

Town of
Milford
NEW HAMPSHIRE

2021 RESIDENTIAL
ASSESSMENT
INFORMATION

KRT APPRAISAL

191 MERRIMACK STREET

HAVERHILL, MA 01830

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Property Assessments Explained

All cities and towns in the State of New Hampshire assess the value of property using a Mass Appraisal system. This system is a broad approach to predicting the value of properties that did not sell using the information collected about the properties that did sell. It is the application of a small database of information (the sold properties) to a large database of properties (the unsold properties).

As defined by the International Association of Assessing Officers and the New Hampshire Department of Revenue, Mass Appraisal is the use of standardized procedures for collecting data and appraising property to ensure that all properties within a municipality are valued uniformly and equitably. Mass Appraisal is the processes of valuing a universe of properties as of a given valuation date using common data, a standardized procedure, and statistical testing. Unlike individual fee appraisal, which is intended to derive the market value of a single property, the goal of Mass Appraisal is to bring all properties to their full and fair market value, whether properties have sold recently or not, and thus to achieve equity among all property values.

The New Hampshire Department of Revenue requires cities and towns revalue all properties every 5 years for certification according to the specific requirements set by the Assessing Standards Board. The results of the revaluation process must meet statistical standards defined by the International Association of Assessing Officers and the New Hampshire Department of Revenue.

In Mass Appraisal, the universe of properties is defined as all properties in a city or town including single family homes, two-family homes, three-family homes, condominiums, apartments, vacant land, commercial properties, industrial properties, and mixed-use properties. The process described in this document only addresses the mass appraisal of single family homes and condominiums.

The given valuation date for an assessment is April 1st prior to the fiscal year, and the revaluation reflects market values for the year prior to the valuation date. For example, the assessment date for Year 2021 is April 1, 2021 and the sales analyzed are those occurring between April 1, 2020 and March 31, 2021. The common data for single family homes and condominiums are actual sales of property that occurred during the 2 year prior to the valuation date.

The standardized procedure followed for determining full and fair market value involves using a model, defining parameters, and performing iterations of statistical analysis to validate the model results. To

accomplish this, a sales database is created containing information about the sales that occurred in the 2 years prior to the valuation date. This is the small database of information (the sold properties) which will be applied to the large database of properties (the unsold properties). The sales database is used to establish the criteria for applying the characteristics of sold properties to the unsold properties. The standardized procedure used is the following:

1. Create the Sales Analysis database: This is the data collection and verification stage. Actual sales of properties for twenty-four months prior to the valuation date are collected. Deeds for each sale are received from the Registry of Deeds. Attempts are made to gather any information about financing arrangements, types of transactions, and any special circumstances around each sale. The sold properties are inspected whenever possible. Property card adjustments are made if necessary.

2. Validate the sales: Sales which are considered verified (also called “qualified sales”) are those that conform to specific criteria set forth by New Hampshire Department of Revenue. These sales are called arms-length sales and must be between a willing buyer and a willing seller with no unusual circumstances. Any sales that do not represent the market are not considered valid to use in the model, as they may cause errors in the results. Such sales are “coded out”. There are various non-arm’s length codes used to identify a sale that cannot be considered part of the sales database. Some of these include sales between members of the same family, sale of property substantially changed after the assessment date but before the sale, sales resulting from court orders, foreclosure auctions, or bankruptcy, etc.

3. Begin the statistical analysis by stratifying the sales: The sales data is analyzed by grouping sales into specific categories and computing measures of assessment level and uniformity. There are two calculations required by New Hampshire Department of Revenue called the ASR (which measures assessment level), and the COD (which measures assessment uniformity). Each must fall within specified ranges for each class of property. The ASR is the median assessment to sales ratio, and it measures actual differences between assessments and sale prices. For all classes of property, the median assessment to sales ratio must be between 90% and 110%. The Coefficient of Dispersion, also known as the COD, is the average difference that a group of properties has from the median assessment ratio. The lower the COD, the more uniform the assessments are to the median assessment. The target range for the COD is 5%-10% while the maximum allowed by the International Association of Assessing Officers and the New Hampshire Department of Revenue is 20%.

The grouped sales, called “stratifications”, report the median assessment to sales ratio and the coefficient of dispersion for each category. The categories are Land Use, Neighborhood, Site Index, House Style, Lot Size, and House Size. Two other reports called price quartiles and date quartiles show the median assessment to sales ratio and the coefficient of dispersion grouped by the sale price and the sale date. Each stratification report is intended to provide a different perspective of the same data, thus revealing discrepancies that require correction. If the ASR and COD values exceed the values required by the IAAO and the New Hampshire Department of Revenue, then this must be corrected.

5. Bring the ASR and the COD into compliance with the New Hampshire Department of Revenue requirements by changing the values of factors: To bring the new assessed values of sold properties closer to the sales prices of those properties, and thus achieve smaller ranges of ASR and COD values, factors are changed in the sales database. There are many factors which can be adjusted to correct the assessments. Some apply to all properties and others are property specific. The most dominant factors are the location of the property and the style of the house.

Location: The neighborhood boundaries are reviewed and modified if necessary. Sales in particular neighborhoods, when taken in the context of all characteristics of that neighborhood, contribute to the value of the neighborhood factor. As the stratification reports are run, and median assessment to sales ratios and the coefficients of dispersion are reviewed, the value of the neighborhood adjustment factor is evaluated. If changing the value of the factor for the sold properties in a particular neighborhood improves the ASR and the COD, and changing this factor does not cause the ASR and the COD to vary beyond required ranges in other stratifications, then this means the land value for that particular neighborhood has either risen or fallen, and the change to the neighborhood adjustment factor corrects this.

House Style: The style of the house has an associated base rate per square foot assigned to it, which is used to adjust its value. Depending on sales, these base rates can change, and therefore are reviewed and adjusted as part of the sales analysis. If the base rate for a particular house style is changed, and all other stratifications maintain median assessment to sales ratios and coefficients of dispersion values within acceptable ranges, then such a change to the base rate can be considered a valid correction to the sales database.

6. Valuation of land: A property assessment is the sum of the land value and the improvements value. The land value is determined either by land-only sales or by the “land residual method”. The improvements

value is determined by Marshall & Swift, a national costing service, adjusted for Milford, and by weighted measures such as the construction grade of the house or how well it has been maintained.

- **Land Only Sales:** Determining the value of land is straightforward when a sale occurs which had no structures on it. That sale can be considered representative of the land value for properties in the neighborhood in which it is located. Properties where the structures are removed after the sale require additional information and judgment to determine the land value, and this may involve further study of trends in the neighborhood in which the sale occurred.
- **Land Residual Method:** In a Town like Milford, where there are only a hand full of land sales each year, a method called a “land residual” is also used to determine land values. This method extracts the value of the land from the total property value by subtracting the value of the improvements from the total sale price. The remaining value is considered the land only value.

7. Land Curve: The land values are then plotted on a graph called the “land curve” and are used to set the price per square foot for each category.

8. Use the model repeatedly, adjusting factors as necessary: At this stage three principle parameters (neighborhood adjustment factor, house style base rate, and land price) are being analyzed and adjusted. Examples of other factors that may be changed are the site index, the condition factor, and the construction grade of the structures. Even factors such as bedroom and bathroom count, interior wall material, building sub area sizes, outbuilding values, can all be changed to explain why a property sold for a particular price. Each time a new value for a factor is tried, another series of stratifications is run. All stratifications must yield the required range values for median assessment to sales ratios and coefficients of dispersion.

9. Run the final stratification: No matter how the data is divided, the adjustment of the selected factors should be arriving at the known sales price. The resulting analysis will show an approximately equal median assessment to sales ratio and coefficient of dispersion through all stratifications of the sales analysis database. At this point, the Maine Revenue requirements for certification have been met – the ASR is between 90% and 110%, and the COD is less than 20%.

10. Apply the sales analysis database to the entire universe of properties: The more carefully the sales data was researched and refined in each of the previous steps of this process, the better the model

can predict the new assessment values of the unsold properties. It is time to apply the characteristics defined in the sold properties to the values of the unsold properties.

11. Field Review: Once the characteristics of the sold properties have been applied to the unsold properties, all properties are reviewed in the field. A field review is simply a property review to verify data accuracy, especially of subjective data critical to determination of value.

12. Informal Meetings: After the field review and a review by the Assessor, a notice of valuation is sent to all taxpayers informing them of their preliminary assessment. The taxpayer or their representative can schedule a meeting to discuss their assessment and provide any additional information they deem relevant. Once changes have been entered and subsequent notices have been sent, the project is considered complete and the database is turned over to the Assessor.

Reading Your Property Record Card (Vision V8)

1. **Property Location:** The actual physical location of the property being valued
2. **Map ID:** The Map/Block/Lot/Unit of the property. This is created by the Town and used to reference tax maps
3. **State Use:** This is the current use of the property (i.e. 1010, single family). These codes are created by the federal government and adopted by states.
4. **Topo/Utilities/Street/Location:** These items are purely descriptive of the property and do not generate value.
5. **Appraised Value:** The total of all Buildings, Extra Features, Outbuildings and Land. This is the current market value of the property.
6. **Assessed Value:** The total of all Buildings, Extra Features, Outbuildings and Land. The assessed value also takes into account any Current Use valuations (agricultural use not to be developed) as opposed to the full market value of the land. For properties without Current Use, the Assessed and the Appraised value will be the same.
7. **Exemptions:** This section is generated by the Town. This will show any exemptions that the current property owner received.
8. **Other Assessments:** This section is generated by the Town. Typically any Betterment will be found in this section.
9. **Appraised Value Summary:** This section provides a full overview of all Buildings, Extra Features, Outbuildings, Land and Special Land Values. Each line item is shown rather than a lump total value.
10. **Assessing Neighborhood:** This shows the neighborhood and sub neighborhood the parcel falls into. In this case, the item is descriptive only and does not generate value.
11. **Notes:** The notes provide the Town with generalizations about the property such as the color, the interior and exterior general conditions and any other items the Town wishes to include. All notes are descriptive and have no value attributed.
12. **Building Permit Record:** Any Building Permits taken out on the property will be recorded here. Town generated field.
13. **Visit/Change History:** Any visit to the property by the Town or Agent of the Town can be recorded here. Descriptive only, no value is generated.
14. **Use Code/Use Description:** This (as in item 3) refers to the type of property that is being valued. The land use code of 1010, for example, is generating a description of Single Family Model 01. Model 01 will be described in further detail on item # 29.
15. **Zone:** Descriptive only, Town generated based on the zoning ordinances of the Town. Please

