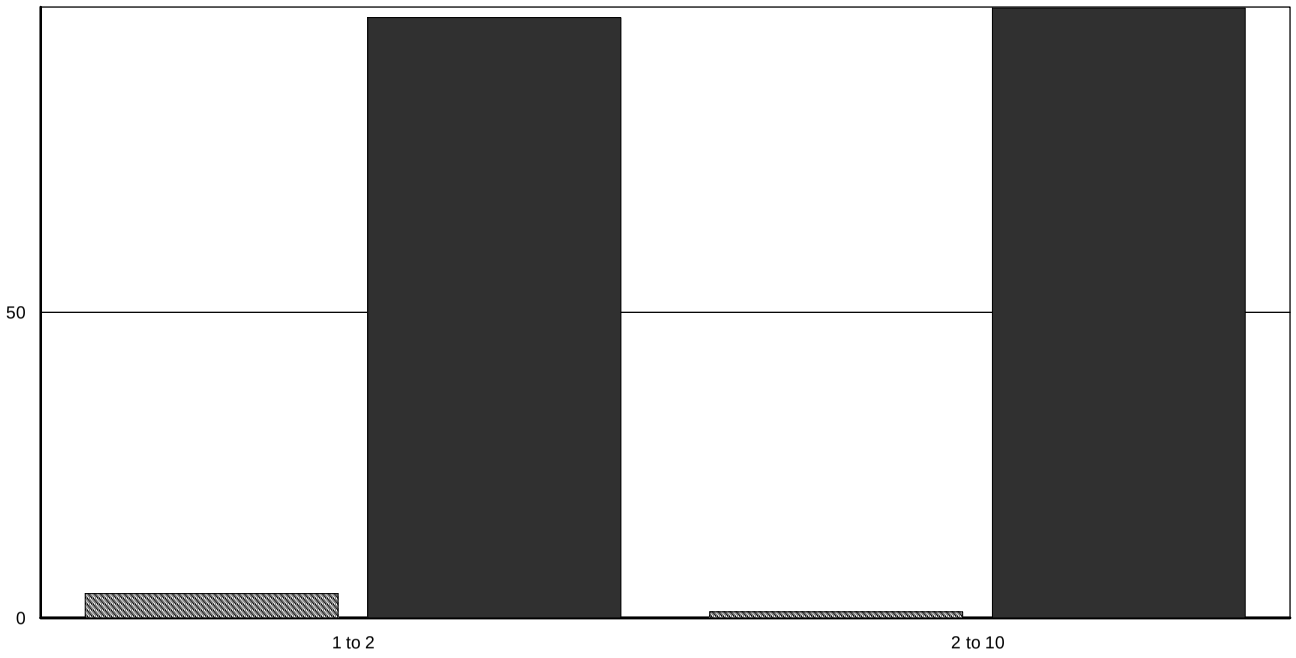
	# of Parcels	Median A/S x 100
N-F	3	99.85
N-G	2	101.49

Litchfield:Median A/S Ratio by Zone



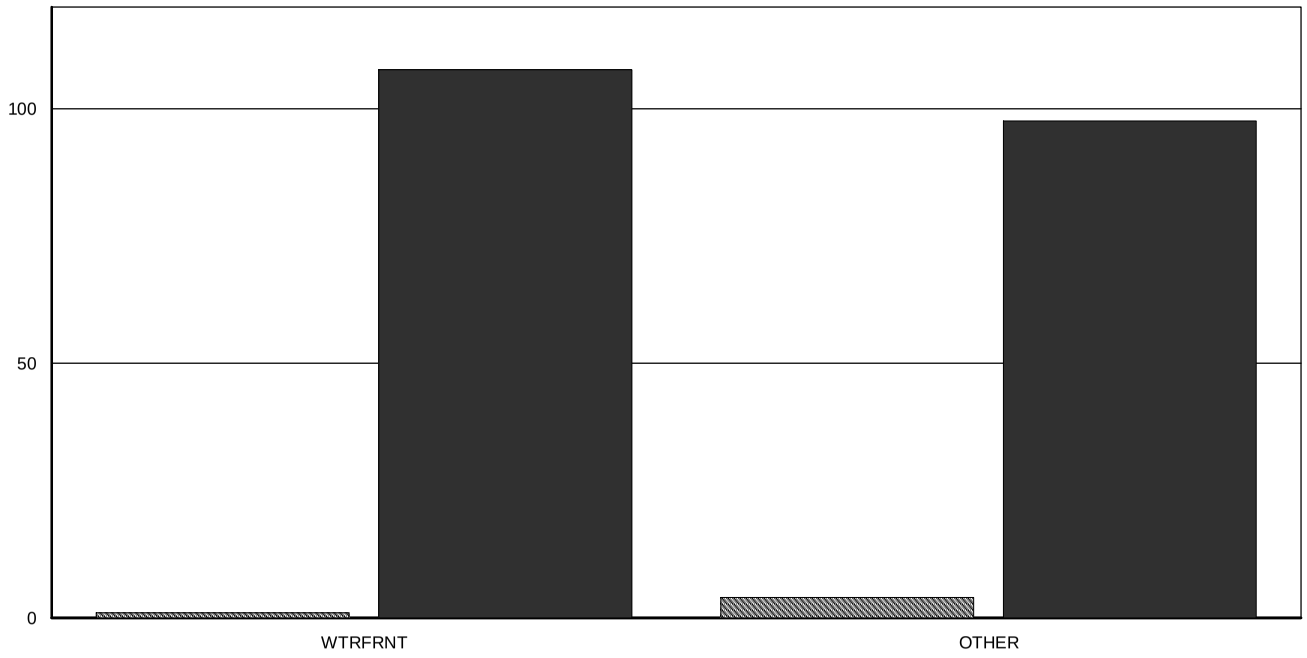
	# of Parcels	Median A/S x 100
01	5	99.85

Litchfield:Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
1 to 2	4	98.28
2 to 10	1	99.85

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



	# of Parcels	Median A/S x 100
WTRFRNT	1	107.64
OTHER	4	97.59

OWNER INFORMATION

ROMANOV, VLADISLAV M

4 ALDER ST.

WINDHAM, NH 03087

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2014	8661	0024	Q V	140,000	FISHER REVOC TRUST,
10/10/2013	8611	2518	U I 46	1	FISHER REVOC TRUST, CA
09/27/2005	7553	1553	U I 46		FISHER, CATHERINE

PICTURE

LISTING HISTORY

06/02/15	LMHC	
12/09/13	NFVL	
11/20/13	INSP	MARKED FOR INSPECTION
10/27/05	JDRL	
03/09/88	PW	

NOTES

VACANT; 4/15 AP $169,900 6/14 SALE APPEARS PRIVATE NO EVIDENCE OF LISTING ON MLS;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 113,900
		Parcel Total:	$ 113,900
2014	$ 0	$ 0	$ 113,900
		Parcel Total:	$ 113,900
2015	**$ 0**	**$ 0**	**$ 150,700**
		Parcel Total:	**$ 150,700**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UND/CLR **Driveway:** UNDEVELOPED NO DW **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	118,000	G	120	97	100	98	100 -- LEVEL	100	134,600	0	N	134,600	
1F RES WTRFRNT	0.300 ac	x 3,500	X	100				100 -- LEVEL	100	1,100	0	N	1,100	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100				75 -- STEEP	20	15,000	0	N	15,000	MERRIMACK RF WF160
	1.300 ac									150,700			**150,700**	

PICTURE

OWNER

ROMANOV, VLADISLAV M

4 ALDER ST.

WINDHAM, NH 03087

Account Number: 2,256

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2015 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

JEN/NICK HOMEBUILDERS, INC
A NEW HAMPSHIRE CORPORATION
P.O. BOX 374

WINDHAM, NH 03087

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/10/2014	8674	0549	Q V	122,000	ILLG, DAVID J
01/13/2012	8387	1593	Q V	115,000	JBCG PROPERTIES LLC
12/22/2011	8381	0741	Q V	90,000	V A B PROPERTIES, LLC

PICTURE

LISTING HISTORY

06/02/15	LMHC	
12/04/13	NFVL	
11/20/13	INSP	MARKED FOR INSPECTION
10/31/05	JDRL	

NOTES

VACANT; WOODS; 12/13 SOME CLEARING; STILL UND;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 103,000
		Parcel Total:	$ 103,000
2014	$ 0	$ 0	$ 103,000
		Parcel Total:	$ 103,000
2015	**$ 0**	**$ 0**	**$ 123,500**
		Parcel Total:	**$ 123,500**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UND/CLR **Driveway:** UNDEVELOPED NO DW **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	97	100	98	100 -- LEVEL	100	123,400	0	N	123,400	
1F RES	0.026 ac	x 3,500	X	100				100 -- LEVEL	100	100	0	N	100	
	1.026 ac									123,500			**123,500**	

PICTURE

OWNER

JEN/NICK HOMEBUILDERS, INC
A NEW HAMPSHIRE CORPORATION
P.O. BOX 374

WINDHAM, NH 03087
Account Number:

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2015 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

BELLA VISTA HOMES, LLC

8 WESTVIEW DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/25/2014	8677	2695	Q V	135,000	PENNUCCI, DAVID A
03/12/2010	8185	0977	U V 24	163,500	WEERGANG, ALIDA
08/31/2004	7309	1835	U V 38		WEST, KURT C & ALIDA C

PICTURE

LISTING HISTORY

03/17/15 DMPL
12/17/12 DMVL
11/04/05 JDRL

NOTES

3/15 PU NEW HSE; HSE IS A SHELL W/ NO SIDING, GAR DOORS, SOME ROUGH PLUMBING=38% COMPL; CK16 FOR HSE TO BE COMPL; DIRT DW FOR 2015

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 113,600
		Parcel Total:	$ 113,600
2014	$ 0	$ 0	$ 113,600
		Parcel Total:	$ 113,600
2015	**$ 82,200**	**$ 0**	**$ 128,700**
		Parcel Total:	**$ 210,900**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	95	100	95	100 -- LEVEL	100	127,800	0	N	127,800	
1F RES	0.263 ac	x 3,500	X	100				100 -- LEVEL	100	900	0	N	900	
	1.263 ac									128,700			**128,700**	

PICTURE

OWNER

BELLA VISTA HOMES, LLC

8 WESTVIEW DRIVE

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

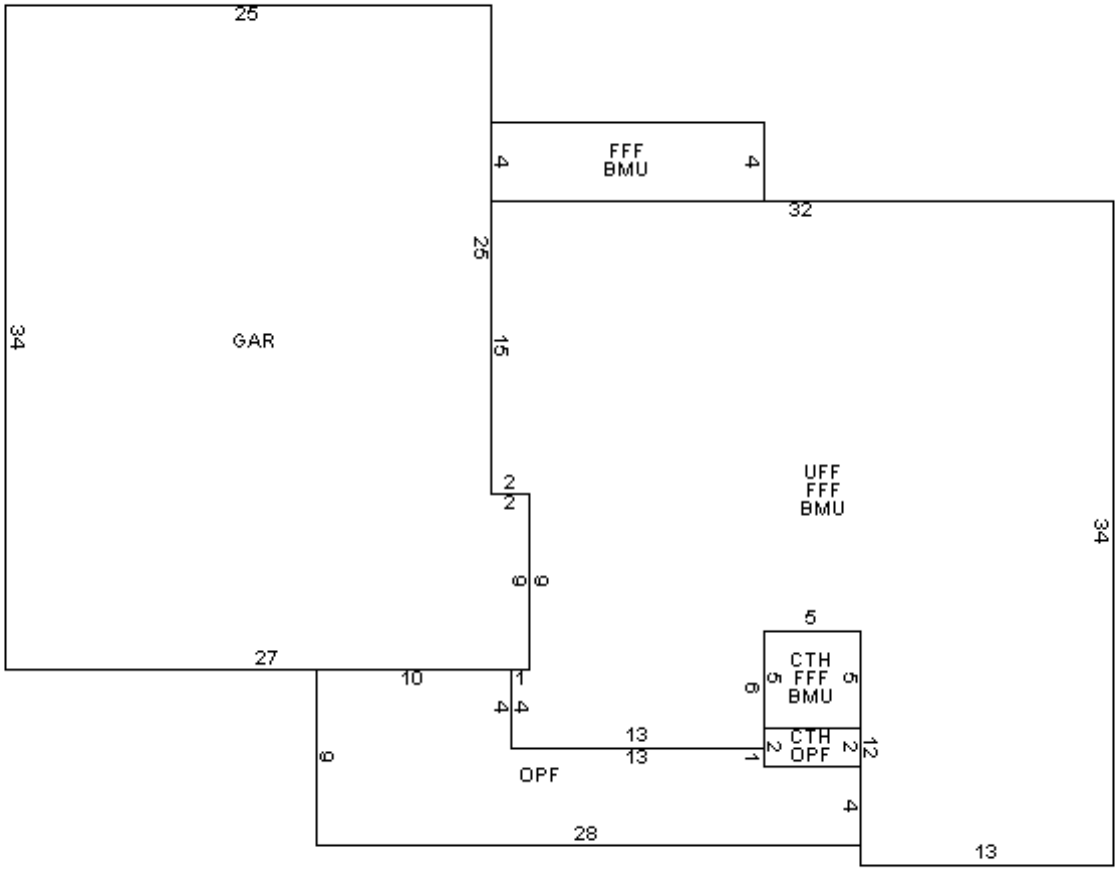
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/12/14	2014MP73	NEW HOME	PROPANE TANK
11/06/14	2014MP70	NEW HOME	GAS PIPING FOR FURNACE
11/06/14	2014PP30	NEW HOME	PLUMBING
08/11/14	2014-90	NEW HOME	2200 SQ.FT HOME WITH 3 C

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEMENT CLAPBOARDS**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9623** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1317**
Sq. Foot Cost: **$ 86.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	868	0.45	391
OPF	OPEN PORCH	185	0.25	46
UFF	UPPER FLR FIN	922	1.00	922
FFF	FST FLR FIN	1003	1.00	1003
BMU	BSMNT	1003	0.15	150
CTH	CATHEDRAL	35	0.10	4
GLA:	**1,925**	**4,016**		**2,516**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,401**
Year Built:		**2015**
Condition For Age:	AVERAGE	
Physical:		
Functional:		
Economic:		
Temporary:	UC 2015	**62 %**
Total Depreciation:		**62 %**
Building Value:		**$ 82,200**

OWNER INFORMATION

ROY, WADE

4 JUNIPER COURT

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/14/2014	8707	0746	Q V	130,000	V A B PROPERTIES, LLC

PICTURE

LISTING HISTORY

06/02/15 LMHC
04/28/15 DMVL SALE VERIF.
12/17/12 DMVL
04/01/06 LMSL

NOTES

VAC;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 107,800
		Parcel Total:	$ 107,800
2014	$ 0	$ 0	$ 107,800
		Parcel Total:	$ 107,800
2015	**$ 0**	**$ 0**	**$ 129,800**
		Parcel Total:	**$ 129,800**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** UNDEVELOPED **Driveway:** UNDEVELOPED NO DW **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	97	100	98	100 -- LEVEL	100	123,400	0	N	123,400	
1F RES	1.842 ac	x 3,500	X	100				100 -- LEVEL	100	6,400	0	N	6,400	
	2.842 ac									129,800			**129,800**	

PICTURE

OWNER

ROY, WADE

4 JUNIPER COURT

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2015 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

ALIU, FATON
ALIU, LUMNIJE
ALIU, JAKUP
202 CHARLES BANCROFT HIGHWAY
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2014	8672	1111	Q V	126,000	V A B PROPERTIES, LLC

PICTURE

LISTING HISTORY

03/18/15 DMPL
12/17/12 DMVL
11/04/05 JDRL

NOTES

3/15 1 SIDE IS A SHELL W/ NO SHINGLES OR SIDING; GARS & OTHER HSE ARE FNDTNS=ONLY 14% COMPL; CK16; DIRT DW FOR 2015

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 100,500
		Parcel Total:	$ 100,500
2014	$ 0	$ 0	$ 100,500
		Parcel Total:	$ 100,500
2015	**$ 59,100**	**$ 0**	**$ 118,800**
		Parcel Total:	**$ 177,900**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	1.000 ac	118,000	F	110	95	100	95	100 -- LEVEL	100	117,100	0	N	117,100	
2F RES	0.500 ac	x 3,500	X	100				95 -- MILD	100	1,700	0	N	1,700	
	1.500 ac									118,800			**118,800**	

PICTURE

OWNER

ALIU, FATON
ALIU, LUMNIJE
ALIU, JAKUP
202 CHARLES BANCROFT HIGHWAY
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

District	Percentage

PERMITS

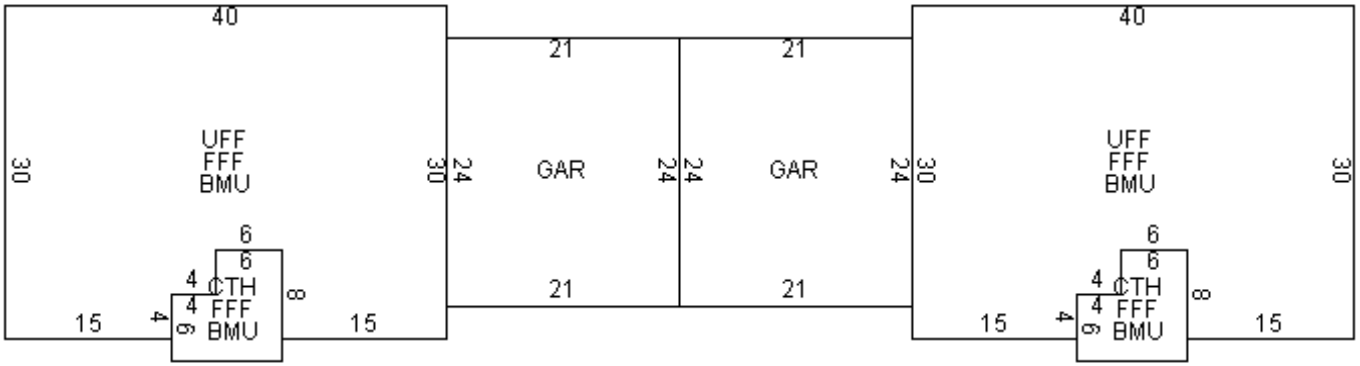
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **6** Baths: **4.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8189** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0015**
Sq. Foot Cost: **$ 76.12**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	168	0.10	17
UFF	UPPER FLR FIN	2272	1.00	2272
FFF	FST FLR FIN	2440	1.00	2440
GAR	GARAGE ATTCHD	1008	0.45	454
BMU	BSMNT	2440	0.15	366
GLA:	**4,712**	**8,328**		**5,549**



2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 422,390**
Year Built:		**2015**
Condition For Age:	AVERAGE	
Physical:		
Functional:		
Economic:		
Temporary:	UC	**86 %**
Total Depreciation:		**86 %**
Building Value:		**$ 59,100**

Sales Analysis Results

Litchfield -- 07/07/2015

Sales Analysis Statistics			
Number of Sales:	**101**	Mean Sales Ratio:	**1.0139**
Minimum Sales Ratio:	**0.8434**	Median Sales Ratio:	**1.0079**
Maximum Sales Ratio:	**1.2382**	Standard Deviation:	**0.0574**
Aggregate Sales Ratio:	**1.0096**	Coefficient of Dispersion:	**4.0941**
		Price Related Differential:	**1.0043**

Sales Analysis Criteria	
Sold: 04/01/2014 - 06/18/2015	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 - 2015	Trend: 0.000% Prior to 07/07/2015
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	

Litchfield Sales Analysis Report

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.843	000005	000231	000000	01	0.00	R1	E	MHS	A 896	$ 53,000	$ 44,700 04/20/2015	I	Q	COOPER, DIANE M	$ 37,900
0.884	000001	000134	000000	03	0.00	R1	G	RCD	A 2,153	$ 337,800	$ 298,500 06/23/2014	I	Q	K & M DEVELOPERS, LLC	$ 209,900
0.898	000014	000115	000000	01	1.09	R1	F	RSA	D 2,301	$ 329,000	$ 295,600 06/26/2014	I	Q	ISAACS, DAVID E.	$ 273,400
0.899	000014	000202	000000	01	0.00	R1	F	RCD	A 1,737	$ 272,000	$ 244,400 08/01/2014	I	Q	REA TRUSTTE, JAMES E	$ 222,400
0.920	000008	000148	000000	01	1.07	R1	F	RSA	D 3,119	$ 350,000	$ 322,000 04/02/2014	I	Q	POPOVICH, MICHAEL G	$ 314,200
0.930	000005	000124	000000	01	1.08	R1	F	RSA	D 2,374	$ 325,000	$ 302,300 07/08/2014	I	Q	ATKINSON, J & J FAMILY	$ 277,000
0.935	000010	000077	000004	01	1.00	R1	G	RSA	A 2,123	$ 352,333	$ 329,300 04/04/2014	I	Q	SOUSA REALTY & DEVELOP	$ 307,900
0.936	000004	000031	000000	01	1.30	R1	E	RSA	A 1,459	$ 225,000	$ 210,600 04/06/2015	I	Q	LAURA LANE PROPERTIES,	$ 200,600
0.941	000019	000227	000000	01	1.12	R1	F	RSA	D 1,853	$ 290,000	$ 272,900 07/01/2014	I	Q	TROMBLY, CANDACE L	$ 271,700
0.956	000010	000077	000006	01	1.87	R1	G	RSA	D 2,365	$ 356,000	$ 340,200 04/01/2015	I	Q	SOUSA REALTY & DEVELOP	$ 121,600
0.958	000005	000017	000000	01	4.23	R1	F	RSA	D 2,564	$ 308,000	$ 295,100 04/21/2015	I	Q	LANDRY, RONALD J	$ 284,100
0.960	000008	000184	000000	01	1.00	R1	F	RSA	D 3,754	$ 425,000	$ 408,100 08/11/2014	I	Q	MINERVINI TRUSTEE, MAR	$ 402,800
0.962	000013	000046	000000	01	1.29	R1W	F	RSA	D 2,243	$ 325,000	$ 312,700 06/01/2015	I	Q	COLE, TIMOTHY J	$ 282,600
0.964	000023	000086	000000	01	0.00	R1	G	RCD	A 1,974	$ 290,666	$ 280,200 11/18/2014	I	Q	PINE CREEK REALTY TRUS	$ 191,400
0.965	000001	000111	000000	03	0.00	R1	G	RCD	D 2,349	$ 277,533	$ 267,700 04/10/2015	I	Q	RECHKEMMER, REINHOLD K	$ 259,800
0.966	000014	000229	000000	01	0.00	R1	F	RCD	A 1,763	$ 250,000	$ 241,400 10/03/2014	I	Q	SINCLAIR TRUSTEE, LAWR	$ 217,400
0.967	000014	000055	000000	01	1.06	R1	F	RSA	D 1,955	$ 258,333	$ 249,800 07/10/2014	I	Q	NALEWAK, LISA A	$ 240,100
0.969	000018	000019	000000	01	1.40	R1	G	RSA	D 2,694	$ 374,933	$ 363,300 03/30/2015	I	Q	ANTHONY, STEVEN R	$ 341,500
0.970	000005	000272	000000	01	1.12	R1	G	RSA	D 2,571	$ 380,000	$ 368,700 04/15/2015	I	Q	KLISS, HARRY A.	$ 336,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.972	000023	000084	000000	01	0.00	R1	G	RCD	A 1,985	$ 289,133	$ 280,900 08/11/2014	I	Q	PINE CREEK REALTY TRUS	$ 191,400
0.975	000021	000090	000000	01	1.32	R1	F	RSA	C 1,565	$ 237,733	$ 231,700 07/02/2014	I	Q	FISCHER, KEVIN	$ 233,000
0.975	000016	000056	000000	01	1.32	R1	F	RSA	D 3,454	$ 373,600	$ 364,400 12/02/2014	I	Q	LOGUE, BRIAN P	$ 350,300
0.978	000011	000110	000000	01	1.08	R1	F	RSA	A 2,654	$ 332,000	$ 324,800 06/03/2015	I	Q	HAZEL, JACQUELINE A	$ 317,500
0.979	000010	000077	000002	01	4.00	R1	G	RSA	D 3,117	$ 415,200	$ 406,500 04/25/2014	I	Q	SOUSA REALTY & DEVELOP	$ 383,100
0.982	000019	000096	000000	01	1.07	R1	F	RSA	D 2,205	$ 292,533	$ 287,400 07/14/2014	I	Q	CAREY, SAMUEL P	$ 281,300
0.984	000014	000250	000000	01	1.01	R1	F	RSA	D 3,083	$ 380,000	$ 373,800 07/11/2014	I	Q	MILLNER, JONATHAN S	$ 354,000
0.986	000005	000111	000000	01	0.92	R1	F	RSA	D 2,444	$ 342,533	$ 337,600 05/01/2015	I	Q	CURTIS, KEVIN	$ 191,200
0.987	000001	000043	000000	01	0.00	R1	E	MHS	A 602	$ 15,000	$ 14,800 04/20/2015	I	Q	LOISELLE, PAULETTE A	$ 20,000
0.989	000010	000077	000007	01	2.19	R1	G	RSA	D 2,444	$ 350,000	$ 346,100 02/20/2015	I	Q	SOUSA REALTY & DEVELOP	$ 123,300
0.990	000002	000152	000000	06	0.00	R1	F	MHS	A 558	$ 20,000	$ 19,800 06/30/2014	I	Q	DILLON, CHRISTOPHER B	$ 19,100
0.991	000010	000154	000000	01	1.00	R1	F	RSA	A 1,591	$ 235,000	$ 232,800 06/02/2015	I	Q	MURDOCK ET ALS, RONALD	$ 226,200
0.992	000006	000066	000000	01	1.02	R1	F	RSA	D 2,935	$ 330,000	$ 327,400 05/27/2015	I	Q	KANALEY, JASON D	$ 313,900
0.995	000012	000105	000000	01	0.00	R1	F	RCD	A 1,622	$ 220,000	$ 218,900 07/09/2014	I	Q	MACKENZIE, MICHAEL W	$ 177,600
0.996	000003	000050	000000	01	0.00	R1	F	RCD	A 1,576	$ 207,533	$ 206,600 06/01/2015	I	Q	PHILBRICK ET ALS, BEV	$ 192,500
0.997	000016	000013	000000	01	1.04	R1	F	RSA	A 1,609	$ 259,000	$ 258,200 02/13/2015	I	Q	GILLESPIE, DANIEL M	$ 246,800
0.998	000002	000134	000000	06	0.00	R1	F	MHS	A 769	$ 33,266	$ 33,200 03/27/2015	I	Q	DUNHAM ET ALS, PHYLLIS	$ 31,100
0.999	000014	000216	000000	01	0.00	R1	F	RCD	A 1,532	$ 225,000	$ 224,800 04/24/2015	I	Q	CURTIS JR, ROBER J & P	$ 204,100
1.000	000012	000052	000000	01	0.00	R1	F	RCD	D 1,877	$ 232,000	$ 231,900 05/14/2014	I	Q	JONES, RICHARD E	$ 224,700
1.000	000012	000081	000000	01	0.00	R1	F	RCD	A 1,644	$ 218,533	$ 218,500 09/30/2014	I	Q	MCMAHON, WILLIAM J	$ 202,800

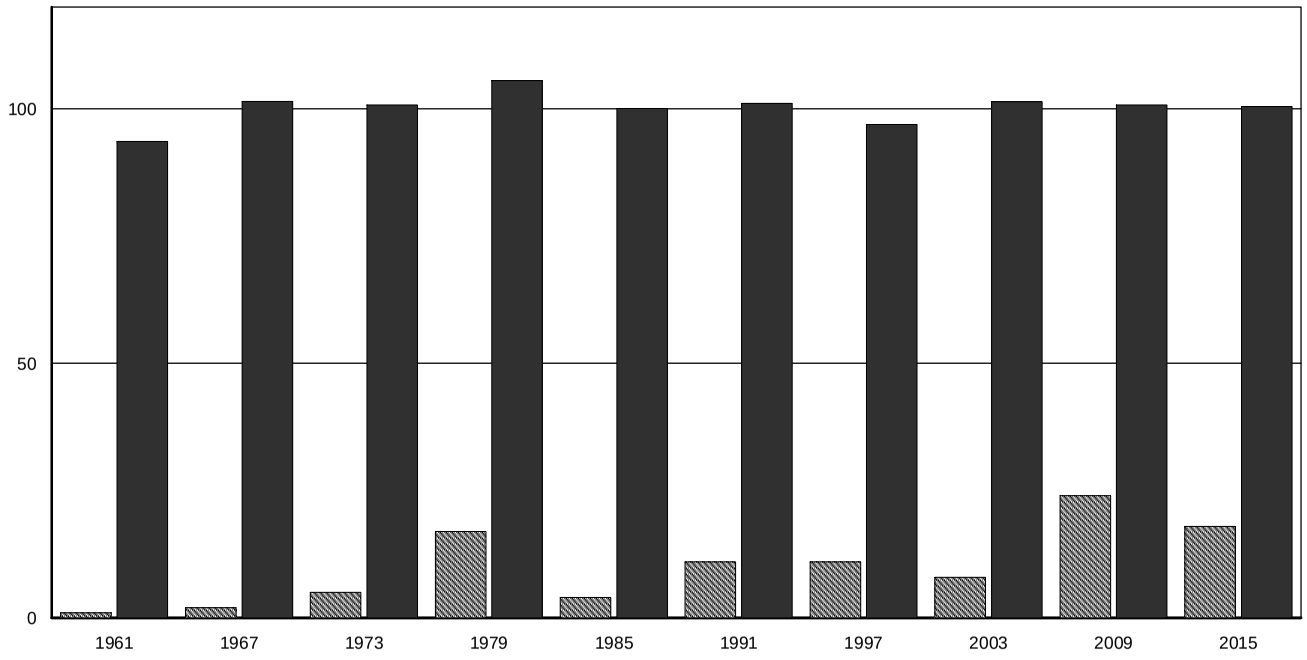
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.000	000005	000180	000000	01	1.20	R1	F	RSA	D 2,438	$ 315,000	$ 315,100 04/04/2014	I	Q	ORTOLANO, LAURIE A. TR	$ 297,600
1.000	000006	000002	000000	01	1.17	R1	F	RSA	C 2,444	$ 280,000	$ 280,100 10/30/2014	I	Q	BESSETTE TRUSTEE, CARO	$ 264,500
1.001	000005	000175	000000	01	1.93	R1W	F	RSA	D 2,553	$ 331,000	$ 331,200 05/01/2015	I	Q	COMPAGNA, MARGO, REV T	$ 295,700
1.001	000016	000069	000000	01	1.16	R1	G	RSA	D 4,564	$ 495,000	$ 495,300 12/11/2014	I	Q	SANUTH, KEITH E	$ 493,100
1.003	000001	000059	000000	01	0.00	R1	E	MHS	A 814	$ 38,000	$ 38,100 05/28/2015	I	Q	HAZEN, AMANDA L	$ 41,700
1.003	000018	000004	000000	01	1.10	R1W	G	RSA	D 3,554	$ 404,933	$ 406,200 12/02/2014	I	Q	WALSH III, JAMES T	$ 368,900
1.003	000001	000146	000000	03	0.00	R1	G	RCD	D 2,120	$ 282,000	$ 282,900 06/18/2015	I	Q	BOYD, EDWARD S	$ 258,700
1.003	000014	000045	000000	01	1.02	R1	F	RSA	C 2,433	$ 300,000	$ 301,000 05/06/2014	I	Q	MCNALLY, WILLIAM G	$ 294,000
1.004	000005	000221	000000	01	0.00	R1	E	MHS	A 724	$ 25,000	$ 25,100 12/22/2014	I	Q	BOURBEAU, BRYAN J	$ 28,900
1.006	000023	000082	000000	01	0.00	R1	G	RCD	A 1,978	$ 278,933	$ 280,500 08/08/2014	I	Q	PINE CREEK REALTY TRUS	$ 185,100
1.007	000005	000141	000000	01	1.00	R1	F	RSA	D 2,517	$ 286,000	$ 288,100 04/30/2015	I	Q	WILCOX, KERRY A	$ 267,400
1.008	000007	000106	000000	01	1.32	R1	F	RSA	D 2,073	$ 280,000	$ 282,200 01/12/2015	I	Q	WHITING, CAROLE L	$ 255,800
1.010	000001	000132	000000	03	0.00	R1	G	RCD	C 1,828	$ 269,800	$ 272,500 04/04/2014	I	Q	K & M DEVELOPERS, LLC	$ 243,100
1.010	000008	000131	000000	01	2.70	R1W	F	RSA	E 2,794	$ 393,000	$ 397,100 04/21/2014	I	Q	SPATT, GEORGE M.	$ 336,000
1.011	000004	000042	000000	01	2.29	R1	E	RSA	D 3,624	$ 339,000	$ 342,700 03/23/2015	I	Q	WISSEL, BJORN H	$ 364,500
1.011	000002	000201	000000	05	0.00	R1	G	RCD	A 1,505	$ 230,000	$ 232,600 06/24/2014	I	Q	HUNT REVOCABLE TRUST,	$ 213,500
1.012	000002	000189	000000	05	0.00	R1	G	RCD	A 1,506	$ 229,933	$ 232,700 07/03/2014	I	Q	LAING, ERNA C	$ 213,600
1.012	000003	000087	000000	01	0.00	R1	F	RCD	B 2,133	$ 249,933	$ 253,000 06/17/2014	I	Q	GRAVES, PAULA	$ 225,300
1.014	000013	000160	000000	01	1.11	R1	E	RSA	C 4,087	$ 435,000	$ 441,100 07/15/2014	I	Q	MAYNARD, RAYMOND E	$ 436,800
1.017	000019	000258	000000	01	1.02	R1	F	RSA	D 2,955	$ 348,933	$ 354,800 08/19/2014	I	Q	MSM INVESTMENTS LLC	$ 335,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.019	000023	000096	000000	01	0.00	R1	G	RCD	B 2,281	$ 285,000	$ 290,400 04/03/2014	I	Q	PINE CREEK REALTY TRUS	$ 256,800
1.019	000005	000188	000000	01	1.32	R1	F	RSA	D 2,808	$ 320,000	$ 326,200 03/30/2015	I	Q	GOUVEIA, MARK A	$ 317,500
1.020	000004	000094	000000	05	0.00	R1	F	RCD	D 2,781	$ 270,000	$ 275,500 05/22/2014	I	Q	MCMULLEN, JOHN C	$ 241,500
1.024	000012	000063	000000	01	0.00	R1	F	RCD	D 2,077	$ 238,000	$ 243,700 08/11/2014	I	Q	PITTS, TOMMIE A	$ 235,800
1.025	000005	000226	000000	01	0.00	R1	E	MHS	A 806	$ 28,000	$ 28,700 03/30/2015	I	Q	RODRIGUE, KARL D	$ 26,100
1.026	000010	000077	000000	01	1.32	R1	G	RSA	D 2,450	$ 341,000	$ 349,900 06/02/2014	I	Q	SOUSA REALTY & DEVELOP	$ 213,300
1.027	000007	000051	000000	01	1.39	R1	F	RSA	A 1,783	$ 267,000	$ 274,300 12/23/2014	I	Q	MAC DONALD, GEOFFREY	$ 265,600
1.028	000019	000282	000000	01	1.37	R1	G	RSA	C 2,583	$ 340,000	$ 349,500 06/17/2014	I	Q	LAMBIASE, MARYJO E	$ 328,700
1.030	000023	000066	000000	01	1.00	R2	E	RSA	A 2,381	$ 272,533	$ 280,700 08/05/2014	I	Q	PSALEDAS, CHRIS	$ 270,300
1.031	000018	000021	000000	01	1.00	R1	G	RSA	D 2,837	$ 351,533	$ 362,500 07/09/2014	I	Q	FAULRING, WINFRIED S	$ 345,400
1.033	000011	000071	000000	01	1.00	R1	F	RSA	A 1,340	$ 222,533	$ 229,800 05/23/2014	I	Q	ALLEN, JOHN L	$ 206,400
1.036	000001	000135	000000	03	0.00	R1	G	RCD	B 1,839	$ 265,400	$ 275,000 07/28/2014	I	Q	K & M DEVELOPERS, LLC	$ 155,700
1.040	000010	000085	000000	01	1.06	R1	F	RSA	A 1,533	$ 242,533	$ 252,200 08/27/2014	I	Q	BALMER, PAUL D	$ 230,200
1.041	000005	000111	000000	01	0.92	R1	F	RSA	D 2,444	$ 324,400	$ 337,600 06/23/2014	I	Q	SOUSA REALTY AND DEVEL	$ 191,200
1.044	000014	000237	000000	01	0.00	R1	F	RCD	A 1,406	$ 210,000	$ 219,300 09/11/2014	I	Q	BENOIT REVOCABLE TRUST	$ 198,700
1.045	000014	000246	000000	01	0.00	R1	F	RCD	A 1,772	$ 226,000	$ 236,100 05/01/2015	I	Q	CROMPTON, ROBERT A	$ 215,200
1.046	000005	000050	000000	01	1.03	R2	F	RSA	C 3,590	$ 330,000	$ 345,200 07/03/2014	I	Q	BUTLER, LINDA J	$ 344,100
1.047	000010	000077	000003	01	1.12	R1	G	RSA	D 2,387	$ 329,933	$ 345,300 04/25/2014	I	Q	SOUSA REALTY & DEVELOP	$ 268,400
1.051	000022	000055	000000	01	1.01	R1	E	RSA	A 1,694	$ 225,000	$ 236,400 02/26/2015	I	Q	FOWLER, SCOTT D	$ 234,100
1.054	000014	000210	000000	01	0.00	R1	F	RCD	A 1,772	$ 223,933	$ 236,100 06/02/2014	I	Q	PRENTICE, NANCY K	$ 215,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.055	000011	000072	000000	01	1.00	R1	F	RSA	A 1,627	$ 245,000	$ 258,500 05/05/2014	I	Q	GRANITE PROPERTIES OF	$ 232,900
1.055	000019	000306	000000	01	1.50	R1	G	RSA	D 2,126	$ 298,933	$ 315,500 05/11/2015	I	Q	WARD, ALEX C	$ 309,600
1.058	000007	000040	000000	01	1.04	R2	E	RSA	A 2,096	$ 255,000	$ 269,700 05/28/2015	I	Q	RENEY, NANCI L	$ 267,100
1.059	000012	000082	000000	01	0.00	R1	F	RCD	A 1,582	$ 200,000	$ 211,700 06/02/2014	I	Q	STEINBERG TRUSTEE, RIC	$ 196,700
1.061	000015	000051	000000	01	1.01	R1	F	RSA	D 3,240	$ 370,000	$ 392,500 03/06/2015	I	Q	GEORGES, JOHN P.	$ 359,100
1.063	000011	000107	000000	01	1.64	R1	F	RSA	A 2,259	$ 275,000	$ 292,300 04/23/2014	I	Q	HERRMANN, JAMES A	$ 291,600
1.065	000018	000127	000000	01	1.11	R1	F	RSA	D 2,267	$ 279,933	$ 298,100 09/02/2014	I	Q	SOULARD, DEVEN	$ 278,400
1.066	000023	000053	000000	01	1.00	R1	E	RSA	A 1,766	$ 216,000	$ 230,300 12/05/2014	I	Q	BROWN, RONALD R	$ 225,000
1.069	000002	000135	000000	06	0.00	R1	F	MHS	A 892	$ 29,000	$ 31,000 05/27/2014	I	Q	HITT, RONALD R	$ 29,300
1.073	000010	000136	000000	01	1.38	R1	F	RSA	A 1,406	$ 213,000	$ 228,500 02/03/2015	I	Q	LAHEY, MICHAEL E	$ 220,400
1.079	000016	000024	000000	01	1.35	R1	F	RSA	D 1,959	$ 249,933	$ 269,800 12/01/2014	I	Q	DIGEORGE, JOSEPH P	$ 260,100
1.081	000005	000112	000000	01	0.97	R1	F	RSA	D 2,444	$ 317,000	$ 342,800 05/06/2014	I	Q	SOUSA REALTY AND DEVEL	$ 220,100
1.086	000001	000133	000000	03	0.00	R1	G	RCD	A 1,781	$ 249,933	$ 271,400 06/17/2014	I	Q	K & M DEVELOPERS, LLC	$ 177,800
1.089	000012	000046	000000	01	0.00	R1	F	RCD	D 2,078	$ 225,000	$ 245,000 07/18/2014	I	Q	GILL, TOBY YOUNG	$ 237,200
1.090	000010	000153	000000	01	1.02	R2	F	RSA	D 3,066	$ 335,000	$ 365,200 01/22/2015	I	Q	SPOTTISWOOD, KEVIN M	$ 330,000
1.097	000014	000218	000000	01	0.00	R1	F	RCD	A 1,530	$ 206,000	$ 226,000 04/30/2014	I	Q	5 HALSEY COURT REALTY	$ 205,200
1.103	000009	000089	000000	01	2.87	R1	F	RSA	D 1,758	$ 230,000	$ 253,700 04/21/2014	I	Q	MAYNARD, ROBERT	$ 244,200
1.107	000020	000041	000000	01	1.03	R1	F	RSA	A 1,799	$ 233,000	$ 257,900 10/28/2014	I	Q	PESCE, JOHN O	$ 251,400
1.110	000009	000084	000000	01	1.64	R1	F	RSA	D 2,960	$ 270,000	$ 299,600 12/30/2014	I	Q	DUBE, RICHARD A	$ 293,300
1.111	000005	000176	000000	01	1.33	R1W	F	RSA	A 1,784	$ 250,000	$ 277,800 06/27/2014	I	Q	BOULARD, KEVIN J	$ 243,600

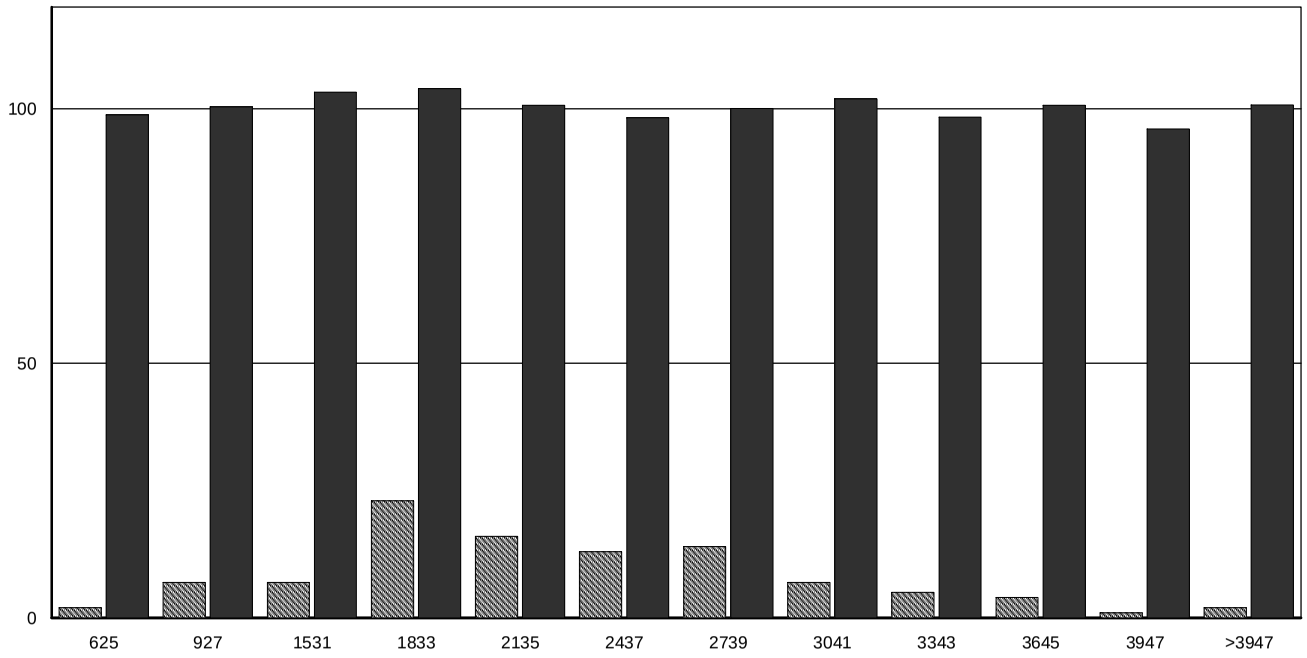
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.185	000010	000079	000000	01	1.00	R1	F	RSA	A 1,616	$ 231,000	$ 273,700 04/14/2014	I	Q	SOULARD, RUSSELL R	$ 242,100
1.238	000001	000034	000000	01	0.00	R1	E	MHS	A 880	$ 22,533	$ 27,900 06/01/2015	I	Q	LEEMAN, ROY	$ 31,500

Litchfield:Median A/S Ratio by Year of Construction



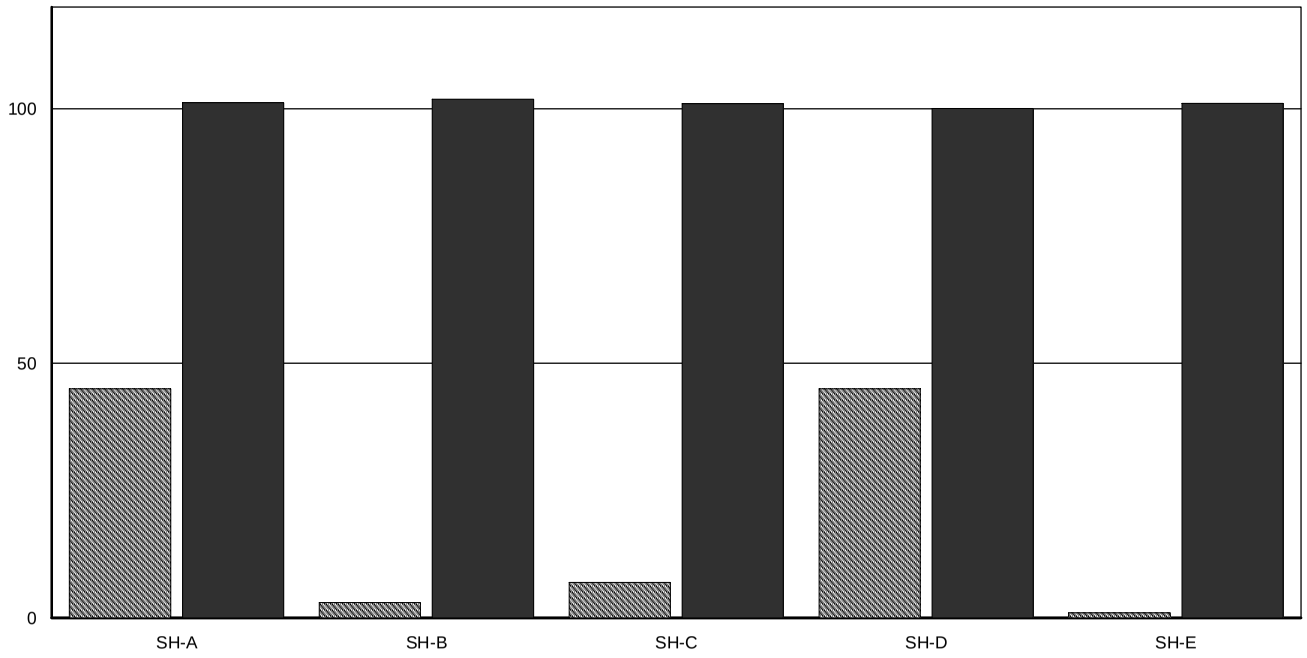
	# of Parcels	Median A/S x 100
1961	1	93.60
1967	2	101.45
1973	5	100.73
1979	17	105.51
1985	4	100.03
1991	11	101.04
1997	11	96.90
2003	8	101.41
2009	24	100.73
2015	18	100.44

Litchfield:Median A/S Ratio by Effective Area



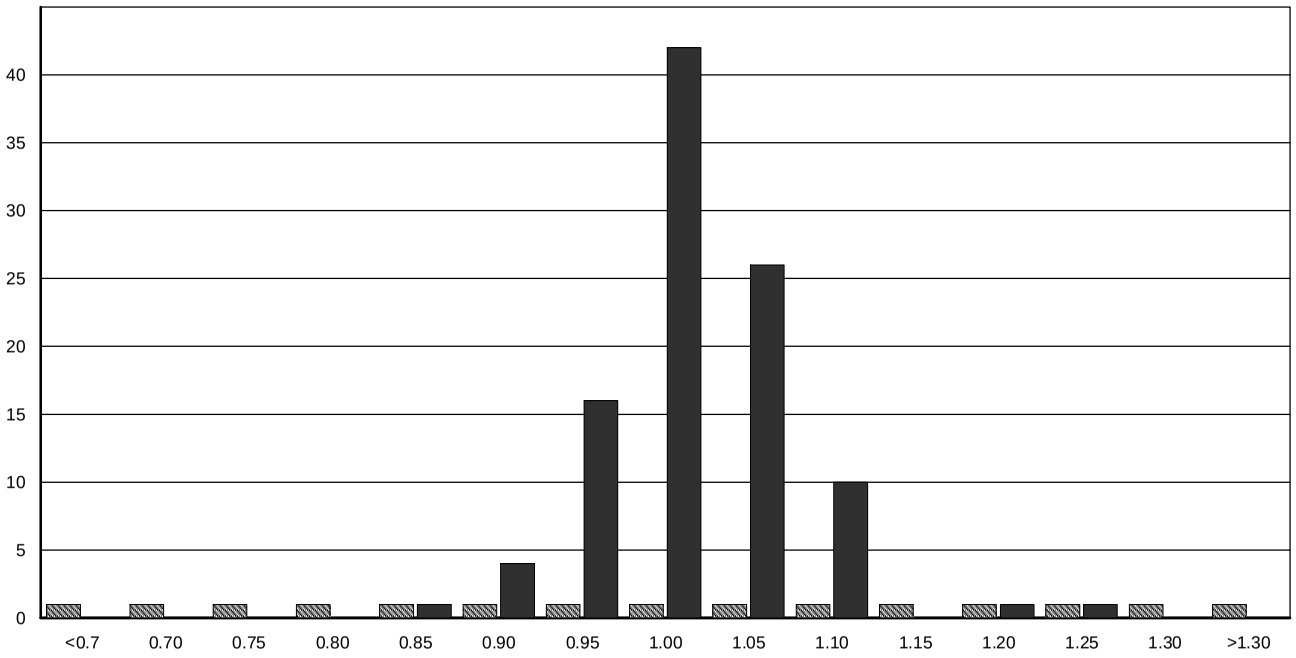
	# of Parcels	Median A/S x 100
625	2	98.83
927	7	100.40
1531	7	103.27
1833	23	103.99
2135	16	100.67
2437	13	98.25
2739	14	100.03
3041	7	101.94
3343	5	98.37
3645	4	100.70
3947	1	96.02
>3947	2	100.73

Litchfield:Median A/S Ratio by Story Height

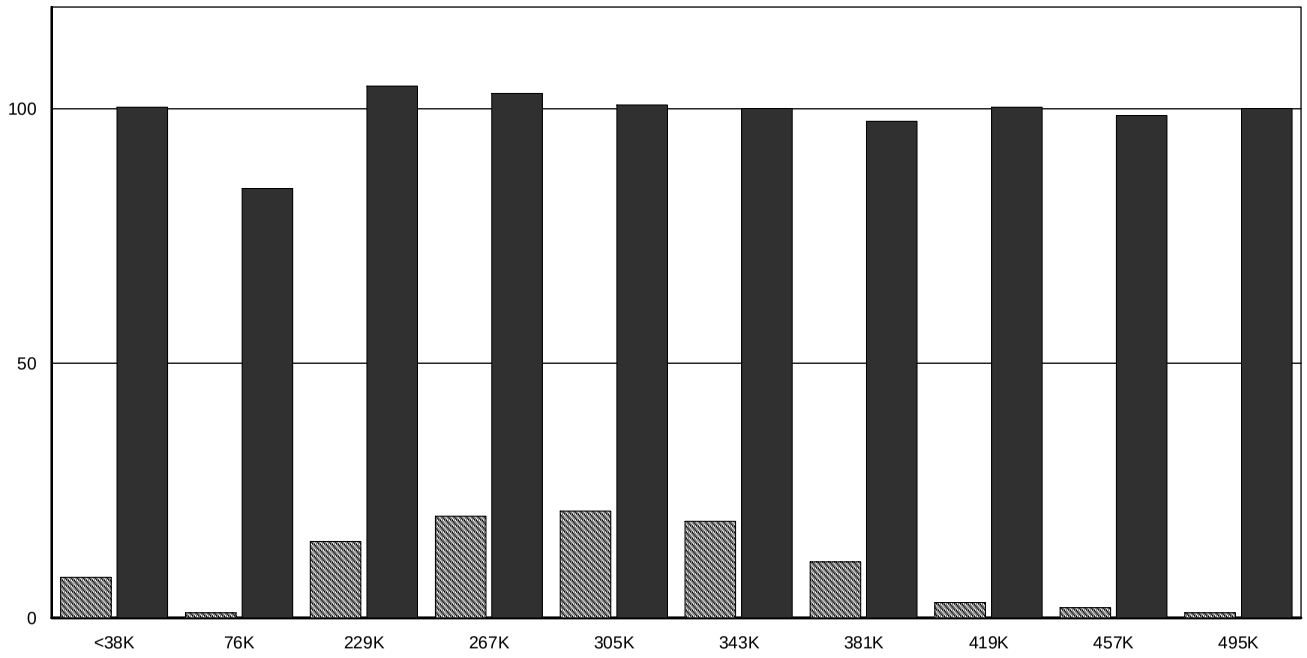


	# of Parcels	Median A/S x 100
SH-A	45	101.20
SH-B	3	101.89
SH-C	7	101.00
SH-D	45	100.06
SH-E	1	101.04

Litchfield:Distribution of Sale Ratios

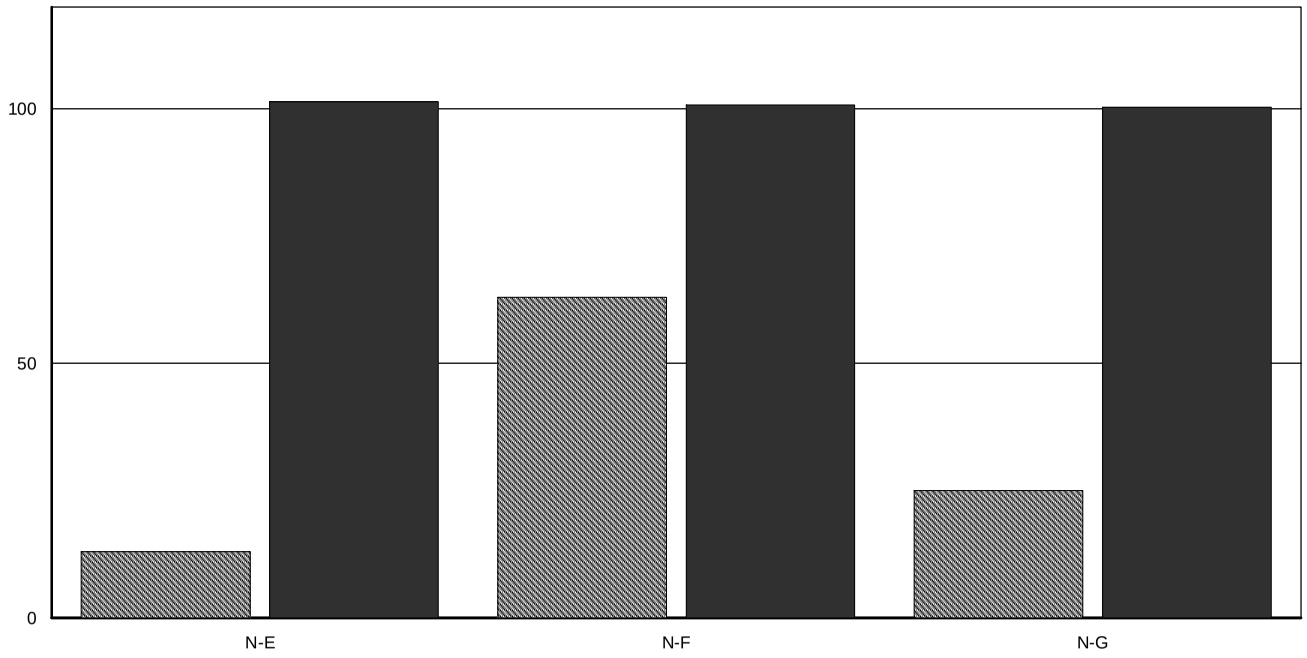


Litchfield:Median A/S Ratio by Sale Price



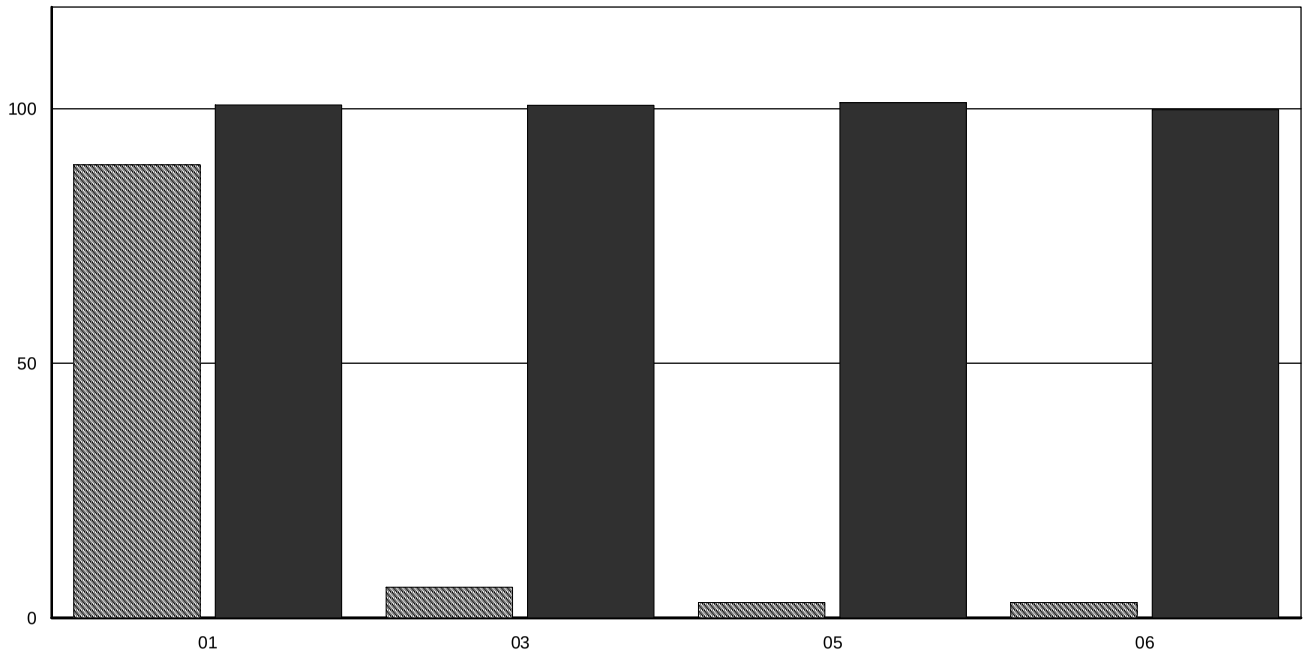
	# of Parcels	Median A/S x 100
<38K	8	100.33
76K	1	84.34
229K	15	104.47
267K	20	103.01
305K	21	100.73
343K	19	100.06
381K	11	97.54
419K	3	100.31
457K	2	98.71
495K	1	100.06

Litchfield:Median A/S Ratio by Neighborhood



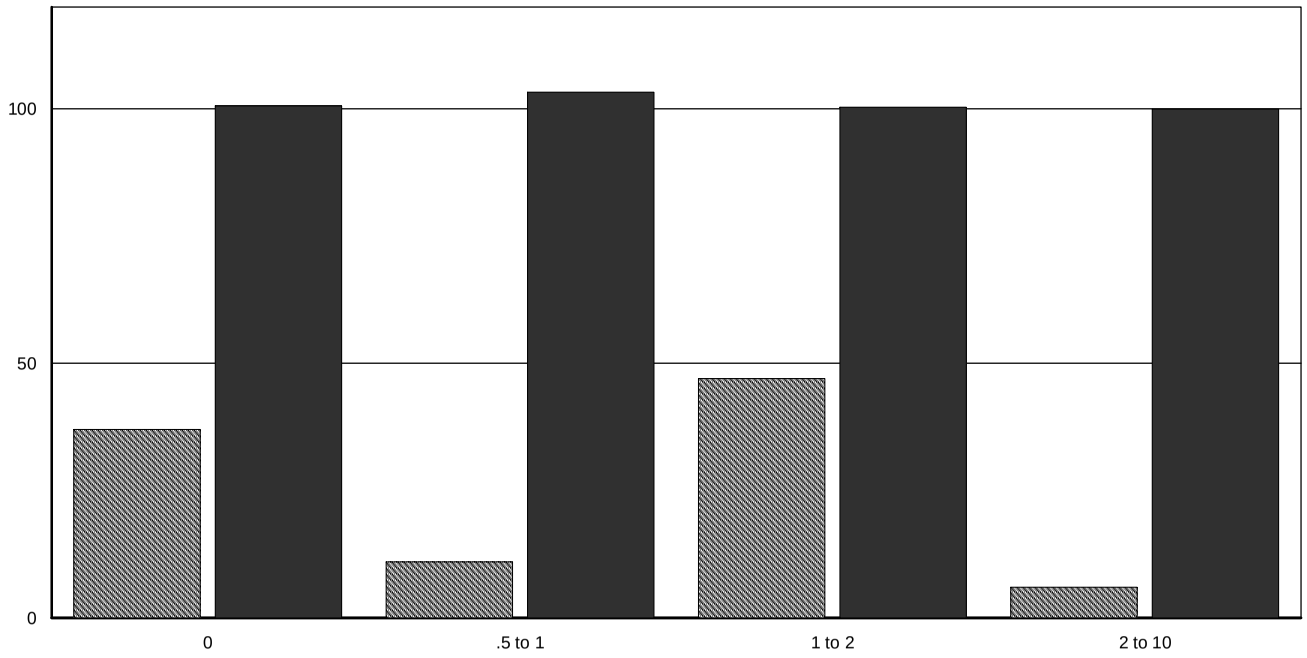
	# of Parcels	Median A/S x 100
N-E	13	101.40
N-F	63	100.79
N-G	25	100.32

Litchfield:Median A/S Ratio by Zone



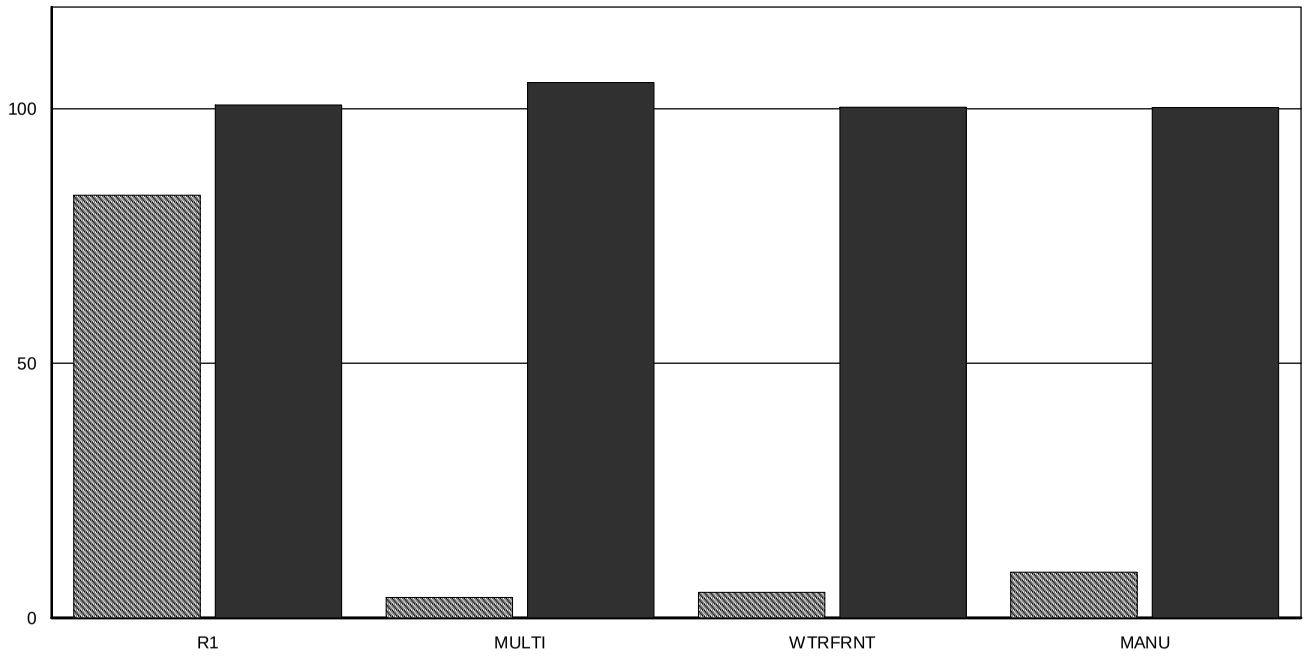
	# of Parcels	Median A/S x 100
01	89	100.73
03	6	100.66
05	3	101.20
06	3	99.80

Litchfield:Median A/S Ratio by Acreage



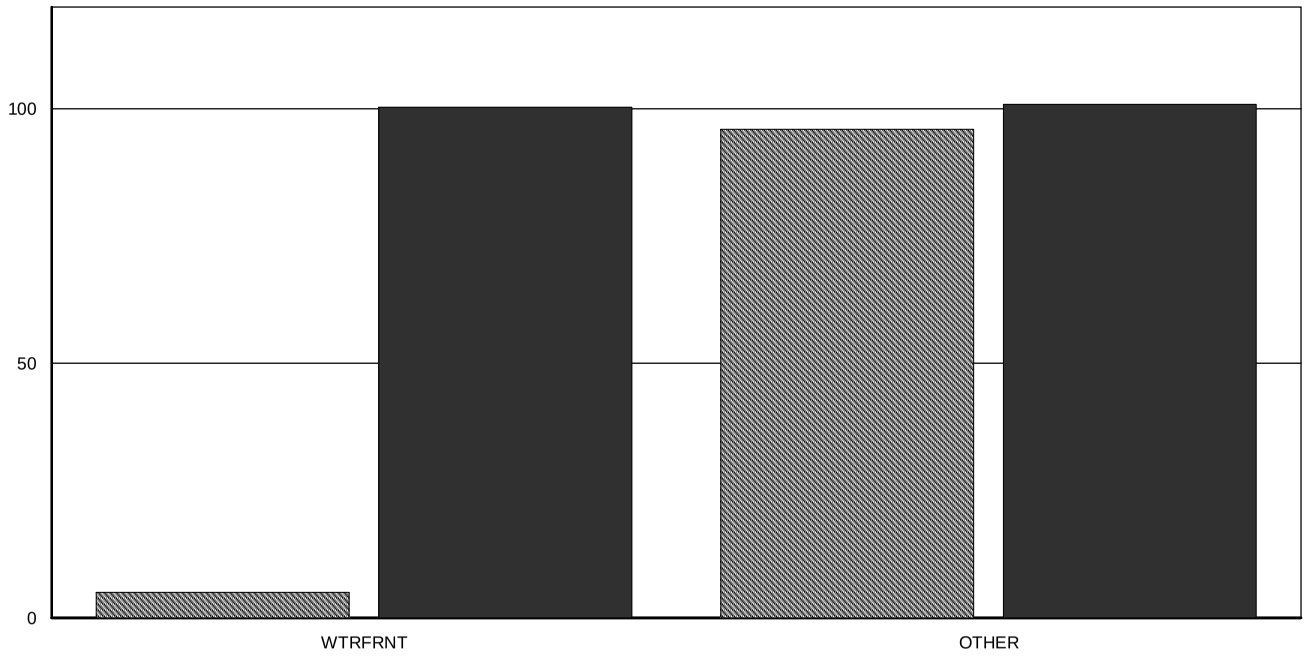
	# of Parcels	Median A/S x 100
0	37	100.56
.5 to 1	11	103.27
1 to 2	47	100.33
2 to 10	6	99.96

Litchfield:Median A/S Ratio by Improved Use



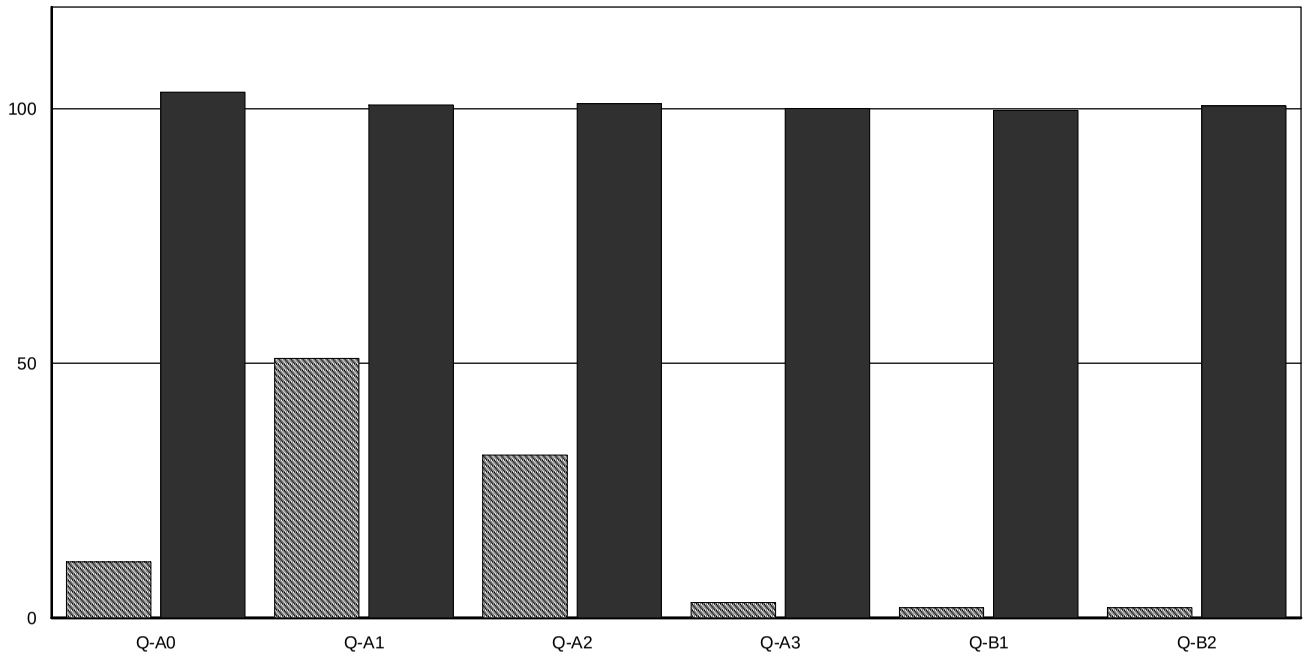
	# of Parcels	Median A/S x 100
R1	83	100.79
MULTI	4	105.19
WTRFRNT	5	100.31
MANU	9	100.26

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



	# of Parcels	Median A/S x 100
WTRFRNT	5	100.31
OTHER	96	100.89

Litchfield:Median A/S Ratio by Building Quality



	# of Parcels	Median A/S x 100
Q-A0	11	103.27
Q-A1	51	100.73
Q-A2	32	101.02
Q-A3	3	100.06
Q-B1	2	99.70
Q-B2	2	100.58

OWNER INFORMATION

CUSHING, JANE E
MELENDY, CHRISTOPHER A
499 COHAS AVENUE

MANCHESTER, NH 03109

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/01/2015	8756	0710	Q I	22,533	LEEMAN, ROY
12/23/1997	5900	0243	U I 99	150	OLSON FAMILY REV TRUST
09/09/1997	5850	1302	U I 38		OLSON'S MH

PICTURE

LISTING HISTORY

06/01/15	LMHC
12/12/11	DMVL
09/27/07	BHVR
09/11/07	CRVX
10/10/05	DMRM
06/02/95	BH

NOTES

ORANGE; GREENBRIAR; EXT=GD FOR AGE; 12/11 DNPU METAL ENT; NEW WINDOWS IN 09; INT DATED, 4/15 FOR SALE AP $29,900 ACTIVE WITH CONTRACT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	7.00	100	1,456	
OLSONS	1		100	5,000.00	100	5,000	
						6,500	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 20,000	$ 11,500	$ 0
		Parcel Total: $ 31,500	
2014	$ 20,000	$ 11,500	$ 0
		Parcel Total: $ 31,500	
2015	**$ 21,400**	**$ 6,500**	**$ 0**
		Parcel Total: $ 27,900	

LAND VALUATION

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

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

PICTURE

OWNER

CUSHING, JANE E
MELENDY, CHRISTOPHER A
499 COHAS AVENUE

MANCHESTER, NH 03109
Account Number: 911

TAXABLE DISTRICTS

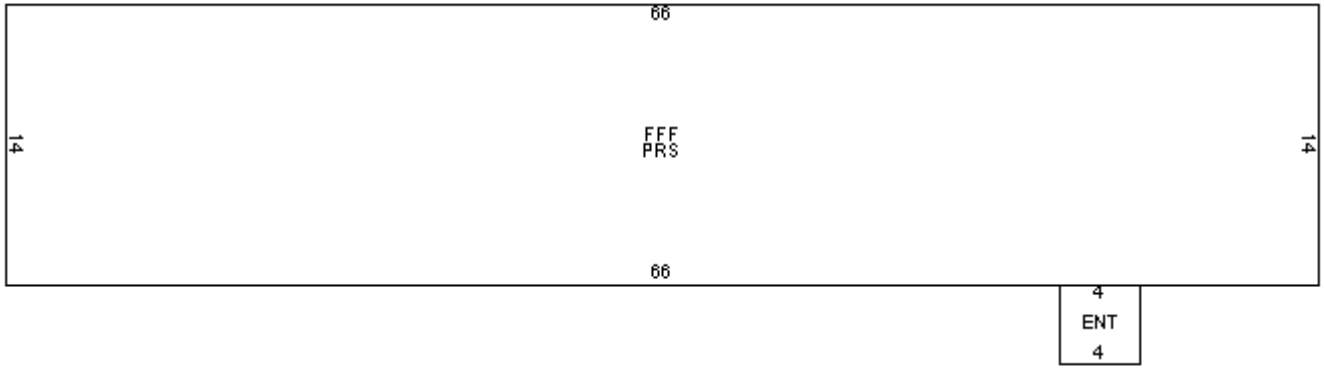
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ALUM SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9813** Base Rate: **MHS 50.00**
Bldg. Rate: **0.8832**
Sq. Foot Cost: **$ 44.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
PRS	PIERS	924	-0.05	-46
ENT	ENTRY WAY	16	0.10	2
GLA:	**924**	**1,864**		**880**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 38,861**
Year Built:		**1977**
Condition For Age:	AVERAGE	**45 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**45 %**
Building Value:		**$ 21,400**

OWNER INFORMATION

DEMILIO, DONALD

3 LORI LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/20/2015	8744	0926	Q I	15,000	LOISELLE, PAULETTE A

PICTURE

LISTING HISTORY

06/01/15	LMHC
12/13/11	DMVM
10/14/09	DMVM
10/11/05	DMRL
05/25/88	KN

NOTES

WHITE; LAND DROPS OFF; BROOK BEHIND MH; LOT FEE $450/MO; DOUBLE PANE WNDWS; INT=FAIR; EXT=AVG; 10/09 NOH; 12/11 NOH; NC;YB CORRECTED FROM DEED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	48	8 x 6	393	7.00	40	528	
OLSONS	1		100	5,000.00	100	5,000	
						5,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

