

**MUNICIPALITY:**  
**Amherst, NH**

**ASSESSMENT YEAR:**  
**Tax Year 2021**

**ASSESSMENT SERVICES PROVIDED:**  
**Statistical Valuation Update**



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**SECTION A**  
**Letter of Transmittal**

December 15, 2021

Selectmen and Assessing Officials  
Town of Amherst  
2 Main St.  
Amherst, NH 03031

### LETTER OF TRANSMITTAL

Dear Municipal Official:

The following report is intended to document the entire process associated with the data collection, review, analysis and reporting necessary to render a credible opinion of value(s) in accordance with RSA 21-J:14-b, and “Standard 6” of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2021).

**The Intended Use of this Report:** is to provide a basis for the valuation update of all real property in the Municipality of Amherst by the contract signed between the Municipality of Amherst and Vision Government Solutions, Inc. A copy of this contract is retained in Appendix “A”.

**The Intended Client of this Report:** are the Municipal Officials.

**Other Users of this Report:** include the public, property owners, municipal officials, and the New Hampshire Department of Revenue (DRA).

**The Date of Value Utilized in this Report:** is April 1, 2021, as required by RSA 74:1 and RSA 76:2.

**Type and Definition of Value Utilized in this Report:** The type of value expressed in this report is “market” value and is defined in RSA 75:1 as: “the property's full and true value as the same would be appraised in payment of a just debt due from a solvent debtor”.

An expanded definition of “Market Value” as defined within the NH Department of Revenue, Property Appraisal Division’s “600” Rules, establishes the market value of a property must meet the following criteria:

- (a) Is the most probable price, not the highest, lowest or average price;
- (b) Is expressed in terms of money;
- (c) Implies a reasonable time for exposure to the market;

- (d) Implies that both buyer and seller are informed of the uses to which the property may be put;
- (e) Assumes an arm's length transaction in the open market;
- (f) Assumes a willing buyer and a willing seller, with no advantage being taken by either buyer or seller; and
- (g) Recognizes both the present use and the potential use of the property. (NH Department of Revenue, Property Appraisal Division, "600 Rules"; Rev 601.14.)

**Identification of the Property Rights Assessed in this Report:** The type of property rights is "fee simple". Fee Simple Estate is defined as:

"Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat (the right of government to take title to property when there are no apparent heirs)." (The Dictionary of Real Estate Appraisal, Third Edition, 1993, Page 140.)

**Extent of Property Inspections:** As required by the contract signed between the Municipality of Amherst and Vision Government Solutions, Inc., a measure and list of all qualified sales, and a field review of all properties specified by the Municipality of Amherst, excluding utility properties, was performed by the Vision Government Solutions, Inc. staff Richard Kulp, Richard Olson, and Michael Castillo. Vision Government Solutions, Inc. completed a field review of all the qualified sales for 4/1/2020 to 3/31/2021.

**Certification of Value:**

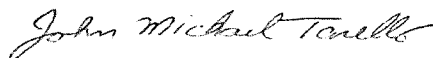
The undersigned certifies that, to the best of our knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- 3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- 4) We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

- 5) Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) The analyses, opinions and conclusions were developed, and this report has been prepared in conformity with “Standard 6” of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2021).
- 8) We have not made a personal inspection of the properties that are the subject of this report other than the sale properties. These individuals, and anyone providing significant mass appraisal assistance to the individual signing this report, are identified in Appendix “B”, at the back of this report.
- 9) As of the date of this report, J. Michael Tarello has completed the continuing education program for Designated Members of the Appraisal Institute and the American Society of Appraisers.
- 10) Our opinion of the total market value, pursuant to RSA 75:1, and the NH Department of Revenue, Property Appraisal Division “600” Rules, Rev. 601.14, for the assessed properties identified in Section G of this report, as of April 1, 2021 is:

**\$2,460,666,737**

See the Total Value Report by Property Class for details of value in Appendix D



J. Michael Tarello, VP of Appraisal  
Vision Government Solutions, Inc.

December 15, 2021

**SECTION B**  
**Scope of Work**



### **Identification of Assumptions and Limiting Conditions:**

The following Assumptions and Limiting Conditions apply only to the sale data utilized to complete the sales analysis, and to establish the basis for the statistical benchmarks incorporated into the analysis. Any exceptions to the following Assumptions and Limiting Conditions will be documented on the individual property record cards, when applicable.

- 1) We have not been provided deeds to the assessed properties. Therefore, no responsibility is assumed for the legal description provided or for matters pertaining to legal issues and/or title.
- 2) We have not been provided deeds to the assessed properties. Therefore, the properties were assumed to be free of any and all liens and encumbrances. Each property has also been appraised as though under responsible ownership and competent management.
- 3) We have not been provided surveys of the assessed properties. Therefore, we have relied upon tax maps and other materials provided by the Municipality in the course of estimating physical dimensions and the acreage associated with assessed properties.
- 4) We have not been provided surveys of the assessed properties. Therefore, we have assumed that the utilization of the land and any improvements is located within the boundaries of the property described, and there is no encroachment on adjoining properties.
- 5) We assume that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures, which would render the properties (land and/or improvements) more or less valuable.
- 6) We assume that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- 7) We assume that all applicable zoning and use regulations have been complied with.

- 8) We assume that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.
- 9) We have not been provided a hazardous condition's report, nor are we qualified to detect hazardous materials. Therefore, evidence of hazardous materials, which may or may not be present on a property, was not observed. As a result, the final opinion of value is predicated upon the assumption that there is no such material on any of the properties that might result in a loss or change in value.
- 10) Information, estimates and opinions furnished to the appraisers and incorporated into the analysis and final report, was obtained from sources assumed to be reliable and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.
- 11) The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made compliance surveys nor conducted a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify non-conformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, we did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.
- 12) The market forecasts, projections and operating estimates contained within the report are predicated upon current market conditions, and forecasts of short-term supply and demand factors. This information was obtained in the course of interviews with knowledgeable parties, and in published public and private resources. While this information was assumed to be credible, these forecasts are subject to change due to unexpected circumstances, including local, regional and/or national.

- 13) Any opinions of value in this report apply to an entire property, and any allocation or division of the value into separate fractional interests will invalidate the opinion of value reflected in this report.
- 14) Information pertaining to the sales of properties utilized in the analysis and subsequent report has been confirmed with either the buyer, seller, or a third party when ever possible, and is assumed to be reliable.
- 15) Possession of this report does not carry with it the right of reproduction, and disclosure of this report is governed by the rules and regulations of the New Hampshire Assessing Standards Board (ASB) and is subject to jurisdictional exception and the laws of New Hampshire.

**Scope of Work as Identified in the Contract:** The valuation report that follows is predicated upon the contract signed between the Municipality of Amherst and Vision Government Solutions, Inc. A copy of the contract is located in Appendix “A” of this report. The scope of work identified in the contract and incorporated into the following report comprised the following steps:

The contract stipulated that a statistical update revaluation of all properties specified by the Municipality of Amherst, excluding utility properties. All property transfers within the Municipality of Amherst spanning a one-year period of time prior to April 1, 2021 were reviewed and analyzed to determine if the transfer was an “arm’s-length transaction. This was accomplished by interviewing the buyer, seller, representative sales agent or verification of PA 34 forms. The interview also identified the sales price, and any terms or conditions surrounding the sale that might have influenced the negotiated price.

This property information was analyzed, and the highest and best use of each property identified, as described within this section. The qualified sale data was “stratified” by use type, such as single-family residential, land, commercial, etc. The sale data was also stratified by site index, in order to isolate more discrete “locational” differences and/or influences. The verified sale data was then utilized to extract meaningful adjustments and/or benchmarks that became the basis for various tables, such as cost, depreciation, view influence, water influence, etc. All pertinent factors, including physical, legal, and economic considerations were considered and recognized, subject to the assumptions and limiting conditions referenced above.

Once the preliminary benchmarks were established, “data calibration” was required in order to bring the computerized mass appraisal formulas and tables into conformity with the market. To do so, an analysis utilizing “ratios” (a comparison of the assessed value to its sale price) and the CAMA (Computer Assisted Mass Appraisal) software was conducted in order to refine the base tables and verify the alignment and consistency of the base tables.

Finally, these benchmarks became the basis for the statistical analysis of these properties, and new property values were developed utilizing at least one of the three possible approaches to value (Sales Approach, Cost Approach, and/or Income Approach to value). Overall, every effort was made to help ensure that the values were uniform and equitable.

Upon completion of the final review and approval of the Municipality’s values by the Municipality, notices of value were then mailed to each taxpayer. These notices also included sufficient information (timing and location) to enable a taxpayer to attend an informal hearing to “appeal” the new assessed value. Hearings were then held at a time and location scheduled by the Municipality. Any changes that arose from the appeal and hearings process were reflected in the final tax bill for 2021.

This report was then prepared in conformity with “Standard 6” of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2021), as well as the contract signed between the Municipality of Amherst and Vision Government Solutions, Inc.

**Brief Description of the Assessed Properties:** In accordance with the contract located in Appendix “A” of this report, the Municipality of Amherst required all the real property in its respective municipal boundaries to be valued. A breakdown of the Municipality’s real property by “use type” follows:

Commercial	198
Mix Use	18
Industrial	175
Residential	4,369
Vacant Residential Land	262
Current Use / Open Space	207
Exempt	<u>342</u>
Total	5,571

**Determination of Highest and Best Use:** Highest and Best Use is defined as:

"The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility, and maximum profitability" <sup>3</sup> (The Dictionary of Real Estate Appraisal, Third Edition, 1993, Page 171)

In most cases the “existing” use is already at its highest and best use and will be evaluated and assessed accordingly.

Importantly, however, in the case of “transitional” uses (a “transitional” use is a property with a highest and best use that is no longer “maximally profitable”... and the existing use is likely to change due to market and economic forces) the assessor may evaluate the property on the basis of its projected highest and best use. In these circumstances, the projected highest and best use is determined by a market analysis that references the four criteria referenced above (legal permissibility, physical possibility, financial feasibility, and maximum profitability). A common example of this would be a vacant tract of residential land (not in current use), that is surrounded by significant numbers of residential homes and/or lots, and the market conditions indicate a favorable housing market. In this case, the assessor may justifiably assess the raw land on the basis of its legitimate development potential.

In limited cases, the highest and best use is different from the existing use. In these cases, a note is added to the property's record cards.

Exceptions to valuation based on highest and best use are found in RSA 75-1 (How Appraised). They include properties under Current Use, residentially occupied property in commercial and industrial zoning districts, poles and conduits, and Low-Income Tax Credit (LIHTC) properties. These properties are valued based on criteria found in their corresponding RSAs.

**Approaches to Value Considered and Utilized:** The residential properties were valued by the Sales Comparison and Cost approaches to value. Commercial properties were valued by the Income and Cost approaches to value. The Cost approach was reconciled with the other approaches and was used as the final value for assessment purposes.

**Approaches to Value Not Utilized:** All approaches to value were considered.

**SECTION C**  
**Valuation Premises and Procedures**

## **Description of Basic Valuation Theory and Mass Appraisal:**

### **Basic Valuation Theory:**

- 1) The appraiser's first task is to identify what property is being appraised. This includes not only the physical aspects of the property, but the property rights as well.
- 2) There are six basic property rights associated with the private ownership of property, these include: 1) the right to use, 2) the right to sell, 3) the right to lease or rent, 4) the right to enter or leave the property, 5) the right to give away, and 6) the right to refuse to do any of these. These, and other rights, are known as the full "bundle of rights", which is understood to be attached to an ownership with "fee simple" title which has been described in the preceding section.
- 3) The New Hampshire Supreme Court has ruled that for the purpose of property taxation, the appraised property rights are assumed to be "fee simple".<sup>4</sup> (NH Supreme Court, "Kennard v. Manchester, 68 N.H. 61, 36A, 553 (1894)
- 4) The next step is to identify the "highest and best use" of the property. Refer to the preceding discussion, as well as the discussion on highest and best use in the preceding "Assumptions and Limiting Conditions" section.
- 5) Once the highest and best and use has been determined, the appraiser begins the process of data collection, studies the market and accompanying economic forces (such as "supply and demand") that pertain to the highest and best use, and assembles the relevant data and statistics for incorporation into the analysis.
- 6) Strategies for data collection will vary with the type of data being sought and may not be the same for every property "use". Overall, the comparative data, which may include descriptions and/or confirmations of physical attributes (such as total size, number of bedrooms, presence of a finished attic or basement, etc.) cost, income and expense, and details of sale or transfer information are collected, if applicable.
- 7) At this point, neighborhood boundaries can be established in order to "stratify" the properties and the property-specific factual information collected in the field, and the



statistical information pertaining to the market/economic forces that impact an area in a meaningful and cohesive way.

- 8) This market-derived information, such as sale information, improvement costs and depreciation are then entered into the Municipality's CAMA (Computer Assisted Mass Appraisal) system and forms the basis for the database "tables" that enable the CAMA system to generate specific property values.
- 9) There are primarily three "approaches" or analytical techniques utilized to develop an opinion of value, and these techniques are incorporated into the CAMA system.

9A) The first valuation technique is referred to as the "Sales Comparison Approach" and is based on the premise that the appraiser can utilize sale prices of similar properties as evidence of value. In other words, assuming similar market conditions (supply and demand) a similar property would sell for a similar price. However, because no two properties are ever exactly alike, and market conditions can change, a systematic series of "adjustments" are made to the sale property in order to bring it into conformity with the appraised property. In the context of mass appraisal performed for assessment purposes, the "appraised" property begins with a "generic" property description that is utilized to establish a "baseline" for comparing similar properties. For instance, a "single-family residential ranch-style home, approximating 2,000 square feet, three-bedrooms, two-baths, and of average quality construction and condition." The sales are then compared and adjusted in order to isolate the various market factors and baseline parameters that are then applied to the specific properties being assessed. Overall, the Sales Comparison Approach is based upon the principle of "substitution", which assumes that when several similar properties are available the property with the lowest price will attract the greatest demand.

9B) The "Cost Approach" is based on the concept that the likely value of an existing property is the value of the underlying land plus the replacement cost of the depreciated improvements. Typically, a Cost Approach would not be utilized for an appraisal of vacant land. The replacement cost of the improvement is typically derived from published cost tables, or derived directly from localized information, and should be updated as required by market conditions. Importantly, the assessor typically evaluates the existing improvement on the basis of its "utility" and function, rather than attempting

to duplicate or exactly “reproduce” the assessed property. Similar to the Sales Comparison Approach, the Cost Approach is also based upon the principle of “substitution”.

9C) The “Income Approach” is based upon the principle of “anticipation” which recognizes that value is created by the owner’s expectation of future benefits. Typically, these benefits are anticipated in the form of income, and/or in the anticipated increase in the property’s value over time. This technique requires that the appraiser estimate the potential gross market income for the property at its highest and best use, subtract all appropriate expenses to derive the net operating income. The net operating income is then divided by a “capitalization” rate, or the market-derived rate investors would expect on alternative investments that share the same degree of risk as the appraised property. A simplified income approach is structured as follows:

Annual Potential Gross Income	
5 apartments @ \$1,000/month =	\$60,000
Annual Vacancy Rate = 5% annually =	<u>(\$3,000)</u>
Annual Effective Gross Income =	\$57,000
Annual Expenses =	<u>(\$23,000)</u>
Net Operating Income =	\$34,000
Capitalization Rate = 10%	
Property Value = \$34,000 / 10% =	\$340,000

10) Completion of all three of the preceding independent approaches to value is preferable, since each independent approach provides a useful “test of reasonableness”, and more such tests are preferable to fewer such tests. However, it is not always possible to complete a specific approach due to the unavailability of meaningful data. Finally, the different values reached by independent techniques are “reconciled” by evaluating both the quality of the information utilized in each approach, and a final opinion of value is selected.

## Mass Appraisal:

11) Mass appraisal utilizes many of the same concepts outlined above. However, in light of the necessity to attach values to multiple properties, as opposed to a single property, mass appraisal emphasizes data management, statistical valuation models and statistical quality control. In regard to the statistical modeling required, typically the utilization of an automated valuation model (AVM), also referred to as Computer Assisted Mass Appraisal (CAMA) software is required. The CAMA or AVM is a mathematically based computer software program that produces an estimate of market value based on market analysis of location, market conditions, and real estate characteristics from information that was previously and separately collected. The distinguishing feature of CAMA or AVM software is that it is a market appraisal produced through mathematical modeling. Importantly, as in most if not all data processing systems, the credibility of the results is highly correlated with the quality of the input data utilized, and the skills of the assessor or analyst utilizing the CAMA or AVM software.

12) Therefore, a mass appraisal system generally relies upon four primary “subsystems” that include: 1) a data management system, 2) a sales analysis system, 3) a valuation system, and 4) an administration system. Each subsystem is briefly described below:

12A) The Data Management system is the core of the mass appraisal system and should be carefully designed and implemented. Fundamentally, the data management system is responsible for the data entry and subsequent editing, as well as the organization, storage and security oversight of the data. Essential to the data management system is quality control, as the reliability of the data will have a direct and profound impact on the quality of the resulting output and values.

12B) The Sales Analysis subsystem is responsible for the collection of sale data, sale screening, various statistical studies and sales reporting. The following statistical techniques are utilized to calibrate and fine-tune the data assumptions:

“**Ratio**”: refers to the relationship between the appraised or assessed values and market values as determined by a review of sales. The ratio studies, which are the primary product of this function, typically provide the most meaningful measures of

appraisal performance and provide the basis for establishing corrective actions (re-appraisals), adjusting valuations to the market, and in administrative planning and scheduling. The requirement, as established by the State of New Hampshire's Assessing Standards Board, is to maintain a Median Ratio between 90% and 110% of market value (A Ratio of 100% is preferred, indicating the assessed value is identical to the market value).

“**COD**”: or “Coefficient of Dispersion”, is another important statistical tool utilized in mass appraisal, and refers to the average percentage deviation from the median ratio. As a measure of central tendency, the COD represents the degree to which the data being analyzed clusters around a central data point, such as the median ratio. The requirement, as established by the State of New Hampshire's Assessing Standards Board, is a COD no greater than 20% (a lower COD is preferable to a higher COD).

“**PRD**”: or “Price-Related Differential”, is calculated by dividing the mean by the weighted mean. A PRD greater than 1.03 indicates assessment regressivity (when high-value properties are assessed lower, or disproportionate to, than low value properties). A PRD lower than 0.98 indicates assessment progressivity (when high-value properties are assessed higher, or disproportionate to, low-value properties). The requirement, as established by the State of New Hampshire's Assessing Standards Board, is a PRD no greater than 1.03, and no lower than 0.98. Overall, a PRD equal to 1.0 is preferred.