see Town Zoning Ordinances for further descriptions

16. **Units:** These are land units expressed in Square Footage and or in Acreage. The number of units in this category will total the property's lot size. Lot size is Town generated. Please refer to Tax Maps for questions about your lot size.
17. **SF / AC:** SF refers to Square Feet and AC refers to Acres.
18. **Unit Price:** The price per unit that is generated. The price per unit for up to one acre on the first landline will be the same for everyone. The unit price was generated from the land sales or land residuals that took place in your Town over the last two years.
19. **Size Adj:** This table driven number adjusts the unit price based on the lot size. A one acre lot will have an adjustment of 1.00. Any lot below an acre will have a positive adjustment. This is called the "Land Curve" or in simple terms, an economy of scale. Just because one person has one acre and the next-door neighbor has a half-acre, does not mean that the neighbor's land is worth half. It is still a building lot and therefore buyers will pay a premium.
20. **Site Index:** This is a site specific influence on land value. An example of this would be a view or proximity to the water adjustment that is applied to the property's land value. This code will generate a multiplier to the left called I. Factor. This I Factor (influence) will act as a multiplier to the base rate/unit price. For example a Site Index of 1 is a multiplier of 1.00, which indicates an average site. However, a Site Index of 3 is a multiplier of 1.25, which when multiplied to the base rate will have a positive effect on value.
21. **Cond.:** Condition Factor. This is another multiplier to the equation that is put on the property for special circumstances/or conditions about the land. For example a property with a Right of Way across it, with excessive wetlands or topography issues. These issues, depending on severity, can generate a condition factor that decreases the value of the property. Generally a notation will be made (item 24) as to why the Condition Factor was applied.
22. **Nbhd:** This code represents the neighborhood/market area of the property. This code will generate a multiplier in the Adj. column to the right.
23. **Nbhd. Adj:** This is the adjustment generated from the Nbhd code.
24. **Notes:** Descriptive only. This will show why a condition factor (#21) was placed on the property. Examples of notes include but not limited to: ROW/Topo/Wet.
25. **Is Rec:** If the land is in current use this column will notate whether the lot received the recreational discount.
26. **Location Adjustment:** This field offers another potential factor. It is not used in Milford.
27. **Land Value:** This is the total landline value calculated by multiplying the land units by 18, 19, 21, 23 and 26.
28. **Style:** Describes the style of the property
29. **Model:** Describes the model of the property type, Vacant, Residential, Commercial,

Industrial, Condominium, and Multi Family.

30. **Grade:** Describes the quality of construction of the building. This grade is derived from various costs services, local builders and recent sale properties.
31. **Outbuilding/Extra Feature Code:** The type of outbuilding and extra features to the property.
32. **Description:** The description of the outbuilding and or extra feature.
33. **L/B:** Is this feature a Land item (outbuilding, detached from the main structure) or a Building item (extra feature inside the main structure)
34. **Units:** Describes the number of units of the outbuilding and or extra feature.
35. **Unit Price:** A price per unit based on cost to replace as new.
36. **Yr Built:** The estimated year of an outbuilding or the table generated effective year of an extra feature that depreciates at the same rate as the home.
37. **% Good:** The condition of the outbuilding, regardless of year built. Extra features inside the structure will be at 100% then depreciated at the same rate as the main structure.
38. **Appraised Value:** This is the appraised value of the outbuilding and or extra features. This is derived by Units X Unit Price X % Condition
39. **Sketch:** This is the actual exterior measurement of the structure. The sketch will show all floor levels and will include any attached items such as garages and wood decks.
40. **Code:** This is the subarea code for each item on #39 (Sketch)
41. **Sub-Area Description:** This is the description of each code from #38.
42. **Living Area:** This is the calculated space of each code that is finished
43. **Floor Area:** This is the calculated gross area of each code.
44. **Eff Area:** Effective area is an adjusted area used as a unit of comparison that takes into account all sub areas of the structure. Each sub area's gross area is adjusted at the same percentage that the unit cost is adjusted. The calculation of effective area allows for the calculation of the total replacement cost of the building in one direct step. For example, a 528 square foot basement garage is priced at 50% of living area. The effective area of the garage would be 264 square feet (528 x 50%).
45. **Unit Cost:** This is the price, per square foot, for each sub — area code that is calculated to make an exact replica of the structure with current construction costs. This is an un-depreciated cost per unit. Unit cost is derived from local builders, Marshall and Swift, and the marketplace.
46. **Undeprec Value:** This is the Floor Area X Unit Cost. All sub-areas are then added together to calculate the total cost to replace as new.

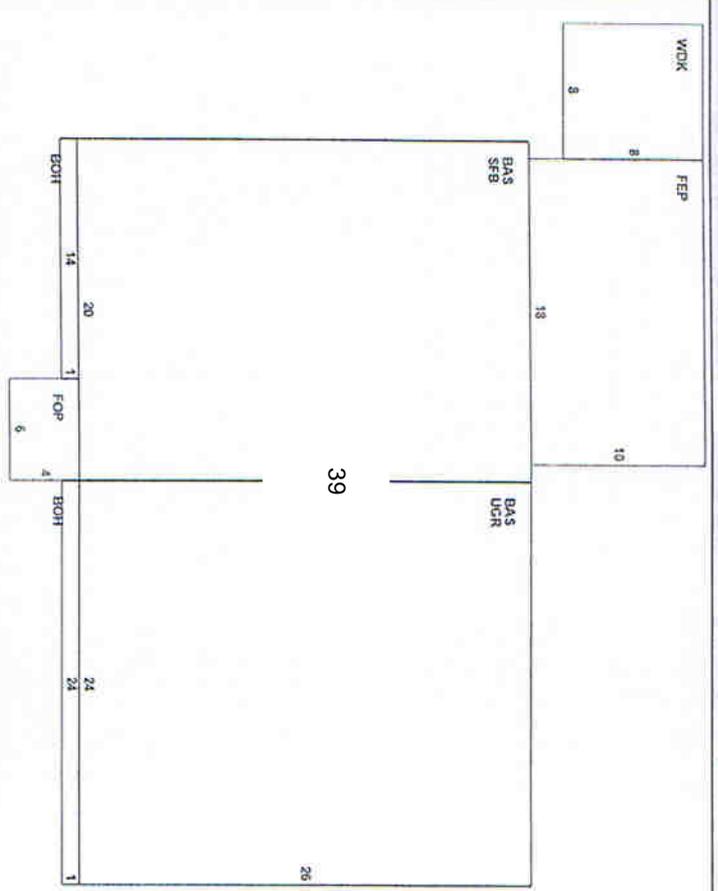
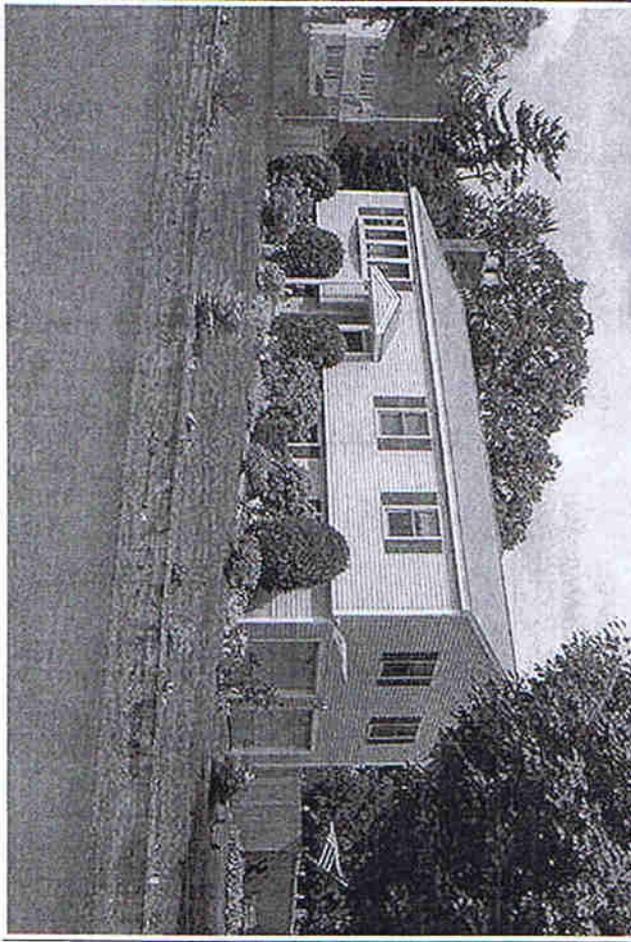
47. **Building Value New:** This is the total Replacement Cost New (RCN) before adjustment for bathrooms and bedrooms.
48. **Year Built:** Actual Year Built of the structure.
49. **Depreciation Code:** Depreciation Code. This is the code that indicates how well maintained the home has been. Example, if a home built in 1975 has had only the basic updates and maintenance over the years; the Code may be A for Average. However, if the same home had recently been fully remodeled and immaculately maintained over the years, its effective age is newer and so the Code may be VG for Very Good.
50. **Depreciation %:** This is the percentage of depreciation the home is experiencing. This is derived from the analysis of sales of various aged homes as well as observances of the appraiser.
51. **Functional Obsolescence:** This would be additional depreciation allowance for poor functionality of the home. Poor layout of the home would be an example of allowable functional obsolescence.
52. **Economic Obsolescence:** This would be additional depreciation allowance for external issues that are affecting the property such as a residential home abutting commercial property.
53. **Percent Good:** This would be 100% minus the Depreciation % and any Functional or Economic Obsolescence to give a final, overall percent good.
54. **RCNLD:** This is the Building Value New multiplied by the Percent Good to calculate the Replacement Cost New Less Depreciation.
55. **Appraised Bldg Value:** This is the total of item # 54.
56. **Appraised XF Value:** This is the total of all extra features or Building items from item # 38.
57. **Appraised OB:** This is the total of all outbuildings or Yard Items from item # 38.
58. **Appraised Land Value:** The total of all landlines in # 27.
59. **Special Land Value:** This represents the assessed value of land participating in the NH Current Use program.
60. **Total Appraised Parcel Value:** This is the total of # 55, 56, 57, and 58 added together to generate the parcel total value.
61. **Valuation Method:** Notes which mass appraisal valuation technique is used for the property. For most properties it will be "C" for cost, but it could also be "O" for override or "I" for Income Approach.
62. **Previous Assessment History:** Shows historical values from previous years.
63. **Current Owner:** Shows the current owner for the property.
64. **Record of Ownership:** Shows the property transfer history with sale dates and price.