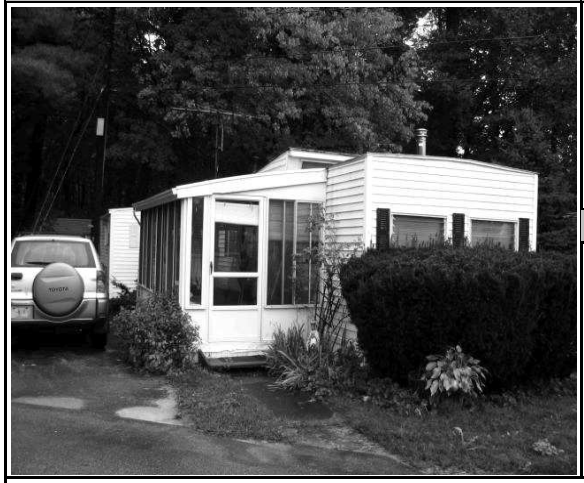
Year	Building	Features	Land
2013	$ 9,500	$ 10,500	$ 0
		Parcel Total: $ 20,000	
2014	$ 9,500	$ 10,500	$ 0
		Parcel Total: $ 20,000	
2015	**$ 9,300**	**$ 5,500**	**$ 0**
		Parcel Total: $ 14,800	

LAND VALUATION

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

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

PICTURE



OWNER

DEMILIO, DONALD

3 LORI LANE

LITCHFIELD, NH 03052

Account Number: 730

TAXABLE DISTRICTS

District	Percentage

PERMITS

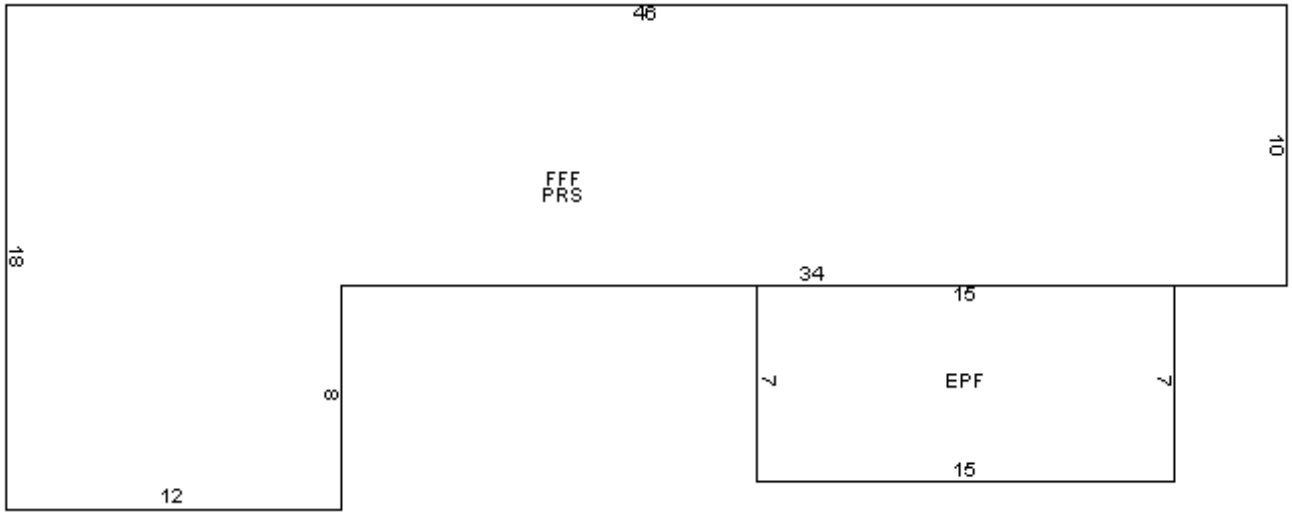
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **FLAT/ROLLED/COMPO**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.1111** Base Rate: **MHS 50.00**
Bldg. Rate: **0.7733**
Sq. Foot Cost: **$ 38.67**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	556	1.00	556
EPF	ENCLSD PORCH	105	0.70	74
PRS	PIERS	556	-0.05	-28
GLA:	**556**	**1,217**		**602**



2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 23,279**
Year Built:		**1969**
Condition For Age:	FAIR	**60 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**60 %**
Building Value:		**$ 9,300**

OWNER INFORMATION

BOND, RICHARD
ROBIDAS, ROGER
16 BRADFORD DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/28/2015	8754	2548	Q I	38,000	HAZEN, AMANDA L
11/04/2011	8365	2704	Q I	39,900	JACOBS, JOHN M
09/30/2004	7329	2519	U I 99		MACMILLAN, JAMES
04/30/2003	6919	2697	U I 38		MCMILLAN, JAMES A

PICTURE

LISTING HISTORY

06/01/15	LMHC
12/12/11	DMVM
09/27/07	BHVM
09/11/07	CRVM
10/10/05	DMRM
06/24/03	BHPL
02/24/88	KN

NOTES

WHITE; LIBERTY; INT VIEWED FROM LIVINGRM & KITCHEN AREA; LOT FEE $450/MO; EXT= AVG; 2X6 CONST; 12/11 NOH; NC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	35	7 x 5	400	7.00	80	784	
OLSONS	1		100	5,000.00	100	5,000	
						5,800	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 30,900	$ 10,800	$ 0
		Parcel Total: $ 41,700	
2014	$ 30,900	$ 10,800	$ 0
		Parcel Total: $ 41,700	
2015	**$ 32,300**	**$ 5,800**	**$ 0**
		Parcel Total: $ 38,100	

LAND VALUATION

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

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

PICTURE

OWNER

BOND, RICHARD
ROBIDAS, ROGER
16 BRADFORD DRIVE

LITCHFIELD, NH 03052
Account Number: 902

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/17/12	2012MP38	MISCELLANEOUS	TANK SWAP

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0041** Base Rate: **MHS 50.00**
Bldg. Rate: **1.0051**
Sq. Foot Cost: **$ 50.26**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	840	1.00	840
PRS	PIERS	840	-0.05	-42
DEK	DECK/ENTRANCE	156	0.10	16
GLA:	**840**	**1,836**		**814**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 40,912**
Year Built:		**2003**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 32,300**

OWNER INFORMATION

BURR TRUSTEE, KAREN J
BURR, PETER J
KAREN J BURR REV TRUST
13 JAMESWAY DRIVE
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/10/2015	8741	2306	Q I	277,533	RECHKEMMER, REINHOLD
10/28/2013	8616	0344	Q I	255,933	SINIBALDI, DENNIS
04/22/2010	8196	1817	Q I	244,900	K & M DEVELOPERS, LLC
05/19/2009	8090	0683	U I 18	141,190	ANNANDALE FIELDS
11/17/2005	7589	796	U V 18		JLJ FAMILY REVOC

PICTURE

LISTING HISTORY

03/12/14	DMPM
12/08/11	DMVL
02/04/10	JBPE
01/04/08	BHPR
01/03/08	CRPM
11/30/07	KCCL
04/04/07	KCPR
01/02/07	DMPM

NOTES

GRN; ATT TO #11; 11/7; NO CHG; BEHIND GAR=MASTER BDRM-NOT ALL UNITS HAVE THIS; 1/8; VERFIED COMPLTN W/PROP MANAGER; 12/11 CHANGED EPF TO FFF DUE TO HEAT; REMOVED FPL & PAT; 3/14 PU DEK & GEN; 10/14 $230/MO FEE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ANNANDALE	1		100	98,000.00	100	98,000	
						98,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

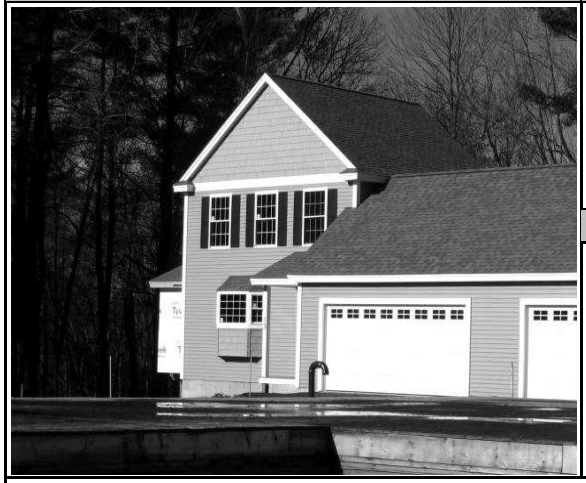
Year	Building	Features	Land
2013	$ 178,800	$ 80,000	$ 0
		Parcel Total: $ 258,800	
2014	$ 179,800	$ 80,000	$ 0
		Parcel Total: $ 259,800	
2015	**$ 169,700**	**$ 98,000**	**$ 0**
		Parcel Total: $ 267,700	

LAND VALUATION

Zone: COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE



OWNER

BURR TRUSTEE, KAREN J
BURR, PETER J
KAREN J BURR REV TRUST
13 JAMESWAY DRIVE
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

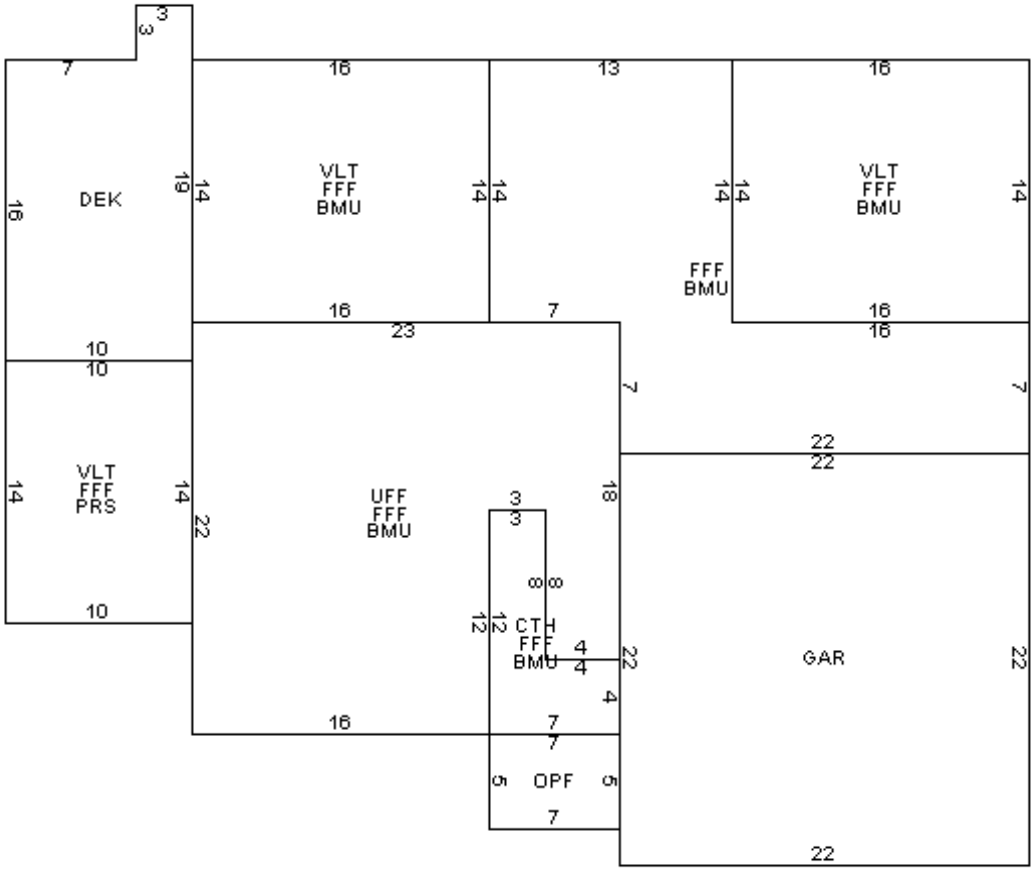
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/22/14	2014EP05	MISCELLANEOUS	GENERATOR ELECTRIC
01/22/14	2014MP03	MISCELLANEOUS	GENERATOR GAS PIPING

BUILDING DETAILS

Model: **2 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9810** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1883**
Sq. Foot Cost: **$ 90.31**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	169	0.10	17
GAR	GARAGE ATTCHD	484	0.45	218
FFF	FST FLR FIN	1430	1.00	1430
BMU	BSMNT	1290	0.15	194
VLT	VAULTED	588	0.05	29
UFF	UPPER FLR FIN	454	1.00	454
CTH	CATHEDRAL	52	0.10	5
OPF	OPEN PORCH	35	0.25	9
PRS	PIERS	140	-0.05	-7
GLA:	**1,884**	**4,642**		**2,349**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 212,138**
Year Built:		**2006**
Condition For Age:	AVERAGE	**10 %**
Physical:		
Functional:	CW	**10 %**
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 169,700**

OWNER INFORMATION

HUSSEY, JOHN P
HUSSEY, JANET E
57 JAMESWAY DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/04/2014	8650	0025	Q I	269,800	K & M DEVELOPERS, LLC
05/19/2009	8090	0683	U V 18		ANNANDALE FIELDS DEV
11/17/2005	7589	798	U V 18		JLJ FAMILY REVOC

PICTURE

LISTING HISTORY

03/12/14	DMPL
01/27/14	DMPL
12/09/11	DMVL
09/10/07	CRVL
07/25/06	LMHC
10/11/05	DMRL

NOTES

GREY; "ACTIVE ADULT COMM 55+"; 10/14 $230/MO FEE; DETACHED UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ANNANDALE	1		100	98,000.00	100	98,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						101,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 32,000	$ 0
		Parcel Total: $ 32,000	
2014	$ 160,100	$ 83,000	$ 0
		Parcel Total: $ 243,100	
2015	**$ 171,500**	**$ 101,000**	**$ 0**
		Parcel Total: $ 272,500	

LAND VALUATION

Zone: COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

HUSSEY, JOHN P
HUSSEY, JANET E
57 JAMESWAY DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

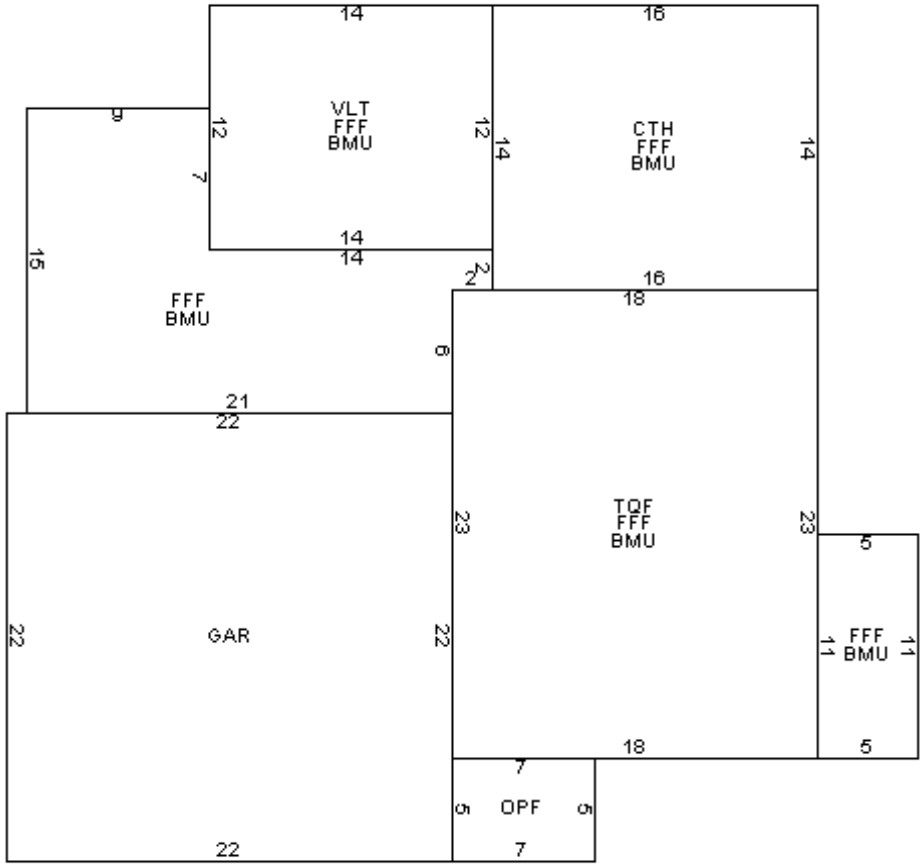
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/21/13	2013-59	NEW HOME	2 STORY DETACHED CONI

BUILDING DETAILS

Model: **1.75 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0611** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2728**
Sq. Foot Cost: **$ 96.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
OPF	OPEN PORCH	35	0.25	9
TQF	3/4 STRY FIN	414	0.75	311
FFF	FST FLR FIN	1096	1.00	1096
BMU	BSMNT	1096	0.15	164
CTH	CATHEDRAL	224	0.10	22
VLT	VAULTED	168	0.05	8
GLA:	**1,407**	**3,517**		**1,828**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,822**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 171,500**

OWNER INFORMATION

MAPPLEBECK, ELLEN
LAMBIASE, MARY-JO
59 JAMESWAY DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2014	8667	2375	Q I	249,933	K & M DEVELOPERS, LLC
05/19/2009	8090	0683	U V 18		ANNANDALE FIELDS DEV
11/17/2005	7589	796	U V 18		JLJ FAMILY REVOC

PICTURE

LISTING HISTORY

03/11/15	DMPM	
03/12/14	DMPR	
01/27/14	DMPL	
12/09/11	DMVL	
05/27/08	DMVL	
05/14/08	INSP	MARKED FOR INSPECTION
07/25/06	LMHC	
10/11/05	DMRL	

NOTES

11/17/05 SALE INCLUDES 1-6 & 7, 1-96 THRU 1-151; 1/14 PU NEW CONDO; 3/15 NOH; EST CONDO IS 100% COMPL & PAT DUE TO SNOW; DETACHED UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ANNANDALE	1		100	98,000.00	100	98,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						101,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 32,000	$ 0
		Parcel Total: $ 32,000	
2014	$ 94,800	$ 83,000	$ 0
		Parcel Total: $ 177,800	
2015	**$ 170,400**	**$ 101,000**	**$ 0**
		Parcel Total: $ 271,400	

LAND VALUATION

Zone: COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

MAPPLEBECK, ELLEN
LAMBIASE, MARY-JO
59 JAMESWAY DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

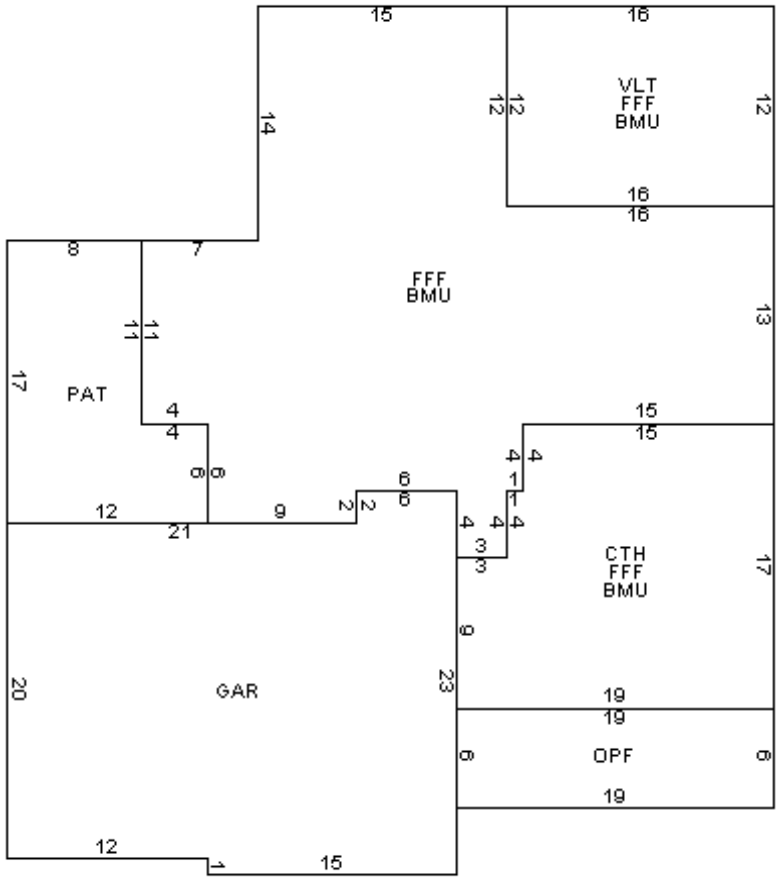
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/15/14	2014-02	MISCELLANEOUS	PLUMBING
08/26/13	2013-103	NEW HOME	1202 SQ.FT. SINGLE STORY

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0706** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2976**
Sq. Foot Cost: **$ 98.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	192	0.05	10
FFF	FST FLR FIN	1253	1.00	1253
BMU	BSMNT	1253	0.15	188
CTH	CATHEDRAL	295	0.10	30
OPF	OPEN PORCH	114	0.25	29
GAR	GARAGE ATTCHD	567	0.45	255
PAT	PATIO	160	0.10	16
GLA:	**1,253**	**3,834**		**1,781**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 175,642**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 170,400**

OWNER INFORMATION

HEDLEY, MARY A

61 JAMESWAY DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/23/2014	8669	0040	Q I	337,800	K & M DEVELOPERS, LLC
05/19/2009	8090	0683	U V 18		ANNANDALE FIELDS CORP
11/17/2005	7589	796	U V 18		JLJ FAMILY REVOC

PICTURE

LISTING HISTORY

03/11/15	DMPR
03/12/14	DMPL
01/27/14	DMPL
12/09/11	DMVL
10/13/09	DMVL
07/25/06	LMHC
10/11/05	DMRL

NOTES

GRN; 11/17/05 SALE INCLUDES 1-6 & 7, 1-96 THRU 1-151; 3/15 ALL INFO FROM H/O; SHE STATES CONDO IS 100%; PU GEN; REMOVE UC; DETACHED UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ANNANDALE	1		100	98,000.00	100	98,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						101,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 32,000	$ 0
		Parcel Total: $ 32,000	
2014	$ 126,900	$ 83,000	$ 0
		Parcel Total: $ 209,900	
2015	**$ 197,500**	**$ 101,000**	**$ 0**
		Parcel Total: $ 298,500	

LAND VALUATION

Zone: COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

HEDLEY, MARY A

61 JAMESWAY DRIVE

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

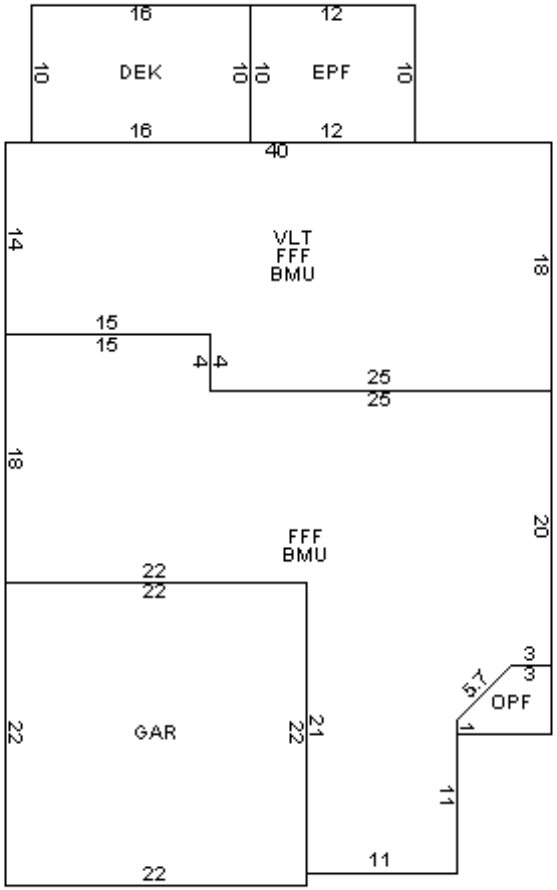
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/04/13	2013-107	NEW HOME	1484SQ.FT. SINGLE STORY

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0065** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2440**
Sq. Foot Cost: **$ 94.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
FFF	FST FLR FIN	1561	1.00	1561
BMU	BSMNT	1561	0.15	234
OPF	OPEN PORCH	27	0.25	7
VLT	VAULTED	660	0.05	33
DEK	DECK/ENTRANCE	160	0.10	16
EPF	ENCLSD PORCH	120	0.70	84
GLA:	**1,561**	**4,573**		**2,153**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 203,566**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 197,500**

OWNER INFORMATION

COLLINS III, RALPH L.
COLLINS, DEBRA M
63 JAMESWAY DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/28/2014	8678	1797	Q I	265,400	K & M DEVELOPERS, LLC
05/19/2009	8090	0683	U V 18		ANNANDALE FIELDS DEV
11/17/2005	7589	796	U V 18		JLJ FAMILY REVOC

PICTURE

LISTING HISTORY

03/11/15 DMPM
03/12/14 DMPL
01/27/14 DMPL
12/09/11 DMVL
10/13/09 DMVL
07/25/06 LMHC
10/11/05 DMRL

NOTES

TAN; 11/17/05 SALE INCLUDES 1-6 & 7, 1-96 THRU 1-151; DETACHED UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ANNANDALE	1		100	98,000.00	100	98,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						101,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 32,000	$ 0
		Parcel Total: $ 32,000	
2014	$ 72,700	$ 83,000	$ 0
		Parcel Total: $ 155,700	
2015	**$ 174,000**	**$ 101,000**	**$ 0**
		Parcel Total: $ 275,000	

LAND VALUATION

Zone: COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

COLLINS III, RALPH L.
COLLINS, DEBRA M
63 JAMESWAY DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

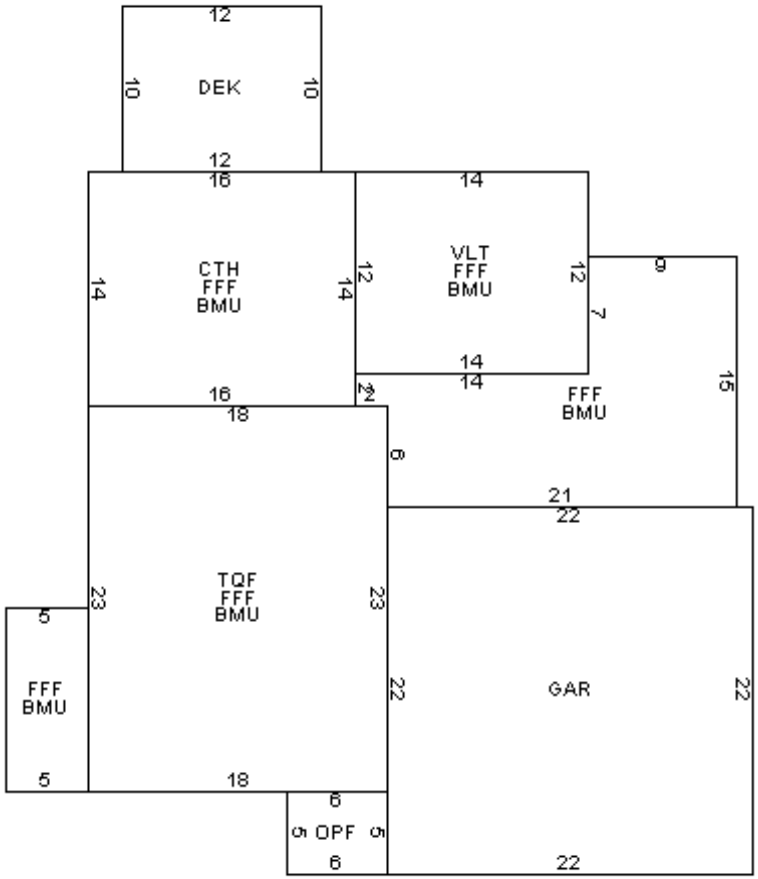
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/28/14	2014PP15	NEW HOME	PLUMBING
08/26/13	2013-104	NEW HOME	2 STORY CONDO

BUILDING DETAILS

Model: **1.5 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0589** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2831**
Sq. Foot Cost: **$ 97.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
OPF	OPEN PORCH	30	0.25	8
TQF	3/4 STRY FIN	414	0.75	311
FFF	FST FLR FIN	1096	1.00	1096
BMU	BSMNT	1096	0.15	164
CTH	CATHEDRAL	224	0.10	22
VLT	VAULTED	168	0.05	8
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,407**	**3,632**		**1,839**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,339**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 174,000**

OWNER INFORMATION

CRITCHLEY, DAVID L
CRITCHLEY, SANDRA D
12 JAMESWAY DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/18/2015	8751	2740	Q I	282,000	BOYD, EDWARD S
07/21/2010	8221	2649	Q I	289,133	ANNANDALE FIELDS DEV L
11/17/2005	7589	796	U V 18		JLJ FAMILY REVOC

PICTURE

LISTING HISTORY

12/08/11	DMVM
05/02/11	DMPR
03/22/10	DMPL
02/04/10	JBPL
10/13/09	DMVL
07/25/06	LMHC
10/11/05	DMRL

NOTES

TAN; 11/17/05 SALE INCLUDES 1-6 & 7, 1-96 THRU 1-151; 5/11 NOH; 8/11 ADDED 10X13 EPF INADVERTENTLY LEFT OFF; DETACHED UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ANNANDALE	1		100	98,000.00	100	98,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						101,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 175,700	$ 83,000	$ 0
		Parcel Total: $ 258,700	
2014	$ 175,700	$ 83,000	$ 0
		Parcel Total: $ 258,700	
2015	**$ 181,900**	**$ 101,000**	**$ 0**
		Parcel Total: $ 282,900	

LAND VALUATION

Zone: COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

CRITCHLEY, DAVID L
CRITCHLEY, SANDRA D
12 JAMESWAY DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

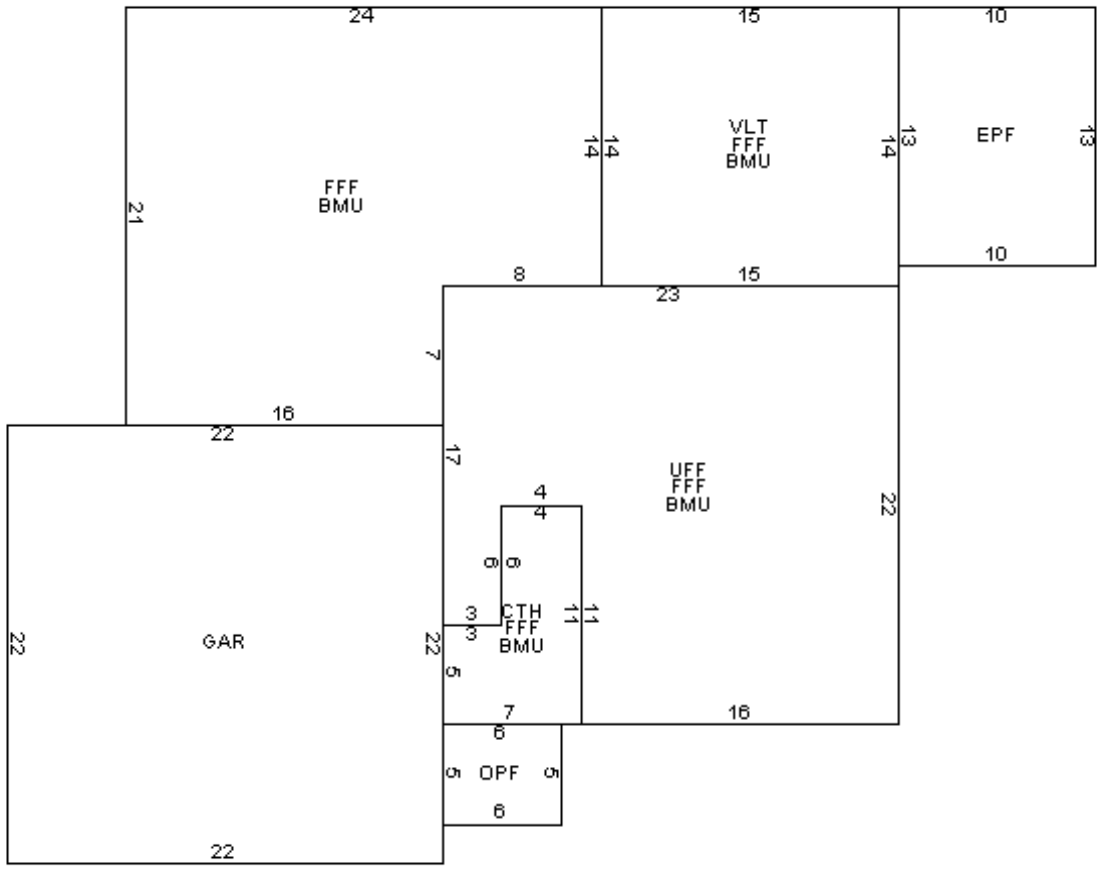
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/17/10	9551	MISCELLANEOUS	10X12 SUNROOM ON DECK

BUILDING DETAILS

Model: **2 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0113** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2012**
Sq. Foot Cost: **$ 91.29**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1164	1.00	1164
BMU	BSMNT	1164	0.15	175
VLT	VAULTED	210	0.05	11
UFF	UPPER FLR FIN	447	1.00	447
CTH	CATHEDRAL	59	0.10	6
OPF	OPEN PORCH	30	0.25	8
GAR	GARAGE ATTCHD	484	0.45	218
EPF	ENCLSD PORCH	130	0.70	91
GLA:	**1,611**	**3,688**		**2,120**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 193,535**
Year Built:		**2010**
Condition For Age:	AVERAGE	**6 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 181,900**

OWNER INFORMATION

MOSHER, JENNIFER A

1 HORSESHOE DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/27/2015	8737	2807	Q I	33,266	DUNHAM ET ALS, PHYLLIS
03/27/2012			U I 38		FARRELL, SHARON C
03/15/1987	4028	0255	Q I	41,000	UNKNOWN

PICTURE

LISTING HISTORY

06/01/15	LMHC	
04/16/15	DMVM	SALES
12/15/11	KCVM	
05/29/08	DMVL	
05/14/08	INSP	MARKED FOR INSPECTION
10/12/05	DMRL	
02/22/88	UP	

NOTES

TAN; MARLETTE; SERIAL # TO35948; LOT FEE $350/MO; INT & EXT=AVG; CO-OP OWNED; 12/11 NOH; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	48	6 x 8	393	7.00	30	396	
HILLSBORO 1	1		100	5,000.00	100	5,000	
						5,400	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

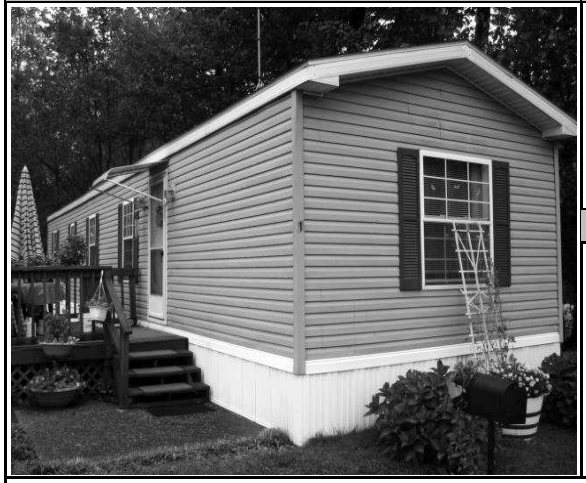
Year	Building	Features	Land
2013	$ 25,700	$ 5,400	$ 0
		Parcel Total: $ 31,100	
2014	$ 25,700	$ 5,400	$ 0
		Parcel Total: $ 31,100	
2015	**$ 27,800**	**$ 5,400**	**$ 0**
		Parcel Total: $ 33,200	

LAND VALUATION

Zone: H COMHIGHWAY COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 300 **Site:** **Driveway:** PAVED **Road:** PAVED

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

PICTURE



OWNER

MOSHER, JENNIFER A

1 HORSESHOE DRIVE

LITCHFIELD, NH 03052

Account Number: 1,986

TAXABLE DISTRICTS

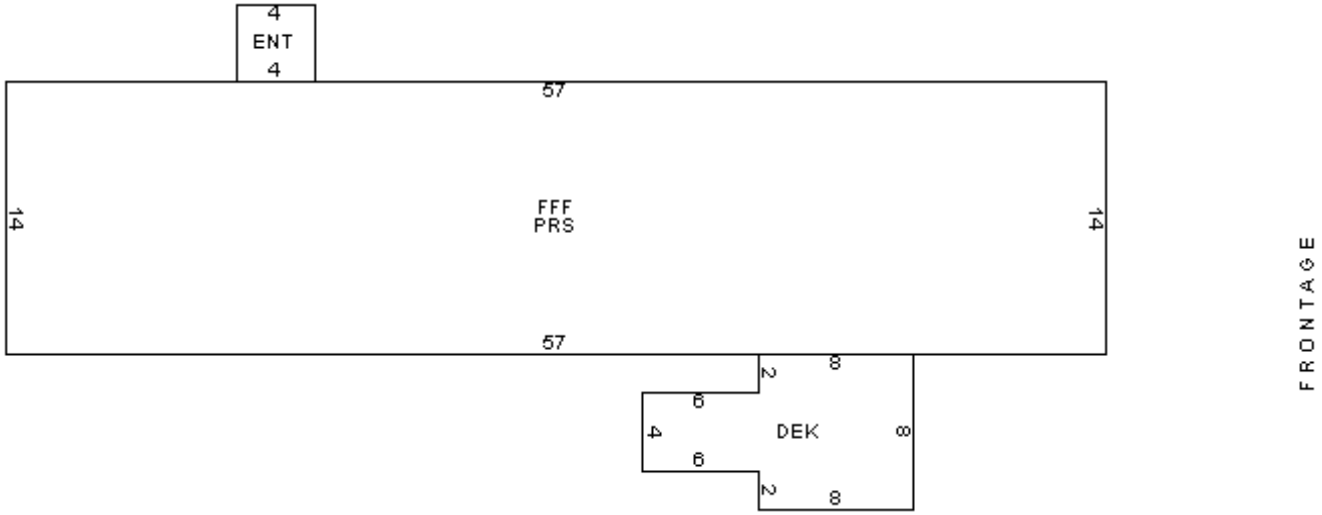
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0218** Base Rate: **MHS 50.00**
Bldg. Rate: **0.9891**
Sq. Foot Cost: **$ 49.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	798	1.00	798
PRS	PIERS	798	-0.05	-40
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	88	0.10	9
GLA:	**798**	**1,700**		**769**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 38,035**
Year Built:		**1994**
Condition For Age:	GOOD	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 27,800**

OWNER INFORMATION

SNEE, RAYMOND JOHN

2 HORSESHOE DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/27/2014	8662	0605	Q I	29,000	HITT, RONALD R
08/01/2007	7884	1682	Q I	55,000	WERTH, LAWRENCE
06/22/2004	7273	1347	Q I	45,000	SMITH, WALTER

PICTURE

LISTING HISTORY

06/01/15	LMHC
04/16/15	DMVM
12/15/11	KCVL
01/07/09	MGVM
10/12/05	DMRL
04/06/89	EST

NOTES

WHITE/BLUE; ZIMMERMAN; LOT FEE $325/MO; (2) 3-FIX BTHS; 1 BDRM VERY SMALL, 7X10 W/ CLOSET; INT & EXT=AVG; 1/09 NOH; ENT 4X4 NOT ATT; 12/11 NO UPDATES; SOME CEIL & FLR WARP, WINDOWS HAVE GAPS ON INT; 4/15 NOH; NC TO EXT; DNPU LNTO COVER OIL TANK=NV;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	7.00	60	874	
HILLSBORO 1	1		100	5,000.00	100	5,000	
LEAN-TO	40	4 x 10	400	4.00	100	640	ATT SHED
						6,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 22,800	$ 6,500	$ 0
		Parcel Total: $ 29,300	
2014	$ 22,800	$ 6,500	$ 0
		Parcel Total: $ 29,300	
2015	**$ 24,500**	**$ 6,500**	**$ 0**
		Parcel Total: $ 31,000	

LAND VALUATION

Zone: H COMHIGHWAY COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 300 **Site:** **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

SNEE, RAYMOND JOHN

2 HORSESHOE DRIVE

LITCHFIELD, NH 03052

Account Number: 2,149

TAXABLE DISTRICTS

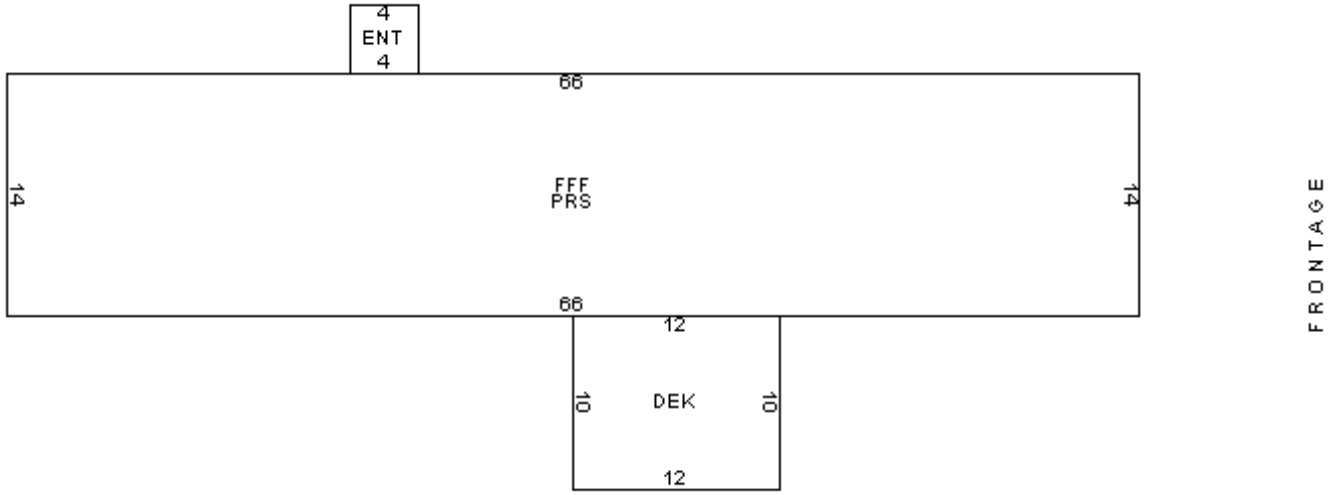
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM/VINYL**
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: **0.9775** Base Rate: **MHS 50.00**
Bldg. Rate: **0.8993**
Sq. Foot Cost: **$ 44.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
PRS	PIERS	924	-0.05	-46
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	16	0.10	2
GLA:	**924**	**1,984**		**892**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 40,113**
Year Built:		**1988**
Condition For Age:	AVERAGE	**39 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**39 %**
Building Value:		**$ 24,500**

OWNER INFORMATION

BEEBIE, RUSSELL J

19 HORSESHOE DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2014	8671	1719	Q I	20,000	DILLON, CHRISTOPHER B
02/01/2012	8393	1030	U I 99	8,000	LOFTUS, MARILYN
01/04/1995			U I 51	4,000	LOFTUS, MARILYN
12/21/1994	5603	30	U I 38		ALLEN, CHARLES

PICTURE

LISTING HISTORY

06/01/15	LMHC
04/16/15	DMVM
12/15/11	KCVM
09/27/07	BHVL
09/12/07	CRVL
10/12/05	DMRL
02/22/88	LS

NOTES

TAN;1 BDRM SMALL; LOT FEE $325/MO; PER OWNER PLMBNG NEEDS REPLACING, LOT OF RUST IN H20; ORIG INTERIOR, BUT IN GD COND; EXT NEEDS CLNING; NEW VINYL CLAD WINDOWS+ROOF; MH HAS 1' OVER HANG ON FRONT; 12/11 NOH; 4/15 NOH; DNPU CANVAS SHED; REMOVED ENT & SHED;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 13,700	$ 5,400	$ 0
		Parcel Total: $ 19,100	
2014	$ 13,700	$ 5,400	$ 0
		Parcel Total: $ 19,100	
2015	**$ 14,800**	**$ 5,000**	**$ 0**
		Parcel Total: $ 19,800	

LAND VALUATION

Zone: H COMHIGHWAY COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 300 **Site:** **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

BEEBIE, RUSSELL J

19 HORSESHOE DRIVE

LITCHFIELD, NH 03052

Account Number: 20

TAXABLE DISTRICTS

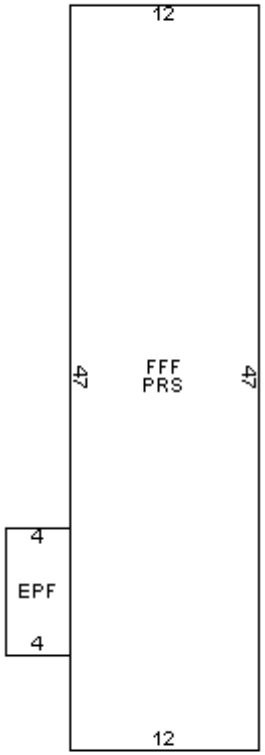
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **LINOLEUM/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.1435** Base Rate: **MHS 50.00**
Bldg. Rate: **0.9159**
Sq. Foot Cost: **$ 45.80**



FRONTAGE

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	32	0.70	22
FFF	FST FLR FIN	564	1.00	564
PRS	PIERS	564	-0.05	-28
GLA:	**564**	**1,160**		**558**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 25,556**
Year Built:		**1968**
Condition For Age:	GOOD	**42 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**42 %**
Building Value:		**$ 14,800**

OWNER INFORMATION

ROGERS, VAUGHN
ROGERS, JANE
19 FERNWOOD DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/03/2014	8672	2894	Q I	229,933	LAING, ERNA C
01/16/2004	7153	1599	Q I	228,000	ETCHSTONE PROPERTIES

PICTURE

LISTING HISTORY

04/16/15	DMVL	SALES
12/08/11	KCVM	
10/29/09	DMVM	
07/17/06	ETHC	
10/19/05	DMRM	
03/30/04	BHPR	
12/12/03	JDPL	
04/11/03	BHPR	

NOTES

GRAY; WOODLAND PLACE CONDOMINIUM; 10/09 NOH; 12/11 NOH; CORR ENT; DNPU VLT IN LR & BR;10/14 $160/MO FEE; 4/15 PU FPL; NEW RADON SYS INSTALLED; ATT TO 19;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	144	12 x 12	171	7.00	50	862	
WOODLAND	1		100	100,000.00	100	100,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						103,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 122,700	$ 90,900	$ 0
		Parcel Total: $ 213,600	
2014	$ 122,700	$ 90,900	$ 0
		Parcel Total: $ 213,600	
2015	**$ 128,800**	**$ 103,900**	**$ 0**
		Parcel Total: $ 232,700	

LAND VALUATION

Zone: TRANSITIONAL **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

ROGERS, VAUGHN
ROGERS, JANE
19 FERNWOOD DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

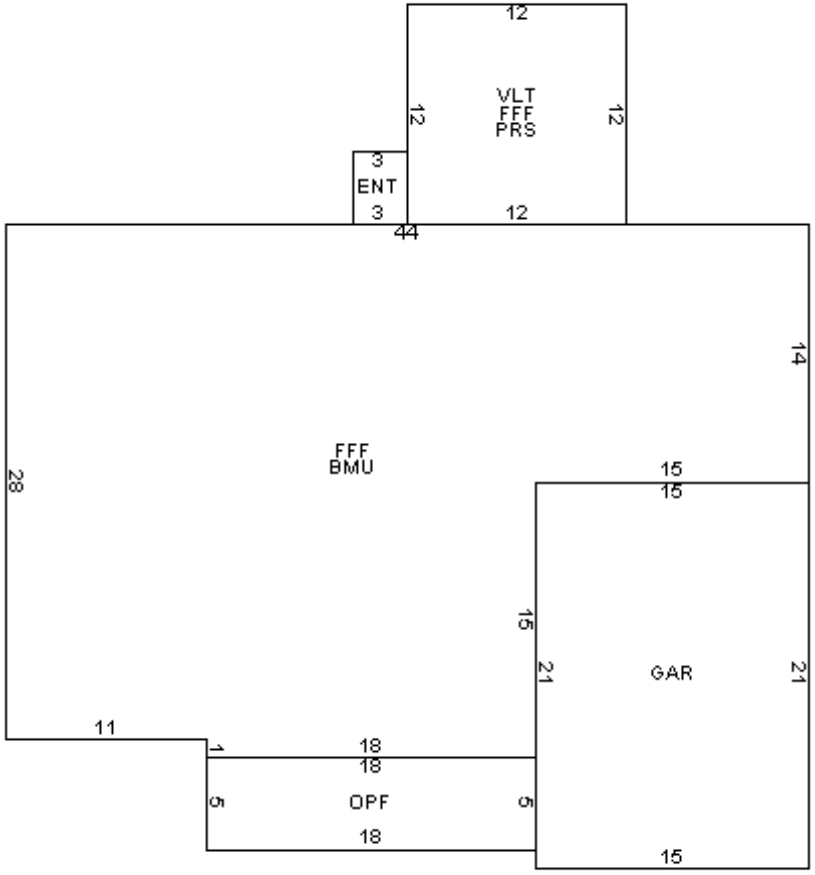
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1382** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2645**
Sq. Foot Cost: **$ 96.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	144	0.05	7
FFF	FST FLR FIN	1184	1.00	1184
PRS	PIERS	144	-0.05	-7
BMU	BSMNT	1040	0.15	156
GAR	GARAGE ATTCHD	315	0.45	142
OPF	OPEN PORCH	90	0.25	23
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,184**	**2,929**		**1,506**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,742**
Year Built:		**2003**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 128,800**

OWNER INFORMATION

ALEXANDER, DAVID H
ALEXANDER, BEVERLY A
43 FERNWOOD DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/24/2014	8669	1094	Q I	230,000	HUNT REVOCABLE TRUST,
02/11/2005	7423	1584	U I 38		HUNT, MARGARET R
04/25/2003	6907	132	U I 38		HUNT, JR. W.J & M.R.
04/25/2003	6907	132	Q I	216,000	ETCHSTONE PROPERTIES

PICTURE

LISTING HISTORY

06/02/15	ERHN	
04/16/15	DMVL	SALES
12/08/11	KCVM	
02/11/10	CRCL	
10/29/09	DMVM	
07/17/06	ETHC	
04/17/06	KCCL	
10/19/05	DMRM	

NOTES

YELLOW; WOODLAND PLACE CONDOMINIUM; DNPU VLT IN LR & BR;10/14 $160/MO FEE; 4/15 NC TO DATA; STOVE & REFRIG INCL IN SALE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	144	12 x 12	171	7.00	50	862	
WOODLAND	1		100	100,000.00	100	100,000	
						100,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 122,600	$ 90,900	$ 0
		Parcel Total: $ 213,500	
2014	$ 122,600	$ 90,900	$ 0
		Parcel Total: $ 213,500	
2015	**$ 131,700**	**$ 100,900**	**$ 0**
		Parcel Total: $ 232,600	

LAND VALUATION

Zone: TRANSITIONAL **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

ALEXANDER, DAVID H
ALEXANDER, BEVERLY A
43 FERNWOOD DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

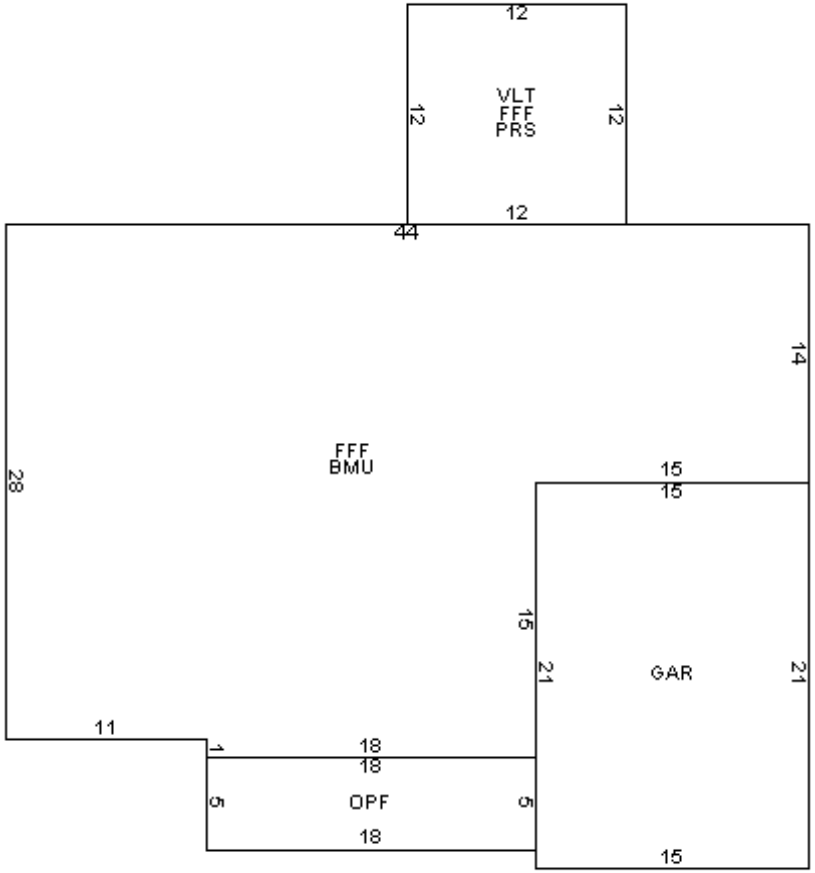
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1385** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2649**
Sq. Foot Cost: **$ 96.13**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1184	1.00	1184
BMU	BSMNT	1040	0.15	156
VLT	VAULTED	144	0.05	7
PRS	PIERS	144	-0.05	-7
GAR	GARAGE ATTCHD	315	0.45	142
OPF	OPEN PORCH	90	0.25	23
GLA:	**1,184**	**2,917**		**1,505**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,676**
Year Built:		**2002**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 131,700**

OWNER INFORMATION

CIARAMETARO, MARY R

2 COBBLER COURT

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/01/2015	8756	0673	Q I	207,533	PHILBRICK ET ALS,
01/12/2007	7796	1745	U I 38		SHACK, JOAN M
04/21/2005	7452	117	Q I	228,000	GILCREST FARM LLC

PICTURE

LISTING HISTORY

12/13/11	JBVM
10/25/07	DMVL
07/27/06	LMHC
11/17/05	BHRL
12/12/03	JDPR
03/13/03	JDPR
02/06/03	JDRM

NOTES

YELLOW; ASSOC FEE $200/MO; 12/11 NOH; BACKUP GENERATOR-GUARDIAN 8 KW; ATT TO 4 COBBLER;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GILCREST FARMS	1		100	86,000.00	100	86,000	
						86,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 122,500	$ 70,000	$ 0
		Parcel Total: $ 192,500	
2014	$ 122,500	$ 70,000	$ 0
		Parcel Total: $ 192,500	
2015	**$ 120,600**	**$ 86,000**	**$ 0**
		Parcel Total: $ 206,600	

LAND VALUATION

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

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

PICTURE

OWNER

CIARAMETARO, MARY R

2 COBBLER COURT

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

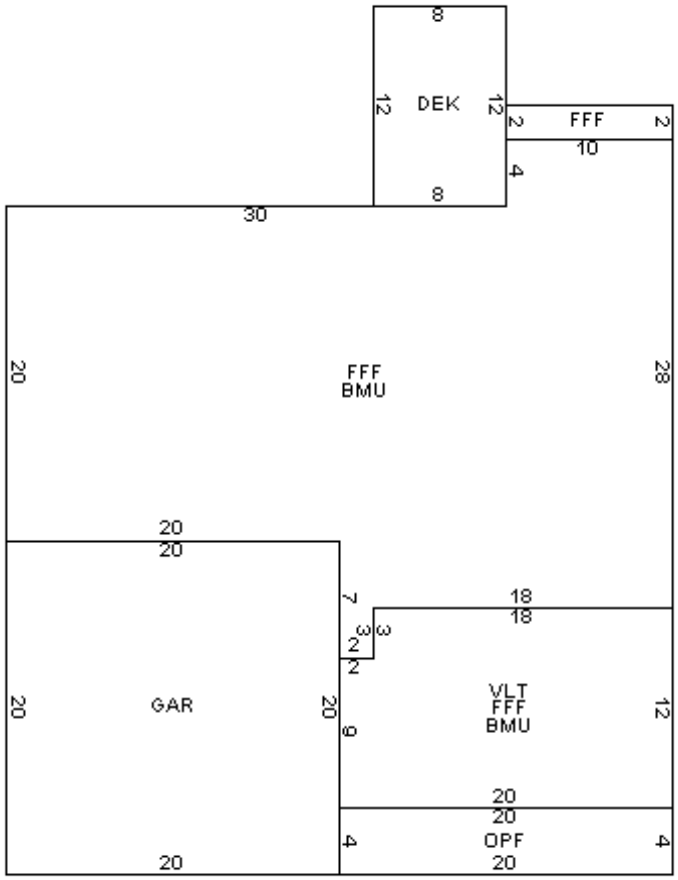
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1188** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2430**
Sq. Foot Cost: **$ 94.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1180	1.00	1180
BMU	BSMNT	1160	0.15	174
GAR	GARAGE ATTCHD	400	0.45	180
OPF	OPEN PORCH	80	0.25	20
DEK	DECK/ENTRANCE	96	0.10	10
VLT	VAULTED	234	0.05	12
GLA:	**1,180**	**3,150**		**1,576**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 148,885**
Year Built:		**2003**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW	**10 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 120,600**

OWNER INFORMATION

PROCTOR, KENNETH C
GRIFFIN, UNDICE E
3 SUGAR HILL LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2014	8667	2639	Q I	249,933	GRAVES, PAULA
06/27/2008	7996	2592	U I 81	235,000	FABIANO FAMILY IRREVOC
10/06/2004	7344	2242	U I 38		FABIANO, LORRAINE E
12/16/2003	7137	568	Q I	276,500	GILCREAST FARMS, LLC

PICTURE

LISTING HISTORY

04/16/15	DMVM	SALES
08/03/12	DMCL	
12/14/11	JBVM	
01/06/09	MGVL	
07/28/06	LMHC	
10/31/05	DMRM	
03/30/04	BHPR	
12/15/03	JDPM	

NOTES

BEIGE; 2002 GILCREST FARM CONDOS;1/41 INTEREST IN COMMON LAND; WALKOUT BSMNT; ALL HARDWD DOWNSTAIRS, CARPET UP; GEN-GUARDIAN 8 KW; 10/14 $225/MO FEE; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GILCREST FARMS	1		100	86,000.00	100	86,000	
						86,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 155,300	$ 70,000	$ 0
		Parcel Total: $ 225,300	
2014	$ 155,300	$ 70,000	$ 0
		Parcel Total: $ 225,300	
2015	**$ 167,000**	**$ 86,000**	**$ 0**
		Parcel Total: $ 253,000	

LAND VALUATION

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

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

PICTURE

OWNER

PROCTOR, KENNETH C
GRIFFIN, UNDICE E
3 SUGAR HILL LANE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

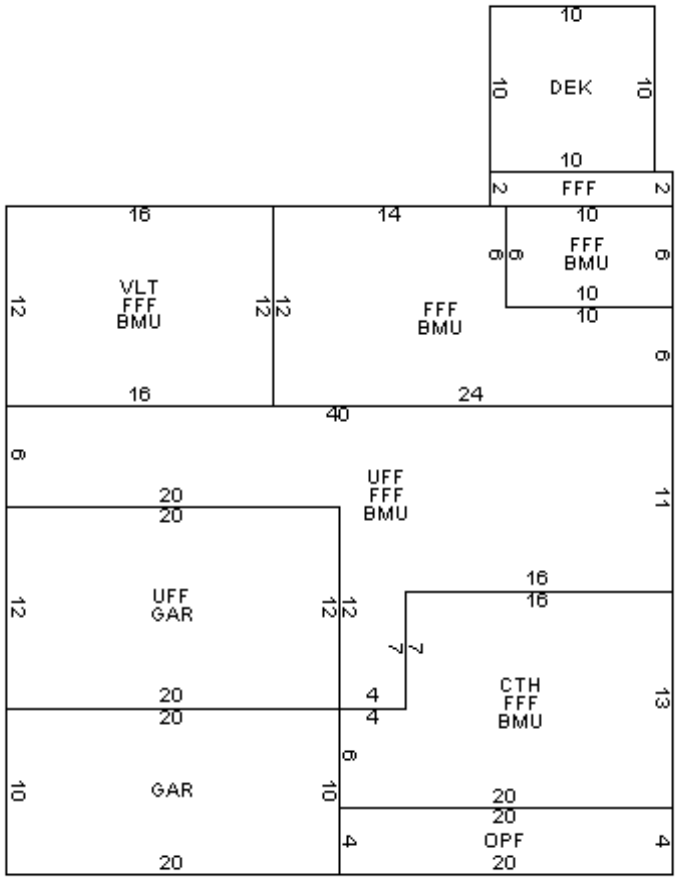
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0094** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1322**
Sq. Foot Cost: **$ 86.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	80	0.25	20
UFF	UPPER FLR FIN	608	1.00	608
GAR	GARAGE ATTCHD	440	0.45	198
FFF	FST FLR FIN	1102	1.00	1102
DEK	DECK/ENTRANCE	100	0.10	10
CTH	CATHEDRAL	232	0.10	23
BMU	BSMNT	1080	0.15	162
VLT	VAULTED	192	0.05	10
GLA:	**1,710**	**3,834**		**2,133**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 183,545**
Year Built:		**2003**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 167,000**

OWNER INFORMATION

COTE, ANDREW

113 PAGE ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/06/2015	8740	1488	Q I	225,000	LAURA LANE PROPERTIES,
09/02/2014	8688	0272	U I 81	90,000	CRAPSER, ALICE

PICTURE

LISTING HISTORY

03/12/15	DMPR
12/09/11	ERVM
09/29/09	BHVL
01/15/09	MGVM
04/17/06	DMCL
11/15/05	DMRM
02/08/95	TW

NOTES

CREAM; 12/11 NOH; REAR & XFOBS EST DUE TO FENCE W/NO ACC; DNPU SHED BY RD-NV; EST NC TO COND; 3/15 NOH; NEW WINDOWS & SIDING & FNDTN FIX; EST IS 100% COMPL;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	512	16 x 32	91	6.00	50	1,398	BUILT INTO GRND
PATIO	360	30 x 12	104	7.00	30	786	
						5,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 83,400	$ 5,500	$ 111,700
		Parcel Total:	$ 200,600
2014	$ 83,400	$ 5,500	$ 111,700
		Parcel Total:	$ 200,600
2015	**$ 98,300**	**$ 5,200**	**$ 107,100**
		Parcel Total:	**$ 210,600**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	E	100	100	100	100	90 -- ROLLING	100	106,200	0	N	106,200	
1F RES	0.300 ac	x 3,500	X	100				90 -- ROLLING	100	900	0	N	900	
	1.300 ac									107,100			**107,100**	

PICTURE

OWNER

COTE, ANDREW

113 PAGE ROAD

LITCHFIELD, NH 03052

Account Number: 370

TAXABLE DISTRICTS

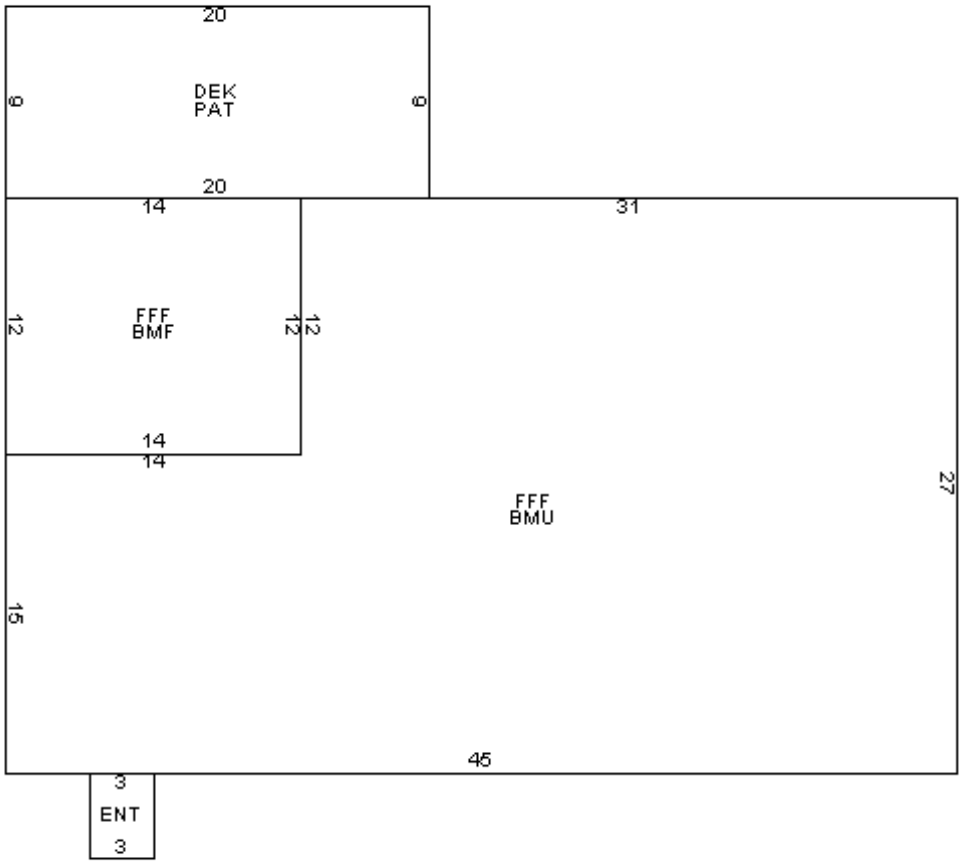
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/24/14	2014PP33	MISCELLANEOUS	PLUMBING
11/18/14	2014-128	MISCELLANEOUS	FOUNDATION, REMODEL I
11/10/14	2014EP98	MISCELLANEOUS	ELECTRIC SERVICE

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1524** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0948**
Sq. Foot Cost: **$ 83.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	180	0.10	18
PAT	PATIO	180	0.10	18
FFF	FST FLR FIN	1215	1.00	1215
BMF	BSMNT FINISHED	168	0.30	50
BMU	BSMNT	1047	0.15	157
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,215**	**2,802**		**1,459**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 121,389**
Year Built:		**1960**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 98,300**

OWNER INFORMATION

SANTOS, IRVING
HIRALO, JULIO C
SANTOS TORIBIO, YOHAN M
37 TALENT ROAD
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/23/2015	8736	1787	Q I	339,000	WISSEL, BJORN H
03/03/2011	8298	2560	U I 46		WISSEL, BJORN H
01/06/2010	8168	1578	Q I	337,000	FEBONIO, STEVEN
02/15/1987	3965	0083	U I 46	165,000	UNKNOWN

PICTURE

LISTING HISTORY

04/16/15	DMVM	SALES
12/09/11	ERVM	
11/02/09	DMVM	
07/28/06	LMHC	
11/16/05	DMRM	
02/25/88	JR	

NOTES

BRN; 11X9 FOYER W/ CC; JACUZZI 30X24 CC; INGRND SPRNKLR SYSTEM; EXT=GD; PER LISTING 100SF FIN BMT; 12/11 SPOKE W/CONTRACTOR DOING INT WORK BUT REFUSED INFO, NEED TO CONTACT HO; EXT ONLY; EST BMF MEAS; LOC PER NOTES; 4/15 NOH; NEW BACK DOOR & SOME SIDING;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

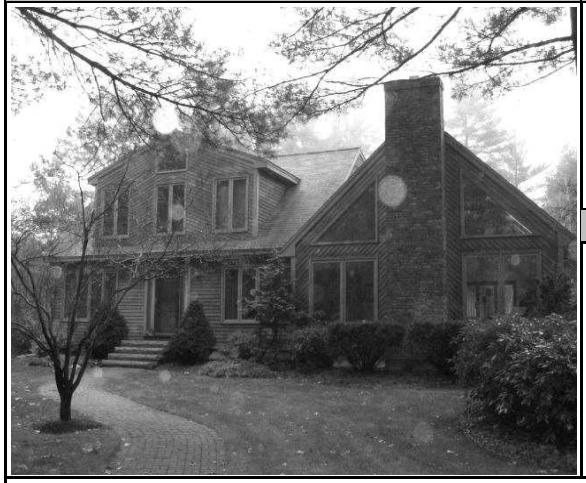
Year	Building	Features	Land
2013	$ 244,400	$ 3,000	$ 117,100
		Parcel Total:	$ 364,500
2014	$ 244,400	$ 3,000	$ 117,100
		Parcel Total:	$ 364,500
2015	**$ 223,300**	**$ 3,000**	**$ 116,400**
		Parcel Total:	**$ 342,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	E	100	100	100	100	95 -- MILD	100	112,100	0	N	112,100	
1F RES	1.286 ac	x 3,500	X	100				95 -- MILD	100	4,300	0	N	4,300	
	2.286 ac									116,400			**116,400**	

PICTURE



OWNER

SANTOS, IRVING
HIRALO, JULIO C
SANTOS TORIBIO, YOHAN M
37 TALENT ROAD
LITCHFIELD, NH 03052
Account Number: 1,953

TAXABLE DISTRICTS

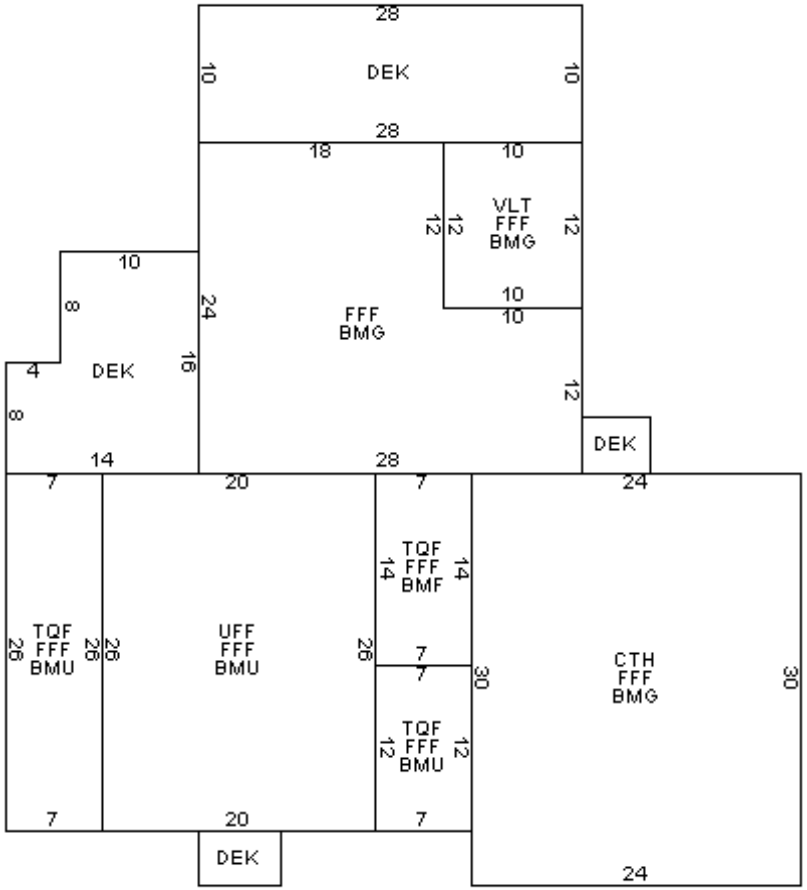
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME CONTEMPORY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARD TILE/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8821** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9319**
Sq. Foot Cost: **$ 70.82**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	516	0.10	52
FFF	FST FLR FIN	2276	1.00	2276
BMG	BASEMENT	1392	0.20	278
UFF	UPPER FLR FIN	520	1.00	520
BMU	BSMNT	786	0.15	118
CTH	CATHEDRAL	720	0.10	72
VLT	VAULTED	120	0.05	6
TQF	3/4 STRY FIN	364	0.75	273
BMF	BSMNT FINISHED	98	0.30	29
GLA:	**3,069**	**6,792**		**3,624**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 256,652**
Year Built:		**1988**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 223,300**

OWNER INFORMATION

PROVENCHER, ROGER R
PROVENCHER, EVELINE S
47 ARBOR CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2014	8661	0765	Q I	270,000	MCMULLEN, JOHN C
09/19/2006	7747	558	Q I	289,930	KETIH WADE
12/06/2005	7595	1691	U I 40	315,000	BLOSSOM COURT LLC

PICTURE

LISTING HISTORY

04/16/15	DMVL	
12/13/11	ERVL	
05/04/11	DMPM	
10/03/08	MGCL	
05/30/08	DMVM	
05/14/08	INSP	MARKED FOR INSPECTION
07/27/06	LMHC	
11/16/05	DMRL	

NOTES

TAN; 12/11 KIT LINO; OPF SCREENED ONLY; NO ACC TO 15X30 HSU; GEN-GENERAC 8 KW;10/14 PU BMF PER MLS INFO; CONDO FEE $225/MO -WAS MODEL HOME; 4/15 PU BMF; ATT TO #45; OPF ROOF LEAKS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BLOSSOM COURT	1		100	73,000.00	100	73,000	
						73,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 201,400	$ 50,000	$ 0
		Parcel Total: $ 251,400	
2014	$ 201,500	$ 40,000	$ 0
		Parcel Total: $ 241,500	
2015	**$ 202,500**	**$ 73,000**	**$ 0**
		Parcel Total: $ 275,500	

LAND VALUATION

Zone: TRANSITIONAL **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

PROVENCHER, ROGER R
PROVENCHER, EVELINE S
47 ARBOR CIRCLE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

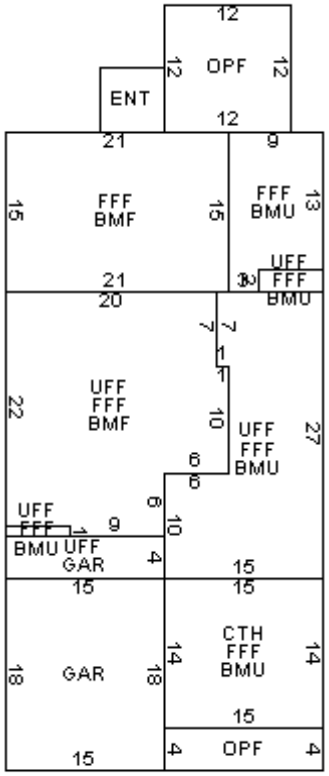
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/26/10	9530	MISCELLANEOUS	12X12 SCREEN PORCH OVI

BUILDING DETAILS

Model: **2 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **3.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9373** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1684**
Sq. Foot Cost: **$ 88.80**



FRONTAGE

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1410	1.00	1410
BMU	BSMNT	661	0.15	99
GAR	GARAGE ATTCHD	330	0.45	149
CTH	CATHEDRAL	210	0.10	21
OPF	OPEN PORCH	204	0.25	51
ENT	ENTRY WAY	36	0.10	4
UFF	UPPER FLR FIN	822	1.00	822
BMF	BSMNT FINISHED	749	0.30	225
GLA:	**2,232**	**4,422**		**2,781**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 246,953**
Year Built:		**2005**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW	**10 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 202,500**

OWNER INFORMATION

JOHNSON, JANINE B
NEWMAN, KEVIN B
11 MAYFLOWER DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/21/2015	8744	1822	Q I	308,000	LANDRY, RONALD J
03/15/1987	4021	0074	U I	110,000	

PICTURE

LISTING HISTORY

12/15/11	DMVM
11/03/09	DMVM
07/27/06	LMHC
04/19/06	DMCL
11/17/05	DMRM
12/03/03	JDPM
03/08/88	DMO

NOTES

CREAM; WETLAND BEHIND HSE; WELL MAINT; 12/11 NOH; CORR OPF SIZE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	7.00	80	1,297	
						1,300	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 146,800	$ 1,300	$ 136,000
		Parcel Total:	$ 284,100
2014	$ 146,800	$ 1,300	$ 136,000
		Parcel Total:	$ 284,100
2015	**$ 153,800**	**$ 1,300**	**$ 140,000**
		Parcel Total:	**$ 295,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	3.230 ac	x 3,500	X	100				95 -- MILD	95	10,200	0	N	10,200	WET
	4.230 ac									140,000			**140,000**	