12C) The Valuation System generally comprises the statistical application of the three approaches to value (identified in the preceding section). For instance, utilization of the Sales Comparison Approach includes a statistical analysis of current market sales data. The Cost Approach would utilize computerized cost and depreciation tables, and reconciliation of these computerized cost-generated values with market-derived sales information. The Income Approach can utilize computer-generated income multipliers and overall capitalization rates. The Valuation System is also utilized to extract adjustments and/or factors that are utilized in the development of values.

12D) The Administrative System includes such core (often automated) functions as development of the property record cards and assessment roll or property tax base,

the preparation of the tax notices, and retention of the appeals and other miscellaneous property files.

**Period of Time Associated with Sales/Data Collection:** Sale data utilized for the purpose of completing this analysis spanned a two year period from April 1, 2019 to March 31, 2021. Only sales confirmed to be qualified “arms-length”, or market-oriented transactions were utilized in the analysis.

**Data Collection and Sales Verification Procedures:** The County Registry of Deeds provides the Municipality’s Assessing Department with copies of all recorded property transfers within 30 days of the date of transfer. Each individual sale was then analyzed by the Municipality’s assessing staff to determine if the transfer was a “qualified” sale; i.e., arm’s-length and market oriented. The qualification procedure required either a direct interview with either the buyer, seller, or broker/representative familiar with the circumstances surrounding the negotiated transfer of the property or was verified through PA 34 forms. Upon final qualification, an attempt was made to inspect the property (interior also, when applicable) by Vision Government Solutions, Inc. DRA Certified Property Inspectors, and the property record cards were updated.

**Number of Sales Utilized in Analysis:** As previously described, as of the date of this report, there are 5,571 total parcels situated in the Municipality. The breakdown of all property transfers for 4/1/2020 to 3/31/2021 within the Municipality by “use type” is as follows:

Commercial	5
Exempt	2
Current Use	6
Industrial	10
Mixed Use	2
Residential	529
Vacant Residential Land	<u>31</u>
Total	585

The breakdown of all qualified property transfers within the Municipality by “use type” follows:

Commercial	2
Current Use	0
Mixed Use	1
Industrial	3
Residential	308
Vacant Residential Land	<u>18</u>
Total	332

**Description of Data Calibration Methods:** The sale data is verified for accuracy by submitting each one of these sale properties to a thorough physical (measure and list) and market analysis (by confirming a transaction was “arm’s length”, with no unusual circumstances that might have influenced the negotiated sale price), including interior inspection whenever possible. Once verified, and the preliminary benchmarks were established, field reviews were conducted in order to refine the base tables and verify the alignment of properties and the tables by “use” type and location, for example. The preliminary values were further “validated” by the statistical testing of the sale data made possible by the CAMA software system. The CAMA software groups and sorts the data by various elements of consideration such as: improvement type, age, size, and neighborhood, and various “ratios” are developed that reveal discrepancies in the underlying valuation model.

**Significance of Adjustments and Factors:** “Adjustments” and “factors” are mathematical changes to basic data (for example, a “base” table) to facilitate comparisons and understanding. This process assumes a “causal” relationship among the various factors for which the adjustments are made.

Examples of factors and/or adjustments can include such important elements of consideration as waterfront or view or water access amenities. Importantly, a “feature” can be a positive influence on property value, or a “negative” influence on property value. The specific adjustments or factors applied to properties with amenities such as these, are typically derived from a detailed sales analysis. Once the appropriate sales are identified and confirmed or “qualified”, several techniques are utilized to extract, or isolate, the specific factor the appraiser is trying to identify.

One such technique is known as “extraction”, this is where the appraiser subtracts the depreciated value of the improvements from the total sale price, to arrive at the underlying value of the specific land component being analyzed. This is the most commonly used method. Another technique, known “matched-pair” comparison analysis; wherein sales of properties that retain these features are compared to sales of properties that do not retain these features and the specific “contributory” value or factor attributable to the feature is isolated.

**SECTION D**  
**Time And Market Trending Analysis**

**Explanation and Derivation of Time Trending Factors:** Time trending refers to an analysis of market conditions over a specific period, with two objectives: 1) First, the assessor must identify whether the market has appreciated, remained stable, or declined since the last valuation/reporting period; 2) Secondly, the assessor must determine the actual rate of such activity, typically on a percentage basis.

The most useful and direct basis for extracting the rate of market change, whether up, down, or neutral, is to identify property that has sold twice with few changes in the property between the two sale dates. In such situations, the rate is calculated by comparing the change in sale price between the two periods. The reliability of this extracted rate of change is greatly improved when a number of such sales are available. There are three multiple parcel sale without a physical change from April 1, 2020 to March 31, 2021. One sale is in the single family class and two sales in the residential condominium class. The results from utilizing this technique is limited and unreliable because of the small sample size.

Another technique, less direct, but generally more statistically reliable due to the number of sales associated with the study, is to extract the rate of change in market conditions from Sale Date Quartile and stratification of sales to assessment ratios. In the date range 4/1/2020 to 3/31/2021 there were 212 single family sales during this time. The sales when stratified by Sale Date Half's show sale to assessment ratios within six percent of a median of 1.02 over the one-year period.

Sale Date Half	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
	1	1.0794	0	1	\$510,000.00	\$550,500.00
2020, H1	46	1.0333	5.15	1.0142	\$492,500.00	\$507,350.00
2020, H2	132	1.0188	6.6	1.0049	\$466,450.00	\$495,250.00
2021, H1	33	0.9618	8.12	1.0064	\$486,000.00	\$493,400.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$493,400.00

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Based on this method it was determined that a time adjustment was not needed when analyzing market sales for the 2021 revaluation of Amherst.



**SECTION E**  
**Land Data**

**Explanation of Land Valuation Methodology:**

Land Valuation begins with an understanding that every municipality can be segregated into areas which are differentiated by varying characteristics, such as type and quality of roads, topographic and scenic features such as views & waterfront amenities, approved uses of property, and the quality and/or maintenance of such surrounding uses, etc. Typically, these distinguishing characteristics result in differing market responses, in terms of the underlying land value, that can be positive or negative. Therefore, land valuation depends upon using all the available data to establish a “base”, or “typical” land rate for a municipality and then creating and applying a “schedule” of positive or negative adjustments corresponding to the degree of difference from that base.

To begin, local sale data is collected and examined. Sales of vacant land provide the most direct and reliable estimate of land value. However, when an insufficient number of vacant land sales are available, a land “extraction” technique can be utilized where the depreciated value of any structures or improvements on the property are deducted from the total sales price, resulting in the contributory value of the underlying land. Additional land value information can also be obtained by interviews with knowledgeable local brokers and real estate agents.

The two primary methods of valuing land are associated with the sales comparison approach. The “comparative unit” method enables the assessor to determine a typical per unit value for each strata of land, by calculating the median or mean sale price per unit. The “base lot” method requires the assessor to establish the value of the standard or “base” parcel in each stratum through a traditional sales comparison approach, with the base lot serving as the subject parcel. Once the base lot value is established, it is used as a benchmark to establish values for individual parcels, with adjustments made to each parcel as a result of their unique or varying characteristics.

**Base Land Curve:** Whether by the “comparative unit” method, or the “base lot” method, a generic “base” value for land was established for each stratum, reflective of the underlying market conformity of land values within the strata. Typically, there is an inverse curvilinear relationship between tract size and per acre prices. Larger sites are considered to sell for lower per acre values (all else being equal) and, inversely, smaller sites are considered to sell for larger per acre values. However, at some point these differences become too insignificant to be recognized in the market, and no adjustment is justified.

Residential base land curve values were developed both through the analysis of vacant land sales and use of the land extraction technique. Eighteen land sales that were considered arms-length transactions were utilized in the analysis. Preference was given to those sales that required no location adjustments and

were “typical” for the municipality. There were 186 sales residuals in Site Index 5 (this has an adjustment factor of 1.00). These are considered average properties with no additional adjustment to the land curve. The median ratio of the indicated land value to the appraised land value is 1.05 with a COD of 19.91%. These lot sales were analyzed to determine correlations of lot size versus sale price and were a major part in the development of the base land curve. See the Land Residual Report in Appendix D for details.

Considering all of the data regarding sales price comparative to lot size, the land curve for the municipality was set as follows:

**Acre Land Curve**

Area in Acres	Price	Value
.01	\$75,000	\$ 750.00
.10	87,500	\$8,750.00
.25	100,000	\$25,000.00
.50	112,500	\$ 56,250.00
.75	125,000	\$ 93,750.00
1.00	137,500	\$137,500.00
2.00	150,000	\$300,000.00
5.00	181,875	\$909,375.00

**Site Index:**

The next step is to identify the areas of town that might require an overall adjustment to this base value and establish the corresponding boundaries associated with each. As examples, these could be based on such things as geographic location, traffic flow, proximity to commercial or industrial areas, available amenities, zoning or any other homogeneous grouping of parcels that are similar in characteristics. These areas are identified by a Site Index which has a corresponding value adjustment associated with it. Through the land analysis process, nine distinct site indexes were developed for residential parcels (Class R on SI chart) and coded numerically.

**Site Index Table**

<b>Site Index</b>		<b>Influence Factor</b>
5	AVERAGE	1.00
6	OB VIEW	1.10
7	AVG VIEW	1.30
8	PANORAMIC VIEW	1.50
A	BABOOSIC LAKE	2.70
B	DAMON POND	1.00
C	STUMP POND	1.00

A 5 Site Index is considered “typical” for the municipality and bears no adjustment factor. The other factors were applied based on the appraiser’s observation of the desirability of the designated areas. These factors were tested against the sales and produced median ratios in a range of .97 - 1.07. See the Sales Analysis grouped by Site Index in Appendix D for further detail.

**Neighborhood Codes:**

It is often required to further identify smaller pockets of properties within the larger area of site index five that have additional characteristics requiring adjustment. Examples might include location within a subdivision, water views, specific waterfront locations, etc. These areas are identified by a Land Neighborhood Code (listed as “ST Idx” on the field cards). A list of each neighborhood code and corresponding adjustment are located in Appendix E labeled Land Tables. A description of each neighborhood code is also located in Appendix E. These neighborhood codes were applied in previous revaluation years based on the observations over time of the assessors’ office and/or revaluation staff during the analysis of sale patterns. They have been carried forward as the boundaries of the designated areas have changed very little over time and do not have a new sales for these areas. The table below adjustments refer to neighborhoods with current sales. When sale properties with a Neighborhood designation used for valuation are analyzed, the overall Median sales ratio is a 1.03 with a COD of 6.67%.

<b>Neighborhood Code</b>	<b>Description</b>	<b>Adjustment Factor</b>
06		1.00
07		1.15
09	IND AVE	1.00
10	COMM 101A	0.75
100		2.00
13	AVE IND/COM	1.00
14		1.00
15		1.20
18		1.85
20	COMM B AVE(101)	0.50
21	WALMART AREA	1.00
24		0.80
25		0.95
30		0.80
40		0.90
50		1.00
51	BABOOSIC LK FR	1.05
52	BABOOSIC LK AV	1.20
53	BABOOSIC LK GD	1.40
60		1.10
70		1.25
80		1.40
90		1.65
95	HIST.DISTRICT	1.65

**Land Pricing Instructions:**

Land Line 1: The building site, in acres, is priced per the land curve. The lot size on landline 1 is based on zoning requirements. The Site Index and Neighborhood Code adjustments are utilized to adjust for location. Any access, right of way (ROW), allowable use, shared driveway, or topography adjustments can be found in the condition factor section using the following guidelines:

<i>Typical Land Adjustments</i>	
<b>Type</b>	<b>Adjustment</b>
<b>Building Lots</b> accesses, rows, etc.	Minus 5 - 10%
<b>Unbuildable</b> -Size, shape, topography	Minus 60 - 99%
<b>Vacant Buildable Lots</b>	No adjustment
<b>Landlocked</b>	Minus 60 - 99%
<b>Excess Acreage</b> - steep/wet	Minus 10 - 95%
<b>Current Use</b>	per State guidelines

Land Line 2: Any excess acreage over zoning required acreage is priced here at \$8,500 per acre with site index equal to zero. In addition, any applicable topography (condition factor) and neighborhood factors (adjustment factor) can be found here.

The cost of site improvements above base land value is included in the base rate of building cost improvements. As support and reference see Marshall & Swift Cost Manual in Appendix F.

**Land Valuation Model:**

The land valuation model for each land line is defined as Land Value = Size x Unit Price x Site Index factor x Condition Factor x Neighborhood factor.

Example: PID 520

1.87 Acre Lot

\$137,500 per AC (from Land Curve)

Size Adjustment Factor .57705

Site Index Factor 1.00 (SI 5)

Neighborhood 50 Factor 1.00

Condition Factor 1.00

No view or waterfront location adjustment

$$1.87 \times \$137,500 \times .57705 \times 1.00 \times 1.00 \times 1.00 = \$148,374$$

**Land Value = \$148,400 rounded**

**SECTION F**  
**Improved Property Data**

**Process for Collecting, Validating and Reporting Data:** All buildings had an external drive by review to verify the accuracy of the real estate data that was collected. It is necessary to observe the style, quality, condition, and sub area of each component of the building. The following elements have been reviewed:

- Style Type (Ranch, Colonial, etc.)
- Model (Residential, Commercial, etc.)
- Grade (Quality)
- Stories
- Occupancy
- Exterior Wall
- Roof Structure
- Roof Cover
- Interior Wall
- Interior Floor
- Heating Fuel and Type
- Air Conditioning Type
- Bedrooms, Bathrooms
- Year Built
- Condition of Property
- Functional and Economic Obsolescence
- Out Buildings & Extra Features

**Building Style:**

Below is an explanation of typical styles of single-family residential houses.

**Ranch:** This style was built generally after 1940's, although some houses were built earlier and could fall within this category. A ranch is a one-story house, which is usually rambling and low to the ground with a low-pitched roof.

**Split-Level:** Generally built after 1940's. 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:** Traditional design built from 1700's to present. 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:** Generally built from the 1920's to present. 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:** Most bungalows were built in the early 1900's. A small, one-story design often seen with an expansion attic area and/or dormer(s). 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:** Constructed since 1940's WWII. One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines and simple details.

**Raised Ranch:** This style combines the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or entirely finished. Basement garages are common.

### **Building Valuation Model:**

The building valuation model is defined as follows: Base Rate +/- Number of Baths etc... +/- Size Adjustment +/- Grade of Construction = Adjusted Base Rate. Adjusted Base Rate x Effective Area – Depreciation Adjustment = Building Value. Base rates were developed from Marshall & Swift (April 2021), Section 12, Pages 16 to 26, and adjusted according to market sales data.

Example:

PID = 245

Use Code = 1010

Cost rate Group = SIN

Model ID = P01

Section #1

Base Rate: 111 (starting base rate)

Size Adjustment: 0.86482 (adjustment for building size- based on a building size curve supported by sales)

Effective Area: 3385 (Size of Building- all sizes of each sub area that are allocated as a weighted size living area)

Adjusted Base Rate = (111 + 4.44000) (comes from amenities listed under base rate adjustments) \* 0.86482

Adjusted Base Rate: 99.83 (does not include quality of construction grade adjustment)

RCN = (((99.83 \* 3385) + 12500 (comes from flat value additions)) \* 1.200 (grade adjustment)) + 0.0000 (comes from non-factored flat value additions)

RCN: 420,509 (cost new)

RCN (XF): 0.00

TOTAL RCN = 420,509

### **Base Rate Adjustments**

FLOOR COVER 1 12 (Hardwood) = 2.220000 + Base Rate

AC TYPE 02 = 2.220000 + Base Rate

### **Factor Adjustments**

GRADE ADJUSTMENT B- = 1.2000 \* RCN

### **Flat Value Additions**

FULL BATHROOMS = 10000 + RCN

HALF BATHROOMS = 2500 + RCN

### **Depreciation Adjustments**

REMODEL RATING = 1 \* Depreciation

Actual Year Built: 1965

Effective Age = 26

Percent Good = 74

RCNLD \* Trending = 311,177 \* 1.0000

RCNLD: 311,200

**Building Value = \$311,200 rounded**

Story Level and Story Heights - The buildings are valued based on square feet and described by story levels. Like a 2 story colonial with a full basement. The story height is not used as a value calculation.

**Cost/Market Approach Modeling:** Once all the pertinent physical data regarding the improvements have been collected, the replacement cost of the building is obtained. The cost tables were derived from local building costs and from Marshall & Swift cost manual. See Appendix F for the M&S spreadsheet for details. Once the cost of the building was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted.

**Depreciation:** Depreciation is the loss in value from any cause and is typically associated with reasons that are “physical” (loss in value due to physical deterioration and/or ageing), “functional” (due to deficiencies in the structure’s design) and/or “economic” (loss in value due to factors external to the appraised property). In the appraisal of a single property (not Mass Appraisal), the three primary methods for estimating depreciation are: the “market extraction method”, the “age-life” method, and the “breakdown” method. Typically, the market extraction and age-life calculation techniques are utilized to capture the total depreciation in a property from all sources. The “breakdown” method is a more rigorous exercise that attempts to isolate the specific components for each type of depreciation, physical, functional, and economic. Typically, in mass appraisal, the identification of depreciation relies upon the application of computer modeling techniques. Importantly, regardless of the methodology utilized to identify depreciation, it is imperative that the final estimate of depreciation reflects the loss in value from all sources.

The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value. This value is compared to market sale prices of similar properties to ensure that the property is appraised at market value for April 1, 2021.

Qualified sales that occurred between 4/1/2020 & 3/31/2021 were utilized. These sales were analyzed based on style, year built, location, sales price, lot size and building size. Refer to the Appendix D for the Sales Study Reports.

**Quality Adjustment Rating:** A pure replacement cost system of valuation relies only on quality of materials, design and workmanship in quality grade determinants. It has been said that the three most important considerations in purchasing real estate are Location, Location and Location. Unfortunately, a pure cost system does not address what might be a major value

ingredient on improvement values (Neighborhood and Location). Yes, materials, design and workmanship should be the primary quality grade determinant, but the neighborhood's appeal, or lack thereof, may have a secondary impact. An extreme example of this is that the so-called \$200,000 home in the \$400,000 neighborhood will usually bring more than its pure replacement cost. Because Vision Government Solutions, Inc's Appraisal System is a combination of Cost/Market Appraisal Systems, quality grades may need to vary slightly among similar neighborhoods. Any variations from the pure cost approach quality rating should be made only with supportable conclusive market evidence, using neighborhood sales to justify these adjustments. Once the quality grade determinants are determined, the final quality grades should be similar on similar homes within similar neighborhoods. Equitability and consistency are paramount.