Element	Cd	Description	Element	Cd	Description
Style: 08	28	R. Ranch/Split Entry			
Model: 01	29	Residential			
Grade: 03	29	Average			
Stories: 1	30				
Occupancy 1		Vinyl Siding			
Exterior Wall 1 25					
Exterior Wall 2 03		Gable/Hip			
Roof Structure: 03		Asph/F Gls/Cmp			
Interior Wall 1 05		Drywall/Sheet			
Interior Wall 2 12		Hardwood			
Interior Fir 1					
Interior Fir 2 02		Oil/Propane			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 03		Central			
AC Type: 03		3 Bedrooms			
Total Bedrooms: 1					
Total Bathrooms: 1					
Total Half Baths: 1					
Total Xtra Fixtrs: 5					
Total Rooms: 5					
Bath Style: 02		Average			
Kitchen Style: 02		Average			
Mobile Park: VS					
Color: VS					
Data Input: VS					

Element	Cd	Description	Element	Cd	Description
Parcel Id					
Adjust Type					
Condo Fir					
Condo Unit					
CONDO DATA					
Building Value New		283,362	47		
Year Built		1972	48		
Effective Year Built					
Depreciation Code		G	49		
Remodel Rating					
Year Remodeled					
Depreciation %		21	50		
Functional Obsol					
Economic Obsol					
Trend Factor					
Condition					
Condition %		79	53		
Percent Good					
RCNLD		223,900	54		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

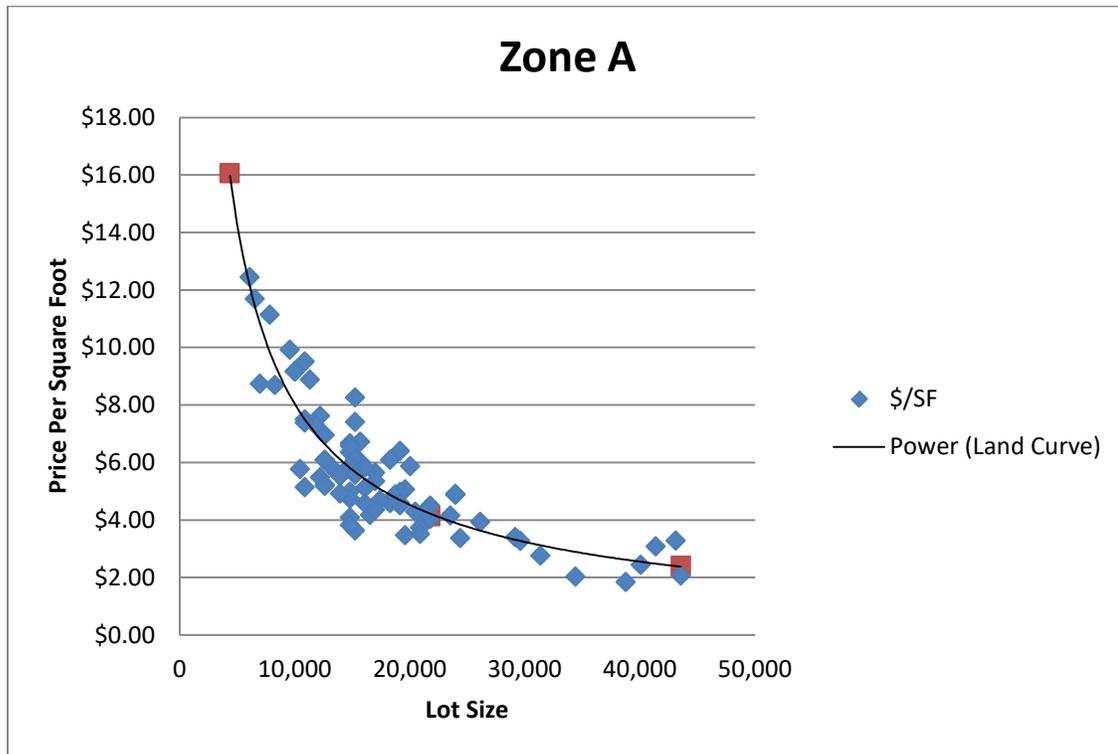
Code	Description	Sub	L/B	Units	Unit Pric	Yr Bilt	Co	% Go	Grad	Grad	Appr. Value
PL1	FIREPLA		B	1	4800.00	1992		79		0.00	3,800
SHD	SHED	FRAME/MSNRY	L	96	15.00	1995		50		0.00	700
PO	EXTRA F		B	1	1200.00	1992		79		0.00	900
31	32			33	34	35		37			38

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
3AS	First Floor	1,144	1,144	1,144	147.52	168,763
3OH	Bas Overhang, Finished	38	38	38	147.52	5,606
3EP	Porch, Enclosed, Framed	0	180	126	103.26	18,588
3OP	Porch, Open, Framed	0	24	5	30.73	738
3FB	Split Finished Basement	0	520	364	103.26	53,697
3GR	Garage, Undergrade	0	624	187	44.21	27,586
MDK	Deck	0	64	6	13.83	885
40	41	42	43	44	45	46
Ttl Gross Liv / Lease Area		1,182	2,594	1,870		275,863



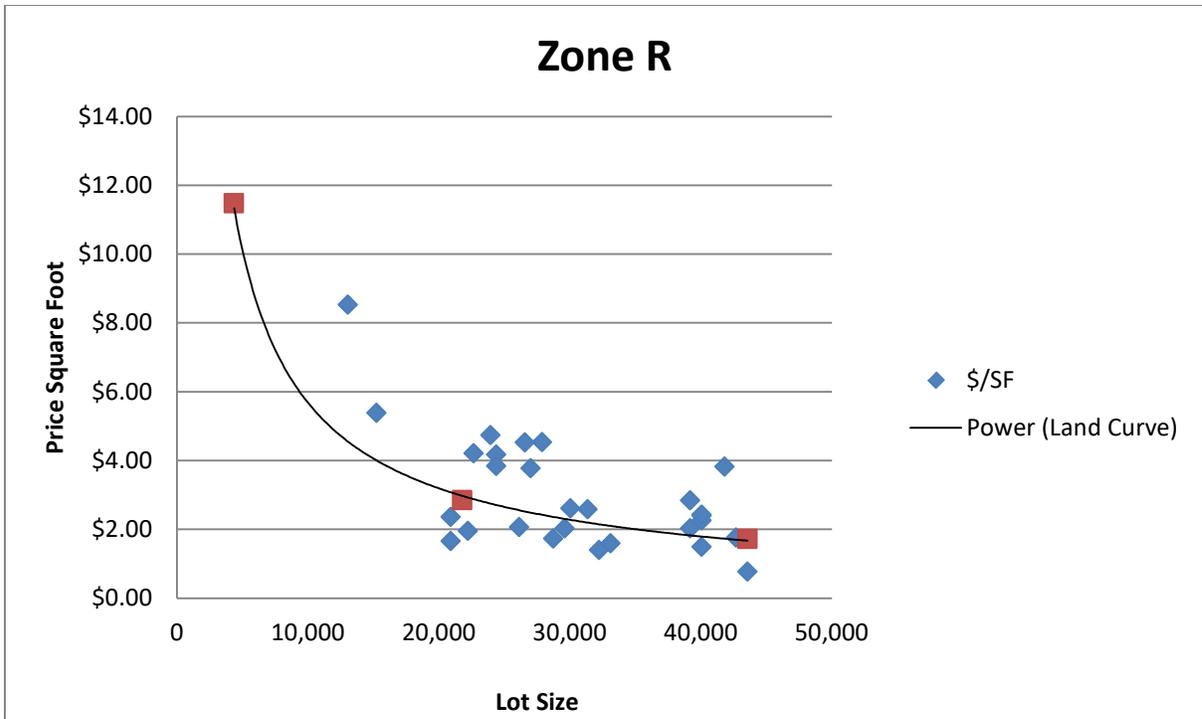
Residential Land Valuation

There were two primary residential land curves developed for Milford. The first is for properties located in Zone A and the other for Zone R. Due to a small sample of valid vacant land sales, residential land values were developed using the land extraction (land residual) technique. In this procedure, the depreciated building value is subtracted from the sale price to determine an indicated land value. When arranged by size and adjusted for location (neighborhood) and condition a distinct correlation between lot size and price per square foot becomes apparent. (See Land Curve Chart) These indicated prices per square foot were plotted to develop the land curve parameters.



The following chart illustrates these **base** land parameters:

<u>Square Foot</u>	<u>Price/Square Foot</u>	<u>Base Value</u>
4,356	\$16.07	70,000
21,780	\$4.13	\$90,000
43,560	\$2.41	\$105,000



<u>Square Foot</u>	<u>Price/Square Foot</u>	<u>Base Value</u>
4,356	\$11.48	50,000
21,780	\$2.85	\$62,000
43,560	\$1.72	\$75,000

Once the base land curves were set, the next step is establishing market areas, which are delineated by the use of Neighborhood codes. These neighborhoods account for the varying desirability within the Town of Milford. Neighborhood factors were developed through the analysis of improved residential sales.

Land residuals were analyzed for improved property sales in the 101, 104, 105 residential classes. Sales were from April 1, 2020 through March 31, 2021. They were analyzed by the following strata's:

-Overall Analysis- Median 101% COD 16.27% Sample 153 Properties

-Neighborhood

R05	Median 103%	COD 17.10%	Sample 40 Properties
R06	Median 101%	COD 16.03%	Sample 96 Properties
R07	Median 98%	COD 19.92%	Sample 6 Properties
R08	Median 99%	COD 15.91%	Sample 12 Properties

-Lot Size (including over/under standard lot size)

Less than 1Acre	Median 104%	COD 16.42%	Sample Size 100 Properties
Greater than 1 Acre	Median 96%	COD 15.02%	Sample Size 53 Properties

Excess land is valued at \$6,800 per acre. The land schedule was then tested against the land residuals with over 43,560 square feet and this resulting in a median of 96% and a COD of 15.02%.