PICTURE

OWNER

JOHNSON, JANINE B
NEWMAN, KEVIN B
11 MAYFLOWER DRIVE

LITCHFIELD, NH 03052
Account Number: 83

TAXABLE DISTRICTS

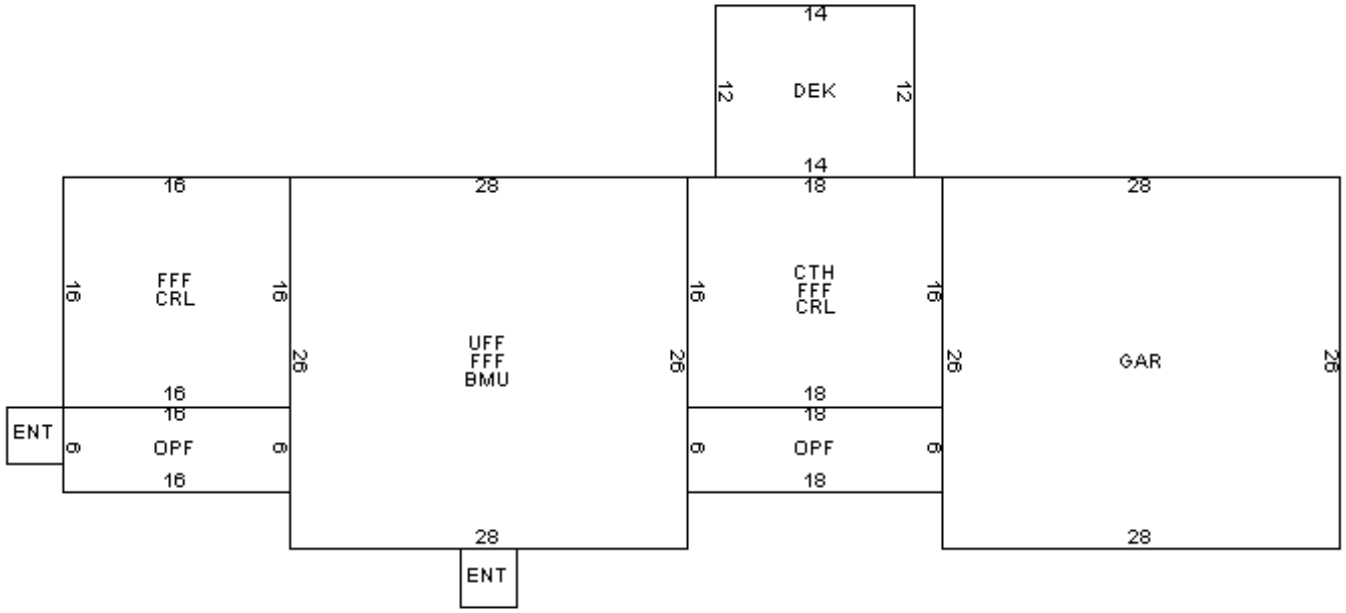
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9574** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9289**
Sq. Foot Cost: **$ 70.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	32	0.10	3
UFF	UPPER FLR FIN	728	1.00	728
FFF	FST FLR FIN	1272	1.00	1272
BMU	BSMNT	728	0.15	109
CTH	CATHEDRAL	288	0.10	29
CRL	CRAWL SPACE	544	0.05	27
OPF	OPEN PORCH	204	0.25	51
GAR	GARAGE ATTCHD	728	0.45	328
DEK	DECK/ENTRANCE	168	0.10	17
GLA:	**2,000**	**4,692**		**2,564**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 180,993**
Year Built:		**1983**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 153,800**

OWNER INFORMATION

THOMPSON, JOHN T
THOMPSON, PATRICIA A
45 PILGRIM DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/03/2014	8672	2181	Q I	330,000	BUTLER, LINDA J
12/30/2003	7147	0895	Q I	320,000	COMYNS, ROBERT & SANDI

PICTURE

LISTING HISTORY

04/16/15	DMVM
12/15/11	DMVM
04/03/07	KCPM
01/04/07	DMPM
11/21/05	DMRM
02/05/99	BHA
03/03/88	DMO

NOTES

GRN; 1 WDSTV IN FPL; 2007: EST ADDITION 100%; P/U DEK; APPRS TO HAVE INLAW APT; 12/11 NOH; GAR HAS A SLIGHT ANGLE, UNABLE TO MEAS BACK OF HSE=FENCED (DOGS);10/14 PU BMF, EXTRA KIT & 5 BRS FROM MLS; 4/15 NOH; ADDED 2ND KIT DUE TO NOTES (IN-LAW); SEVERAL TREES CUT IN BACK OF HSE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	112	8 x 14	203	7.00	90	1,432	
						4,400	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 218,500	$ 4,400	$ 121,200
		Parcel Total:	$ 344,100
2014	$ 218,500	$ 4,400	$ 121,200
		Parcel Total:	$ 344,100
2015	**$ 217,400**	**$ 4,400**	**$ 123,400**
		Parcel Total:	**$ 345,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
2F RES	0.030 ac	x 3,500	X	100				95 -- MILD	100	100	0	N	100	
	1.030 ac									123,400			**123,400**	

PICTURE

OWNER

THOMPSON, JOHN T
THOMPSON, PATRICIA A
45 PILGRIM DRIVE

LITCHFIELD, NH 03052
Account Number: 346

TAXABLE DISTRICTS

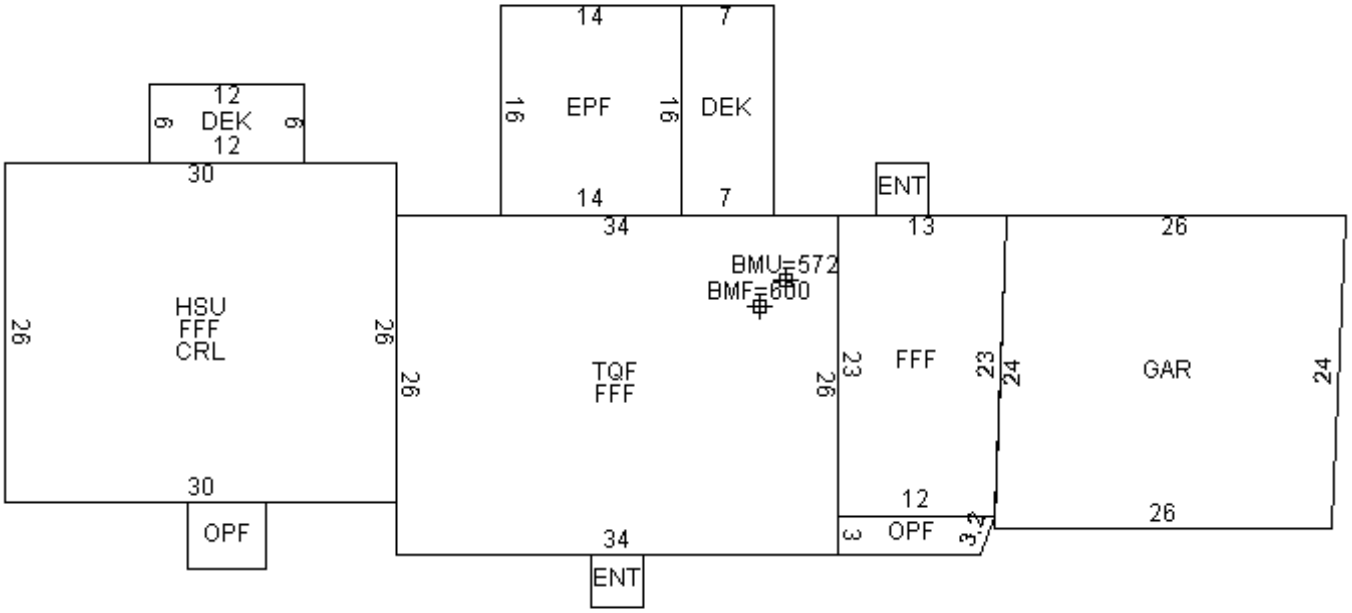
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **5** Baths: **3.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8838** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9268**
Sq. Foot Cost: **$ 70.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	224	0.70	157
TQF	3/4 STRY FIN	884	0.75	663
FFF	FST FLR FIN	1952	1.00	1952
ENT	ENTRY WAY	32	0.10	3
OPF	OPEN PORCH	65	0.25	16
GAR	GARAGE ATTCHD	624	0.45	281
DEK	DECK/ENTRANCE	184	0.10	18
HSU	1/2 STRY UNFIN	780	0.25	195
CRL	CRAWL SPACE	780	0.05	39
BMU	BSMNT	572	0.15	86
BMF	BSMNT FINISHED	600	0.30	180
GLA:	**2,615**	**6,697**		**3,590**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 252,844**
Year Built:		**1985**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 217,400**

OWNER INFORMATION

FOURNIER, KERI
FOURNIER, TERRENCE J
39 PAGE ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/01/2015	8747	2157	Q I	342,533	CURTIS, KEVIN
06/23/2014	8669	0310	Q I	324,400	SOUSA REALTY AND
11/21/2013	8623	241	U V 13	76,000	BAILEY, GEORGE B
09/20/2000	6329	583	U V 99		BAILEY-EST, VIRGINIA

PICTURE

LISTING HISTORY

03/11/15 DMPL
03/12/14 DMPL
01/03/12 DMVL
12/13/05 DMRL
03/02/88 DMO

NOTES

TAN; 3/15 HSE IS 100% COMPL;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 90,700
		Parcel Total:	$ 90,700
2014	$ 89,800	$ 0	$ 101,400
		Parcel Total:	$ 191,200
2015	**$ 214,000**	**$ 3,000**	**$ 120,600**
		Parcel Total:	**$ 337,600**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.918 ac	115,376	F	110	100	100	100	95 -- MILD	100	120,600	0	N	120,600	
	0.918 ac									120,600			**120,600**	

PICTURE

OWNER

FOURNIER, KERI
FOURNIER, TERRENCE J
39 PAGE ROAD

LITCHFIELD, NH 03052
Account Number: 49

TAXABLE DISTRICTS

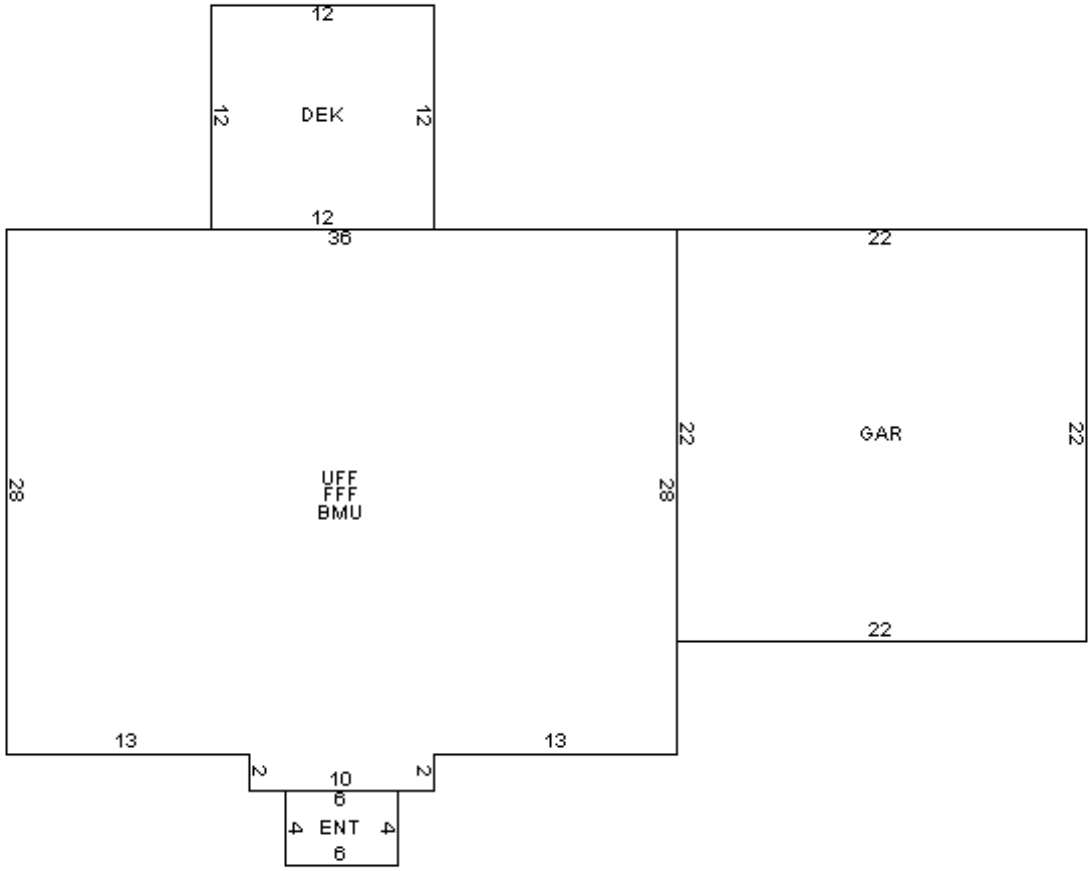
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/21/14	2014PP13	NEW HOME	PLUMBING
01/22/14	2014-05	NEW HOME	2 STORY HOME 3 BED, 2 1/2

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9700** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1635**
Sq. Foot Cost: **$ 88.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
UFF	UPPER FLR FIN	1028	1.00	1028
FFF	FST FLR FIN	1028	1.00	1028
BMU	BSMNT	1028	0.15	154
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	**2,056**	**3,736**		**2,444**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,123**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 214,000**

OWNER INFORMATION

BOOTH, ELGIN W
SICASAI-BOOTH, MONICA
41 PAGE ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/06/2014	8656	1301	Q I	317,000	SOUSA REALTY AND
11/21/2013	8623	0243	U V 13	76,000	BAILEY, GEORGE B
09/20/2000	6329	0586	U I 38		BAILEY, GEORGE & VIRGI

PICTURE

LISTING HISTORY

03/11/15	DMPM	
03/12/14	DMPL	
01/28/14	DMPR	
04/10/12	DMPR	
01/03/12	DMVM	
06/02/08	DMVM	
05/14/08	INSP	MARKED FOR INSPECTION
12/13/05	DMRM	

NOTES

GREY; 3/15 HSE IS 100% COMPL PER HO MOTHER, PU DEK & ENT;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 59,500	$ 300	$ 98,300
		Parcel Total:	$ 158,100
2014	$ 116,700	$ 0	$ 103,400
		Parcel Total:	$ 220,100
2015	**$ 214,000**	**$ 0**	**$ 128,800**
		Parcel Total:	**$ 342,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.972 ac	117,104	F	110	100	100	100	100 -- LEVEL	100	128,800	0	N	128,800	
	0.972 ac									128,800			**128,800**	

PICTURE

OWNER

BOOTH, ELGIN W
SICASAI-BOOTH, MONICA
41 PAGE ROAD

LITCHFIELD, NH 03052
Account Number: 47

TAXABLE DISTRICTS

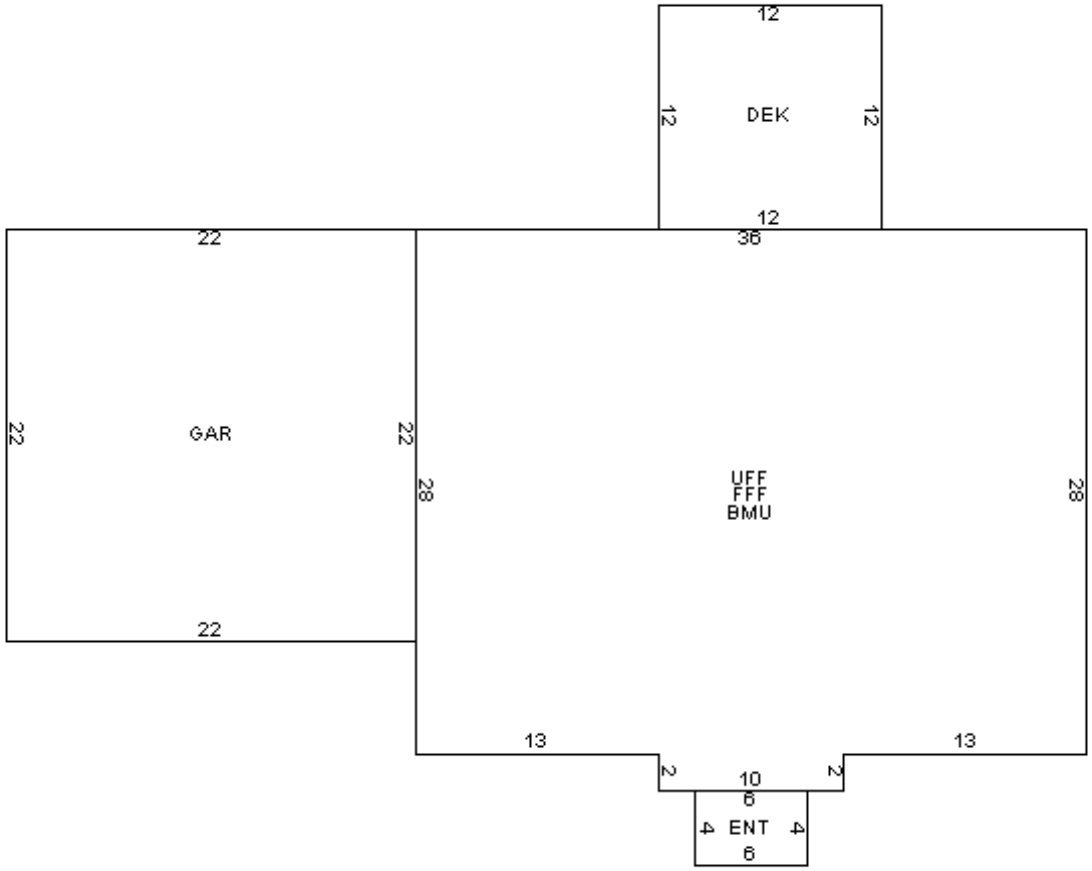
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
02/27/14	2014PP06	NEW HOME	PLUMBING
01/22/14	2014-06	NEW HOME	2 STORY 3 BED, 2 1/2 BATH
11/27/13	2013-142	DEMOLITION	DEMO

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9700** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1635**
Sq. Foot Cost: **$ 88.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
UFF	UPPER FLR FIN	1028	1.00	1028
FFF	FST FLR FIN	1028	1.00	1028
BMU	BSMNT	1028	0.15	154
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	**2,056**	**3,736**		**2,444**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,123**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 214,000**

OWNER INFORMATION

WILSON, NICOLE
WILSON, MICAH

23 CRANBERRY LANE
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/08/2014	8673	1464	Q I	325,000	ATKINSON, J & J FAMILY
01/25/2008	7945	0783	U I 38		ATKINSON, JOHN & JACQU

PICTURE

LISTING HISTORY

04/16/15	DMVM	SALES
01/04/12	DMVM	
02/19/10	CRVL	
11/04/09	DMVM	
12/14/05	DMRM	
02/25/88	DMO	

NOTES

YELLOW; 1 FLR HARDWD; EX INT COND; EXT=GD; SHED 11X17 & EQUIP SHED 8X11 ATTACHED;2/10; ROOF, SIDING AND WINDOWS 6 YEARS OLD; 11/09 NOH; 1/12 ALL INFO FR HO AT DOOR; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	187	11 x 17	146	7.00	50	956	ATT TO SHED
SHED-EQUIPMENT	88	8 x 11	242	6.00	50	639	ATT TO SHED
						4,600	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 150,800	$ 4,800	$ 121,400
		Parcel Total:	$ 277,000
2014	$ 150,800	$ 4,800	$ 121,400
		Parcel Total:	$ 277,000
2015	**$ 167,600**	**$ 4,600**	**$ 130,100**
		Parcel Total:	**$ 302,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.080 ac	x 3,500	X	100				95 -- MILD	100	300	0	N	300	
	1.080 ac									130,100			**130,100**	

PICTURE

OWNER

WILSON, NICOLE
WILSON, MICAH

23 CRANBERRY LANE
LITCHFIELD, NH 03052
Account Number: 39

TAXABLE DISTRICTS

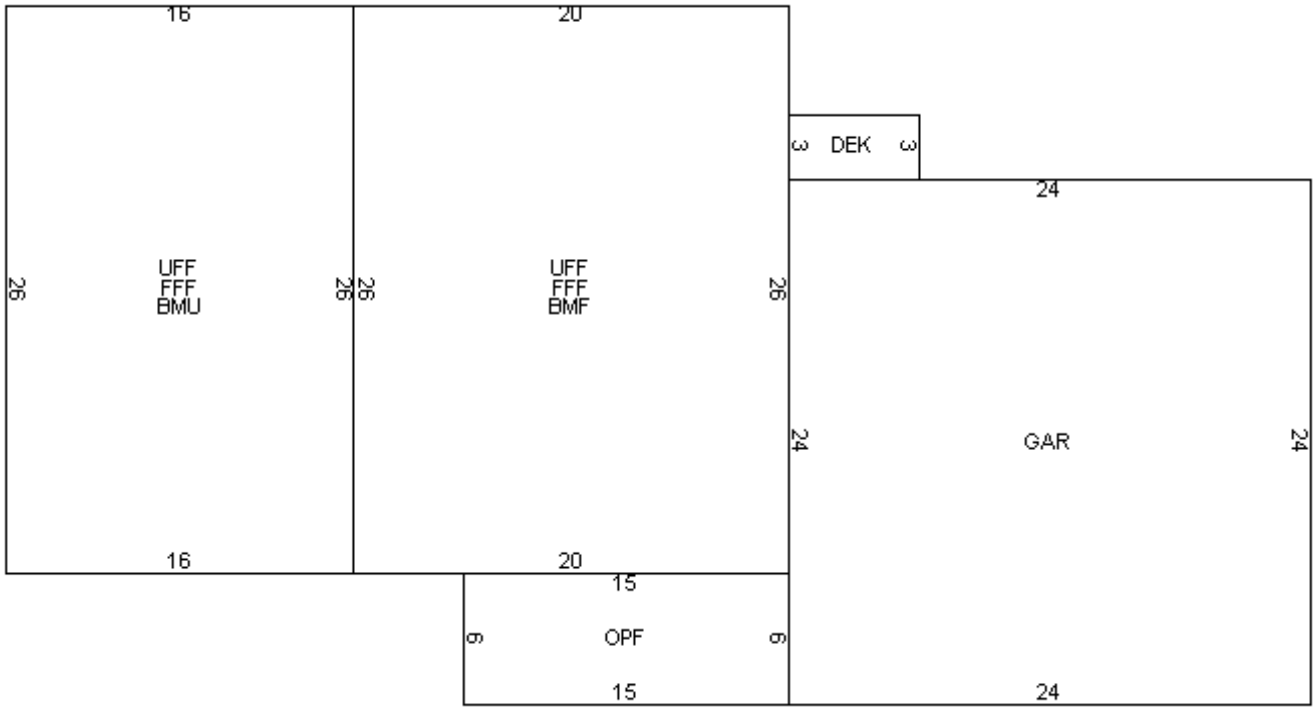
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9780** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0437**
Sq. Foot Cost: **$ 79.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	936	1.00	936
BMU	BSMNT	416	0.15	62
BMF	BSMNT FINISHED	520	0.30	156
DEK	DECK/ENTRANCE	18	0.10	2
GAR	GARAGE ATTCHD	576	0.45	259
OPF	OPEN PORCH	90	0.25	23
GLA:	**1,872**	**3,492**		**2,374**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 188,306**
Year Built:		**1976**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 167,600**

OWNER INFORMATION

TSOUPRAKOS, GEORGE
TSOUPRAKOS, DANIELLE
59 PAGE ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2015	8747	0413	Q I	286,000	WILCOX, KERRY A
10/03/2011	8354	2932	Q I	255,000	HOGLUND REV TRUST, R L

PICTURE

LISTING HISTORY

01/28/14	DMPM	
04/16/13	DMPR	
01/03/12	DMVM	
10/06/08	MGCL	
06/02/08	DMVM	
05/14/08	INSP	MARKED FOR INSPECTION
12/14/05	DMRL	
04/16/88	KN	

NOTES

GRY; BRICK ON FRONT; FPL CHMNY IS CAPPED OFF, NOT SAFE PER H/O; INT=AVG; EXT=GD; NOH; 10/8; WET BMU-SEASONAL; 1 BTH 3 FIX; 2 BTH 2 FIX; 1/12 NOH; REST OF LOT HAS BEEN CLEARED; 4/13 NOH; NEW SIDING;11/14 NOH; PU NEW DEK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500	
						1,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 154,400	$ 1,500	$ 110,000
		Parcel Total:	$ 265,900
2014	$ 155,900	$ 1,500	$ 110,000
		Parcel Total:	$ 267,400
2015	**$ 163,300**	**$ 1,500**	**$ 123,300**
		Parcel Total:	**$ 288,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
	1.000 ac									123,300			**123,300**	

PICTURE

OWNER

TSOUPRAKOS, GEORGE
TSOUPRAKOS, DANIELLE
59 PAGE ROAD

LITCHFIELD, NH 03052
Account Number: 883

TAXABLE DISTRICTS

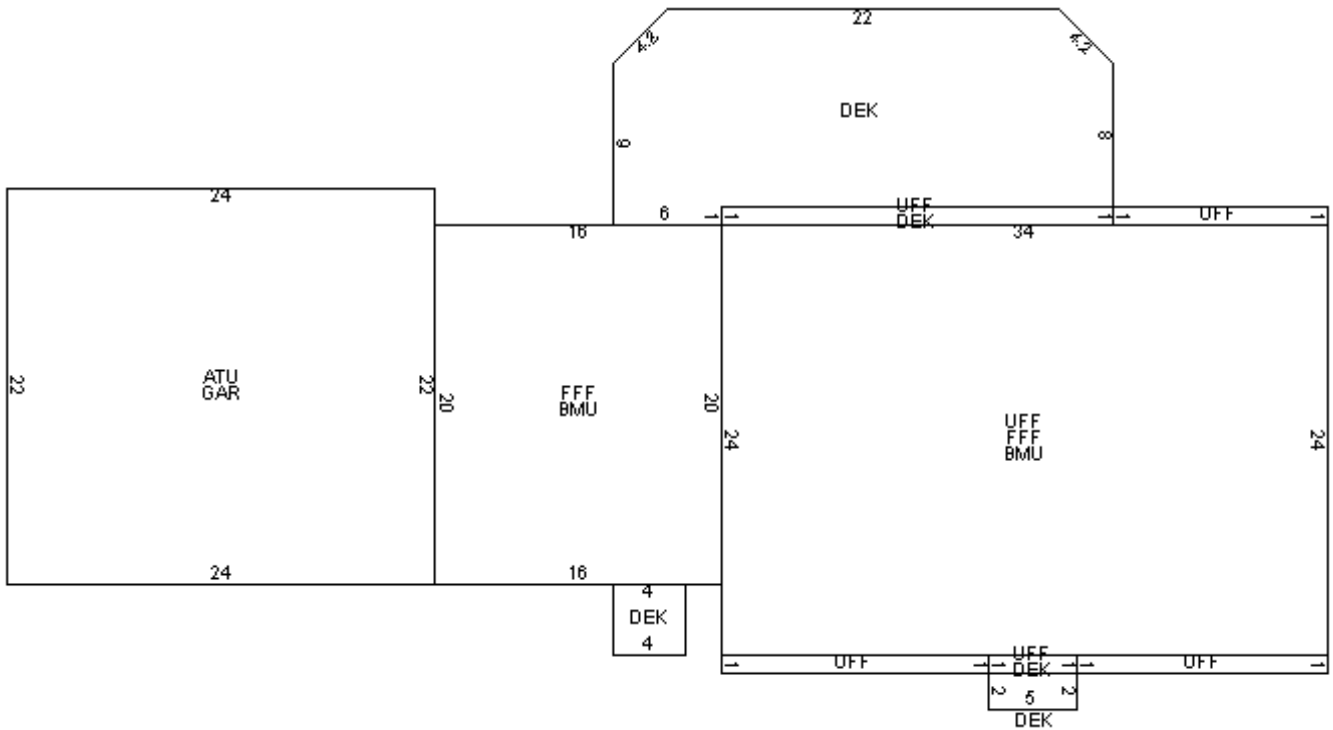
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/12/13	2013-92	MISCELLANEOUS	DECK 28X12
04/28/11		MISCELLANEOUS	PIPING FOR FIREPLACE IN!

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9622** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0165**
Sq. Foot Cost: **$ 77.25**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	528	0.10	53
GAR	GARAGE ATTCHD	528	0.45	238
FFF	FST FLR FIN	1136	1.00	1136
BMU	BSMNT	1136	0.15	170
UFF	UPPER FLR FIN	884	1.00	884
DEK	DECK/ENTRANCE	358	0.10	36
GLA:	**2,020**	**4,570**		**2,517**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 194,438**
Year Built:		**1972**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 163,300**

OWNER INFORMATION

THOMAS, MILLER
THOMAS, LINDA A
4 PINE GROVE ROAD

MEDFORD, MA 02052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/01/2015	8747	2009	Q I	331,000	COMPAGNA, MARGO, REV
08/13/2008	8018	0528	U I 38		COMPAGNA, MARGO

PICTURE

LISTING HISTORY

06/03/15	ERHN
01/03/12	ERVL
06/23/09	BHPR
01/15/09	MGVM
12/15/05	DMRL
03/05/88	DMO

NOTES

BEIGE; CORNER LOT; (1) 4 PC BTH UPSTAIRS; 1 HRDWD FLR; HRD TILE @ ENT; ON WATER; NEW ROOF ON GAR '05; WALKOUT BSMNT; INT & EXT=GD; DNPU STO UNDER DEK; 1/12 NOH; DNPU RUBBERMAID SHED; CORR FIX COUNT; SEPTIC 06; 2 BDRMS IN BSMT-DNPU; KIT GRANITE TOPS; PU VLT; DNPU STOVE W/HEARTH IN BSMT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	660	22 x 30	84	7.00	50	1,940	BRICK/ATT REAR
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 159,300	$ 4,900	$ 131,500
		Parcel Total:	$ 295,700
2014	$ 159,300	$ 4,900	$ 131,500
		Parcel Total:	$ 295,700
2015	**$ 174,900**	**$ 4,900**	**$ 151,400**
		Parcel Total:	**$ 331,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES WTRFRNT	0.930 ac	x 3,500	X	100				95 -- MILD	100	3,100	0	N	3,100	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100					25	25,000	0	N	25,000	PERCH POND 265+/-
	1.930 ac									151,400			**151,400**	

Map: 000005 **Lot: 000175** **Sub: 000000** **Card: 1 of 1** **25 MARTIN LANE** **LITCHFIELD** **Printed: 07/07/2015**

PICTURE

OWNER

THOMAS, MILLER
THOMAS, LINDA A
4 PINE GROVE ROAD

MEDFORD, MA 02052
Account Number: 344

TAXABLE DISTRICTS

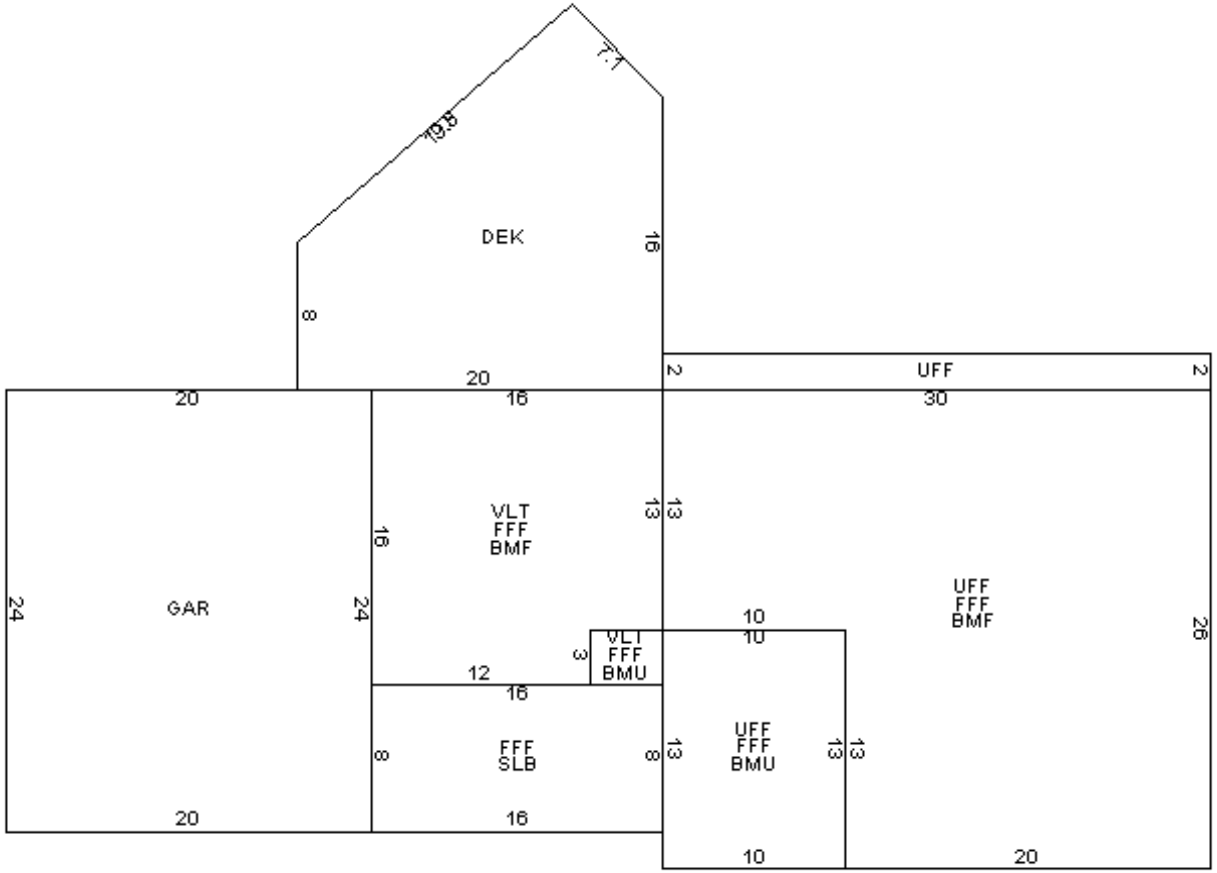
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9585** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0126**
Sq. Foot Cost: **$ 76.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	480	0.45	216
FFF	FST FLR FIN	1164	1.00	1164
SLB	SLAB	128	0.00	0
VLT	VAULTED	256	0.05	13
BMU	BSMNT	142	0.15	21
BMF	BSMNT FINISHED	894	0.30	268
UFF	UPPER FLR FIN	840	1.00	840
DEK	DECK/ENTRANCE	310	0.10	31
GLA:	**2,004**	**4,214**		**2,553**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 196,479**
Year Built:		**1979**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 174,900**

OWNER INFORMATION

TOWSLEY, MATTHEW R
TOWSLEY, JOLANTA
23 MARTIN LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/27/2014	8670	1871	Q I	250,000	BOULARD, KEVIN J
08/03/2010	8226	0930	Q I	240,000	PITCHER REV TRUST, STE
07/11/2001	6457	0558	U I 38		PITCHER, STEVEN T
01/15/1988			Q I	148,000	DOYLE

PICTURE

LISTING HISTORY

04/16/15	DMVM
01/03/12	ERVL
10/14/09	BHUL
12/15/05	DMRL
03/05/88	DMO

NOTES

WHITE/GREEN; WALKOUT BSMNT; EXT=GD FOR AGE; INT=AVG; 10/14/09 LTD TILE FLR KITCH, ACC TO POND (ONLY 4 HSES HAVE ACC); 1/12 NOH; POND REAR; EPF HAS CTH; KIT, BTH 2011; GRANITE TOPS; DNPU STOVE W/HEARTH; ROOF 25 YRS OLD; 4/15 NOH; CHANGED GAR TO BMG & SITE AVG;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
STABLES	616	14 x 44	86	18.00	30	2,861	T111/SHED RF/DRT FLR
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						5,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

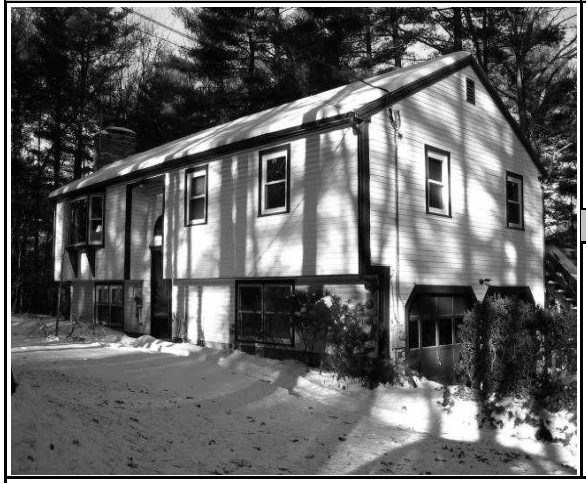
Year	Building	Features	Land
2013	$ 126,800	$ 5,900	$ 110,900
		Parcel Total:	$ 243,600
2014	$ 126,800	$ 5,900	$ 110,900
		Parcel Total:	$ 243,600
2015	**$ 127,500**	**$ 5,900**	**$ 144,400**
		Parcel Total:	**$ 277,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES WTRFRNT	0.330 ac	x 3,500	X	100				95 -- MILD	100	1,100	0	N	1,100	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100					20	20,000	0	N	20,000	PERCH POND 244+/-
	1.330 ac									144,400			**144,400**	

PICTURE



OWNER

TOWSLEY, MATTHEW R
TOWSLEY, JOLANTA
23 MARTIN LANE

LITCHFIELD, NH 03052
Account Number: 539

TAXABLE DISTRICTS

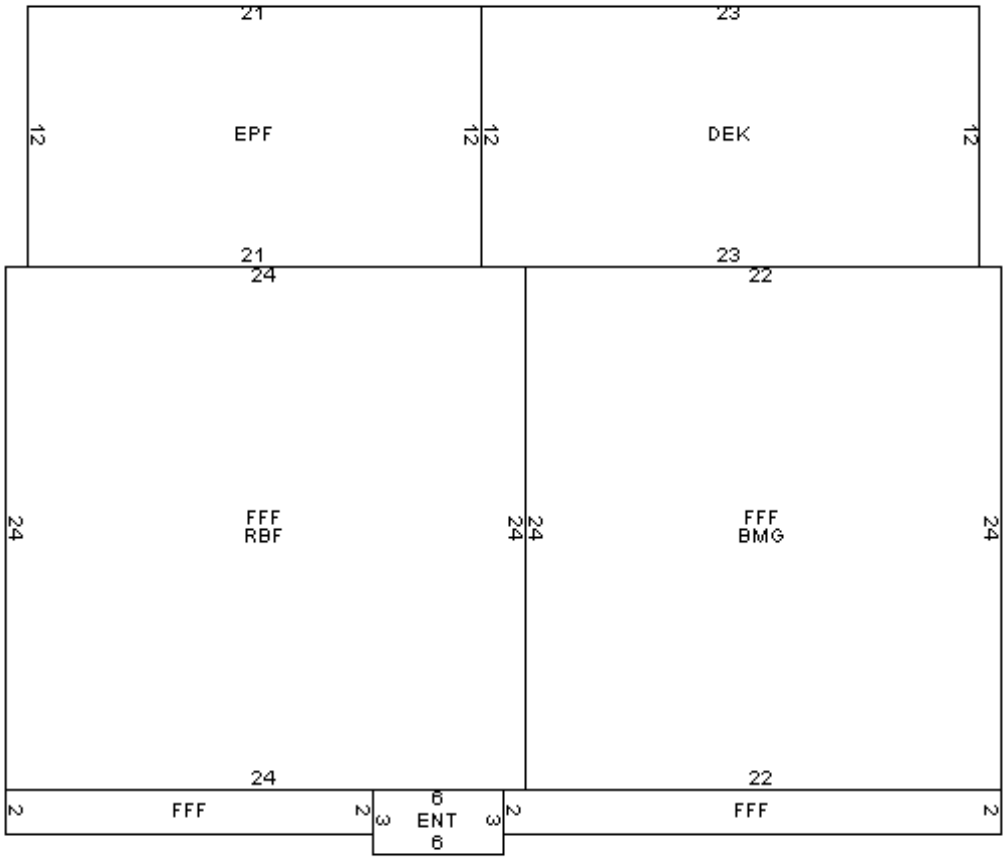
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/SIM**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0700** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1064**
Sq. Foot Cost: **$ 84.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	252	0.70	176
DEK	DECK/ENTRANCE	276	0.10	28
FFF	FST FLR FIN	1184	1.00	1184
BMG	BASEMENT	528	0.20	106
RBF	RAISED BSMNT	576	0.50	288
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,184**	**2,834**		**1,784**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 149,999**
Year Built:		**1977**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 127,500**

OWNER INFORMATION

DERKRIKORIAN, CRAIG
DERKRIKORIAN, KRISTEN
16 MARTIN LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/04/2014	8649	1236	Q I	315,000	ORTOLANO, LAURIE A.
07/23/2008	8005	0388	U I 46		ORTOLANO, MICHAEL & LA

PICTURE

LISTING HISTORY

04/16/15	DMVM
01/03/12	ERVM
01/15/09	MGVL
07/27/06	LMHC
12/15/05	DMRL
01/24/00	BHPO
02/21/95	TW

NOTES

YELLOW; WD IN LIV; BATHS=(1)2-FIX, (1)3-FIX & MSTR BATH 4-FIX; 1/12 NOH; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	684	18 x 38	83	28.00	60	9,538	
SHED-WOOD	96	12 x 8	227	7.00	80	1,220	
						13,800	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

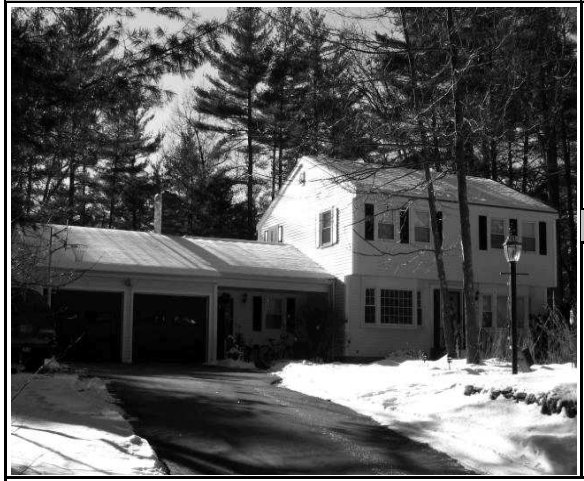
Year	Building	Features	Land
2013	$ 155,500	$ 13,800	$ 128,200
		Parcel Total:	$ 297,500
2014	$ 155,600	$ 13,800	$ 128,200
		Parcel Total:	$ 297,600
2015	**$ 170,800**	**$ 13,800**	**$ 130,500**
		Parcel Total:	**$ 315,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.200 ac	x 3,500	X	100				100 -- LEVEL	100	700	0	N	700	
	1.200 ac									130,500			**130,500**	

PICTURE



OWNER

DERKRIKORIAN, CRAIG
DERKRIKORIAN, KRISTEN
16 MARTIN LANE

LITCHFIELD, NH 03052
Account Number: 1,153

TAXABLE DISTRICTS

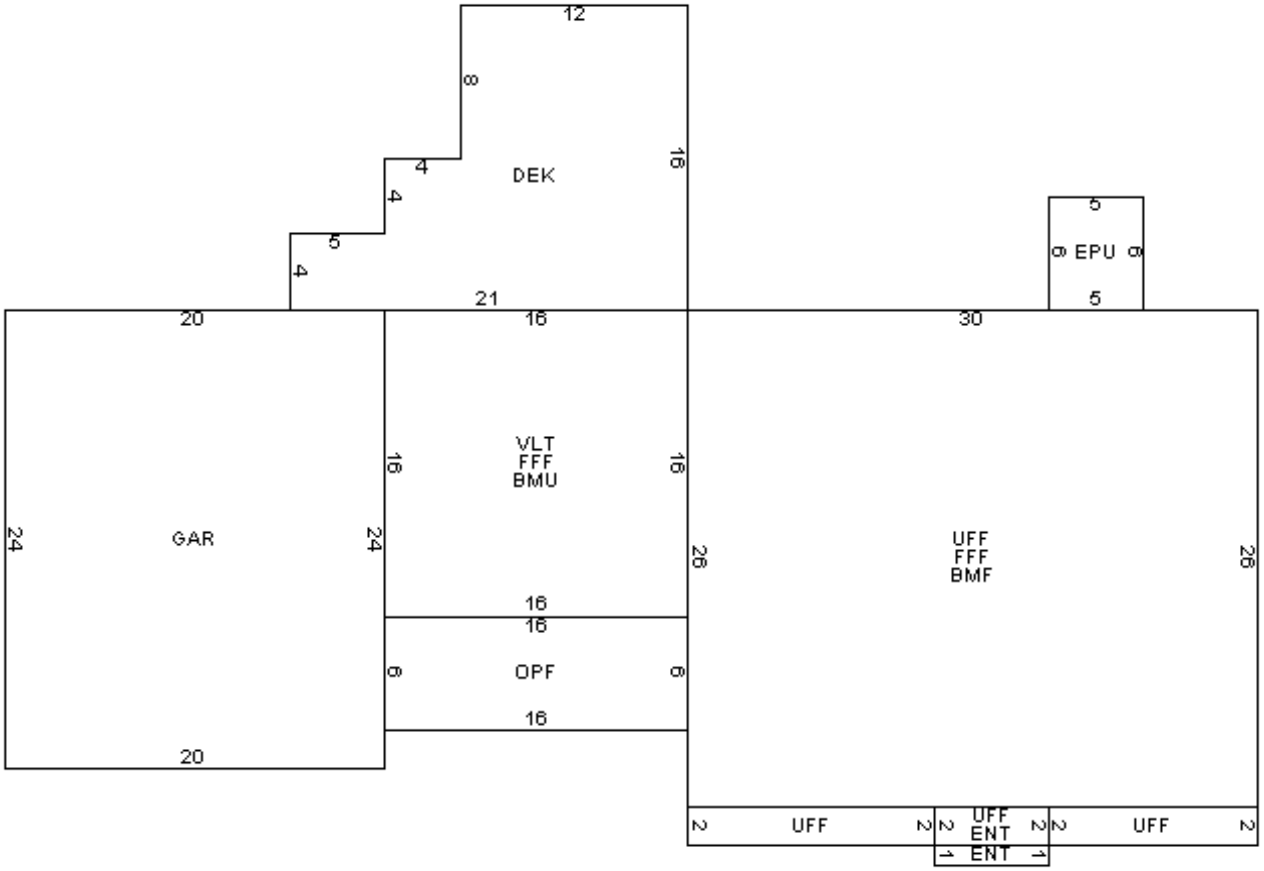
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9707** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0360**
Sq. Foot Cost: **$ 78.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	480	0.45	216
OPF	OPEN PORCH	96	0.25	24
VLT	VAULTED	256	0.05	13
FFF	FST FLR FIN	1036	1.00	1036
BMU	BSMNT	256	0.15	38
DEK	DECK/ENTRANCE	244	0.10	24
UFF	UPPER FLR FIN	840	1.00	840
BMF	BSMNT FINISHED	780	0.30	234
ENT	ENTRY WAY	18	0.10	2
EPU	COVERED BSMNT	30	0.35	11
GLA:	**1,876**	**4,036**		**2,438**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,944**
Year Built:		**1979**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 170,800**

OWNER INFORMATION

FLYNN, SEAN
FLYNN, KRISTIN
9 MARTIN LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/30/2015	8738	1285	Q I	320,000	GOUVEIA, MARK A
07/22/2002	6673	137	Q I	291,000	FLANAGAN, THOMAS J & S

PICTURE

LISTING HISTORY

04/16/15	DMVL
01/03/12	ERVM
10/26/07	KMVL
07/27/06	LMHC
12/15/05	DMRL
02/26/88	DMO

NOTES

GRAY; WD ON WL EPF; NEW SIDING '04; INT=AVG; EXT=GD;10/07;LINO IN 1(3)PC BTH 1(3)PC BTH=VERY SMALL; 1/12 NOH; REAR EST-FENCE; 4/15 CORR'D FPL & DEK; KIT APPL & WASHER/DRYER; NEW BOILER IN 2014; CRL SPACE UNDER EPF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	80	10 x 8	260	7.00	60	874	POOL SHED
POOL-INGRND-VINYL	648	18 x 36	85	28.00	60	9,253	
FIREPLACE 1-STAND	2		100	3,000.00	50	3,000	WOOD STOVE INSERT
						16,100	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

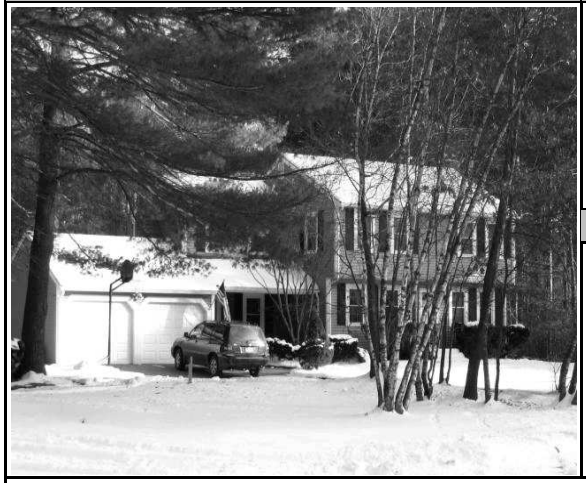
Year	Building	Features	Land
2013	$ 174,000	$ 14,600	$ 128,900
		Parcel Total:	$ 317,500
2014	$ 174,000	$ 14,600	$ 128,900
		Parcel Total:	$ 317,500
2015	**$ 179,200**	**$ 16,100**	**$ 130,900**
		Parcel Total:	**$ 326,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.320 ac	x 3,500	X	100				100 -- LEVEL	100	1,100	0	N	1,100	
	1.320 ac									130,900			**130,900**	

PICTURE



OWNER

FLYNN, SEAN
FLYNN, KRISTIN
9 MARTIN LANE

LITCHFIELD, NH 03052
Account Number: 695

TAXABLE DISTRICTS

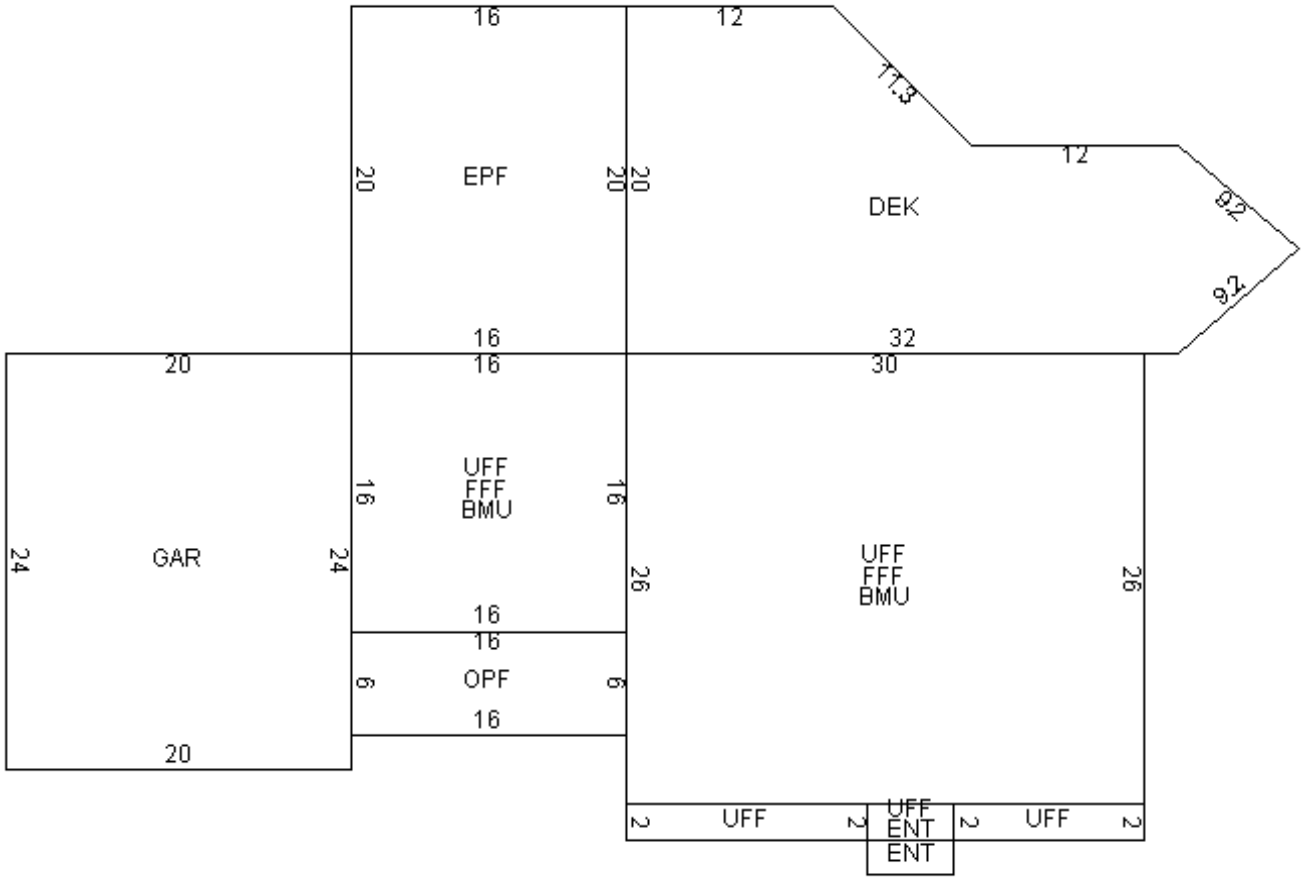
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9350** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9878**
Sq. Foot Cost: **$ 75.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	480	0.45	216
OPF	OPEN PORCH	96	0.25	24
UFF	UPPER FLR FIN	1096	1.00	1096
FFF	FST FLR FIN	1036	1.00	1036
BMU	BSMNT	1036	0.15	155
EPF	ENCLSD PORCH	320	0.70	224
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	554	0.10	55
GLA:	**2,132**	**4,638**		**2,808**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 210,797**
Year Built:		**1978**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 179,200**

OWNER INFORMATION

SELOVER, ANDREW E
SOUCY, THERESA A
31 PAGE ROAD
LOT 20 HILLSBORO II
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/22/2014	8716	1458	Q I	25,000	BOURBEAU, BRYAN J
08/22/1996	5748	1255	U I 99		WALSH, DAVID/ALFRED
04/09/1996	5709	1397	U I 51	4,000	OFFICER, RICHARD & LIN

PICTURE

LISTING HISTORY

06/01/15 LMHC
04/16/15 DMVM SALES
12/20/11 DMVM
01/12/09 MGVM
07/27/06 LMHC
12/07/05 DMRM
02/27/02 BHNO
02/27/02 BHNM

NOTES

BEIGE; BROOKWOOD; LOT FEE $334/MO; 4 BEST; 4/11 AGE CORRECTED PER INFO FROM TOWN; 12/11 NOH; 4/15 NOH; PU AC & DEK; CHANGED HEATING SYS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	20	4 x 5	400	7.00	50	280	
SHED-WOOD	320	16 x 20	110	7.00	100	2,464	ATT
LEAN-TO	160	8 x 20	160	4.00	100	1,024	ATT
HILLSBORO 2	1		100	5,000.00	100	5,000	
LEAN-TO	160	8 x 20	160	4.00	100	1,024	ATT
						9,800	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 19,100	$ 9,800	$ 0
		Parcel Total: $ 28,900	
2014	$ 19,100	$ 9,800	$ 0
		Parcel Total: $ 28,900	
2015	**$ 15,300**	**$ 9,800**	**$ 0**
		Parcel Total: $ 25,100	

LAND VALUATION

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

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

PICTURE

OWNER

SELOVER, ANDREW E
SOUCY, THERESA A
31 PAGE ROAD
LOT 20 HILLSBORO II
LITCHFIELD, NH 03052
Account Number: 739

TAXABLE DISTRICTS

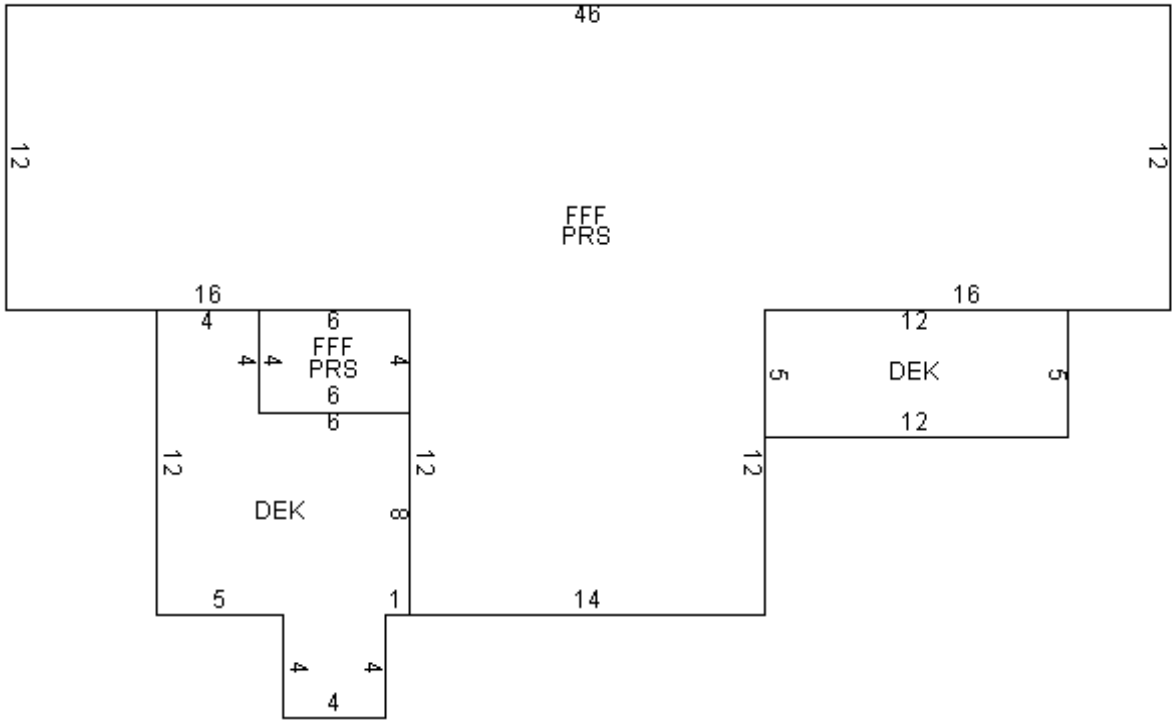
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLYWOOD PANEL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0419** Base Rate: **MHS 50.00**
Bldg. Rate: **0.9190**
Sq. Foot Cost: **$ 45.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	744	1.00	744
PRS	PIERS	744	-0.05	-37
DEK	DECK/ENTRANCE	172	0.10	17
GLA:	**744**	**1,660**		**724**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 33,268**
Year Built:		**1965**
Condition For Age:	AVERAGE	**54 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**54 %**
Building Value:		**$ 15,300**

OWNER INFORMATION

WHALEN, KATHRYN

31 PAGE ROAD
LOT 25 HILLSBORO II
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/30/2015	8738	0827	Q I	28,000	RODRIGUE, KARL D
08/03/1999	6139	1740	Q I	15,000	THOMPSON, LESLIE
03/05/1997	5794	0070	U I 99	12,900	CORSON, SCOTT
08/15/1987	4343	0247	Q I	42,500	

PICTURE

LISTING HISTORY

06/01/15	LMHC
04/16/15	DMVM
04/16/13	DMPR
08/08/12	DMCL
12/20/11	DMVM
01/04/07	DMPR
04/19/06	KCCL
12/08/05	DMRM

NOTES

GRAY; PENN HOUSE; LOT FEE $404/MO; EXT=GD; HSE REDONE INT GOOD/EX; NEW WIND/SIDING; 4/15 DNVI (KID HOME SICK); N/O CHANGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	7.00	80	1,379	ATT SHED-E
HILLSBORO 2	1		100	5,000.00	100	5,000	
SHED-EQUIPMENT	84	7 x 12	250	6.00	80	1,008	
						7,400	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 18,400	$ 7,700	$ 0
		Parcel Total: $ 26,100	
2014	$ 18,400	$ 7,700	$ 0
		Parcel Total: $ 26,100	
2015	**$ 21,300**	**$ 7,400**	**$ 0**
		Parcel Total: $ 28,700	

LAND VALUATION

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

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

PICTURE

OWNER

WHALEN, KATHRYN

31 PAGE ROAD
LOT 25 HILLSBORO II
LITCHFIELD, NH 03052

Account Number: 2,029

TAXABLE DISTRICTS

District	Percentage

PERMITS

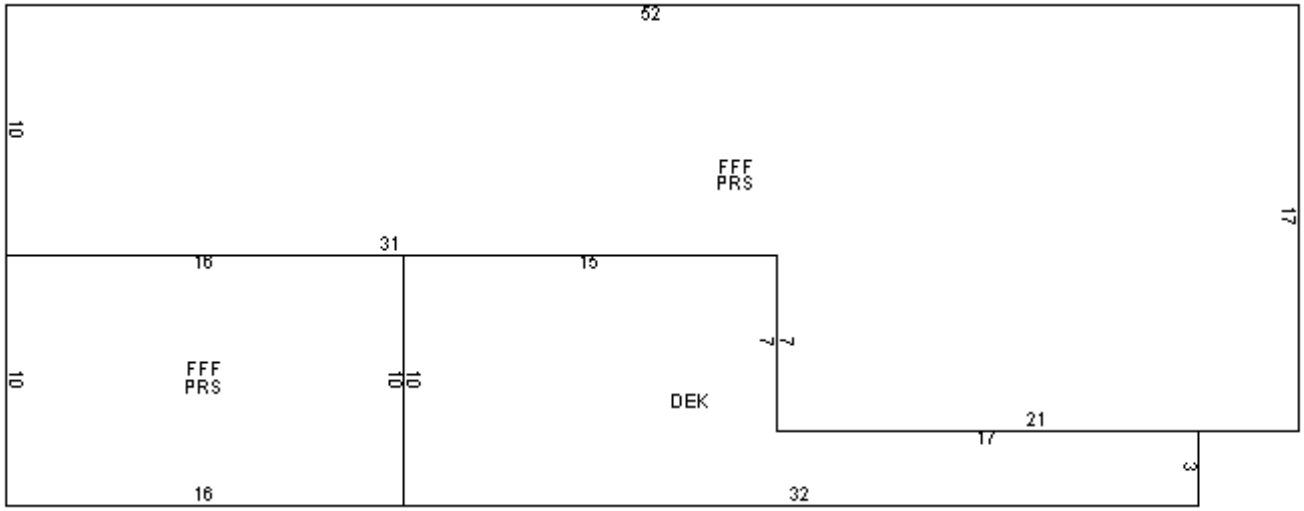
Date	Permit ID	Permit Type	Notes
04/26/12	2012mp40	MISCELLANEOUS	HEATING UNIT

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.0071** Base Rate: **MHS 50.00**
Bldg. Rate: **0.7896**
Sq. Foot Cost: **$ 39.48**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	827	1.00	827
PRS	PIERS	827	-0.05	-41
DEK	DECK/ENTRANCE	201	0.10	20
GLA:	**827**	**1,855**		**806**



2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 31,821**
Year Built:		**1963**
Condition For Age:	VERY GOOD	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 21,300**

OWNER INFORMATION

ROBERTS, RENEE

31 PAGE ROAD
LOT 30 HILLSBORO II
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/20/2015	8744	0517	Q I	53,000	COOPER, DIANE M

PICTURE

LISTING HISTORY

06/01/15	LMHC
01/03/12	DMVM
01/12/09	MGVM
04/27/06	KCCL
12/08/05	DMRM
08/18/03	CMPM
04/09/88	KN

NOTES

BEIGE; LIBERTY; 8/03 INT INFO EST; LOT FEE $334/MO; PATIO USED FOR BSKT BALL CRT; 1/12 NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	204	12 x 17	138	7.00	10	197	
SHED-WOOD	144	12 x 12	171	7.00	40	689	
HILLSBORO 2	1		100	5,000.00	100	5,000	
						5,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 32,000	$ 5,900	$ 0
		Parcel Total: $ 37,900	
2014	$ 32,000	$ 5,900	$ 0
		Parcel Total: $ 37,900	
2015	**$ 38,800**	**$ 5,900**	**$ 0**
		Parcel Total: $ 44,700	

LAND VALUATION

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

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

PICTURE

OWNER

ROBERTS, RENEE

31 PAGE ROAD
LOT 30 HILLSBORO II
LITCHFIELD, NH 03052

Account Number: 440

TAXABLE DISTRICTS

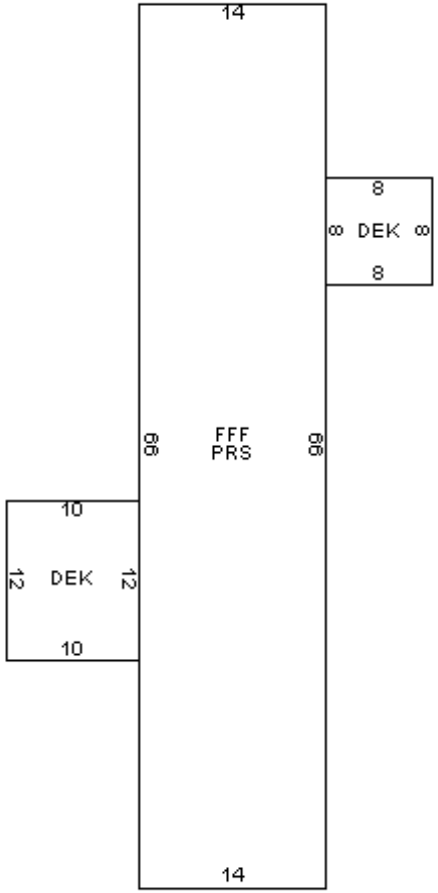
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME MBL HOME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9762** Base Rate: **MHS 50.00**
Bldg. Rate: **1.0201**
Sq. Foot Cost: **$ 51.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
PRS	PIERS	924	-0.05	-46
DEK	DECK/ENTRANCE	184	0.10	18
GLA:	**924**	**2,032**		**896**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 45,705**
Year Built:		**2002**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 38,800**

OWNER INFORMATION

VASIL, MATTHEW R

10 BLACKBIRD LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2015	8742	2438	Q I	380,000	KLISS, HARRY A.
09/26/2008	8021	2694	Q I	384,933	SANBORN DEVELOPMENT, L
09/17/2007	7901	1586	U V 21	430,000	MOHEBAN, STEVEN
09/15/2005	7545	1939	U V 18		THORN, PAUL

PICTURE

LISTING HISTORY

01/03/12 DMVM
06/23/09 BHPM
03/18/09 BHPM

NOTES

TAN; 1/12 NOH; PU FPL;MLS=CUSTOM KIT CABS/GRANITE/TILE BACKSPLASH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 200,300	$ 3,000	$ 132,700
		Parcel Total:	$ 336,000
2014	$ 200,300	$ 3,000	$ 132,700
		Parcel Total:	$ 336,000
2015	**$ 230,800**	**$ 3,000**	**$ 134,900**
		Parcel Total:	**$ 368,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.124 ac	x 3,500	X	100				95 -- MILD	100	400	0	N	400	
	1.124 ac									134,900			**134,900**	

PICTURE

OWNER

VASIL, MATTHEW R

10 BLACKBIRD LANE

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

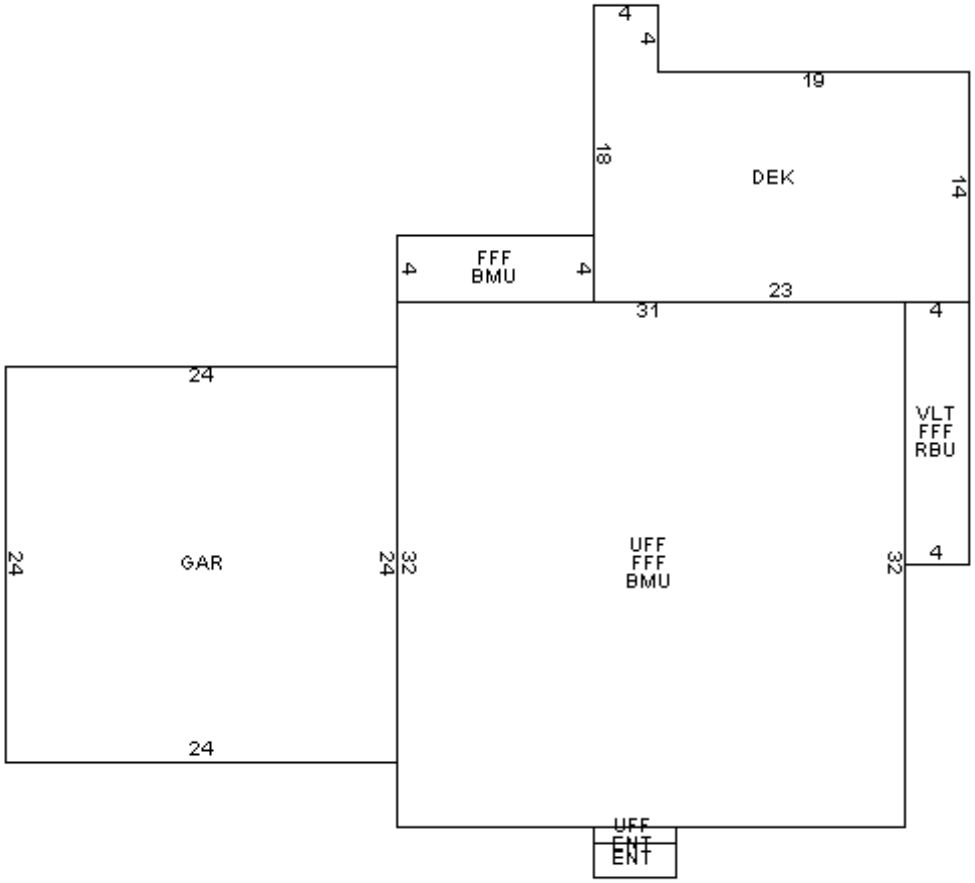
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9567** Base Rate: **RSA 76.00**
Bldg. Rate: **1.2432**
Sq. Foot Cost: **$ 94.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	338	0.10	34
VLT	VAULTED	64	0.05	3
FFF	FST FLR FIN	1104	1.00	1104
RBU	RAISED BSMNT	64	0.25	16
UFF	UPPER FLR FIN	997	1.00	997
BMU	BSMNT	1040	0.15	156
ENT	ENTRY WAY	15	0.10	2
GAR	GARAGE ATTCHD	576	0.45	259
GLA:	**2,101**	**4,198**		**2,571**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 242,908**
Year Built:		**2008**
Condition For Age:	VERY GOOD	**5 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 230,800**

OWNER INFORMATION

WONG, DAVID

3 BIRCH STREET

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/30/2014	8703	1883	Q I	280,000	BESSETTE TRUSTEE, CAROL
08/25/2011	8343	2842	U I 46		BESSETTE, PAUL E

PICTURE

LISTING HISTORY

03/12/15	DMPR
08/03/12	DMC
12/13/11	ERVM
11/01/07	KMVM
07/27/06	LMHC
12/12/05	DSRL
05/23/88	KN

NOTES

TAN; INTERIOR IN VERY GOOD COND; 12/11 NOH; PU NEW SIDING 8/12 "NO SHOW"; 3/15 NOH; NC TO EXT; ADD PELLET STOVE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	64	8 x 8	310	7.00	60	833	REAR WDS
						3,800	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 138,800	$ 3,800	$ 121,900
		Parcel Total:	$ 264,500
2014	$ 138,800	$ 3,800	$ 121,900
		Parcel Total:	$ 264,500
2015	**$ 152,400**	**$ 3,800**	**$ 123,900**
		Parcel Total:	**$ 280,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.170 ac	x 3,500	X	100				95 -- MILD	100	600	0	N	600	
	1.170 ac									123,900			**123,900**	

PICTURE

OWNER

WONG, DAVID

3 BIRCH STREET

LITCHFIELD, NH 03052

Account Number: 110

TAXABLE DISTRICTS

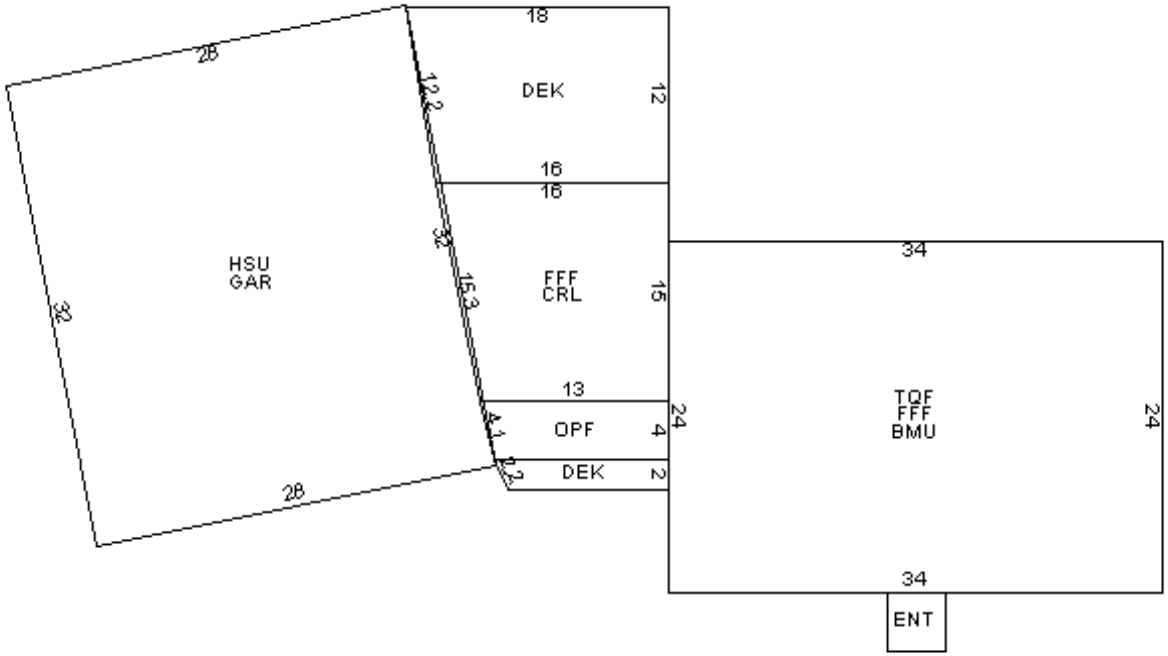
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/17/14	2014MP79	MISCELLANEOUS	PELLET STOVE

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9700** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9221**
Sq. Foot Cost: **$ 70.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSU	1/2 STRY UNFIN	896	0.25	224
GAR	GARAGE ATTCHD	896	0.45	403
OPF	OPEN PORCH	50	0.25	13
FFF	FST FLR FIN	1034	1.00	1034
CRL	CRAWL SPACE	218	0.05	11
TQF	3/4 STRY FIN	816	0.75	612
BMU	BSMNT	816	0.15	122
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	227	0.10	23
GLA:	**1,646**	**4,969**		**2,444**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,276**
Year Built:		**1979**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 152,400**

OWNER INFORMATION

ANDERSON, JOSHUA
ANDERSON, AMY
30 RIVERVIEW CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/27/2015	8754	2161	Q I	330,000	KANALEY, JASON D
02/17/2004	7169	1498	Q I	318,933	BASILIERE, JAMES W.
10/30/1995	5667	1357	U I 99	129,900	IBIDUNNI, A & E

PICTURE

LISTING HISTORY

12/19/11	ERVM	
06/04/08	DMVM	
05/14/08	INSP	MARKED FOR INSPECTION
07/18/06	LMHC	
04/19/06	DMCL	
12/01/05	DSRM	
01/26/98	BHO	
06/15/88	?	