Within Vision Government Solutions, Inc's Appraisal System, there are quality adjustments available to cover a wide range of possible construction qualities. The quality grades applied to the properties are multipliers, or factors, applied to the basic construction rate, which is derived from the structural components.

What follows are the guidelines in establishing quality grades based purely on a cost approach system, unadjusted for market neighborhood conditions:

**Quality Grading Guidelines:** The general quality specifications for each grade are as follows:

**Minimum Grades (E-, E, E+):** Buildings constructed with very low grades of materials. No extras, only bare minimum.

**Below Average Grades (D-, D, D+):** Buildings constructed with a minimum grade materials, Usually "culls" and "seconds" and poor-quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Low-grade heating, plumbing and lighting fixtures.

**Average Grades (C-, C, C+):** Buildings constructed with average quality materials and workmanship throughout, conforming to 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.

**Good Grades (B-, B, B+):** Buildings constructed with good to very good quality materials and workmanship throughout. Moderate architectural treatment. Good to very good quality interior finish and built-in features. Good to very good grade heating, plumbing and lighting fixtures.

**Excellent Grades (A-, A, A+, AA):** Buildings generally having an excellent architectural style and design, constructed with excellent quality materials and workmanship throughout. Excellent quality interior finish and built-in features. Excellent grade heating, plumbing and lighting fixtures.

**Luxurious Grade (AAA):** Buildings constructed with custom quality materials and workmanship throughout. Custom architectural design and treatment. Excellent grade interior finish and custom built-in features. Excellent grade heating, plumbing and lighting fixtures.

## **Commercial Valuation Process:**

The purpose of the mass appraisal is to determine an opinion of the market value of all the commercial properties in the Municipality for 4/1/2021. In the appraisal of real estate, there are three recognized approaches to value. These are: Cost Approach, Sales Approach, and Income Approach.

**Cost Approach Methodology:** The cost approach is based on the theory that an informed buyer would not pay more for a property than the cost to build a reasonable substitute. The cost approach is therefore based on a comparison of the subject property to the cost to produce a new subject property or a substitute property. Items considered in this estimate are the age, condition and utility of the property.

In applying the cost approach, the appraiser will first value the land of the subject based on comparable land sales, sales land residuals or income land residuals. Secondly, the appraiser will estimate the cost to construct the existing structure, along with any site improvements, and then deduct any accrued depreciation from the cost. The land value is added to the cost value to derive an indication of market value by the cost approach.

**Sales Approach Methodology:** The sales comparison approach is the process of comparing the subject property to other comparable properties, which have sold within a reasonable period, adjusting the sale prices of those comparable properties to compensate for differences, and weighing the value indications developed to arrive at an opinion of market value for the subject property.

The sales comparison approach reflects the actions and reactions of typical buyers and sellers in the marketplace. A comparative analysis process is completed to determine and define similarities and differences of properties and transactions that can affect value. These elements may include property rights appraised, financing terms, market conditions, size, location and physical features.

**Income Approach Methodology:** This approach is based on set of procedures that derives a value by analyzing and determining an income flow from the market, and then capitalizing this stream of income into a value. Income producing property is typically purchased as an investment. Therefore, the premise is the higher the earnings the higher the value. An investor who purchases income producing real estate is trading present day dollars for the expectation of receiving future dollars.

**Reconciliation Methodology:** The final step of the appraisal process is the reconciliation. The appraiser considers the strengths and weaknesses of each applicable approach and reconciles the values indicated by these approaches to determine a final value opinion. In this determination, the appraiser weighs the relative importance, applicability, and defensibility of each of the three approaches and relies strongly on the approach that is most appropriate to the nature of the appraisal.

**Cost Approach Modeling:** The final assessed values utilized by the Municipality will be broken out by land and building values. The cost approach is the only approach that identifies both components individually. The other two approaches will also be considered and depending on the type of property will be given the most weight in the reconciliation stage.

The Vision Government Solutions, Inc's cost tables were utilized, supported by nation cost valuation services, to develop a replacement cost for a building. Once the cost of the building was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted. The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value.

**Sales Approach Modeling:** This cost value is compared to market sale prices of similar properties to ensure that the property is appraised at market value for April 1, 2021. There were a limited number of sales that occurred in the community. This data was considered but based on the small sample size; this approach was not given as much weight as the other approaches.

**Income Approach Modeling:**

**Market Rent Analysis:** The first step in analyzing properties income potential is to establish market rent for land and improvements. To establish a basis for market rent, rentals of comparable properties in the city for all property types have been considered. Market rent is the rental income that a property would most probably command in an open market; indicated by current rents paid and asked for comparable space as of the date of the appraisal. Market rent may differ from contract rent, which is rent paid as a result of a specific agreement. Market rent is applicable when the property rights appraised are fee simple. To estimate the property's market rent, rental data from comparable properties are required to be gathered and analyzed.



Income and expense statements were mailed out to all commercial property owners throughout the town. This data was examined, qualified and analyzed to develop market rent schedules and vacancy/expense ratios for each property type (i.e. retail, office, industrial, etc.). National real estate publications were also reviewed to further support the market rents that were established. The rates determined are for properties that are considered to be of average quality and location. Further adjustments are applied for utility, location, building condition and specific vacancy conditions. Income location adjustment factors were mapped consistently with site index adjustment factors to reconcile between the approaches. Individual quality adjustments were also applied to each property to account for higher or lower utility of the property.

Once all these factors have been considered, a final net operating income (NOI) is established for each property based on current market conditions for the fee simple interest.

**Direct Capitalization Method:** Capitalization is the process of converting a net income stream into an indication of value. The selection of a capitalization rate ( $R_o$ ) can be developed by several methods. Direct Capitalization is a method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step, either by dividing the income estimate by an appropriate rate or by multiplying the income estimate by an appropriate factor. Extraction of a capitalization rate ( $R_o$ ) from market surveys and by the band of investment technique are the most commonly accepted methods. They will be utilized to determine a direct capitalization rate for each commercial property type. Another method to develop a capitalization rate is through extracting it from comparable sales. This process was also considered when good market data was available.

**Market Survey of Capitalization Rates:** Is an analysis of market surveys that were completed to determine capitalization rates for the various commercial property types in the Municipality as of 4/1/2021.

**Band of Investment technique:** This is a technique in which the capitalization rates attributable components of a capital investment are weighted and combined to derive a weighted average rate that is attributable to the total investment. The two components are the mortgage position and the equity position. The variables considered are the mortgage interest rate, amortization period, holding period, loan to value ratio and the equity yield rate.

Once the capitalization rate is developed the NOI is divided by this rate to determine a value by the income approach.

**Final Reconciliation:** Reconciliation spreadsheets by property type were developed and analyzed. When possible, all approaches to value were reconciled within a range of 0.90 to 1.10 and the cost model was used as the final value estimate. When not possible, the most relevant approach to value for a given parcel was selected. The income approach model was deleted during the reconciliation process when not appropriate to the valuation of a given parcel or property type.

**Land Valuation Models:** The Commercial/Industrial land sales, sales residuals and income residuals were analyzed by street to derive typical land value ranges. Site Index adjustment factors were derived to modify the basic land curve to the market characteristics of each neighborhood.

## **SECTION G**

### **Appendices**

**Appendix 'A': Copy of Contract Specific to this Report**

# 2021 FULL STATISTICAL REVALUATION CONTRACT

SUBJECT: "FULL STATISTICAL REVALUATION" means the process of a revaluation of all taxable and nontaxable properties in a municipality, using existing property data, to arrive at full and true value as of April 1, 2021. The term also includes "statistical update" and "statistical reassessment." (Asb 301.28; Rev 601.25)

The Municipality of Amherst, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called Municipality; and, Vision Government Solutions, Inc. a business organization existing under the laws of the State of New Hampshire (or another state) and having a principal place of business at, 1 Cabot Road, Hudson, MA 01749, hereinafter called Contractor, hereby mutually agree as follows:

## 1. GENERAL PROVISIONS

### 1.1. PARTIES

1.1 Name of Municipality:	<u>Town of Amherst, NH</u>
1.2 Mailing Address of Municipality:	<u>2 Main Street, Amherst, NH 03031</u>
1.3 Contracting Official(s) name(s) and Title(s) for Municipality:	<u>Dean E. Shankle, Jr., Ph.D.</u>
1.4 Telephone and Fax numbers:	Phone: 603-673-6041 Ext 209 Fax: 603-673-4138
1.5 E-mail Address, if applicable:	<u>dshankle@amherstnh.gov</u>
<hr/>	
1.6 Name of Contractor:	<u>Vision Government Solutions, Inc.</u>
1.7 Mailing Address of Contractor:	<u>1 Cabot Road, Hudson, MA 01749</u>
1.8 Principal Place of Business:	<u>1 Cabot Road, Hudson, MA</u>
1.9 E-mail Address, if applicable:	<u>pdonovan@vgsi.com</u>
1.10 Telephone and Fax numbers:	Phone: 800-628-1013 Ext 3644 Fax: 508-351-3798
1.11 Name and Title of Authorized Contractor:	<u>Patrick Donovan</u>
1.12 Type of Business Organization:	<u>Corporation</u>

## PART Rev 601 DEFINITIONS

**Rev 601.01 "Abatement Review"** means to make an assessment recommendation to the municipal assessing officials or to make a change to an assessment that is in response to an abatement request from a taxpayer.

**Rev 601.02 "Appraisal"** means the act or process of developing a market value estimate of property which will be used as the basis for valuation, fulfilling a municipality's statutory duties relative to property tax administration including, but not limited to those pursuant to RSA 75:1.

**Rev 601.05 "Assessing Services"** means the making of appraisals, reappraisals, assessments, or providing other services on behalf of municipal assessing officials for the statutory administration of property valuation and assessment including, but not limited to those pursuant to RSA 75:1.

**Rev 601.06 "Assessing Standards Board (ASB)"** means the State of New Hampshire assessing standards board as

established pursuant to RSA 21-J:14-a.

**Rev 601.07 “Assessment”** means an estimate of the quality, amount, size, features, or worth of real estate which is used as a basis for a municipalities’ valuation in accordance with statutory requirements including, but not limited to those pursuant to RSA 75:1.

**Rev 601.08 “Base Year”** means the tax year in which the municipality performed a revaluation of all properties.

**Rev 601.09 “BTLA Reassessment”** means an order by the State of New Hampshire board of tax and land appeals for a revaluation or partial update of a municipality’s property assessments.

**Rev 601.10 “Calibration”** means the process of ensuring the predictive accuracy of the CAMA model(s), through testing, which may include but not be limited to; determining the variable rates and adjustments from market analysis for land and land factors, costs and depreciation for a cost model, valuation rates and adjustments for a sales comparison model, and market rents and capitalization rates for an income model.

**Rev 601.11 “Computer Assisted Mass Appraisal System (CAMA)”** means a system of appraising property that incorporates computer-supported tables, automated valuation models and statistical analysis to assist the appraiser in estimating value for a revaluation, assessment data maintenance and valuation update.

**Rev 601.13 “Contract”** means any agreement between the municipality and the contractor for making appraisals, reappraisals, assessments, or for appraisal work on behalf of a municipality with the State of New Hampshire.

**Rev 601.14 “Contractor”** means the person, firm, company, or corporation with which the municipality has executed a contract or agreement for assessing services.

**Rev 601.15 “Cyclical Inspection”** means the process of a systematic measure and listing of all properties within a municipality over a specified period of time. The term includes “data collection” and “data verification.”

**Rev 601.16 “Cyclical Revaluation”** means the process of combining a full statistical revaluation of the entire municipality with a cyclical inspection process.

**Rev 601.17 “Data Collection”** means the inspection, measuring, or listing of property within a municipality. The term includes data verification.

**Rev 601.20 “DRA-certified”** means a level of certification attained by a person as set forth by the ASB in Asb 300 pursuant to RSA 21-J:14-f.

**Rev 601.22 “Executed”** means to transact, agree to, carry into effect, sign or act upon a contract or agreement to perform assessing services for a municipality. The term includes “executing.”

**Rev 601.23 “Final Monitoring Report”** means the DRA’s final letter to the municipality for any revaluation or partial update.

**Rev 601.24 “Full Revaluation”** means the revaluation of all taxable and nontaxable properties in a municipality, with a complete measure and listing of all taxable and nontaxable properties to occur at the same time of the establishment of the new base year, to arrive at full and true value as of April 1. The term includes “full reappraisal” and “full reassessment.”

**Rev 601.25 “Full Statistical Revaluation”** means the process of a revaluation of all taxable and nontaxable properties in a municipality, using existing property data, to arrive at full and true value as of April 1. The term includes “statistical update” and “statistical reassessment.”

**Rev 601.26 “Highest and Best Use”** means the physically possible, legally permissible, financially feasible, and maximally productive use of a property, as appraised in accordance with RSA 75:1.

**Rev 601.27 “Improvement”** means any physical change to either land or to buildings that may affect value.

**Rev 601.29 “In-house Work Plan”** means a written set of goals, objectives, processes, and timelines that the municipality intends to rely upon to perform revaluations, partial updates, or cyclical inspections.

**Rev 601.30 “Listing”** means recording a description of the interior, exterior, and attributes of any improvements or the recording of the description of land features and attributes. The term includes “list.”

**Rev 601.31 “Market Analysis”** means the study and processes utilized to determine the response of buyers and sellers of real estate, in a geographic area, to various data elements through the analysis of cost data, income data, and sale transactions in the performance of mass appraisal.

**Rev 601.32 “Market Value”** means the value of a property that:

- (a) Is the most probable price, not the highest, lowest or average price;
- (b) Is expressed in terms of money;
- (c) Implies a reasonable time for exposure to the market;
- (d) Implies that both buyer and seller are informed of the uses to which the property may be put;
- (e) Assumes an arm’s length transaction in the open market;
- (f) Assumes a willing buyer and a willing seller, with no advantage being taken by either buyer or seller; and,
- (g) Recognizes both the present use and the potential use of the property.

The term includes “full and true value.”

**Rev 601.33 “Mass Appraisal”** means the utilization of standard commonly recognized techniques to value a group of properties as of a given date, using standard appraisal methods, employing common data and providing for statistical testing.

**Rev 601.34 “Measure”** means the physical inspection, verification, sketching and recording of the exterior dimensions and attributes of any improvements made to a property.

**Rev 601.36 “Municipal Assessing Officials”** means those charged by law with the duty of assessing taxes and being the:

- (a) Governing body of a municipality;
- (b) Board of assessors or selectmen of a municipality; or
- (c) County commissioners of an unincorporated place.

**Rev 601.37 “Municipality”** means a city, town or unincorporated place.

**Rev 601.38 “Partial Update”** means the process of analyzing market sales throughout the entire municipality to identify and implement needed value changes to the affected areas, or classes of property, to bring those properties to the municipality’s general level of assessment utilizing the existing base tax year and providing an addendum to the existing USPAP compliant report. The term includes “partial revaluation.”

**Rev 601.40 “Revaluation”** means the act of re-estimating the worth of real estate of the entire municipality using standard appraisal methods, calibration of the CAMA tables and models, establishment of a new base year with a USPAP compliant report, and providing for statistical testing whether by either:

- (a) A full revaluation; or,
- (b) A full statistical revaluation.

The term includes “reappraisal,” “reassessment,” and “value anew.”

**Rev 601.41 “Sale Validation”** means the process of verifying a real estate sale transaction to determine whether the sale was a valid or an invalid indicator of the market value of the sold property. The term includes “sale verification” and “sale qualification.”

**Rev 601.42 “Statistical Testing”** means the use or application of numerical statistics to understand the results of a reappraisal or the need for a reappraisal.

**Rev 601.44 “Uniform Standards of Professional Appraisal Practice (USPAP)”** means the generally accepted and recognized standards of appraisal practice printed by The Appraisal Foundation as authorized by Congress as the source of appraisal standards and appraiser qualifications.

**Rev 601.45 “USPAP Compliant Report”** means an appraisal report based upon the standards established by the ASB pursuant to RSA 21-J:14-b I, (c.)

**PART Asb 304 DUTIES**

**Asb 304.01 DRA-Certified Building Measurer and Lister Duties.**

(a) For revaluation or assessing services, under the guidance and oversight of a DRA-certified property assessor or DRA-certified property assessor supervisor, a DRA-certified building measurer and lister may perform:

- (1) Data collection;
- (2) Data verification; and
- (3) Cyclical inspection.

(b) A DRA-certified building measurer and lister shall not perform sale validation.

(c) A DRA-certified building measurer and lister shall not determine, or change, the quality grade or depreciation of structures.

(d) A DRA-certified building measurer and lister shall not determine or change adjustments applied to land attributes.

**Asb 304.02 DRA-Certified Property Assessor Assistant Duties.**

(a) For revaluation or assessing services, under the guidance and oversight of a DRA-certified property assessor or DRA-certified property assessor supervisor, a DRA-certified property assessor assistant may assist with:

- (1) Assessment tasks as defined in Asb 301.06;
- (2) Sale validation; and
- (3) The training of a building measurer and lister.

(b) A DRA-certified property assessor assistant shall not adjust an assessment unless specifically authorized by a DRA-certified property assessor or DRA-certified property assessor supervisor.

(c) A DRA-certified property assessor assistant shall not perform final field review as defined in Asb 301.26.

(d) A DRA-certified property assessor assistant shall not oversee revaluation informal review process or conduct abatement reviews.

(e) A DRA-certified property assessor assistant shall not represent a municipality in the defense of assessed values.

**Asb 304.03 DRA-Certified Property Assessor Duties.**

(a) A DRA-certified property assessor may, in accordance with Asb 303.05:

- (1) Perform appraisal work which includes:
  - a. The annual maintenance of assessments by using the base year data collection manual and USPAP-compliant report; and
  - b. The use of the computer assisted mass appraisal system existing models and cost data established by a DRA-certified property assessor supervisor during the year of the last revaluation for new appraisals;
- (2) Perform abatement reviews and the defense of value under the supervision of a DRA-certified property assessor supervisor;
- (3) Perform sale validation; and
- (4) Submit a signed and dated statement to the DRA attesting to the qualifications of a building measurer and lister, or a property assessor assistant, working under the DRA-certified property assessor’s supervision to be true, accurate and correct.

(b) A DRA-certified property assessor shall not adjust the cost, land, depreciation, or other computer assisted mass appraisal tables resulting in a change to the values unless specifically authorized by a DRA-certified property assessor supervisor.



- (c) A DRA-certified property assessor shall not establish and certify values.
- (d) A DRA-certified property assessor shall not sign the USPAP-compliant report.
- (e) A DRA-certified property assessor shall not conduct the final field review.