MILFORD, NH LAND PRICING INSTRUCTIONS

Site Improvements:

Utility improvements to the site such as well, septic, and/or public utilities are included in the building rate pricing schedule. All lots are valued based upon the use of land residuals.

Landline #1

Landline #1 represents the prime site in acreage up to 1 acre. In addition, ROW, or topography adjustments can be found in the condition factor section. The neighborhood code is utilized to distinguish the different types of locations within the Milford. The Site Index is used to distinguish water/view influences if applicable.

Landline #2

Any excess acreage over 1 acre will be priced at \$6,800/acre. In addition, any applicable topography, wetlands, or any other detrimental factors can be found in the condition factor. Excess acreage is factored by the neighborhood.

Neighborhood Adjustments:

The following table illustrates the neighborhood rating and the adjustment factor applied to the unit price:

<u>Neighborhood</u>	<u>Adjustment Factor</u>
R03	0.70
R04	0.85
R05	1.00
R06	1.10
R07	1.20
R08	1.30
R09	1.50

Condition Factors:

Condition factors are used to acknowledge parcel specific adjustments such as wetlands, easements, poor topography, and shape.

Landline #1:

Prime site condition factors should be 1.00 unless there are topo/wet issues, easements, or row's. Condition Factor discounts are between 5% and 50% based on the severity.

Landline #2:

Discounts to excess acreage are based on the severity of the condition and broken into 5 categories:

<u>Condition Factor</u>	<u>Impact Of Topography, Wetlands, Easements, Shape, Etc</u>
0.90	Slight
0.75	Moderate
0.50	Heavy
0.25	Severe
0.10	Unusable/Undevelopable

Site Indexes:

Site Indexes are used for properties in Milford that have a view influence. Those properties with a typical neighborhood view will be given a Site Index of 1. The factors are as follows:

<u>Site Index</u>	<u>Adjustment Factor</u>	
5	1.00	No Influence
6	1.10	Not Used
7	1.25	Good View
8	1.35	Very Good
9	1.45	Not Used

LAND VALUATION MODEL

Unit Price (Size Adjustment from land curve)
X Site Index (Influence Factor)
X Condition Factor
X Nbhd Factor (St Index)
X Square Footage of Lot
Land Value

EXAMPLE

0.92 Acre Lot
NBHD R06 (1.10)
SITE INDEX 5 (1.00)
ZONE R

Below is the algorithm from the *Appraisal Vision*® software: for the land pricing:

Calculate the land unit price using site index land curve method

Initial Curve Class R

Initial Unit Price 75000.00

Interpolate/Extrapolate from curve table id 1

Calculate Acre Land Curve

Entered Units 0.9200

Entered Unit Price 75000.00

Get 1 Acre Price

1 Acre Price for Acre Curve = 75000

Extrapolate Value From Curve

Calculate Curve

High Units 1.00

High Price 75000

Low Units 0.50

Low Price 62000

High Unit Price = 75000 / 1.00

High Unit Price = 75000

Low Unit Price = 62000 / 0.50

Low Unit Price = 124000

Land Price = ((0.50 * 124000) + ((75000 * 1.00) - (124000 * 0.50))

Land Price = ((0.50 * 124000) + ((75000 * 1.00) - (124000 * 0.50))

* (0.9200 - 0.50) / (1.00 - 0.50)) / 0.9200

Land Price = 79260.86956521739130434782609

Unit price is shown as whole acre price

New Land Price 79260.86956521739130434782609 * 1.000

New Land Price 79260.86956521739130434782609

New Unit Price 75000.000
New Influence Factor $79260.86956521739130434782609 / 75000.000$
New Influence Factor 1.0568115942028985507246376812
District pricing based unit type value = 75000.00
Total property factor adjustment = Line 1 only adjustments (1) * Other adjustments (1)
Total property factor adjustment = 1
Unit price with property factor adjustments applied = $75000.00 * 1 * 1$
Unit price with property factor adjustment applied = 75000.00
Unit price with property factor sum adjustment applied = $75000.00 + \text{Line 1 Only (0)} + \text{Other Adjustments (0)}$
Unit price with property factor sum adjustment applied = 75000.00
Total adjustment a = $1 * 1.0568115942028985507246376812 * 1.00 * 1.200 * 1$
Total adjustment a = 1.2681739130434782608695652174
Land Value = $95115.00 * 0.9200$
Land Value Rounded = 87500
Total Value factor adjustment = Line 1 only adjustments (1) * Other adjustments (1)
Total Value property factor adjustment = 1
Total Value with property factor adjustments applied = $87500 * 1 * 1$
Total Value with property factor adjustment applied = 87500
Total Value with property factor sum adjustment applied = $87500 + \text{Line 1 Only (0)} + \text{Other Adjustments (0)}$
Total Value with property factor sum adjustment applied = 87500

<u>Milford, NH 2021 Base Rate Documentation</u>			
		<u>New FY 2021</u>	
<u>Code</u>	<u>Description</u>	<u>Base Rate</u>	<u>Reason For Change</u>
1	Ranch	125	Market Data
2	Split-Level	130	Market Data
3	Colonial	120	Market Data
4	Cape Cod	120	Market Data
5	Bungalow	135	Market Data
6	Conventional	140	Market Data
7	Modern/Contemporary	115	Market Data
8	Raised Ranch	130	Market Data
9	2 Units	110	Market Data
10	3 Units	100	Market Data
11	4-8 Units	110	Market Data
12	8-12 Units	110	Market Data
35	Cottage	70	Market Data
36	Converted Cottage	80	Market Data
60	New Englander	130	Market Data
63	Century+	125	Market Data

Brief Narrative

We began the process of creating our building rate tables by extensively researching building costs published by Marshall & Swift, a building valuation service well regarded in the industry and used by appraisers, insurance companies and banks nationally. These rates were then fine tuned based upon further analysis to better reflect the current market in Milford. Once set, we analyzed all of our rate calculations versus actual sales data to make sure that we were arriving at a proper estimate of value for all buildings.

After they have been fully tested against the sales data, the building rates became our starting point for assessing building costs across the Town. Because all properties are valued using a computer model, we need to adjust the cost per square foot figure so that we can properly assess houses on all ends of the value scale. In order to arrive at value rates that are seen in the local construction market, our adjustment tables are applied to the starting rates to increase or decrease this rate based on quality of construction, size, amenities, interior finish, etc.

BUILDING STYLES

Below are descriptions of typical styles of single-family and small apartment residential houses.

RANCH

A rambling one story house that is low to the ground and has a low pitched gable roof or roofs.

SPLIT - LEVEL

The living area is on two or more levels with each level having a single story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

COLONIAL

Generally 2 or 2 ½ stories with balanced openings along the main façade. Second floor overhangs are common. Newer colonials attempt to imitate this classic New England design.

Cape Cod

Built “close to the ground” with simple lines. A high roof ridge often supplemented with full or partial dormers may provide a second level of living area, but not a full upper story. Generally a gable roof.

Bungalow

A small, one-story design often seen with an expansion attic area and/or dormers. Usually with an open or enclosed front porch. Narrow across the front and deep from front to back.

Conventional

An older type of house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories.

Modern or Contemporary

One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines, cathedral ceilings and simple details.

Raised Ranch

A combination of the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or totally finished. Basement garages are common.

Camp/Cottage

House is usually of cheap construction quality. They have no particular architectural design, many with small rooms and living area.

Two Unit

This dwelling is typically 2 to 2.5 stories in height consisting of 2 dwelling units.

Three- Unit

This dwelling is typically 2 to 2.5 stories in height consisting of 3 dwelling units.

Century +

This style is typically called a New Englander but may include antique properties as well. This types of dwellings were built before the turn of the 20th century and have many different architectural styles.

GRADING

Grading is process of determining the quality and workmanship of construction. Below, is an illustration and of the grading used in the Town of Milford.

The following is the general quality specifications for each grade level.

Good

Architecturally attractive buildings constructed with good quality of materials and workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.



Above Average

Buildings constructed with above average quality materials and workmanship throughout, conforming with the base specifications used to develop the pricing schedule. Minimal architectural treatment. Above Average quality interior finish and built-in features. Standard grade heating, plumbing, and lighting fixtures.



Average

Buildings constructed with average quality materials and workmanship throughout, conforming with the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard grade heating, plumbing, and lighting fixtures.



Minimum- Below Average

Buildings constructed with economy quality materials and fair workmanship throughout. Void of architectural treatment. Cheap quality interior finish and built-in features. Low grade heating, plumbing and lighting.



Depreciation

The interior, exterior and overall condition of the dwelling is determined by the Appraiser. It is important that the use of condition codes be consistently applied to each dwelling throughout the community.

All structures suffer some form of physical deterioration from the moment construction begins. It is the wearing out of the structure. Some examples of observed depreciation are indicated below:

Foundation: Settlement, cracks, walls not plumb, evidence of water in the basement.

Floors: Cracks, sagging, dry rot, termites and ants.

Exterior Walls: Loose siding or mortar, need paint, peeling paint, sagging or sticking windows, broken or rusted screens, doors out of plumb, dry-rot.

Frame: Separated joints where timbers meet, checked supporting beams and timbers, extra screw type columns or supports in the basement, termites, dry rot.

Flooring: Creaking, worn, cracks.

Roof: Leaks, flashing deteriorating, rusting or rotting gutters, shingles missing, sagging rafters or ridge poll.

Interior: Open joints showing in the standing finish, holes and cracks in the plaster, doors and windows binding, floors out of level, sticking drawers in cabinets, lose or missing hardware, loose floorboards and finish, rust stains in plumbing fixtures.

Mechanical Equipment: Few electrical outlets, few fuse boxes, less than 100 ampere meter board, loose light fixtures, wall plugs and switches, broken and leaking plumbing fixtures, leaking and rusting heating systems and pipes.