NOTES

WHITE; INT=GOOD; BSMT HAS 2 SUMP PUMPS=HIGH WATER TABLE=FUNCT; 12/11 NOH;4/15 FOR SALE AP $345,000 ACTIVE W/CONTRACT, HARDWOOD FLOORS=BAMBOO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	432	24 x 18	97	6.00	50	1,257	24' ROUND
						4,300	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 182,400	$ 4,300	$ 127,200
		Parcel Total:	$ 313,900
2014	$ 182,400	$ 4,300	$ 127,200
		Parcel Total:	$ 313,900
2015	**$ 193,200**	**$ 4,300**	**$ 129,900**
		Parcel Total:	**$ 327,400**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.019 ac	x 3,500	X	100				100 -- LEVEL	100	100	0	N	100	
	1.019 ac									129,900			**129,900**	

PICTURE

OWNER

ANDERSON, JOSHUA
ANDERSON, AMY
30 RIVERVIEW CIRCLE

LITCHFIELD, NH 03052
Account Number: 187

TAXABLE DISTRICTS

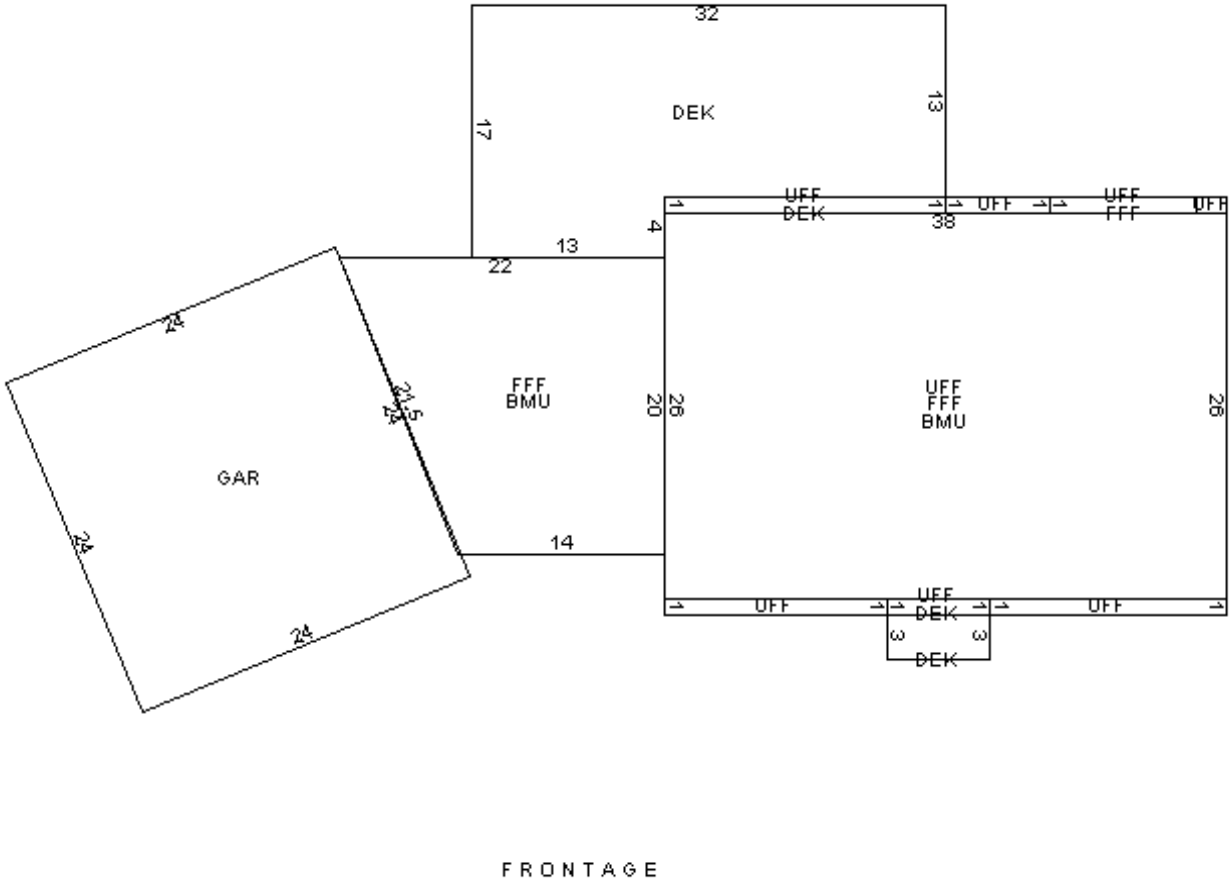
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9249** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0070**
Sq. Foot Cost: **$ 76.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	576	0.45	259
FFF	FST FLR FIN	1358	1.00	1358
BMU	BSMNT	1348	0.15	202
UFF	UPPER FLR FIN	1064	1.00	1064
DEK	DECK/ENTRANCE	515	0.10	52
GLA:	**2,422**	**4,861**		**2,935**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 224,616**
Year Built:		**1986**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 193,200**

OWNER INFORMATION

BARBEAU, WALTER

70 TALENT ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/28/2015	8755	1006	Q I	255,000	RENEY, NANCI L
01/20/2005	7396	1612	Q I	285,500	SNELL III, FREDERICK/S
06/30/2000	6260	849	Q I	165,000	BROWN, ANNA O
12/30/1999	99	1098	U I 81		PROBATE - COMISKEY
07/15/1997	5838	0904	Q I	114,000	RUSSELL, DENNIS

PICTURE

LISTING HISTORY

12/16/11	JBVM
11/05/09	DMVM
11/21/05	BHRL
12/02/04	BHPO
03/01/88	PW

NOTES

TAN; DNVI RBF @ H/O REQUEST, SLEEPING GUEST; 11/09 NOH; CHANGED TO METAL ROOF & PU CARPORT & CORRECTED DEK SIZE; 12/11 NOH; FIX DEK MEAS; GAR HAS STAND SEAM ROOF; HSE HAS ASPHLT ROOF; EXT>INT, 4/15 FOR SALE AP$264,900 PU APT IN RBF PER MLS, CORR BR/BA/KIT-HAD TO SELL DUE TO WORK ISSUES,

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-WOOD	96	8 x 12	227	7.00	60	915	
POOL-ABOVE GROUND	594	33 x 18	87	6.00	60	1,860	
SHED-WOOD	144	12 x 12	171	7.00	90	1,551	
						9,300	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 142,100	$ 9,300	$ 115,700
		Parcel Total:	$ 267,100
2014	$ 142,100	$ 9,300	$ 115,700
		Parcel Total:	$ 267,100
2015	**$ 142,300**	**$ 9,300**	**$ 118,100**
		Parcel Total:	**$ 269,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	1.000 ac	118,000	E	100	100	100	100	100 -- LEVEL	100	118,000	0	N	118,000	
2F RES	0.040 ac	x 3,500	X	100				95 -- MILD	100	100	0	N	100	
	1.040 ac									118,100			**118,100**	

PICTURE

OWNER

BARBEAU, WALTER

70 TALENT ROAD

LITCHFIELD, NH 03052

Account Number: 1,853

TAXABLE DISTRICTS

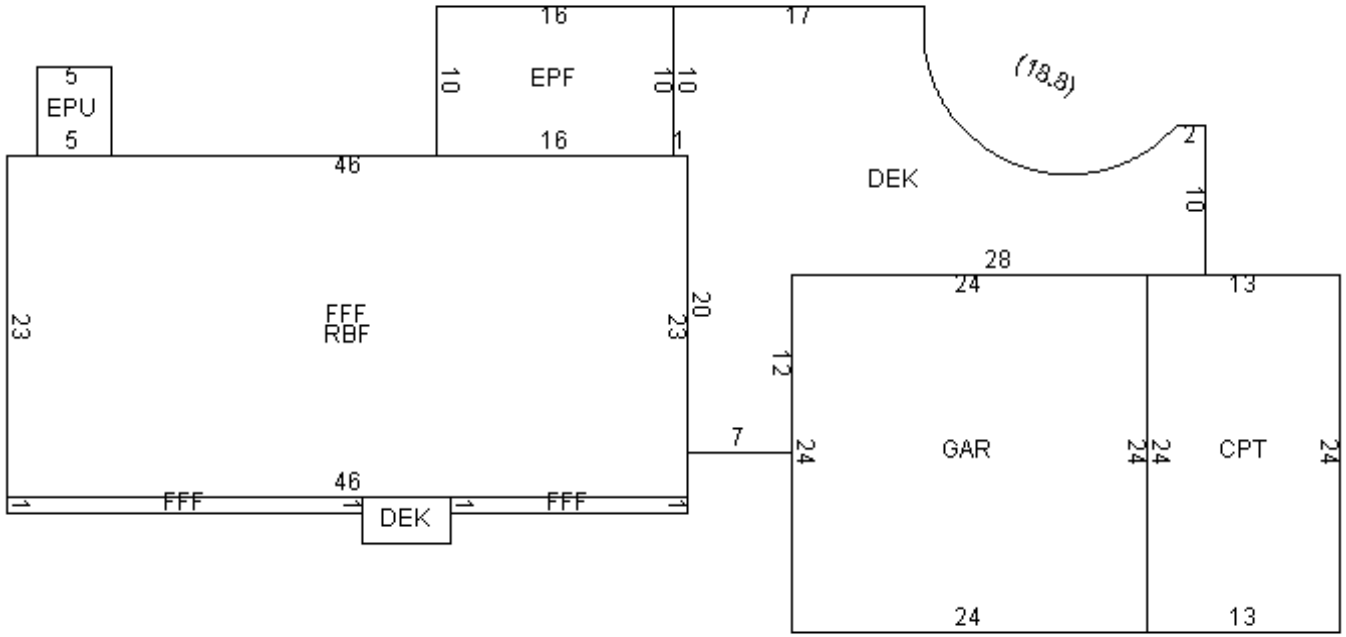
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0149** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1164**
Sq. Foot Cost: **$ 84.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	1058	0.50	529
EPU	COVERED BSMNT	30	0.35	11
DEK	DECK/ENTRANCE	561	0.10	56
FFF	FST FLR FIN	1098	1.00	1098
GAR	GARAGE ATTCHD	576	0.45	259
EPF	ENCLSD PORCH	160	0.70	112
CPT	CARPORT	312	0.10	31
GLA:	**1,098**	**3,795**		**2,096**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,846**
Year Built:		**1976**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 142,300**

OWNER INFORMATION

TAUBE, MICHAEL J
TAUBE, CAITLIN J
7 CAMPBELL DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/23/2014	8717	1251	Q I	267,000	MAC DONALD, GEOFFREY
12/30/2004	7386	1912	Q I	284,900	GAUDREAU, BRIAN & K.A.
05/30/2003	6946	1649	U I 38		GAUDREAU, BRIAN P
03/29/2002	6611	0963	U I 38		GAUDREAU, BRIAN P & KE
01/04/2001	6337	1920	Q I	173,000	TARBOX, GREGORY R

PICTURE

LISTING HISTORY

04/17/15	DMVM
12/15/11	JBVM
02/03/10	DMPR
10/31/07	KMVL
11/21/05	BHRM
01/24/00	BHPO
03/02/88	PW

NOTES

GRY; 11/07; HSE WAS ORIG 3 BR'S ON FF BUT 2 BDRMS WERE CONV INTO ONE=2 BDRMS; KITCH+BTHS=ORIG; APPRS WELL MAINT; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1 STY	440	22 x 20	96	22.00	80	7,434	
SHED-WOOD	112	16 x 7	203	7.00	50	796	ATT GAR
SHED-WOOD	320	16 x 20	110	7.00	80	1,971	
						13,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 123,200	$ 13,200	$ 129,200
		Parcel Total:	$ 265,600
2014	$ 123,200	$ 13,200	$ 129,200
		Parcel Total:	$ 265,600
2015	**$ 130,000**	**$ 13,200**	**$ 131,100**
		Parcel Total:	**$ 274,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.390 ac	x 3,500	X	100				95 -- MILD	100	1,300	0	N	1,300	
	1.390 ac									131,100			**131,100**	

PICTURE

OWNER

TAUBE, MICHAEL J
TAUBE, CAITLIN J
7 CAMPBELL DRIVE

LITCHFIELD, NH 03052
Account Number: 1,441

TAXABLE DISTRICTS

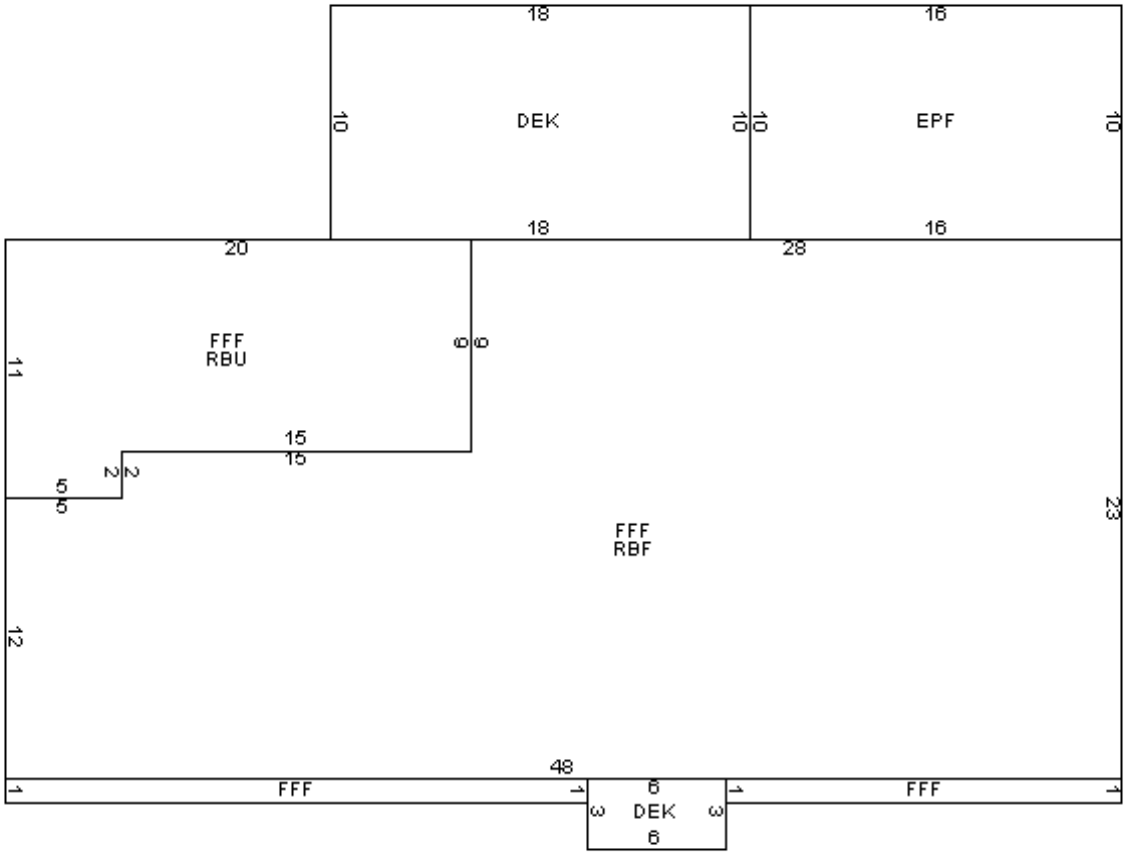
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0702** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1419**
Sq. Foot Cost: **$ 86.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1146	1.00	1146
RBU	RAISED BSMNT	190	0.25	48
RBF	RAISED BSMNT	914	0.50	457
DEK	DECK/ENTRANCE	198	0.10	20
EPF	ENCLSD PORCH	160	0.70	112
GLA:	**1,146**	**2,608**		**1,783**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 154,729**
Year Built:		**1973**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 130,000**

OWNER INFORMATION

WHEELER, MARNI L
WHEELER, JOSEPH F
39 STARK LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/12/2015	8721	0231	Q I	280,000	WHITING, CAROLE L

PICTURE

LISTING HISTORY

04/16/15	DMVM	
12/20/11	JBVL	
06/05/08	DMVL	
05/14/08	INSP	MARKED FOR INSPECTION
04/27/06	KCCL	
12/12/05	BNUX	
04/16/88	UP	

NOTES

GRN; INT GOOD COND WELL KEPT; BATH=1-2, 1-4 FIX; SOME HARDTILE; GAR PDS-DNPU; 1/2 BATH UPDATED; 12/11 4TH FIX IN HALLWAY; PU SIDING; WELL MAINT; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	48	8 x 6	393	7.00	40	528	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	384	24 x 16	102	6.00	80	1,880	RECT
DECK	96	16 x 6	227	7.00	50	763	ATT POOL
SHED-METAL	70	10 x 7	289	5.00	50	506	
PATIO	168	14 x 12	155	7.00	30	547	EST/SHAPE
						7,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 136,800	$ 7,200	$ 111,800
		Parcel Total:	$ 255,800
2014	$ 136,800	$ 7,200	$ 111,800
		Parcel Total:	$ 255,800
2015	**$ 144,100**	**$ 7,200**	**$ 130,900**
		Parcel Total:	**$ 282,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.320 ac	x 3,500	X	100				100 -- LEVEL	100	1,100	0	N	1,100	
	1.320 ac									130,900			**130,900**	

PICTURE

OWNER

WHEELER, MARNI L
WHEELER, JOSEPH F
39 STARK LANE

LITCHFIELD, NH 03052
Account Number: 1,854

TAXABLE DISTRICTS

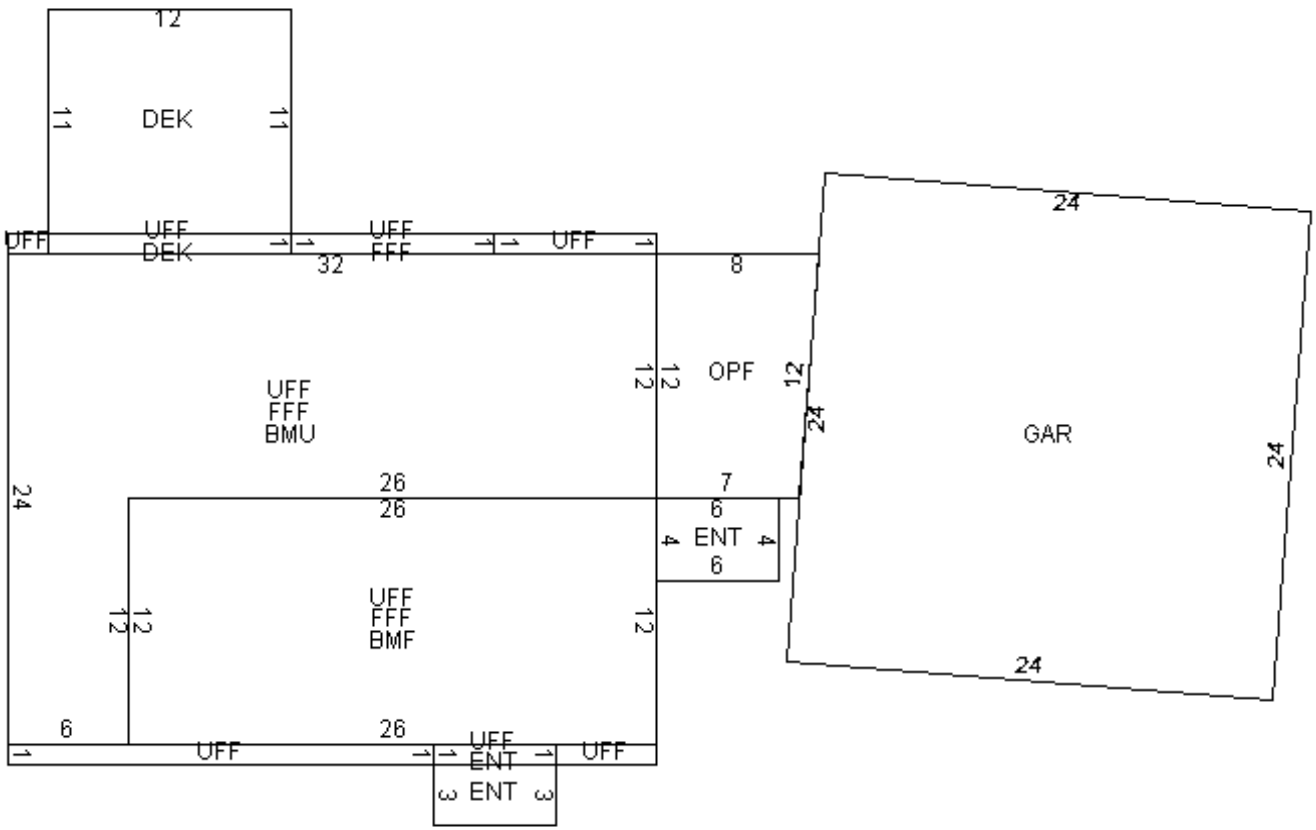
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0184** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0759**
Sq. Foot Cost: **$ 81.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	832	1.00	832
DEK	DECK/ENTRANCE	144	0.10	14
FFF	FST FLR FIN	778	1.00	778
BMU	BSMNT	456	0.15	68
BMF	BSMNT FINISHED	312	0.30	94
OPF	OPEN PORCH	90	0.25	23
GAR	GARAGE ATTCHD	576	0.45	259
ENT	ENTRY WAY	48	0.10	5
GLA:	**1,610**	**3,236**		**2,073**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,509**
Year Built:		**1978**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 144,100**

OWNER INFORMATION

WALL, SUSAN R
WALL, THOMAS P
8 GROUSE LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/21/2014	8653	2699	Q I	393,000	SPATT, GEORGE M.
04/18/2008	7976	1583	Q I	375,000	ALLAN III, DAVID M
06/23/2003	6969	2511	Q I	399,933	JOHNSON, JOHN E

PICTURE

LISTING HISTORY

01/30/14	DMPM	
10/09/12	DMVL	
05/28/08	KMVL	
05/14/08	INSP	MARKED FOR INSPECTION
07/27/06	LMHC	
04/28/06	KCCL	
12/14/05	DLRM	
03/21/90	KN	

NOTES

YELLOW;WATER VIEW; BATH=3-3FIX,1-1FIX SINK IN LAUNDRY ROOM; INT NO KIT UPDATE,I-VG; 2BED IN ATF; TILE=KITCH+BTHS; 10/12 CORR BTH COUNT; NEW ROOF IN 08;1/14 REMOVE (2) DEKS, 12X12 IS NEW; 4/15 ACREAGE ADJ PER PL #12349 AND PER MLS, KITCHEN UPDATED PER MLS-GRANITE, MARTHA STEWART CABINETS, MKB, FRONT YARD IRRIGATION,

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	192	16 x 12	143	7.00	100	1,922	GRANITE FNDTN
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 179,200	$ 4,900	$ 153,300
		Parcel Total:	$ 337,400
2014	$ 177,800	$ 4,900	$ 153,300
		Parcel Total:	$ 336,000
2015	**$ 208,200**	**$ 4,900**	**$ 184,000**
		Parcel Total:	**$ 397,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES WTRFRNT	1.700 ac	x 3,500	X	100				95 -- MILD	100	5,700	0	N	5,700	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100					55	55,000	0	N	55,000	DARRAH POND VU/434
	2.700 ac									184,000			**184,000**	

PICTURE

OWNER

WALL, SUSAN R
WALL, THOMAS P
8 GROUSE LANE

LITCHFIELD, NH 03052
Account Number: 513

TAXABLE DISTRICTS

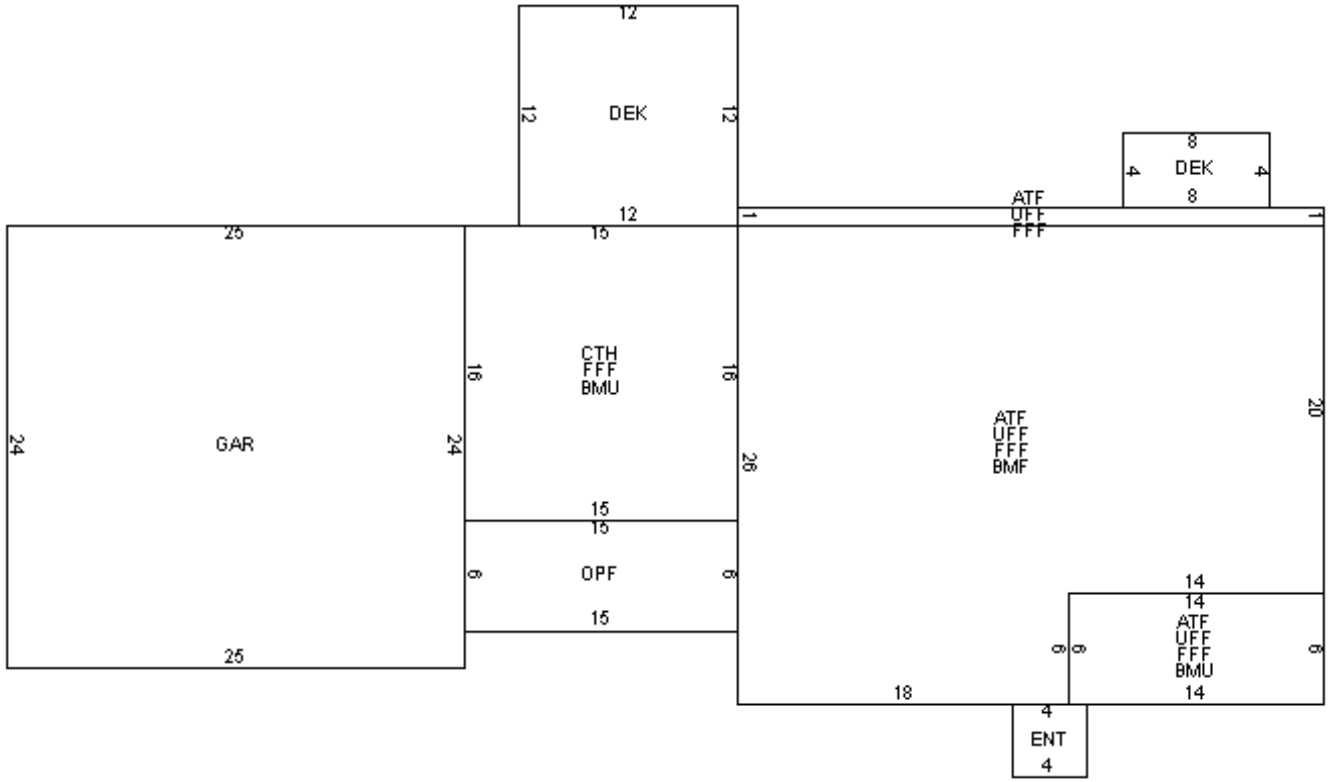
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/10/13	2013-52	MISCELLANEOUS	12'X'12 DECK (REMOVE 2 E

BUILDING DETAILS

Model: **2.5 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **5** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9362** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0893**
Sq. Foot Cost: **$ 82.79**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	600	0.45	270
OPF	OPEN PORCH	90	0.25	23
CTH	CATHEDRAL	240	0.10	24
FFF	FST FLR FIN	1104	1.00	1104
BMU	BSMNT	324	0.15	49
DEK	DECK/ENTRANCE	176	0.10	18
ATF	ATTIC FINISHED	864	0.25	216
UFF	UPPER FLR FIN	864	1.00	864
BMF	BSMNT FINISHED	748	0.30	224
ENT	ENTRY WAY	16	0.10	2
GLA:	**2,184**	**5,026**		**2,794**

2015 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 231,315**
Year Built: **1986**
Condition For Age: VERY GOOD **10 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **10 %**

Building Value: **$ 208,200**

OWNER INFORMATION

MARICH, CHRISTOPHER M
MARICH, MEGAN R
21 CHASE BROOK CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/02/2014	8651	0524	Q I	350,000	POPOVICH, MICHAEL G

PICTURE

LISTING HISTORY

04/17/15	DMVM	
10/03/12	DMVM	
05/29/08	CRVM	
05/14/08	INSP	MARKED FOR INSPECTION
05/05/06	DMCL	
12/13/05	DLRM	
03/02/01	ALP	
01/07/97	BH	

NOTES

BLUE; DECK & POOL ATTACH; WELL MAINT; 16X14 EPF/BMG SITS ON SUANA TUBS; NO DW UP TO GAR USES AS SHED, HAS STANDARD GAR DOOR; CHANGED EPF TO FFF DUE TO HEAT; 4/15 ALL INFO FROM HO (MRS) AT DOOR, DNVI BAD TIME;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	192	16 x 12	143	7.00	100	1,922	ROUND W/FIREPIT
						1,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 190,900	$ 1,900	$ 121,400
		Parcel Total:	$ 314,200
2014	$ 190,900	$ 1,900	$ 121,400
		Parcel Total:	$ 314,200
2015	**$ 196,600**	**$ 1,900**	**$ 123,500**
		Parcel Total:	**$ 322,000**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.070 ac	x 3,500	X	100				95 -- MILD	100	200	0	N	200	
	1.070 ac									123,500			**123,500**	

PICTURE

OWNER

MARICH, CHRISTOPHER M
MARICH, MEGAN R
21 CHASE BROOK CIRCLE

LITCHFIELD, NH 03052
Account Number: 2,390

TAXABLE DISTRICTS

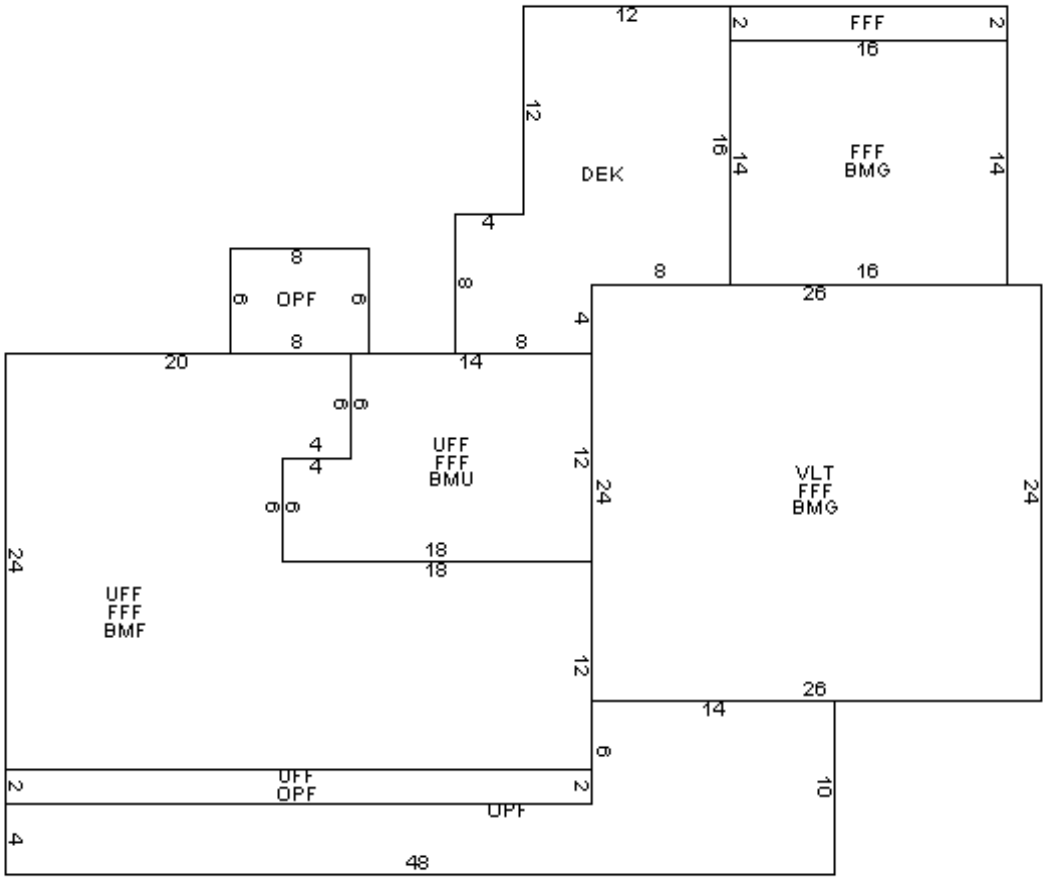
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9116** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9532**
Sq. Foot Cost: **$ 72.44**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1696	1.00	1696
DEK	DECK/ENTRANCE	240	0.10	24
UFF	UPPER FLR FIN	884	1.00	884
BMF	BSMNT FINISHED	624	0.30	187
VLT	VAULTED	624	0.05	31
BMG	BASEMENT	848	0.20	170
OPF	OPEN PORCH	392	0.25	98
BMU	BSMNT	192	0.15	29
GLA:	**2,580**	**5,500**		**3,119**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 225,940**
Year Built:		**1989**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 196,600**

OWNER INFORMATION

COLIANDRIS, CHRIS
COLIANDRIS, CHERYL E
3 BAYBERRY LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/11/2014	8682	1157	Q I	425,000	MINERVINI TRUSTEE, MARK
06/04/2013	8567	1180	U I 38		MINERVINI, MARK A
06/19/2003	6965	180	Q I	329,933	FIORELLO, MICHAEL
05/23/1994			Q I	144,300	HOMES BY PARADISE

PICTURE

LISTING HISTORY

04/17/15 DMVM
10/05/12 DMVM
02/03/10 DMPM
01/05/07 DMPM
07/21/06 DSHC
03/22/06 DMPL
12/15/05 DLRM
12/03/04 BHPO

NOTES

TAN; CTH AREAS=EST; 2007; 10/14 NEW KIT W/ GRANITE; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	210	15 x 14	136	7.00	100	1,999	
POOL-INGRND-VINYL	612	18 x 34	86	28.00	75	11,053	EST/SHAPE
SHED-WOOD	192	16 x 12	143	7.00	100	1,922	
						18,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 257,700	$ 18,000	$ 127,100
		Parcel Total:	$ 402,800
2014	$ 257,700	$ 18,000	$ 127,100
		Parcel Total:	$ 402,800
2015	**$ 266,800**	**$ 18,000**	**$ 123,300**
		Parcel Total:	**$ 408,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
	1.000 ac									123,300			**123,300**	

PICTURE

OWNER

COLIANDRIS, CHRIS
COLIANDRIS, CHERYL E
3 BAYBERRY LANE

LITCHFIELD, NH 03052
Account Number: 2,739

TAXABLE DISTRICTS

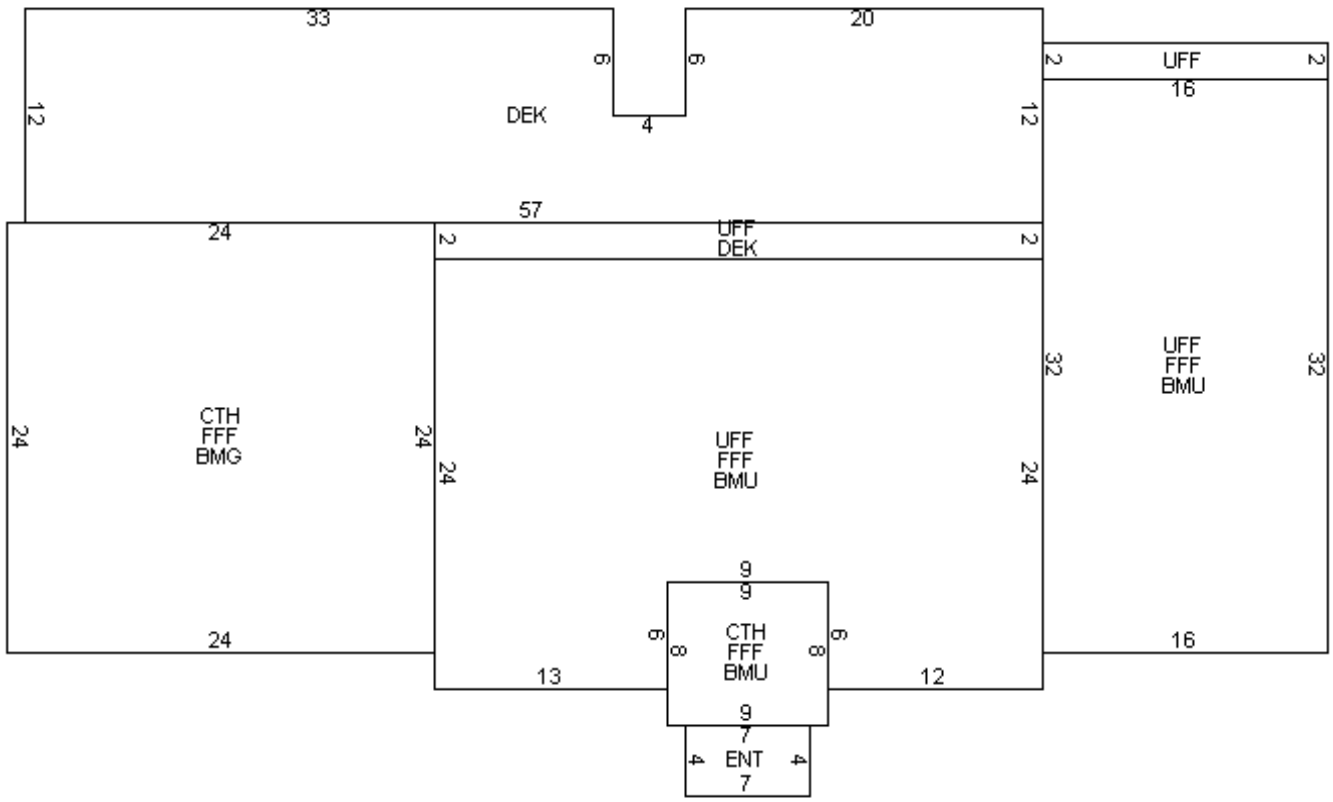
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8758** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0505**
Sq. Foot Cost: **$ 79.84**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	728	0.10	73
CTH	CATHEDRAL	648	0.10	65
FFF	FST FLR FIN	1922	1.00	1922
BMG	BASEMENT	576	0.20	115
UFF	UPPER FLR FIN	1374	1.00	1374
BMU	BSMNT	1346	0.15	202
ENT	ENTRY WAY	28	0.10	3
GLA:	**3,296**	**6,622**		**3,754**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 299,719**
Year Built:		**1993**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 266,800**

OWNER INFORMATION

BOULAY III, EDWARD W
BOULAY, KAREN L
10 CUMMINGS DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2014	8718	1725	Q I	270,000	DUBE, RICHARD A
06/01/1991			Q I	119,800	

PICTURE

LISTING HISTORY

04/17/15	DMVM
10/04/12	KCVM
06/25/09	BHPR
03/18/08	DMPR
01/10/08	KMPE
04/02/07	KCPM
01/05/07	DMPR
05/02/06	KCCL

NOTES

GRAY; SIDING=MASONITE; 4/15 NOH; REMOVED POOL;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	100	10 x 10	220	7.00	60	924	
						3,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 171,200	$ 5,300	$ 116,800
		Parcel Total:	$ 293,300
2014	$ 171,200	$ 5,300	$ 116,800
		Parcel Total:	$ 293,300
2015	**$ 171,300**	**$ 3,900**	**$ 124,400**
		Parcel Total:	**$ 299,600**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	95	123,300	0	N	123,300	PLE
1F RES	0.640 ac	x 3,500	X	100				95 -- MILD	50	1,100	0	N	1,100	PLE
	1.640 ac									124,400			**124,400**	

PICTURE

OWNER

BOULAY III, EDWARD W
BOULAY, KAREN L
10 CUMMINGS DRIVE

LITCHFIELD, NH 03052
Account Number: 2,537

TAXABLE DISTRICTS

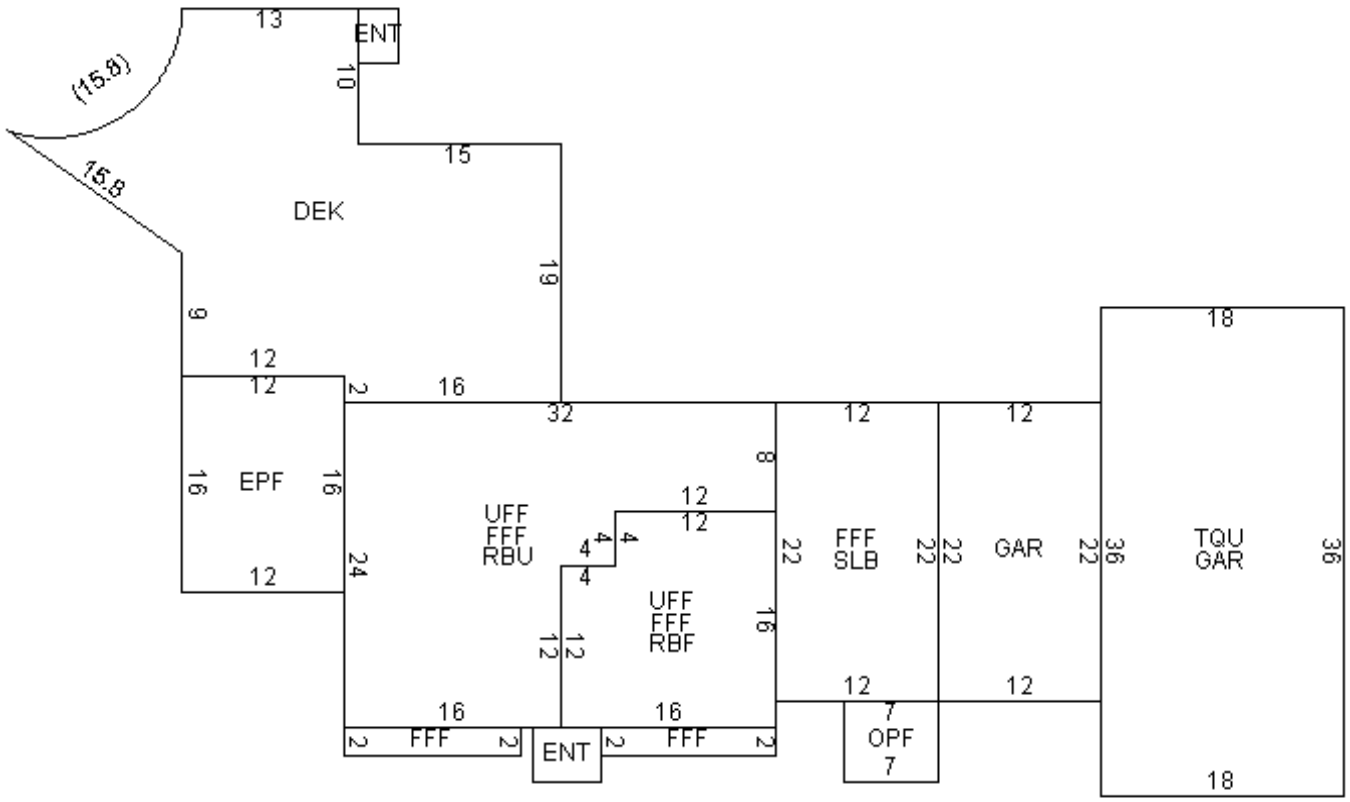
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME RSD GAMBRL**
Roof: **GAMBREL/ASPHALT**
Ext: **MASONITE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9230** Base Rate: **RSA 76.00**
Bldg. Rate: **0.8855**
Sq. Foot Cost: **$ 67.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	192	0.70	134
FFF	FST FLR FIN	1084	1.00	1084
ENT	ENTRY WAY	32	0.10	3
UFF	UPPER FLR FIN	768	1.00	768
RBF	RAISED BSMNT	240	0.50	120
SLB	SLAB	264	0.00	0
GAR	GARAGE ATTCHD	912	0.45	410
TQU	3/4 STRY UNFIN	648	0.35	227
OPF	OPEN PORCH	42	0.25	11
RBU	RAISED BSMNT	528	0.25	132
DEK	DECK/ENTRANCE	711	0.10	71
GLA:	**1,852**	**5,421**		**2,960**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 199,208**
Year Built:		**1991**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:	W.H.	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 171,300**

OWNER INFORMATION

SCOPELITES, KARI
SCOPELITES, KIMON
30 BRICKYARD DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/21/2014	8653	2770	Q I	230,000	MAYNARD, ROBERT
09/08/2011	8348	0074	U I 37	188,000	DIGITAL FEDERAL CREDIT
03/22/2011	8303	1647	U I 51	144,000	VERNEY, SCOTT
01/27/2006	7621	1099	Q I	292,000	GIBEAU, STEVEN A & MEG
12/21/1995	5681	62	Q I	118,000	GAUTHIER, GARY

PICTURE

LISTING HISTORY

04/17/15	DMVM	
09/26/12	KCVM	
05/29/08	CRVL	
05/14/08	INSP	MARKED FOR INSPECTION
04/20/06	KCCL	
10/26/05	KMRM	
12/05/03	JDPE	
04/06/89	KN	

NOTES

TAN/GREEN; SIDING=MASONITE; 4/06 REPLACING KIT COUNTER TO HARD TILE & SOME FLRING; 4/15 NOH; PU SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS INSERT
SHED-WOOD	96	12 x 8	227	7.00	60	915	
SHED-WOOD	96	8 x 12	227	7.00	50	763	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 121,100	$ 3,900	$ 119,200
		Parcel Total:	$ 244,200
2014	$ 121,100	$ 3,900	$ 119,200
		Parcel Total:	$ 244,200
2015	**$ 122,600**	**$ 4,700**	**$ 126,400**
		Parcel Total:	**$ 253,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	95	123,300	0	N	123,300	PLE
1F RES	1.870 ac	x 3,500	X	100				95 -- MILD	50	3,100	0	N	3,100	PLE
	2.870 ac									126,400			**126,400**	

PICTURE

OWNER

SCOPELITES, KARI
SCOPELITES, KIMON
30 BRICKYARD DRIVE

LITCHFIELD, NH 03052
Account Number: 2,542

TAXABLE DISTRICTS

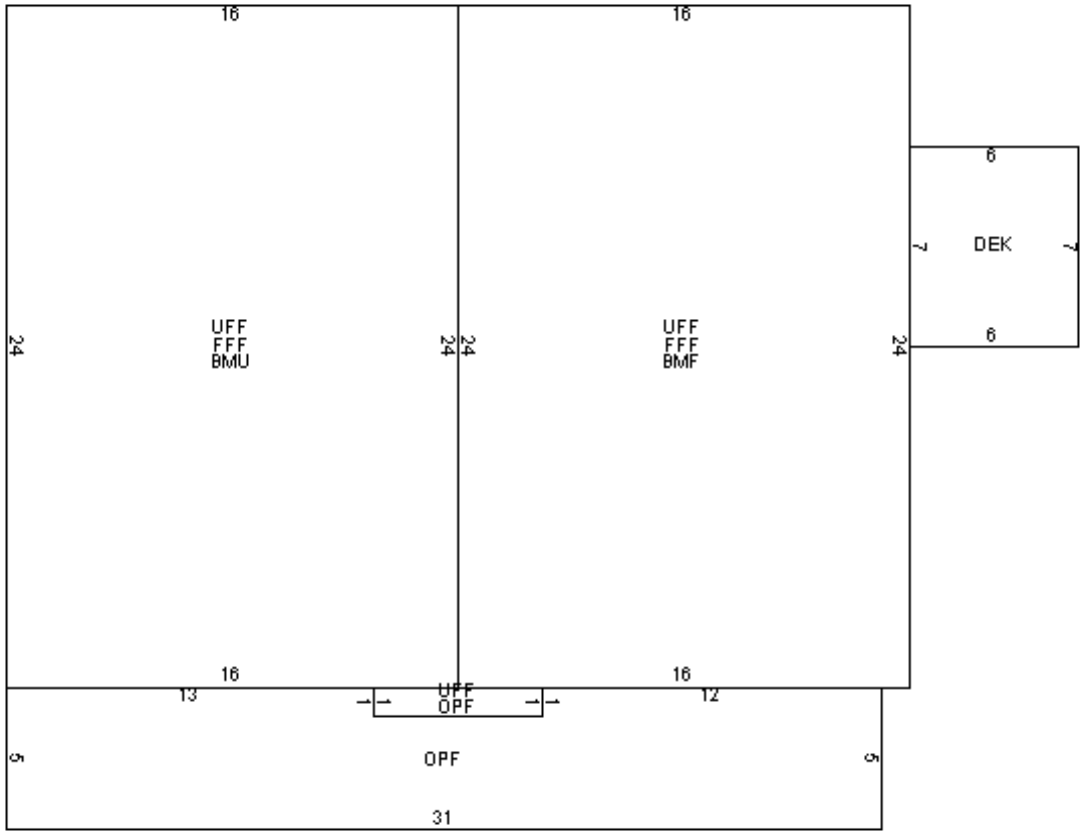
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **MASONITE**
Int: **DRYWALL**
Floor: **HARD TILE/PARQUET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0754** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0665**
Sq. Foot Cost: **$ 81.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	155	0.25	39
BMU	BSMNT	384	0.15	58
BMF	BSMNT FINISHED	384	0.30	115
DEK	DECK/ENTRANCE	42	0.10	4
UFF	UPPER FLR FIN	774	1.00	774
FFF	FST FLR FIN	768	1.00	768
GLA:	**1,542**	**2,507**		**1,758**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,503**
Year Built:		**1995**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 122,600**

OWNER INFORMATION

BRETON, MICHAEL S

2 HAMEL CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2014	8663	2286	Q I	341,000	SOUSA REALTY &
08/06/2013	8591	1724	U V 31		SOUSA REALTY & DEVELOP
03/18/2013	8539	0006	U V 46	150,000	KONIS CORRPORATION
12/28/1995	5682	1407	U V 38		ALUKONIS, STANLEY

PICTURE

LISTING HISTORY

03/17/15	DMPM
03/12/14	DMPL
10/09/12	DMVL
01/04/06	BNRL
03/09/88	UP

NOTES

TAN; PLAN#37803 AND THIS PARCEL HAS 1.316 ACRES; 3/15 NOH; PU DEK, ENT, AC; EST INT & HSE IS 100% COMPL;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 674
		Parcel Total:	$ 674
2014	$ 86,200	$ 0	$ 127,100
		Parcel Total:	$ 213,300
2015	**$ 214,300**	**$ 0**	**$ 135,600**
		Parcel Total:	**$ 349,900**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.316 ac	x 3,500	X	100				95 -- MILD	100	1,100	0	N	1,100	
	1.316 ac									135,600			**135,600**	

PICTURE

OWNER

BRETON, MICHAEL S

2 HAMEL CIRCLE

LITCHFIELD, NH 03052

Account Number: 1,008

TAXABLE DISTRICTS

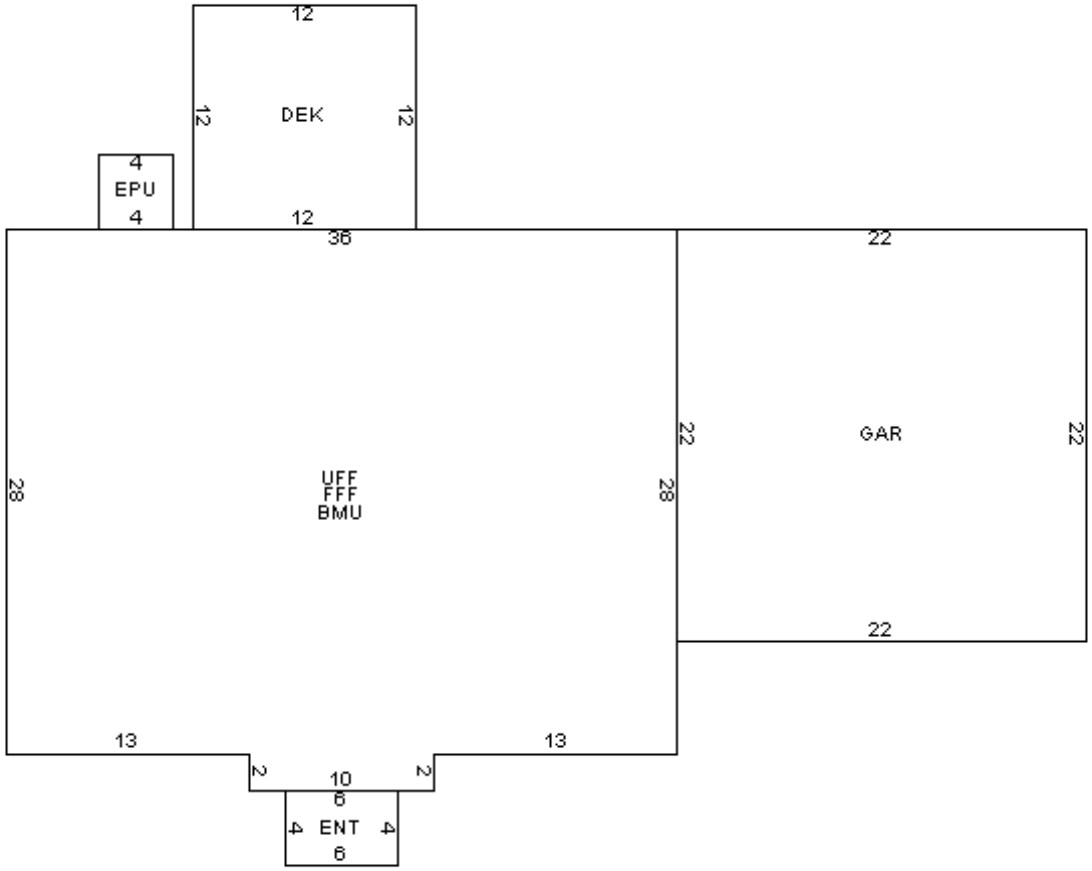
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
03/28/14	2014PP11	NEW HOME	PLUMBING
01/22/14	2014-04	NEW HOME	2 STORY 3 BED, 2 1/2 BATH

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9694** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1628**
Sq. Foot Cost: **$ 88.37**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1028	1.00	1028
FFF	FST FLR FIN	1028	1.00	1028
BMU	BSMNT	1028	0.15	154
GAR	GARAGE ATTCHD	484	0.45	218
EPU	COVERED BSMNT	16	0.35	6
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRY WAY	24	0.10	2
GLA:	**2,056**	**3,752**		**2,450**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,507**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 214,300**

OWNER INFORMATION

CHARTIER, ROBERT R
RIVERA, KRISTEN S
6 HAMEL CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/25/2014	8655	0025	Q I	415,200	SOUSA REALTY &

PICTURE

LISTING HISTORY

03/17/15 DMPM
04/01/14 LMSL
03/12/14 DMPL
01/30/14 DMPL

NOTES

GREEN; EFF 4/14 8 LOT SUBDIVISION, PLAN#37803; 3/15 ALL INFO FROM HO (MR) AT DOOR, DNVI; HE STATES HSE IS 100% COMPL; PU DEK; PER PL 38323 AREA OF TEMP ESMT TO BE CONVEYED, 4/15 UPDATE ACREAGE PER PLAN;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	$ 238,300	$ 3,000	$ 141,800
		Parcel Total:	$ 383,100
2015	**$ 259,000**	**$ 3,000**	**$ 144,500**
		Parcel Total:	**$ 406,500**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	95	100 -- LEVEL	100	134,500	0	N	134,500	
1F RES	3.003 ac	x 3,500	X	100				95 -- MILD	100	10,000	0	N	10,000	
	4.003 ac									144,500			**144,500**	

PICTURE

OWNER

CHARTIER, ROBERT R
RIVERA, KRISTEN S
6 HAMEL CIRCLE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

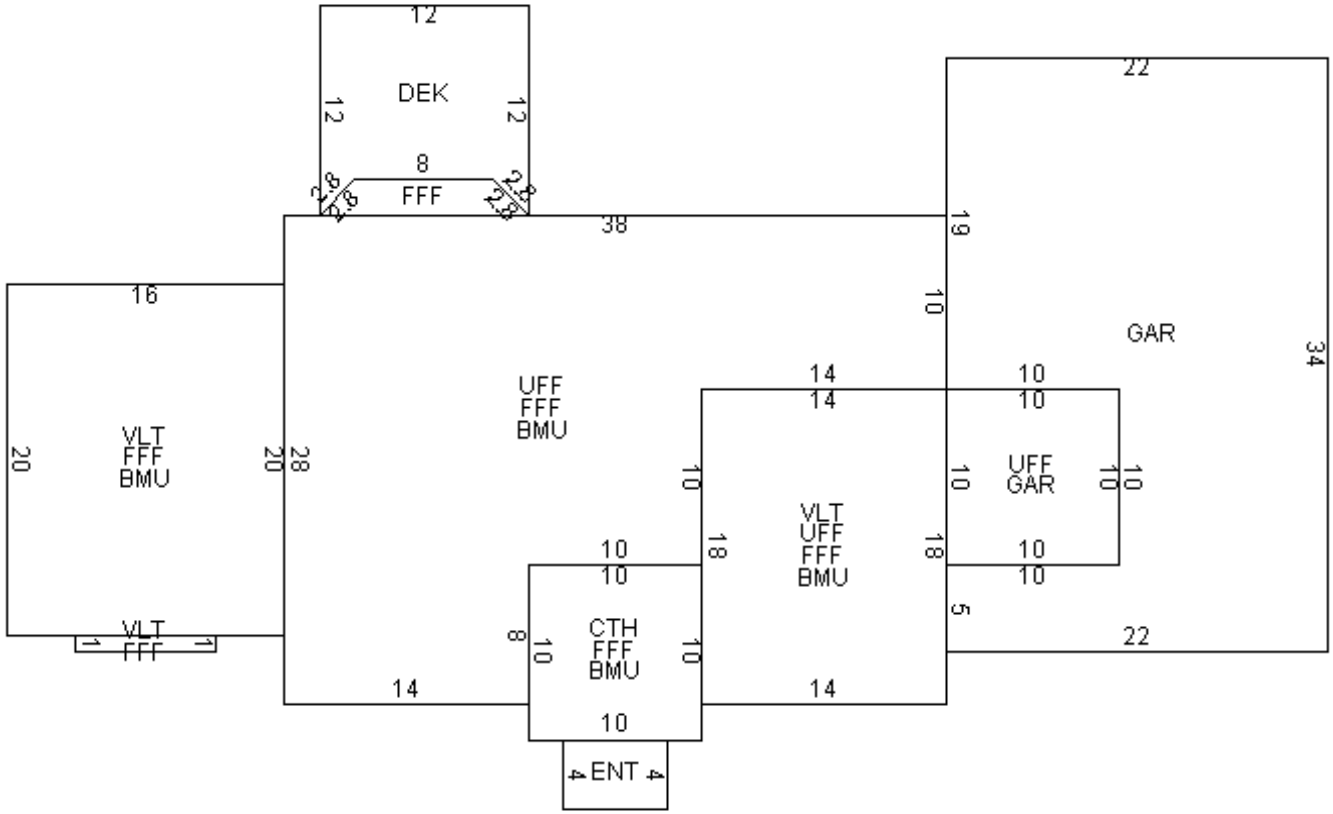
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/28/14	2014PP05	MISCELLANEOUS	PLUMBING
12/30/13	2013-147	NEW HOME	28X35 COLONIAL 16X20FA

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9117** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1043**
Sq. Foot Cost: **$ 83.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	580	0.05	29
FFF	FST FLR FIN	1432	1.00	1432
BMU	BSMNT	1404	0.15	211
UFF	UPPER FLR FIN	1084	1.00	1084
CTH	CATHEDRAL	100	0.10	10
GAR	GARAGE ATTCHD	748	0.45	337
DEK	DECK/ENTRANCE	124	0.10	12
ENT	ENTRY WAY	24	0.10	2
GLA:	**2,516**	**5,496**		**3,117**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 261,610**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 259,000**

OWNER INFORMATION

GRIECO, TERESA L

8 HAMEL CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/25/2014	8655	0491	Q I	329,933	SOUSA REALTY &

PICTURE

LISTING HISTORY

03/17/15 DMPM
03/12/14 DMPL
04/01/13 LMSL

NOTES

TAN; EFF 4/14 8 LOT SUBDIVISION, PLAN#37803; 3/15 NOH; EST INT & HSE IS 100% COMPL; PU DEK & ENT; HSE HAS BUMP OUT FOR FPL; NO VENT; RECK16 FOR FPL; PER PL 38323 TEMP ESMT AREA TO BE LATER CONVEYED; PARCEL A W/ .108 AC TO BE CONVEYED (SEE BK 8737 PAGE 1107) AS PART OF SUBDIV PL 38324;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	$ 139,900	$ 3,000	$ 125,500
		Parcel Total:	$ 268,400
2015	**$ 210,400**	**$ 0**	**$ 134,900**
		Parcel Total:	**$ 345,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.117 ac	x 3,500	X	100				95 -- MILD	100	400	0	N	400	
	1.117 ac									134,900			**134,900**	

PICTURE

OWNER

GRIECO, TERESA L

8 HAMEL CIRCLE

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

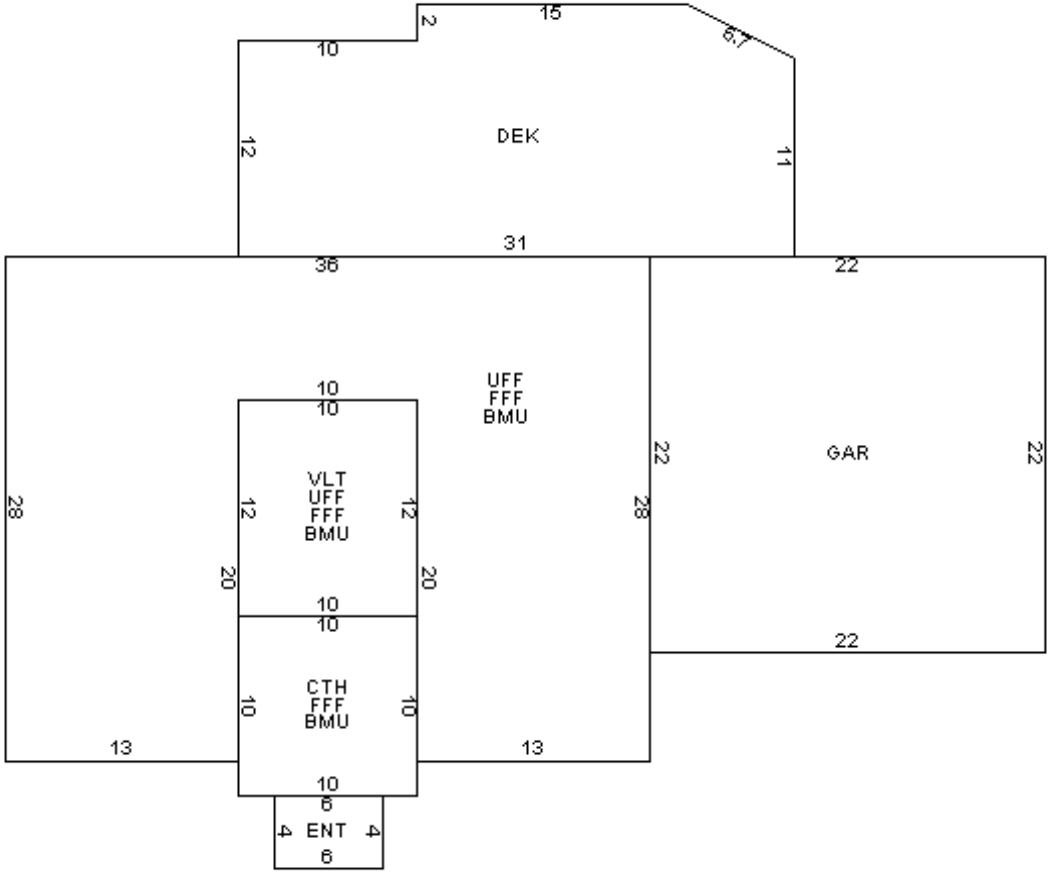
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/11/14	2014-68	MISCELLANEOUS	DECK 8'X12'
02/11/14	2014EP11	MISCELLANEOUS	ELECTRICAL
01/28/14	2014((07	MISCELLANEOUS	PLUMBING
01/15/14	2014-01	NEW HOME	2 STORY, 3 BEDROOM. 2 1/

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9765** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1713**
Sq. Foot Cost: **$ 89.02**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
UFF	UPPER FLR FIN	928	1.00	928
FFF	FST FLR FIN	1028	1.00	1028
BMU	BSMNT	1028	0.15	154
VLT	VAULTED	120	0.05	6
CTH	CATHEDRAL	100	0.10	10
DEK	DECK/ENTRANCE	405	0.10	41
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,956**	**4,117**		**2,387**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 212,491**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 210,400**

OWNER INFORMATION

LAVOIE, GEORGE T TRUSTEE
LAVOIE, KATHLEEN S TRUSTEE
LAVOIE FAM. REV. TRST. 2009
5 HAMEL CIRCLE
HUDSON, NH 03051

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/04/2014	8650	0023	Q I	352,333	SOUSA REALTY &

PICTURE

LISTING HISTORY

04/01/14 LMSL
03/12/14 DMPM
01/30/14 DMPL

NOTES

GREY; EFF 4/14 8 LOT SUBDIVISION, PLAN#37803; 1/14 PU NEW HSE; 3/14 NOH; EST HSE WILL BE FIN AS OF 4/1/14, DEK NEEDS RAILS & DECKING; OPF NEEDS FLRING;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	$ 179,500	$ 3,000	$ 125,400
		Parcel Total:	$ 307,900
2015	**$ 191,800**	**$ 3,000**	**$ 134,500**
		Parcel Total:	**$ 329,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.001 ac	x 3,500	X	100				95 -- MILD	100	0	0	N	0	
	1.001 ac									134,500			**134,500**	

PICTURE

OWNER

LAVOIE, GEORGE T TRUSTEE
LAVOIE, KATHLEEN S TRUSTEE
LAVOIE FAM. REV. TRST. 2009
5 HAMEL CIRCLE
HUDSON, NH 03051
Account Number:

TAXABLE DISTRICTS

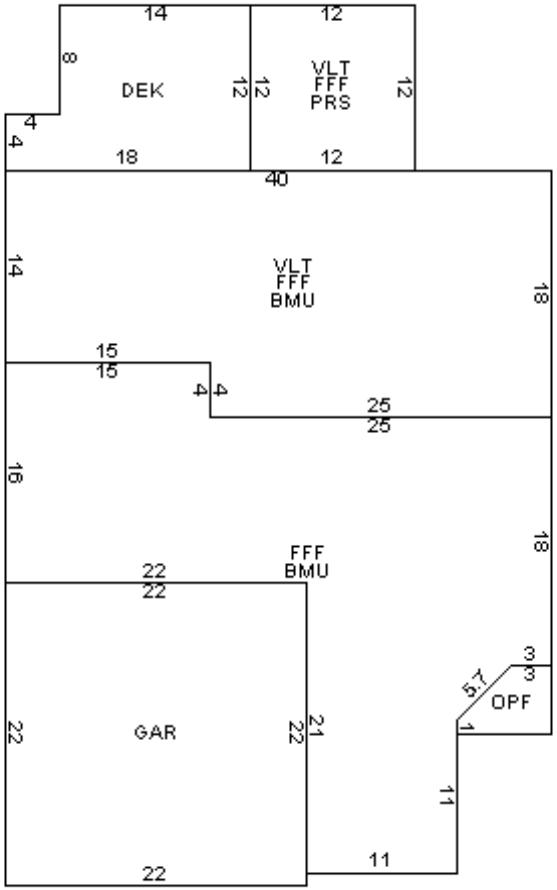
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
02/11/14	2014EP12	MISCELLANEOUS	ELECTRICAL
01/28/14	2013PP06	MISCELLANEOUS	PLUMBING
12/17/13	2013-146	NEW HOME	3 BEDROOM RANCH W/2 C

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0109** Base Rate: **RSA 76.00**
Bldg. Rate: **1.2252**
Sq. Foot Cost: **$ 93.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
FFF	FST FLR FIN	1625	1.00	1625
BMU	BSMNT	1481	0.15	222
OPF	OPEN PORCH	27	0.25	7
VLT	VAULTED	804	0.05	40
DEK	DECK/ENTRANCE	184	0.10	18
PRS	PIERS	144	-0.05	-7
GLA:	**1,625**	**4,749**		**2,123**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 197,694**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 191,800**

OWNER INFORMATION

CURTIS, ANDREW DAVID

21 NAKOMO DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2015	8739	1068	Q I	356,000	SOUSA REALTY &

PICTURE

LISTING HISTORY

03/17/15 DMPL
04/01/14 LMSL
03/12/14 DMPM

NOTES

TAN; EFF 4/14 8 LOT SUBDIVISION, PLAN#37803 ,FOR TY 2014 IF THIS PARCEL IS NOT SOLD OR DEVELOPED ALL ACREAGE S/B IN CU UNMANAGED OTHER; 3/15 PU NEW HSE; INSTALLING FLRS; EST HSE WILL BE 100% AS OF 4/1/15; HSE HAS BUMPOUT FOR FPL NOT INSTALLED; RECK 16 FOR FPL & AC;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	$ 0	$ 12,300	$ 109,300
		Parcel Total:	$ 121,600
2015	**$ 202,800**	**$ 0**	**$ 137,400**
		Parcel Total:	**$ 340,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.870 ac	x 3,500	X	100				95 -- MILD	100	2,900	0	N	2,900	
	1.870 ac									137,400			**137,400**	

PICTURE

OWNER

CURTIS, ANDREW DAVID

21 NAKOMO DRIVE

LITCHFIELD, NH 03052

Account Number:

TAXABLE DISTRICTS

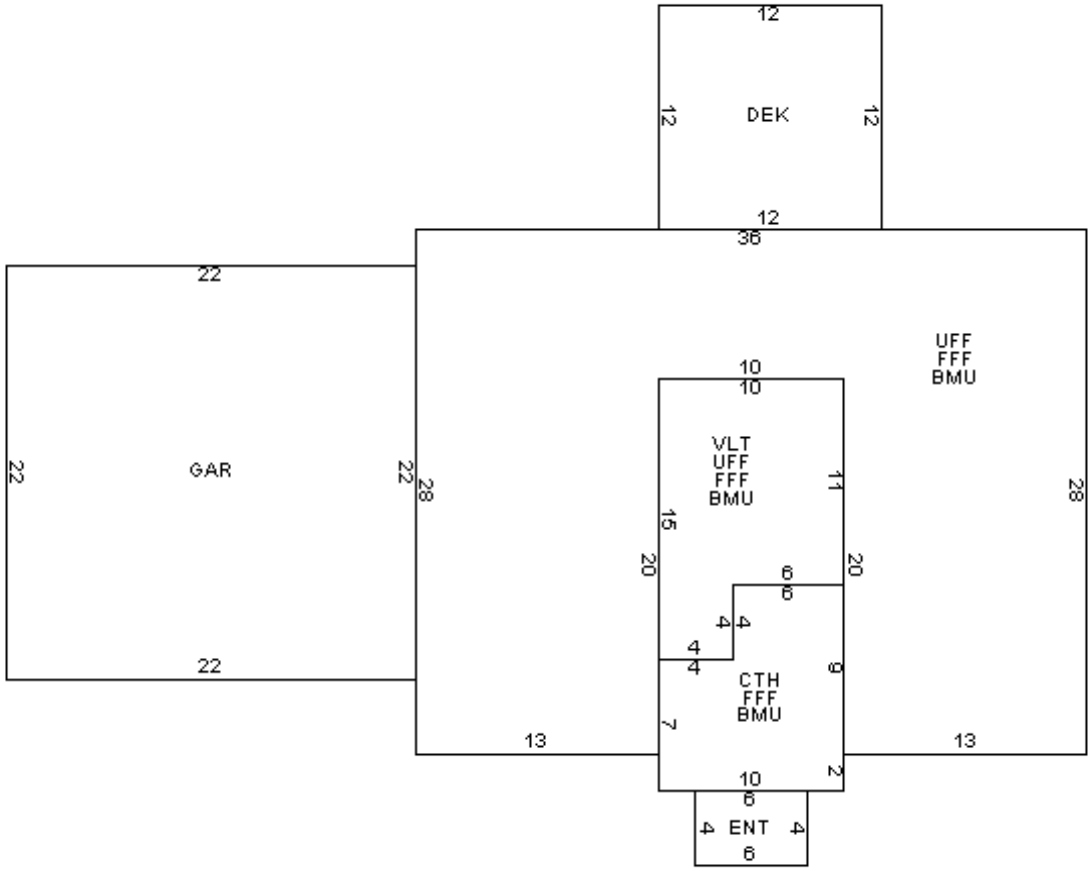
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/27/14	2014pp18	NEW HOME	PLUMBING
05/15/14	2014EP33	NEW HOME	ELECTRICAL
03/03/14	2014-12	NEW HOME	28X36 3 BEDROOM 2 1/2 BA

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9791** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1284**
Sq. Foot Cost: **$ 85.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
UFF	UPPER FLR FIN	934	1.00	934
FFF	FST FLR FIN	1028	1.00	1028
BMU	BSMNT	1028	0.15	154
VLT	VAULTED	126	0.05	6
CTH	CATHEDRAL	94	0.10	9
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	**1,962**	**3,862**		**2,365**

2015 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 202,822**
Year Built: **2015**
Condition For Age: AVERAGE
Physical:
Functional:
Economic:
Temporary:
Total Depreciation:

Building Value: **$ 202,800**

OWNER INFORMATION

IWANICKI, MATTHEW G
IWANICKI, JESSICA L
19 NAKOMO DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/20/2015	8729	1064	Q I	350,000	SOUSA REALTY &

PICTURE

LISTING HISTORY

03/17/15 DMPM
04/01/14 LMSL
03/12/14 DMPM

NOTES

GREY; EFF 4/14 8 LOT SUBDIVISION, PLAN#37803 ,FOR TY 2014 IF THIS PARCEL IS NOT SOLD OR DEVELOPED ALL ACREAGE S/B IN CU UNMANAGED OTHER; 3/15 NOH; PU NEW HSE; EST HSE IS 100% COMPL; HSE HAS BUMPOUT FOR FPL, NO VENT; CK16 FOR FPL;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 0	$ 0
		Parcel Total:	$ 0
2014	$ 0	$ 12,300	$ 111,000
		Parcel Total:	$ 123,300
2015	**$ 207,600**	**$ 0**	**$ 138,500**
		Parcel Total:	**$ 346,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	1.190 ac	x 3,500	X	100				95 -- MILD	100	4,000	0	N	4,000	
	2.190 ac									138,500			**138,500**	

PICTURE

OWNER

IWANICKI, MATTHEW G
IWANICKI, JESSICA L
19 NAKOMO DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

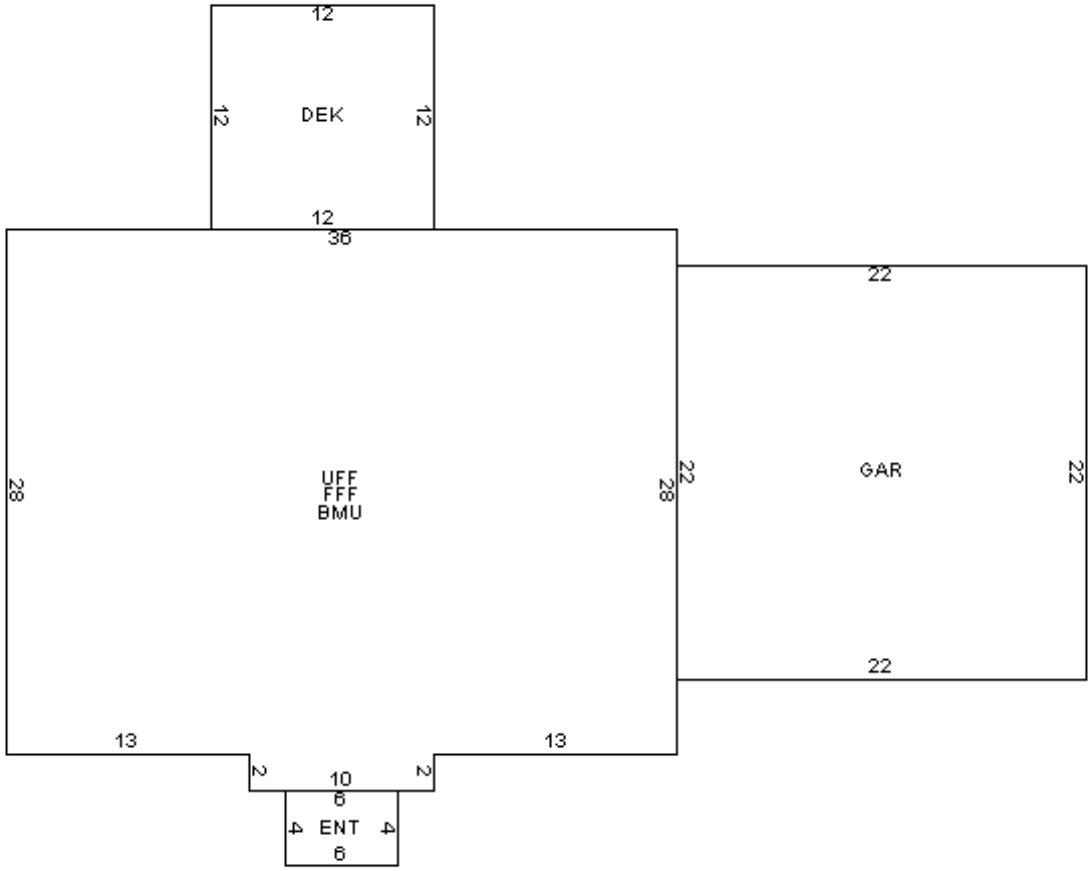
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/27/14	2014PP17	NEW HOME	PLUMBING
05/14/14	2014EP32	NEW HOME	ELECTRICAL
03/04/14	2014-14	NEW HOME	28X36 2 STORY COLONIAL