**Asb 304.04 DRA-Certified Property Assessor Supervisor Duties.**

- (a) Perform and supervise all appraisal work;
- (b) Conduct and supervise a revaluation, cyclical revaluation, or partial update by:
  - (1) Compilation of the data collection manual;
  - (2) Performing a market analysis for the establishment of the base values and tables for the computer assisted mass appraisal models;
  - (3) Calibrating the computer assisted mass appraisal models;
  - (4) Performing the data quality final field review of the mass appraisal results;
  - (5) Conducting statistical testing;
  - (6) Complete and certify a USPAP-compliant report; and
  - (7) Overseeing and supervising:
    - a. The informal review process;
    - b. The abatement review; and
    - c. Defense of the appraised value(s);
- (c) Oversee any revaluation by assisting the municipal assessing officials to ensure that:
  - (1) The revaluation is performed in accordance with applicable state statutes and administrative rules;
  - (2) The contract terms and conditions are adhered to; and
- (d) Submit a signed and dated statement to the DRA attesting to the qualifications at all levels of certification to be true, accurate, and correct.

**2. RESPONSIBILITIES AND SERVICES TO BE PERFORMED BY CONTRACTOR**

**2.1 Contract Submission**

The contract, any revised contract, and the list of personnel assigned to work under the contract, shall be submitted to the DRA for examination and written recommendations of the DRA to be made to the Municipality within 10 working days of receipt. No work shall begin without first submitting a copy of the executed contract or agreement to the commissioner along with the names and qualifications of all personnel to be employed under the contract or agreement

The Contractor will not assign or in any way transfer any interest in this Agreement without the prior written consent of the municipal assessing officials.

**2.2 Assessment of All Property**

- 2.2.1 Contractor shall appraise all taxable property (RSA 72:6) within Municipality in a good and workmanlike manner in accordance with RSA 75:1.
- 2.2.2 Contractor shall appraise all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of Municipality in the same manner as taxable property. Utility and Special Use properties are not included in the Contractors responsibilities.
- 2.2.3 Contractor shall measure, list and verify all sales used to determine benchmarks for the revaluation.
- 2.2.4 Contractor shall measure and list all new construction brought to their attention by Municipality via building permits, inventories and any other source.
- 2.2.5 Contractor shall utilize Municipality's Vision CAMA System to assess properties.

## **2.3 Completion of Work**

- 2.3.1 Contractor shall deliver final values to the municipal assessing officials on or before September 1, 2021.
- 2.3.2 A penalty of \$500. per day shall be paid by Contractor for each day required beyond the above stated completion date for delays caused by Contractor.
- 2.3.3 Contractor shall provide Municipality a list of all products to be delivered and dates of delivery thereof. The products include:
  - (1) Property record cards in hard copy; electronic or both formats;
  - (2) The USPAP Compliant Appraisal Report;
  - (3) The Data Collection Manual;
  - (4) The CAMA System Manual; and,
  - (5) Any other products as deemed necessary by the municipal assessing officials (as described in Section 3).
- 2.3.4 The revaluation shall be considered satisfied and in its final form only when:
  - (1) The informal review of assessments has been completed as described in Section 3.6;
  - (2) Any required value adjustments are made;
  - (3) The final values are submitted to and accepted by the municipal assessing officials;
  - (4) All products required by the contract are delivered to Municipality and the DRA;
  - (5) The DRA has completed its final monitoring report;
  - (6) Values established by Contractor have been defended through the municipal abatement process, as described under RSA 76:16, for the year of the revaluation; and,
  - (7) All other terms of the contract have been satisfied.

## **2.4 Personnel**

- 2.4.1 For grading, classifying, appraising and data collection of all property covered by the contract, Contractor shall only employ personnel who are:
  - (1) Certified by the DRA, as defined in the Asb 300 Rules and RSA 21-J:14-f for the level of work they will be performing; and,
  - (2) Approved by the municipal assessing officials.
- 2.4.2 Contractor shall not compensate, in any way, a municipal official, employee or any immediate family member of such official or employee in the performance of any work under the contract unless previously disclosed and a prior full-time employee of Contractor.
- 2.4.3 Upon approval of the contract and before the revaluation begins, Contractor shall provide to the DRA and the municipal assessing officials, a list of the DRA-certified personnel assigned to work under the contract.
- 2.4.4 Contractor shall ensure that the DRA-certified assessor supervisor is proficient in the use and calibration of the CAMA system that will be used to assess the property specified in Section 2.2.
- 2.4.5 Contractor shall ensure that the individual(s) assigned to perform data entry are proficient in the use of Municipality's CAMA system.
- 2.4.6 Contractor shall ensure that the DRA-certified assessor supervisor will be present for all analysis and table structure in the CAMA system throughout the duration of the project.

## **2.5 Public Relations**

- 2.5.1 Contractor and the municipal assessing officials, during the progress of the work, shall each use their

best efforts to promote full cooperation and amiable relations with taxpayers. All publicity and news releases shall be approved by the municipal assessing officials before being released to the news media. Contractor, upon request of the municipal assessing officials, shall provide assistance in conjunction with the municipal assessing officials to acquaint the public with the mechanics and purpose of the revaluation.

## **2.6 Confidentiality**

- 2.6.1 Contractor, municipal assessing officials or municipal employees shall not disclose any preliminary values to anyone or permit anyone to use or access any data on file during the course of the revaluation project, except the municipal assessing officials and the Commissioner of the DRA, or their respective designees, until the values have been submitted to the municipal assessing officials and made public.

## **2.7 Compensation and Terms**

- 2.7.1 Municipality, in consideration of the services hereunder to be performed by Contractor, agrees to pay Contractor the sum total of \$82,500. pursuant to the terms of the agreement as defined in Section 3.
- 2.7.2 The amount or terms of compensation to be paid by Municipality for assessing services to support and defend assessments that are appealed to the BTLA or Superior Court, if not included in Section 3 of the agreement, quoted on a daily basis plus expenses is: \$1,000. daily.
- 2.7.3 The itemized cost for the appraisal of special use or utility property(ies) if not included in 2.7.1 is/are listed below:
- Not applicable to this contract
- 2.7.4 Payments shall be made to the CONTRACTOR monthly, based on the portion of work completed during the preceding month. The amount paid shall represent ninety percent (90%) of the amount billed for that month.
- 2.7.5 The remaining ten percent (10%) will be paid to the CONTRACTOR within sixty (60) calendar days following the satisfactory completion of all terms of this Agreement.
- 2.7.6 Except as provided in Sections 2.7.2 and 2.7.3, the stated consideration in 2.7.1 represents the total payment for all contracted services.

## **3. DETAIL OF SERVICES TO BE PERFORMED BY CONTRACTOR**

### **3.1 Collection of Sale and Newly Inventoried Property Data**

- 3.1.1 Vacant land parcels and any attributes that may affect the market value shall be listed accurately. Such attributes may include, but not be limited to: number of acres; road frontage; neighborhoods; water frontage; water access; views; topography; easements; deeded restrictions and other factors that might affect the market value.
- 3.1.2 Principal building(s), and any appurtenant building(s), or other improvements, shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. Such elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect market value.
- 3.1.3 Contractor shall make an attempt to inspect the property, and if the attempt is unsuccessful, Contractor may:
- (1) Leave a notification card at the property requesting that the property owner calls Contractor's designee, within a stated time frame as agreed upon by the municipal assessing officials and Contractor, to arrange for an interior inspection; or,
  - (2) Send a letter to the property owner requesting that the property owner call Contractor's designee, within a stated time frame as agreed upon by the municipal assessing officials and Contractor, to arrange for an interior inspection;
- 3.1.4 If the municipal assessing officials are not able to arrange for an interior inspection, or entrance to a

building or parcel of land cannot be obtained as detailed in Section 3.1.5 below, Contractor shall:

- (1) Estimate the value of the improvements using the best evidence available; and,
- (2) Annotate the property record card accordingly.

3.1.5 Contractor shall complete interior inspection of properties except:

- (1) Vacant or unoccupied structures;
- (2) Where multiple attempts for inspection have been made without success and the owner or occupant has not responded to Contractor or the municipal assessing officials' notifications;
- (3) Where postings prevent access;
- (4) Unsafe structures;
- (5) When the owner has refused access to Contractor or designee;
- (6) When inhabitants appear impaired, dangerous or threatening; and,
- (7) Any other reason for which the municipal assessing officials agree that the property is inaccessible.

3.1.6 Contractor shall provide to Municipality a complete copy of the: field data collection card(s); worksheet(s); and, other document(s) used in the valuation process.

3.1.7 If specified within the contract, Contractor shall provide monthly progress reports indicating the percentage of completion of the full statistical revaluation to the municipal assessing officials and the DRA.

### **3.2 Property Record Cards**

3.2.1 Contractor shall prepare an individual property record card, for each separate parcel of property in Municipality arranged to show:

- (1) The owner's name, street number, map and lot number or other designation of the property;
- (2) The owner's mailing address;
- (3) Information necessary to derive and understand:
  - (a) The land value;
  - (b) The number of acres of the parcel;
  - (c) The land classification;
  - (d) The adjustments made to land values;
  - (e) The value of the improvements on the land;
  - (f) The accurate description of all improvements whether affecting market value or not;
  - (g) The improvement pricing details; and,
  - (h) The allowances made for physical, functional and economic depreciation factors;
- (4) The outline sketch of all principal improvements with dimensions with the street side or waterfront toward the bottom of the diagram;
- (5) The base valuation year;
- (6) The print date of property record card;
- (7) Photograph of the principal building;
- (8) History of the property transfer to include:
  - (a) Date of sale;
  - (b) Consideration amount;
  - (c) Qualification code; and,

- (d) Property type noted as either vacant or improved;
- (9) A notation area to record any comments pertaining to the property; and,
- (10) A notation area to record the history of the property, which may include, but not be limited to:
  - (a) Property inspection date;
  - (b) Individual's identification number or initials associated with the inspection;
  - (c) The extent of the inspection;
  - (d) Reason for the inspection; and,
  - (e) Any value adjustment(s).

### **3.3 Market Analysis**

- 3.3.1 A DRA-certified property assessor supervisor shall conduct the full statistical revaluation market analysis.
- 3.3.2 A DRA-certified property assessor assistant, under the guidance of a DRA-certified property assessor or a DRA-certified property assessor supervisor, may validate or invalidate sales for the market analysis.
- 3.3.3 The municipal assessing officials shall provide to Contractor a copy of all property transfers for a minimum of two (2) years immediately preceding the effective date of the revaluation.
- 3.3.4 A market analysis shall be conducted by Contractor using accepted mass appraisal methods in order to determine land, improvements and any other contributory values or factors including:
  - (1) A review of all property transfers provided by the municipal assessing officials to Contractor;
  - (2) A compilation of all unqualified property transfers into a sales list with appropriate notations for those sales not used in the analysis accompanied by:
    - (a) The parcel map and lot number;
    - (b) The disqualification code;
    - (c) The date of sale; and,
    - (d) The sale price.
  - (3) A compilation of all qualified property transfers into a sales list with appropriate notations for those sales used in the analysis accompanied by:
    - (a) The parcel map and lot number;
    - (b) The date of sale;
    - (c) The sale price;
    - (d) The newly established value;
    - (e) A photocopy or printout of the property record card for each property transferred; and,
    - (f) A photograph of the principal improvements attached thereto;
  - (4) Estimated land values with the documented results, as follows:
    - (a) Utilizing vacant land sales whenever possible; and,
    - (b) In the absence of an adequate number of vacant land sales, the land residual method or other recognized land valuation methodologies shall be used to assist in the determination of land unit values;
  - (5) The indicated land values shall be documented as:
    - (a) Site;
    - (b) Front or square foot;
    - (c) Front acre;

- (d) Rear acre units; and/or,
  - (e) Other appropriate units of comparison;
  - (6) An analysis section to include:
    - (a) The sale price; and,
    - (b) Supporting adjustments made in sufficient detail to be understood by the municipal assessing officials and taxpayers;
  - (7) The market analysis used to indicate unit values with the documentation of the method(s) employed and any special adjustment factors; and,
  - (8) Tax maps showing the locations of all qualified sales and the delineation of neighborhoods.
- 3.3.5 The preliminary market analysis shall:
- (1) Be provided to the municipal assessing officials and the DRA prior to the acceptance of the new values by the municipal assessing officials;
  - (2) Be printed in its final form, and provided to the municipal assessing officials and the DRA at the completion of the revaluation as part of the USPAP compliant report; and,
  - (3) Become property of Municipality and the DRA.
- 3.3.6 Contractor shall ensure that a final comprehensive review of the newly established values shall be performed by a DRA-certified property assessor supervisor utilizing a parcel-by-parcel field review of the entire Municipality to:
- (1) Ensure that all properties are valued at their highest and best use; and,
  - (2) Identify and correct: any mechanical errors; inconsistencies; unusual features or value influencing factors.
- 3.3.7 Any supporting documentation supplied, provided or utilized by Contractor in the process of compiling the market analysis, such as but not limited to: sales verification sheets; rental/expense statements and questionnaires; Contractor cost estimates; sales listing sheets; final review notes; etc., shall be relinquished to and become property of Municipality.

### **3.4 Approaches to Value**

- 3.4.1 The valuation of property for the revaluation shall be completed by utilizing recognized approaches to value, which may include, but not be limited to:
- 3.4.2 Cost Approach:
- (1) The cost approach, when utilized, shall be implemented by calibrating and applying land valuation tables, building valuation tables and unit costs as follows:
    - (a) Investigate, with documented analysis, land values for residential, commercial, industrial and any other special use properties in the area;
    - (b) Document the land valuation tables and unit costs by including statistical testing to compare the calculated preliminary land value to the sale properties to ensure accuracy before the land valuation tables and unit costs are implemented;
    - (c) Document the development of the units of comparison that shall be used for the base land prices, which may include, but not limited to: site; front foot; square foot; front acre; rear acre; and, other appropriate units of comparison;
    - (d) Document site specific characteristic land adjustments, which may include, but not be limited to: topography; view; size; location; and, access; and,
    - (e) Document the calibration of land tables and models.
  - (2) In developing building cost tables, Contractor shall provide the following:
    - (a) Investigate, with documented analysis, the building costs of residential, commercial, industrial and any other special use properties in the area;

- (b) Document the testing of Contractor's building valuation tables and unit costs by comparing the calculated preliminary building value to the sale properties, for which the building costs are known, to ensure accuracy before the building valuation tables and unit costs are implemented;
- (c) The building cost tables shall consist of unit prices based upon relevant factors, which may include, but not be limited to: specifications for various types of improvements; the quality of construction; the building customs and practices in Municipality; various story heights and square foot areas adequate for the valuation of all types of buildings and other improvements to the land; tables for additions and deductions for variations from the base cost improvement; and, tables for depreciation based upon age and condition of the improvements.
- (d) Document the calibration of all building cost tables and models.

#### 3.4.3 Income Approach:

- (1) The income approach, when utilized, shall be implemented by calibrating and applying valuation models as follows:
  - (a) Investigate and qualify, with documented analysis, market data, which may include but not be limited to: rental income; expenses; vacancy; and, capitalization rates for: residential, commercial, industrial and any other special use property;
  - (b) Describe property specific characteristics;
  - (c) Document statistical testing for the income valuation models to known sales of similar properties;
  - (d) Create valuation models consisting of market data based upon:
    - (i) Defined descriptions and specifications based upon property type; and,
    - (ii) Quality and size of the improvements; and,
  - (e) Document the calibration of all income approach valuation tables and models.

#### 3.4.4 Market-Sales Comparison Approach:

- (1) The market-sales comparison approach, when utilized, shall be implemented by calibrating and applying valuation models as follows:
  - (a) Contractor shall qualify, analyze, and use sales as direct units of comparison in the valuation of residential, commercial, industrial and any other special use properties;
  - (b) Investigate with documented analysis comparable sales;
  - (c) Document the adjustments for specifics, which may include, but not be limited to: location; time; size; features; and, condition;
  - (d) Document how the adjustments were derived;
  - (e) Document final value reconciliation; and,
  - (f) Document calibration of all sales comparison tables and models.

3.4.5 In the utilization of the appraisal approaches to valuation, Contractor shall make and document adjustments made to properties for depreciation factors, which may include, but not be limited to: physical; functional; and, economic conditions.

### 3.5 Utility and Special Use Properties

3.5.1 Not included in Contractor's scope of work under this contract.

### 3.6 Value Notification and Informal Reviews

3.6.1 Contractor shall provide to the municipal assessing officials:

- (1) A list of the newly established values for review;
- (2) A preliminary value analysis with a copy delivered to the DRA for review; and,

- (3) The informal review schedule in advance.
- 3.6.2 Contractor shall mail, first class, to all property owners, the notification of the newly established value of their property by sending to the property owner either of the following:
  - (1) A list of all property owners containing the newly established valuations of all properties within Municipality; or,
  - (2) A letter to the owner stating the newly established value of their property and whether Contractor has either:
    - (a) Published a list of all property owners containing the newly established valuations for all properties within Municipality in an identified newspaper of general circulation for the entire Municipality; or,
    - (b) Posted in two (2) identified public places within Municipality a list of all property owners and the newly established values of the entire Municipality.
- 3.6.3 The notification of newly established values shall contain the details of the informal review process, instructions on scheduling an informal review; and the time frame in which informal reviews shall be scheduled.
- 3.6.4 The notification of newly established values shall contain instructions in regard to the appeal process for abatements pursuant to RSA 76:16, RSA 76:16-a and RSA 76:17.
- 3.6.5 After mailing or posting of the notification of newly established values, Contractor shall ensure that an informal review of the newly established property values is provided to all property owners who may, within the time prescribed by the contract, request such a review.
- 3.6.6 Notwithstanding Section 2.6 of this contract (Confidentiality), Contractor shall make available to all property owners the property record card and market analysis related to their newly established property value(s).
- 3.6.7 Contractor shall notify, by first class mail, all property owners addressed during the informal reviews and indicate whether or not a change in value resulted and the amount thereof.
- 3.6.8 All documentation utilized or obtained during the informal review process shall be relinquished to the municipal assessing officials.