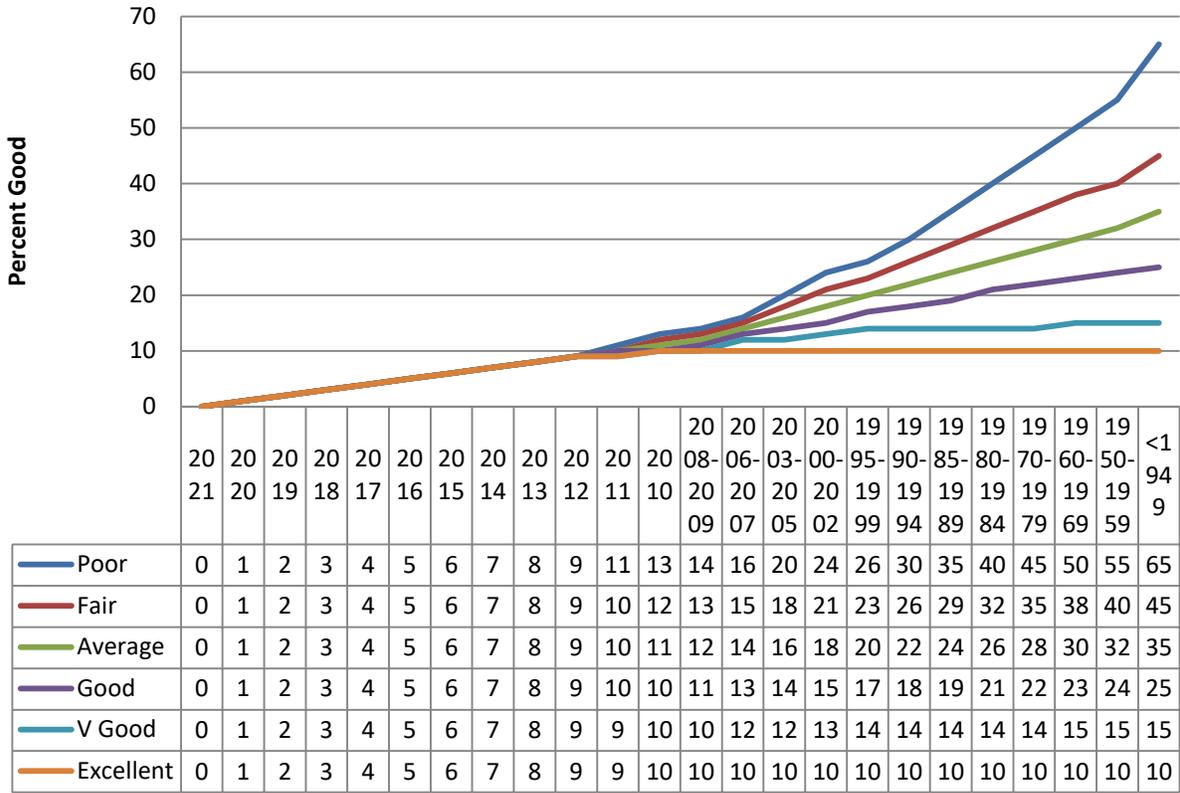
Each property is given an overall depreciation rating. The depreciation codes are listed in the table below:

Condition Classification Codes

Code	Description
Excellent (E)	Recently completed an extensive renovation Components are like new Minimal depreciation
Very Good (VG)	No deferred maintenance Little/no depreciation, no repairs needed

	<p>Updated to current standards</p> <p>Almost new/almost completely renovated</p>
Good (G)	<p>Well Maintained, limited depreciation</p> <p>Normal wear and tear</p> <p>Partial updating of short-lived items</p>
Average (A)	<p>Minor deferred maintenance/deterioration</p> <p>Normal wear and tear</p> <p>Minimal/cosmetic repairs may be needed</p> <p>Functionally adequate</p>
Fair (F)	<p>Notable deferred maintenance</p> <p>Some repair/rehab/updating needed</p> <p>Livability is diminished due to condition</p> <p>Usable and functional as residence</p>
Poor (P)	<p>Obvious deferred maintenance/damage</p> <p>Some repair/rehab/updating needed</p> <p>Livability is diminished due to condition</p> <p>Usable and functional as residence</p>

Depreciation Chart



BUILDING VALUATION MODEL

START WITH:

1. Beginning Square Foot Price
2. +/- Base Rate Adjustments
3. +/- Size Adjustment
4. +/- Construction Grade
5. +/- Number of Baths etc. (net other adjustments)
Adjusted Cost per Square Foot Price

THEN:

Adjusted Cost per Square Foot Price X Building Square Footage = Replacement Cost New - Depreciation Adjustment = Building Value

+ Other Building Features and Detached Structures (fireplaces, decks, garages)

= Total of all Building Values

EXAMPLE using the Sample Field Card:

1. Beginning price per square foot is the style of the structure unique base rate and is an unadjusted square foot cost before depreciation. Colonial base rate = \$105.

2. Base rate adjustments are structural components that may have an adjustment value on the base rate. In this case, Hardwood (Flooring) equals \$2.10 plus the base rate and plaster (walls) equals \$-1.05.

3. Size adjustment is based on economies of scale and market inclination.

4. Construction grade adjustment is a factor multiplied by the adjusted base rate. See Grading Table for adjustments. Average Grade adjustment factor is 1.00.

5. Net other adjustments are structural components valued on straight dollar per unit basis.

Example::

Base Rate: 105

Size Adjustment: 0.98731

Effective Area: 2,225

Adjusted Base Rate = $(105 + 1.5) * 0.98731$

Adjusted Base Rate: 104.70

RCN = $((\{104.70 * 2,225\} + 7,500) * 1) + 0$

RCN: 240,458

Base Rate Adjustments

Floor Cover 1 12 (Hardwood) = 2.10 + Base Rate

Interior Wall 1 03 (Plastered) = -1.05 + Base Rate

Flat Value Additions

FULL BATHROOMS = 5000 + RCN

HALF BATHROOMS = 2500 + RCN

Percent Good = 76

RCNLD: 182,700

Residential Rates and Tables

Description	Base Rate	Roof Structure	Coefficient	Heat	Coefficient	
Ranch	125.00	Flat	-0.05	None	-0.10	
Split-Level	130.00	Shed	-0.02	Floor Furnace	-0.04	
Colonial	120.00	Gable/Hip	0.00	Hot Air-no Duc	-0.03	
Cape Cod	120.00	Wood Truss	0.00	Forced Air-Duc	0.00	
Bungalow	135.00	Salt Box	0.01	Hot Water	0.00	
Conventional	140.00	Mansard	0.01	Steam	0.00	
Modern/Contemp	115.00	Gambrel	-0.05	Electr Basebrd	-0.05	
Raised Ranch	130.00	Irregular	0.01	Radiant	0.02	
2 Units	110.00	Rigid Frm/BJst	-0.04	Geo-Thermal	0.02	
3 Units	100.00	Steel Frm/Trus	-0.04			
4-8 Units	110.00	Bowstring Trus	-0.04	A/C	Coefficient	
8-12 Units Res	110.00	Reinforc Concr	-0.04	Heat Pump	0.02	
Manufact House	80.00	Prestres Concr	0.09	Central	0.02	
Manuf Home DW	90.00					
Cottage	70.00	Roof Cover	Coefficient	Bedrooms	Coefficient	
Converted Cottage	80.00	Metal/Tin	-0.03	1 Bedroom	-0.10	
Unused	100.00	Rolled Compos	-0.01	2 Bedrooms	-0.05	
Split-Cont	125.00	Asph/F Gls/Cmp	0.00	3 or More	0.00	
Unused	100.00	Tar & Gravel	-0.01			
Condominium	145.00	Corrugated Asb	0.00	Bathrooms	Unit Price	
New England	130.00	Asbestos Shing	0.00	Ex Fixture	800	
Century +	125.00	Concrete Tile	0.01	Full Bath	5000	
		Clay Tile	0.05	Half Bath	2500	
		Enam Mtl Shing	0.01			
Grade	Coefficient	Wood Shingle	0.02			
Minimum	-0.25	Slate	0.03	Size Curve	Median	2250
Below Average	-0.10	Rubber	0.00			
Average	0.00	Standing Seam	0.01	Bld Size Curve	% of Median	Factor
Average +10	0.10			549	24.41%	1.929
Average +20	0.20	Interior Wall	Coefficient	687	30.52%	1.683
Above Avg	0.35	Minim/Masonry	-0.17	858	38.15%	1.486
Above Avg +10	0.50	Wall Brd/Wood	-0.07	1,073	47.68%	1.369
Above Avg +20	0.70	Plastered	-0.03	1,341	59.60%	1.253
Good	0.90	Plywood Panel	-0.03	1,676	74.51%	1.153
		Drywall/Sheet	0.00	2,097	93.19%	1.042
Exterior Siding	Coefficient	Cust Wd Panel	0.06	2,250	100.00%	1.000
Minimum	-0.16	K PINE/A WD	0.02	2,619	116.42%	0.937
Comp./Wall Brd	-0.13			3,274	145.52%	0.872
Below Average	-0.10	Interior Floor	Coefficient	4,093	181.90%	0.815
Single Siding	-0.07	Dirt/None	-0.10	5,115	227.32%	0.782
Average	0.00	Minimum/Plywd	-0.06	6,395	284.22%	0.766
Board & Batten	-0.01	Concr-Finished	-0.05			
Asbest Shingle	-0.10	Concr Abv Grad	-0.10			
Wood on Sheath	0.00	Vinyl/Asphalt	-0.03			
Logs	0.04	Inlaid Sht Gds	-0.03			
Above Average	0.03	Cork Tile	-0.03			
Clapboard	0.02	Average	0.00			
Cedar or Redwd	0.02	Pine/Soft Wood	0.00			
Pre-Fab Wood	-0.01	Terrazzo Monol	0.02			
Wood Shingle	0.02	Ceram Clay Til	0.02			
Concr/Cinder	-0.05	Hardwood	0.01			
Stucco on Wood	0.03					