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9700** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1179**
Sq. Foot Cost: **$ 84.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1028	1.00	1028
FFF	FST FLR FIN	1028	1.00	1028
BMU	BSMNT	1028	0.15	154
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRY WAY	24	0.10	2
GAR	GARAGE ATTCHD	484	0.45	218
GLA:	**2,056**	**3,736**		**2,444**

2015 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 207,642**
Year Built: **2015**
Condition For Age: AVERAGE
Physical:
Functional:
Economic:
Temporary:
Total Depreciation:

Building Value: **$ 207,600**

OWNER INFORMATION

BURBANK, BRIAN
BURBANK, KARA
7 NESENKEAG DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/14/2014	8650	2422	Q I	231,000	SOULARD, RUSSELL R
12/11/2000	6328	1235	Q I	174,000	SUPRENANT, ARTHUR & MO

PICTURE

LISTING HISTORY

03/17/15	DMPR	
10/09/12	DMVM	
10/07/08	MGCL	
05/30/08	CRVX	
05/14/08	INSP	MARKED FOR INSPECTION
05/03/06	DSCX	
01/04/06	BNRM	
02/28/02	BHND	

NOTES

WHITE; AGP=24' DIAM; ATU=PDS; 10/12 NOH; CORR POOL SIZE & DEK & PU AC; 3/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	45	9 x 5	400	7.00	80	1,008	HAS OUTDOR SHOWER
POOL-ABOVE GROUND	432	24 x 18	97	6.00	60	1,509	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	240	20 x 12	127	7.00	60	1,280	
SHED-WOOD	70	10 x 7	289	7.00	30	425	
SHED-WOOD	36	6 x 6	400	7.00	100	1,008	ATT HSE
PATIO	680	34 x 20	84	7.00	50	1,999	EST/SHAPE
						10,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

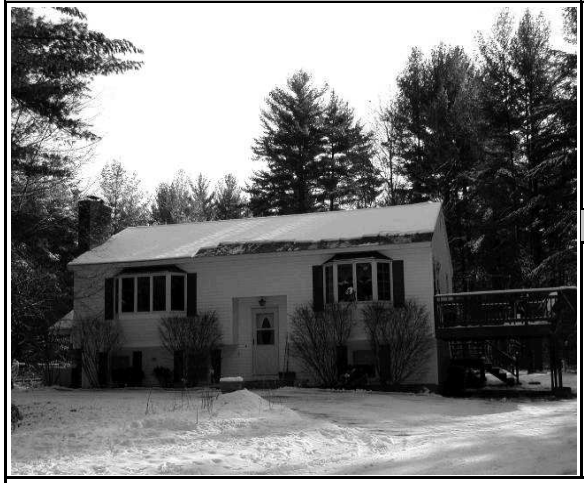
Year	Building	Features	Land
2013	$ 122,600	$ 9,500	$ 110,000
		Parcel Total:	$ 242,100
2014	$ 122,600	$ 9,500	$ 110,000
		Parcel Total:	$ 242,100
2015	**$ 133,700**	**$ 10,200**	**$ 129,800**
		Parcel Total:	**$ 273,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
	1.000 ac									129,800			**129,800**	

PICTURE



OWNER

BURBANK, BRIAN
BURBANK, KARA
7 NESENKEAG DRIVE

LITCHFIELD, NH 03052
Account Number: 1,926

TAXABLE DISTRICTS

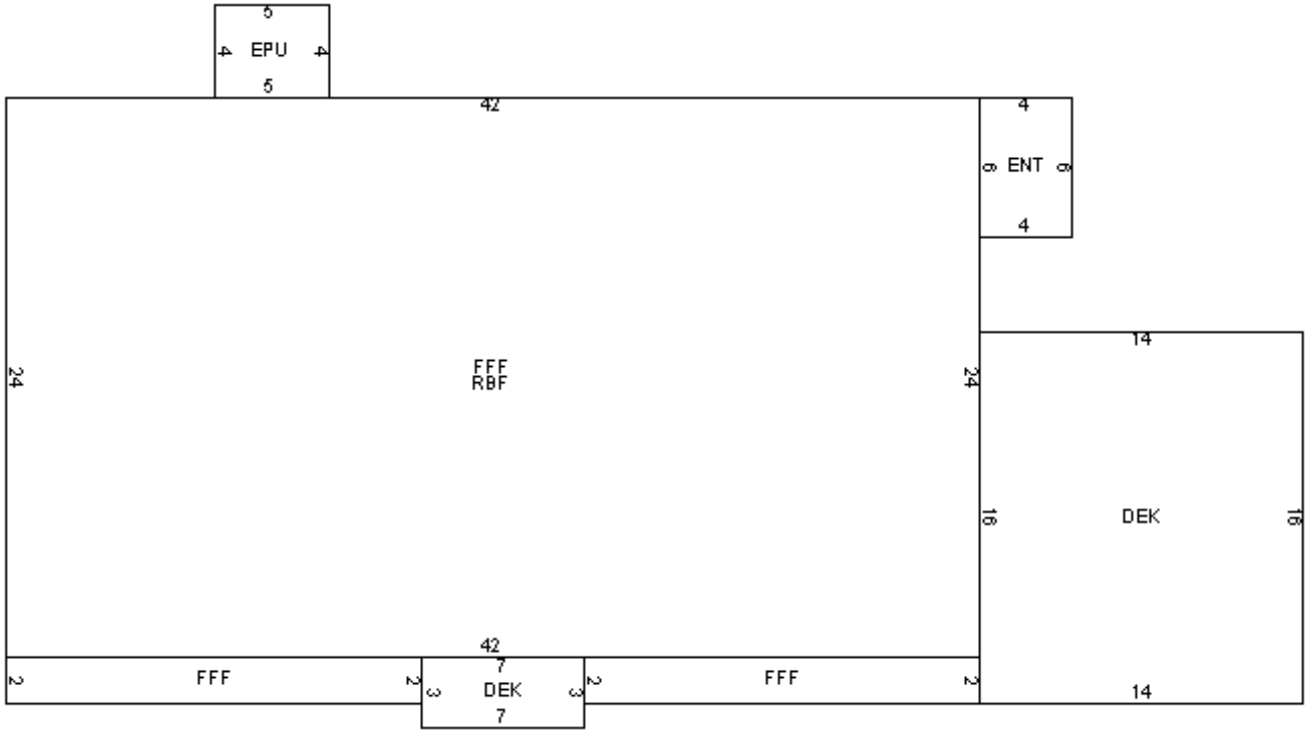
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/25/14	2014EP27	MISCELLANEOUS	MOVE PANEL ADD CIRCUI
12/05/12	2012MP118	MISCELLANEOUS	GAS FURNACE

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LINOLEUM/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **6** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1084** Base Rate: **RSA 76.00**
Bldg. Rate: **1.2802**
Sq. Foot Cost: **$ 97.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1078	1.00	1078
RBF	RAISED BSMNT	1008	0.50	504
DEK	DECK/ENTRANCE	245	0.10	25
EPU	COVERED BSMNT	20	0.35	7
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,078**	**2,375**		**1,616**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,237**
Year Built:		**1976**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 133,700**

OWNER INFORMATION

KING, SHAWN P

1 NESENKEAG DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/27/2014	8686	2085	Q I	242,533	BALMER, PAUL D

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
10/09/12	DMVM	
10/29/07	KMVM	
04/21/06	KCCL	
01/04/06	BNRM	
04/16/88	LS	

NOTES

BRN; HEAT ELEC HAS GAS FHA STOVE IN RBF; POSSIBLE 4TH BDRM IN RBF; NO UPDATES; INT WELL KEPT;4/15 NOH; DNPU PAT UNDER DECK=NV;NC TO EXT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	128	16 x 8	185	7.00	60	995	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						4,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 110,400	$ 4,000	$ 115,800
		Parcel Total:	$ 230,200
2014	$ 110,400	$ 4,000	$ 115,800
		Parcel Total:	$ 230,200
2015	**$ 118,200**	**$ 4,000**	**$ 130,000**
		Parcel Total:	**$ 252,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.060 ac	x 3,500	X	100				95 -- MILD	100	200	0	N	200	
	1.060 ac									130,000			**130,000**	

PICTURE

OWNER

KING, SHAWN P

1 NESENKEAG DRIVE

LITCHFIELD, NH 03052

Account Number: 56

TAXABLE DISTRICTS

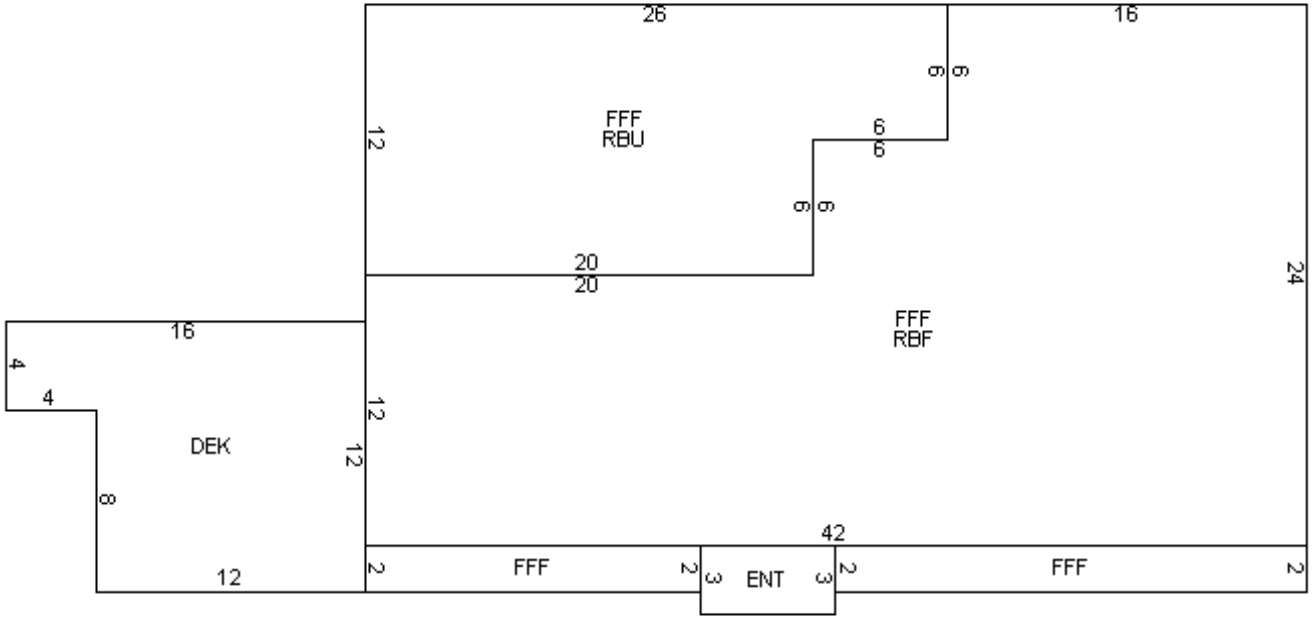
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1305** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1938**
Sq. Foot Cost: **$ 90.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	160	0.10	16
RBU	RAISED BSMNT	276	0.25	69
ENT	ENTRY WAY	18	0.10	2
FFF	FST FLR FIN	1080	1.00	1080
RBF	RAISED BSMNT	732	0.50	366
GLA:	**1,080**	**2,266**		**1,533**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 139,089**
Year Built:		**1976**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 118,200**

OWNER INFORMATION

WARD, SANBORN L
FORSYTH, DIANNA C
2 NATHAN DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/03/2015	8725	2239	Q I	213,000	LAHEY, MICHAEL E
12/11/1998	6038	817	U I 38		LAHEY/MCNAMARA
11/15/1994			Q I	93,000	STEWART, HAROLD & JEAN

PICTURE

LISTING HISTORY

04/17/15	DMVM
10/22/12	ADVM
10/17/07	BHVM
07/27/06	LMHC
04/28/06	DLCL
01/06/06	BNRM
07/19/88	KN

NOTES

TAN; 4/15 NOH; REMOVED SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 94,000	$ 3,300	$ 123,100
		Parcel Total:	$ 220,400
2014	$ 94,000	$ 3,300	$ 123,100
		Parcel Total:	$ 220,400
2015	**$ 100,900**	**$ 3,000**	**$ 124,600**
		Parcel Total:	**$ 228,500**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.383 ac	x 3,500	X	100				95 -- MILD	100	1,300	0	N	1,300	
	1.383 ac									124,600			**124,600**	

PICTURE

OWNER

WARD, SANBORN L
FORSYTH, DIANNA C
2 NATHAN DRIVE

LITCHFIELD, NH 03052
Account Number: 1,955

TAXABLE DISTRICTS

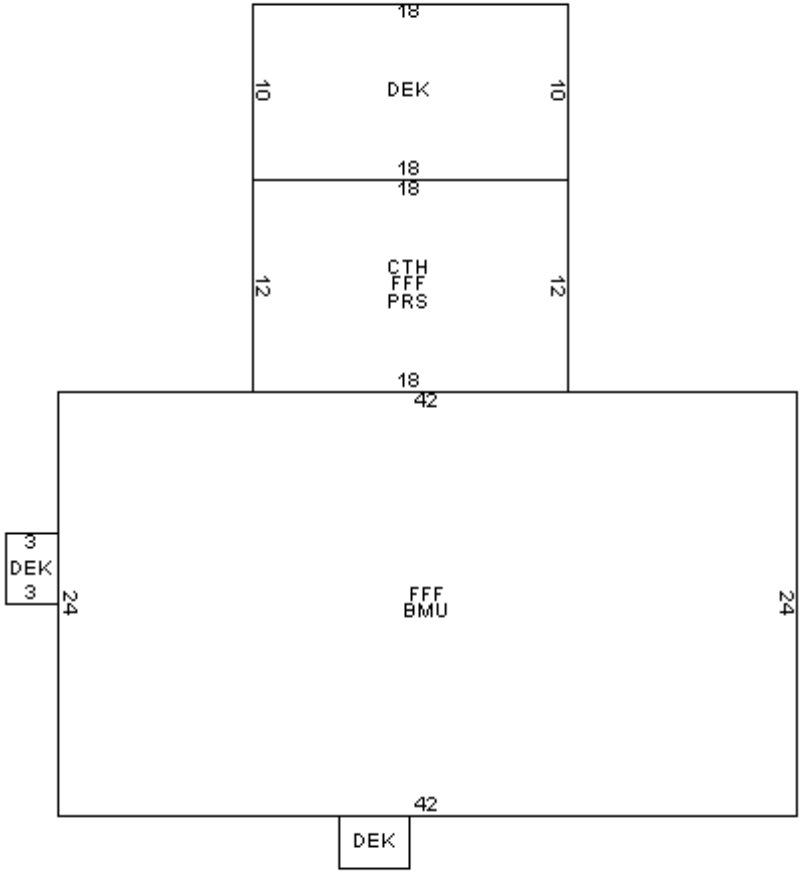
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1694** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1109**
Sq. Foot Cost: **$ 84.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1224	1.00	1224
BMU	BSMNT	1008	0.15	151
DEK	DECK/ENTRANCE	204	0.10	20
CTH	CATHEDRAL	216	0.10	22
PRS	PIERS	216	-0.05	-11
GLA:	**1,224**	**2,868**		**1,406**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 118,709**
Year Built:		**1976**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 100,900**

OWNER INFORMATION

FOWLER, ZACHARY A
FOWLER, MEAGHAN S
1 HIGH PLAIN AVENUE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/22/2015	8723	1210	Q I	335,000	SPOTTISWOOD, KEVIN M
11/09/1992	5385	0868	Q I	117,048	HUNEKE

PICTURE

LISTING HISTORY

04/17/15	DMVM
10/22/12	ADVM
10/18/07	BHVM
01/05/06	DSRM
03/03/88	BH

NOTES

BEIGE; SHED @ POOL AREA; 4/15 HO NOT HOME/ALL INFO FROM GRANDMOTHER IN KIT; EST POOL DUE TO LOCKED FENCE; KIT HAS CUSTOM CABINETS & GRANITE CTOPS, KNOTTY PINE ON CEILS; SUMP PUMP; ACC APT OVER GAR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	800	40 x 20	80	28.00	80	14,336	
SHED-WOOD	160	16 x 10	160	7.00	100	1,792	ATT
SHED-WOOD	100	10 x 10	220	7.00	80	1,232	ATT
DECK	140	1 x 140	174	7.00	80	1,364	EST/SHAPE/ATT
LEAN-TO	70	7 x 10	289	4.00	80	647	ATT TO SHEDS
						22,400	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 186,500	$ 22,400	$ 121,100
		Parcel Total:	$ 330,000
2014	$ 186,500	$ 22,400	$ 121,100
		Parcel Total:	$ 330,000
2015	**$ 213,000**	**$ 22,400**	**$ 129,800**
		Parcel Total:	**$ 365,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
2F RES	0.015 ac	x 3,500	X	100				95 -- MILD	100	0	0	N	0	
	1.015 ac									129,800			**129,800**	

PICTURE

OWNER

FOWLER, ZACHARY A
FOWLER, MEAGHAN S
1 HIGH PLAIN AVENUE

LITCHFIELD, NH 03052
Account Number: 904

TAXABLE DISTRICTS

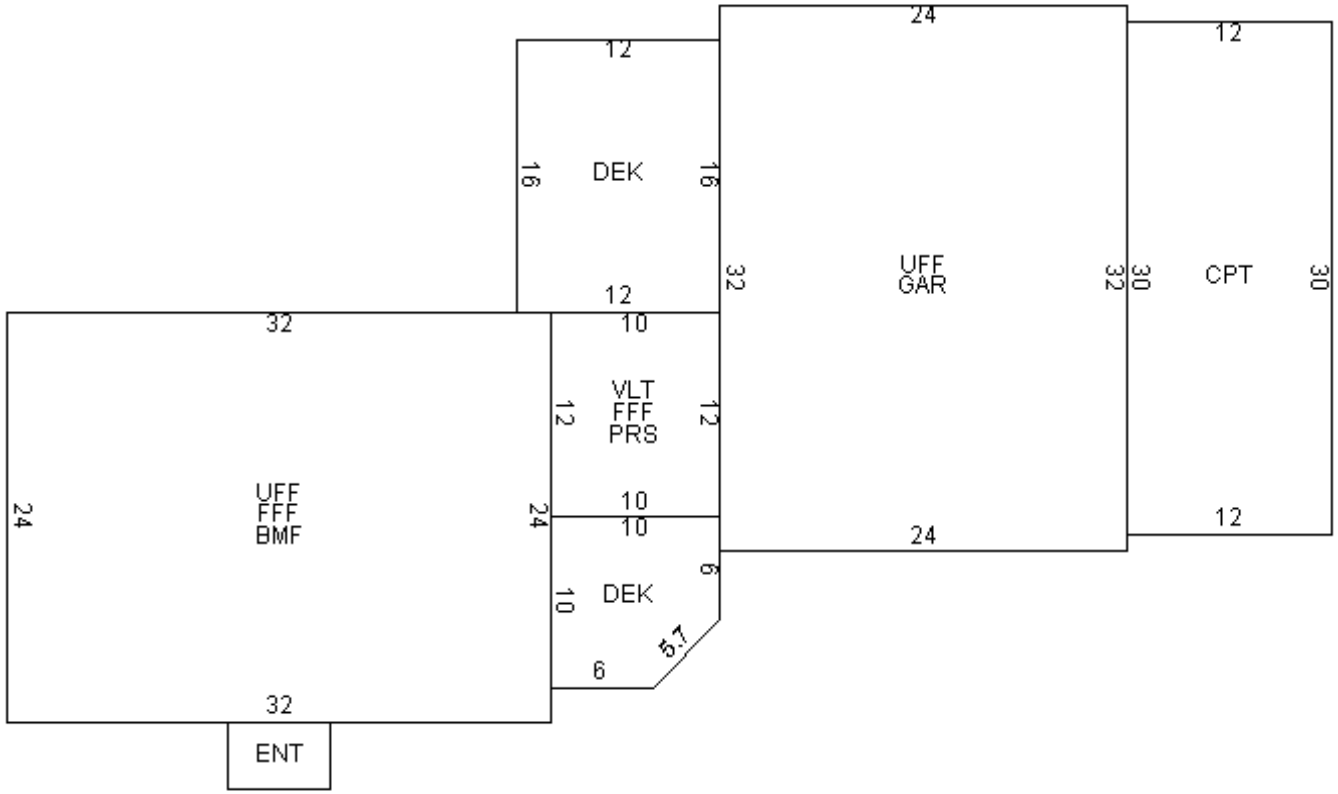
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/WOOD/LOG**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **5** Baths: **3.0** Fixtures: **9**
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9153** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0755**
Sq. Foot Cost: **$ 81.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1536	1.00	1536
FFF	FST FLR FIN	888	1.00	888
BMF	BSMNT FINISHED	768	0.30	230
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	284	0.10	28
VLT	VAULTED	120	0.05	6
PRS	PIERS	120	-0.05	-6
GAR	GARAGE ATTCHD	768	0.45	346
CPT	CARPORT	360	0.10	36
GLA:	**2,424**	**4,868**		**3,066**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 250,615**
Year Built:		**1976**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 213,000**

OWNER INFORMATION

CANDELINO, ROCCO

2 HIGH PLAIN AVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2015	8753	1371	Q I	235,000	MURDOCK ET ALS, RONALD

PICTURE

LISTING HISTORY

10/22/12	DMVM
11/12/09	DMVL
01/05/06	DSRM
12/04/03	JDPR
02/10/03	JDPR
03/03/88	LS

NOTES

BEIGE; DNPU WDSTV HEAT IN BSMNT; 10/12 NOH; PU PAT; CORNER LOT; 4/15 FOR SALE AP $229,900 (JUST REDUCED 10K);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	60	915	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
PATIO	108	12 x 9	208	7.00	60	943	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 100,300	$ 4,900	$ 121,000
		Parcel Total:	$ 226,200
2014	$ 100,300	$ 4,900	$ 121,000
		Parcel Total:	$ 226,200
2015	**$ 104,600**	**$ 4,900**	**$ 123,300**
		Parcel Total:	**$ 232,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
	1.000 ac									123,300			**123,300**	

PICTURE

OWNER

CANDELINO, ROCCO

2 HIGH PLAIN AVE

LITCHFIELD, NH 03052

Account Number: 1,458

TAXABLE DISTRICTS

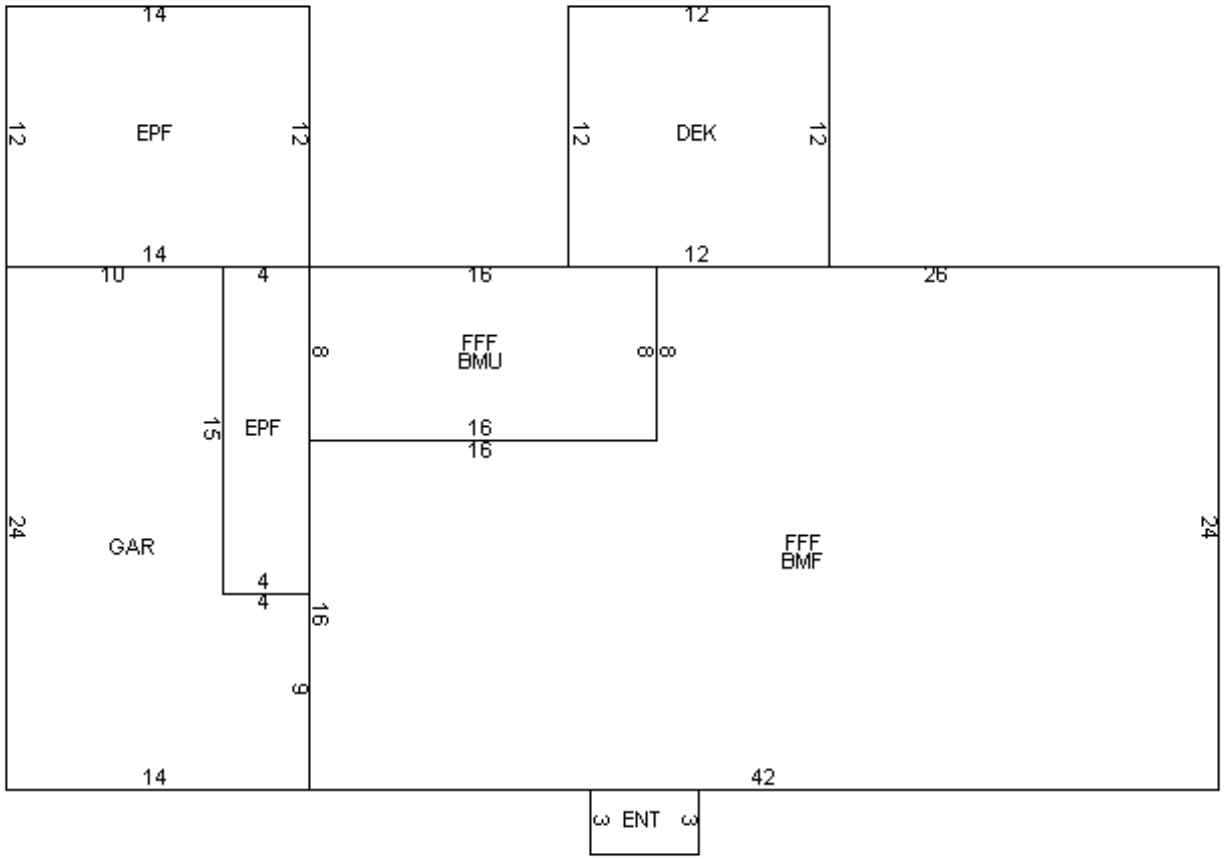
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/02/13	2013PP01	MISCELLANEOUS	PLUMBING

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1148** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0814**
Sq. Foot Cost: **$ 82.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	228	0.70	160
GAR	GARAGE ATTCHD	276	0.45	124
ENT	ENTRY WAY	15	0.10	2
FFF	FST FLR FIN	1008	1.00	1008
BMF	BSMNT FINISHED	880	0.30	264
BMU	BSMNT	128	0.15	19
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	**1,008**	**2,679**		**1,591**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,748**
Year Built:		**1976**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 104,600**

OWNER INFORMATION

CAVANAUGH, MELANIE

4 KOKOKEHAS CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/11/2014	8713	2264	U I 39		CAVANAUGH, THOMAS AND
05/23/2014	8661	2312	Q I	222,533	ALLEN, JOHN L
07/15/2002	6671	688	U I 38	50,000	ALLEN, JOHN L & PAULA

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
10/22/12	ERVM	
10/19/07	BHVM	
04/24/06	DLCL	
12/14/05	JDRM	
03/04/88	JR	

NOTES

GRY;4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
						5,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

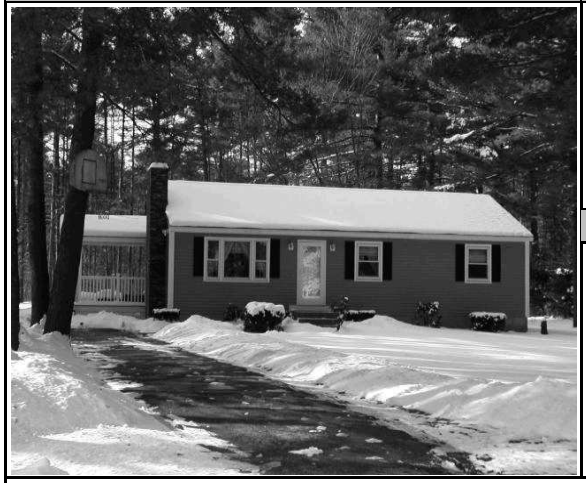
Year	Building	Features	Land
2013	$ 91,400	$ 5,000	$ 110,000
		Parcel Total:	$ 206,400
2014	$ 91,400	$ 5,000	$ 110,000
		Parcel Total:	$ 206,400
2015	**$ 95,000**	**$ 5,000**	**$ 129,800**
		Parcel Total:	**$ 229,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
	1.000 ac									129,800			**129,800**	

PICTURE



OWNER

CAVANAUGH, MELANIE

4 KOKOKEHAS CIRCLE

LITCHFIELD, NH 03052

Account Number: 2,092

TAXABLE DISTRICTS

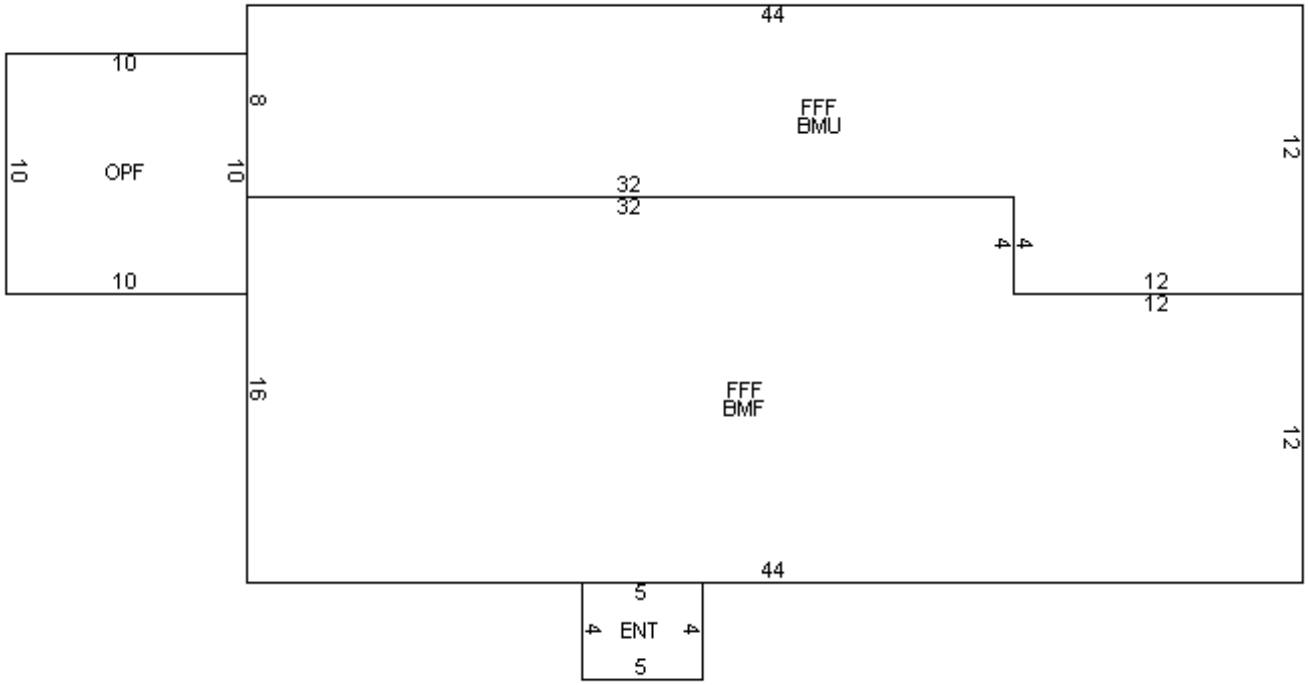
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1925** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0971**
Sq. Foot Cost: **$ 83.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1056	1.00	1056
OPF	OPEN PORCH	100	0.25	25
BMU	BSMNT	400	0.15	60
ENT	ENTRY WAY	20	0.10	2
BMF	BSMNT FINISHED	656	0.30	197
GLA:	**1,056**	**2,232**		**1,340**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 111,729**
Year Built:		**1977**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 95,000**

OWNER INFORMATION

MAKAREWICZ, JR MARK

5 KOKOKEHAS CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/05/2014	8657	1741	Q I	245,000	GRANITE PROPERTIES OF
12/13/2013	8628	1226	U I 37	136,000	THE BANK OF NY MELLON,
07/30/2013	8588	2194	U I 51	191,333	MAVORGEORGE, CHARLES
09/27/1996	5755	1865	U I 38	77,000	MAVORGEORGE, HARRY

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
03/12/14	DMPR	
10/22/12	ERVM	
02/25/09	BHVM	
05/03/06	DSCL	
12/14/05	JDRM	
03/03/88	JR	

NOTES

YELLOW; CHANGED HEAT SOURCE TO GAS; 3/14 NOH; NEW SIDING IN REAR & NEW WINDOWS & ADDED 2ND BTH; NEW WINDOWS; PER BUILDING INSP PROPERTY CONVERTED TO 3 BRS;4/15 H/O NOT HOME INFO FROM GUEST;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	7.00	25	364	ROT
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,400	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

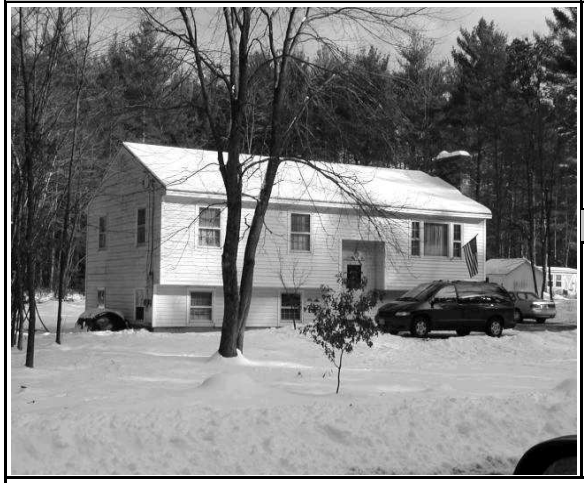
Year	Building	Features	Land
2013	$ 111,100	$ 3,400	$ 110,000
		Parcel Total:	$ 224,500
2014	$ 119,500	$ 3,400	$ 110,000
		Parcel Total:	$ 232,900
2015	**$ 125,300**	**$ 3,400**	**$ 129,800**
		Parcel Total:	**$ 258,500**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
	1.000 ac									129,800			**129,800**	

PICTURE



OWNER

MAKAREWICZ, JR MARK

5 KOKOKEHAS CIRCLE

LITCHFIELD, NH 03052

Account Number: 1,271

TAXABLE DISTRICTS

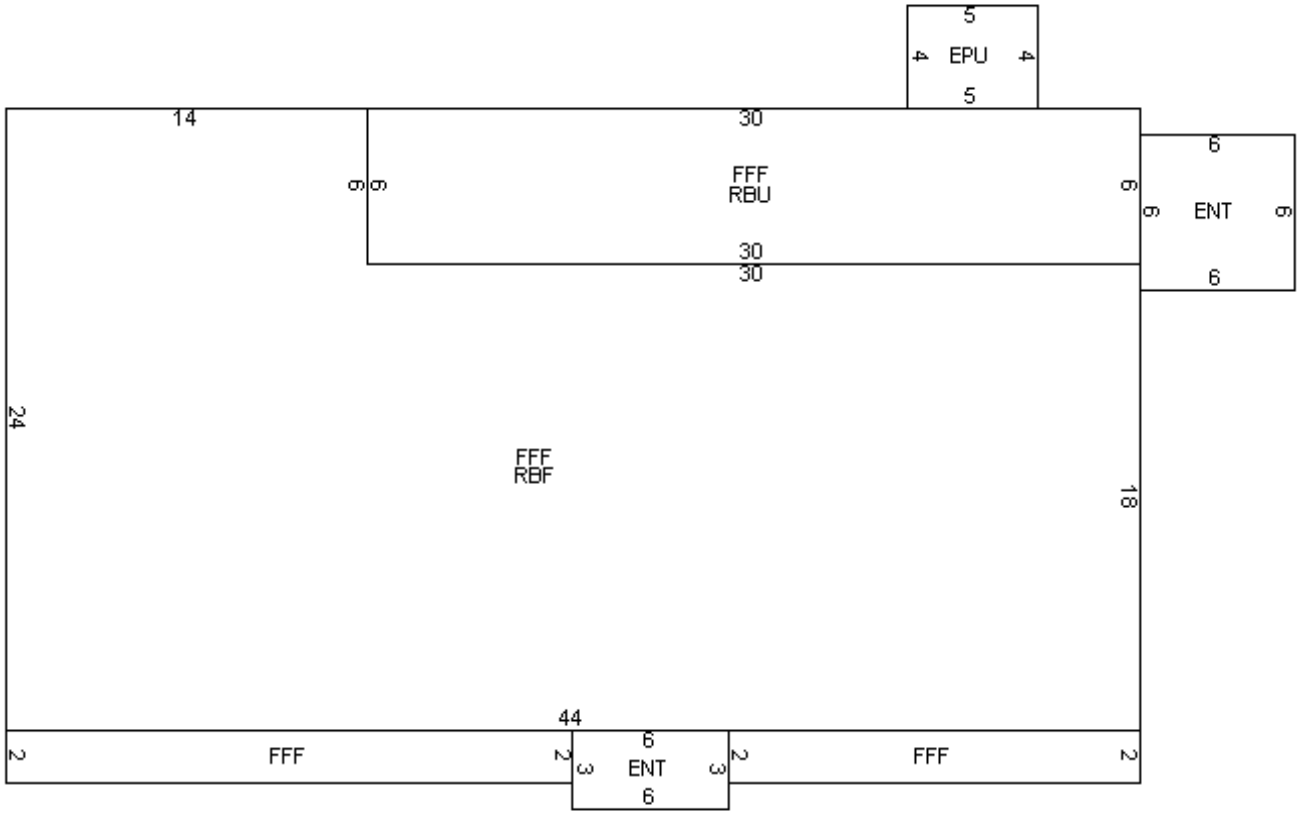
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/22/14	2014-02	MISCELLANEOUS	REPAIR EXISTING HOME &
01/21/14	2014PP04	MISCELLANEOUS	NEW BATH REMODEL
01/22/13	2014EP06	MISCELLANEOUS	UPGRADE ELECTRICAL

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1057** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1919**
Sq. Foot Cost: **$ 90.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1132	1.00	1132
RBU	RAISED BSMNT	180	0.25	45
RBF	RAISED BSMNT	876	0.50	438
ENT	ENTRY WAY	54	0.10	5
EPU	COVERED BSMNT	20	0.35	7
GLA:	**1,132**	**2,262**		**1,627**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 147,390**
Year Built:		**1977**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 125,300**

OWNER INFORMATION

BEAUREGARD, KEVIN T
BEAUREGARD, SARAH M
6 KILN DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/23/2014	8653	0458	Q I	275,000	HERRMANN, JAMES A
01/25/2002	6572	1112	Q I	250,000	LUCIA REVOCABLE TRUST
07/19/2001	6459	0619	U I 38		LUCIA JR, EARL J
07/15/1987	4278	0239	Q I	178,800	-

PICTURE

LISTING HISTORY

04/17/15	DMVM	
03/17/15	DMPR	
10/24/12	ERVM	
05/06/11	DMPM	
06/05/08	CRVM	
05/14/08	INSP	MARKED FOR INSPECTION
12/14/05	JDRM	
03/04/88	JR	

NOTES

BLUE; DN APPR TO HAVE ATU SPACE; NC; GEN-20KW/GENERAC; INSTALLED INGROUND PROPANE TANK FOR GEN; 4/15 NOH; NC TO EXT; OAK/LAM KIT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	7.00	100	1,525	
						1,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 159,500	$ 1,500	$ 130,600
		Parcel Total:	$ 291,600
2014	$ 159,500	$ 1,500	$ 130,600
		Parcel Total:	$ 291,600
2015	**$ 158,900**	**$ 1,500**	**$ 131,900**
		Parcel Total:	**$ 292,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.640 ac	x 3,500	X	100				95 -- MILD	100	2,100	0	N	2,100	
	1.640 ac									131,900			**131,900**	

PICTURE

OWNER

BEAUREGARD, KEVIN T
BEAUREGARD, SARAH M
6 KILN DRIVE

LITCHFIELD, NH 03052
Account Number: 1,096

TAXABLE DISTRICTS

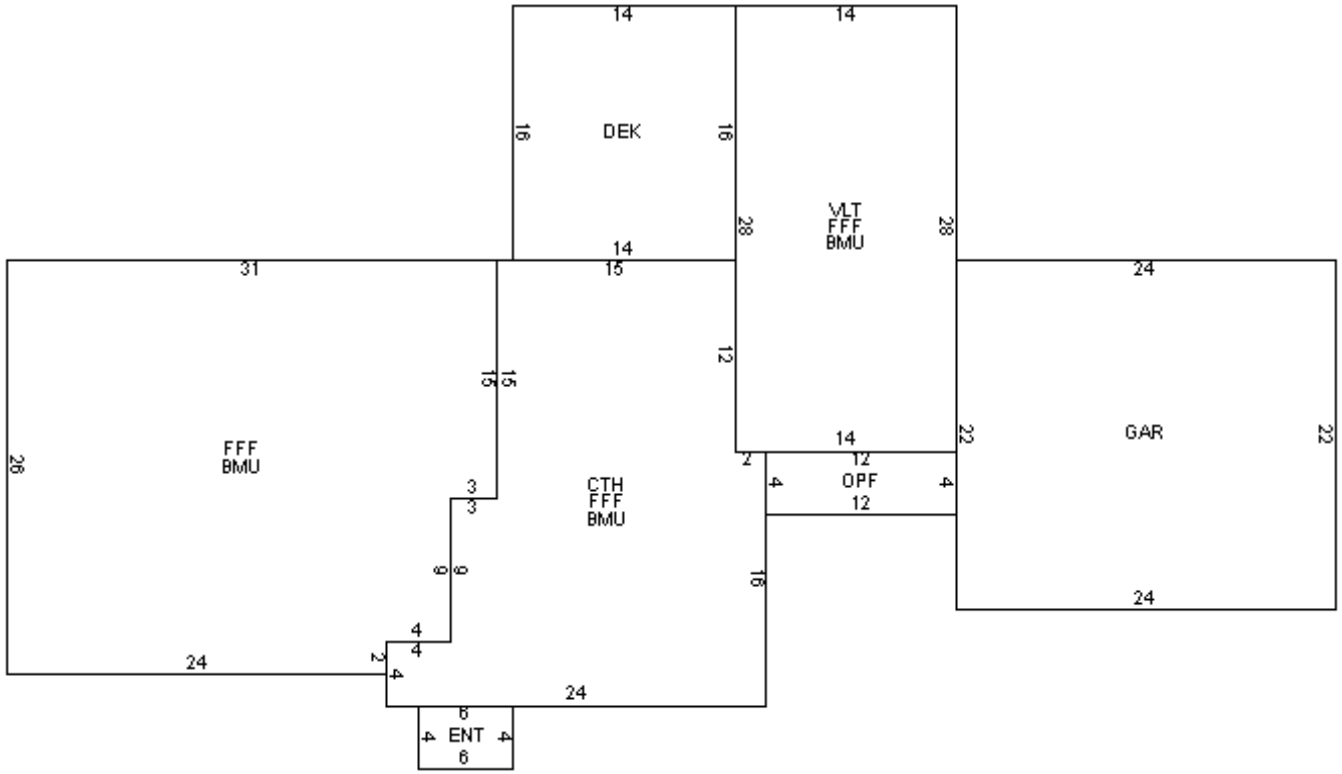
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/12/14	2014MP71	MISCELLANEOUS	PROPANE TANK
11/29/10	9726	MISCELLANEOUS	GAS GENERATOR

BUILDING DETAILS

Model: **1 STORY FRAME CONTEMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9922** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1569**
Sq. Foot Cost: **$ 87.92**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	507	0.10	51
FFF	FST FLR FIN	1664	1.00	1664
ENT	ENTRY WAY	24	0.10	2
VLT	VAULTED	392	0.05	20
OPF	OPEN PORCH	48	0.25	12
BMU	BSMNT	1664	0.15	250
DEK	DECK/ENTRANCE	224	0.10	22
GAR	GARAGE ATTCHD	528	0.45	238
GLA:	**1,664**	**5,051**		**2,259**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 198,611**
Year Built:		**1986**
Condition For Age:	FAIR	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 158,900**

OWNER INFORMATION

REEVES, MARK A
REEVES, LISA D
19 LOCKE MILL DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2015	8757	0467	Q I	332,000	HAZEL, JACQUELINE A
12/16/2011	8379	0137	U I 38		ROY, THOMAS J
12/16/2011	8379	0139	U I 99	290,000	ROY, CONSTANCE H
09/02/2003	7061	1954	U I 46		ROY, T.J. & C.H
10/15/1987	4462	0196	Q I	183,100	-

PICTURE

LISTING HISTORY

10/24/12	ERVM
11/27/07	BHVL
10/18/07	BHVM
12/13/05	JDRM
03/29/01	BHPA
01/24/00	ALPR
01/26/99	BHR
03/04/88	JR

NOTES

BRN; 11/07 ACC ONLY VIA PDS OVER MAIN HSE; NO ACCESS TO AREA OVER GAR; NO UPPER STORY; 10/12 NOH; WALKOUT BSMT; DNPU OPEN AREA UNDER EPF PRS TO STO; 4/15 FOR SALE AP $334,900;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	7.00	80	1,297	REAR WDS
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	800	20 x 40	80	28.00	60	10,752	SHAPE
PATIO	336	16 x 21	108	7.00	60	1,524	BACKYARD
						16,600	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 173,400	$ 16,600	$ 127,500
		Parcel Total:	$ 317,500
2014	$ 173,400	$ 16,600	$ 127,500
		Parcel Total:	$ 317,500
2015	**$ 184,600**	**$ 16,600**	**$ 123,600**
		Parcel Total:	**$ 324,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.080 ac	x 3,500	X	100				95 -- MILD	100	300	0	N	300	
	1.080 ac									123,600			**123,600**	

PICTURE

OWNER

REEVES, MARK A
REEVES, LISA D
19 LOCKE MILL DRIVE

LITCHFIELD, NH 03052
Account Number: 1,091

TAXABLE DISTRICTS

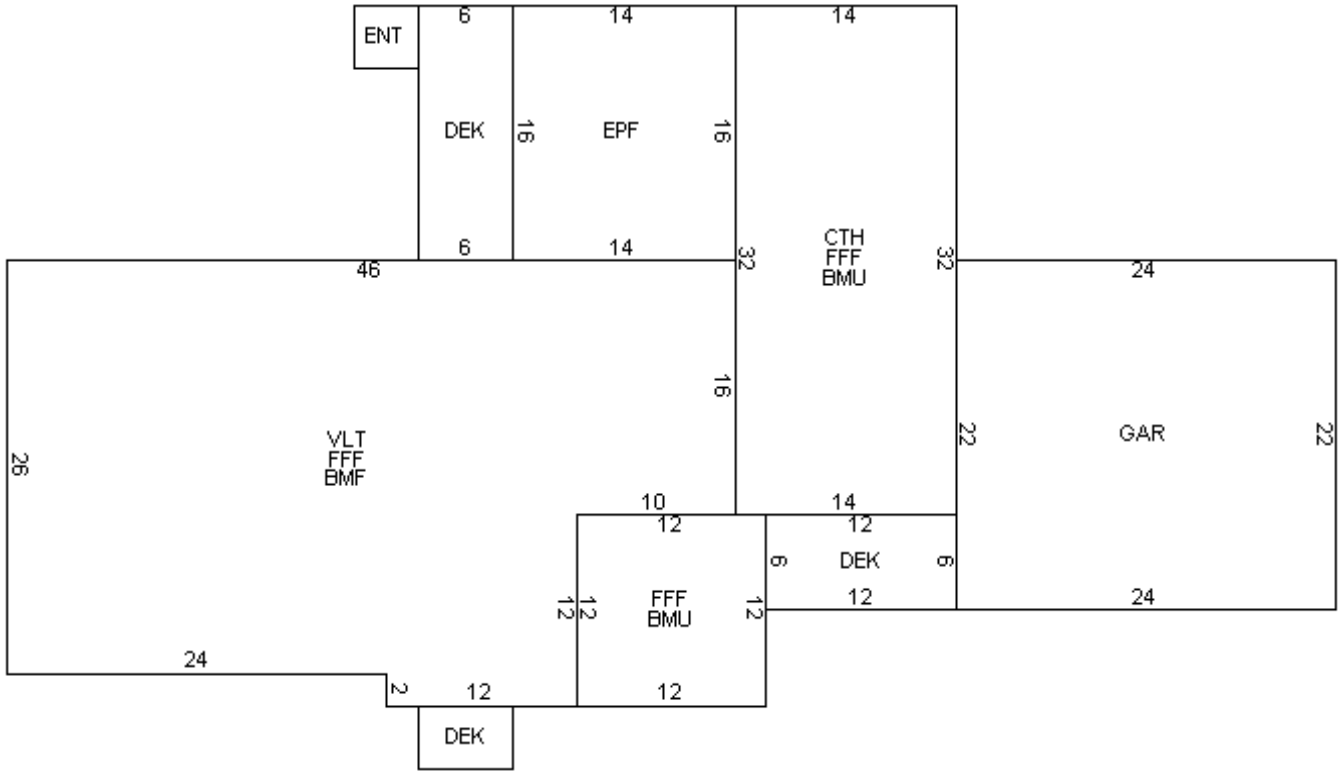
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONTEMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA NO DUCTS**
Bedrooms: **3** Baths: **3.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9487** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0644**
Sq. Foot Cost: **$ 80.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	224	0.70	157
GAR	GARAGE ATTCHD	528	0.45	238
DEK	DECK/ENTRANCE	192	0.10	19
VLT	VAULTED	1120	0.05	56
FFF	FST FLR FIN	1712	1.00	1712
BMF	BSMNT FINISHED	1120	0.30	336
BMU	BSMNT	592	0.15	89
CTH	CATHEDRAL	448	0.10	45
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,712**	**5,952**		**2,654**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 214,709**
Year Built:		**1987**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 184,600**

OWNER INFORMATION

PLANT ETAL, DONALD W
PLANT, JANET A
COYNE, CYNTHIA A
28 OLD STAGE ROAD
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2014	8708	2589	U I 44		PLANT, DONALD W
07/18/2014	8676	1301	Q I	225,000	GILL, TOBY YOUNG
09/23/2005	7550	2376	Q I	278,800	STAGE CROSSING, LLC

PICTURE

LISTING HISTORY

04/17/15	DMVL	
12/03/13	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
06/04/08	KMVL	
05/14/08	INSP	MARKED FOR INSPECTION
07/27/06	LMHC	
11/21/05	DSRL	

NOTES

CRM; "OVERLAND COACH DESIGN"; 6/8; $230 CONDO FEE/MONTH; INT=GD COND; 10/14 $250/MO FEE; ATT TO 30 OLD STAGE ROAD; 4/15 HARDWOOD FLRING IN LIVING ROOM;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
STAGE CROSSING	1		100	68,500.00	100	68,500	
						71,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 164,200	$ 73,000	$ 0
		Parcel Total: $ 237,200	
2014	$ 164,200	$ 73,000	$ 0
		Parcel Total: $ 237,200	
2015	**$ 173,500**	**$ 71,500**	**$ 0**
		Parcel Total: $ 245,000	

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

PLANT ETAL, DONALD W
PLANT, JANET A
COYNE, CYNTHIA A
28 OLD STAGE ROAD
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

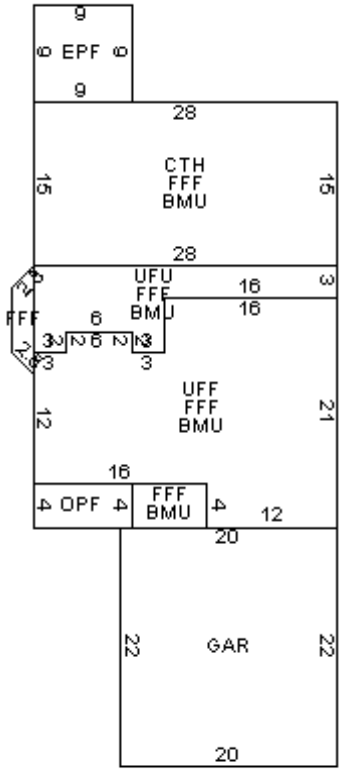
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME CONVENTNL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0176** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2206**
Sq. Foot Cost: **$ 92.77**



FRONTAGE

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	81	0.70	57
CTH	CATHEDRAL	420	0.10	42
FFF	FST FLR FIN	1072	1.00	1072
BMU	BSMNT	1056	0.15	158
OPF	OPEN PORCH	36	0.25	9
GAR	GARAGE ATTCHD	440	0.45	198
UFU	UPPER FLR	132	0.50	66
UFF	UPPER FLR FIN	476	1.00	476
GLA:	**1,548**	**3,713**		**2,078**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 192,776**
Year Built:		**2005**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 173,500**

OWNER INFORMATION

CLOUDMAN, ALAN W. TRUSTEE
CLOUDMAN, BETTY A. TRUSTEE
ALAN & BETTY CLOUDMAN LIV.TRST
40 OLD STAGE ROAD
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/14/2014	8659	1348	Q I	232,000	JONES, RICHARD E
11/21/2005	7586	1791	U I 13	268,133	STAGE CROSSING LLC

PICTURE

LISTING HISTORY

08/28/14	DMCL	
12/03/13	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
02/12/10	CRCL	
10/14/09	DMVM	
07/27/06	LMHC	
11/22/05	DSRL	

NOTES

YELLOW; FIREPLACE=GAS; "STAGE COACH DESIGN"; 10/09 NOH; CHANGED EPF TO DEK; 12/13 NOH; DNPU PAT=NV; 8/14 CHANGED FLRING; 10/14 $250/MO FEE; ATT TO 42 OLD STAGE RD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
STAGE CROSSING	1		100	68,500.00	100	68,500	
						71,500	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 153,200	$ 73,000	$ 0
		Parcel Total: $ 226,200	
2014	$ 151,700	$ 73,000	$ 0
		Parcel Total: $ 224,700	
2015	**$ 160,400**	**$ 71,500**	**$ 0**
		Parcel Total: $ 231,900	

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

CLOUDMAN, ALAN W. TRUSTEE
CLOUDMAN, BETTY A. TRUSTEE
ALAN & BETTY CLOUDMAN LIV.TRST
40 OLD STAGE ROAD
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

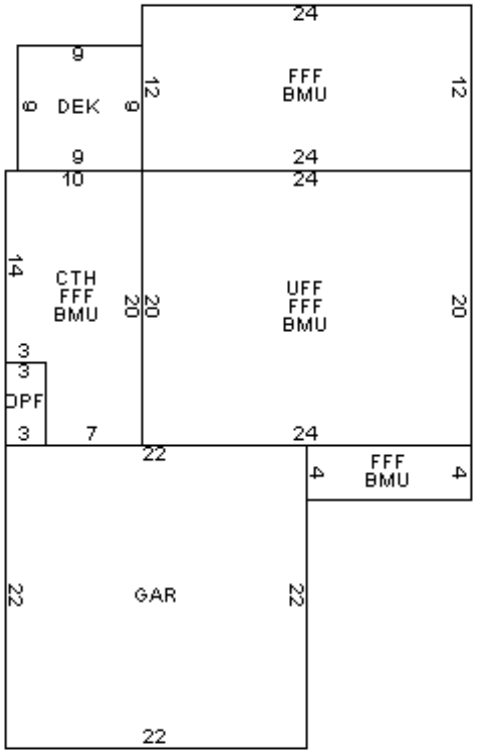
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME CONVENTNL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0516** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2490**
Sq. Foot Cost: **$ 94.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	182	0.10	18
GAR	GARAGE ATTCHD	484	0.45	218
OPF	OPEN PORCH	18	0.25	5
FFF	FST FLR FIN	998	1.00	998
BMU	BSMNT	998	0.15	150
UFF	UPPER FLR FIN	480	1.00	480
DEK	DECK/ENTRANCE	81	0.10	8
GLA:	**1,478**	**3,241**		**1,877**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,184**
Year Built:		**2005**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 160,400**

OWNER INFORMATION

ECKHARDT, WILLIAM
ECKHARDT, LISA
62 OLD STAGE ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/11/2014	8682	1094	Q I	238,000	PITTS, TOMMIE A
03/23/2007	7823	2011	U I 38		PITTS, TOMMIE A
06/01/2006	7683	2074	U I 15	298,500	STAGE CROSSING LLC

PICTURE

LISTING HISTORY

04/17/15	DMVM	
12/03/13	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
11/30/07	DMCL	
01/05/07	DSPR	
07/27/06	LMHC	
04/27/06	DSCL	
11/22/05	DSRM	

NOTES

"OVERLAND COACH DESIGN"; 12/13 NOH; NC TO EXT; 10/14 $250/MO FEE; ATT TO 60 OLD STAGE RD; 4/15 ALL INFO FROM HO AT DOOR, PU PAT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
STAGE CROSSING	1		100	68,500.00	100	68,500	
PATIO	81	9 x 9	258	7.00	30	439	
						71,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 162,800	$ 73,000	$ 0
		Parcel Total: $ 235,800	
2014	$ 162,800	$ 73,000	$ 0
		Parcel Total: $ 235,800	
2015	**$ 171,800**	**$ 71,900**	**$ 0**
		Parcel Total: $ 243,700	

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

ECKHARDT, WILLIAM
ECKHARDT, LISA
62 OLD STAGE ROAD

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

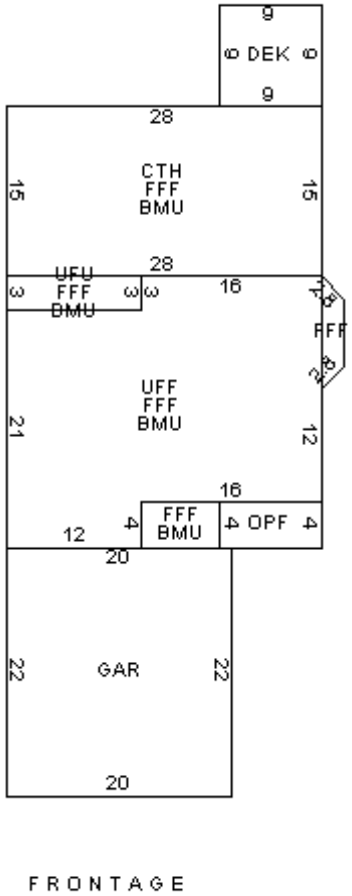
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME CONVENTNL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0178** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2089**
Sq. Foot Cost: **$ 91.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	572	1.00	572
DEK	DECK/ENTRANCE	81	0.10	8
CTH	CATHEDRAL	420	0.10	42
FFF	FST FLR FIN	1072	1.00	1072
BMU	BSMNT	1056	0.15	158
OPF	OPEN PORCH	36	0.25	9
GAR	GARAGE ATTCHD	440	0.45	198
UFU	UPPER FLR	36	0.50	18
GLA:	**1,644**	**3,713**		**2,077**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 190,835**
Year Built:		**2005**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 171,800**

OWNER INFORMATION

BATES, MARTIN J
BATES, DOROTHY G
7 OLD STAGE ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/30/2014	8695	2644	Q I	218,533	MCMAHON, WILLIAM J
08/29/2005	7534	1674	Q I	254,900	STAGE CROSSING, LLC

PICTURE

LISTING HISTORY

12/04/13	DMVL	
11/20/13	INSP	MARKED FOR INSPECTION
01/08/09	MGVL	
07/27/06	LMHC	
01/09/06	BHRL	
03/09/05	BHPM	

NOTES

LT YELLOW; MAINT FEE $208/MO; "CONCORD COACH DESIGN"; 12/13 NC; 10/14 $250/MO FEE; QUAD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
STAGE CROSSING	1		100	68,500.00	100	68,500	
						71,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 129,800	$ 73,000	$ 0
		Parcel Total: $ 202,800	
2014	$ 129,800	$ 73,000	$ 0
		Parcel Total: $ 202,800	
2015	**$ 147,000**	**$ 71,500**	**$ 0**
		Parcel Total: $ 218,500	

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

BATES, MARTIN J
BATES, DOROTHY G
7 OLD STAGE ROAD

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

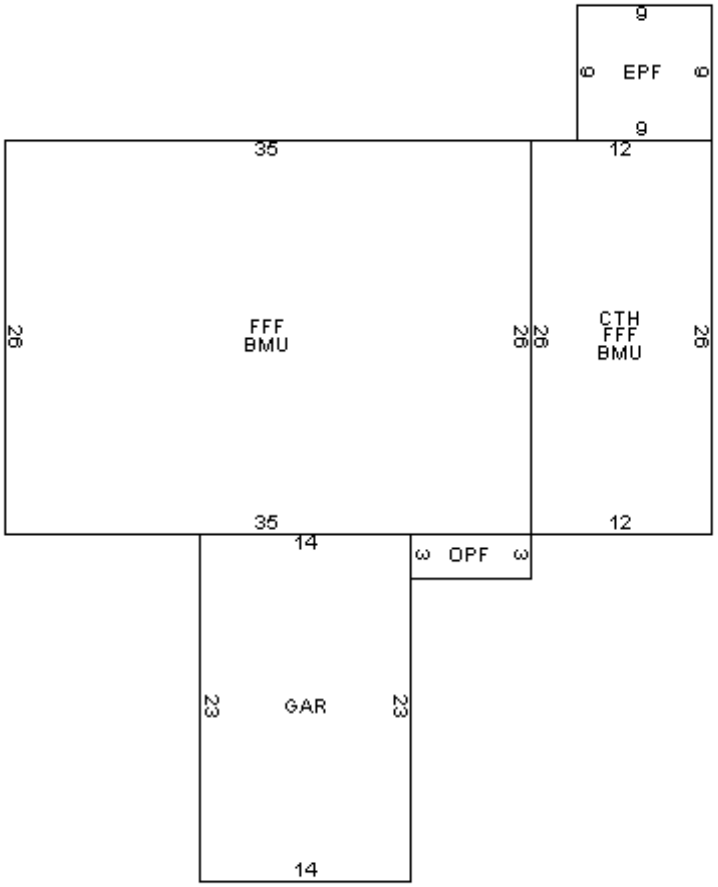
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.1015** Base Rate: **RCD 76.00**
Bldg. Rate: **1.3218**
Sq. Foot Cost: **$ 100.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	81	0.70	57
CTH	CATHEDRAL	312	0.10	31
FFF	FST FLR FIN	1222	1.00	1222
BMU	BSMNT	1222	0.15	183
GAR	GARAGE ATTCHD	322	0.45	145
OPF	OPEN PORCH	24	0.25	6
GLA:	**1,222**	**3,183**		**1,644**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,156**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW/EXT	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 147,000**

OWNER INFORMATION

LAROCHELLE TRUSTEE, JOHN C
LAROCHELLE TRUSTEE, ANITA H
J & A LAROCHELLE REV. TRUST
9 OLD STAGE ROAD
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2014	8664	0707	Q I	200,000	STEINBERG TRUSTEE,
11/01/2011	8364	1549	U I 38		STEINBERG, RICHARD
08/30/2005	7535	1392	Q I	258,000	STAGE CROSSING, LLC

PICTURE

LISTING HISTORY

04/17/15	DMVL	
12/04/13	DMVL	
11/20/13	INSP	MARKED FOR INSPECTION
10/31/07	KMVL	
07/27/06	LMHC	
01/09/06	BHRE	
03/09/05	BHPO	

NOTES

LT YELLOW; MAINT FEE $208/MO; "CONCORD COACH DESIGN"10/07; SPOKE TO HO; MAINT FEE$230/MONTH; DNPU 5X4 PAT DUE TO SIZE; 10/14 $250/MO FEE; QUAD; 4/15 NC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
STAGE CROSSING	1		100	68,500.00	100	68,500	
						71,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 123,700	$ 73,000	$ 0
		Parcel Total: $ 196,700	
2014	$ 123,700	$ 73,000	$ 0
		Parcel Total: $ 196,700	
2015	**$ 140,200**	**$ 71,500**	**$ 0**
		Parcel Total: $ 211,700	

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

LAROCHELLE TRUSTEE, JOHN C
LAROCHELLE TRUSTEE, ANITA H
J & A LAROCHELLE REV. TRUST
9 OLD STAGE ROAD
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

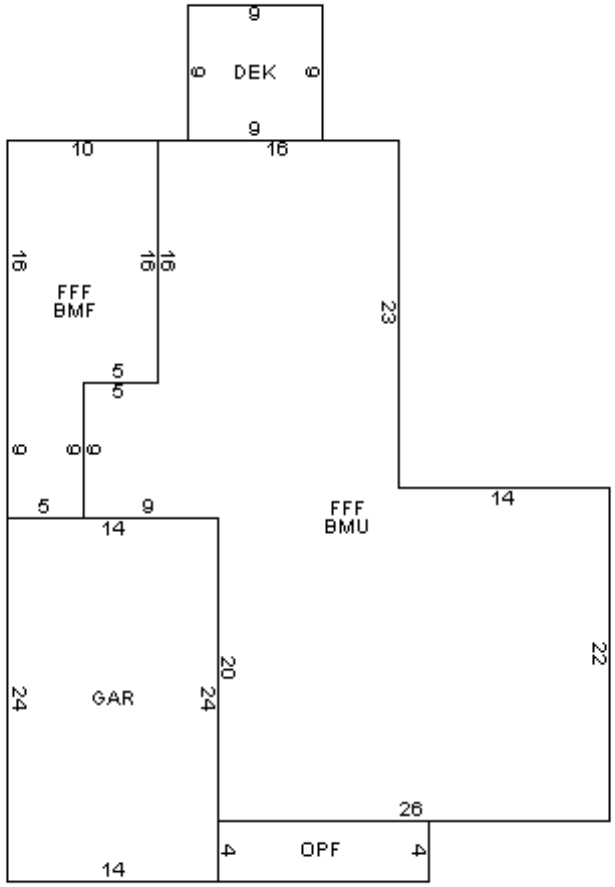
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.1172** Base Rate: **RCD 76.00**
Bldg. Rate: **1.3406**
Sq. Foot Cost: **$ 101.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	81	0.10	8
FFF	FST FLR FIN	1198	1.00	1198
BMU	BSMNT	993	0.15	149
GAR	GARAGE ATTCHD	336	0.45	151
OPF	OPEN PORCH	56	0.25	14
BMF	BSMNT FINISHED	205	0.30	62
GLA:	**1,198**	**2,869**		**1,582**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 161,190**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW/INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 140,200**

OWNER INFORMATION

MARRA, DAVID J
MARRA, NANCY M
8 CONCORD COACH LANE

LITCHFIELD, NH 03052-2238

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2014	8671	2922	Q I	220,000	MACKENZIE, MICHAEL W
06/22/2007	7866	0282	U I 13	221,460	STAGE CROSSING

PICTURE

LISTING HISTORY

04/17/15	DMVM	
12/03/13	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
04/19/10	DMHR	
06/26/09	BHPM	
01/05/07	DSPR	
03/23/06	DMPL	
11/29/05	DSRL	

NOTES

YELLOW; 4/15 SKETCH CORRECTED AS PART OF HOME WAS MISSING; QUAD; 4/15 NO INFO & DNVI, BAD TIME;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
STAGE CROSSING	1		100	68,500.00	100	68,500	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						71,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 104,600	$ 73,000	$ 0
		Parcel Total: $ 177,600	
2014	$ 104,600	$ 73,000	$ 0
		Parcel Total: $ 177,600	
2015	**$ 147,400**	**$ 71,500**	**$ 0**
		Parcel Total: $ 218,900	

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

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

PICTURE

OWNER

MARRA, DAVID J
MARRA, NANCY M
8 CONCORD COACH LANE

LITCHFIELD, NH 03052-2238
Account Number:

TAXABLE DISTRICTS

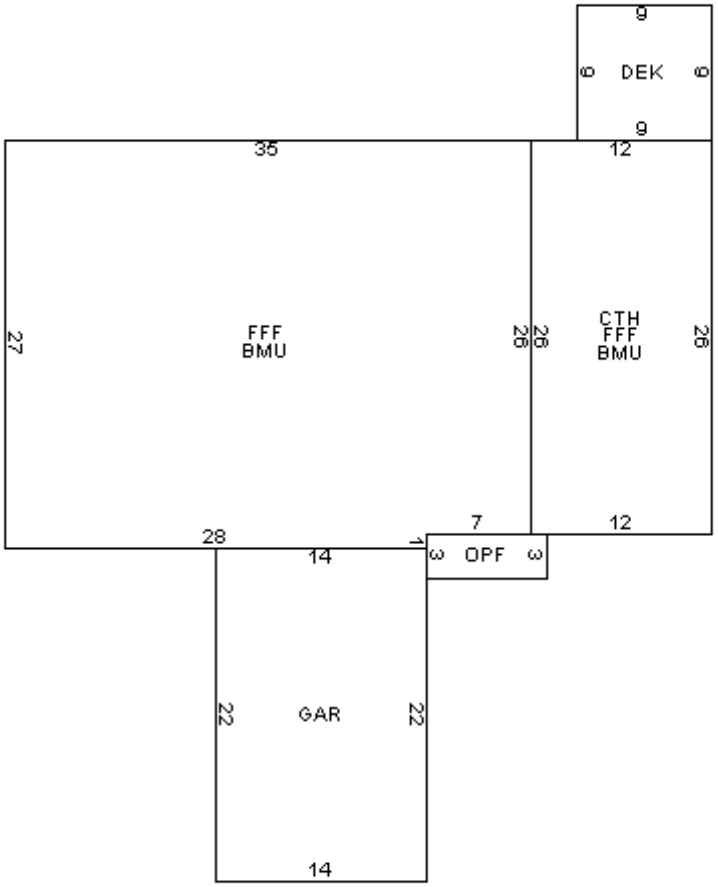
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.1069** Base Rate: **RCD 76.00**
Bldg. Rate: **1.3283**
Sq. Foot Cost: **$ 100.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	81	0.10	8
FFF	FST FLR FIN	1250	1.00	1250
BMU	BSMNT	1250	0.15	188
GAR	GARAGE ATTCHD	308	0.45	139
OPF	OPEN PORCH	24	0.25	6
CTH	CATHEDRAL	312	0.10	31
GLA:	**1,250**	**3,225**		**1,622**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,741**
Year Built:		**2006**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW/EXT	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 147,400**

OWNER INFORMATION

BISCHOFF, JASON

3 MUSCOVY DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/01/2015	8756	0001	Q I	325,000	COLE, TIMOTHY J
01/13/2009	8045	2096	Q I	310,000	SCOTT, KEVIN F & NORAH
07/24/1995	5642	1890	Q I	139,900	GIRARD, RUSSELL & NANC
03/02/1992	5318	1959	Q I	138,286	HOMES BY PARADISE INC.
02/01/1992			Q I	138,225	UNKNOWN

PICTURE

LISTING HISTORY

10/26/12	DMVM
10/26/09	BHRL
01/04/06	DSRL
03/10/88	KN

NOTES

BEIGE; 10/12 DNVI PER HO; Q'S & EXT ONLY; NEW COUNTERTOPS IN KIT; HDWD PER HO;4/15 FOR SALE AP$325,000 PENDING AFTER 6 DOM, GRANITE/SS KITCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PATIO	238	14 x 17	127	7.00	50	1,058	EST/SHAPE
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 149,800	$ 4,100	$ 128,700
		Parcel Total:	$ 282,600
2014	$ 149,800	$ 4,100	$ 128,700
		Parcel Total:	$ 282,600
2015	**$ 159,300**	**$ 4,100**	**$ 149,300**
		Parcel Total:	**$ 312,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES WTRFRNT	0.290 ac	x 3,500	X	100				95 -- MILD	100	1,000	0	N	1,000	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100					25	25,000	0	N	25,000	DUCK POND WF
	1.290 ac									149,300			**149,300**	

PICTURE

OWNER

BISCHOFF, JASON

3 MUSCOVY DRIVE

LITCHFIELD, NH 03052

Account Number: 2,334

TAXABLE DISTRICTS

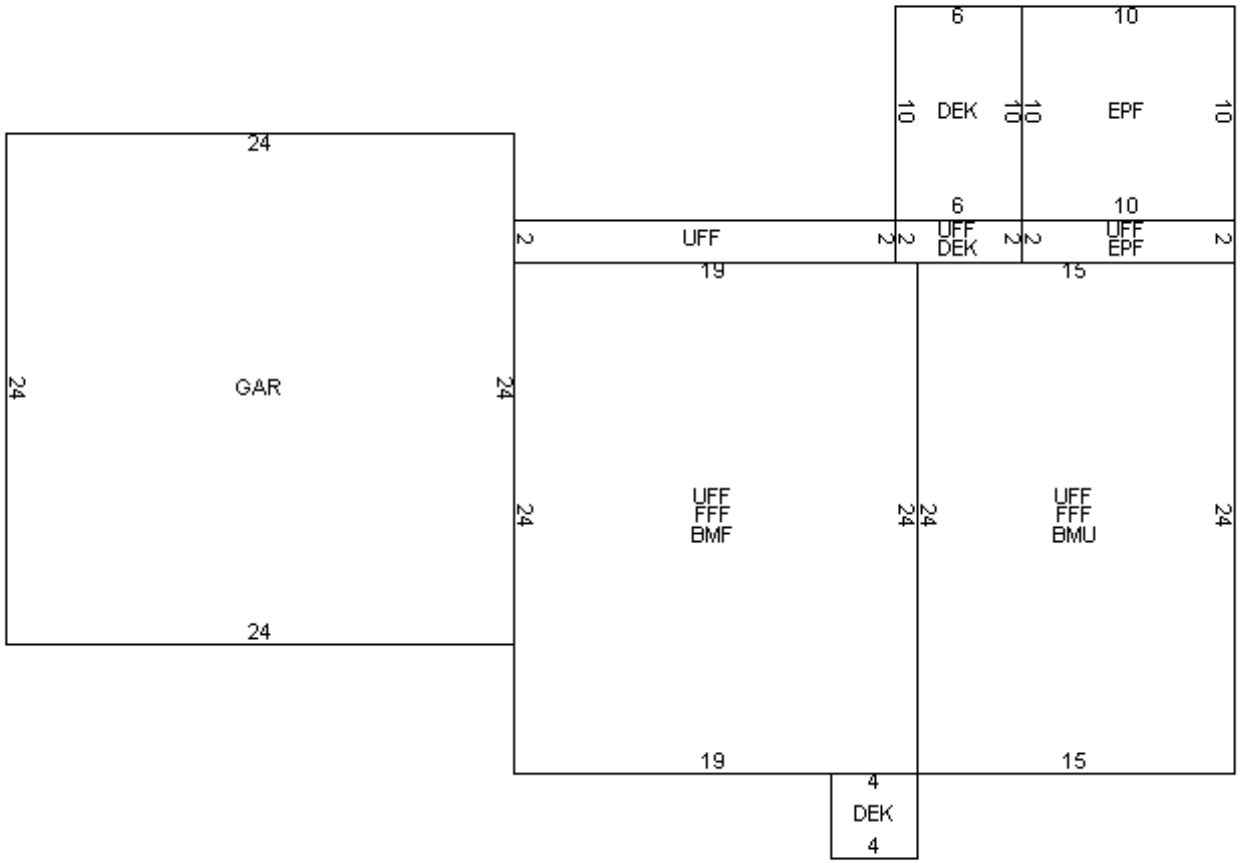
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9942** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0503**
Sq. Foot Cost: **$ 79.82**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	120	0.70	84
GAR	GARAGE ATTCHD	576	0.45	259
UFF	UPPER FLR FIN	884	1.00	884
DEK	DECK/ENTRANCE	88	0.10	9
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	456	0.30	137
BMU	BSMNT	360	0.15	54
GLA:	**1,700**	**3,300**		**2,243**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,036**
Year Built:		**1994**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 159,300**