### **3.7 Appraisal Reporting and Appraisal Manuals**

- 3.7.1 Contractor shall provide a data collection manual, to be included within the USPAP report, or as a separate document, which may include but not be limited to:
  - (1) A description of building characteristics; extra features; outbuildings; site improvements; site characteristics; road frontage; water frontage; water access; topography; and view;
  - (2) A glossary and description of all codes used within the data collection and on property record cards;
  - (3) A description of all grading factors utilized, which may include, but may not be limited to: condition factors; quality; depreciation; amenity values; and other factors or conditions; and,
  - (4) A glossary and description of the coding used for visitation history.
- 3.7.2 Contractor shall ensure that the municipal assessing officials have:
  - (1) A technical CAMA manual detailing the CAMA system utilized; and,
  - (2) Been provided training in the proper use of the CAMA system.
- 3.7.3 Contractor shall provide a USPAP compliant appraisal report pursuant to RSA 21-J:14-b,1(c): The report shall comply with the most recent edition of the USPAP. The report shall contain, at a minimum, the following:
  - (1) A letter of transmittal to include a signed and dated certification statement;



- (2) Sections detailing:
    - (a) The scope of work;
    - (b) The development of values;
    - (c) Time trending analysis;
    - (d) Land and neighborhood data;
    - (e) Improved property data;
    - (f) Statistical testing, analysis, and quality control; and,
    - (g) The development of approaches to value used in the revaluation of properties.
  - (3) Appendices which may include, but not be limited to:
    - (a) Work plan;
    - (b) Neighborhood maps;
    - (c) Names and levels of DRA-certified individuals authoring or assisting with the development of the USPAP compliant report;
    - (d) CAMA system codes;
    - (e) Identification and description of zoning districts;
    - (f) Qualified and unqualified sale codes; and,
    - (g) Other useful definitions or information.
  - (4) Instructions, or as a separate document, adequate instructions for the municipal assessing officials to:
    - (a) Understand the valuation methodologies employed;
    - (b) Understand the market and neighborhood adjustments; and,
    - (c) Understand the conclusions of the appraisal report.
- 3.7.4 Contractor shall provide a USPAP compliant report within 30 days from the filing of the 2021 MS-1 to the municipal assessing officials, to be retained by the municipal assessing officials until the next revaluation and shall provide a copy to the DRA.
- 3.7.5 Utilities are not included in Contractor's scope of work under this contract.

### **3.8 Defense of Values**

- 3.8.1 Contractor shall, after the final property tax bills have been mailed by Municipality, support and defend the values that were established by Contractor for the year of the revaluation as follows:
- (1) At no additional cost to Municipality, property tax abatement requests that are timely filed with Municipality pursuant to RSA 76:16 shall have:
    - (a) A review, by either a DRA-certified property assessor or a DRA-certified property assessor supervisor; and,
    - (b) The Contractor's written recommendation provided to the municipal assessing officials which an abatement request had been received.
- 3.8.2 Contractor shall provide a qualified representative for the defense of property tax abatement appeals that are timely filed with the Board of Tax and Land Appeals (BTLA) or Superior Court pursuant to RSA 76:16-a and RSA 76:17, whose compensation has agreed upon by the parties to the contract as stipulated in Section 2.7; and,
- 3.8.3 Appeals to the BTLA or Superior Court:
- (1) Contractor will support and defend values established by Contractor that may have been lowered by municipal assessing officials but shall not be required to support or defend values that have

been increased by the municipal assessing officials. Any litigation, litigation preparation or narrative reports can be provided at a daily rate of One Thousand Dollars (\$1,000)

(2) Utilities are not included in Contractor's scope of work under this contract.

3.8.4 All documentation utilized or obtained during the defense of assessed value process shall be relinquished to Municipality.

#### **4. RESPONSIBILITIES OF MUNICIPALITY**

- 4.1 The municipal assessing officials shall identify to Contractor, in writing, which properties within the taxing jurisdiction are exempt from taxation.
- 4.2 The municipal assessing officials shall furnish to Contractor information such as but not be limited to: the current ownership information of all property; the physical location of all property; property address changes within Municipality; all property transfer information; a set of current tax maps; zoning maps; plans; building permits; subdivisions; boundary line adjustments and mergers; and, other information as specified by Contractor for the services being provided.
- 4.3 The municipal assessing officials shall keep Contractor informed of all sales of property that occur during the progress of the revaluation.
- 4.4 The municipal assessing officials shall make corrections to tax maps as of April 1 of the revaluation year where lots have been subdivided, or apportioned, and notify Contractor of all ownership and name and address changes.
- 4.5 If requested, suitable office space and equipment, as specified by Contractor, for the use of Contractor's personnel in the performance of the appraisal work shall be provided.

#### **5. INDEMNIFICATIONS AND INSURANCE**

- 5.1 Contractor agrees to defend and indemnify Municipality, with which it is contracting, against claims for bodily injury, death and property damage which arises in the course of Contractor's performance of the contract and with respect to which Municipality, with which it is contracting, shall be free from negligence on the part of itself, its employees and agents.
- 5.2 Contractor 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 Contractor's reasonable control.
- 5.3 Contractor shall maintain public liability insurance, automobile liability insurance and workmen's compensation insurance unless Contractor is not required to do so by New Hampshire state law or as otherwise agreed upon.
  - 5.3.1 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 person and \$1,000,000 each occurrence for bodily injury liability, and \$1,000,000 each occurrence for property damage liability; and,
  - 5.3.2 The automobile liability insurance shall be in the form of comprehensive automobile liability and shall provide limits of \$1,000,000 each person and \$1,000,000 each Occurrence for bodily injury liability.
- 5.4 Prior to starting the revaluation, Contractor shall provide certificates of insurance by a State of NH licensed insurer confirming the required insurance coverage for Municipality with which the appraisal Contractor is contracting.
- 5.5 Contractor shall provide Municipality and the DRA a ten (10) day advance written notice of the cancellation or material change in the required insurance coverage.

#### **6. PERFORMANCE BOND**

- 6.1 Contractor, before starting any revaluation work, shall deliver an executed bond or irrevocable letter of credit in favor of Municipality, or as otherwise agreed upon, with which it is contracting to assure faithful and satisfactory performance of the contract, and provide a copy to the DRA. The amount of such bond or letter of credit shall be no less than the amount of compensation to be paid by Municipality to Contractor for

services to be performed, and shall not expire before final values are submitted to and accepted by the municipal assessing officials.

**7. ESTIMATED SIZE OF REVALUATION**

7.1 It is agreed between the parties that the entire revaluation consists of an estimate of 5,571 parcels as defined by RSA 75:9.

**8. ADDENDUMS, AMENDMENTS AND APPENDICES**

8.1 Addendums, amendments and appendices pertaining to this contract may be added only by separate instrument in writing and shall meet all requirements of Section 2.1.

**9. SIGNATURE PAGE**


By signing the contract, Contractor attests that pursuant to RSA 21-J:11 and Rev 602.01(c) and (d):

- (1) The contract, any revised contract, and the names and DRA-certified level of all personnel to be employed under the contract has been first submitted to the DRA for examination; and,
- (2) No appraisal work shall begin until a copy of this executed contract, and the names and DRA-certified level of all personnel to be employed under this contract, has been submitted to the DRA.

Date: 1/5/2021

Municipality of: Amherst

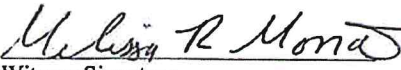
By Authorized Municipal Assessing Officials or Agent:

  
\_\_\_\_\_  
\_\_\_\_\_

In the Presence of:

  
Witness Signature

In the Presence of:

  
Witness Signature

By Contractor:

1313001  
President or Authorized Agent

**APPENDIX A**

**SCHEDULE  
TOWN OF AMHERST, NEW HAMPSHIRE  
STATISTICAL REVALUATION**

<b><i>TASK</i></b>	<b><i>FROM</i></b>	<b><i>TO</i></b>
Execution of Contract	01/01/2021	
Project Startup, Bonding, Staffing, and public relations	01/04/2021	01/15/2021
Sales & Building Permit Data Collection	01/15/2021	5/30/2021
Land Study and Building Cost Manual	05/03/2021	06/14/2021
Commercial Study of Market Rents, Expenses & Capitalization Factors	05/17/2021	07/01/2021
Field Review	05/14/2021	07/07/2021
Preliminary Residential & Commercial Valuation model and values to Assessors	07/12/2021	
Assessor review of values	07/12/2021	7/19/2021
Assessment hearing notices mailed	07/20/2021	
Informal Hearings	07/22/2021	08/11/2021
Hearing Changes & Final values to Assessors	08/06/2021	08/15/2021
Final Values to Town	09/01/2021	
Final Report/Documentation	10/01/2021	

## APPENDIX B

### **VISION CLARIFICATIONS, OPTIONS, STAFFING & COST BREAKDOWN TOWN OF AMHERST, NEW HAMPSHIRE STATISTICAL REVALUATION**

1. **On-Site Inspections:** We have included on-site inspections for 12 months of outstanding Building Permit properties and 12 months of sales properties that will be utilized in the sales analysis. Vision will measure the exterior of improvements and attempt to perform an interior inspection. If after the initial visit, an interior inspection was not performed, a notification letter will be mailed. Appointments will then be arranged by phone for interior inspections.
2. **Optional Digital Images:** Vision can provide optional imaging services at a cost of \$3.00 per image. These services include digital imaging capturing and associated data entry services into the CAMA system.
3. **Field Review:** We have included a parcel-by-parcel field review of the entire town. This review will be performed by a DRA-certified property assessor supervisor to match DRA requirements.
4. **Excluded from proposal:** We have not included any Personal Property or Utility valuation services in our proposal. Also excluded are the poles, conduits, transmission lines and distribution facilities.
5. **Abatement Support:** The Town will review all Appeal requests as a result of the Revaluation. Vision will provide a staff member to support requests requiring a value decision. The process will be a combined effort of both the Town and Vision in an endeavor to effectively and expeditiously handle all appeal requests. Both staffs will work together to resolve any outstanding valuation issues. Any assistance by Vision personnel to Board of Land and Tax Appeals is not included in our bid cost.
6. **BTLA/Superior Court:** Any litigation days, litigation preparation or Narrative Appraisal reports will be billed at the rate of **One Thousand Dollars (\$1,000) per Diem.**

#### LIST OF VISION GOVERNMENT SOLUTIONS PERSONNEL

Steve Whalen – DRA Certified Property Assessor Supervisor  
June Perry – DRA Certified Property Assessor Supervisor  
Sandra Schmucki – DRA Certified Property Assessor Supervisor  
Rick Kulp – DRA Certified Property Assessor  
Robert Tolland – Measure and Lister Trainee

<b>Accounting Code</b>	<b>Description</b>	<b>Total Value</b>
100	Project Supervision	\$ 5,940.77
200	Residential Valuation	\$ 5,364.07
201	Residential Measure & List	\$ 3,371.21
202	Residential Field Review	\$ 11,772.81
204	Permits	\$ 3,160.51
300	Commercial Valuation	\$ 11,520.86
301	Commercial Measure & List	\$ 377.91
302	Commercial Field Review	\$ 4,931.06
304	Permits C/I	\$ 583.13
600	Residential Hearings	\$ 6,046.40
601	Commercial Hearings	\$ 847.53
800	Data Entry	\$ 10,074.26
802	Data Entry Printing	\$ 2,664.46
900	Project Finalization & Support	\$ 3,911.34
1100	Letters/Mailings	\$ 5,405.15
9901	Associated Project Expenses	\$ 4,125.63
9902	Bonding	\$ 2,402.91
<b>TOTAL</b>	<b>TOTAL</b>	<b>\$ 82,500.00</b>

**Appendix 'B': Individuals Responsible/Assisting in Completion of Report**

**VP of Appraisal:**

J. Michael Tarello

**Project manager:**

J. Michael Tarello

**Analysis (DRA Certified Assessor Supervisors):**

June Perry

Sandra Schmucki

Steve Whalen

J. Michael Tarello

**Appraisal/Data Collection:**

Rick Kulp            DRA Certified Property Assessor

Richard Olson      DRA Certified Building Measurer & Lister

Michael Castillo    DRA Certified Building Measurer & Lister

*“DRA Certification can be verified on-line at the New Hampshire Department of Revenue Administration website at [www.nh.gov/revenue](http://www.nh.gov/revenue).”*



## **Appendix 'C': Qualifications**

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

**J. Michael Tarello**

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

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2025

Given this day of December 01, 2020

*James P. Gerry*  
James P. Gerry, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

**June Perry**

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

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2021

Given this day of May 31, 2017



Stephan Hamilton, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**


**Sandra A. Schmucki**

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

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2024

Given this day of March 05, 2020

  
James P. Gerry, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

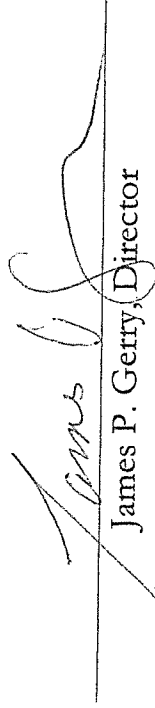
**Stephen P. Whalen**

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

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2024

Given this day of February 12, 2020

  
James P. Gerry, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

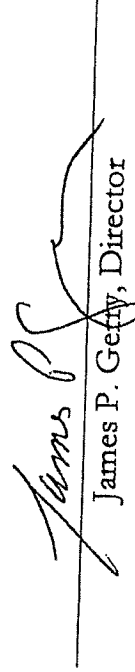
**Richard Kulp**

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

**DRA-CERTIFIED PROPERTY ASSESSOR**

Which shall remain valid until December 31, 2024

Given this day of February 04, 2020

  
James P. Gearty, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

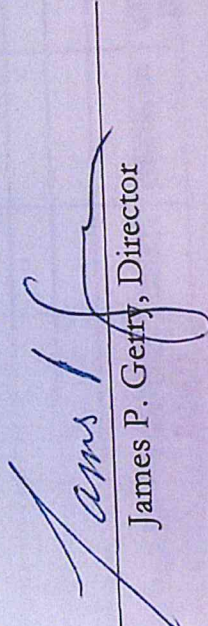
**Richard Olson**

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

**DRA-CERTIFIED BUILDING MEASURER AND LISTER**

Which shall remain valid until December 31, 2024

Given this day of April 14, 2020

  
James P. Gerry, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

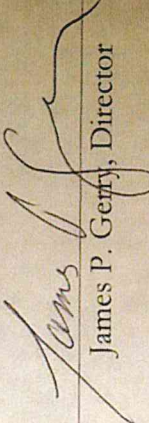
**Michael Castillo**

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

**DRA-CERTIFIED BUILDING MEASURER AND LISTER**

Which shall remain valid until December 31, 2024

Given this day of March 17, 2020

  
James P. Gentry, Director



## Appendix 'D': Residential Valuation Reports

- Lot Sales
- Land Residuals
- Unqualified Sales
- Qualified Sales
- Sales Studies:
  - Single Family Sales
    - Land Use
    - Lot Size
    - Site Index
    - Neighborhoods
    - Style
    - Actual Year Built
    - Building Size
    - Residential Grade
    - Sale Price Quartile
    - Sale Date Quartile and Half
  - Condominium
    - Land Use
    - Complex
  - Manufactured Housing
  - Mix Use (no sales) & Commercial
- Total Value Report by Property Class
- MS-1
- Price Related Differential
- Sales Validity Codes

Group Summary by Land Use  
AMHERST, NH

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
1300 , RES VAC BD	16	0.9985	11.94	1.0219	\$180,000.00	\$164,250.00
1310 , RES VAC PB	1	1.1350	0	1	\$200,000.00	\$227,000.00
	17	1.0045	11.94	1.0194	\$185,000.00	\$166,800.00

April 1, 2019 to March 31, 2021

Record Detail by Land Use  
AMHERST, NH

12/17/2021

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1300 , RES VAC BD (16 items)															
1300 , RES VAC BD	4.3	129	007//051//000//	4 PINE TOP RD	\$189,000.00	22	50	2,021	0	03/01/2021	0.0817	\$174,400.00	0.9228	NR	R
1300 , RES VAC BD	3.1	629	010//073//000//	111 HORACE GREELEY RD	\$130,000.00	57	50	2,021	0	10/16/2019	0.2393	\$161,700.00	1.2438	NT	R
1300 , RES VAC BD	2.49	2937	001//014//003//	11 GOLDEN POND RD	\$185,000.00	05	60	2,021	0	05/20/2019	0.0877	\$169,600.00	0.9168	RR	R
1300 , RES VAC BD	5.75	3160	003//085//000//	AMHERST ST (REAR)	\$90,000.00	04	40	2,021	0	03/27/2020	0.2011	\$108,500.00	1.2056	RR	R
1300 , RES VAC BD	3.68	3250	021//020//027//	1 KENDALL LN	\$125,000.00	05	50	2,021	0	12/05/2019	0.2523	\$157,100.00	1.2568	RR	R
1300 , RES VAC BD	3.37	3898	007//037//001//	84 MACK HILL RD	\$150,000.00	07	60	2,021	0	06/12/2020	0.1808	\$177,800.00	1.1853	RR	R
1300 , RES VAC BD	2.19	3960	005//023//000//	2 COLONEL WILKINS RD	\$200,000.00	07	60	2,021	0	07/29/2020	0.1705	\$166,800.00	0.834	RR	R
1300 , RES VAC BD	2.97	4527	004//147//004//	4 VICTORIA RIDGE	\$193,000.00	45	80	2,021	0	01/20/2021	0.1136	\$215,800.00	1.1181	RR	R
1300 , RES VAC BD	3.14	103214	004//148//001//	SPRING RD	\$140,000.00	03	50	2,021	0	11/20/2020	0.1362	\$159,700.00	1.1407	RR	R
1300 , RES VAC BD	1.74	103260	005//059//012//	1 TRASK WAY	\$232,500.00	0001	90	0	0	08/13/2020	0.0368	\$242,100.00	1.0413	RR	R
1300 , RES VAC BD	1.12	103283	005//059//035//	24 FOUNDER'S WAY	\$235,000.00	0001	90	0	0	09/30/2020	0.0283	\$229,400.00	0.9762	RR	R
1300 , RES VAC BD	1.22	103292	005//059//037//	10 FOUNDER'S WAY	\$245,000.00	0001	90	0	0	01/06/2021	0.06	\$231,400.00	0.9445	RR	R
1300 , RES VAC BD	2.67	103491	005//162//003//	64 BOSTON POST RD	\$155,000.00	0001	50	0	0	01/15/2021	0	\$155,700.00	1.0045	R	R
1300 , RES VAC BD	2.67	103491	005//162//003//	64 BOSTON POST RD	\$195,000.00	0001	50	0	0	01/21/2021	0.206	\$155,700.00	0.7985	R	R
1300 , RES VAC BD	3.33	103590	005//160//002//	46 BOSTON POST RD	\$160,000.00	0001	50	0	0	12/22/2020	0.012	\$158,800.00	0.9925	R	R
1300 , RES VAC BD	2.85	103591	005//160//003//	44 BOSTON POST RD	\$175,000.00	0001	50	0	0	03/05/2021	0.1016	\$158,000.00	0.9029	RR	R
1310 , RES VAC PB (1 item)															
1310 , RES VAC PB	12.86	2244	011//016//000//	18 PULPIT RD	\$200,000.00	07	60	2,021	0	12/23/2020	0.1305	\$227,000.00	1.135	NR	R