Stucco/Masonry	0.04	Parquet	0.01
Asphalt	-0.04	Carpet	0.00
BR/ST VANEER	0.04	Quarry Tile	0.02
Brick/Masonry	0.06	Terrazzo Epoxy	0.01
Stone/Masonry	0.08	Precast Concr	-0.10
Vinyl Siding	0.00	Slate	0.02
Aluminum Sidng	0.00	Marble	0.03
Pre-finish Metl	-0.01	Laminate/Purgo	0.00
Glass/Thermo.	0.10		

Sub Area Table

Area Type	Area Description	Living Area Factor	Eff Area %
AOF	Office, (Average)	1.00	100
APT	Apartment	1.00	100
BAS	First Floor	1.00	100
BAY	Bay	1.00	100
BOH	Bas Overhang, Finished	1.00	100
CAN	Canopy	0.00	20
CDK	Deck, Composite	0.00	12
CLP	Loading Platform, Finished	0.00	0
CRL	Crawl Space	0.00	0
CTH	Cathedral ceiling	0.00	5
DCK	DCK	0.00	80
EAF	EAF	0.35	35
EAU	EAU	0.00	20
FAT	Attic, Finished	0.20	20
FBM	Basement, Finished	0.00	50
FCB	FCB	0.00	0
FCP	Carport	0.00	25
FEP	Porch, Enclosed, Framed	0.00	70
FGR	Garage, Framed	0.00	40
FHS	Half Story, Finished	0.50	50
FOP	Porch, Open, Framed	0.00	20
FSP	Porch, Screen, Framed	0.00	25
FST	Utility, Finished	0.00	40
FUS	Upper Story, Finished	1.00	100
PBM	Basement, Partial Finish	0.00	35
PTO	Patio	0.00	10
SDA	Store Display Area	1.00	0
SFB	Split Finished Basement	0.00	70
SLB	Slab	0.00	0
SOH	Upper Overhang Fnshd	1.00	100

SPA	Service Production Area	0.00	0
STP	Stoop	0.00	0
TQS	Three Quarter Story	0.75	75
UAT	Attic, Unfinished	0.00	10
UBM	Basement, Unfinished	0.00	20
UEP	Porch, Enclosed, Unfinished	0.00	50
UGR	Garage, Undergrade	0.00	30
UHS	Half Story, Unfinished	0.00	25
ULP	Loading Platform, Unfinished	0.00	0
UOP	UOP	0.00	15
UQS	Three Quarter Story Unfinish	0.00	35
URB	Basement, Unfinished, Raised	0.00	30
USP	USP	0.00	20
UST	Utility, Storage, Unfinished	0.00	30
UUS	Upper Story, Unfinished	0.00	50
WDK	Deck	0.00	10

Outbuilding Table				
Description	Sub Code	Description	Unit Types	Unit Price
QUONSET BLDG			S.F.	20.00
CMRCL BATH HSE	03	POOR	S.F.	42.00
CMRCL BATH HSE	01	AVERAGE	S.F.	80.00
CMRCL BATH HSE	02	GOOD	S.F.	116.00
BOATHOUSE FIN			S.F.	50.00
BARN	01	1 ST W/ BSMNT	S.F.	34.00
BARN	04	POLE W/ 0 OPEN	S.F.	23.00
BARN	05	POLE W/ 1 OPEN	S.F.	21.00
BARN	06	2 STORY	S.F.	53.00
BARN	07	POLE W/ 4 OPEN	S.F.	14.00
BARN	10	2 STRY VG	S.F.	70.00
BARN	08	1 STRY W/LOFT	S.F.	40.00
BARN	09	2 STRY W/ BSMNT	S.F.	63.00
BARN	00	1 STORY	S.F.	29.00
BARN	02	DAIRY	S.F.	28.00
BARN	03	1 STRY BSMT/LOFT	S.F.	38.00
BATH HOUSE/CAB	01	GOOD	S.F.	42.00

BATH HOUSE/CAB	02	PLUMBING	S.F.	80.00
BOATHSE UNFIN			S.F.	30.00
CABIN	01	MINIMAL	S.F.	59.00
CABIN	02	W/PLMBG ETC	S.F.	73.00
COMMUNICATION SHED			S.F.	200.00
CANOPY	01	AVERAGE	S.F.	28.00
CANOPY	02	GOOD	S.F.	36.00
CANOPY	04	WITH SLAB	S.F.	42.00
CORN CRIB			S.F.	8.00
BOAT DOCK	01	LIGHT	S.F.	50.00
BOAT DOCK	02	GOOD	S.F.	65.00
DRIVE-IN THTR	01	AVERAGE	CAR SPACE	1,500.00
DRIVE-IN THTR	02	GOOD	CAR SPACE	2,000.00
CARPORT			S.F.	22.00
GARAGE	01	1 STRY AVG	S.F.	36.00
GARAGE	02	1 STRY GOOD	S.F.	49.00
GARAGE	03	AVG W UFA	S.F.	48.00
GARAGE	04	AVG W FAT	S.F.	60.00
GARAGE	05	AVG W FHS	S.F.	70.00
GARAGE	06	AVG W FUS	S.F.	80.00
GARAGE	07	AVG W UUS	S.F.	60.00
GARAGE	08	AVG W APT	S.F.	85.00
FENCE	01	4' CHAIN	L.F.	18.00
FENCE	10	W/O TOP RL-10'	L.F.	37.00
FENCE	02	5' CHAIN	L.F.	22.00
FENCE	03	CHAIN	S.F.	3.00
FENCE	04	PICKET	S.F.	2.00
FENCE	05	POST	S.F.	2.50
FENCE	06	W/O TOP RL-4'	L.F.	16.00
FENCE	07	W/O TOP RL-5'	L.F.	19.00
FENCE	08	W/O TOP RL-6'	L.F.	23.00
FENCE	09	W/O TOP RL-8'	L.F.	30.00
FOUNDATION	01	CONC BSMNT	UNITS	15,000.00
SCREEN HOUSE			S.F.	42.00
GAZEBO			S.F.	50.00
GENERATOR			UNITS	3,500.00
GREEN HOUSE	01	WD GLASS	S.F.	24.00
GREEN HOUSE	02	MTL GLASS	S.F.	26.00
GREEN HOUSE	03	PLASTIC PANEL	S.F.	6.00
GREEN HOUSE	04	ECONOMY	S.F.	8.00

GOLF COURSE			UNITS	75,000.00
IMPLEMENT SHED			S.F.	17.00
KENNEL	01	AVERAGE	S.F.	53.00
KENNEL	02	GOOD	S.F.	74.00
KIOSK	01	SERVICE STA	S.F.	156.00
KIOSK	02	PHOTO BOOTH	S.F.	190.00
LEAN-TO			S.F.	10.00
LIGHTS	01	IN W/PL	UNITS	700.00
LIGHTS	05	MERC VAP/FLU	UNITS	1,500.00
LIGHTS	06	W/DOUBLE LIGHT	UNITS	3,100.00
LIGHTS	07	W/TRIPLE LIGHT	UNITS	4,600.00
LIGHTS	08	W/FOUR LIGHTS	UNITS	6,200.00
LIGHTS	09	HGH PRE-SOD PL	UNITS	2,200.00
LIGHTS	10	W/DOUBLE LIGHT	UNITS	3,800.00
LIGHTS	11	W/TRIPLE LIGHT	UNITS	5,600.00
LIGHTS	12	W/FOUR LIGHTS	UNITS	7,500.00
LIGHTS	02	W/DOUBLE LIGHT	UNITS	1,300.00
LIGHTS	03	W/TRIPLE LIGHT	UNITS	2,000.00
LIGHTS	04	W/FOUR LIGHTS	UNITS	2,600.00
HYDRO PLANT			UNIT	1.00
LINES,ETC			UNIT	1.00
PIPELINES, ETC			UNIT	1.00
POLES,CONDUIT,EQUIP,ETC			UNIT	1.00
ROW			UNIT	1.00
PATIO	01	AVERAGE	S.F.	8.00
PATIO	02	GOOD	S.F.	12.00
PATIO	03	CONCRETE	S.F.	9.00
PATIO	04	FLAG STONE	S.F.	14.00
PAVING	01	ASPHALT	S.F.	3.00
PAVING	02	CONCRETE	S.F.	6.00
TEL POLES	01	100% OWNED	UNITS	455.00
TEL POLES	02	50% OWNED	UNITS	228.00
PLTRY HOUSE	01	FRAME 1FLR	S.F.	15.00
PLTRY HOUSE	02	CONC BLK 1FLR	S.F.	19.00
PUMP HOUSE	01	SINGLE HOSE	UNITS	4,200.00
PUMP HOUSE	02	W/BLENDING	UNITS	5,400.00
PUMP HOUSE	03	ELECTRONIC	UNITS	7,100.00
PUMP HOUSE	04	DOUBLE HOSE	UNITS	8,400.00
PUMP HOUSE	05	W/BLENDING	UNITS	9,600.00
PUMP HOUSE	06	ELECTRONIC	UNITS	11,000.00
PUMP HOUSE	07	3 HOSE	UNITS	12,600.00

PUMP HOUSE	08	6 HOSE	UNITS	17,000.00
RIDING ARENA	01	AVERAGE	S.F.	20.00
RIDING ARENA	02	VERY GOOD	S.F.	60.00
RAILROAD SPURS			L.F.	92.00
SCALE	03	TRUCK UNIT	UNITS	5,200.00
SCALES	01	MECHANICAL	TONS	890.00
SCALES	02	ELECTRONIC	TONS	1,060.00
SIGN	01	1 SD W/M	S.F.&HGT	59.00
SIGN	02	DOUBLE SIDED	S.F.&HGT	76.00
SIGN	03	W/INT LIGHTS	S.F.&HGT	95.00
SIGN	04	W/MOTOR & LTS	S.F.&HGT	110.00
SHED	01	FRAME/MSNRY	S.F.	15.00
SHED	02	W/LIGHTS ETC	S.F.	19.00
SHED	03	METAL	S.F.	8.00
SHED	04	LUMBER	S.F.	9.00
WORK SHOP	01	AVERAGE	S.F.	29.00
WORK SHOP	02	GOOD	S.F.	41.00
WORK SHOP	03	POOR	S.F.	23.00
WORK SHOP	04	W/IMPROV AVG	S.F.	34.00
WORK SHOP	05	W/IMPROV GOOD	S.F.	45.00
WORK SHOP	06	W/IMPROV POOR	S.F.	28.00
MH SITES	01	POOR	UNITS	5,000.00
MH SITES	02	FAIR	UNITS	8,400.00
MH SITES	03	AVERAGE	UNITS	11,700.00
MH SITES	04	GOOD	UNITS	16,700.00
SILO	01	WOOD/CONC	DIAXHT	58.00
SILO	02	PORCELAN	DIAXHT	94.00
SILO	03	CONC TRENCH	DIAXHT	9.00
SOLAR PANELS			UNITS	10,000.00
POOL	04	ABOVE GROUND	DIA	0.00
POOL	07	CMRCL	S.F.	70.00
POOL	01	CONC	S.F.	65.00
POOL	02	VINYL/PLASTIC	S.F.	40.00
POOL	03	GUNITE	S.F.	60.00
POOL	05	PREFAB PLASTIC	S.F.	25.00
POOL	06	FIBERGLASS	S.F.	35.00
STABLE	01	AVERAGE	S.F.	22.00
STABLE	02	W/IMPROVEMENTS	S.F.	33.00
STABLE	03	VERY GOOD	S.F.	46.00
CHIMNEY	01	BRICK	UNITS	600.00