OWNER INFORMATION

DUNBRACK, VERNON R
DUNBRACK, LISA M
95 PINECREST ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/15/2014	8675	0893	Q I	435,000	MAYNARD, RAYMOND E
07/31/2001	6464	1032	Q V	84,900	TURMEL, RANDY
03/30/2001	6383	1432	U V 18	129,000	DARBY, GERALD & DEROSI

PICTURE

LISTING HISTORY

04/17/15	DMVL
11/08/12	ADVM
01/09/07	DSPR
07/28/06	LMHC
04/25/06	DLCL
01/04/06	DIRM
12/04/03	JDPM

NOTES

CREAM; HSU UNFIN-ACC THRU 2ND FLR; RADIANT HEAT 1ST FLR AND IN GAR; EXT= VINYL SIDING AND SOME STONE FACADES; 11/12 NOH; EST HSF/GAR=CURTAINS; PU 3X3 ENT; 4/15 GRANITE CTOPS W/ CUST WOOD CABS IN KIT; CORR'D INT; ICE BACK-UP IN MASTER BEDRM & LIVING ROOM; IRRIGATION SYSTEM;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
						6,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 314,700	$ 6,000	$ 116,100
		Parcel Total:	$ 436,800
2014	$ 314,700	$ 6,000	$ 116,100
		Parcel Total:	$ 436,800
2015	**$ 322,600**	**$ 6,000**	**$ 112,500**
		Parcel Total:	**$ 441,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	E	100	100	100	100	95 -- MILD	100	112,100	0	N	112,100	
1F RES	0.108 ac	x 3,500	X	100				95 -- MILD	100	400	0	N	400	
	1.108 ac									112,500			**112,500**	

PICTURE

OWNER

DUNBRACK, VERNON R
DUNBRACK, LISA M
95 PINECREST ROAD

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

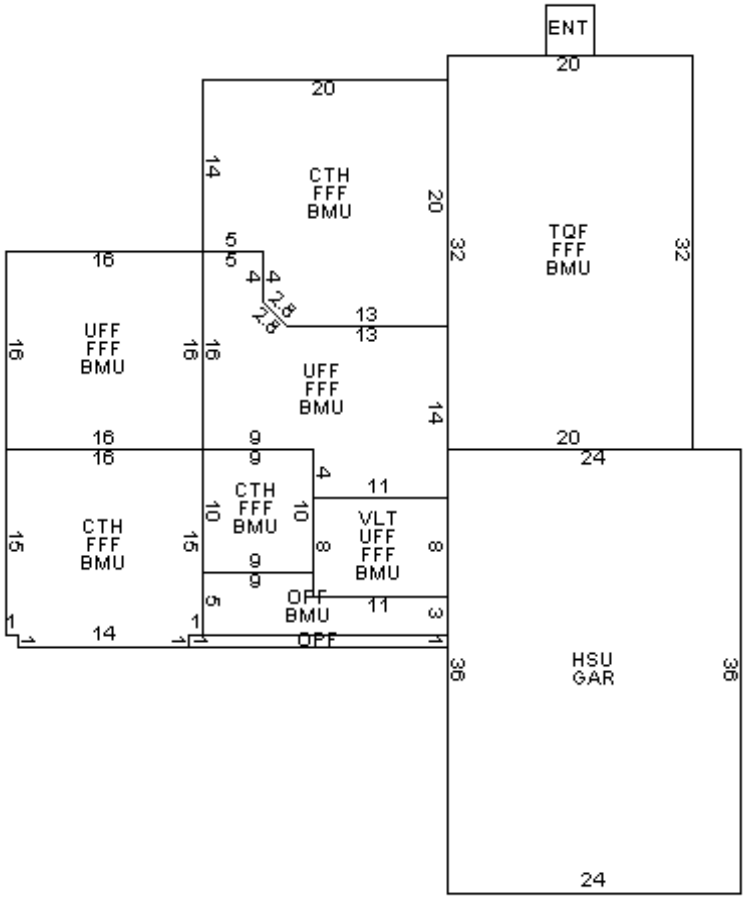
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CONTEMPORY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/RAD WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8615** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1415**
Sq. Foot Cost: **$ 86.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	712	0.10	71
FFF	FST FLR FIN	1972	1.00	1972
BMU	BSMNT	2050	0.15	308
OPF	OPEN PORCH	99	0.25	25
HSU	1/2 STRY UNFIN	864	0.25	216
GAR	GARAGE ATTCHD	864	0.45	389
TQF	3/4 STRY FIN	640	0.75	480
UFF	UPPER FLR FIN	620	1.00	620
ENT	ENTRY WAY	16	0.10	2
VLT	VAULTED	88	0.05	4
GLA:	**3,072**	**7,925**		**4,087**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 354,547**
Year Built:		**2003**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 322,600**

OWNER INFORMATION

CHRISTY, ROBERT J
DORANS, KRISTEN M
6 LOCKE MILL DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/06/2014	8656	0570	Q I	300,000	MCNALLY, WILLIAM G
07/15/1999	6131	236	Q I	191,000	PENNUCCI, DAVID & LORN
06/02/1998	5950	0770	Q I	168,000	GASCOYNE, TROY & JONAN
05/30/1996	5721	1973	Q I	149,000	MITCHELL, RICHARD & CL
05/15/1987	4180	0297	Q I	177,600	

PICTURE

LISTING HISTORY

04/17/15	DMVL
11/05/12	ADVM
01/20/09	MGVM
07/21/06	DSHC
07/17/06	LMHC
01/06/05	DLRM
01/24/00	ALPM
05/12/88	BH

NOTES

CRM; 4/15 PU BMF; TQF MEAS 15FT & 18FT; GRANITE CTOPS IN KIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	160	10 x 16	160	7.00	80	1,434	
						4,400	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 162,400	$ 4,400	$ 127,200
		Parcel Total:	$ 294,000
2014	$ 162,400	$ 4,400	$ 127,200
		Parcel Total:	$ 294,000
2015	**$ 173,200**	**$ 4,400**	**$ 123,400**
		Parcel Total:	**$ 301,000**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.020 ac	x 3,500	X	100				95 -- MILD	100	100	0	N	100	
	1.020 ac									123,400			**123,400**	

PICTURE

OWNER

CHRISTY, ROBERT J
DORANS, KRISTEN M
6 LOCKE MILL DRIVE

LITCHFIELD, NH 03052
Account Number: 1,115

TAXABLE DISTRICTS

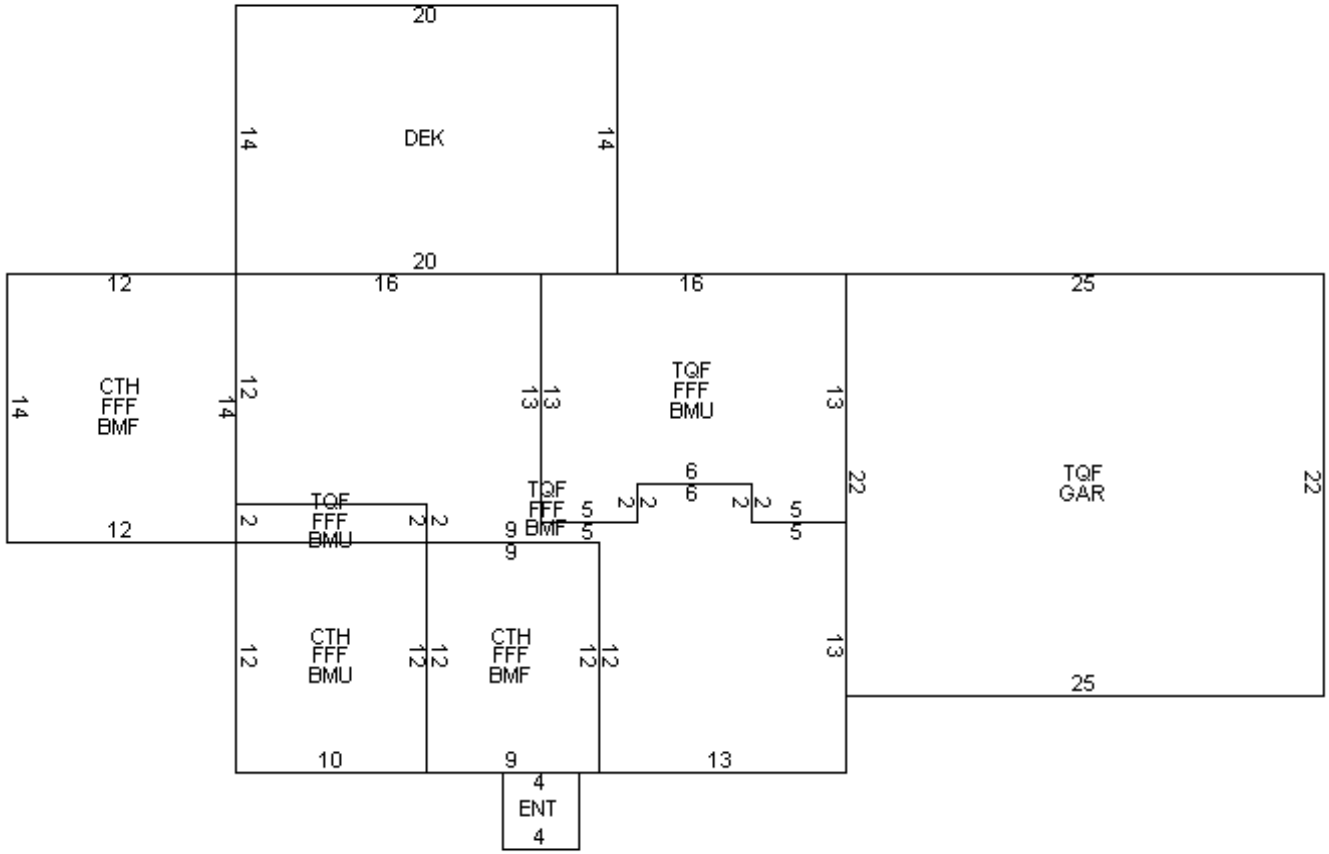
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CONTEMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9713** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0889**
Sq. Foot Cost: **$ 82.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
CTH	CATHEDRAL	396	0.10	40
FFF	FST FLR FIN	1000	1.00	1000
BMF	BSMNT FINISHED	664	0.30	199
BMU	BSMNT	336	0.15	50
TQF	3/4 STRY FIN	1154	0.75	866
GAR	GARAGE ATTCHD	550	0.45	248
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,866**	**4,396**		**2,433**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 201,355**
Year Built:		**1987**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 173,200**

OWNER INFORMATION

LEWIS, MELISSA A

7 ROOKERY WAY

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/10/2014	8672	2487	Q I	258,333	NALEWAK, LISA A
06/22/1998	5957	0153	Q I	137,000	WARREN, JAMES L./ELAIN
07/07/1993	5450	1240	Q I	123,000	ASHWOOD HOMES

PICTURE

LISTING HISTORY

04/17/15	DMVM
11/27/12	DMVM
02/25/09	CRVM
12/20/05	DCRM
03/09/88	JR

NOTES

TAUPE; 02/09 RENTER ALLOWED MEAS ONLY, SIDING IS MASONITE, PU DEK; 4/15 NOH; NC TO EXT; EST INT IS GOOD EXT=AVG;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 124,800	$ 0	$ 115,300
		Parcel Total:	$ 240,100
2014	$ 124,800	$ 0	$ 115,300
		Parcel Total:	$ 240,100
2015	**$ 132,500**	**$ 0**	**$ 117,300**
		Parcel Total:	**$ 249,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	95	95 -- MILD	100	117,100	0	N	117,100	
1F RES	0.060 ac	x 3,500	X	100				95 -- MILD	100	200	0	N	200	
	1.060 ac									117,300			**117,300**	

PICTURE

OWNER

LEWIS, MELISSA A

7 ROOKERY WAY

LITCHFIELD, NH 03052

Account Number: 2,317

TAXABLE DISTRICTS

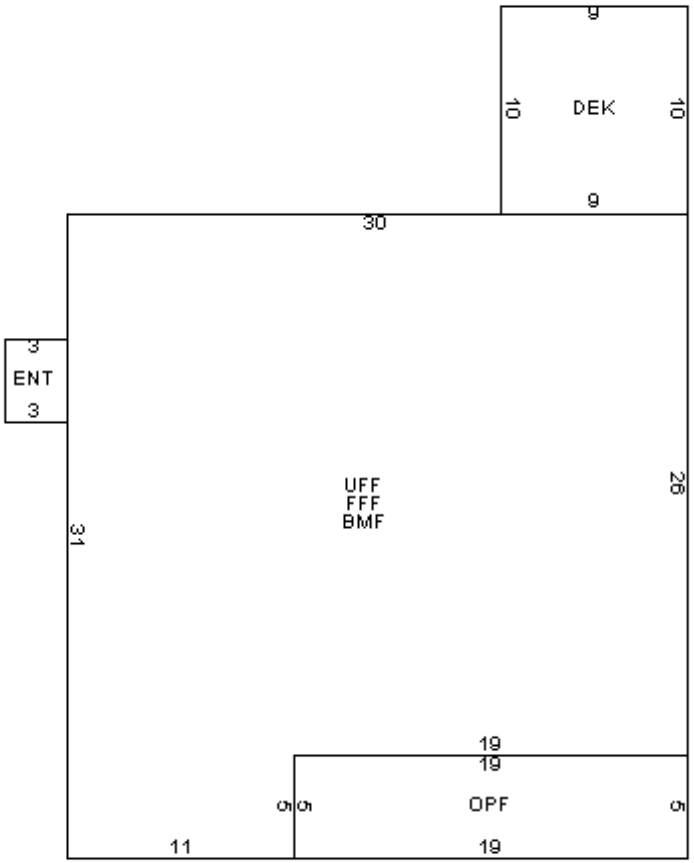
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0376** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0494**
Sq. Foot Cost: **$ 79.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	12	0.10	1
UFF	UPPER FLR FIN	835	1.00	835
FFF	FST FLR FIN	835	1.00	835
BMF	BSMNT FINISHED	835	0.30	251
OPF	OPEN PORCH	95	0.25	24
DEK	DECK/ENTRANCE	90	0.10	9
GLA:	**1,670**	**2,702**		**1,955**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,911**
Year Built:		**1993**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 132,500**

OWNER INFORMATION

STANKUS, CATHY J

11 ROOKERY WAY

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/26/2014	8670	0837	Q I	329,000	ISAACS, DAVID E.
11/30/2010	8268	1111	U I 46		ISAACS, TARA
09/30/2004	7329	2521	Q I	347,000	LE SAVAGE, GEORGE B.
03/29/1995			U I 99	132,000	ASHWOOD HOMES, INC

PICTURE

LISTING HISTORY

04/17/15 DMVM
11/27/12 DMVL
06/25/09 BHPM
12/20/05 DLRM
04/27/04 BHPM
02/21/95 BH

NOTES

GREY; NEW ROOF IN 2011; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PATIO	140	14 x 10	174	7.00	60	1,023	EST/SHAPE
						4,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 147,900	$ 4,000	$ 121,500
		Parcel Total:	$ 273,400
2014	$ 147,900	$ 4,000	$ 121,500
		Parcel Total:	$ 273,400
2015	**$ 168,000**	**$ 4,000**	**$ 123,600**
		Parcel Total:	**$ 295,600**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.090 ac	x 3,500	X	100				95 -- MILD	100	300	0	N	300	
	1.090 ac									123,600			**123,600**	

PICTURE

OWNER

STANKUS, CATHY J

11 ROOKERY WAY

LITCHFIELD, NH 03052

Account Number: 2,606

TAXABLE DISTRICTS

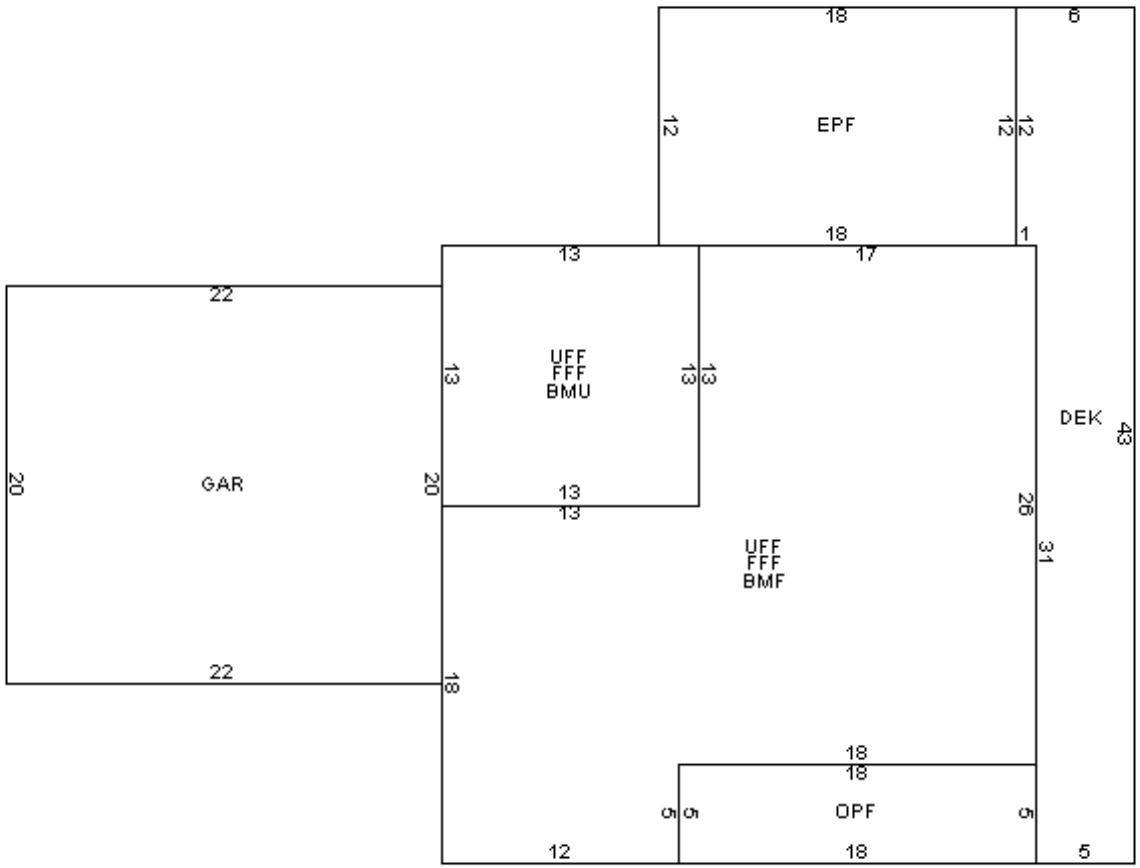
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9868** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0792**
Sq. Foot Cost: **$ 82.02**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	440	0.45	198
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	840	1.00	840
BMF	BSMNT FINISHED	671	0.30	201
OPF	OPEN PORCH	90	0.25	23
DEK	DECK/ENTRANCE	227	0.10	23
EPF	ENCLSD PORCH	216	0.70	151
BMU	BSMNT	169	0.15	25
GLA:	**1,680**	**3,493**		**2,301**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 188,728**
Year Built:		**1994**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 168,000**

OWNER INFORMATION

PECK, DOUGLAS

4 DIXON DRIVE

LITCHFIELD , NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/01/2014	8680	1378	Q I	272,000	REA TRUSTTE, JAMES E
02/06/2013	8525	0662	U I 46		REA, JAMES E
08/31/2005	7537	1467	Q I	282,000	ETCHSTONE PROP, INC

PICTURE

LISTING HISTORY

04/17/15 DMVM
11/08/12 DMVM
11/17/09 KCVM
01/11/06 BNRL
03/31/04 BHPR
12/08/03 JDPL

NOTES

CREAM; FPL=GAS;10/14 $195/MO FEE; 4/15 NOH; NO BMF PER MLS; CHANGED FPL FROM CUST TO STANDARD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						96,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 137,400	$ 85,000	$ 0
		Parcel Total: $ 222,400	
2014	$ 137,400	$ 85,000	$ 0
		Parcel Total: $ 222,400	
2015	**$ 148,400**	**$ 96,000**	**$ 0**
		Parcel Total: $ 244,400	

LAND VALUATION

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

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

PICTURE

OWNER

PECK, DOUGLAS

4 DIXON DRIVE

LITCHFIELD , NH 03052

Account Number:

TAXABLE DISTRICTS

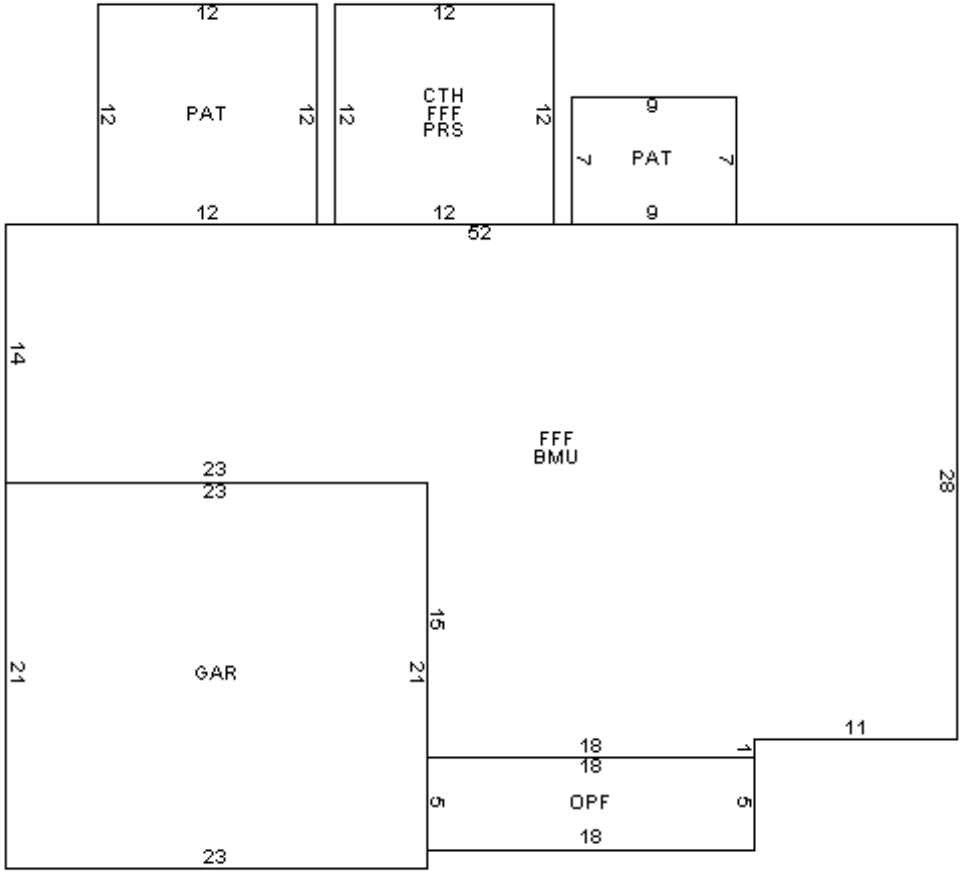
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0800** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2355**
Sq. Foot Cost: **$ 93.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	90	0.25	23
GAR	GARAGE ATTCHD	483	0.45	217
FFF	FST FLR FIN	1296	1.00	1296
BMU	BSMNT	1152	0.15	173
CTH	CATHEDRAL	144	0.10	14
PRS	PIERS	144	-0.05	-7
PAT	PATIO	207	0.10	21
GLA:	**1,296**	**3,516**		**1,737**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,104**
Year Built:		**2003**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 148,400**

OWNER INFORMATION

O'CONNELL, BRIAN
O'CONNELL, ELIZABETH J
2 HALSEY COURT

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2014	8663	2328	Q I	223,933	PRENTICE, NANCY K
06/30/2009	8107	2534	Q I	212,533	SULLIVAN REVOCABLE TRU
03/02/2007	7814	2455	U I 81		SULLIVAN, AUDRA M
11/02/2004	7350	2507	Q I	246,600	ETCHSTONE PROP, INC
11/02/2004	7350	2507	U I 23		TISO, MARY

PICTURE

LISTING HISTORY

04/17/15	DMVM
07/26/13	DMCL
11/20/12	DMVM
10/26/09	BHRM
04/27/06	DSCL
01/12/06	BHRE
12/10/04	JDPM
03/31/04	BHPO

NOTES

BLUE; 7/13 DNPU VLT IN LIVING RM OR MASTER BDRM; 10/14 $195/MO FEE; 4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
						93,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 135,200	$ 80,000	$ 0
		Parcel Total: $ 215,200	
2014	$ 135,200	$ 80,000	$ 0
		Parcel Total: $ 215,200	
2015	**$ 143,100**	**$ 93,000**	**$ 0**
		Parcel Total: $ 236,100	

LAND VALUATION

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

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

PICTURE

OWNER

O'CONNELL, BRIAN
O'CONNELL, ELIZABETH J
2 HALSEY COURT

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

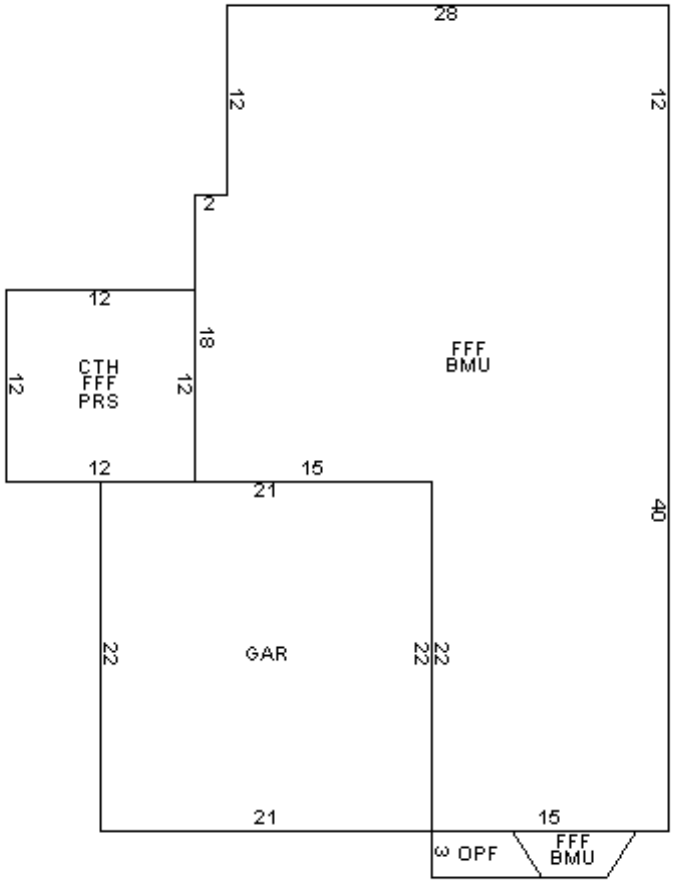
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM/VINYL/PERGO/SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0725** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1680**
Sq. Foot Cost: **$ 88.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	144	0.10	14
FFF	FST FLR FIN	1368	1.00	1368
PRS	PIERS	144	-0.05	-7
GAR	GARAGE ATTCHD	462	0.45	208
BMU	BSMNT	1224	0.15	184
OPF	OPEN PORCH	18	0.25	5
GLA:	**1,368**	**3,360**		**1,772**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,283**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 143,100**

OWNER INFORMATION

BOULE, NORMAND L
BOULE, ANNE M
14 HALSEY COURT

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/24/2015	8745	1711	Q I	225,000	CURTIS JR, ROBER J &
07/22/2009	8116	2357	Q I	215,000	SEAMAN, NANCY J
08/30/2004	7307	1462	U I 13	235,333	ETCHSTONE PROPERTIES

PICTURE

LISTING HISTORY

11/20/12	DMVM
02/19/10	CRVR
10/26/09	BHML
11/26/07	BHVL
01/04/07	DSPM
01/16/06	DIRM
12/10/04	JDPM

NOTES

CLAY; 11/12 ALL INFO FR HO (MR) AT DOOR DNVI; CHANGED VLT TO CTH; STAND ALONE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
						93,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 124,100	$ 80,000	$ 0
		Parcel Total: $ 204,100	
2014	$ 124,100	$ 80,000	$ 0
		Parcel Total: $ 204,100	
2015	**$ 131,800**	**$ 93,000**	**$ 0**
		Parcel Total: $ 224,800	

LAND VALUATION

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

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

PICTURE

OWNER

BOULE, NORMAND L
BOULE, ANNE M
14 HALSEY COURT

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

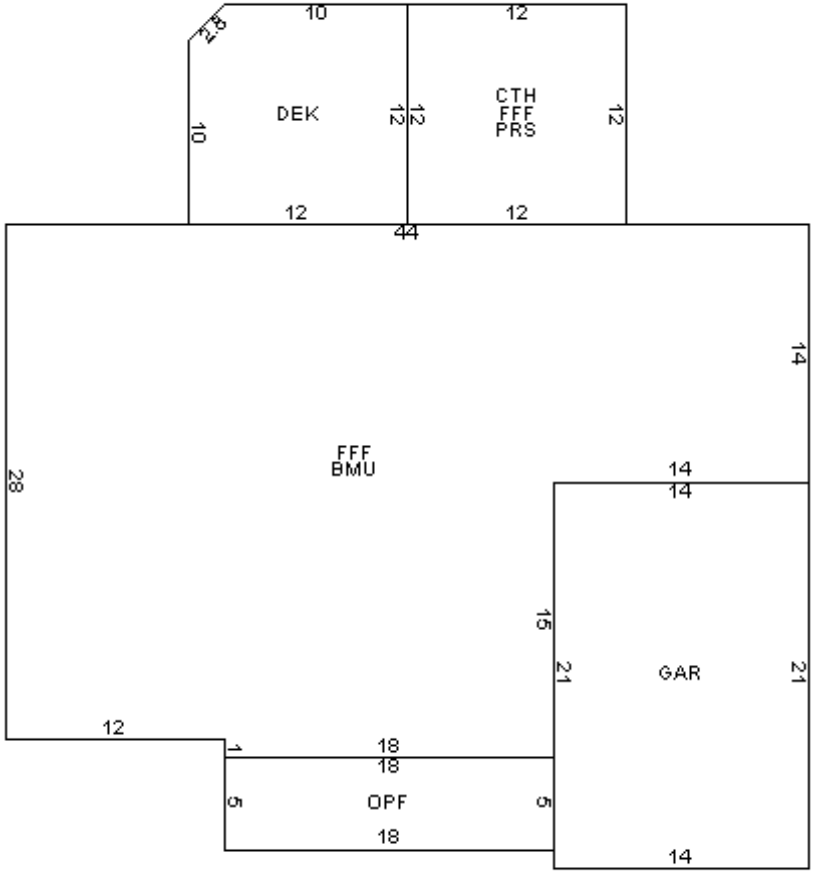
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1308** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2439**
Sq. Foot Cost: **$ 94.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1198	1.00	1198
BMU	BSMNT	1054	0.15	158
OPF	OPEN PORCH	90	0.25	23
GAR	GARAGE ATTCHD	294	0.45	132
CTH	CATHEDRAL	144	0.10	14
PRS	PIERS	144	-0.05	-7
DEK	DECK/ENTRANCE	142	0.10	14
GLA:	**1,198**	**3,066**		**1,532**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,820**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 131,800**

OWNER INFORMATION

LUBA, DAVIS S TRUSTEE
LUBA, LINDA C TRUSTEE
LUBA REVOC. TRUST
5 HALSEY COURT
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/16/2014	8660	0096	U I 38	1	LUBA, DAVIS S
04/30/2014	8656	0583	Q I	206,000	5 HALSEY COURT REALTY
10/13/2004	7442	1454	U I 38		REEVE, BERYL
08/27/2004	7306	2622	U I 13	235,333	ETCHSTONE PROPERTIES

PICTURE

LISTING HISTORY

04/17/15 DMVL
11/20/12 DMVM
10/03/08 MGCL
01/09/08 KCPM
07/18/06 LCHN
01/12/06 DIRM
12/10/04 JDPM

NOTES

BLUE; PU DEK; 11/12 NOH; EST CTH; 10/14 $195/MO FEE; 4/15 HAS SUMP PUMP; NO H2O; WASHER/DRYER & KIT APPL INCL; STAND ALONE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
						93,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 125,200	$ 80,000	$ 0
		Parcel Total: $ 205,200	
2014	$ 125,200	$ 80,000	$ 0
		Parcel Total: $ 205,200	
2015	**$ 133,000**	**$ 93,000**	**$ 0**
		Parcel Total: $ 226,000	

LAND VALUATION

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

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

PICTURE

OWNER

LUBA, DAVIS S TRUSTEE
LUBA, LINDA C TRUSTEE
LUBA REVOC. TRUST
5 HALSEY COURT
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

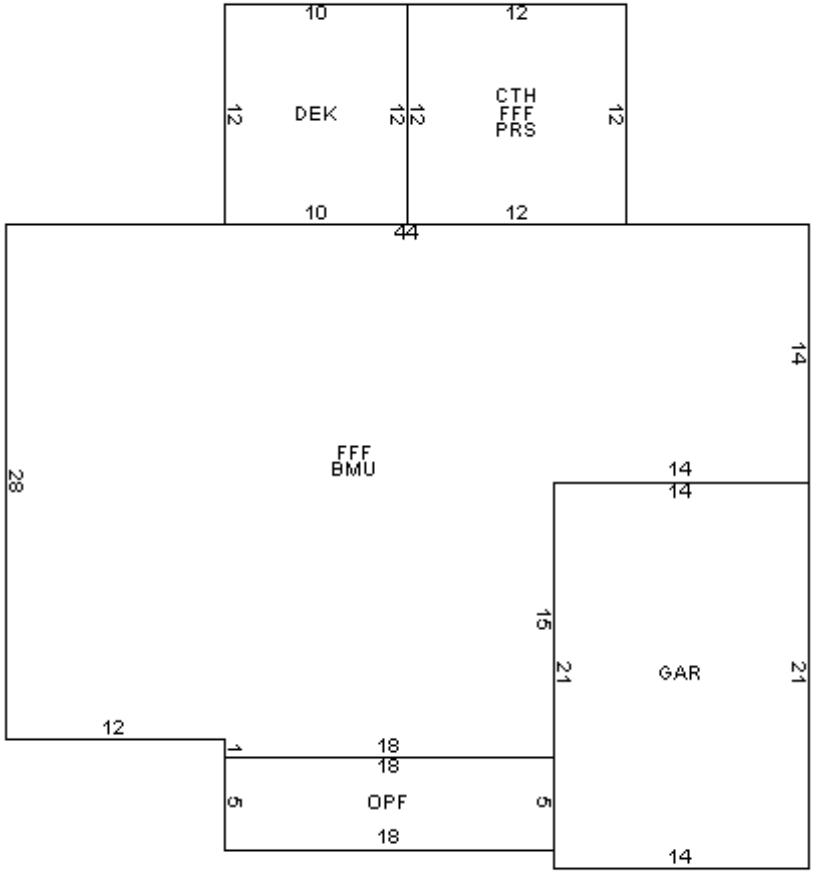
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/04/12	2012028	MISCELLANEOUS	9 X 9 DECK

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1314** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2570**
Sq. Foot Cost: **$ 95.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1198	1.00	1198
BMU	BSMNT	1054	0.15	158
OPF	OPEN PORCH	90	0.25	23
GAR	GARAGE ATTCHD	294	0.45	132
CTH	CATHEDRAL	144	0.10	14
PRS	PIERS	144	-0.05	-7
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,198**	**3,044**		**1,530**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,161**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 133,000**

OWNER INFORMATION

REMSBURG, CHERYL S

36 DIXON DRIVE
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/03/2014	8697	0066	Q I	250,000	SINCLAIR TRUSTEE,
10/16/2012	8483	1117	U I 38		SINCLAIR, LAWRENCE
05/20/2005	7465	726	Q I	259,000	ETCHSTONE PROPERTIES

PICTURE

LISTING HISTORY

06/01/15 JRHC
04/17/15 DMVL
11/08/12 DMVL
11/02/07 KMVL
07/27/06 LMHC
01/12/06 BHRL
03/08/05 BHPL

NOTES

GREEN; 11/07; SMALL AREA OF BMU USED AS WRK SHOP=BEAD BOARD ON WALLS; DNPU-NV; NO HEAT, FLR OR CEILING COVERING; 11/12 NC; HAS ELEC FPL DNPU=PORTABLE; 4/15 NC TO DATA; 6/15 HO REMOVED ALL CARPETS=HARDWOOD ONLY

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
						93,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 137,400	$ 80,000	$ 0
		Parcel Total: $ 217,400	
2014	$ 137,400	$ 80,000	$ 0
		Parcel Total: $ 217,400	
2015	**$ 148,400**	**$ 93,000**	**$ 0**
		Parcel Total: $ 241,400	

LAND VALUATION

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

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

PICTURE

OWNER

REMSBURG, CHERYL S

36 DIXON DRIVE
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

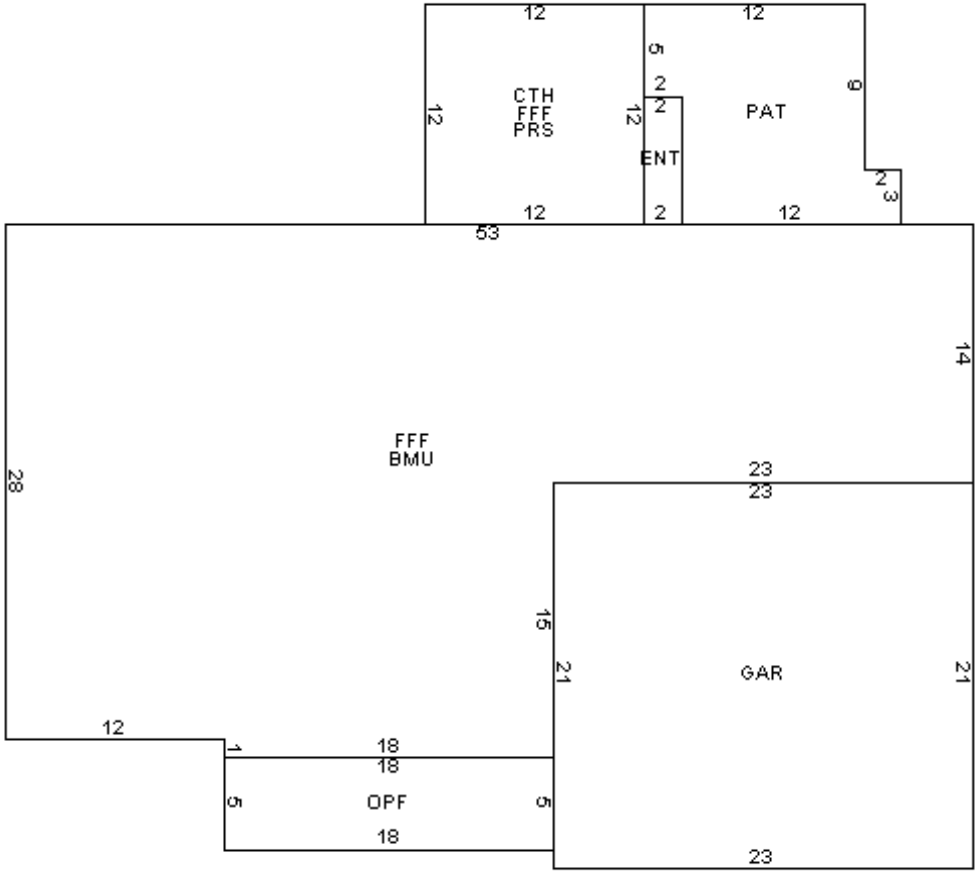
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/21/10	9556	MISCELLANEOUS	GENERATOR

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0744** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2173**
Sq. Foot Cost: **$ 92.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	14	0.10	1
FFF	FST FLR FIN	1324	1.00	1324
PRS	PIERS	144	-0.05	-7
PAT	PATIO	136	0.10	14
BMU	BSMNT	1180	0.15	177
GAR	GARAGE ATTCHD	483	0.45	217
OPF	OPEN PORCH	90	0.25	23
CTH	CATHEDRAL	144	0.10	14
GLA:	**1,324**	**3,515**		**1,763**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,095**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 148,400**

OWNER INFORMATION

NOLIN TRUSTEE, RAYMOND E
NOLIN TRUSTEE, BARBARA A
NOLIN FAMILY REVOC. TRUST
23 DIXON DRIVE
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/11/2014	8690	2107	Q I	210,000	BENOIT REVOCABLE TRUST
08/25/2005	7535	1612	U I 38		BENOIT, JOSEPH F
06/30/2005	7499	0836	Q I	235,000	ETCHSTONE PROPERTIES

PICTURE

LISTING HISTORY

04/17/15 DMVL
11/09/12 DMVL
11/17/09 KCVL
01/12/06 BHRL
03/08/05 BHPL

NOTES

TAN; 11/09 NO UPDATES; 11/12 DNPU VLT IN LVRM OR BEDROOM;10/14 $195/MO FEE; 4/15 NC; STAND ALONE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
						93,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 118,700	$ 80,000	$ 0
		Parcel Total: $ 198,700	
2014	$ 118,700	$ 80,000	$ 0
		Parcel Total: $ 198,700	
2015	**$ 126,300**	**$ 93,000**	**$ 0**
		Parcel Total: $ 219,300	

LAND VALUATION

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

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

PICTURE

OWNER

NOLIN TRUSTEE, RAYMOND E
NOLIN TRUSTEE, BARBARA A
NOLIN FAMILY REVOC. TRUST
23 DIXON DRIVE
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

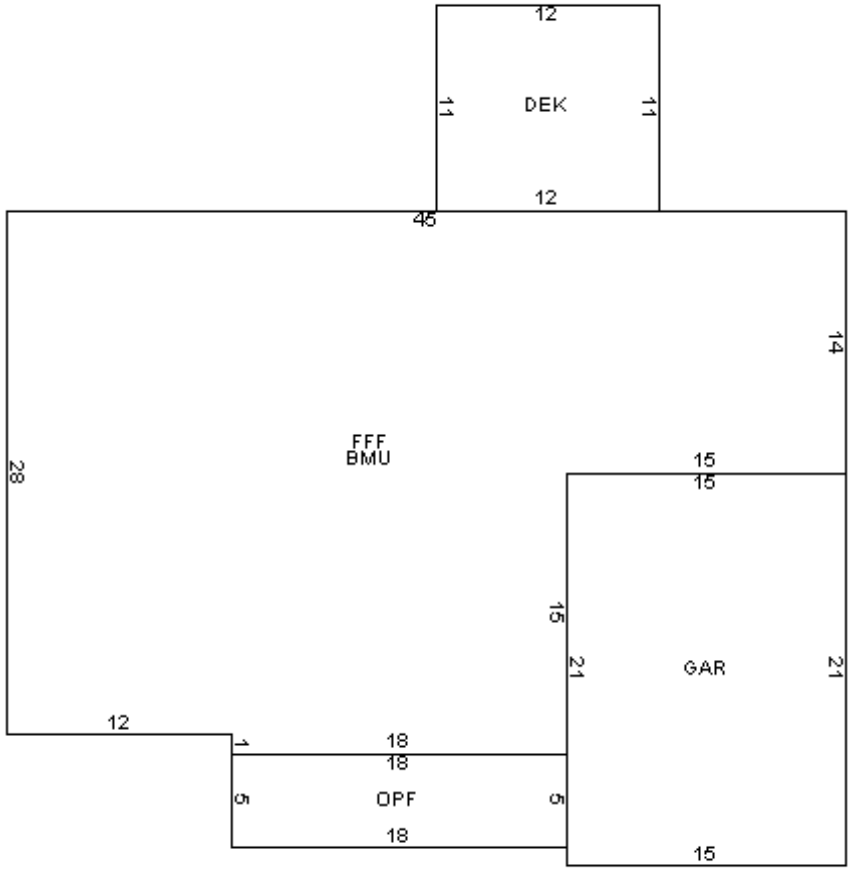
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1694** Base Rate: **RCD 76.00**
Bldg. Rate: **1.2992**
Sq. Foot Cost: **$ 98.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	132	0.10	13
FFF	FST FLR FIN	1068	1.00	1068
BMU	BSMNT	1068	0.15	160
OPF	OPEN PORCH	90	0.25	23
GAR	GARAGE ATTCHD	315	0.45	142
GLA:	**1,068**	**2,673**		**1,406**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 138,828**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 126,300**

OWNER INFORMATION

MASSAGLIA, PAUL
MASSAGLIA, DIANE
5 DIXON DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/01/2015	8748	0202	Q I	226,000	CROMPTON, ROBERT A
06/11/2009	8100	863	Q I	217,000	HOGAN, MICHAEL J & LIT
12/06/2004	7371	0872	Q I	244,900	ETCHSTONE PROP INC

PICTURE

LISTING HISTORY

11/09/12	DMVL
09/28/09	BHVL
01/05/09	MGVM
01/13/06	BHRE
12/09/04	JDPM

NOTES

YEL; 11/12 DNPU VLT IN LVRM OR MSTR BDRM; SUMP PUMP; STAND ALONE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CANBERRA	1		100	93,000.00	100	93,000	
						93,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 135,200	$ 80,000	$ 0
		Parcel Total: $ 215,200	
2014	$ 135,200	$ 80,000	$ 0
		Parcel Total: $ 215,200	
2015	**$ 143,100**	**$ 93,000**	**$ 0**
		Parcel Total: $ 236,100	

LAND VALUATION

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

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

PICTURE

OWNER

MASSAGLIA, PAUL
MASSAGLIA, DIANE
5 DIXON DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

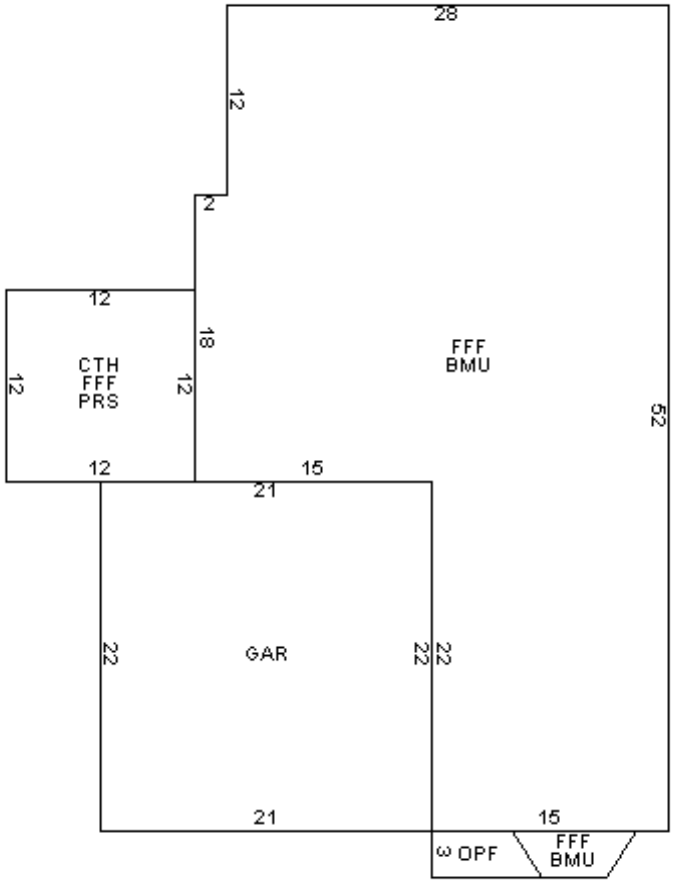
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0725** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1680**
Sq. Foot Cost: **$ 88.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1368	1.00	1368
BMU	BSMNT	1224	0.15	184
CTH	CATHEDRAL	144	0.10	14
PRS	PIERS	144	-0.05	-7
GAR	GARAGE ATTCHD	462	0.45	208
OPF	OPEN PORCH	18	0.25	5
GLA:	**1,368**	**3,360**		**1,772**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,283**
Year Built:		**2004**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 143,100**

OWNER INFORMATION

STARBIRD, SHAWN R
STARBIRD, TRACEY J
152 PINECREST ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/11/2014	8674	1242	Q I	380,000	MILLNER, JONATHAN S
04/27/2007	7840	0985	Q I	420,000	ROBERT PACE
10/19/2006	7757	1269	Q V	140,000	KIMBERLY CATERINO

PICTURE

LISTING HISTORY

04/17/15 DMVL
05/09/11 DMPL
04/01/06 DLRM

NOTES

YEL; 4/15 NC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 229,900	$ 3,000	$ 121,100
		Parcel Total:	$ 354,000
2014	$ 229,900	$ 3,000	$ 121,100
		Parcel Total:	$ 354,000
2015	**$ 241,000**	**$ 3,000**	**$ 129,800**
		Parcel Total:	**$ 373,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.010 ac	x 3,500	X	100				95 -- MILD	100	0	0	N	0	
	1.010 ac									129,800			**129,800**	

PICTURE

OWNER

STARBIRD, SHAWN R
STARBIRD, TRACEY J
152 PINECREST ROAD

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

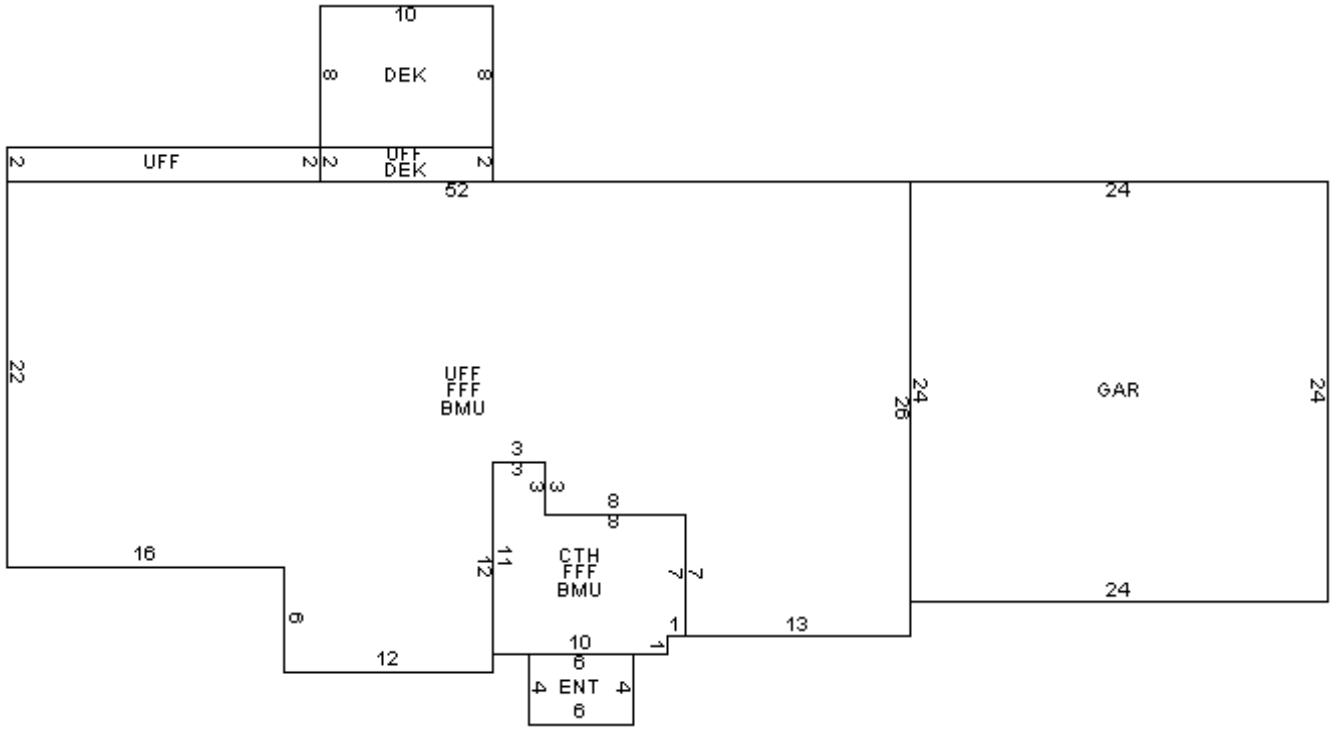
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9141** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1180**
Sq. Foot Cost: **$ 84.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	576	0.45	259
UFF	UPPER FLR FIN	1282	1.00	1282
FFF	FST FLR FIN	1322	1.00	1322
BMU	BSMNT	1322	0.15	198
DEK	DECK/ENTRANCE	100	0.10	10
CTH	CATHEDRAL	96	0.10	10
ENT	ENTRY WAY	24	0.10	2
GLA:	**2,604**	**4,722**		**3,083**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 261,963**
Year Built:		**2006**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 241,000**

OWNER INFORMATION

KANALEY, RACHEL ANN
KANALEY, JASON DAVID
13 FALLON DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/06/2015	8733	0119	Q I	370,000	GEORGES, JOHN P.
01/31/2011	8289	1051	Q I	370,000	FAHLIN JR., ROBERT P
01/17/2006	7616	1062	Q I	430,800	EMPIRE HOMES INC
04/08/2005	7439	1063	U V 14	125,000	V. A. B. PROPERTIES, L

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
12/04/13	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
06/06/08	KCVM	
05/14/08	INSP	MARKED FOR INSPECTION
07/27/06	LMHC	
11/09/05	BHRM	

NOTES

LT YELLOW; UNDERGROUND UTIL;12/13 DNVI, INFO FROM H.O.;4/15 ALL INFO AT DOOR BY H/O DNVI(BAD TIME) PU BMF, GEN & CORR'D FLRING & BTH COUNT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	7.00	100	1,621	
PATIO	100	10 x 10	220	7.00	30	462	
						5,100	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 233,000	$ 4,600	$ 121,000
		Parcel Total:	$ 358,600
2014	$ 233,000	$ 5,100	$ 121,000
		Parcel Total:	$ 359,100
2015	**$ 257,600**	**$ 5,100**	**$ 129,800**
		Parcel Total:	**$ 392,500**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.009 ac	x 3,500	X	100				95 -- MILD	100	0	0	N	0	
	1.009 ac									129,800			**129,800**	

PICTURE

OWNER

KANALEY, RACHEL ANN
KANALEY, JASON DAVID
13 FALLON DRIVE

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

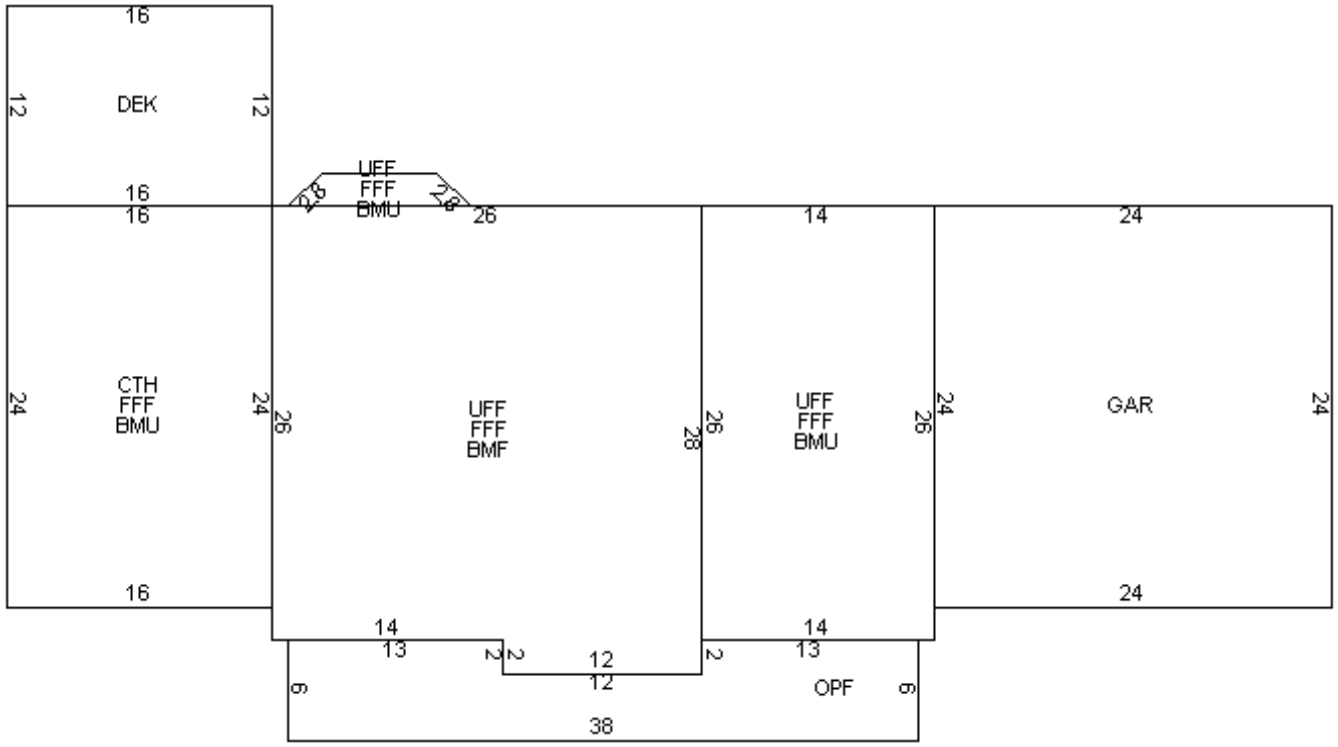
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9037** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1371**
Sq. Foot Cost: **$ 86.42**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	576	0.45	259
UFF	UPPER FLR FIN	1082	1.00	1082
FFF	FST FLR FIN	1466	1.00	1466
BMF	BSMNT FINISHED	700	0.30	210
OPF	OPEN PORCH	204	0.25	51
CTH	CATHEDRAL	384	0.10	38
BMU	BSMNT	766	0.15	115
DEK	DECK/ENTRANCE	192	0.10	19
GLA:	**2,548**	**5,370**		**3,240**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 280,001**
Year Built:		**2005**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 257,600**

OWNER INFORMATION

GRENIER, ROBERT EDWARD
GRENIER, MALLORY L
5 SHIRLEY WAY

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/13/2015	8728	0244	Q I	259,000	GILLESPIE, DANIEL M
03/30/2007	7826	2472	Q I	280,000	DECARLI, BENJAMIN
11/24/1999	6184	306	Q I	145,000	ANNIS

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
11/30/12	DMVM	
11/11/09	KCVL	
07/17/06	BHHC	
01/13/06	BHRR	
11/01/05	JDRM	
03/03/88	KN	

NOTES

NAT; 11/09 SOME LAMINATE & LINO; I&E=G; NO FPL, HEARTH ONLY;4/15 ALL INFO FROM H/O (MRS) AT DR DNVI; NEW ROOF, WATER HEATER & KIT FLR;SUMP PUMP

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	16 x 12	143	7.00	60	1,153	
						1,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

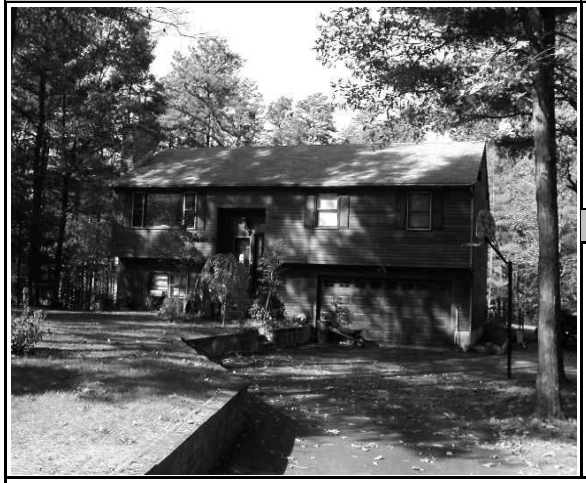
Year	Building	Features	Land
2013	$ 124,400	$ 1,200	$ 121,200
		Parcel Total:	$ 246,800
2014	$ 124,400	$ 1,200	$ 121,200
		Parcel Total:	$ 246,800
2015	**$ 127,100**	**$ 1,200**	**$ 129,900**
		Parcel Total:	**$ 258,200**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.040 ac	x 3,500	X	100				95 -- MILD	100	100	0	N	100	
	1.040 ac									129,900			**129,900**	

PICTURE



OWNER

GRENIER, ROBERT EDWARD
GRENIER, MALLORY L
5 SHIRLEY WAY

LITCHFIELD, NH 03052
Account Number: 31

TAXABLE DISTRICTS

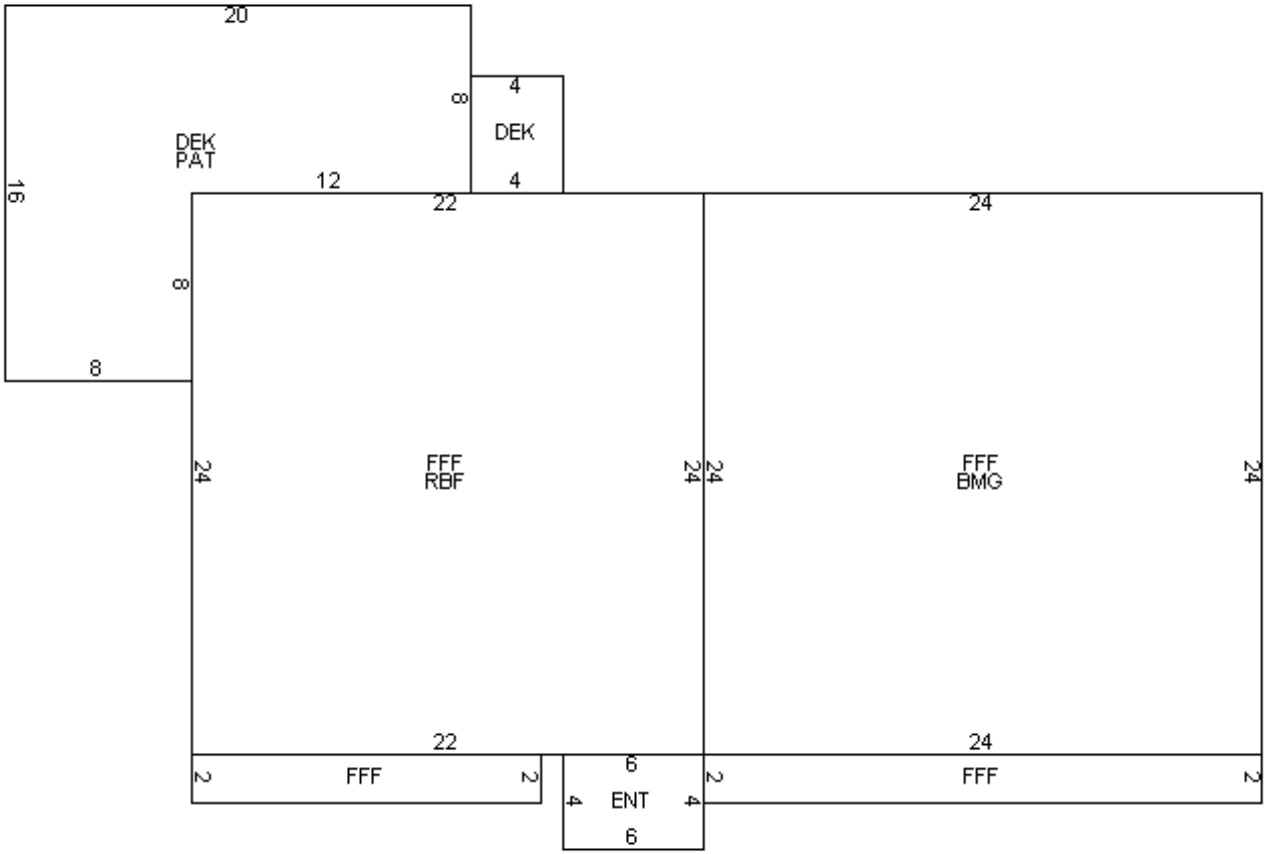
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME SPLIT LEVL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1102** Base Rate: **RSA 76.00**
Bldg. Rate: **1.2090**
Sq. Foot Cost: **$ 91.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	244	0.10	24
PAT	PATIO	224	0.10	22
FFF	FST FLR FIN	1182	1.00	1182
BMG	BASEMENT	576	0.20	115
RBF	RAISED BSMNT	528	0.50	264
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,182**	**2,778**		**1,609**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 147,835**
Year Built:		**1986**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 127,100**

OWNER INFORMATION

HILL, ALTHEA

18 SHIRLEY WAY

LITCHFIELD, NH 03052-2351

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2014	8711	0807	Q I	249,933	DIGEORGE, JOSEPH P
02/16/2010	8178	2584	U I 37	225,066	FEDERAL HOME LOAN
09/10/2009	8133	357	U I 51	214,400	THELLEN, RICHARD J & C

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
11/30/12	DMVM	
10/04/07	BHVM	
01/13/06	BHRR	
11/01/05	JDRM	
01/27/98	BHM	
06/21/88	EST	

NOTES

BEIGE;6X5 & 7X8 DECKS ATTACH;4/15 NOH; REMOVE DECK; ORIG KIT W/ SS APPLS, BMF PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	288	24 x 12	116	7.00	80	1,871	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
DECK	30	6 x 5	400	7.00	50	420	
DECK	56	7 x 8	346	7.00	50	678	
LEAN-TO	132	11 x 12	181	4.00	60	573	BACK CORNER OF PROP
						6,500	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 129,900	$ 7,300	$ 122,900
		Parcel Total:	$ 260,100
2014	$ 129,900	$ 7,300	$ 122,900
		Parcel Total:	$ 260,100
2015	**$ 138,800**	**$ 6,500**	**$ 124,500**
		Parcel Total:	**$ 269,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.350 ac	x 3,500	X	100				95 -- MILD	100	1,200	0	N	1,200	
	1.350 ac									124,500			**124,500**	

PICTURE

OWNER

HILL, ALTHEA

18 SHIRLEY WAY

LITCHFIELD, NH 03052-2351

Account Number: 1,482

TAXABLE DISTRICTS

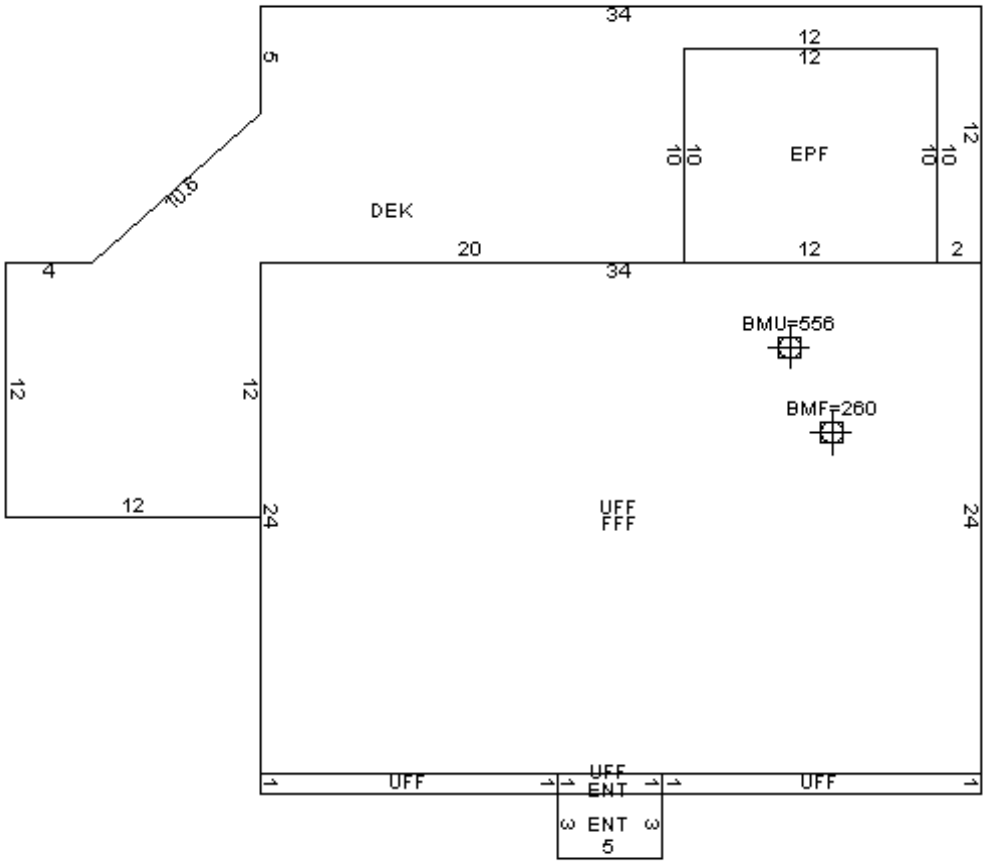
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0369** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0842**
Sq. Foot Cost: **$ 82.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	120	0.70	84
DEK	DECK/ENTRANCE	460	0.10	46
UFF	UPPER FLR FIN	850	1.00	850
FFF	FST FLR FIN	816	1.00	816
ENT	ENTRY WAY	20	0.10	2
BMU	BSMNT	556	0.15	83
BMF	BSMNT FINISHED	260	0.30	78
GLA:	**1,666**	**3,082**		**1,959**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 161,422**
Year Built:		**1987**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 138,800**

OWNER INFORMATION

MAGLIANO, MARC
MAGLIANO, DAWN
6 COLONIAL DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/02/2014	8711	1805	Q I	373,600	LOGUE, BRIAN P
12/20/1995	5680	1370	Q I	178,700	STABILE HOMES, INC.
11/13/1995	5671	563	U I 99	40,000	LITCHFIELD-GRIFFIN

PICTURE

LISTING HISTORY

04/28/15	DMVE	SALE VERIF.
11/30/12	DMVM	
01/12/09	MGVM	
07/18/06	LCHN	
11/03/05	JDRM	
03/04/02	BHNM	
04/03/01	BHP	
02/02/99	BHO	

NOTES

TAN; 11/12 ALL INFO FR RENTER AT DOOR, $2,500/MO NOTHING INCLUDED;4/15 NOH; EST INFO DUE TO "NT" SIGN;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	128	8 x 16	185	7.00	100	1,658	
DECK	192	12 x 16	143	7.00	100	1,922	ATT SHED;EST
						6,600	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 216,700	$ 4,700	$ 128,900
		Parcel Total:	$ 350,300
2014	$ 216,700	$ 4,700	$ 128,900
		Parcel Total:	$ 350,300
2015	**$ 233,400**	**$ 6,600**	**$ 124,400**
		Parcel Total:	**$ 364,400**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.323 ac	x 3,500	X	100				95 -- MILD	100	1,100	0	N	1,100	
	1.323 ac									124,400			**124,400**	

PICTURE

OWNER

MAGLIANO, MARC
MAGLIANO, DAWN
6 COLONIAL DRIVE

LITCHFIELD, NH 03052
Account Number: 2,363

TAXABLE DISTRICTS

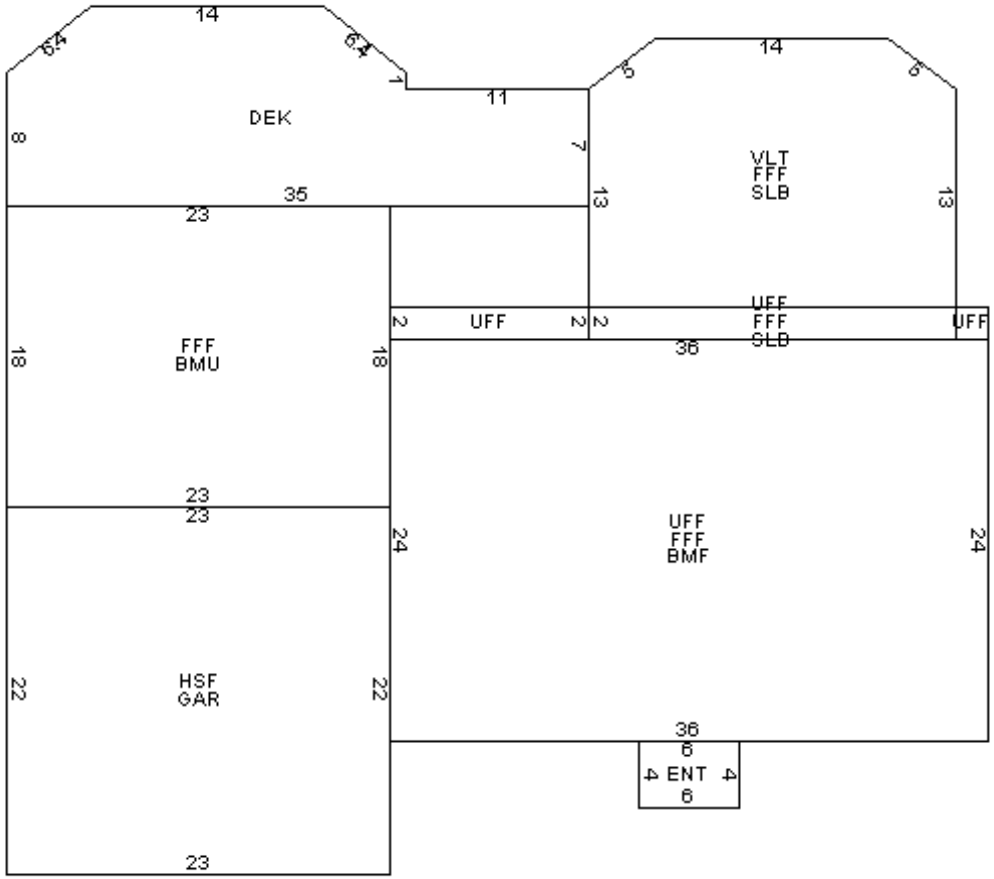
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/10/11		MISCELLANEOUS	REPLACE GAS WATER HEA

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8911** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9990**
Sq. Foot Cost: **$ 75.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1662	1.00	1662
BMU	BSMNT	414	0.15	62
HSF	1/2 STRY FIN	506	0.50	253
GAR	GARAGE ATTCHD	506	0.45	228
UFF	UPPER FLR FIN	936	1.00	936
BMF	BSMNT FINISHED	864	0.30	259
DEK	DECK/ENTRANCE	345	0.10	35
ENT	ENTRY WAY	24	0.10	2
SLB	SLAB	384	0.00	0
VLT	VAULTED	340	0.05	17
GLA:	**2,851**	**5,981**		**3,454**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 262,262**
Year Built:		**1996**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 233,400**

OWNER INFORMATION

DEWEY, JONATHAN D
DEWEY, ANNE M
5 WESTVIEW DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/11/2014	8713	2031	Q I	495,000	SANUTH, KEITH E
02/28/2007	7814	1327	Q I	580,000	NICOLE ALWARD
02/17/2004	7188	442	U V 38		JBCG FAM REV TST
10/06/2003	7087	2242	Q V	110,000	WEST, KURT & ALIDA

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
12/17/12	DMVM	
06/29/09	BHPM	
11/04/05	JDRM	
12/06/04	BHPR	
04/29/04	BHPL	

NOTES

YEL;4/15 NOH; REMOVE POOL FRAME ONLY; CK 2016 FOR NEW POOL; PU DECK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	884	34 x 26	78	6.00	0	0	FRAME ONLY;CK'16
SHED-WOOD	112	8 x 14	203	7.00	100	1,592	
DECK	325	1 x 325	109	7.00	100	2,480	13X10+15X13
						7,100	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 345,700	$ 7,900	$ 139,500
		Parcel Total:	$ 493,100
2014	$ 345,700	$ 7,900	$ 139,500
		Parcel Total:	$ 493,100
2015	**$ 353,200**	**$ 7,100**	**$ 135,000**
		Parcel Total:	**$ 495,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.162 ac	x 3,500	X	100				95 -- MILD	100	500	0	N	500	
	1.162 ac									135,000			**135,000**	