.50 to 1.60 Ratio Range

Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zon	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE (186 items)																
Mean ASR : 1.0634      Median ASR : 1.0517      COD : 19.91																
AVERAGE	Yes	R	003//082//011/// 04	50	5	1010	RR	RR	1	08/03/2020	\$334,000.00	211,300	\$122,700.00	\$137,500.00	1.120619	0
AVERAGE	Yes	R	004//060//016/// 04	50	5	1010	RR	RR	5	03/19/2021	\$513,000.00	317,900	\$195,100.00	\$175,500.00	0.899539	0
AVERAGE	Yes	R	002//163//032/// 04	50	5	1010	RR	RR	0.9	07/21/2020	\$405,000.00	258,500	\$146,500.00	\$132,500.00	0.904437	0
AVERAGE	Yes	R	006//031//000/// 03	50	5	1010	RR	RR	3.12	08/14/2020	\$495,000.00	352,600	\$142,400.00	\$159,500.00	1.120084	0
AVERAGE	Yes	R	006//074//000/// 15	60	5	1010	RR	RR	3.8	10/19/2020	\$469,900.00	352,900	\$117,000.00	\$181,800.00	1.553846	0
AVERAGE	Yes	R	005//140//000/// 23	60	5	1010	RR	RR	0.86	09/28/2020	\$351,500.00	242,400	\$109,100.00	\$143,600.00	1.316224	0
AVERAGE	Yes	R	017//008//000/// 07	95	5	1010	H	H	0.93	05/29/2020	\$699,000.00	500,900	\$198,100.00	\$221,100.00	1.116103	0
AVERAGE	Yes	R	017//001//000/// 15	60	5	1010	H	H	0.48	12/24/2020	\$660,000.00	504,200	\$155,800.00	\$116,500.00	0.747754	0
AVERAGE	Yes	R	004//052//009/// 23	60	5	1010	RR	RR	0.74	11/17/2020	\$500,000.00	335,200	\$164,800.00	\$136,900.00	0.830704	0
AVERAGE	Yes	R	007//087//001/// 05	40	5	1010	RR	RR	1.66	12/07/2020	\$365,000.00	229,100	\$135,900.00	\$118,100.00	0.869021	0
AVERAGE	Yes	R	004//023//010/// 05	50	5	1010	RR	RR	1.1	08/19/2020	\$304,000.00	216,500	\$87,500.00	\$138,800.00	1.586286	0
AVERAGE	Yes	R	005//022//033/// 15	70	5	1010	RR	RR	1.5	06/22/2020	\$710,000.00	555,300	\$154,700.00	\$179,700.00	1.161603	0
AVERAGE	Yes	R	008//027//000/// 04	50	5	1010	NR	NR	6	11/25/2020	\$759,900.00	472,600	\$287,300.00	\$183,100.00	0.637313	0
AVERAGE	Yes	R	017//101//000/// 08	95	5	1010	H	H	0.7	05/19/2020	\$710,000.00	501,100	\$208,900.00	\$202,100.00	0.967449	0
AVERAGE	Yes	R	007//078//000/// 05	50	5	1010	RR	RR	1.7	07/14/2020	\$290,000.00	167,000	\$123,000.00	\$146,300.00	1.189431	0
AVERAGE	Yes	R	002//158//000/// 04	40	5	1010	RR	RR	0.69	08/19/2020	\$370,000.00	232,900	\$137,100.00	\$109,800.00	0.800875	0
AVERAGE	Yes	R	014//014//001/// 04	40	5	1010	RR	RR	0.63	02/12/2021	\$360,000.00	222,600	\$137,400.00	\$107,100.00	0.779476	0
AVERAGE	Yes	R	017//073//000/// 08	95	5	1010	H	H	0.46	12/04/2020	\$327,500.00	189,100	\$138,400.00	\$182,300.00	1.317197	0
AVERAGE	Yes	R	003//021//000/// 04	60	5	1010	RR	RR	0.86	09/28/2020	\$557,000.00	386,500	\$170,500.00	\$143,600.00	0.842229	0
AVERAGE	Yes	R	024//021//000/// 02	52	5	1010	RR	RR	0.41	09/21/2020	\$420,000.00	255,300	\$164,700.00	\$129,600.00	0.786885	0
AVERAGE	Yes	R	004//201//004/// 15	60	5	1010	RR	RR	1	11/30/2020	\$549,900.00	428,900	\$121,000.00	\$151,300.00	1.250413	0
AVERAGE	Yes	R	025//083//000/// 02	52	5	1010	RR	RR	0.06	08/17/2020	\$260,000.00	150,000	\$110,000.00	\$98,300.00	0.893636	0
AVERAGE	Yes	R	005//022//035/// 15	70	5	1010	RR	RR	1.74	10/14/2020	\$665,900.00	482,000	\$183,900.00	\$183,400.00	0.997281	0

Land Residual by Site Index  
AMHERST, NH

11/17/2021

Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SF	Use Code	Zon e	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE	Yes	R	007//017//050/// 03	50	5	1010	RR	RR	4.7	07/01/2020	\$495,000.00	333,600	\$161,400.00	\$173,000.00	1.071871	0
AVERAGE	Yes	R	004//034//016/// 05	50	5	1010	RR	RR	1.2	08/10/2020	\$475,000.00	301,100	\$173,900.00	\$140,000.00	0.80506	0
AVERAGE	Yes	R	007//073//000/// 05	50	5	1010	RR	RR	2.24	09/08/2020	\$629,900.00	432,500	\$197,400.00	\$152,000.00	0.777001	0
AVERAGE	Yes	R	017//018//000/// 07	95	5	1010	H	H	1.7	10/30/2020	\$1,475,000.00	1,284,700	\$190,300.00	\$241,300.00	1.267998	0
AVERAGE	Yes	R	024//018//000/// 02	52	5	1010	RR	RR	0.23	09/25/2020	\$242,700.00	135,900	\$106,800.00	\$118,000.00	1.104869	0
AVERAGE	Yes	R	006//036//001/// 03	50	5	1010	RR	RR	2	09/11/2020	\$440,000.00	339,100	\$100,900.00	\$150,000.00	1.48662	0
AVERAGE	Yes	R	004//109//013/// 15	60	5	1010	RR	RR	1.06	06/30/2020	\$530,000.00	422,300	\$107,700.00	\$152,100.00	1.412256	0
AVERAGE	Yes	R	003//007//000/// 04	60	5	1010	RR	RR	1	08/19/2020	\$445,000.00	349,600	\$95,400.00	\$151,300.00	1.585954	0
AVERAGE	Yes	R	013//001//004/// 05	50	5	1010	RR	RR	0.85	07/30/2020	\$335,000.00	227,300	\$107,700.00	\$130,000.00	1.207057	0
AVERAGE	Yes	R	007//021//000/// 05	50	5	1010	RR	RR	1.7	08/17/2020	\$425,000.00	251,500	\$173,500.00	\$146,300.00	0.843228	0
AVERAGE	Yes	R	005//005//000/// 06	50	5	1010	RR	RR	4.16	10/06/2020	\$480,000.00	359,000	\$121,000.00	\$160,900.00	1.329752	0
AVERAGE	Yes	R	007//098//000/// 05	40	5	1010	RR	RR	3.419	03/30/2021	\$220,000.00	89,100	\$130,900.00	\$145,900.00	1.114591	0
AVERAGE	Yes	R	004//201//014/// 05	60	5	1010	RR	RR	1.05	07/16/2020	\$514,900.00	406,600	\$108,300.00	\$151,900.00	1.402585	0
AVERAGE	Yes	R	005//022//003/// 15	70	5	1010	RR	RR	1.5	10/02/2020	\$620,000.00	479,300	\$140,700.00	\$179,700.00	1.277186	0
AVERAGE	Yes	R	007//018//000/// 03	50	5	1010	RR	RR	0.86	10/28/2020	\$363,000.00	265,200	\$97,800.00	\$130,500.00	1.334356	0
AVERAGE	Yes	R	015//007//000/// 06	50	5	1010	RR	RR	0.77	11/23/2020	\$191,000.00	102,800	\$88,200.00	\$126,000.00	1.428571	0
AVERAGE	Yes	R	005//132//001/// 05	50	5	1010	RR	RR	2.34	09/28/2020	\$430,000.00	309,100	\$120,900.00	\$152,900.00	1.264682	0
AVERAGE	Yes	R	004//201//003/// 15	60	5	1010	RR	RR	1	06/11/2020	\$480,000.00	341,400	\$138,600.00	\$151,300.00	1.091631	0
AVERAGE	Yes	R	004//052//040/// 23	60	5	1010	RR	RR	0.71	09/02/2020	\$420,000.00	299,900	\$120,100.00	\$135,300.00	1.126561	0
AVERAGE	Yes	R	018//005//000/// 15	40	5	1010	H	H	0.7	08/20/2020	\$315,000.00	204,300	\$110,700.00	\$110,300.00	0.996387	0
AVERAGE	Yes	R	004//052//037/// 23	60	5	1010	RR	RR	0.69	10/23/2020	\$440,000.00	290,100	\$149,900.00	\$134,200.00	0.895264	0
AVERAGE	Yes	R	006//056//000/// 03	50	5	1010	RR	RR	0.77	03/19/2021	\$280,000.00	150,400	\$129,600.00	\$107,100.00	0.826389	0
AVERAGE	Yes	R	008//081//018/// 03	50	5	1010	RR	RR	2.48	07/20/2020	\$438,500.00	328,900	\$109,600.00	\$154,100.00	1.406022	0
AVERAGE	Yes	R	004//109//001/// 15	60	5	1010	RR	RR	1.57	03/25/2021	\$585,000.00	351,900	\$233,100.00	\$159,100.00	0.68254	0
AVERAGE	Yes	R	003//080//000/// 04	40	5	1010	RR	RR	3.5	04/03/2020	\$550,000.00	455,200	\$94,800.00	\$139,800.00	1.474684	0

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Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zon	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE	Yes	R	002//173//026/// 05	50	5	1010	RR	RR	1.5	03/12/2021	\$435,000.00	289,200	\$145,800.00	\$143,800.00	0.986283	0
AVERAGE	Yes	R	002//179//000/// 04	50	5	1010	RR	RR	1.68	01/21/2021	\$326,000.00	186,400	\$139,600.00	\$146,000.00	1.045845	0
AVERAGE	Yes	R	004//052//014/// 23	60	5	1010	RR	RR	0.69	03/19/2021	\$526,000.00	346,200	\$179,800.00	\$134,200.00	0.746385	0
AVERAGE	Yes	R	014//023//000/// 04	40	5	1010	RR	RR	0.93	10/26/2020	\$285,000.00	175,800	\$109,200.00	\$120,600.00	1.104396	0
AVERAGE	Yes	R	019//018//005/// 05	50	5	1010	H	H	1.5	07/14/2020	\$427,500.00	323,600	\$103,900.00	\$143,800.00	1.384023	0
AVERAGE	Yes	R	004//131//000/// 04	70	5	1010	RR	RR	2.59	11/19/2020	\$840,000.00	575,000	\$265,000.00	\$193,800.00	0.731321	0
AVERAGE	Yes	R	015//008//000/// 06	50	5	1010	RR	RR	0.94	10/01/2020	\$345,000.00	214,300	\$130,700.00	\$134,500.00	1.029074	0
AVERAGE	Yes	R	004//052//007/// 23	60	5	1010	RR	RR	0.74	03/25/2021	\$531,000.00	357,500	\$173,500.00	\$136,900.00	0.789049	0
AVERAGE	Yes	R	004//034//018/// 05	50	5	1010	RR	RR	1.35	05/27/2020	\$389,900.00	254,900	\$135,000.00	\$141,900.00	1.051111	0
AVERAGE	Yes	R	004//109//020/// 15	60	5	1010	RR	RR	1.42	05/15/2020	\$659,000.00	534,100	\$124,900.00	\$157,000.00	1.257006	0
AVERAGE	Yes	R	002//146//050/// 03	50	5	1010	RR	RR	0.75	08/24/2020	\$375,000.00	229,700	\$145,300.00	\$125,000.00	0.860289	0
AVERAGE	Yes	R	002//177//000/// 04	50	5	1010	RR	RR	1.41	08/03/2020	\$320,000.00	209,900	\$110,100.00	\$142,600.00	1.295186	0
AVERAGE	Yes	R	002//173//015/// 05	50	5	1010	RR	RR	0.75	12/21/2020	\$332,500.00	232,800	\$99,700.00	\$125,000.00	1.253761	0
AVERAGE	Yes	R	021//005//000/// 03	50	5	1010	RR	RR	0.71	10/05/2020	\$445,000.00	324,300	\$120,700.00	\$123,000.00	1.019056	0
AVERAGE	Yes	R	006//108//021/// 06	40	5	1010	RR	RR	0.98	12/07/2020	\$402,000.00	251,500	\$150,500.00	\$122,900.00	0.816611	0
AVERAGE	Yes	R	004//003//019/// 25	50	5	1010	RR	RR	0.9	12/28/2020	\$410,000.00	276,300	\$133,700.00	\$132,500.00	0.991025	0
AVERAGE	Yes	R	017//116//000/// 15	60	5	1010	H	H	0.44	09/15/2020	\$486,000.00	402,800	\$83,200.00	\$114,400.00	1.375	0
AVERAGE	Yes	R	016//006//000/// 22	50	5	1010	H	H	1.89	05/05/2020	\$315,000.00	175,900	\$139,100.00	\$141,200.00	1.015097	0
AVERAGE	Yes	R	017//095//000/// 08	95	5	1010	H	H	0.26	10/19/2020	\$530,000.00	296,400	\$233,600.00	\$165,800.00	0.70976	0
AVERAGE	Yes	R	016//005//000/// 22	50	5	1010	H	H	0.47	07/10/2020	\$299,900.00	158,000	\$141,900.00	\$111,000.00	0.782241	0
AVERAGE	Yes	R	005//017//000/// 15	60	5	1010	H	H	11.87	06/18/2020	\$1,250,000.00	853,600	\$396,400.00	\$239,600.00	0.60444	0
AVERAGE	Yes	R	017//068//000/// 08	95	5	1010	H	H	0.19	06/18/2020	\$672,000.00	488,300	\$183,700.00	\$156,800.00	0.853566	0
AVERAGE	Yes	R	017//087//000/// 08	95	5	1010	H	H	0.16	06/18/2020	\$420,000.00	305,800	\$114,200.00	\$152,600.00	1.336252	0
AVERAGE	Yes	R	006//035//000/// 03	50	5	1010	RR	RR	5.15	05/27/2020	\$350,000.00	226,900	\$123,100.00	\$145,200.00	1.179529	0
AVERAGE	Yes	R	008//077//022/// 03	50	5	1010	RR	RR	1.3	12/09/2020	\$425,000.00	279,000	\$146,000.00	\$134,200.00	0.919178	0

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AVERAGE	Yes	R	004//115//000/// 05	50	5	1010	RR	4.01	12/04/2020	\$383,000.00	226,100	\$156,900.00	\$167,100.00	1.06501	0	
AVERAGE	Yes	R	005//022//036/// 15	70	5	1010	RR	1.57	09/01/2020	\$585,000.00	410,100	\$174,900.00	\$180,800.00	1.033734	0	
AVERAGE	Yes	R	017//004//000/// 08	95	5	1010	H	1.44	03/25/2021	\$1,230,000.00	884,400	\$345,600.00	\$236,000.00	0.68287	0	
AVERAGE	Yes	R	004//046//003/// 04	40	5	1010	RR	0.8	10/13/2020	\$379,000.00	238,500	\$140,500.00	\$114,800.00	0.817082	0	
AVERAGE	Yes	R	008//045//000/// 25	60	5	1010	NT	3.72	10/26/2020	\$800,000.00	623,600	\$176,400.00	\$184,600.00	1.046485	0	
AVERAGE	Yes	R	002//163//015/// 03	50	5	1010	RR	0.75	07/01/2020	\$379,900.00	253,600	\$126,300.00	\$125,000.00	0.989707	0	
AVERAGE	Yes	R	006//105//001/// 06	40	5	1010	RR	2.93	04/30/2020	\$383,000.00	234,300	\$148,700.00	\$142,100.00	0.9555615	0	
AVERAGE	Yes	R	017//002//000/// 15	60	5	1010	H	0.62	01/05/2021	\$330,000.00	221,200	\$108,800.00	\$123,800.00	1.137868	0	
AVERAGE	Yes	R	014//011//000/// 04	40	5	1010	RR	1.27	09/18/2020	\$295,000.00	143,200	\$151,800.00	\$126,800.00	0.835531	0	
AVERAGE	Yes	R	004//057//028/// 05	50	5	1010	RR	1.5	11/24/2020	\$270,000.00	179,900	\$90,100.00	\$143,800.00	1.596004	0	
AVERAGE	Yes	R	004//057//004/// 05	50	5	1010	RR	1.51	08/25/2020	\$305,000.00	193,800	\$111,200.00	\$143,900.00	1.294065	0	
AVERAGE	Yes	R	002//087//064/// 45	70	5	1010	RR	0.5	05/12/2020	\$395,000.00	265,500	\$129,500.00	\$140,600.00	1.085714	0	
AVERAGE	Yes	R	004//101//001/// 04	40	5	1010	RR	1.5	10/16/2020	\$650,000.00	507,600	\$142,400.00	\$129,400.00	0.908708	0	
AVERAGE	Yes	R	004//112//004/// 15	60	5	1010	RR	1.3	07/20/2020	\$514,500.00	386,500	\$128,000.00	\$155,400.00	1.214063	0	
AVERAGE	Yes	R	004//112//004/// 15	60	5	1010	RR	1.3	07/17/2020	\$524,500.00	386,500	\$138,000.00	\$155,400.00	1.126087	0	
AVERAGE	Yes	R	005//143//000/// 23	60	5	1010	RR	0.89	12/14/2020	\$460,000.00	317,200	\$142,800.00	\$145,200.00	1.016807	0	
AVERAGE	Yes	R	004//106//000/// 04	40	5	1010	RR	2.3	11/16/2020	\$339,060.00	252,500	\$86,560.00	\$135,200.00	1.561922	0	
AVERAGE	Yes	R	006//068//023/// 03	50	5	1010	RR	2.71	05/21/2020	\$345,000.00	214,600	\$130,400.00	\$145,500.00	1.115798	0	
AVERAGE	Yes	R	004//138//038/// 05	50	5	1010	RR	2.25	10/15/2020	\$561,000.00	406,300	\$154,700.00	\$152,100.00	0.983193	0	
AVERAGE	Yes	R	002//163//041/// 04	50	5	1010	RR	1.2	12/11/2020	\$360,000.00	214,100	\$145,900.00	\$140,000.00	0.959561	0	
AVERAGE	Yes	R	010//060//000/// 57	50	5	1010	NT	8.48	12/02/2020	\$625,000.00	428,200	\$196,800.00	\$208,200.00	1.057927	0	
AVERAGE	Yes	R	004//057//002/// 05	50	5	1010	RR	1.5	01/05/2021	\$296,000.00	193,300	\$102,700.00	\$143,800.00	1.400195	0	
AVERAGE	Yes	R	008//037//002/// 29	50	5	1010	NT	1.5	06/01/2020	\$307,500.00	191,000	\$116,500.00	\$143,800.00	1.234335	0	
AVERAGE	Yes	R	005//139//002/// 23	60	5	1010	RR	0.86	09/10/2020	\$410,000.00	230,500	\$179,500.00	\$143,600.00	0.8	0	
AVERAGE	Yes	R	003//047//000/// 07	70	5	1010	RR	4.16	09/03/2020	\$590,000.00	433,500	\$156,500.00	\$210,500.00	1.345048	0	