CHIMNEY	02	METAL	UNITS	400.00
TENNIS COURT	01	ASPHALT	UNITS	45,000.00
TENNIS COURT	02	CONCRETE	UNITS	55,000.00
TANK	01	UNDERGROUND	GALS	1.30
TANK	02	3000-10000 GAL	GALS	2.50
TANK	03	GT-10,000	GALS	2.25
TANK	04	COMPRESSED AIR	GALS	5.00
TANK	05	ELEVATED TANK	GALS	5.00
TANK	06	STL PRE	GALS	4.00
TANK	07	UNDERGRD FB	GALS	3.00
CELL TOWER			L.F.	1,500.00
TRAILER STORG			UNITS	1,200.00
DISTRIB -UTILITY			UNIT	1.00
TRANSM -UTILITY			UNIT	1.00
WOOD DECK			S.F.	18.00

Extra Feature Table					
Code	Description	Sub Code	Description	Unit Type	Unit Price
A/C	AIR CONDITION			S.F.	3.9
ATM1	AUTOMATC TELLR			UNITS	36000
ATR	ATRIUM	01	COVERED	S.F.	25
ATR	ATRIUM	02	WALLED	S.F.	9
BGR	BSMT GARAGE			UNITS	300
BIDT	BIDET			UNITS	450
BOX	SAFE DEPOSIT			UNITS	112
CLR	COOLER	01	CHILLER	S.F.	80
CLR	COOLER	02	FREEZER	S.F.	90
CLR1	COOLER	03	OTHER	S.F.	80
CLR2	FREEZER TEMPS			S.F.	95
CNP	CANOPY	03	ECON	S.F.	32
CRW	CRANEWAY			L.F.	45
DUW	DRIVE-UP WINDW	01	AVERAGE	UNITS	17300
DUW	WIDE BAY	02	WIDE BAY	UNITS	20800
DUW	W/PNEU TUBE	03	W/PNEU TUBE	UNITS	37000
DUW	W/REM SCR&TUBE	04	W/REM SCR&TUBE	UNITS	87800
ELV	ELEVATOR	03	PSNGR ELEC	STOPS	77400
ELV	ELEVATOR	04	FRGHT ELEC	STOPS	67000

ELV	ELEVATOR	05	PSNGR HYDR	STOPS	70000
ELV	ELEVATOR	06	FRGHT HYDR	STOPS	60000
ELV	ELEVATOR	01	PASSENGER	STOPS	70000
ELV	ELEVATOR	02	FREIGHT	STOPS	60000
FES	FIRE ESCAPE			UNITS	7000
FLU	FLUE	01	CONCRETE	UNITS	1200
FLU	FLUE	02	BRICK	UNITS	1500
FNDT	FOUNDATION	02	CONC SLAB	S.F.	5.5
FPL	GAS FIREPLACE			UNITS	2800
FPL1	FIREPLACE 1 ST			UNITS	4800
FPL2	1.5 STORY CHIM			UNITS	5200
FPL3	2 STORY CHIM			UNITS	5500
FPLM	METAL STOVE			UNITS	1500
FPO	EXTRA FPL OPEN			UNITS	1200
GIR	GIRDERS	04	OVER 24 IN	L.F.	116
GIR	GIRDERS	01	LT 12 IN	L.F.	33
GIR	GIRDERS	02	13-18 IN	L.F.	42
GIR	GIRDERS	03	19-24 IN	L.F.	67
HRTH	HEARTH			UNITS	1200
HTUB	HOT TUB			UNITS	4500
KITG	KITCHEN GD			UNITS	15000
KITH	KITCHEN			UNITS	7500
LANE	BOWLING LANE			UNITS	19500
LDK	LOADING DOCK	01	STEEL	S.F.	17
LDK	LOADING DOCK	02	WOOD	S.F.	10
LDK	LOADING DOCK	03	TRUCK/TRAIN	S.F.	14
LDK	LOADING DOCK	04	LEVEL	UNITS	6500
LDL	LOAD LEVELERS	01	MECHANICAL	UNITS	10300
LDL	LOAD LEVELERS	02	W/MAN FLIP OUT	UNITS	2000
LFT	LIFT	01	LIGHT	UNITS	11000
LFT	LIFT	02	HEAVY	UNITS	15500
MBL	MBL HOME OBY	02	SKIRTING	UNITS	350
MEZ	MEZZANINE	01	UNFINISHED	S.F.	27
MEZ	MEZZANINE	02	FINISHED	S.F.	39
MEZ	MEZZANINE	03	W/PARTITIONS	S.F.	70
NDP	NITE DEPOSIT			UNITS	22500
RQT	RACQUETBALL			UNITS	65700
RRM	REST ROOMS F/C			S.F.	22
SNA	SAUNA			UNITS	5000

SPR	SPRINKLER	01	WET	S.F.	2.5
SPR	SPRINKLER	02	CONCEALED	S.F.	3
SPR	SPRINKLER	03	DRY	S.F.	3.5
SS	SHOWER STALL			UNITS	1500
VLT	VAULT	01	GOOD	S.F.	240
VLT	VAULT	02	EXCELLENT	S.F.	330
VLT	VAULT	03	POOR	S.F.	190
WHL	WHIRLPOOL			UNITS	2500

Single Family Analysis

Group Summary by Municipality
MILFORD, NH

8/17/2021

Municipality	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
MILFORD	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Style
MILFORD, NH

8/17/2021

Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
01, Ranch	41	1.0018	5.68	0.9968	\$388,933.00	\$416,800.00	\$381,878.76	\$383,721.95	1.0016	0.0051	1
02, Split-or Multi-Level	2	1.0541	0.51	0.9993	\$317,500.00	\$334,900.00	\$317,500.00	\$334,900.00	1.0541	0.0001	1.05
03, Colonial/Garrison	73	1.0007	5.61	1.0024	\$399,933.00	\$397,000.00	\$407,630.96	\$402,279.45	0.9893	0.0061	0.99
04, Cape Cod	24	1.0032	7.17	0.999	\$349,800.00	\$341,150.00	\$364,908.29	\$365,604.17	1.0009	0.0085	1
05, Bungalow	3	1.0215	5.31	0.9965	\$290,000.00	\$260,400.00	\$296,644.33	\$295,700.00	0.9933	0.0072	1
06, Conventional	12	1.0121	4.91	1.0008	\$290,500.00	\$296,350.00	\$273,383.25	\$279,750.00	1.0241	0.0005	1.02
07, Modern/Contemp	6	0.9965	5.81	1.0117	\$427,500.00	\$443,100.00	\$463,255.50	\$460,200.00	1.0051	0.0058	0.99
08, R Ranch/Split Entry	12	1.0048	3.42	1.0005	\$304,000.00	\$305,450.00	\$304,694.33	\$308,200.00	1.0121	0.0019	1.01
45, Split-Cont	11	1.0092	3.86	1.0015	\$340,000.00	\$344,300.00	\$341,951.45	\$339,345.45	0.9939	0.0025	0.99
60, New Englander	6	0.9458	10.21	1.0014	\$319,266.50	\$298,500.00	\$318,588.83	\$299,750.00	0.9422	0.0129	0.94
63, Century +	2	1.0417	3.91	0.9989	\$442,500.00	\$461,450.00	\$442,500.00	\$461,450.00	1.0417	0.0033	1.04
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Actual Year Built
MILFORD, NH

8/17/2021

Actual Year Built	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
0 - 1950	27	1.0086	7.44	0.9998	\$308,533.00	\$306,600.00	\$307,557.96	\$307,074.07	0.9982	0.0118	1
1950 - 1970	24	0.9345	5.74	0.9984	\$304,500.00	\$291,350.00	\$310,594.38	\$291,466.67	0.9370	0.005	0.94
1970 - 1980	16	0.9900	4.18	1.007	\$320,000.00	\$319,000.00	\$332,749.94	\$323,818.75	0.9800	0.0048	0.97
1980 - 1990	28	0.9935	4.63	1.0045	\$340,966.50	\$346,550.00	\$358,654.68	\$354,342.86	0.9924	0.0035	0.99
1990 - 2000	14	1.0074	3.01	1.0005	\$407,466.50	\$417,900.00	\$434,976.14	\$439,635.71	1.0112	0.0015	1.01
2000 - 2010	7	1.0053	7.12	0.9967	\$380,000.00	\$370,900.00	\$384,066.57	\$374,485.71	0.9718	0.0082	0.98
2010 - 2021	76	1.0218	4.93	1.0072	\$402,000.00	\$417,650.00	\$421,953.84	\$428,105.26	1.0219	0.0039	1.01
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Site Index
MILFORD, NH

8/17/2021

Site Index	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
SITE INDEX 5	183	1.0068	5.57	0.9999	\$355,000.00	\$367,800.00	\$365,811.03	\$365,234.97	0.9983	0.0056	1
SITE INDEX 7	9	0.9621	5.79	1.0148	\$527,533.00	\$509,300.00	\$558,651.78	\$540,355.56	0.9815	0.0094	0.97
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Sale Price Quartile
MILFORD, NH