PICTURE

OWNER

DEWEY, JONATHAN D
DEWEY, ANNE M
5 WESTVIEW DRIVE

LITCHFIELD, NH 03052
Account Number: 3,057

TAXABLE DISTRICTS

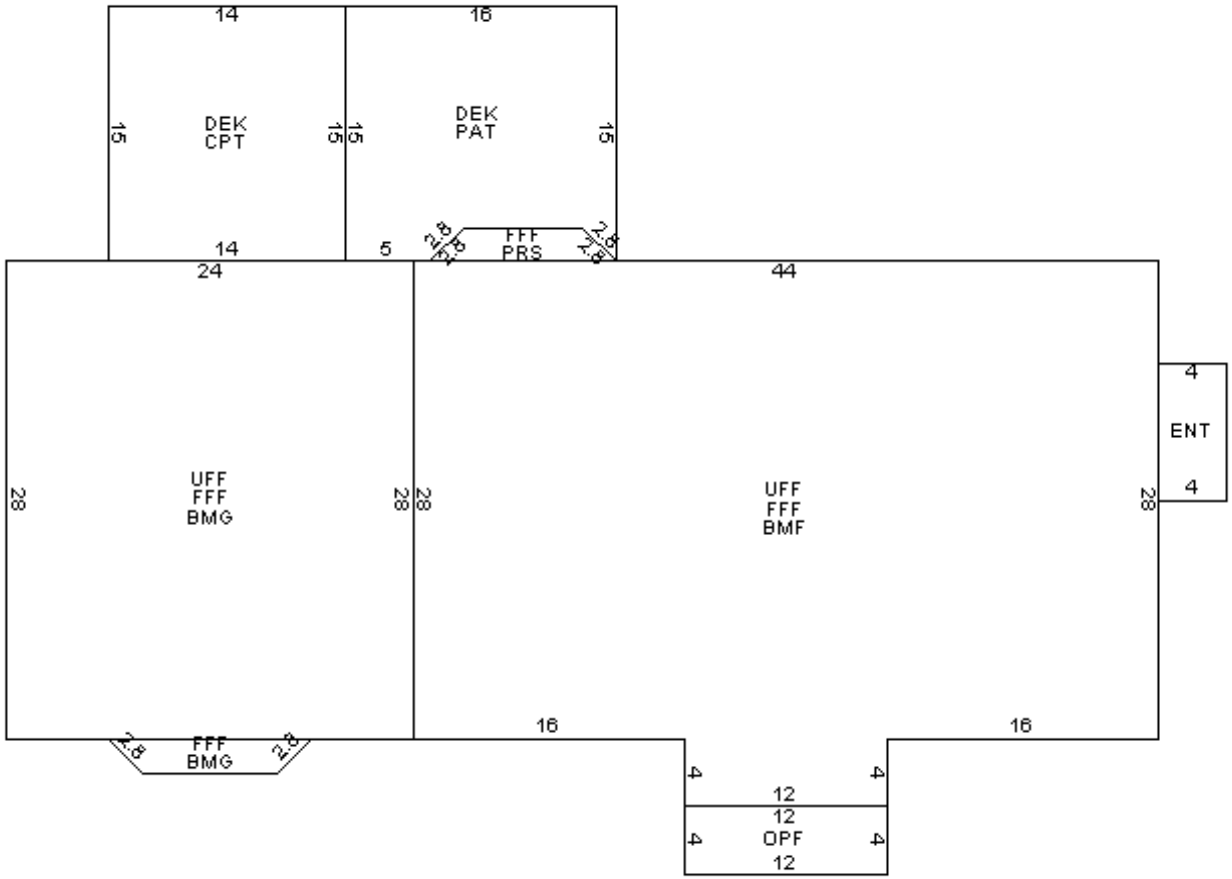
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8446** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1191**
Sq. Foot Cost: **$ 85.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1952	1.00	1952
FFF	FST FLR FIN	1990	1.00	1990
BMG	BASEMENT	692	0.20	138
BMF	BSMNT FINISHED	1280	0.30	384
OPF	OPEN PORCH	48	0.25	12
ENT	ENTRY WAY	32	0.10	3
PRS	PIERS	18	-0.05	-1
DEK	DECK/ENTRANCE	432	0.10	43
PAT	PATIO	222	0.10	22
CPT	CARPORT	210	0.10	21
GLA:	**3,942**	**6,876**		**4,564**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 388,168**
Year Built:		**2003**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 353,200**

OWNER INFORMATION

HAYES, JOHN
COSTELLO, SARAH
45 NATICOOK AVENUE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/02/2014	8711	1385	Q I	404,933	WALSH III, JAMES T
08/20/1998	5983	770	Q I	275,500	LAPLANTE/CLOUTIER
06/28/1996	5732	1313	U V 38		LAPLANTE, JACQUELINE
08/24/1995	5650	1743	U V 38		LAPLANTE & CLOUTIER
12/08/1994			U V 99	50,000	FARMLAND PRESERVATION

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
12/09/13	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
01/10/07	DSPM	
12/02/05	DIRL	
02/04/00	ALPR	
02/02/99	BHM	
01/27/98	BHR	

NOTES

SAND; BATHS=(2) 4-FIXTURE + (1) 2 FIXTURE 12/13 DNVI; INFO FROM H.O.; PU BAY WINDOW; 4/15 CORR BATHROOM COUNT, HUGE MSTR WALK IN CLOSET, CATH EST FROM MLS, IRRIGATION SYSTEM-6 DOM FOR > OL OF $399,900;4/15 NOH;EST VLT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 225,300	$ 3,000	$ 139,200
		Parcel Total:	$ 367,500
2014	$ 226,700	$ 3,000	$ 139,200
		Parcel Total:	$ 368,900
2015	**$ 239,100**	**$ 3,000**	**$ 164,100**
		Parcel Total:	**$ 406,200**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.000 ac	118,000	G	120	105	100	100	100 -- LEVEL	100	148,700	0	N	148,700	
1F RES WTRFRNT	0.100 ac	x 3,500	X	100				100 -- LEVEL	100	400	0	N	400	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100				75 -- STEEP	20	15,000	0	N	15,000	MERRMK RF/VU WF193
	1.100 ac									164,100			**164,100**	

PICTURE

OWNER

HAYES, JOHN
COSTELLO, SARAH
45 NATICOOK AVENUE

LITCHFIELD, NH 03052
Account Number: 2,222

TAXABLE DISTRICTS

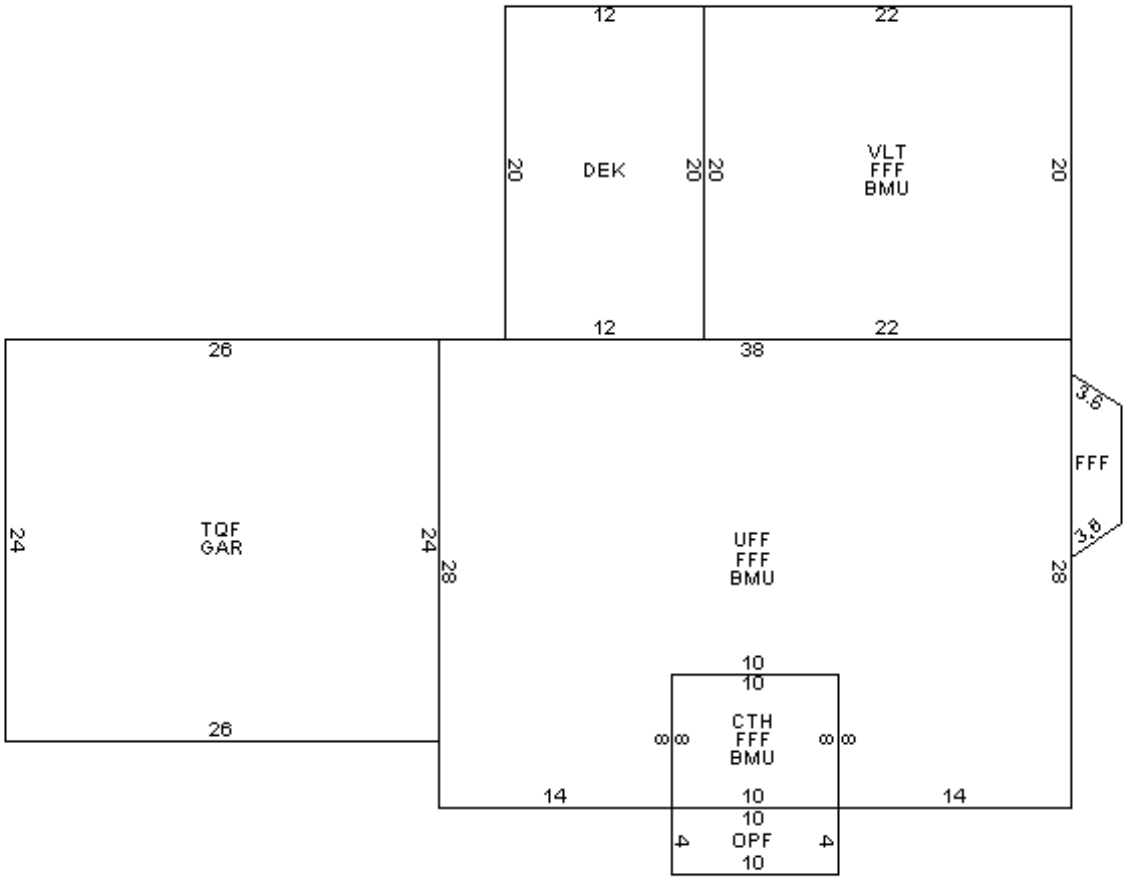
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8857** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9834**
Sq. Foot Cost: **$ 74.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	624	0.75	468
GAR	GARAGE ATTCHD	624	0.45	281
UFF	UPPER FLR FIN	984	1.00	984
FFF	FST FLR FIN	1531	1.00	1531
BMU	BSMNT	1504	0.15	226
OPF	OPEN PORCH	40	0.25	10
VLT	VAULTED	440	0.05	22
DEK	DECK/ENTRANCE	240	0.10	24
CTH	CATHEDRAL	80	0.10	8
GLA:	**2,983**	**6,067**		**3,554**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 265,626**
Year Built:		**1998**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 239,100**

OWNER INFORMATION

MCCORMACK, RYAN P
MCCORMACK, CAITLIN M
77 NATICOOK AVENUE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/30/2015	8738	0917	Q I	374,933	ANTHONY, STEVEN R
11/01/1996	5765	1867	U I 38		LAPLANTE, JACQUELINE
11/01/1996	5765	1869	Q I	169,900	LAPLANTE, NORMAND
08/24/1995	5650	1745	U I 38		LAPLANTE & CLOUTIER
12/13/1994			U V 99	50,000	FARMLAND

PICTURE

LISTING HISTORY

04/28/15	DMVL	SALE VERIF.
01/13/14	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
03/05/09	BHVM	
12/05/05	DIRL	
12/06/04	BHPO	
02/10/03	CMPL	
02/21/95	BH	

NOTES

CRM; 3/09 HOT TUB SITS IN REAR OUTSIDE=DNPU; 1/14 NOH; DNPU KIDS PLAYHSE; PU SHED;4/15 GRANITE C'TOPS;ADDED RADON SYS; PU VLT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-GUNITE	800	40 x 20	80	33.00	75	15,840	EST/HEATED
SHED-WOOD	96	12 x 8	227	7.00	100	1,525	POOL HSE
SHED-WOOD	192	16 x 12	143	7.00	100	1,922	
						22,300	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 179,500	$ 20,400	$ 139,700
		Parcel Total:	$ 339,600
2014	$ 179,500	$ 22,300	$ 139,700
		Parcel Total:	$ 341,500
2015	**$ 191,200**	**$ 22,300**	**$ 149,800**
		Parcel Total:	**$ 363,300**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	105	100	100	100 -- LEVEL	100	148,700	0	N	148,700	
1F RES	0.400 ac	x 3,500	X	100				100 -- LEVEL	75	1,100	0	N	1,100	PLE
	1.400 ac									149,800			**149,800**	

PICTURE

OWNER

MCCORMACK, RYAN P
MCCORMACK, CAITLIN M
77 NATICOOK AVENUE

LITCHFIELD, NH 03052
Account Number: 2,255

TAXABLE DISTRICTS

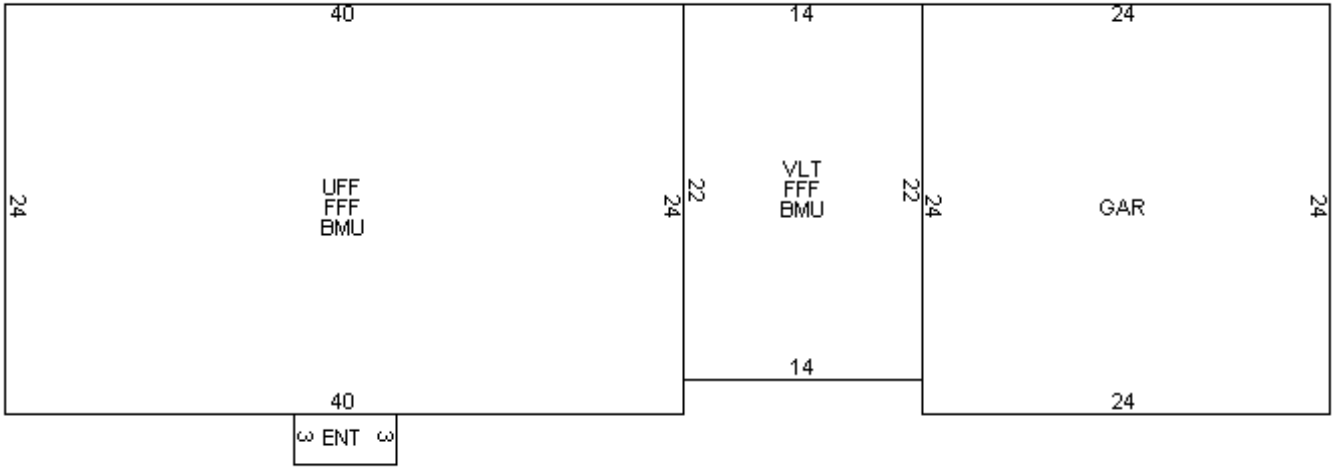
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9450** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0493**
Sq. Foot Cost: **$ 79.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	960	1.00	960
FFF	FST FLR FIN	1268	1.00	1268
BMU	BSMNT	1268	0.15	190
VLT	VAULTED	308	0.05	15
GAR	GARAGE ATTCHD	576	0.45	259
ENT	ENTRY WAY	18	0.10	2
GLA:	**2,228**	**4,398**		**2,694**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 214,820**
Year Built:		**1994**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 191,200**

OWNER INFORMATION

MINERVINI TRUSTEE, MARK
MINERVINI TRUSTEE, CHERYL
MARK & CHERYL MINERVINI TRST
73 NATICOOK AVE
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2014	8670	2474	Q I	351,533	FAULRING, WINFRIED S
11/05/2002	6756	1801	U I 38		FAULRING, HILTRUD
09/03/1997	5859	1440	Q I	183,000	LAPLANTE, NORMAND
06/28/1996	5732	1313	U V 38		LAPLANTE, JACQUELINE
08/09/1995	5647	977	Q V	50,000	FARMLAND PRESERVATION

PICTURE

LISTING HISTORY

03/18/15	DMPM	
01/31/14	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
10/03/07	BHVM	
07/27/06	LMHC	
12/05/05	DIRL	
02/02/99	BHR	
01/28/98	BHL	

NOTES

WHITE; 1/14 NOH; POSS NEW ROOF; CORR DEK MEAS ON SKETCH; EXT AVG COND; 3/15 GEN HAS NOT BEEN INSTALLED; RECK16; PU SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	128	16 x 8	185	7.00	100	1,658	
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 206,900	$ 0	$ 138,600
		Parcel Total:	$ 345,500
2014	$ 206,800	$ 0	$ 138,600
		Parcel Total:	$ 345,400
2015	**$ 219,200**	**$ 1,700**	**$ 141,600**
		Parcel Total:	**$ 362,500**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	100 -- LEVEL	100	141,600	0	N	141,600	
1F RES	0.001 ac	x 3,500	X	100				100 -- LEVEL	100	0	0	N	0	
	1.001 ac									141,600			**141,600**	

Map: 000018 **Lot: 000021** **Sub: 000000** **Card: 1 of 1** **73 NATICOOK AVENUE** **LITCHFIELD** **Printed: 07/07/2015**

PICTURE

OWNER

MINERVINI TRUSTEE, MARK
MINERVINI TRUSTEE, CHERYL
MARK & CHERYL MINERVINI TRST
73 NATICOOK AVE
LITCHFIELD, NH 03052
Account Number: 2,232

TAXABLE DISTRICTS

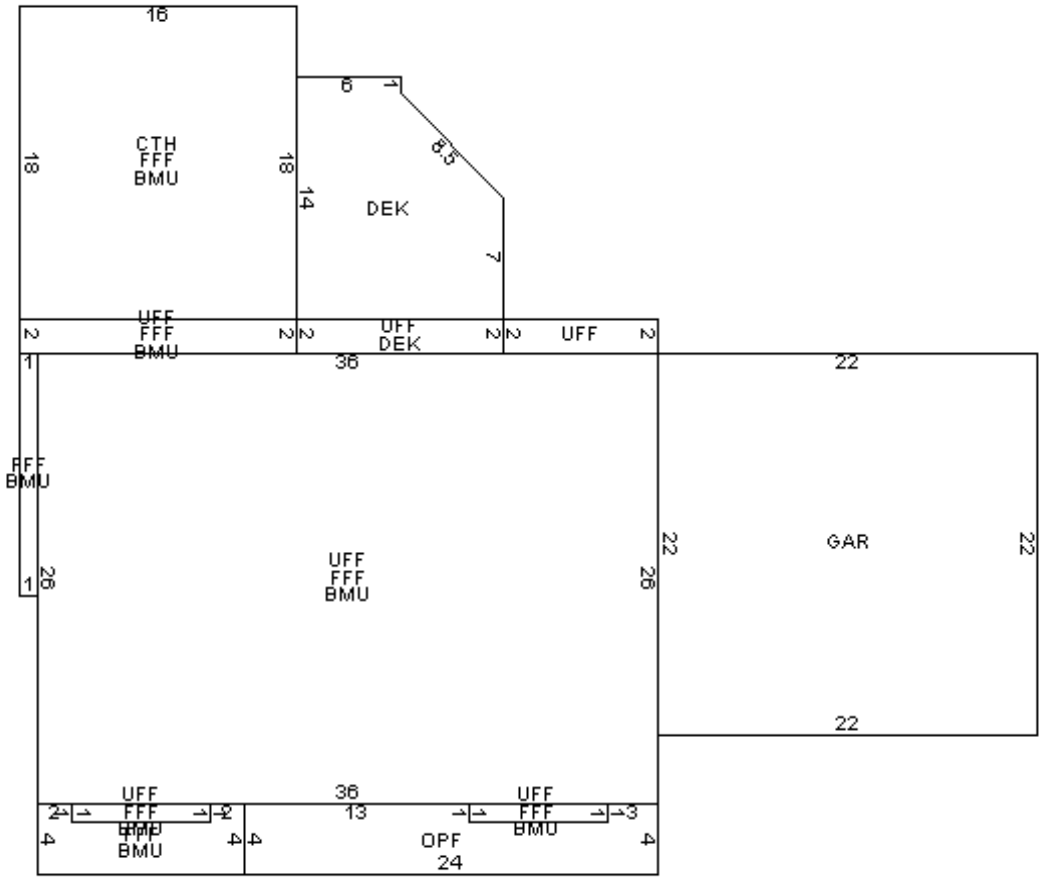
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
12/30/14	2014EP120	MISCELLANEOUS	ELECTRIC FOR GENERATO

BUILDING DETAILS

Model: **2 STORY FRAME CONTEMP**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARD TILE/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9326** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1296**
Sq. Foot Cost: **$ 85.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1026	1.00	1026
FFF	FST FLR FIN	1326	1.00	1326
BMU	BSMNT	1326	0.15	199
GAR	GARAGE ATTCHD	484	0.45	218
DEK	DECK/ENTRANCE	168	0.10	17
CTH	CATHEDRAL	288	0.10	29
OPF	OPEN PORCH	88	0.25	22
GLA:	**2,352**	**4,706**		**2,837**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 243,556**
Year Built:		**1997**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 219,200**

OWNER INFORMATION

BEAUDOIN, YVES A
BEAUDOIN, KARLENE W
29 GARDEN DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/02/2014	8688	0554	U I 38	1	SOULARD, DEVEN
09/02/2014	8688	0556	Q I	279,933	SOULARD, DEVEN
12/30/2010	8279	1073	U I 25	250,000	34 DUNBARTON RD SBK,LL
07/26/2010	8223	0129	U I 37	77,533	FEDERAL NATIONAL
08/28/2006	7738	905	U I 38		CARROLL, TEKLAR

PICTURE

LISTING HISTORY

03/20/15	DMPM	
12/13/13	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
01/19/09	MGVM	
12/20/05	DIRE	
12/13/01	NFVM	
06/22/88	EST	

NOTES

BRN; SM BUMPOUT ON UFF LESS THAN 1' ON FRNT & BK OF HSE; UFF/BMG BUMPOUT ONLY ON FRNT; EST PAT & POOL=SNO; 03/10 AP$180,000 SHORT SALE; 3/15 NOH; PU SHED; 4/15 UPDATED BATHS,FLOORS-BAMBOO,COND BASED ON MLS, UPDATED KIT (GRANITE/MAPLE/SS) & BATHS-5 DOM APPEARS PRICED LOW TO MOVE QUICK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	648	36 x 18	85	28.00	60	9,253	EST SNOW
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	7.00	100	1,621	
						13,900	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 143,000	$ 15,300	$ 121,600
		Parcel Total:	$ 279,900
2014	$ 144,500	$ 12,300	$ 121,600
		Parcel Total:	$ 278,400
2015	**$ 160,500**	**$ 13,900**	**$ 123,700**
		Parcel Total:	**$ 298,100**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	95 -- MILD	100	123,300	0	N	123,300	
1F RES	0.110 ac	x 3,500	X	100				95 -- MILD	100	400	0	N	400	
	1.110 ac									123,700			**123,700**	

PICTURE

OWNER

BEAUDOIN, YVES A
BEAUDOIN, KARLENE W
29 GARDEN DRIVE

LITCHFIELD, NH 03052
Account Number: 252

TAXABLE DISTRICTS

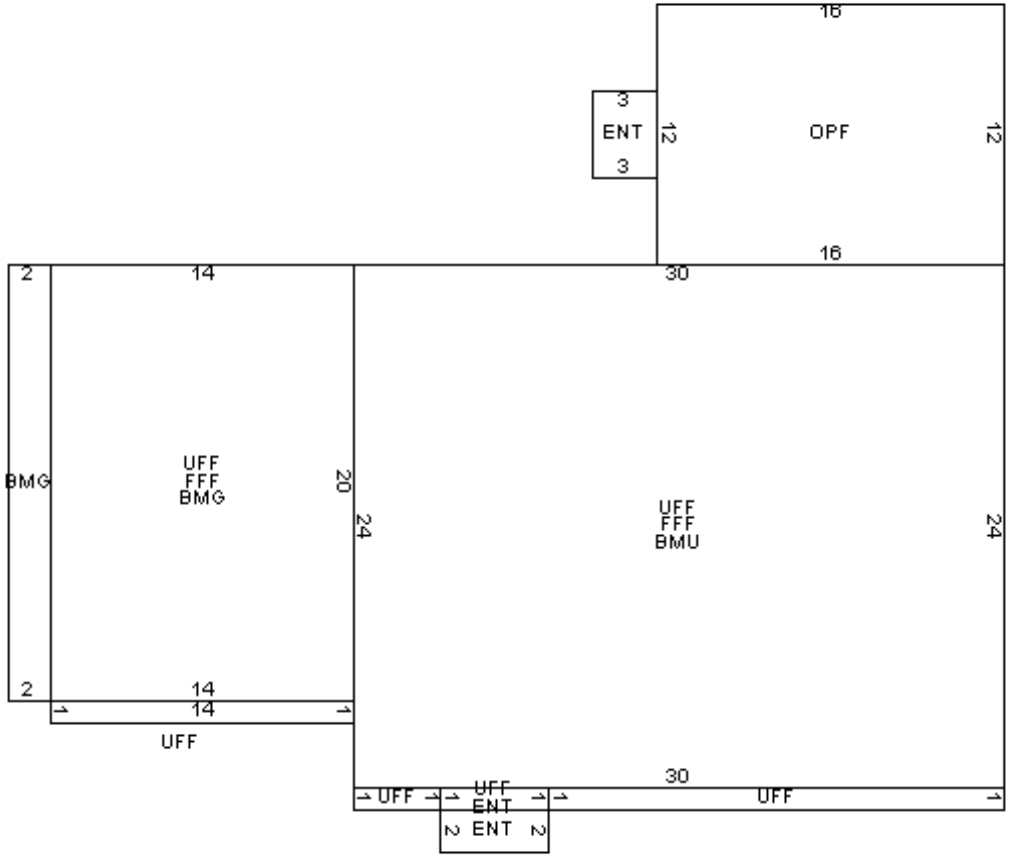
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/10/14	2014MP44	MISCELLANEOUS	PELLET STOVE

BUILDING DETAILS

Model: **2 STORY FRAME GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9911** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0470**
Sq. Foot Cost: **$ 79.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1044	1.00	1044
FFF	FST FLR FIN	1000	1.00	1000
BMG	BASEMENT	320	0.20	64
OPF	OPEN PORCH	192	0.25	48
BMU	BSMNT	720	0.15	108
ENT	ENTRY WAY	27	0.10	3
GLA:	**2,044**	**3,303**		**2,267**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 180,385**
Year Built:		**1975**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 160,500**

OWNER INFORMATION

MORRISSEY, CHRISTINE M
MORRISSEY, RICHARD A
5 NEWSTEAD STREET

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/14/2014	8674	2860	Q I	292,533	CAREY, SAMUEL P
01/25/2010	8173	1367	U I 37	249,000	WELLS FARGO BANK N.A.
01/15/2010	8171	0735	U I 51		SORRIS, JAMES
09/04/2003	7058	2722	Q I	302,000	MOREAU, WM & PATRICIA
03/06/2000	6216	1007	U I 38		MOREAU, WILLIAM

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
01/08/14	KCVM	
11/20/13	INSP	MARKED FOR INSPECTION
06/03/08	KCVM	
05/14/08	INSP	MARKED FOR INSPECTION
11/14/05	JDRM	
02/01/01	ALPM	
02/04/99	BHM	

NOTES

SANDTONE; 6/8; NOH; 1/14 SPOKE W/SITTER NO INFO;4/15 NOH; CORR'D PAT SIZE & EST BMF DUE TO CURTAINS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	160	16 x 10	160	7.00	100	1,792	
PATIO	432	18 x 24	97	7.00	50	1,467	EST/SHAPE
						6,300	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 147,900	$ 4,600	$ 127,500
		Parcel Total:	$ 280,000
2014	$ 147,900	$ 5,900	$ 127,500
		Parcel Total:	$ 281,300
2015	**$ 164,100**	**$ 6,300**	**$ 117,000**
		Parcel Total:	**$ 287,400**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	90 -- ROLLING	100	116,800	0	N	116,800	
1F RES	0.070 ac	x 3,500	X	100				95 -- MILD	100	200	0	N	200	
	1.070 ac									117,000			**117,000**	

PICTURE

OWNER

MORRISSEY, CHRISTINE M
MORRISSEY, RICHARD A
5 NEWSTEAD STREET

LITCHFIELD, NH 03052
Account Number: 1,819

TAXABLE DISTRICTS

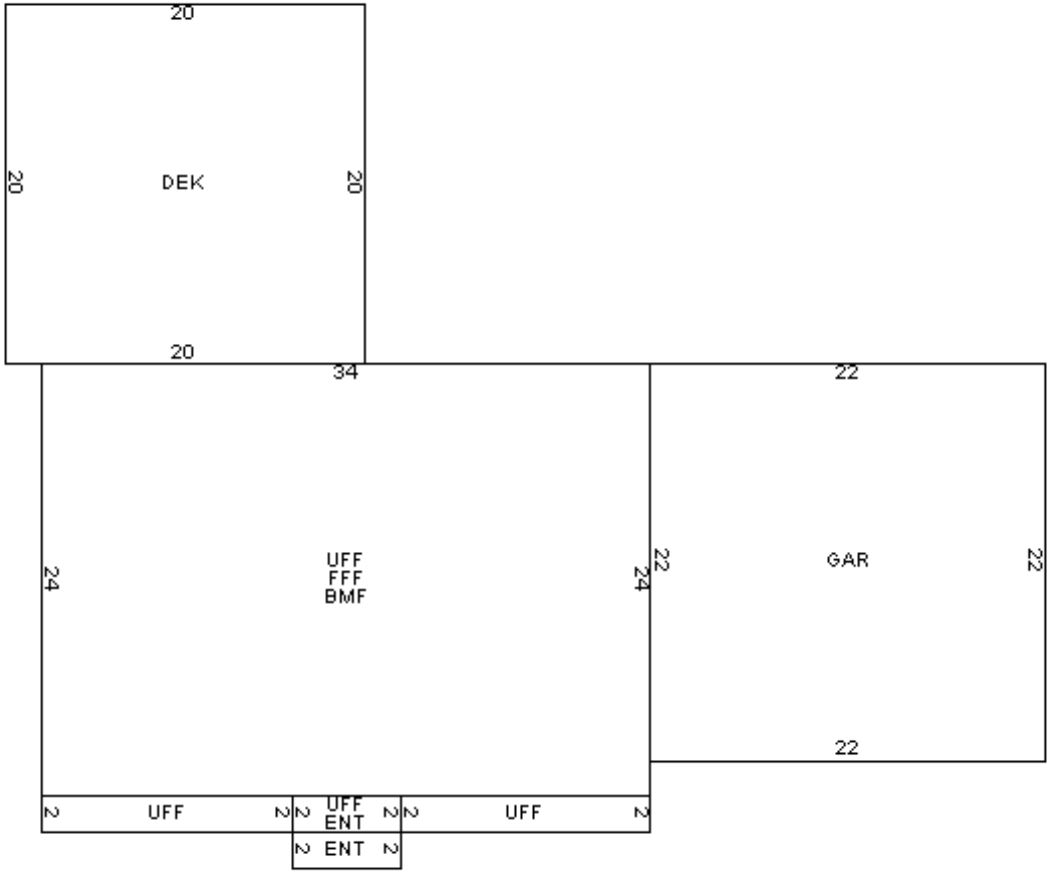
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM/VINYL/CARPET**
Heat: **GAS/RAD WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9993** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0880**
Sq. Foot Cost: **$ 82.69**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	884	1.00	884
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	816	0.30	245
GAR	GARAGE ATTCHD	484	0.45	218
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	400	0.10	40
GLA:	**1,700**	**3,424**		**2,205**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,331**
Year Built:		**1998**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 164,100**

OWNER INFORMATION

SPROUL, JONATHAM
SPROUL, STEPHANIE
6 SIMEON LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2014	8672	0434	Q I	290,000	TROMBLY, CANDACE L
04/23/1999	6094	1188	Q I	151,000	MITCHELL, BRYAN/REBECC
03/26/1993	5417	0947	Q I	114,000	LAPLANTE NORMAND

PICTURE

LISTING HISTORY

09/03/14	DMCL	
01/22/14	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
04/24/13	DMPR	
03/12/09	BHVL	
05/01/06	KCCL	
11/29/05	JDRM	
02/21/02	ALPR	

NOTES

WHITE; GOOD COND; 3/09 16X20 SHED 1.75 STRY; HOT TUB SITS ON REAR PAT-DNPU;CORRECT SHED/PAT/BMF AREAS; 9/14 GRANITE CTOP W/ STAND WD CABINETS IN KIT; 10/14 GENERATOR PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	240	12 x 20	127	7.00	100	2,134	
						2,100	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 135,900	$ 2,100	$ 133,800
		Parcel Total:	$ 271,800
2014	$ 135,800	$ 2,100	$ 133,800
		Parcel Total:	$ 271,700
2015	**$ 140,900**	**$ 2,100**	**$ 129,900**
		Parcel Total:	**$ 272,900**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	105	100	100	95 -- MILD	100	129,500	0	N	129,500	
1F RES	0.120 ac	x 3,500	X	100				95 -- MILD	100	400	0	N	400	
	1.120 ac									129,900			**129,900**	

PICTURE

OWNER

SPROUL, JONATHAM
SPROUL, STEPHANIE
6 SIMEON LANE

LITCHFIELD, NH 03052
Account Number: 1,835

TAXABLE DISTRICTS

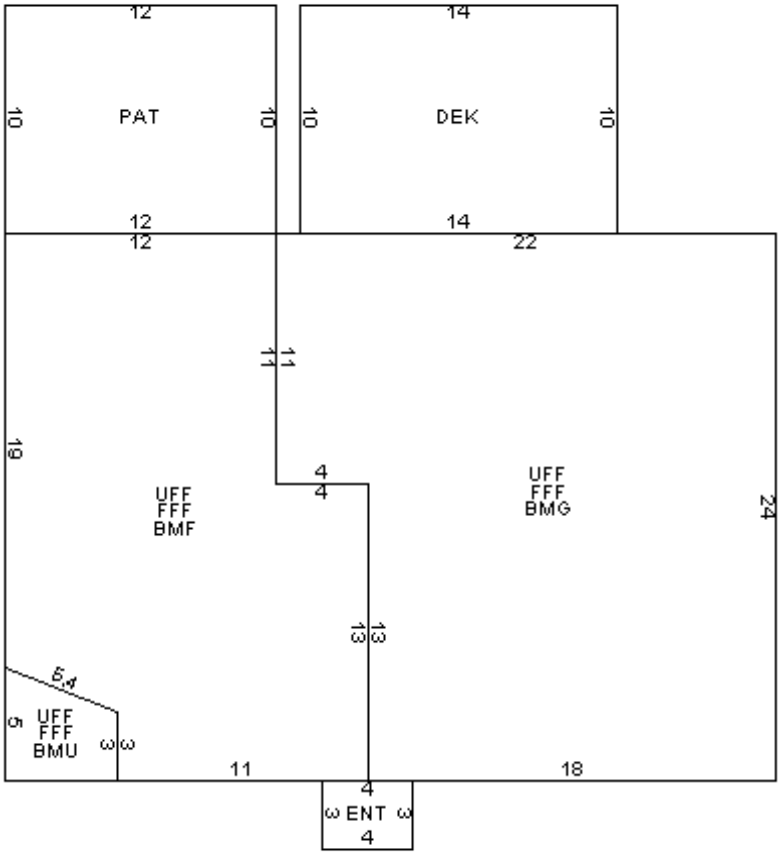
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/17/12	2012-100	MISCELLANEOUS	12X20 SHED

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0562** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1500**
Sq. Foot Cost: **$ 87.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	816	1.00	816
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	320	0.30	96
ENT	ENTRY WAY	12	0.10	1
BMG	BASEMENT	476	0.20	95
DEK	DECK/ENTRANCE	140	0.10	14
PAT	PATIO	120	0.10	12
BMU	BSMNT	20	0.15	3
GLA:	**1,632**	**2,720**		**1,853**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 161,952**
Year Built:		**1992**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 140,900**

OWNER INFORMATION

CHAUDHRY, ASADULLAH
CHAUDHRY, JOANNA
93 BRENTON ST

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/19/2014	8684	2108	Q I	348,933	MSM INVESTMENTS LLC
11/15/2013	8621	1332	U I 37	210,000	BANK OF NY MELLON
08/14/2013	8593	2377	Q I	278,600	HOGAN, BRIAN C
10/27/2000	6308	1544	Q I	172,000	RJ MOREAU CO INC
06/29/2000	6259	1543	U V 56		SAWMILL BROOK DEV CO

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
01/21/14	NFVL	
11/20/13	INSP	MARKED FOR INSPECTION
02/04/10	DMPR	
04/02/07	KCPM	
01/05/07	KCPM	
11/11/05	JDRM	
12/06/04	JDPM	

NOTES

BLUE; 1/14 HSE ABANDONED, FORECLOSED & IN REPAIR- NO INT DMG, ALL COSMETIC RENOS; WILL HAVE CARPET AND HRDWD FLRS; FPL IN MSTRBDRM; BSMT WAS FIN, GUTTED STILL HAS WALLS & SOME CEIL=BMU; EST 100% COMPL BY 4/1; DNV AGP OR DEK=REMOVED; CORR BTH COUNT, ADD FIX; BMF PER MLS;4/15 NOH; REMOVED M-SHED & EST FLRING;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 204,900	$ 6,600	$ 127,200
		Parcel Total:	$ 338,700
2014	$ 204,900	$ 3,600	$ 127,200
		Parcel Total:	$ 335,700
2015	**$ 221,900**	**$ 3,000**	**$ 129,900**
		Parcel Total:	**$ 354,800**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.016 ac	x 3,500	X	100				95 -- MILD	100	100	0	N	100	
	1.016 ac									129,900			**129,900**	

PICTURE

OWNER

CHAUDHRY, ASADULLAH
CHAUDHRY, JOANNA
93 BRENTON ST

LITCHFIELD, NH 03052
Account Number: 1,744

TAXABLE DISTRICTS

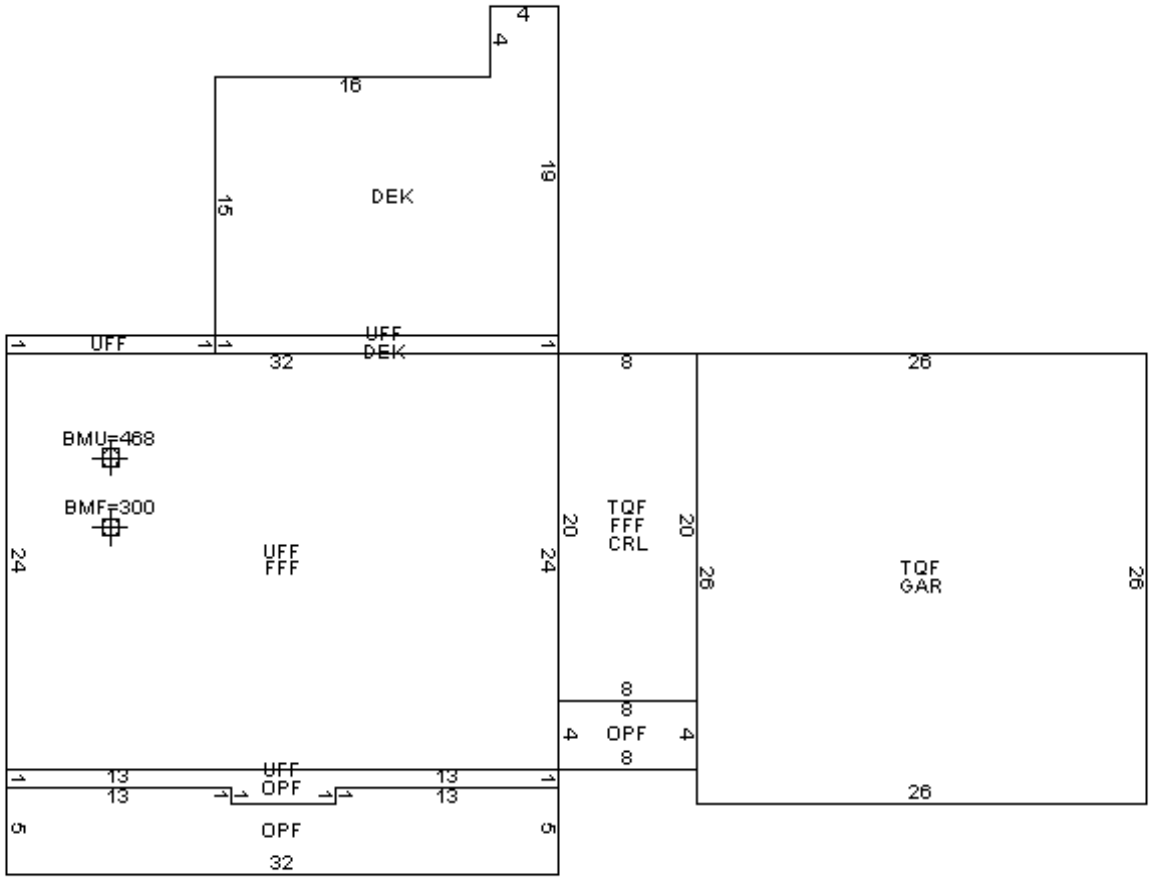
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9234** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0859**
Sq. Foot Cost: **$ 82.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	838	1.00	838
FFF	FST FLR FIN	928	1.00	928
DEK	DECK/ENTRANCE	336	0.10	34
OPF	OPEN PORCH	224	0.25	56
TQF	3/4 STRY FIN	836	0.75	627
CRL	CRAWL SPACE	160	0.05	8
GAR	GARAGE ATTCHD	676	0.45	304
BMU	BSMNT	468	0.15	70
BMF	BSMNT FINISHED	300	0.30	90
GLA:	**2,393**	**4,766**		**2,955**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 243,876**
Year Built:		**2001**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 221,900**

OWNER INFORMATION

HURLBURT, ROY NEAL
HURLBURT, DEBRA O'BRIEN
5 LANDING COURT

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2014	8667	2342	Q I	340,000	LAMBIASE, MARYJO E
05/05/2000	6237	1485	Q I	209,000	R.J.MOREAU CO., INC.

PICTURE

LISTING HISTORY

06/03/15	ERHC	
04/28/15	DMVM	SALE VERIF.
01/24/14	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
10/27/09	KCVM	
11/10/05	JDRM	
05/12/01	ALPR	
07/18/00	BHPL	

NOTES

GRAY; DNPU PLASTIC SHED;ADDED OPF & BMF PER HO, 1/14 DNVI; NO INFO; NO CHANGES; EXT=GD COND;4/15 NOH; NC TO EXT; 6/15 DATA UPDATED/CORR BASED ON MLS INFORMATION

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	800	20 x 40	80	28.00	60	10,752	EST
SHED-WOOD	96	12 x 8	227	7.00	60	915	
						14,700	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 173,400	$ 14,700	$ 140,600
		Parcel Total:	$ 328,700
2014	$ 173,400	$ 14,700	$ 140,600
		Parcel Total:	$ 328,700
2015	**$ 192,400**	**$ 14,700**	**$ 142,400**
		Parcel Total:	**$ 349,500**

LAND VALUATION

Zone: RES **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	105	100	100	95 -- MILD	100	141,200	0	N	141,200	
1F RES	0.365 ac	x 3,500	X	100				95 -- MILD	100	1,200	0	N	1,200	
	1.365 ac									142,400			**142,400**	

PICTURE

OWNER

HURLBURT, ROY NEAL
HURLBURT, DEBRA O'BRIEN
5 LANDING COURT

LITCHFIELD, NH 03052
Account Number: 1,744

TAXABLE DISTRICTS

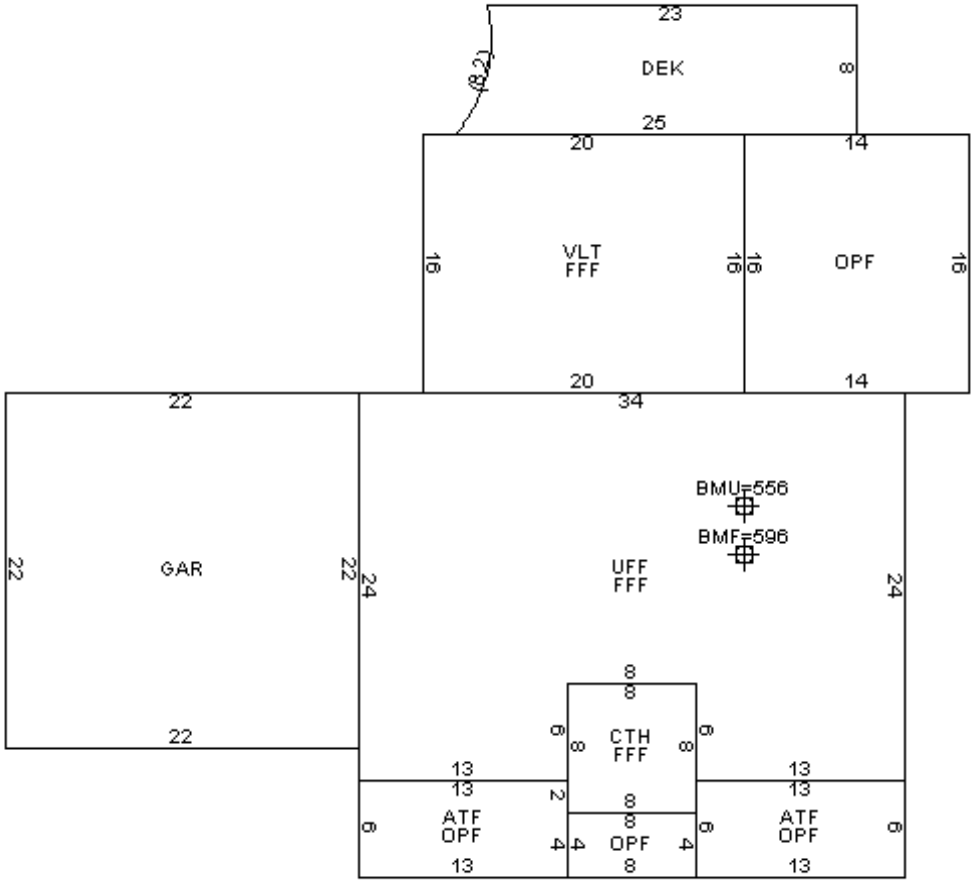
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9555** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1012**
Sq. Foot Cost: **$ 83.69**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	320	0.05	16
FFF	FST FLR FIN	1152	1.00	1152
GAR	GARAGE ATTCHD	484	0.45	218
UFF	UPPER FLR FIN	768	1.00	768
ATF	ATTIC FINISHED	156	0.25	39
OPF	OPEN PORCH	412	0.25	103
CTH	CATHEDRAL	64	0.10	6
DEK	DECK/ENTRANCE	186	0.10	19
BMU	BSMNT	556	0.15	83
BMF	BSMNT FINISHED	596	0.30	179
GLA:	**1,959**	**4,694**		**2,583**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,171**
Year Built:		**1999**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 192,400**

OWNER INFORMATION

PICONE, KERRIE A
PICONE, PETER S
8 LUND STREET

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/11/2015	8750	0529	Q I	298,933	WARD, ALEX C
10/31/2012	8487	2591	Q I	250,000	PADELLARO, KEITH
08/18/2009	8126	0051	Q I	295,000	BOUCHER, ADAM P & NITA
09/27/2002	6724	2225	Q I	274,933	ARBOUR, GREGORY A. & C
06/23/2000	6256	846	Q I	185,900	RJ MOREAU CO,INC

PICTURE

LISTING HISTORY

01/24/14	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
02/19/10	CRVM	
09/18/07	BHVM	
11/10/05	JDRM	
01/30/01	ALPM	
05/11/00	ALPR	

NOTES

YELLOW; 1/14 NOH; PUUFF/OPF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	7.00	80	1,220	
						1,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 165,500	$ 1,200	$ 141,400
		Parcel Total:	$ 308,100
2014	$ 167,200	$ 1,200	$ 141,200
		Parcel Total:	$ 309,600
2015	**$ 178,200**	**$ 1,200**	**$ 136,100**
		Parcel Total:	**$ 315,500**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	G	120	100	100	100	95 -- MILD	100	134,500	0	N	134,500	
1F RES	0.501 ac	x 3,500	X	100				90 -- ROLLING	100	1,600	0	N	1,600	
	1.501 ac									136,100			**136,100**	

PICTURE

OWNER

PICONE, KERRIE A
PICONE, PETER S
8 LUND STREET

LITCHFIELD, NH 03052
Account Number: 1,744

TAXABLE DISTRICTS

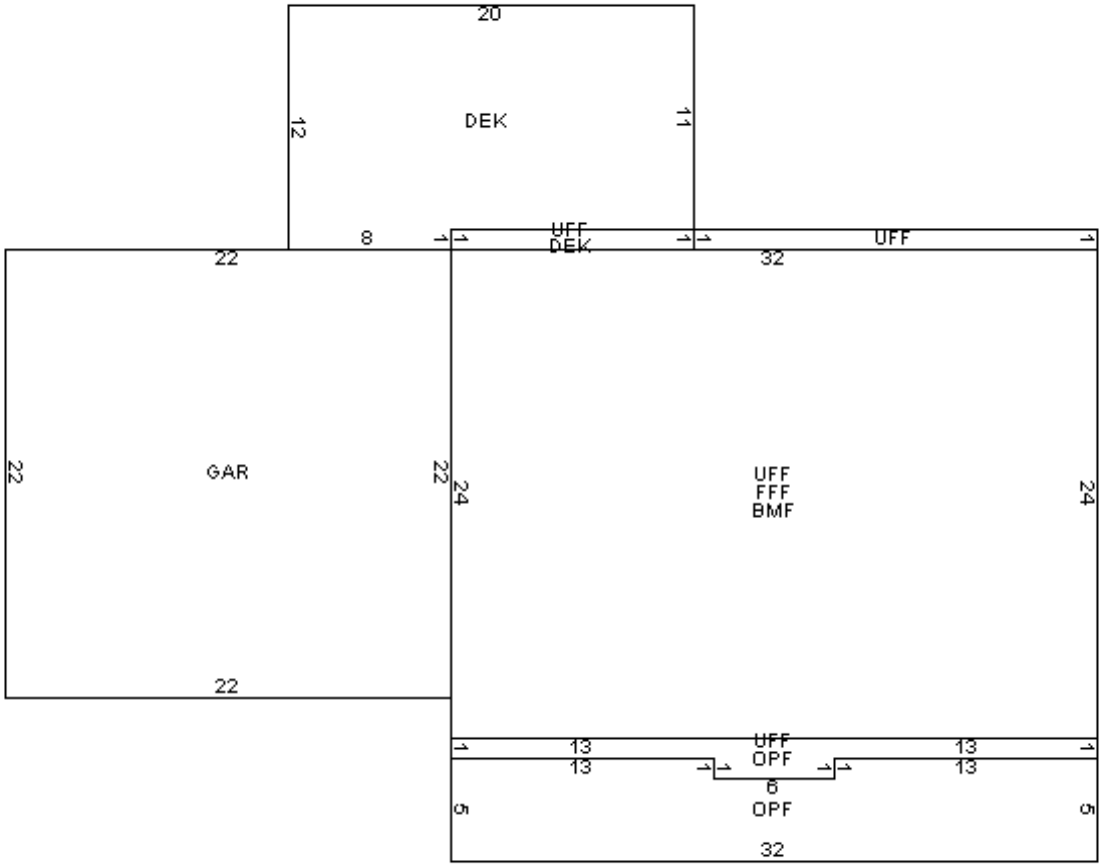
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
03/21/14	2014MP14	MISCELLANEOUS	GAS FURNACE

BUILDING DETAILS

Model: **2 STORY FRAME COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0104** Base Rate: **RSA 76.00**
Bldg. Rate: **1.2120**
Sq. Foot Cost: **$ 92.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	484	0.45	218
UFF	UPPER FLR FIN	838	1.00	838
OPF	OPEN PORCH	192	0.25	48
DEK	DECK/ENTRANCE	240	0.10	24
FFF	FST FLR FIN	768	1.00	768
BMF	BSMNT FINISHED	768	0.30	230
GLA:	**1,606**	**3,290**		**2,126**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 195,826**
Year Built:		**2001**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 178,200**

OWNER INFORMATION

MORIN, DANIELM
MORIN, MARISSA
7 JEFF LANE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/28/2014	8702	0123	Q I	233,000	PESCE, JOHN O
11/24/2003	7126	1928	Q I	232,500	HAMILTON, P.D. & A.L.

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
12/17/13	DMVL	
11/20/13	INSP	MARKED FOR INSPECTION
01/04/07	KCPL	
07/18/06	LCHC	
12/05/05	KCRM	
03/24/88	KN	

NOTES

GRAY/BLACK; OKB & ORIG FLRS;DRVWY IN ROUGH SHAPE; PER MLS PICS INT APPEARS WELL MAINTAINED BUT ORIG, OKB;4/15 ALL INFO FROM H/O (MRS) OUTSIDE DNVI; REMOVE POOL & CORR'D DEK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	128	16 x 8	185	7.00	60	995	
						4,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 117,600	$ 7,100	$ 127,300
		Parcel Total:	$ 252,000
2014	$ 118,200	$ 5,900	$ 127,300
		Parcel Total:	$ 251,400
2015	**$ 124,000**	**$ 4,000**	**$ 129,900**
		Parcel Total:	**$ 257,900**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	100 -- LEVEL	100	129,800	0	N	129,800	
1F RES	0.030 ac	x 3,500	X	100				100 -- LEVEL	100	100	0	N	100	
	1.030 ac									129,900			**129,900**	

PICTURE

OWNER

MORIN, DANIELM
MORIN, MARISSA
7 JEFF LANE

LITCHFIELD, NH 03052
Account Number: 751

TAXABLE DISTRICTS

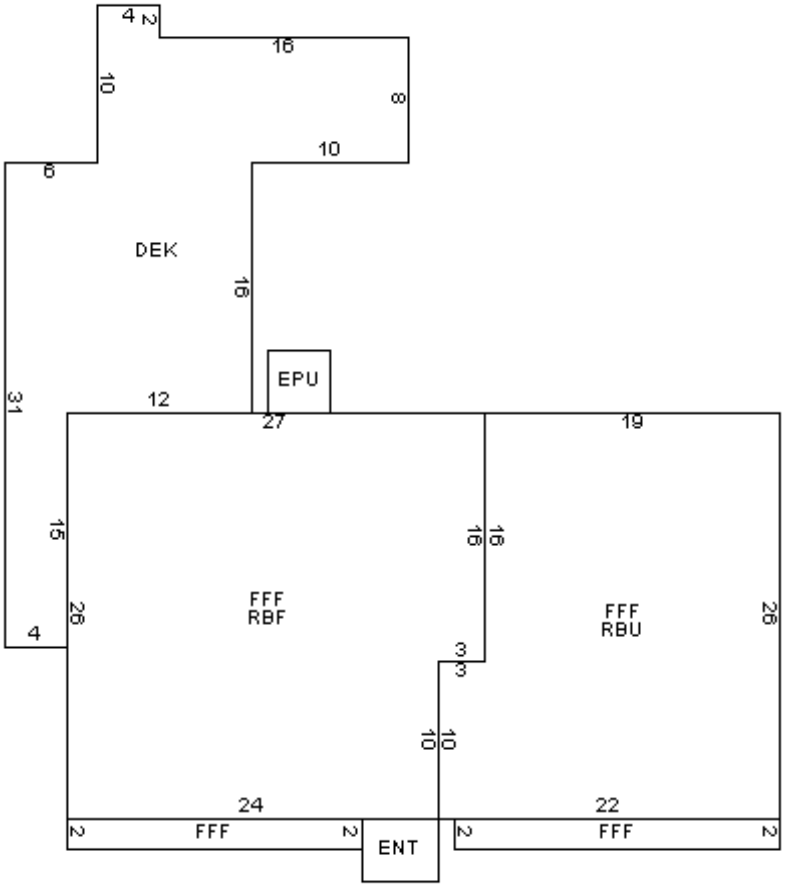
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0669** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0797**
Sq. Foot Cost: **$ 82.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1276	1.00	1276
RBU	RAISED BSMNT	524	0.25	131
RBF	RAISED BSMNT	672	0.50	336
EPU	COVERED BSMNT	16	0.35	6
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	484	0.10	48
GLA:	**1,276**	**2,992**		**1,799**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 147,626**
Year Built:		**1973**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 124,000**

OWNER INFORMATION

ENGLER JR., RICHARD W
ENGLER, EMILY
27 CHATEFIELD DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2014	8672	1675	Q I	237,733	FISCHER, KEVIN
06/29/2005	7495	1044	Q I	270,000	KNIGHTS,JASON/JENNIFER
07/14/2000	6265	343	Q I	150,000	KELLY, ROBERT&ALINE
03/16/1992	5322	1372	Q I	99,905	ASHWOOD HOMES INC.

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
01/07/14	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
10/01/07	BHVM	
04/27/06	KCCL	
01/17/06	BHRE	
05/12/01	ALR	
04/03/89	LS	

NOTES

LT BEIGE; B-AVG SIDING=MASONITE; NO UPDATES; INT GOOD COND; 1 ROOM LAMINATE;10/14 UPDATED BATHS PER MLS, UPDATED KITCH (SS/DBL OVEN) & BATHS, NEW DORMERS;4/15 NOH; DNPU PLASTIC SHED;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

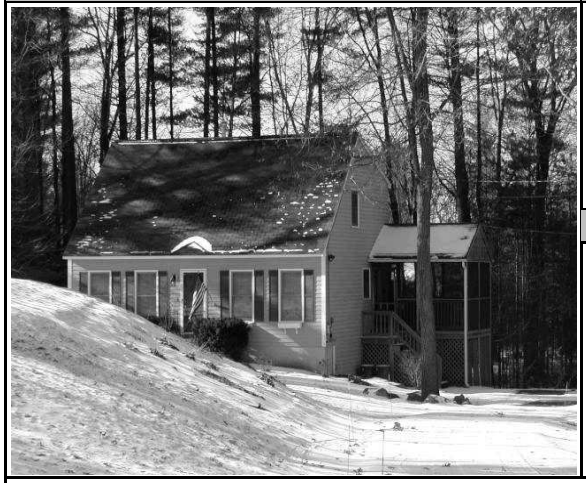
Year	Building	Features	Land
2013	$ 103,100	$ 1,000	$ 128,900
		Parcel Total:	$ 233,000
2014	$ 103,100	$ 1,000	$ 128,900
		Parcel Total:	$ 233,000
2015	**$ 113,900**	**$ 0**	**$ 117,800**
		Parcel Total:	**$ 231,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	F	110	100	100	100	90 -- ROLLING	100	116,800	0	N	116,800	
1F RES	0.320 ac	x 3,500	X	100				90 -- ROLLING	100	1,000	0	N	1,000	
	1.320 ac									117,800			**117,800**	

PICTURE



OWNER

ENGLER JR., RICHARD W
ENGLER, EMILY
27 CHATEFIELD DRIVE

LITCHFIELD, NH 03052
Account Number: 2,507

TAXABLE DISTRICTS

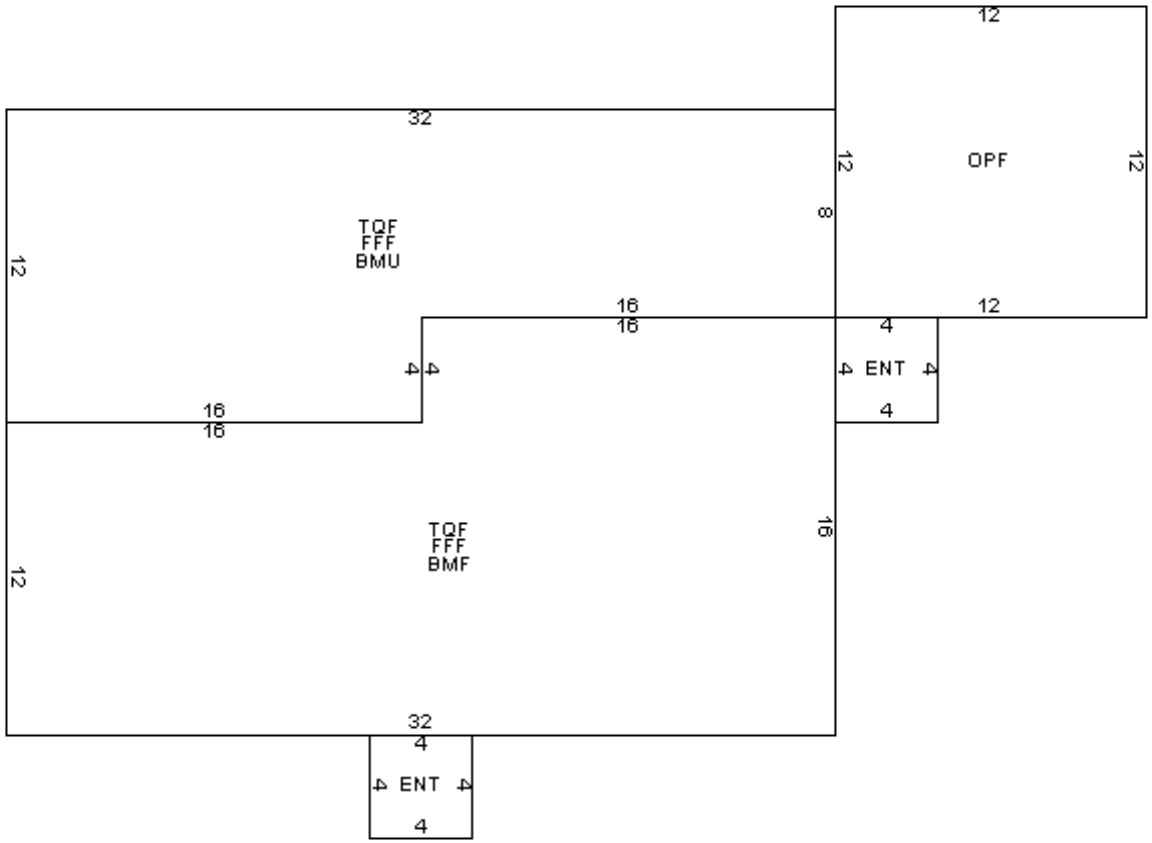
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1217** Base Rate: **RSA 76.00**
Bldg. Rate: **1.1004**
Sq. Foot Cost: **$ 83.63**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	320	0.15	48
OPF	OPEN PORCH	144	0.25	36
ENT	ENTRY WAY	32	0.10	3
TQF	3/4 STRY FIN	768	0.75	576
BMF	BSMNT FINISHED	448	0.30	134
GLA:	**1,344**	**2,480**		**1,565**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,881**
Year Built:		**1991**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 113,900**

OWNER INFORMATION

TALIAFERRO, NINA M
TALIAFERRO, SAM B
14 WINTER CIRCLE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2015	8730	2095	Q I	225,000	FOWLER, SCOTT D
06/13/2012	8436	2158	U I 38		FOWLER, SCOTT D
02/17/1998	5903	0005	U I 99	1,050	ROMAN, JAMIE/CAROLE
02/01/1997	5793	1833	Q I	95,100	GELE, CLAUDE
02/15/1988	4608	0148	Q I	115,000	UNKNOWN

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
01/16/14	NFVM	
11/20/13	INSP	MARKED FOR INSPECTION
02/25/09	CRVM	
10/21/05	KCRM	
02/04/99	BHR	
03/24/88	LS	

NOTES

BEIGE; RBF=EST;1/14 NOH; B AVG=MASONITE;SOME AVG WOOD SIDING;4/15 NOH; NC TO EXT;BMT FIN AREA CORRECTED PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 111,700	$ 3,000	$ 115,600
		Parcel Total:	$ 230,300
2014	$ 115,500	$ 3,000	$ 115,600
		Parcel Total:	$ 234,100
2015	**$ 115,400**	**$ 3,000**	**$ 118,000**
		Parcel Total:	**$ 236,400**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	E	100	100	100	100	100 -- LEVEL	100	118,000	0	N	118,000	
1F RES	0.010 ac	x 3,500	X	100				100 -- LEVEL	100	0	0	N	0	
	1.010 ac									118,000			**118,000**	

PICTURE

OWNER

TALIAFERRO, NINA M
TALIAFERRO, SAM B
14 WINTER CIRCLE

LITCHFIELD, NH 03052
Account Number: 2,067

TAXABLE DISTRICTS

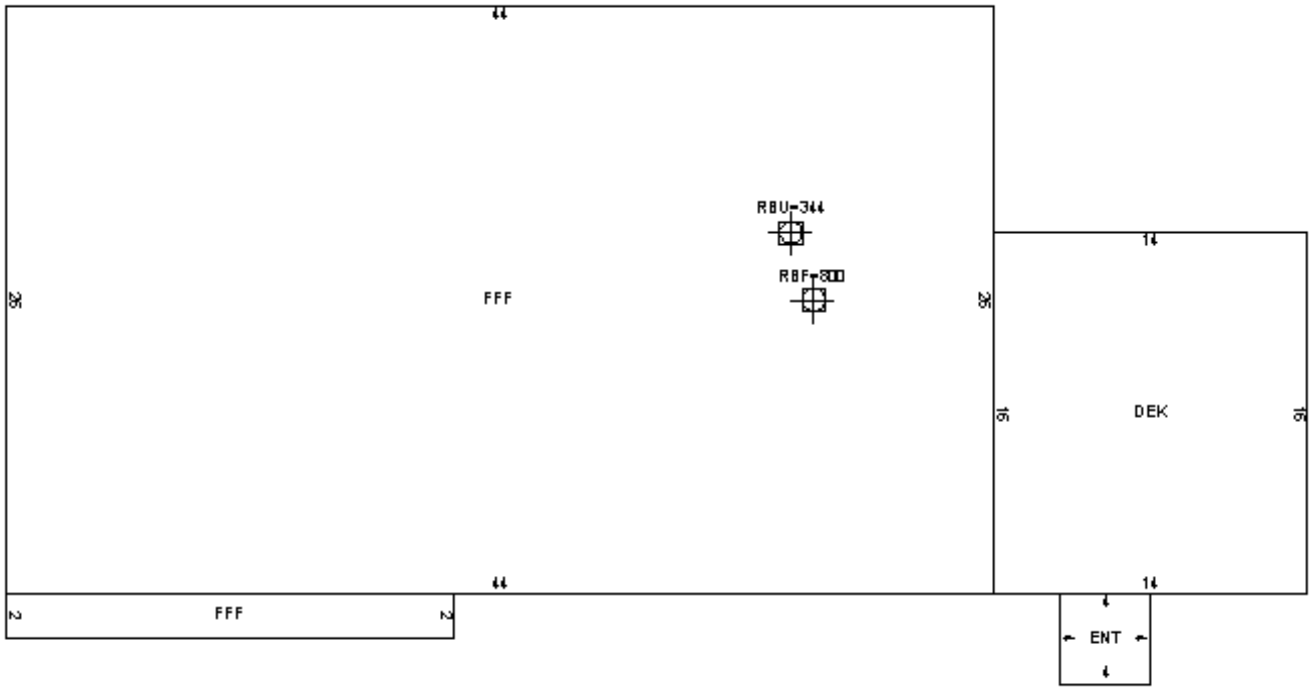
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RASD RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG/AVERAGE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0896** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0667**
Sq. Foot Cost: **$ 81.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1184	1.00	1184
DEK	DECK/ENTRANCE	224	0.10	22
ENT	ENTRY WAY	16	0.10	2
RBU	RAISED BSMNT	344	0.25	86
RBF	RAISED BSMNT	800	0.50	400
GLA:	**1,184**	**2,568**		**1,694**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,333**
Year Built:		**1975**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 115,400**

OWNER INFORMATION

DEMERS, ZACHERY

9 WOODLAND DRIVE

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/05/2014	8712	1055	Q I	216,000	BROWN, RONALD R
02/22/2002	6590	585	Q I	186,000	LOWE,PAMELA J.
10/28/1999	6175	1113	Q I	144,000	WINTLE & DESCOTEAU

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
01/13/14	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
10/09/09	KCVX	
10/12/05	KCRL	
02/13/01	ALP	
06/20/88	KN	

NOTES

GREEN; INT=AVG; ELECTRIC HEAT IN CEILING; 10/09 INFO FR HO DNVI BAD TIME=X; 1/14 NOH; NC TO EXT;4/15 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 109,500	$ 0	$ 115,500
		Parcel Total:	$ 225,000
2014	$ 109,500	$ 0	$ 115,500
		Parcel Total:	$ 225,000
2015	**$ 118,200**	**$ 0**	**$ 112,100**
		Parcel Total:	**$ 230,300**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	118,000	E	100	100	100	100	95 -- MILD	100	112,100	0	N	112,100	
	1.000 ac									112,100			**112,100**	

PICTURE

OWNER

DEMERS, ZACHERY

9 WOODLAND DRIVE

LITCHFIELD, NH 03052

Account Number: 878

TAXABLE DISTRICTS

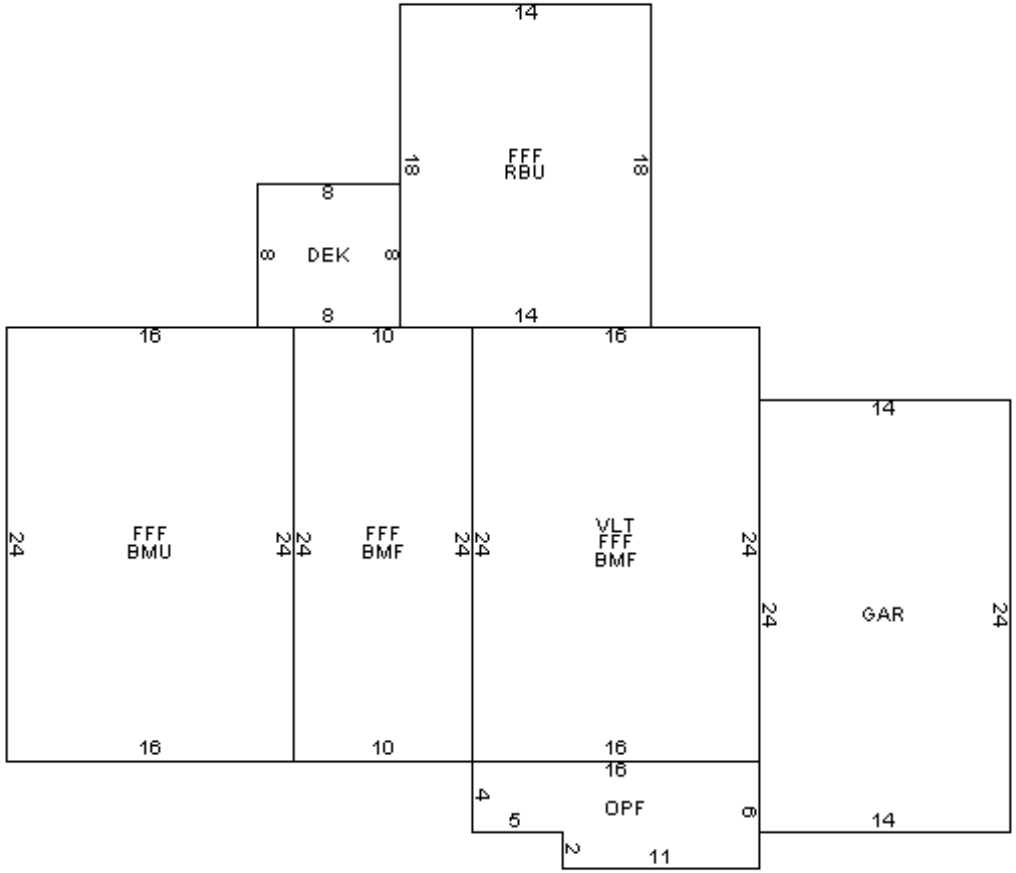
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0737** Base Rate: **RSA 76.00**
Bldg. Rate: **1.0737**
Sq. Foot Cost: **$ 81.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	624	0.30	187
FFF	FST FLR FIN	1260	1.00	1260
VLT	VAULTED	384	0.05	19
RBU	RAISED BSMNT	252	0.25	63
GAR	GARAGE ATTCHD	336	0.45	151
BMU	BSMNT	384	0.15	58
OPF	OPEN PORCH	86	0.25	22
DEK	DECK/ENTRANCE	64	0.10	6
GLA:	**1,260**	**3,390**		**1,766**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,106**
Year Built:		**1968**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 118,200**

OWNER INFORMATION

COMSTOCK, NANCY J

16 CORNING ROAD

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/05/2014	8679	2308	Q I	272,533	PSALEDAS, CHRIS
04/16/1997	5805	0359	U I 38		PSALEDAS, DIANE R

PICTURE

LISTING HISTORY

04/28/15	DMVM	SALE VERIF.
01/13/14	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION
10/03/07	BHVM	
10/13/05	KCRM	
03/09/05	BHPM	
02/04/99	BHA	
03/17/88	JR	

NOTES

BROWN; WDSTV; BRICK BBQ PIT IN EPF, MOTHER IN-LAW ADDTN; DNV BARN, SITS WAY OUT, FENCED; 1/14 NOH; PU SHED; 10/14 PU EXTRA KIT, HWFLOORS PER MLS, REAR OF LOT LANDSCAPED;4/15 H/O NOT HOME;EST BACK DUE TO FENCE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	648	36 x 18	85	28.00	80	12,338	
PATIO	216	1 x 216	134	7.00	50	1,013	EST/SHAPE
BARN-1STRY	396	18 x 22	100	15.00	40	2,376	NEXT TO POOL
SHED-WOOD	72	8 x 9	282	7.00	30	426	
						16,200	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

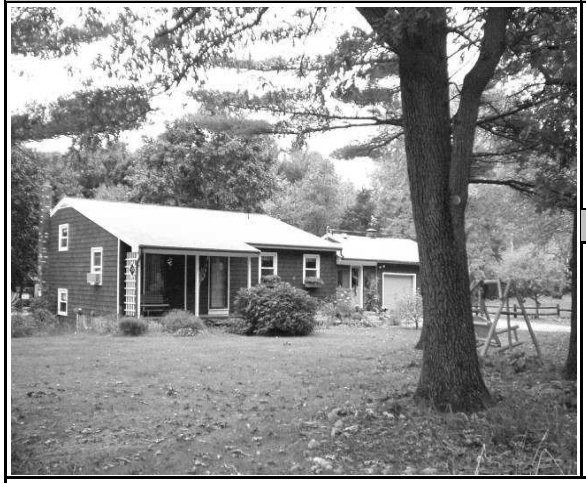
Year	Building	Features	Land
2013	$ 139,200	$ 15,600	$ 115,500
		Parcel Total:	$ 270,300
2014	$ 138,600	$ 16,200	$ 115,500
		Parcel Total:	$ 270,300
2015	**$ 146,500**	**$ 16,200**	**$ 118,000**
		Parcel Total:	**$ 280,700**

LAND VALUATION

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

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	1.000 ac	118,000	E	100	100	100	100	100 -- LEVEL	100	118,000	0	N	118,000	
	1.000 ac									118,000			**118,000**	

PICTURE



OWNER

COMSTOCK, NANCY J

16 CORNING ROAD

LITCHFIELD, NH 03052

Account Number: 1,555

TAXABLE DISTRICTS

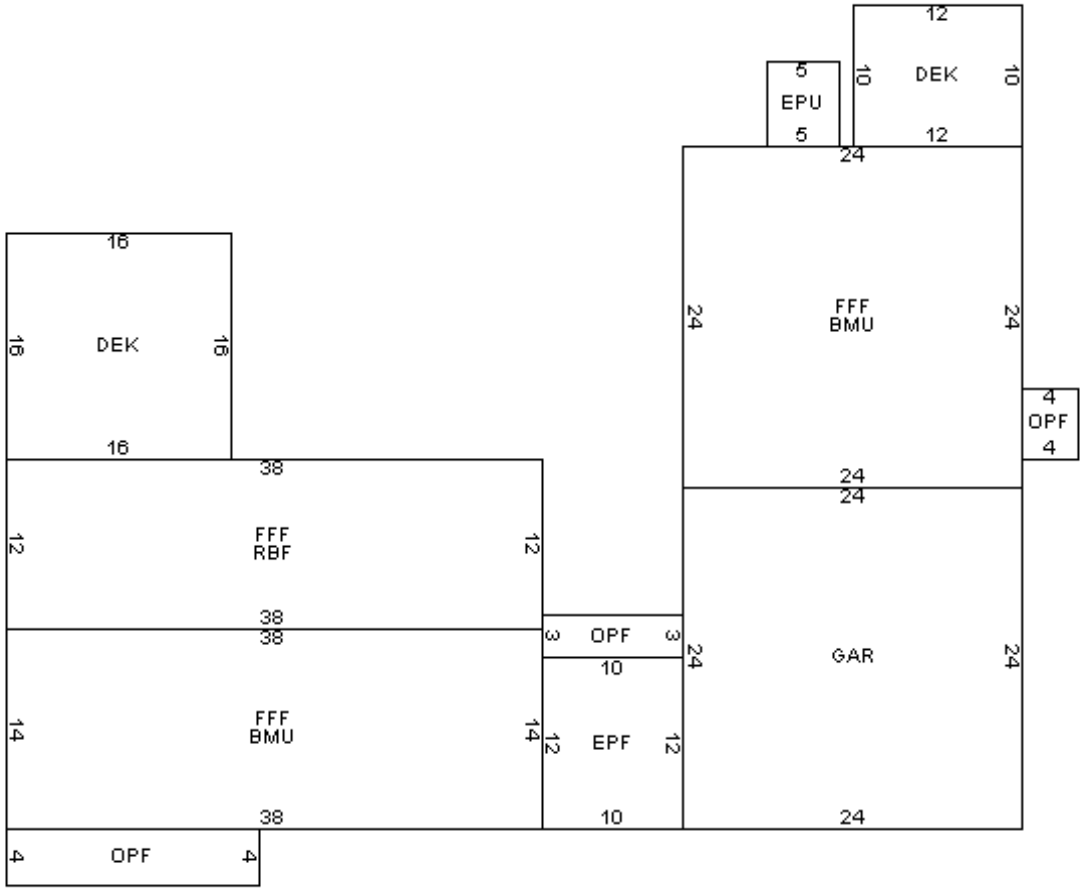
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FRAME RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE/VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **8**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9772** Base Rate: **RSA 76.00**
Bldg. Rate: **0.9870**
Sq. Foot Cost: **$ 75.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	376	0.10	38
FFF	FST FLR FIN	1564	1.00	1564
RBF	RAISED BSMNT	456	0.50	228
BMU	BSMNT	1108	0.15	166
OPF	OPEN PORCH	122	0.25	31
EPF	ENCLSD PORCH	120	0.70	84
GAR	GARAGE ATTCHD	576	0.45	259
EPU	COVERED BSMNT	30	0.35	11
GLA:	**1,564**	**4,352**		**2,381**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,599**
Year Built:		**1968**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 146,500**

OWNER INFORMATION

VILNIT, WILLIAM F
VILNIT, JEANNETTE A
19 WATTS LANDING

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/08/2014	8682	0276	Q I	278,933	PINE CREEK REALTY TRUST

PICTURE

LISTING HISTORY

03/13/15	DMPL	
03/13/14	DMPR	
01/08/14	DMVM	
11/20/13	INSP	MARKED FOR INSPECTION

NOTES

TAN; PINE CREEK VILLAGE; SITE PLAN #33938; UNIT 29; STAND ALONE UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PINE CREEK VILLAGE	1		100	110,000.00	100	110,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						113,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 36,000	$ 0
		Parcel Total: $ 36,000	
2014	$ 92,100	$ 93,000	$ 0
		Parcel Total: $ 185,100	
2015	**$ 167,500**	**$ 113,000**	**$ 0**
		Parcel Total: $ 280,500	

LAND VALUATION

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

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

PICTURE

OWNER

VILNIT, WILLIAM F
VILNIT, JEANNETTE A
19 WATTS LANDING

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

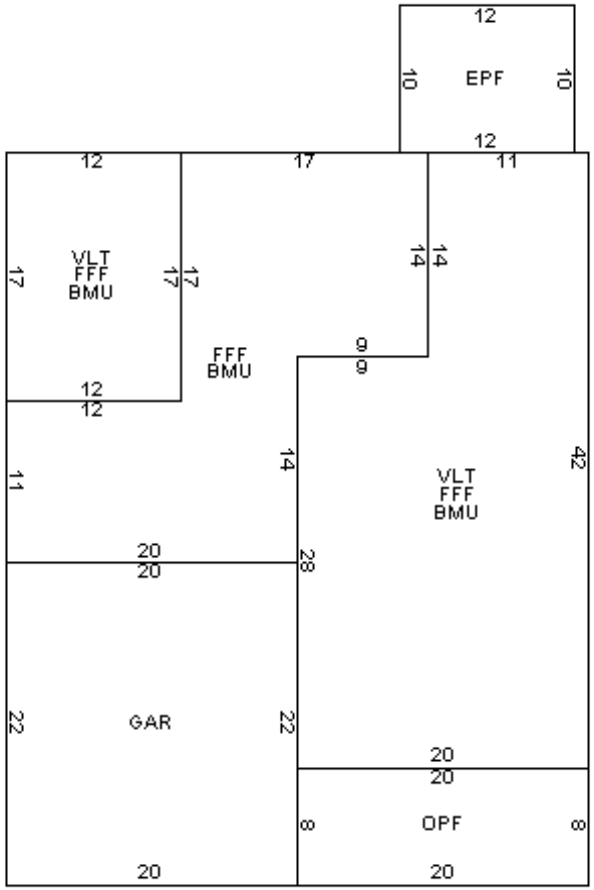
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/01/13	2013-47	NEW HOME	2 BED 2 BATH 2 CAR ATT.C

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0337** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1484**
Sq. Foot Cost: **$ 87.28**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	440	0.45	198
OPF	OPEN PORCH	160	0.25	40
EPF	ENCLSD PORCH	120	0.70	84
VLT	VAULTED	918	0.05	46
FFF	FST FLR FIN	1400	1.00	1400
BMU	BSMNT	1400	0.15	210
GLA:	**1,400**	**4,438**		**1,978**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,640**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 167,500**

OWNER INFORMATION

BONO TRUSTEE, PATRICIA L
PATRICIA L. BONO REV. TRUST
21 WATTS LANDING

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2014	8708	2415	U I 44		BONO, PATRICIA L
08/11/2014	8682	0870	Q I	289,133	PINE CREEK REALTY TRUST

PICTURE

LISTING HISTORY

03/16/15	DMPM	
03/13/14	DMPL	
01/09/14	DMVR	
11/20/13	INSP	MARKED FOR INSPECTION

NOTES

TAN; PINE CREEK VILLAGE; SITE PLAN #33938; ATT TO #23; WOB; 3/15 OWNERS ON WAY OUT, STATED CONDO IS 100% COMPL; 10/14 $220/MO FEE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PINE CREEK VILLAGE	1		100	110,000.00	100	110,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						113,000	

MUNICIPAL SOFTWARE BY AVITAR.