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Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE	Yes	R	004//052//046/// 23	60	5	1010	RR	RR	0.7	02/05/2021	\$486,000.00	268,800	\$217,200.00	\$134,800.00	0.620626	0
AVERAGE	Yes	R	006//045//003/// 03	50	5	1010	RR	RR	1.5	10/05/2020	\$470,000.00	348,900	\$121,100.00	\$143,800.00	1.187448	0
AVERAGE	Yes	R	008//077//043/// 03	50	5	1010	RR	RR	1.1	10/13/2020	\$460,000.00	312,300	\$147,700.00	\$138,800.00	0.939743	0
AVERAGE	Yes	R	010//038//000/// 05	70	5	1010	NR	NR	5.04	06/29/2020	\$350,000.00	193,300	\$156,700.00	\$207,800.00	1.326101	0
AVERAGE	Yes	R	004//102//001/// 04	40	5	1010	RR	RR	0.75	10/29/2020	\$499,000.00	328,500	\$170,500.00	\$112,500.00	0.659824	0
AVERAGE	Yes	R	018//012//000/// 03	50	5	1010	H	H	0.72	03/03/2021	\$405,000.00	239,600	\$165,400.00	\$123,500.00	0.746675	0
AVERAGE	Yes	R	008//049//031/// 15	60	5	1010	NT	NT	1.5	06/26/2020	\$485,000.00	279,100	\$205,900.00	\$158,100.00	0.767848	0
AVERAGE	Yes	R	021//006//000/// 03	50	5	1010	RR	RR	1.43	12/11/2020	\$432,000.00	213,600	\$218,400.00	\$142,900.00	0.654304	0
AVERAGE	Yes	R	003//077//002/// 05	50	5	1010	RR	RR	2.75	09/02/2020	\$463,000.00	347,800	\$115,200.00	\$156,400.00	1.357639	0
AVERAGE	Yes	R	008//089//004/// 07	60	5	1010	RR	RR	2.66	10/01/2020	\$455,000.00	254,000	\$201,000.00	\$151,600.00	0.754229	0
AVERAGE	Yes	R	005//022//040/// 05	50	5	1010	RR	RR	1.82	03/05/2021	\$675,000.00	557,700	\$117,300.00	\$147,700.00	1.259165	0
AVERAGE	Yes	R	017//065//000/// 08	95	5	1010	H	H	0.69	07/31/2020	\$685,000.00	469,900	\$215,100.00	\$201,300.00	0.935844	0
AVERAGE	Yes	R	005//022//009/// 07	70	5	1010	RR	RR	1.66	06/22/2020	\$645,000.00	479,800	\$165,200.00	\$182,200.00	1.102906	0
AVERAGE	Yes	R	005//083//004/// 15	60	5	1010	RR	RR	5.18	04/20/2020	\$616,000.00	477,800	\$138,200.00	\$186,500.00	1.349493	0
AVERAGE	Yes	R	005//122//003/// 15	60	5	1010	RR	RR	3.02	06/16/2020	\$589,000.00	473,700	\$115,300.00	\$174,500.00	1.513443	0
AVERAGE	Yes	R	006//101//004/// 03	50	5	1010	RR	RR	2.1	06/05/2020	\$469,000.00	355,500	\$113,500.00	\$150,800.00	1.328634	0
AVERAGE	Yes	R	007//017//084/// 03	50	5	1010	RR	RR	1.3	07/13/2020	\$295,000.00	179,800	\$115,200.00	\$134,200.00	1.164931	0
AVERAGE	Yes	R	017//020//000/// 07	95	5	1010	H	H	0.51	06/17/2020	\$390,000.00	245,000	\$145,000.00	\$186,400.00	1.285517	0
AVERAGE	Yes	R	006//068//019/// 03	50	5	1010	RR	RR	1.7	12/28/2020	\$525,000.00	336,300	\$188,700.00	\$146,300.00	0.775305	0
AVERAGE	Yes	R	006//006//000/// 03	50	5	1010	RR	RR	12.99	04/06/2020	\$633,500.00	422,200	\$211,300.00	\$241,000.00	1.140558	0
AVERAGE	Yes	R	004//009//045/// 25	50	5	1010	RR	RR	1.51	05/05/2020	\$524,000.00	436,500	\$87,500.00	\$71,900.00	0.821714	0
AVERAGE	Yes	R	004//045//005/// 04	50	5	1010	RR	RR	1.5	07/20/2020	\$347,500.00	232,600	\$114,900.00	\$143,800.00	1.251523	0
AVERAGE	Yes	R	002//072//022/// 06	50	5	1010	RR	RR	1.5	09/18/2020	\$313,000.00	151,500	\$161,500.00	\$143,800.00	0.890402	0
AVERAGE	Yes	R	008//078//000/// 25	50	5	1010	RR	RR	1.7	03/05/2021	\$336,000.00	160,600	\$175,400.00	\$146,300.00	0.834094	0
AVERAGE	Yes	R	008//077//015/// 03	50	5	1010	RR	RR	1.4	01/19/2021	\$480,000.00	317,700	\$162,300.00	\$142,500.00	0.878004	0



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Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zon e	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE	Yes	R	007//010//000/// 05	50	5	1010	RR	RR	0.86	11/04/2020	\$515,000.00	378,600	\$136,400.00	\$130,500.00	0.956745	0
AVERAGE	Yes	R	007//017//022/// 03	50	5	1010	RR	RR	1.05	05/22/2020	\$400,000.00	273,000	\$127,000.00	\$138,100.00	1.087402	0
AVERAGE	Yes	R	006//070//014/// 03	50	5	1010	RR	RR	0.91	03/12/2021	\$551,000.00	380,100	\$170,900.00	\$133,000.00	0.778233	0
AVERAGE	Yes	R	003//037//001/// 04	50	5	1010	RR	RR	0.76	03/29/2021	\$469,500.00	287,400	\$182,100.00	\$125,500.00	0.689182	0
AVERAGE	Yes	R	007//039//020/// 05	60	5	1010	RR	RR	0.8	08/03/2020	\$480,000.00	349,000	\$131,000.00	\$140,300.00	1.070992	0
AVERAGE	Yes	R	003//092//001/// 03	50	5	1010	RR	RR	2.08	12/02/2020	\$429,000.00	282,400	\$146,600.00	\$150,700.00	1.027967	0
AVERAGE	Yes	R	010//061//001/// 05	60	5	1010	NT	NT	13.26	09/17/2020	\$505,000.00	276,200	\$228,800.00	\$258,700.00	1.130682	0
AVERAGE	Yes	R	001//033//000/// 04	50	5	1010	RR	RR	0.69	12/23/2020	\$357,000.00	213,100	\$143,900.00	\$122,000.00	0.847811	0
AVERAGE	Yes	R	007//037//000/// 07	60	5	1010	RR	RR	3.26	06/12/2020	\$1,100,000.00	954,000	\$146,000.00	\$176,800.00	1.210959	0
AVERAGE	Yes	R	004//013//007/// 25	50	5	1010	RR	RR	0.86	05/08/2020	\$398,000.00	282,100	\$115,900.00	\$130,500.00	1.125971	0
AVERAGE	Yes	R	004//052//003/// 23	60	5	1010	RR	RR	0.74	04/22/2020	\$425,000.00	338,000	\$87,000.00	\$136,900.00	1.573563	0
AVERAGE	Yes	R	002//170//002/// 03	50	5	1010	RR	RR	0.75	02/01/2021	\$315,000.00	191,000	\$124,000.00	\$125,000.00	1.008065	0
AVERAGE	Yes	R	024//028//000/// 02	52	5	1010	RR	RR	0.26	06/19/2020	\$360,000.00	219,700	\$140,300.00	\$120,600.00	0.859587	0
AVERAGE	Yes	R	018//034//000/// 05	50	5	1010	H	H	0.84	03/12/2021	\$615,000.00	452,700	\$162,300.00	\$129,500.00	0.797905	0
AVERAGE	Yes	R	002//123//000/// 05	50	5	1010	RR	RR	0.57	08/17/2020	\$425,800.00	276,500	\$149,300.00	\$116,000.00	0.776959	0
AVERAGE	Yes	R	002//173//030/// 05	50	5	1010	RR	RR	1.76	08/07/2020	\$416,500.00	317,600	\$98,900.00	\$147,000.00	1.48635	0
AVERAGE	Yes	R	005//082//010/// 23	60	5	1010	RR	RR	2.22	08/14/2020	\$675,000.00	539,600	\$135,400.00	\$158,900.00	1.17356	0
AVERAGE	Yes	R	006//071//000/// 07	60	5	1010	RR	RR	6.74	02/12/2021	\$485,000.00	367,600	\$117,400.00	\$187,200.00	1.594549	0
AVERAGE	Yes	R	020//001//000/// 05	60	5	1010	RR	RR	1.75	01/19/2021	\$405,000.00	194,200	\$210,800.00	\$161,600.00	0.766603	0
AVERAGE	Yes	R	007//039//023/// 05	60	5	1010	RR	RR	0.75	10/05/2020	\$545,000.00	366,000	\$179,000.00	\$137,500.00	0.768156	0
AVERAGE	Yes	R	008//080//005/// 03	50	5	1010	RR	RR	3.22	11/13/2020	\$455,000.00	259,500	\$195,500.00	\$160,400.00	0.82046	0
AVERAGE	Yes	R	004//109//016/// 15	60	5	1010	RR	RR	1.37	08/10/2020	\$543,000.00	431,300	\$111,700.00	\$156,300.00	1.399284	0
AVERAGE	Yes	R	006//110//004/// 45	50	5	1010	RR	RR	3.38	01/20/2021	\$692,000.00	531,100	\$160,900.00	\$154,200.00	0.958359	0
AVERAGE	Yes	R	005//023//002/// 07	60	5	1010	RR	RR	2.11	05/14/2020	\$690,000.00	480,800	\$209,200.00	\$166,000.00	0.793499	0
AVERAGE	Yes	R	017//104//000/// 15	60	5	1010	H	H	0.27	05/26/2020	\$305,000.00	222,700	\$82,300.00	\$105,500.00	1.281896	0

Land Residual by Site Index  
AMHERST, NH

11/17/2021

Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zon	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE	Yes	R	006//032//002/// 03	50	5	1010	RR	RR	2.75	01/07/2021	\$460,000.00	362,300	\$97,700.00	\$148,900.00	1.524053	0
AVERAGE	Yes	R	004//062//011/// 07	60	5	1010	RR	RR	3.99	12/18/2020	\$645,000.00	463,700	\$181,300.00	\$181,700.00	1.002206	0
AVERAGE	Yes	R	003//056//015/// 03	50	5	1010	RR	RR	0.28	10/09/2020	\$300,000.00	228,400	\$71,600.00	\$101,500.00	1.417598	0
AVERAGE	Yes	R	008//045//007/// 25	60	5	1010	NT	NT	7.11	11/24/2020	\$615,000.00	423,800	\$191,200.00	\$216,300.00	1.131276	0
AVERAGE	Yes	R	008//045//008/// 25	60	5	1010	NT	NT	3.55	12/30/2020	\$590,000.00	430,200	\$159,800.00	\$183,000.00	1.145181	0
AVERAGE	Yes	R	007//033//002/// 07	70	5	1010	RR	RR	3.04	01/28/2021	\$850,000.00	648,600	\$201,400.00	\$198,600.00	0.986097	0
AVERAGE	Yes	R	007//033//012/// 07	60	5	1010	RR	RR	2.97	01/11/2021	\$675,000.00	523,900	\$151,100.00	\$174,100.00	1.152217	0
AVERAGE	Yes	R	007//033//016/// 07	70	5	1010	RR	RR	3.49	10/15/2020	\$1,275,000.00	1,119,900	\$155,100.00	\$203,300.00	1.310767	0
AVERAGE	Yes	R	009//011//003/// 39	70	5	1010	NR	NR	5.17	09/14/2020	\$725,000.00	541,900	\$183,100.00	\$220,100.00	1.202075	0
AVERAGE	Yes	R	004//025//001/// 04	60	5	1010	RR	RR	2	11/19/2020	\$500,000.00	383,500	\$116,500.00	\$165,000.00	1.416309	0
AVERAGE	Yes	R	004//025//004/// 04	60	5	1010	RR	RR	2.73	04/23/2020	\$561,000.00	442,400	\$118,600.00	\$171,800.00	1.448567	0
AVERAGE	Yes	R	002//177//001/// 04	50	5	1010	RR	RR	1.49	10/21/2020	\$569,000.00	384,800	\$184,200.00	\$143,600.00	0.779587	0
AVERAGE	Yes	R	011//012//019/// 19	80	5	1010	NR	NR	6.84	11/16/2020	\$760,000.00	544,000	\$216,000.00	\$246,600.00	1.141667	0
AVERAGE	Yes	R	011//012//020/// 19	80	5	1010	NR	NR	5.89	05/15/2020	\$690,000.00	466,600	\$223,400.00	\$245,500.00	1.098926	0
AVERAGE	Yes	R	008//126//001/// 04	50	5	1010	RR	RR	5.07	07/01/2020	\$450,000.00	332,000	\$118,000.00	\$169,600.00	1.437288	0
AVERAGE	Yes	R	006//113//012/// 15	60	5	1010	RR	RR	2	10/26/2020	\$535,000.00	386,000	\$149,000.00	\$156,800.00	1.052349	0
AVERAGE	Yes	R	004//705//008/// 15	70	5	1010	RR	RR	0.52	11/24/2020	\$575,000.00	459,800	\$115,200.00	\$141,900.00	1.231771	0
AVERAGE	Yes	R	004//707//003/// 15	60	5	1010	RR	RR	0.5	12/31/2020	\$510,000.00	426,700	\$83,300.00	\$123,800.00	1.486194	0
AVERAGE	Yes	R	004//704//009/// 15	70	5	1010	RR	RR	0.52	08/31/2020	\$633,000.00	476,700	\$156,300.00	\$141,900.00	0.907869	0
AVERAGE	Yes	R	004//704//012/// 15	70	5	1010	RR	RR	0.5	11/03/2020	\$587,500.00	466,100	\$121,400.00	\$140,600.00	1.158155	0
AVERAGE	Yes	R	005//162//001/// 05	50	5	1010	H	H	2.97	12/16/2020	\$599,900.00	410,000	\$189,900.00	\$158,200.00	0.83307	0
AVERAGE	Yes	R	002//087//070/// 45	70	5	1010	RR	RR	0.53	07/29/2020	\$405,000.00	263,100	\$141,900.00	\$142,500.00	1.004228	0
AVERAGE	Yes	R	006//074//014/// 07	60	5	1010	RR	RR	5.46	03/22/2021	\$655,000.00	378,200	\$276,800.00	\$197,400.00	0.71315	0
AVERAGE	Yes	R	006//074//015/// 07	60	5	1010	RR	RR	6.23	12/04/2020	\$645,000.00	421,500	\$223,500.00	\$194,700.00	0.871141	0
AVERAGE	Yes	R	006//074//016/// 07	60	5	1010	RR	RR	5.85	10/19/2020	\$680,000.00	482,700	\$197,300.00	\$192,000.00	0.973137	0

Land Residual by Site Index  
AMHERST, NH

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Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zon e	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
AVERAGE	Yes	R	005//108//002///	15	60	5	1010	RR	5.01	11/06/2020	\$648,000.00	497,100	\$150,900.00	\$176,900.00	1.1723	0
AVERAGE	Yes	R	013//001//007///	04	40	5	1010	RR	5.36	06/30/2020	\$480,000.00	322,200	\$157,800.00	\$141,400.00	0.896071	0
AVERAGE	Yes	R	004//147//013///	45	80	5	1010	RR	2.05	03/25/2021	\$859,000.00	527,200	\$331,800.00	\$210,700.00	0.635021	0
AVERAGE	Yes	R	006//079//015///	15	70	5	1010	RR	3.09	12/29/2020	\$599,900.00	395,800	\$204,100.00	\$197,400.00	0.967173	0
AVERAGE	Yes	R	006//079//014///	15	70	5	1010	RR	3.09	09/29/2020	\$609,000.00	429,800	\$179,200.00	\$198,500.00	1.107701	0
AVERAGE	Yes	R	006//079//007///	15	70	5	1010	RR	2.63	12/15/2020	\$633,200.00	444,700	\$188,500.00	\$191,000.00	1.013263	0
AVERAGE	Yes	R	006//079//008///	15	70	5	1010	RR	2.78	04/23/2020	\$634,900.00	464,700	\$170,200.00	\$191,600.00	1.125734	0
AVERAGE	Yes	R	006//079//016///	15	70	5	1010	RR	3.13	08/21/2020	\$618,400.00	474,900	\$143,500.00	\$196,400.00	1.368641	0
AVERAGE	Yes	R	006//079//020///	15	70	5	1010	RR	3.82	07/14/2020	\$839,400.00	560,700	\$278,700.00	\$205,900.00	0.738787	0
AVERAGE	Yes	R	006//079//002///	15	70	5	1010	RR	2.42	04/03/2020	\$690,000.00	508,700	\$181,300.00	\$188,500.00	1.039713	0
AVERAGE	Yes	R	005//059//009///	0001	90	5	1010	RR	1.29	08/05/2020	\$899,900.00	720,900	\$179,000.00	\$232,900.00	1.301117	0
AVERAGE	Yes	R	005//059//043///	0001	90	5	1010	RR	1.55	10/08/2020	\$1,126,200.00	663,000	\$463,200.00	\$238,200.00	0.514249	0
AVERAGE	Yes	R	005//059//045///	0001	90	5	1010	RR	1.67	08/31/2020	\$1,100,000.00	739,400	\$360,600.00	\$240,700.00	0.667499	0
Avg View (3 items)																
Mean ASR : 1.0996      Median ASR : 1.0169      COD : 18.50																
Avg View	Yes	R	010//042//000///	19	50	7	1010	NR	47	06/01/2020	\$1,675,000.00	1,262,000	\$413,000.00	\$420,000.00	1.016949	0
Avg View	Yes	R	003//076//007///	15	60	7	1010	RR	2	12/22/2020	\$436,000.00	285,100	\$150,900.00	\$214,500.00	1.421471	0
Avg View	Yes	R	010//056//007///	19	60	7	1010	NT	6.24	06/17/2020	\$1,500,000.00	1,194,400	\$305,600.00	\$262,900.00	0.860275	0
Baboosic Lake (2 items)																
Mean ASR : 0.9825      Median ASR : 0.9825      COD : 0.64																
Baboosic Lake	Yes	R	025//053//000///	01	52	A	1013	RR	0.2	08/18/2020	\$550,000.00	236,000	\$314,000.00	\$310,500.00	0.988854	0
Baboosic Lake	Yes	R	006//011//000///	01	52	A	1013	RR	0.25	06/11/2020	\$450,000.00	118,100	\$331,900.00	\$324,000.00	0.976198	0
Damon Pond (1 item)																
Mean ASR : 0.934      Median ASR : 0.9340      COD : 0																
Damon Pond	Yes	R	010//051//001///	01	50	B	1013	NT	0.12	12/28/2020	\$214,500.00	119,000	\$95,500.00	\$89,200.00	0.934031	0
Obs View (3 items)																
Mean ASR : 0.9793      Median ASR : 1.0196      COD : 5.57																