8/17/2021

Sale Price Quartile	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
Q1	47	0.9866	5.8	1.0003	\$291,000.00	\$285,400.00	\$281,528.98	\$277,597.87	0.9864	0.0059	0.99
Q2	49	1.0155	6.73	0.9998	\$339,400.00	\$342,300.00	\$339,092.47	\$339,577.55	1.0013	0.0078	1
Q3	47	1.0288	4.79	1.0001	\$388,933.00	\$399,200.00	\$388,922.57	\$398,485.11	1.0247	0.0042	1.02
Q4	49	0.9876	4.67	1.0019	\$465,000.00	\$465,600.00	\$486,623.06	\$475,224.49	0.9784	0.0042	0.98
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Building Size
MILFORD, NH

8/17/2021

Building Size	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
500 - 1,000	2	0.9905	3.13	0.9983	\$232,433.00	\$230,600.00	\$232,433.00	\$230,600.00	0.9905	0.0019	0.99
1,000 - 1,500	16	0.9702	4.75	0.9999	\$268,500.00	\$258,850.00	\$271,437.44	\$258,937.50	0.9539	0.0049	0.95
1,500 - 2,000	40	0.9927	7.21	1.0023	\$319,266.50	\$305,450.00	\$310,861.58	\$304,070.00	0.9804	0.0085	0.98
2,000 - 2,500	84	1.0133	4.56	1.0013	\$377,966.50	\$381,150.00	\$379,105.87	\$384,008.33	1.0143	0.0037	1.01
2,500 - 3,000	30	1.0030	5.59	1.0057	\$422,500.00	\$412,750.00	\$424,524.37	\$418,576.67	0.9916	0.0062	0.99
3,000 - 5,000	19	0.9914	6.71	1.0098	\$480,000.00	\$474,600.00	\$498,333.26	\$496,215.79	1.0055	0.0077	1
5,000 - 10,000	1	1.0178	0	1	\$680,000.00	\$692,100.00	\$680,000.00	\$692,100.00	1.0178	0	1.02
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Sale Date Quartile
MILFORD, NH

8/17/2021

Sale Date Quartile	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
2020, Q2	37	1.0215	5.02	0.9988	\$335,000.00	\$344,300.00	\$350,176.51	\$357,545.95	1.0198	0.0048	1.02
2020, Q3	63	1.0126	4.78	1.0014	\$368,000.00	\$373,700.00	\$364,962.37	\$370,052.38	1.0154	0.0041	1.01
2020, Q4	61	0.9921	5.72	1.0003	\$355,000.00	\$373,200.00	\$379,611.92	\$375,000.00	0.9882	0.005	0.99
2021, Q1	31	0.9692	7.06	0.9983	\$417,933.00	\$411,900.00	\$415,025.71	\$396,248.39	0.9532	0.009	0.95
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Group Summary by Land Neighborhood
MILFORD, NH

8/17/2021

Land Neighborhood	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
C05, COM	2	0.9702	0.07	1.0001	\$272,500.00	\$264,350.00	\$272,500.00	\$264,350.00	0.9702	0	0.97
C06, COM	1	1.0347	0	1	\$343,000.00	\$354,900.00	\$343,000.00	\$354,900.00	1.0347	0	1.03
R04, RES	1	1.0013	0	1	\$227,000.00	\$227,300.00	\$227,000.00	\$227,300.00	1.0013	0	1
R05, RES	50	1.0067	7.02	1.0014	\$325,966.50	\$316,550.00	\$341,566.58	\$336,270.00	0.9858	0.0088	0.98
R06, RES	114	1.0071	5.27	0.9997	\$367,766.50	\$376,250.00	\$369,194.94	\$370,614.04	1.0036	0.005	1
R07, RES	8	0.9962	5.88	1.0096	\$465,000.00	\$436,650.00	\$470,616.62	\$462,825.00	0.9929	0.0062	0.98
R08, RES	15	0.9876	4.16	1.0083	\$488,400.00	\$469,900.00	\$492,319.93	\$482,860.00	0.9889	0.0029	0.98
R09, RES	1	1.0765	0	1	\$540,000.00	\$581,300.00	\$540,000.00	\$581,300.00	1.0765	0	1.08
	192	1.0053	5.65	1.0013	\$361,400.00	\$372,050.00	\$374,850.44	\$373,443.75	0.9975	0.0058	1

Condominium Analysis

Group Summary by Style
MILFORD, NH

8/17/2021

Style	Count	Median A/S Ratio	OOD	FRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
55, Condominium	69	1.0200	4.6	1.0142	\$208,000.00	\$226,600.00	\$264,301.35	\$266,624.64	1.0231	0.0037	1.01
	69	1.0200	4.6	1.0142	\$208,000.00	\$226,600.00	\$264,301.35	\$266,624.64	1.0231	0.0037	1.01

Group Summary by Condo Complex
MILFORD, NH

8/17/2021

Condo Complex	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
03, THE QUARRY	6	1.0546	5.22	1.003	\$220,000.00	\$231,250.00	\$221,244.33	\$229,700.00	1.0413	0.004	1.04
04, WESTCHESTER HT	5	1.0671	3.6	1.0014	\$189,000.00	\$187,100.00	\$185,573.20	\$191,020.00	1.0308	0.0028	1.03
06, HALLCREST	1	1.0288	0	1	\$163,000.00	\$167,700.00	\$163,000.00	\$167,700.00	1.0288	0	1.03
07, RIVERSEDGE	1	1.0846	0	1	\$182,000.00	\$197,400.00	\$182,000.00	\$197,400.00	1.0846	0	1.08
08, TONELLA PLACE	1	1.0400	0	1	\$160,000.00	\$166,400.00	\$160,000.00	\$166,400.00	1.0400	0	1.04
09, WOODSIDE COMMN	8	1.0303	3.84	1.0011	\$197,766.50	\$195,700.00	\$194,058.25	\$199,662.50	1.0300	0.0026	1.03
10, BRICKWOOD	1	1.0511	0	1	\$180,000.00	\$189,200.00	\$180,000.00	\$189,200.00	1.0511	0	1.05
12, GREAT BROOK	5	1.0739	2.93	1.0013	\$220,000.00	\$233,500.00	\$218,800.00	\$234,520.00	1.0733	0.0018	1.07
13, LEDGEWOOD EST	3	1.0414	4.39	1.0038	\$280,000.00	\$294,100.00	\$275,000.00	\$297,433.33	1.0857	0.0062	1.08
14, STONEY CREEK	6	1.0409	4.03	1.0014	\$145,300.00	\$161,700.00	\$142,788.83	\$150,583.33	1.0561	0.0034	1.05
17, NOTTINGHAM PL	1	1.0182	0	1	\$233,933.00	\$238,200.00	\$233,933.00	\$238,200.00	1.0182	0	1.02
19, STONEHOUSE	1	1.0274	0	1	\$175,000.00	\$179,800.00	\$175,000.00	\$179,800.00	1.0274	0	1.03
22, THE RESERVE	17	0.9681	4.68	1.0056	\$458,733.00	\$437,600.00	\$452,246.88	\$440,205.88	0.9788	0.0035	0.97
23, CAHILL PLACE	4	1.0494	6.1	1.0058	\$99,766.50	\$104,200.00	\$101,516.50	\$104,025.00	1.0307	0.0075	1.02
24, QUARRYWOOD GRN	3	1.0213	4.32	1.0034	\$160,000.00	\$163,400.00	\$166,666.67	\$163,900.00	0.9867	0.0053	0.98
26, AMHERST PLACE	1	1.0217	0	1	\$175,000.00	\$178,800.00	\$175,000.00	\$178,800.00	1.0217	0	1.02
30, HUTCHINSON POINT	1	1.0078	0	1	\$346,000.00	\$348,700.00	\$346,000.00	\$348,700.00	1.0078	0	1.01
33, QUARRY TOWN	4	1.0004	0.52	1	\$360,266.50	\$358,250.00	\$361,016.50	\$360,150.00	0.9976	0.0001	1
	69	1.0200	4.6	1.0142	\$208,000.00	\$226,600.00	\$264,301.35	\$266,624.64	1.0231	0.0037	1.01

Manufactured Home Analysis

Group Summary by Municipality
MILFORD, NH

8/17/2021

Municipality	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
MILFORD	14	0.9778	7.78	1.0123	\$88,433.00	\$79,400.00	\$85,195.14	\$84,892.86	1.0088	0.0106	1
	14	0.9778	7.78	1.0123	\$88,433.00	\$79,400.00	\$85,195.14	\$84,892.86	1.0088	0.0106	1

Group Summary by Land Use
MILFORD, NH

8/17/2021

Land Use	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
1030 , Manufact Housing	1	1.0229	0	1	\$131,000.00	\$134,000.00	\$131,000.00	\$134,000.00	1.0229	0	1.02
1031 , Manufact House/NL	13	0.9724	8.03	1.0146	\$83,933.00	\$73,100.00	\$81,671.69	\$81,115.38	1.0077	0.0114	0.99
	14	0.9778	7.78	1.0123	\$88,433.00	\$79,400.00	\$85,195.14	\$84,892.86	1.0088	0.0106	1

Group Summary by Style
MILFORD, NH

8/17/2021

Style	Count	Median A/S Ratio	OOD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
20, Manufact House	11	0.9724	8.7	1.0202	\$68,000.00	\$72,500.00	\$72,339.27	\$71,445.45	1.0076	0.0133	0.99
20D, Manuf Home DW	3	1.0108	3.18	0.999	\$125,000.00	\$132,800.00	\$132,333.33	\$134,200.00	1.0131	0.0023	1.01
	14	0.9778	7.78	1.0123	\$88,433.00	\$79,400.00	\$85,195.14	\$84,892.86	1.0088	0.0106	1

Two Unit Analysis

Group Summary by Style
MILFORD, NH

8/17/2021

Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Variance	Weighted Mean
09, 2 Units	9	1.0099	8.77	0.9981	\$346,000.00	\$353,600.00	\$350,874.00	\$372,033.33	1.0583	0.0121	1.06
	9	1.0099	8.77	0.9981	\$346,000.00	\$353,600.00	\$350,874.00	\$372,033.33	1.0583	0.0121	1.06