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 36,000	$ 0
		Parcel Total: $ 36,000	
2014	$ 98,400	$ 93,000	$ 0
		Parcel Total: $ 191,400	
2015	**$ 167,900**	**$ 113,000**	**$ 0**
		Parcel Total: $ 280,900	

LAND VALUATION

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

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

PICTURE

OWNER

BONO TRUSTEE, PATRICIA L
PATRICIA L. BONO REV. TRUST
21 WATTS LANDING

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

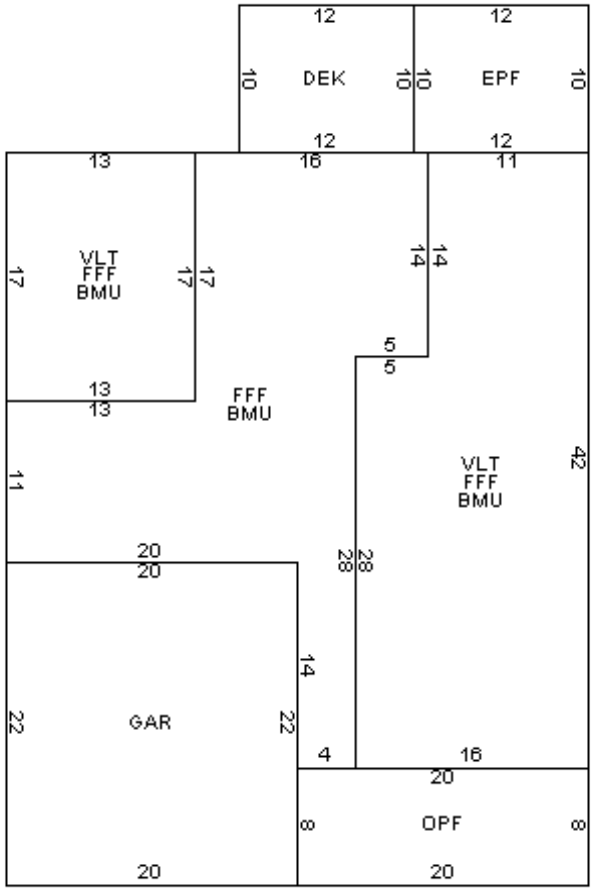
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/13/14	2014EP66	MISCELLANEOUS	CIRCUIT FOR WASHER AN
02/21/14	2014MP07	MISCELLANEOUS	GAS FURNACE
12/03/13	2013MP126	MISCELLANEOUS	HVAC SYSTEM
11/04/13	2013MP112	MISCELLANEOUS	GAS FIREPLACE
10/22/13	2013-69	NEW HOME	RANCH STYLE DUPLEX

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0325** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1471**
Sq. Foot Cost: **$ 87.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	440	0.45	198
OPF	OPEN PORCH	160	0.25	40
FFF	FST FLR FIN	1400	1.00	1400
BMU	BSMNT	1400	0.15	210
VLT	VAULTED	823	0.05	41
EPF	ENCLSD PORCH	120	0.70	84
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,400**	**4,463**		**1,985**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 173,052**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 167,900**

OWNER INFORMATION

BERGERON, ARMAND W

23 WATTS LANDING
LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/18/2014	8708	0671	Q I	290,666	PINE CREEK REALTY TRUST

PICTURE

LISTING HISTORY

03/16/15	DMPR	
03/13/14	DMPL	
01/09/14	DMVR	
11/20/13	INSP	MARKED FOR INSPECTION

NOTES

TAN; PINE CREEK VILLAGE; SITE PLAN #33938; ATT TO #21; WOB; 3/15 NOH; EST CONDO IS 100%;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PINE CREEK VILLAGE	1		100	110,000.00	100	110,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						113,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 36,000	$ 0
		Parcel Total: $ 36,000	
2014	$ 98,400	$ 93,000	$ 0
		Parcel Total: $ 191,400	
2015	**$ 167,200**	**$ 113,000**	**$ 0**
		Parcel Total: $ 280,200	

LAND VALUATION

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

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

PICTURE

OWNER

BERGERON, ARMAND W

23 WATTS LANDING
LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

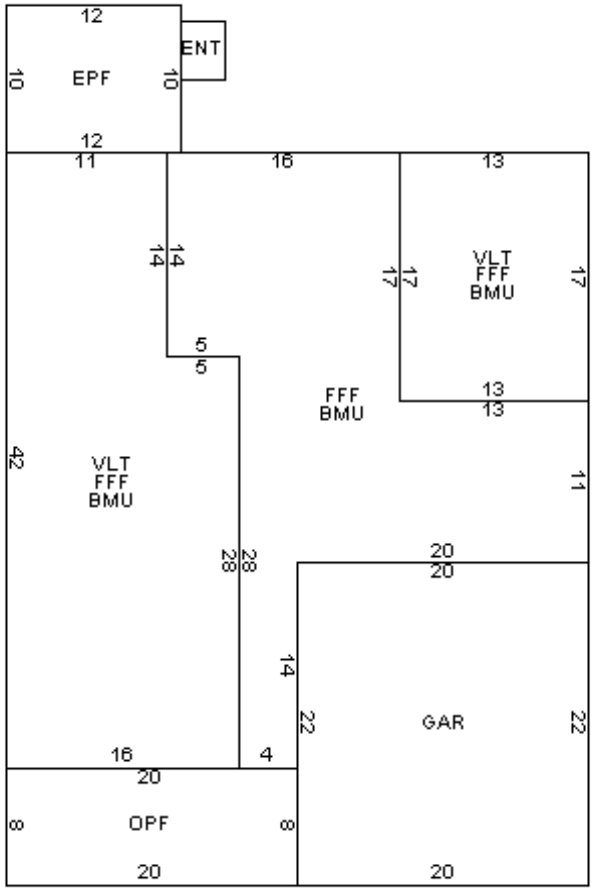
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
02/21/14	2013MP08	MISCELLANEOUS	GAS FURNACE
12/03/13	2013MP127	MISCELLANEOUS	HVAC SYSTEM
11/04/13	2013MP111	MISCELLANEOUS	GAS FIREPLACE
10/22/13	2013-69	NEW HOME	RANCH STYLE DUPLEX

BUILDING DETAILS

Model: **1 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0343** Base Rate: **RCD 76.00**
Bldg. Rate: **1.1491**
Sq. Foot Cost: **$ 87.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	440	0.45	198
OPF	OPEN PORCH	160	0.25	40
FFF	FST FLR FIN	1400	1.00	1400
BMU	BSMNT	1400	0.15	210
VLT	VAULTED	823	0.05	41
EPF	ENCLSD PORCH	120	0.70	84
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,400**	**4,355**		**1,974**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,389**
Year Built:		**2014**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 167,200**

OWNER INFORMATION

HUOT, ROLAND M
HUOT, SIMONNE F.
35 WATTS LANDING

LITCHFIELD, NH 03052

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/03/2014	8650	1584	Q I	285,000	PINE CREEK REALTY TRUST

PICTURE

LISTING HISTORY

03/16/15	DMPL	
09/16/14	DMCL	
03/13/14	DMPM	
01/09/14	DMPM	
11/20/13	INSP	MARKED FOR INSPECTION

NOTES

TAN; PINE CREEK VILLAGE; SITE PLAN #33938; UNIT 21; 1/14 PU CONDO; 3/14 NOH; EST WILL BE 100% COMPL BY 4/1/14; ATT TO UNIT #37; 9/14 ADDED DEK & PAT; 3/15 BMF LACKS FLRING=WORK SHOP; PU BMF; 10/14 $220/MO FEE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PINE CREEK VILLAGE	1		100	110,000.00	100	110,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						113,000	

MUNICIPAL SOFTWARE BY AVITAR

LITCHFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 0	$ 36,000	$ 0
		Parcel Total: $ 36,000	
2014	$ 163,800	$ 93,000	$ 0
		Parcel Total: $ 256,800	
2015	**$ 177,400**	**$ 113,000**	**$ 0**
		Parcel Total: $ 290,400	

LAND VALUATION

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

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

PICTURE

OWNER

HUOT, ROLAND M
HUOT, SIMONNE F.
35 WATTS LANDING

LITCHFIELD, NH 03052
Account Number:

TAXABLE DISTRICTS

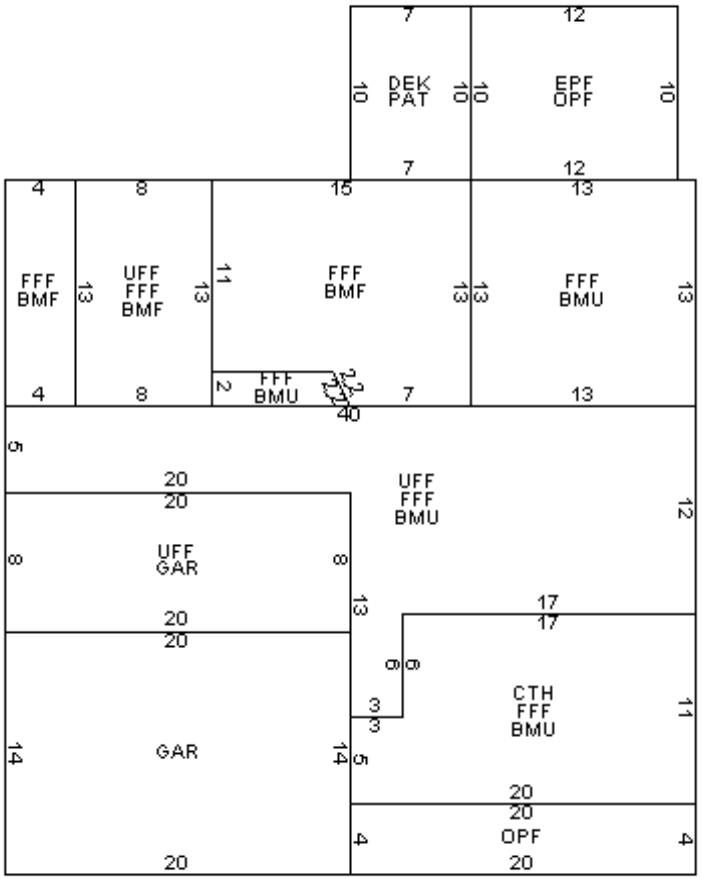
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/14/14	2014-88	MISCELLANEOUS	PARTITION WALL BASEME
12/03/13	2013MP125	MISCELLANEOUS	HVAC
08/08/13	2013-99	NEW HOME	DUPLEX IN AGE RESTRIST.

BUILDING DETAILS

Model: **1.5 STORY FRAME CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9893** Base Rate: **RCD 76.00**
Bldg. Rate: **1.0773**
Sq. Foot Cost: **$ 81.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	622	1.00	622
CTH	CATHEDRAL	202	0.10	20
FFF	FST FLR FIN	1080	1.00	1080
BMU	BSMNT	744	0.15	112
BMF	BSMNT FINISHED	336	0.30	101
EPF	ENCLSD PORCH	120	0.70	84
DEK	DECK/ENTRANCE	70	0.10	7
PAT	PATIO	70	0.10	7
GAR	GARAGE ATTCHD	440	0.45	198
OPF	OPEN PORCH	200	0.25	50
GLA:	**1,702**	**3,884**		**2,281**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 186,768**
Year Built:		**2013**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 177,400**

SECTION 9

C. FINAL VALUATION COST TABLES

Land Pricing Zones

Zone 01

Description:	RES	$ 3,500	@	0.010 ac
Lot Size:	1.00	$ 65,000	@	0.100 ac
Frontage:	150	$ 75,000	@	0.250 ac
Lot Price:	$ 118,000	$ 105,000	@	0.500 ac
Excess Acreage:	$ 3,500	$ 110,000	@	0.750 ac
Excess Frontage:	$ 195	$ 118,000	@	1.000 ac
Water Frontage:	$ 100,000	$ 118,000	@	1.000 ac
View:	$ 100,000	$ 118,000	@	1.000 ac
		$ 118,000	@	1.000 ac

Zone 03

Description:	COMM	$ 3,500	@	0.010 ac
Lot Size:	1.00	$ 65,000	@	0.100 ac
Frontage:	150	$ 75,000	@	0.250 ac
Lot Price:	$ 118,000	$ 105,000	@	0.500 ac
Excess Acreage:	$ 3,500	$ 110,000	@	0.750 ac
Excess Frontage:	$ 195	$ 118,000	@	1.000 ac
Water Frontage:	$ 100,000	$ 118,000	@	1.000 ac
View:	$ 100,000	$ 118,000	@	1.000 ac
		$ 118,000	@	1.000 ac

Zone 04

Description:	COMM/IND	$ 3,500	@	0.010 ac
Lot Size:	1.00	$ 65,000	@	0.100 ac
Frontage:	150	$ 75,000	@	0.250 ac
Lot Price:	$ 118,000	$ 105,000	@	0.500 ac
Excess Acreage:	$ 3,500	$ 110,000	@	0.750 ac
Excess Frontage:	$ 195	$ 118,000	@	1.000 ac
Water Frontage:	$ 100,000	$ 118,000	@	1.000 ac
View:	$ 100,000	$ 118,000	@	1.000 ac
		$ 118,000	@	1.000 ac

Zone 05

Description:	TRANSITIONAL	$ 3,500	@	0.010 ac
Lot Size:	1.00	$ 65,000	@	0.100 ac
Frontage:	150	$ 75,000	@	0.250 ac
Lot Price:	$ 118,000	$ 105,000	@	0.500 ac
Excess Acreage:	$ 3,500	$ 110,000	@	0.750 ac
Excess Frontage:	$ 195	$ 118,000	@	1.000 ac
Water Frontage:	$ 100,000	$ 118,000	@	1.000 ac
View:	$ 100,000	$ 118,000	@	1.000 ac

Zone 06

Description:	H COMHIGHWAY COMM	$ 3,500	@	0.010 ac
Lot Size:	1.00	$ 65,000	@	0.100 ac
Frontage:	300	$ 75,000	@	0.250 ac
Lot Price:	$ 118,000	$ 105,000	@	0.500 ac
Excess Acreage:	$ 3,500	$ 110,000	@	0.750 ac
Excess Frontage:	$ 195	$ 118,000	@	1.000 ac
Water Frontage:	$ 100,000	$ 118,000	@	1.000 ac
View:	$ 100,000	$ 118,000	@	1.000 ac
		$ 118,000	@	1.000 ac

Land Use Codes

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

Neighborhoods

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

Site Modifiers

Code	Description	Factor
A	AVERAGE	100
B	N/A	100
F	FAIR	95
G	GOOD	105
N	NATURAL	90
U	UNDEVELOPED	97
V	UND/CLR	97
Y	VERY GOOD	110

Topography Modifiers

Code	Description	Factor
F	SEVERE	50
L	LEVEL	100
M	MILD	95
MO	MODERATE	85
R	ROLLING	90
S	STEEP	75

Road Modifiers

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

Driveway Modifiers

Code	Description	Factor
D	DIRT	95
DOG	UND DIRT/GRAVEL	100
G	GRAVEL	95
K	N/A	100
PA	PAVED	100
UND	UNDEVELOPED NO DW	98

Current Use Codes

Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	$ 0.00	$ 0.00
CUFL	FARM LAND	$ 25.00	$ 425.00
CUMH	MNGD HARDWD	$ 25.00	$ 38.00
CUMO	MNGD OTHER	$ 18.00	$ 27.00
CUMW	MNGD PINE	$ 62.00	$ 93.00
CUUH	UNMNGD HARDWD	$ 42.00	$ 63.00
CUUL	UNPRODUCTIVE	$ 18.00	$ 18.00
CUUO	UNMNGD OTHER	$ 30.00	$ 45.00
CUUW	UNMNGD PINE	$ 103.00	$ 155.00
CUWL	WETLANDS	$ 18.00	$ 18.00

View Subjects

Code	Description	Factor
	UNSPECIFIED	100

View Widths

Code	Description	Factor
	UNSPECIFIED	100

View Depths

Code	Description	Factor
	UNSPECIFIED	100

View Distances

Code	Description	Factor
	UNSPECIFIED	100

Litchfield

Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	97.00	71	81.00	132	69.00	193	61.00	254	54.00
11	96.00	72	81.00	133	69.00	194	61.00	255	54.00
12	96.00	73	80.00	134	69.00	195	61.00	256	54.00
13	96.00	74	80.00	135	69.00	196	60.00	257	54.00
14	96.00	75	80.00	136	69.00	197	60.00	258	54.00
15	95.00	76	80.00	137	69.00	198	60.00	259	54.00
16	95.00	77	80.00	138	68.00	199	60.00	260	54.00
17	95.00	78	79.00	139	68.00	200	60.00	261	53.00
18	94.00	79	79.00	140	68.00	201	60.00	262	53.00
19	94.00	80	79.00	141	68.00	202	60.00	263	53.00
20	94.00	81	79.00	142	68.00	203	60.00	264	53.00
21	93.00	82	79.00	143	68.00	204	60.00	265	53.00
22	93.00	83	78.00	144	68.00	205	59.00	266	53.00
23	93.00	84	78.00	145	67.00	206	59.00	267	53.00
24	93.00	85	78.00	146	67.00	207	59.00	268	53.00
25	92.00	86	78.00	147	67.00	208	59.00	269	53.00
26	92.00	87	78.00	148	67.00	209	59.00	270	53.00
27	92.00	88	77.00	149	67.00	210	59.00	271	53.00
28	91.00	89	77.00	150	67.00	211	59.00	272	52.00
29	91.00	90	77.00	151	67.00	212	59.00	273	52.00
30	91.00	91	77.00	152	66.00	213	58.00	274	52.00
31	91.00	92	77.00	153	66.00	214	58.00	275	52.00
32	90.00	93	76.00	154	66.00	215	58.00	276	52.00
33	90.00	94	76.00	155	66.00	216	58.00	277	52.00
34	90.00	95	76.00	156	66.00	217	58.00	278	52.00
35	90.00	96	76.00	157	66.00	218	58.00	279	52.00
36	89.00	97	76.00	158	66.00	219	58.00	280	52.00
37	89.00	98	75.00	159	65.00	220	58.00	281	52.00
38	89.00	99	75.00	160	65.00	221	58.00	282	52.00
39	88.00	100	75.00	161	65.00	222	57.00	283	51.00
40	88.00	101	75.00	162	65.00	223	57.00	284	51.00
41	88.00	102	75.00	163	65.00	224	57.00	285	51.00
42	88.00	103	74.00	164	65.00	225	57.00	286	51.00
43	87.00	104	74.00	165	65.00	226	57.00	287	51.00
44	87.00	105	74.00	166	64.00	227	57.00	288	51.00
45	87.00	106	74.00	167	64.00	228	57.00	289	51.00
46	87.00	107	74.00	168	64.00	229	57.00	290	51.00
47	86.00	108	74.00	169	64.00	230	57.00	291	51.00
48	86.00	109	73.00	170	64.00	231	56.00	292	51.00
49	86.00	110	73.00	171	64.00	232	56.00	293	51.00
50	86.00	111	73.00	172	64.00	233	56.00	294	51.00
51	85.00	112	73.00	173	63.00	234	56.00	295	50.00
52	85.00	113	73.00	174	63.00	235	56.00	296	50.00
53	85.00	114	72.00	175	63.00	236	56.00	297	50.00
54	85.00	115	72.00	176	63.00	237	56.00	298	50.00
55	85.00	116	72.00	177	63.00	238	56.00	299	50.00
56	84.00	117	72.00	178	63.00	239	56.00	300	50.00
57	84.00	118	72.00	179	63.00	240	56.00		
58	84.00	119	72.00	180	63.00	241	55.00		
59	84.00	120	71.00	181	62.00	242	55.00		
60	83.00	121	71.00	182	62.00	243	55.00		
61	83.00	122	71.00	183	62.00	244	55.00		
62	83.00	123	71.00	184	62.00	245	55.00		
63	83.00	124	71.00	185	62.00	246	55.00		
64	82.00	125	71.00	186	62.00	247	55.00		
65	82.00	126	70.00	187	62.00	248	55.00		
66	82.00	127	70.00	188	61.00	249	55.00		
67	82.00	128	70.00	189	61.00	250	55.00		
68	82.00	129	70.00	190	61.00	251	54.00		
69	81.00	130	70.00	191	61.00	252	54.00		
70	81.00	131	70.00	192	61.00	253	54.00		

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Description	Rate		DPR
10 WOODBURN RD	60,000.00	ea	0.00
12 - 14 POND VIEW DR	65,000.00	ea	0.00
13-15 STEVENS WAY	65,000.00	ea	0.00
6-8 MARC LANE	65,000.00	ea	0.00
7 BIXBY	60,000.00	ea	0.00
79-D HISTORIC BARN	0.00	sf	0.00
79-F FARM STRUCTURE	0.00	sf	0.00
ANNANDALE	98,000.00	ea	0.00
BARN-1STRY	15.00	sf	40.00
BARN-1STRY/BSMNT	17.00	sf	40.00
BARN-1STRY/LOFT	18.00	sf	40.00
BARN-1STRY/LOFT/BSMT	21.00	sf	40.00
BARN-2STRY	19.00	sf	40.00
BARN-2STRY/BSMT	20.00	sf	40.00
BARN-2STRY/LOFT	21.00	sf	40.00
BARN-2STRY/LOFT/BSMT	23.00	sf	40.00
BATH HOUSE	20.00	sf	50.00
BLOSSOM COURT	73,000.00	ea	0.00
BOAT DOCKS	10.00	sf	50.00
BOAT HOUSE	30.00	sf	0.00
CABIN	25.00	sf	0.00
CAMPER	20.00	sf	0.00
CANBERRA	93,000.00	ea	0.00
CANOPY	23.00	sf	60.00
CARPORT METAL	8.00	sf	50.00
CARPORT WOOD	11.00	sf	50.00
COLD STORAGE	45.00	sf	60.00
CONCRETE SLAB	3.00	sf	0.00
COOPS-POULTRY	11.00	sf	40.00
DECK	7.00	sf	50.00
ELEVATOR/FREIGHT	30,000.00	ea	0.00
ELEVATOR/PASSENGER	20,000.00	ea	0.00
F/W TANK, GALLON	3.00	ea	0.00
FENCE COMMERCIAL/FT	15.00	ea	75.00
FIREPLACE 1-CUST	5,000.00	ea	0.00
FIREPLACE 1-STAND	3,000.00	ea	100.00
FIREPLACE 2-CUST	8,500.00	ea	0.00
FIREPLACE 2-STAND	5,000.00	ea	100.00
FIREPLACE 3-CUST	12,000.00	ea	0.00
FIREPLACE 3-STAND	6,500.00	ea	100.00
FIREPLACE 4-CUST	15,000.00	ea	0.00
FIREPLACE 4-STAND	8,000.00	ea	100.00
FIREPLACE 5-CUST	17,500.00	ea	0.00
FIREPLACE 5-STAND	9,500.00	ea	0.00
FIREPLACE 6-CUST	19,000.00	ea	0.00
FIREPLACE 6-STAND	11,000.00	ea	0.00
FOUNDATION	10.00	sf	60.00
GARAGE-1 STY	22.00	sf	60.00
GARAGE-1 STY/ATTIC	24.00	sf	60.00
GARAGE-1 STY/BSMT	31.00	sf	60.00
GARAGE-1.5 STY	26.00	sf	60.00
GARAGE-1.5 STY/BSMT	35.00	sf	60.00
GARAGE-1.75 STY	27.00	sf	0.00
GARAGE-1.75 STY/BSMT	36.00	sf	0.00
GARAGE-2 STY	28.00	sf	60.00
GARAGE-2 STY/BSMT	37.00	sf	60.00
GARAGE-ATTIC/BSMT	33.00	sf	60.00
GAZEBO	12.00	sf	0.00
GENERATOR	0.00	ea	0.00
GILCREST FARMS	86,000.00	ea	0.00
GREENHOUSE-GLASS	24.00	sf	40.00
GREENHOUSE-POLY	5.00	sf	0.00
HEARTH	1,500.00	ea	0.00
HERITAGE PARK	73,000.00	ea	0.00
HILLSBORO 1	5,000.00	ea	0.00
HILLSBORO 2	5,000.00	ea	0.00
HOT TUB	1,500.00	ea	0.00
KENNELS	12.00	sf	50.00
LEAN-TO	4.00	sf	50.00
LIFTS-COMMERCIAL	2,800.00	ea	60.00
LIGHTS, PARKING LOT	1,500.00	ea	0.00
LOADING DOCKS	35.00	sf	50.00
LOBSTER BOAT CONDO	125,000.00	ea	0.00
MOBILE HOME SITES	19,500.00	ea	0.00

Description	Rate	DPR
OLSONS	5,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00
PINE CREEK VILLAGE	110,000.00 ea	0.00
POLE BARN	8.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	60.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	10.00 sf	0.00
PUMP GAS/OIL-DOUBLE	3,500.00 ea	75.00
PUMP GAS/OIL-MIXING	2,500.00 ea	75.00
PUMP GAS/OIL-SINGLE	1,600.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
SAUNA	28.00 sf	50.00
SCALE 40 TON	43,000.00 ea	0.00
SCALE 50 TON	48,700.00 ea	0.00
SCALE 60 TON	55,000.00 ea	0.00
SCALE 70 TON	63,500.00 ea	0.00
SCREENHOUSE	14.00 sf	50.00
SHED-EQUIPMENT	6.00 sf	50.00
SHED-METAL	5.00 sf	60.00
SHED-WOOD	7.00 sf	50.00
SHOP-AVG	18.00 sf	60.00
SHOP-EX	25.00 sf	60.00
SHOP-GOOD	21.00 sf	60.00
SILO-BRICK	32.00 sf	0.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SNOWDROP & LILAC	113,000.00 ea	0.00
SPRINKLER HEADS	150.00 ea	75.00
STABLES	18.00 sf	50.00
STAGE CROSSING	68,500.00 ea	0.00
TANK-FUEL/WATER	3.00 ea	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
VAULTS	110.00 sf	75.00
WOODLAND	100,000.00 ea	0.00

Litchfield

Features & Outbuildings Size Adjustment Factors

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

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Building Base Rate Codes & Values

Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.50	80.00	COM
CGS	GARAGE/SERVICE	1.25	38.00	COM
CLC	LODGE/CLUB	1.25	76.00	COM
COF	OFFICES	1.25	80.00	COM
CRA	RETAIL/APT	1.50	76.00	COM
CRS	RESTAURANTS	1.50	110.00	COM
CST	STORES/RETAIL	1.25	74.00	COM
ECH	CHURCH	1.25	88.00	COM
ECR	CHURCH RECTORY	1.25	76.00	RES
EFS	FIRE STATION	1.25	76.00	COM
EHG	HIGHWAY GARAGE	1.25	38.00	COM
EHS	EXEMPT HOUSING	1.25	76.00	RES
ELB	LIBRARY	1.25	90.00	COM
ELC	LODGE/CLUB	1.25	76.00	COM
EMD	EX MANUFACT DOUBLE	3.00	54.00	RES
EMS	EX MANUFACT SINGLE	3.00	50.00	MFH
ESC	SCHOOLS/COLLEGE	1.25	100.00	COM
ETH	TOWN HALL	1.25	95.00	COM
ETO	TOWN OFFICES	1.25	76.00	COM
IND	LIGHT INDUSTRIAL	1.50	32.00	IND
IRD	INDUSTRIAL R&D	1.50	68.00	IND
IWH	INDUSTRIAL WAREHOUSE	1.50	30.00	IND
MHD	DOUBLE WIDE MH	3.00	54.00	RES
MHS	MOBILE HOMES	3.00	50.00	MFH
RCD	CONDO/TOWNHOUSE	1.25	76.00	RES
RCG	CONDO/GARDEN	1.25	76.00	RES
RMF	MULTI FAMILY	1.50	76.00	RES
RSA	RESIDENTIAL	1.25	76.00	RES

Building Sub Area Codes & Values

Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
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	ENCLSD 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
HRM	HANDICAP RAMP	0.00
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.25
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
PRS	PIERS	-0.05
RBF	RAISED BSMNT FIN	0.50
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLAB FOUNDATION	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.35
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.50
VLT	VAULTED	0.05

Building Quality Adjustments

Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
A9	LUXURIOUS	2.50
AA	SPECIAL USE	3.00

Building Story Codes & Values

Code	Description	Factor
A	1 STORY FRAME	1.00
B	1.5 STORY FRAME	0.99
C	1.75 STORY FRAME	0.98
D	2 STORY FRAME	0.98
E	2.5 STORY FRAME	0.96
F	2.75 STORY FRAME	0.96
G	3 STORY FRAME	0.95
H	3.5+ STORY FRAME	0.93
I	SPLT LVL	1.00

Building Roof Structures

Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Roof Materials

Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
F	ASBEST SHNGL	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	6.00
T	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials

Code	Description	Points
1	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	34.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	35.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
Y	MASONITE	24.00

Building Frame Materials

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

Building Interior 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	WOOD PANEL	30.00
H	AVE FOR USE	22.00

Building Interior Floor Materials

Code	Description	Points
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM/VINYL	7.00
E	PINE/SOFT WD	9.00
F	HARDWOOD	10.00
G	PARQUET	11.00
H	CARPET	10.00
K	LAMINATE	9.00
P	PERGO/SIM	8.00

Building Heating Fuel Types

Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10

Building Heating System Types

Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
J	HEAT PUMP	6.00
K	CERAMIC-QUARTZ	4.00
L	WALL/FLR FURNACE	6.00

Building Accessories

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

Building Bedroom & Bathroom Points

Bathrooms	Bedrooms: 0	1	2	3	4	> 4
0.0	0	2	3	4	5	6
0.5	6	7	7	8	8	9
1.0	9	10	10	11	11	12
1.5	12	11	12	13	14	15
2.0	13	12	13	14	15	16
2.5	14	13	13	14	15	16
3.0	15	14	14	15	16	17
3.5	16	14	14	15	16	17
4.0	17	14	15	16	17	18
> 4.0	18	14	15	16	17	18

Standard Age Only Building Depreciation Schedule

Building Age Condition Classifications

Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	5	4	3	1	1	1	1
5	11	9	7	5	4	3	2
10	16	13	9	8	6	5	3
15	19	15	12	10	8	6	4
20	22	18	13	11	9	7	4
30	27	22	16	14	11	8	5
40	32	25	19	16	13	9	6
50	35	28	21	18	14	11	7
60	39	31	23	19	15	12	8
70	42	33	25	21	17	13	8
80	45	36	27	22	18	13	9
90	47	38	28	24	19	14	9
100	50	40	30	25	20	15	10
125	56	45	34	28	22	17	11
150	61	49	37	31	24	18	12
175	66	53	40	33	26	20	13
200	71	57	42	35	28	21	14
225	75	60	45	38	30	23	15
250	79	63	47	40	32	24	16
275	83	66	50	41	33	25	17
300	87	69	52	43	35	26	17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.

Litchfield

Residential Building Area Size Adjustment Factors

Median Effective Area = 2200sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
200	4.00	268	3.16	371	2.48	600	1.80	1,571	1.12
201	3.99	269	3.15	373	2.47	606	1.79	1,610	1.11
202	3.97	270	3.14	375	2.46	611	1.78	1,650	1.10
203	3.95	272	3.13	377	2.45	617	1.77	1,692	1.09
204	3.94	273	3.12	379	2.44	623	1.76	1,737	1.08
205	3.92	274	3.11	382	2.43	629	1.75	1,784	1.07
206	3.91	275	3.10	384	2.42	635	1.74	1,833	1.06
207	3.89	276	3.09	386	2.41	641	1.73	1,886	1.05
208	3.88	277	3.08	388	2.40	647	1.72	1,941	1.04
209	3.86	278	3.07	391	2.39	653	1.71	2,000	1.03
210	3.85	280	3.06	393	2.38	660	1.70	2,062	1.02
211	3.83	281	3.05	395	2.37	667	1.69	2,129	1.01
212	3.82	282	3.04	398	2.36	673	1.68	2,200	1.00
213	3.80	283	3.03	400	2.35	680	1.67	2,276	0.99
214	3.79	284	3.02	402	2.34	688	1.66	2,357	0.98
215	3.77	286	3.01	405	2.33	695	1.65	2,444	0.97
216	3.76	287	3.00	407	2.32	702	1.64	2,538	0.96
217	3.74	288	2.99	410	2.31	710	1.63	2,640	0.95
218	3.73	289	2.98	413	2.30	717	1.62	2,750	0.94
219	3.72	291	2.97	415	2.29	725	1.61	2,870	0.93
220	3.70	292	2.96	418	2.28	733	1.60	3,000	0.92
221	3.69	293	2.95	420	2.27	742	1.59	3,143	0.91
222	3.67	295	2.94	423	2.26	750	1.58	3,300	0.90
223	3.66	296	2.93	426	2.25	759	1.57	3,474	0.89
224	3.65	297	2.92	429	2.24	767	1.56	3,667	0.88
225	3.63	299	2.91	431	2.23	776	1.55	3,882	0.87
226	3.62	300	2.90	434	2.22	786	1.54	4,125	0.86
227	3.61	301	2.89	437	2.21	795	1.53	4,400	0.85
228	3.60	303	2.88	440	2.20	805	1.52	4,714	0.84
229	3.58	304	2.87	443	2.19	815	1.51	5,077	0.83
230	3.57	306	2.86	446	2.18	825	1.50	5,500	0.82
231	3.56	307	2.85	449	2.17	835	1.49	6,000	0.81
232	3.55	308	2.84	452	2.16	846	1.48	6,600	0.80
233	3.53	310	2.83	455	2.15	857	1.47	7,333	0.79
234	3.52	311	2.82	458	2.14	868	1.46	8,250	0.78
235	3.51	313	2.81	462	2.13	880	1.45	9,429	0.77
236	3.50	314	2.80	465	2.12	892	1.44	11,000	0.76
237	3.49	316	2.79	468	2.11	904	1.43	13,200	0.75
238	3.47	317	2.78	471	2.10	917	1.42	16,500	0.74
239	3.46	319	2.77	475	2.09	930	1.41	22,000	0.73
240	3.45	320	2.76	478	2.08	943	1.40	33,000	0.72
241	3.44	322	2.75	482	2.07	957	1.39	66,000	0.71
242	3.43	324	2.74	485	2.06	971	1.38	100,000	0.71
243	3.42	325	2.73	489	2.05	985	1.37	200,000	0.7033
244	3.41	327	2.72	493	2.04	1,000	1.36	300,000	0.7022
245	3.39	328	2.71	496	2.03	1,015	1.35	400,000	0.7016
246	3.38	330	2.70	500	2.02	1,031	1.34	500,000	0.7013
247	3.37	332	2.69	504	2.01	1,048	1.33	600,000	0.7011
248	3.36	333	2.68	508	2.00	1,065	1.32	700,000	0.7009
249	3.35	335	2.67	512	1.99	1,082	1.31	800,000	0.7008
250	3.34	337	2.66	516	1.98	1,100	1.30	900,000	0.7007
251	3.33	338	2.65	520	1.97	1,119	1.29	1,000,000	0.7007
252	3.32	340	2.64	524	1.96	1,138	1.28		
253	3.31	342	2.63	528	1.95	1,158	1.27		
254	3.30	344	2.62	532	1.94	1,179	1.26		
255	3.29	346	2.61	537	1.93	1,200	1.25		
256	3.28	347	2.60	541	1.92	1,222	1.24		
257	3.27	349	2.59	545	1.91	1,245	1.23		
258	3.26	351	2.58	550	1.90	1,269	1.22		
259	3.25	353	2.57	555	1.89	1,294	1.21		
260	3.24	355	2.56	559	1.88	1,320	1.20		
261	3.23	357	2.55	564	1.87	1,347	1.19		
262	3.22	359	2.54	569	1.86	1,375	1.18		
263	3.21	361	2.53	574	1.85	1,404	1.17		
264	3.20	363	2.52	579	1.84	1,435	1.16		
265	3.19	365	2.51	584	1.83	1,467	1.15		
266	3.18	367	2.50	589	1.82	1,500	1.14		
267	3.17	369	2.49	595	1.81	1,535	1.13		

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Commercial Building Area Size Adjustment Factors

Median Effective Area = 4000sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
364	4.00	463	3.29	638	2.58	1,026	1.87	2,609	1.16
365	3.99	465	3.28	642	2.57	1,034	1.86	2,667	1.15
366	3.98	467	3.27	645	2.56	1,043	1.85	2,727	1.14
367	3.97	469	3.26	649	2.55	1,053	1.84	2,791	1.13
368	3.96	471	3.25	652	2.54	1,062	1.83	2,857	1.12
369	3.95	472	3.24	656	2.53	1,071	1.82	2,927	1.11
370	3.94	474	3.23	659	2.52	1,081	1.81	3,000	1.10
372	3.93	476	3.22	663	2.51	1,091	1.80	3,077	1.09
373	3.92	478	3.21	667	2.50	1,101	1.79	3,158	1.08
374	3.91	480	3.20	670	2.49	1,111	1.78	3,243	1.07
375	3.90	482	3.19	674	2.48	1,121	1.77	3,333	1.06
376	3.89	484	3.18	678	2.47	1,132	1.76	3,429	1.05
377	3.88	486	3.17	682	2.46	1,143	1.75	3,529	1.04
379	3.87	488	3.16	686	2.45	1,154	1.74	3,636	1.03
380	3.86	490	3.15	690	2.44	1,165	1.73	3,750	1.02
381	3.85	492	3.14	694	2.43	1,176	1.72	3,871	1.01
382	3.84	494	3.13	698	2.42	1,188	1.71	4,000	1.00
383	3.83	496	3.12	702	2.41	1,200	1.70	4,138	0.99
385	3.82	498	3.11	706	2.40	1,212	1.69	4,286	0.98
386	3.81	500	3.10	710	2.39	1,224	1.68	4,444	0.97
387	3.80	502	3.09	714	2.38	1,237	1.67	4,615	0.96
388	3.79	504	3.08	719	2.37	1,250	1.66	4,800	0.95
390	3.78	506	3.07	723	2.36	1,263	1.65	5,000	0.94
391	3.77	508	3.06	727	2.35	1,277	1.64	5,217	0.93
392	3.76	511	3.05	732	2.34	1,290	1.63	5,455	0.92
393	3.75	513	3.04	736	2.33	1,304	1.62	5,714	0.91
395	3.74	515	3.03	741	2.32	1,319	1.61	6,000	0.90
396	3.73	517	3.02	745	2.31	1,333	1.60	6,316	0.89
397	3.72	519	3.01	750	2.30	1,348	1.59	6,667	0.88
399	3.71	522	3.00	755	2.29	1,364	1.58	7,059	0.87
400	3.70	524	2.99	759	2.28	1,379	1.57	7,500	0.86
401	3.69	526	2.98	764	2.27	1,395	1.56	8,000	0.85
403	3.68	529	2.97	769	2.26	1,412	1.55	8,571	0.84
404	3.67	531	2.96	774	2.25	1,429	1.54	9,231	0.83
405	3.66	533	2.95	779	2.24	1,446	1.53	10,000	0.82
407	3.65	536	2.94	784	2.23	1,463	1.52	10,909	0.81
408	3.64	538	2.93	789	2.22	1,481	1.51	12,000	0.80
410	3.63	541	2.92	795	2.21	1,500	1.50	13,333	0.79
411	3.62	543	2.91	800	2.20	1,519	1.49	15,000	0.78
412	3.61	545	2.90	805	2.19	1,538	1.48	17,143	0.77
414	3.60	548	2.89	811	2.18	1,558	1.47	20,000	0.76
415	3.59	550	2.88	816	2.17	1,579	1.46	24,000	0.75
417	3.58	553	2.87	822	2.16	1,600	1.45	30,000	0.74
418	3.57	556	2.86	828	2.15	1,622	1.44	40,000	0.73
420	3.56	558	2.85	833	2.14	1,644	1.43	60,000	0.72
421	3.55	561	2.84	839	2.13	1,667	1.42	120,000	0.7100
423	3.54	563	2.83	845	2.12	1,690	1.41	200,000	0.7060
424	3.53	566	2.82	851	2.11	1,714	1.40	300,000	0.7040
426	3.52	569	2.81	857	2.10	1,739	1.39	400,000	0.7030
427	3.51	571	2.80	863	2.09	1,765	1.38	500,000	0.7024
429	3.50	574	2.79	870	2.08	1,791	1.37	600,000	0.7020
430	3.49	577	2.78	876	2.07	1,818	1.36	700,000	0.7017
432	3.48	580	2.77	882	2.06	1,846	1.35	800,000	0.7015
433	3.47	583	2.76	889	2.05	1,875	1.34	900,000	0.7013
435	3.46	585	2.75	896	2.04	1,905	1.33	1,000,000	0.7012
436	3.45	588	2.74	902	2.03	1,935	1.32		
438	3.44	591	2.73	909	2.02	1,967	1.31		
440	3.43	594	2.72	916	2.01	2,000	1.30		
441	3.42	597	2.71	923	2.00	2,034	1.29		
443	3.41	600	2.70	930	1.99	2,069	1.28		
444	3.40	603	2.69	937	1.98	2,105	1.27		
446	3.39	606	2.68	945	1.97	2,143	1.26		
448	3.38	609	2.67	952	1.96	2,182	1.25		
449	3.37	612	2.66	960	1.95	2,222	1.24		
451	3.36	615	2.65	968	1.94	2,264	1.23		
453	3.35	619	2.64	976	1.93	2,308	1.22		
455	3.34	622	2.63	984	1.92	2,353	1.21		
456	3.33	625	2.62	992	1.91	2,400	1.20		
458	3.32	628	2.61	1,000	1.90	2,449	1.19		
460	3.31	632	2.60	1,008	1.89	2,500	1.18		
462	3.30	635	2.59	1,017	1.88	2,553	1.17		

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Industrial Building Area Size Adjustment Factors

Median Effective Area = 9200sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
836	4.00	1,066	3.29	1,468	2.58	2,359	1.87	6,000	1.16
839	3.99	1,070	3.28	1,476	2.57	2,379	1.86	6,133	1.15
841	3.98	1,074	3.27	1,484	2.56	2,400	1.85	6,273	1.14
844	3.97	1,078	3.26	1,492	2.55	2,421	1.84	6,419	1.13
847	3.96	1,082	3.25	1,500	2.54	2,442	1.83	6,571	1.12
849	3.95	1,087	3.24	1,508	2.53	2,464	1.82	6,732	1.11
852	3.94	1,091	3.23	1,516	2.52	2,486	1.81	6,900	1.10
854	3.93	1,095	3.22	1,525	2.51	2,509	1.80	7,077	1.09
857	3.92	1,100	3.21	1,533	2.50	2,532	1.79	7,263	1.08
860	3.91	1,104	3.20	1,542	2.49	2,556	1.78	7,459	1.07
862	3.90	1,108	3.19	1,551	2.48	2,579	1.77	7,667	1.06
865	3.89	1,113	3.18	1,559	2.47	2,604	1.76	7,886	1.05
868	3.88	1,117	3.17	1,568	2.46	2,629	1.75	8,118	1.04
871	3.87	1,122	3.16	1,577	2.45	2,654	1.74	8,364	1.03
873	3.86	1,127	3.15	1,586	2.44	2,680	1.73	8,625	1.02
876	3.85	1,131	3.14	1,595	2.43	2,706	1.72	8,903	1.01
879	3.84	1,136	3.13	1,605	2.42	2,733	1.71	9,200	1.00
882	3.83	1,140	3.12	1,614	2.41	2,760	1.70	9,517	0.99
885	3.82	1,145	3.11	1,624	2.40	2,788	1.69	9,857	0.98
887	3.81	1,150	3.10	1,633	2.39	2,816	1.68	10,222	0.97
890	3.80	1,155	3.09	1,643	2.38	2,845	1.67	10,615	0.96
893	3.79	1,160	3.08	1,653	2.37	2,875	1.66	11,040	0.95
896	3.78	1,165	3.07	1,663	2.36	2,905	1.65	11,500	0.94
899	3.77	1,169	3.06	1,673	2.35	2,936	1.64	12,000	0.93
902	3.76	1,174	3.05	1,683	2.34	2,968	1.63	12,545	0.92
905	3.75	1,179	3.04	1,693	2.33	3,000	1.62	13,143	0.91
908	3.74	1,185	3.03	1,704	2.32	3,033	1.61	13,800	0.90
911	3.73	1,190	3.02	1,714	2.31	3,067	1.60	14,526	0.89
914	3.72	1,195	3.01	1,725	2.30	3,101	1.59	15,333	0.88
917	3.71	1,200	3.00	1,736	2.29	3,136	1.58	16,235	0.87
920	3.70	1,205	2.99	1,747	2.28	3,172	1.57	17,250	0.86
923	3.69	1,211	2.98	1,758	2.27	3,209	1.56	18,400	0.85
926	3.68	1,216	2.97	1,769	2.26	3,247	1.55	19,714	0.84
929	3.67	1,221	2.96	1,781	2.25	3,286	1.54	21,231	0.83
932	3.66	1,227	2.95	1,792	2.24	3,325	1.53	23,000	0.82
936	3.65	1,232	2.94	1,804	2.23	3,366	1.52	25,091	0.81
939	3.64	1,238	2.93	1,816	2.22	3,407	1.51	27,600	0.80
942	3.63	1,243	2.92	1,828	2.21	3,450	1.50	30,667	0.79
945	3.62	1,249	2.91	1,840	2.20	3,494	1.49	34,500	0.78
948	3.61	1,255	2.90	1,852	2.19	3,538	1.48	39,429	0.77
952	3.60	1,260	2.89	1,865	2.18	3,584	1.47	46,000	0.76
955	3.59	1,266	2.88	1,878	2.17	3,632	1.46	55,200	0.75
958	3.58	1,272	2.87	1,890	2.16	3,680	1.45	69,000	0.74
962	3.57	1,278	2.86	1,903	2.15	3,730	1.44	92,000	0.73
965	3.56	1,284	2.85	1,917	2.14	3,781	1.43	138,000	0.7200
968	3.55	1,290	2.84	1,930	2.13	3,833	1.42	276,000	0.7100
972	3.54	1,296	2.83	1,944	2.12	3,887	1.41	300,000	0.7092
975	3.53	1,302	2.82	1,957	2.11	3,943	1.40	400,000	0.7069
979	3.52	1,308	2.81	1,971	2.10	4,000	1.39	500,000	0.7055
982	3.51	1,314	2.80	1,986	2.09	4,059	1.38	600,000	0.7046
986	3.50	1,321	2.79	2,000	2.08	4,119	1.37	700,000	0.7039
989	3.49	1,327	2.78	2,015	2.07	4,182	1.36	800,000	0.7035
993	3.48	1,333	2.77	2,029	2.06	4,246	1.35	900,000	0.7031
996	3.47	1,340	2.76	2,044	2.05	4,312	1.34	1,000,000	0.7028
1,000	3.46	1,346	2.75	2,060	2.04	4,381	1.33		
1,004	3.45	1,353	2.74	2,075	2.03	4,452	1.32		
1,007	3.44	1,360	2.73	2,091	2.02	4,525	1.31		
1,011	3.43	1,366	2.72	2,107	2.01	4,600	1.30		
1,015	3.42	1,373	2.71	2,123	2.00	4,678	1.29		
1,018	3.41	1,380	2.70	2,140	1.99	4,759	1.28		
1,022	3.40	1,387	2.69	2,156	1.98	4,842	1.27		
1,026	3.39	1,394	2.68	2,173	1.97	4,929	1.26		
1,030	3.38	1,401	2.67	2,190	1.96	5,018	1.25		
1,034	3.37	1,408	2.66	2,208	1.95	5,111	1.24		
1,038	3.36	1,415	2.65	2,226	1.94	5,208	1.23		
1,042	3.35	1,423	2.64	2,244	1.93	5,308	1.22		
1,045	3.34	1,430	2.63	2,262	1.92	5,412	1.21		
1,049	3.33	1,437	2.62	2,281	1.91	5,520	1.20		
1,053	3.32	1,445	2.61	2,300	1.90	5,633	1.19		
1,057	3.31	1,453	2.60	2,319	1.89	5,750	1.18		
1,062	3.30	1,460	2.59	2,339	1.88	5,872	1.17		

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Litchfield

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 825sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
75	4.00	128	2.64	185	2.04	306	1.51	884	0.98
76	3.97	129	2.62	186	2.03	309	1.50	917	0.97
77	3.93	130	2.61	187	2.02	313	1.49	952	0.96
78	3.89	131	2.59	189	2.01	317	1.48	990	0.95
79	3.85	132	2.58	190	2.00	321	1.47	1,031	0.94
80	3.81	133	2.56	192	1.99	326	1.46	1,076	0.93
81	3.77	134	2.55	193	1.98	330	1.45	1,125	0.92
82	3.73	135	2.54	195	1.97	334	1.44	1,179	0.91
83	3.69	136	2.52	196	1.96	339	1.43	1,237	0.90
84	3.66	137	2.51	198	1.95	344	1.42	1,303	0.89
85	3.62	138	2.49	200	1.94	349	1.41	1,375	0.88
86	3.59	139	2.48	201	1.93	354	1.40	1,456	0.87
87	3.56	140	2.47	203	1.92	359	1.39	1,547	0.86
88	3.52	141	2.46	205	1.91	364	1.38	1,650	0.85
89	3.49	142	2.44	206	1.90	369	1.37	1,768	0.84
90	3.46	143	2.43	208	1.89	375	1.36	1,904	0.83
91	3.43	144	2.42	210	1.88	381	1.35	2,063	0.82
92	3.40	145	2.41	212	1.87	387	1.34	2,250	0.81
93	3.37	146	2.40	213	1.86	393	1.33	2,475	0.80
94	3.34	147	2.38	215	1.85	399	1.32	2,750	0.79
95	3.31	148	2.37	217	1.84	406	1.31	3,094	0.78
96	3.29	149	2.36	219	1.83	412	1.30	3,536	0.77
97	3.26	150	2.35	221	1.82	419	1.29	4,125	0.76
98	3.23	151	2.34	223	1.81	427	1.28	4,950	0.75
99	3.21	152	2.33	225	1.80	434	1.27	6,188	0.74
100	3.18	153	2.32	227	1.79	442	1.26	8,250	0.73
101	3.16	154	2.31	229	1.78	450	1.25	12,375	0.72
102	3.13	155	2.30	231	1.77	458	1.24	24,750	0.71
103	3.11	156	2.29	233	1.76	467	1.23	100,000	0.70
104	3.09	157	2.28	236	1.75	476	1.22	200,000	0.7012
105	3.06	158	2.27	238	1.74	485	1.21	300,000	0.7008
106	3.04	159	2.26	240	1.73	495	1.20	400,000	0.7006
107	3.02	160	2.25	243	1.72	505	1.19	500,000	0.7005
108	3.00	161	2.24	245	1.71	516	1.18	600,000	0.7004
109	2.98	162	2.23	248	1.70	527	1.17	700,000	0.7004
110	2.96	163	2.22	250	1.69	538	1.16	800,000	0.7003
111	2.93	164	2.21	253	1.68	550	1.15	900,000	0.7003
112	2.91	165	2.20	255	1.67	563	1.14	1,000,000	0.7002
113	2.90	166	2.19	258	1.66	576	1.13		
114	2.88	167	2.18	261	1.65	589	1.12		
115	2.86	168	2.17	263	1.64	604	1.11		
116	2.84	170	2.16	266	1.63	619	1.10		
117	2.82	171	2.15	269	1.62	635	1.09		
118	2.80	172	2.14	272	1.61	651	1.08		
119	2.78	173	2.13	275	1.60	669	1.07		
120	2.77	174	2.12	278	1.59	687	1.06		
121	2.75	176	2.11	281	1.58	707	1.05		
122	2.73	177	2.10	284	1.57	728	1.04		
123	2.72	178	2.09	288	1.56	750	1.03		
124	2.70	179	2.08	291	1.55	773	1.02		
125	2.68	181	2.07	295	1.54	798	1.01		
126	2.67	182	2.06	298	1.53	825	1.00		
127	2.65	183	2.05	302	1.52	853	0.99		

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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	NON-PRICE MPC
20	MULTI-TOWN PROPERTY
21	MPC-CAN SELL SEPRTLY
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUFCNT MKT EXPOSUR
26	MINERAL RIGHTS ONLY
27	LESS THAN 100% INT
28	LIFE EST/DEFER 1YR+
29	PLOTAGE/ASMBL IMPACT
30	TIMESHARE
31	EASEMENT/BOATSLIPS
32	TIMBER RIGHTS
33	LNDLRD/TENANT SALE
34	PUBLIC UTIL GRNTR/E
35	GOVMT AGENCY GRNTR/E
36	REL/CHAR/EDU GRNTR/E
37	FINANCIAL CO GRNTR/E
38	FAMILY/RELAT GRNTR/E
39	DIVORCE PRTY GRNTR/E
40	BUSIN AFFIL GRNTR/E
44	NONMKT TRUST GRNTR/E
45	BOUNDARY ADJUSTMT
46	DEED TO QUIET TITLE
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
55	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 COMMRCL SALE
67	UNK PERSONAL PROPRTY
68	MTGE TERMS UNKNOWN
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE OLD/INCMPL
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. 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.

Merrimack Riverfront - $100,000 Base Rate

Site Adjustments:

Distance to Water (DTW) = -50% Condition

Topography Depending on Severity

Amount of Waterfrontage = Condition

Frontage	WF Condition
< 100’	10
101’-250’	20
251’-400’	25
401’-550’	30
551’-700’	35
701’ or Greater	40

Darrah Pond Waterfront - $100,000 Base Rate

Site Adjustments:

Beach = +5 Condition

Amount of Waterfrontage = Condition

Frontage	WF Condition
< 100	35
101-250	45
251-400	50
401-550	55
551-700	60

Duck Pond, Common Pond, Perch Pond Waterfront - $100,000 Base Rate

Site Adjustments:

Amount of Waterfrontage = Condition

Frontage	WF Condition
< 100’	10
101’-250’	20
251’-400’	25
401’-550’	30
551’-700’	35
701’ or Greater	40

Halfmoon Pond Waterfront - $100,000 Base Rate

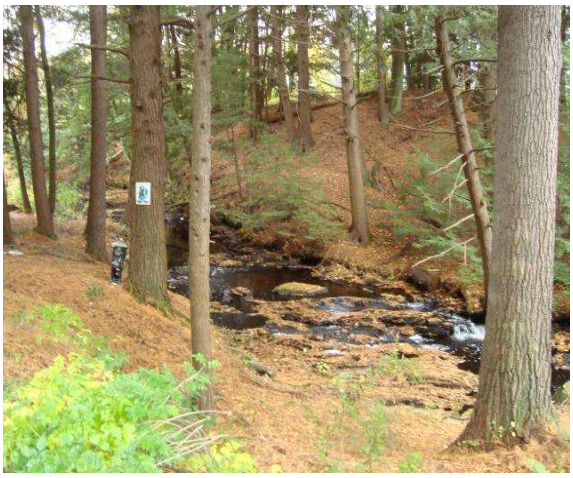
Encompasses one property – WF Condition = 40

Rocky Hill Pond Waterfront - $100,000 Base Rate

Pond is limited, therefore all at 5 condition

Litchfield Waterfront Report

Sorted By Waterfront Value



Map Lot Sub: 000009 000034 000000
Location: 21B PINECREST ROAD
Owner: CISNEY, DONALD J
Waterfront Value: $ 5,000

Notes: RF/BROOK WF

Map Lot Sub: 000006 000035 000000
Location: 164 CHARLES BANCROFT HWY
Owner: DUROCHER, RAYMOND
Waterfront Value: $ 15,000

Notes: RF -50%/DTW WF/410

Map Lot Sub: 000012 000031 000000
Location: 294 CHARLES BANCROFT HWY
Owner: BERG TRUSTEE, EUGENE E
Waterfront Value: $ 26,300

Notes: RF/WF/608'

B. VIEWS

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

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

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

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town then were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of this new view, grading it better or worse than the sales data and making an appropriate value adjustment. Here experience and common sense play a large part in this process.

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

C. BUILDING GRADING

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

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

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

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

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

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

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

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

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

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

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

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

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.
B2 – Generally 10' wide, 2x4 or 2x3 construction.
B1 – Generally 12' wide, 2x4 construction.
A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.
A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.
A2 – Generally 16' wide with 2x6 construction.

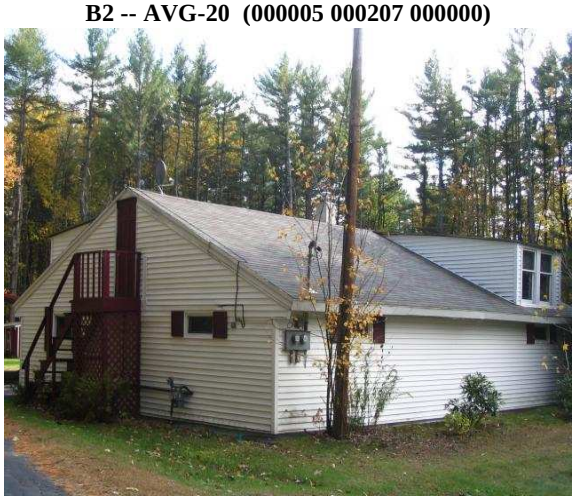
This is merely a guideline and a homes' quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

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

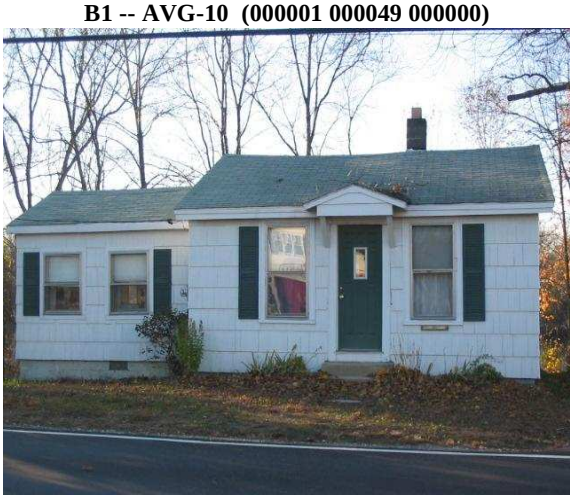
B2 -- AVG-20 (000001 000068 000000)

B2 -- AVG-20 (000005 000207 000000)

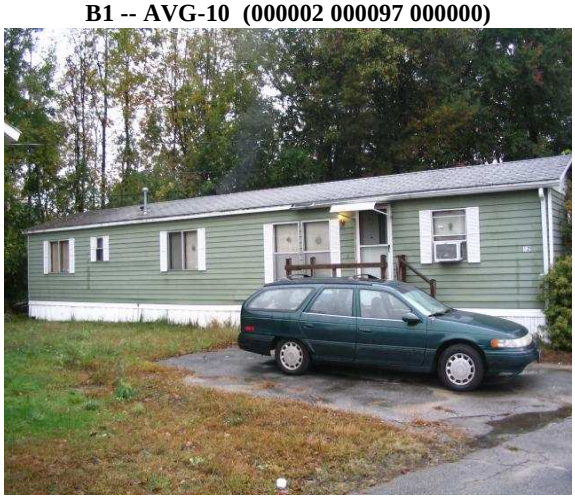
B1 -- AVG-10 (000001 000049 000000)



B1 -- AVG-10 (000002 000097 000000)



B1 -- AVG-10 (000012 000015 000000)

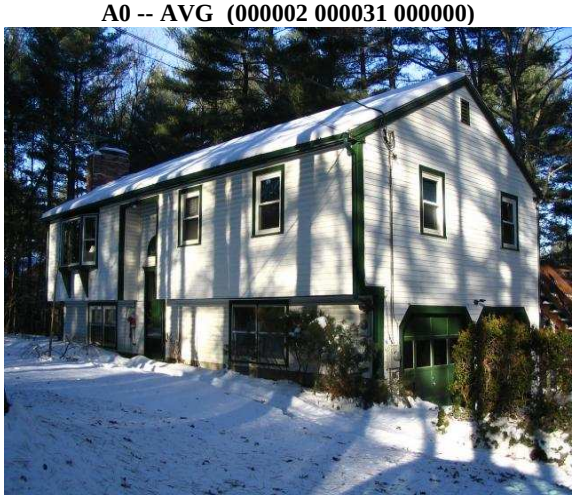


A0 -- AVG (000001 000055 000000)

A0 -- AVG (000002 000026 000000)

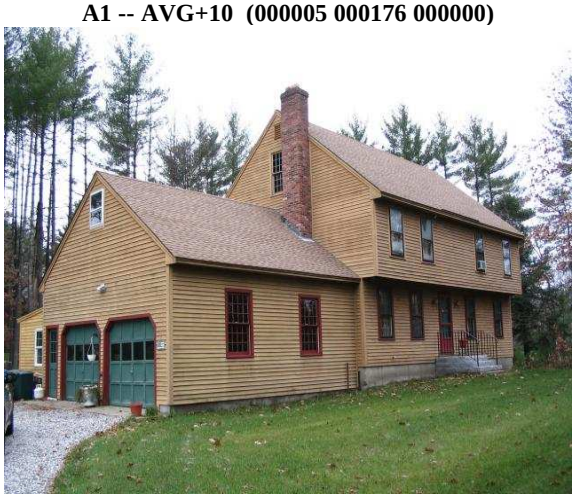
A0 -- AVG (000002 000031 000000)

A1 -- AVG+10 (000002 000017 000000)



A1 -- AVG+10 (000005 000176 000000)

A1 -- AVG+10 (000005 000232 000000)

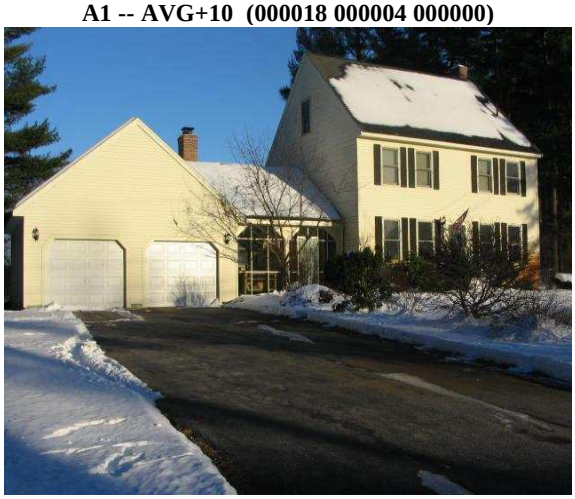


A1 -- AVG+10 (000005 000059 000000)

A1 -- AVG+10 (000005 000145 000000)

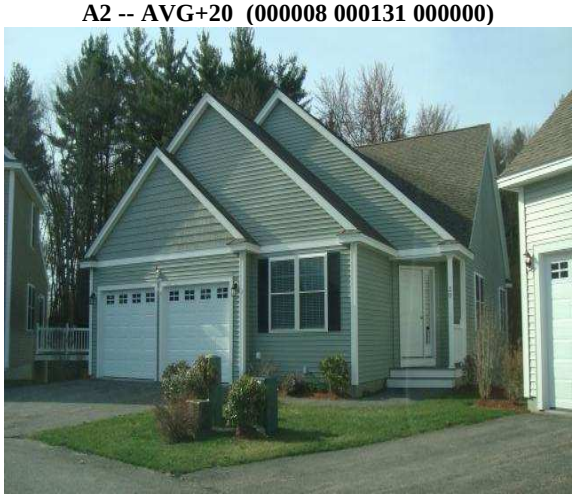
A1 -- AVG+10 (000018 000004 000000)

A2 -- AVG+20 (000015 000046 000000)



A2 -- AVG+20 (000008 000131 000000)

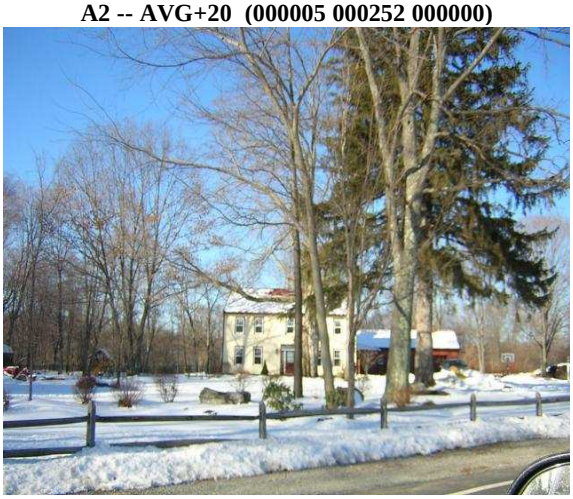
A2 -- AVG+20 (000012 000055 000000)



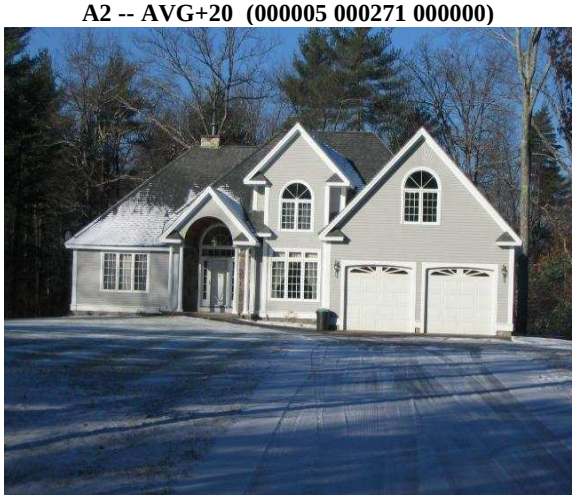
A2 -- AVG+20 (000001 000143 000000)

A2 -- AVG+20 (000005 000252 000000)

A2 -- AVG+20 (000005 000271 000000)



A2 -- AVG+20 (000020 000002 000000)



A3 -- AVG+30 (000008 000038 000000)

A3 -- AVG+30 (000005 000149 000000)

A3 -- AVG+30 (000014 000182 000000)

A3 -- AVG+30 (000012 000013 000000)

A3 -- AVG+30 (000012 000027 000000)

A3 -- AVG+30 (000016 000069 000000)

A3 -- AVG+30 (000018 000016 000000)

A3 -- AVG+30 (000018 000024 000000)

A3 -- AVG+30 (000018 000040 000000)

A4 -- EXC (000016 000070 000000)

A4 -- EXC (000016 000086 000000)

A4 -- EXC (000012 000032 000000)

A4 -- EXC (000014 000190 000000)

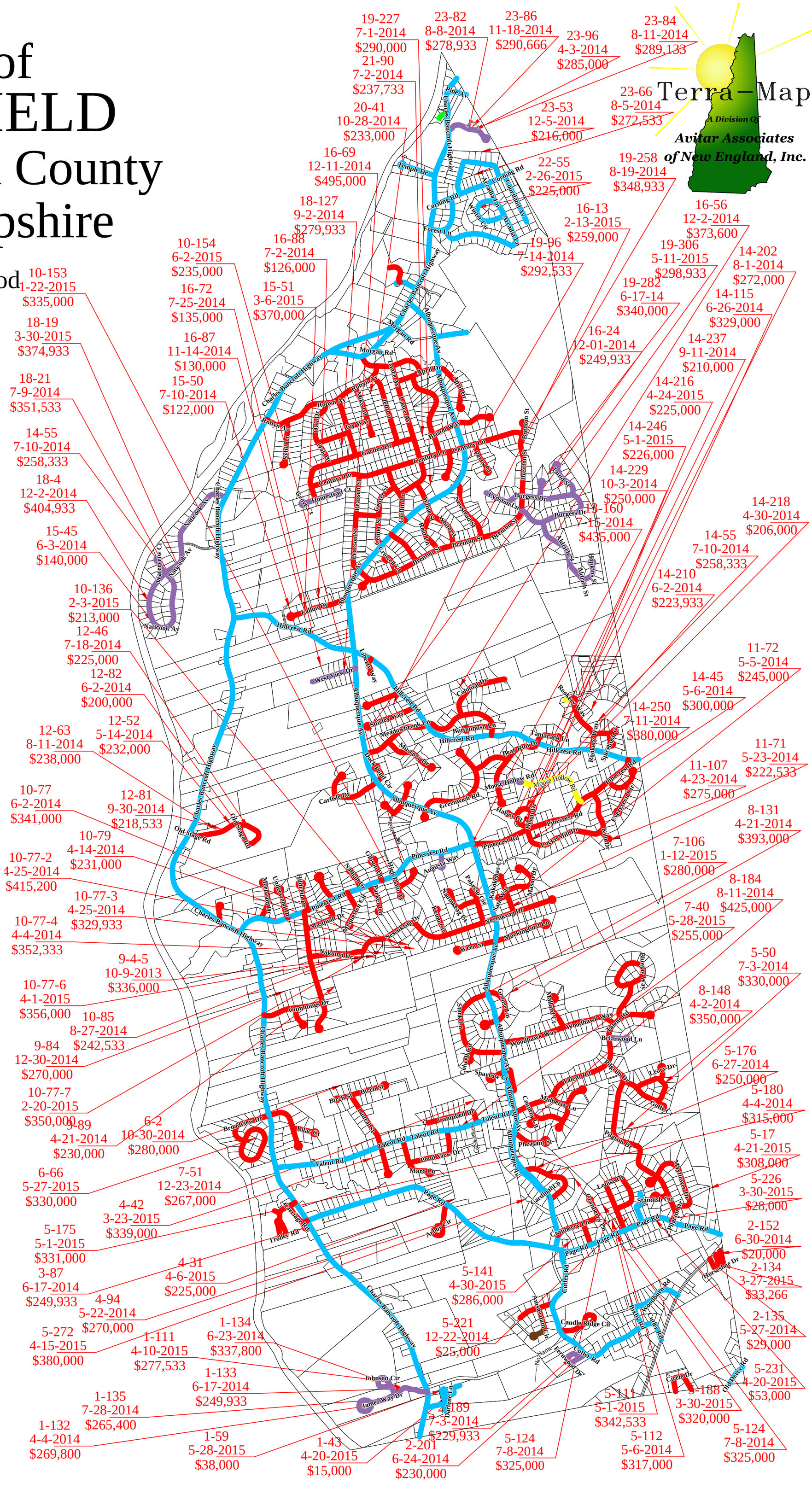
A4 -- EXC (000014 000140 000000)

A4 -- EXC (000014 000141 000000)

Town of LITCHFIELD Hillsborough County New Hampshire

Neighborhood and Sales Map 2015

Terra-Map
A Division Of
Avitar Associates of New England, Inc.



LEGEND

- AVERAGE -40% (PAPER)
- AVERAGE -10%
- AVERAGE
- AVERAGE +10%
- AVERAGE +20%
- AVERAGE +30%

N W E S