Land Residual by Site Index  
AMHERST, NH

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Site Index	Incl	Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot Size	Sale Date	Sale Price	Building RCNLD	Indicated Value	Appraised Land Value	Ratio	OTN%
Obs View	Yes	R	008//077//046///	03	50	6	1010	RR	6.65	01/19/2021	\$800,000.00	588,600	\$211,400.00	\$184,800.00	0.874172	0
Obs View	Yes	R	010//030//043///	19	80	6	1010	NR	5.68	10/26/2020	\$889,500.00	631,300	\$258,200.00	\$269,600.00	1.044152	0
Obs View	Yes	R	011//012//028///	19	80	6	1010	NR	5.14	05/18/2020	\$800,000.00	535,100	\$264,900.00	\$270,100.00	1.01963	0
Pan View (1 item)																
Mean ASR : 1.1741      Median ASR : 1.1741      COD : 0																
Pan View	Yes	R	010//028//007///	19	70	8	1010	NR	21.27	01/14/2021	\$939,000.00	624,200	\$314,800.00	\$369,600.00	1.174079	0

Town of Amherst, NH FY2021															
Unqualified sales Report															
Non-Residential use period April 1, 2019 to March 31, 2021															
Residential use period April 1, 2020 to March 31, 2021															
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hft.	Bld Age	Deprec. Code	Lot Size	NBHD
AMHERST	2600	6	PINE RD	101	10/22/2019	1500000	90	1158400	Average	1840	1.75	24	A	20.00 AC	50
AMHERST	2600	6	PINE RD	101	12/31/2020	2500000	90	1158400	Average	1840	1.75	24	A	20.00 AC	50
AMHERST	811	50	BOSTON POST RD	995	8/16/2019	860000	21	0	Average +10	3024	2	123	VG	24.36 AC	50
AMHERST	4	19	WEST ST	1010	4/14/2020	0	1N	338500	Average	5119	1.75	51	G	0.15 AC	52
AMHERST	35	3	WALNUT HILL RD	1010	7/22/2020	0	1N	406800	Average +10	3850	1	55	G	3.00 AC	60
AMHERST	40	19	LORD JEFFREY DR	1010	8/5/2020	0	0	447500	Average +10	4683	2	43	G	1.55 AC	50
AMHERST	40	19	LORD JEFFREY DR	1010	8/5/2020	0	1N	447500	Average +10	4683	2	43	G	1.55 AC	50
AMHERST	82	2	JUNIPER DR	1010	2/17/2021	330000	1A	334500	Average	2282	1	54	G	0.75 AC	50
AMHERST	88	28	RAVINE RD	1010	6/11/2020	0	1N	432500	Average +10	3346	1.5	32	A	4.62 AC	50
AMHERST	88	28	RAVINE RD	1010	11/23/2020	0	1N	432500	Average +10	3346	1.5	32	A	4.62 AC	50
AMHERST	173	8	LORD JEFFREY DR	1010	9/12/2019	0	0	343500	Average	3406	2	54	A	0.78 AC	50
AMHERST	185	1	RAVINE RD	1010	5/19/2020	0	1N	409700	Average +10	3785	2	52	G	0.90 AC	50
AMHERST	199	6	COURTHOUSE RD	1010	11/16/2020	0	1A	625800	Good	6049	2	247	G	1.24 AC	95
AMHERST	202	208	BOSTON POST RD	1010	7/6/2020	250000	1A	308800	Average	1956	1	56	A	1.12 AC	50
AMHERST	235	231	BOSTON POST RD	1010	4/24/2020	310000	0	364600	Average	3312	1.5	54	A	1.10 AC	50
AMHERST	295	50	HORACE GREELEY RD	1010	1/8/2021	0	1N	590600	Average +10	6076	2	38	A	2.42 AC	50
AMHERST	297	71	BROADWAY	1010	1/7/2021	0	1F	312000	Average	2533	2	71	VG	0.12 AC	52
AMHERST	325	10	THISTLE DR	1010	9/3/2019	0	1N	500400	Average +20	4768	2	37	G	1.21 AC	60
AMHERST	346	19	BROOK RD	1010	10/30/2019	100000	17	655700	Average +20	8482	0	2	A	6.00 AC	50
AMHERST	422	21	BOSTON POST RD	1010	12/18/2020	0	1F	306400	Average	5238	1	81	A	1.00 AC	50
AMHERST	427	52	BROOK RD	1010	4/19/2019	0	1N	452800	Average	3533	1	5	A	5.87 AC	50
AMHERST	437	3	PARKHURST DR	1010	9/28/2020	0	1N	536500	Average +20	7253	2	43	G	2.86 AC	50
AMHERST	444	9	BOSTON POST RD	1010	8/26/2020	0	1F	402600	Average	4952	1	60	A	7.32 AC	50
AMHERST	460	28	AGLIPAY DR	1010	10/29/2020	0	1N	323200	Average	3826	1	53	A	0.75 AC	50
AMHERST	482	106	CHRISTIAN HILL RD	1010	6/29/2020	0	1V	488800	Average +20	4180	2	44	A	1.54 AC	60
AMHERST	485	21	FAIRWAY DR	1010	5/31/2019	0	1F	361000	Average	4088	1	51	A	1.00 AC	50
AMHERST	526	59	NEW BOSTON RD	1010	1/4/2021	0	1N	393400	Average +10	6444	1	66	G	24.27 AC	50
AMHERST	533	2	AIRLINE DR	1010	11/25/2020	0	1F	522100	Average +20	5162	2	53	VG	0.88 AC	50
AMHERST	539	109	SOUHEGAN ST	1010	10/9/2019	295000	1Q	301300	Average	3869	1.75	71	G	0.27 AC	50
AMHERST	552	7	PINEWOOD DR	1010	2/14/2020	110000	47	530100	Average +20	4696	2	1	A	0.86 AC	60
AMHERST	586	21	PETTINGALE RD	1010	7/14/2020	240000	38	340400	Average	3515	1	47	A	0.94 AC	50
AMHERST	600	23	CROSS RD	1010	8/13/2019	0	1N	365600	Average	4132	1.75	53	G	0.97 AC	50
AMHERST	604	1	TOWN CRIER RD	1010	4/24/2019	0	1N	386400	Average	4604	2	59	G	3.79 AC	50
AMHERST	616	17	NEW BOSTON RD	1010	1/1/2020	0	0	323300	Average	3800	1	56	A	3.01 AC	50
AMHERST	620	6	ROBERGE DR	1010	1/26/2021	0	1A	502400	Average +10	6078	1	69	A	4.65 AC	60
AMHERST	655	6	PARKHURST DR	1010	6/3/2020	0	1F	626800	Average +20	5680	2	42	G	8.65 AC	50
AMHERST	661	40	BROADWAY	1010	8/19/2019	0	1N	295900	Average	2320	1	36	G	0.11 AC	52
AMHERST	703	4	WILKINS RD	1010	3/16/2021	0	1N	596200	Good	7960	1.5	59	G	2.30 AC	50

Town of Amherst, NH FY2021															
Unqualified sales Report															
Non-Residential use period April 1, 2019 to March 31, 2021															
Residential use period April 1, 2020 to March 31, 2021															
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hght.	Bid Age	Deprec. Code	Lot Size	NBHD
AMHERST	727	12	NORTH MEADOW RD	1010	3/17/2021	0	1F	372800	Average	3880	1.5	54	G	0.75 AC	50
AMHERST	729	21	STANDISH WAY	1010	3/10/2020	0	1N	465100	Average +20	5032	2	37	A	0.91 AC	60
AMHERST	749	47	OLD MANCHESTER RD	1010	4/25/2019	0	1N	436200	Average +10	5606	2	48	G	0.90 AC	50
AMHERST	749	47	OLD MANCHESTER RD	1010	4/25/2019	0	1N	436200	Average +10	5606	2	48	G	0.90 AC	50
AMHERST	773	107	CHRISTIAN HILL RD	1010	1/1/2020	0	0	521500	Average +20	4558	2	34	G	3.64 AC	60
AMHERST	773	107	CHRISTIAN HILL RD	1010	9/10/2020	0	1N	521500	Average +20	4558	2	34	G	3.64 AC	60
AMHERST	774	66	LYNDEBOROUGH RD	1010	2/1/2021	0	1N	455300	Average	4488	1.75	30	A	4.45 AC	60
AMHERST	778	23	PONEMAH HILL RD	1010	11/1/2019	0	1N	626500	Good +10	7714	2	248	G	2.10 AC	50
AMHERST	828	1	NEWBURY DR	1010	2/1/2021	0	1N	425000	Average	3979	2	51	VG	1.56 AC	50
AMHERST	833	93	HORACE GREELEY RD	1010	6/4/2019	0	1N	734700	Good	8928	2	42	VG	10.38 AC	50
AMHERST	863	85	PONEMAH RD	1010	11/12/2019	0	1F	331300	Average -.95	4552	1	67	F	2.65 AC	50
AMHERST	873	92	CHRISTIAN HILL RD	1010	8/28/2020	405000	10	427100	Good	4249	1.75	98	A	1.50 AC	60
AMHERST	880	4	CRICKET HILL DR	1010	1/1/2020	0	0	381500	Average	3890	2	52	A	1.32 AC	50
AMHERST	913	42	HORACE GREELEY RD	1010	8/30/2019	0	1N	447600	Average +20	5190	2	47	F	1.50 AC	50
AMHERST	926	27	STANDISH WAY	1010	1/6/2021	0	1N	481500	Average +20	5661	2	37	A	0.92 AC	60
AMHERST	972	54	SEAVENS BRIDGE RD	1010	12/23/2020	0	1F	405200	Average +10	3888	2	11	A	0.57 AC	50
AMHERST	973	2	SHERBURNE DR	1010	5/14/2020	0	1T	558500	Average +20	6675	1.75	45	G	1.05 AC	60
AMHERST	992	75	SPRING RD	1010	4/3/2020	0	1F	578200	Average +20	5622	2	16	G	3.88 AC	50
AMHERST	1000	22	OAK HILL DR	1010	6/25/2020	0	1N	407000	Average +10	3774	2	49	G	1.10 AC	50
AMHERST	1029	10	PONEMAH HILL RD	1010	7/23/2020	0	1N	395900	Average	4937	2	47	A	1.69 AC	50
AMHERST	1032	91	BABOOSIC LAKE RD	1010	7/23/2020	0	1N	342800	Average	3499	2	46	A	1.60 AC	50
AMHERST	1054	3	PULPIT RUN	1010	8/20/2020	0	1F	536000	Average +20	5824	2	38	G	1.48 AC	60
AMHERST	1079	5	NORTHFIELD RD	1010	12/4/2019	0	1N	373700	Average	3676	2	53	G	0.80 AC	50
AMHERST	1116	47	GREEN RD	1010	10/3/2019	0	1N	558500	Average +20	5522	2	5	A	1.40 AC	60
AMHERST	1127	338	BOSTON POST RD	1010	1/15/2020	310000	10	466500	Average +20	5040	2	44	G	1.42 AC	40
AMHERST	1153	20	BLUEBERRY HILL RD	1010	11/5/2020	0	1N	478400	Average +10	5735	2	48	G	1.77 AC	50
AMHERST	1154	17	CORDUROY RD	1010	2/4/2021	0	1F	375000	Average +10	3144	2	44	A	2.19 AC	40
AMHERST	1200	39	GOVERNOR WENTWORTH RD	1010	6/4/2019	0	1F	592700	Good	5284	2	45	G	1.50 AC	70
AMHERST	1201	16	OLD MANCHESTER RD	1010	11/2/2020	0	1F	536500	Good	5960	1.75	38	F	1.56 AC	50
AMHERST	1208	6	GRATER RD	1010	6/4/2019	0	1F	351500	Average	2979	1	47	A	1.50 AC	50
AMHERST	1259	446	BOSTON POST RD	1010	12/23/2019	0	1N	320000	Average	3296	1	58	G	0.69 AC	40
AMHERST	1267	10	HIGHLAND DR	1010	9/17/2019	0	1N	483000	Average +20	4963	1.75	52	A	2.48 AC	50
AMHERST	1274	5	PAULS WAY	1010	10/20/2020	0	1F	352500	Average	3484	1	43	G	2.01 AC	50
AMHERST	1296	23	OLD MANCHESTER RD	1010	8/15/2019	381000	14	1020500	Good +20	8862	2	25	E	7.34 AC	50
AMHERST	1309	3	BLACK BIRCH DR	1010	2/10/2021	0	1N	941100	Good +20	9266	1.75	25	VG	7.49 AC	60
AMHERST	1311	10	GREENBRIAR LN	1010	10/15/2019	0	1N	463700	Average +10	4662	2	44	VG	1.50 AC	60
AMHERST	1334	1	NEW BOSTON RD	1010	6/17/2019	280000	10	412600	Average +10	5664	1.5	71	A	0.91 AC	50
AMHERST	1335	13	NATHANIEL DR	1010	10/3/2019	0	1N	378100	Average	3880	2	46	A	2.00 AC	50

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AMHERST	1353	48	BUCKRIDGE DR	1010	4/22/2019	0	1N	380400	Average +10	3758	2	48	F	0.90 AC	50
AMHERST	1355	100	SOUHEGAN ST	1010	4/17/2020	0	1T	304100	Average	3296	1.5	101	F	2.57 AC	50
AMHERST	1357	91	CHRISTIAN HILL RD	1010	8/3/2020	340000	10	441100	Average	5088	2	239	A	2.86 AC	60
AMHERST	1401	24	VETERANS RD	1010	3/6/2020	0	1N	435000	Average +10	3760	2	49	A	1.71 AC	50
AMHERST	1452	232	BOSTON POST RD	1010	4/30/2019	479000	14	566800	Good +10	6052	2.5	270	A	5.00 AC	50
AMHERST	1463	4	GRATER RD	1010	12/14/2020	0	1N	387200	Average	4447	2	51	A	1.90 AC	50
AMHERST	1495	17	FAIRWAY DR	1010	8/21/2020	0	0	391600	Average	4476	2	53	A	1.00 AC	50
AMHERST	1499	9	NEW BOSTON RD	1010	8/5/2020	0	1N	474900	Average +10	5547	2	51	G	1.35 AC	50
AMHERST	1559	16	PONEMAH HILL RD	1010	1/15/2020	0	1N	331600	Average	3271	2	48	A	1.50 AC	50
AMHERST	1573	7	PONEMAH HILL RD	1010	10/30/2020	0	0	536500	Average +20	3651	2	231	G	10.26 AC	50
AMHERST	1573	7	PONEMAH HILL RD	1010	10/30/2020	0	99	536500	Average +20	3651	2	231	G	10.26 AC	50
AMHERST	1583	2	NATHAN LORD RD	1010	9/16/2019	0	1F	659000	Good	6382	1.5	41	G	2.18 AC	70
AMHERST	1583	2	NATHAN LORD RD	1010	5/9/2019	0	1F	659000	Good	6382	1.5	41	G	2.18 AC	70
AMHERST	1599	332	RTE 101	1010	7/30/2019	0	45	513500	Average	4495	1.5	231	VG	15.96 AC	30
AMHERST	1599	332	RTE 101	1010	7/30/2019	0	45	513500	Average	4495	1.5	231	VG	15.96 AC	30
AMHERST	1599	332	RTE 101	1010	6/17/2019	0	1F	513500	Average	4495	1.5	231	VG	15.96 AC	30
AMHERST	1603	9	HOLLY HILL DR	1010	12/17/2019	0	1N	495100	Average +10	4560	2	48	VG	1.60 AC	60
AMHERST	1608	8	PULPIT RUN	1010	4/10/2019	0	1N	577600	Average +20	5548	1.75	37	G	1.08 AC	60
AMHERST	1620	5	NORTON ST	1010	10/1/2019	262000	1Q	192000	Average -95	2064	1	71	A	0.09 AC	52
AMHERST	1621	12	CRESTWOOD CT	1010	6/1/2020	0	1N	507000	Average +20	6222	2	37	G	0.70 AC	60
AMHERST	1643	24	CRICKET HILL DR	1010	12/15/2020	0	1N	490900	Average +20	5641	1	52	A	1.25 AC	50
AMHERST	1664	10	PETTINGALE RD	1010	10/14/2020	0	1N	381500	Average	4228	1	51	G	1.85 AC	50
AMHERST	1710	2	WILLIAMSBURG DR	1010	3/4/2021	0	1N	476100	Average +10	5812	1	51	G	3.01 AC	50
AMHERST	1721	44	LYNDEBOROUGH RD	1010	11/25/2020	0	1N	623900	Good	6914	2	27	G	5.00 AC	60
AMHERST	1725	5	MAYHEW DR	1010	6/20/2019	0	1N	383400	Average	2468	1.75	50	G	1.70 AC	50
AMHERST	1744	6	CHESTNUT HILL RD	1010	2/16/2021	0	1A	391700	Average	5414	1.75	47	A	1.75 AC	50
AMHERST	1744	6	CHESTNUT HILL RD	1010	2/22/2021	0	1V	391700	Average	5414	1.75	47	A	1.75 AC	50
AMHERST	1749	7	STEEPLE LN	1010	9/26/2019	0	1N	457800	Average +10	5432	2	50	G	0.90 AC	50
AMHERST	1771	1	BELDEN MILL LN	1010	2/13/2020	0	1N	661200	Average +20	5493	1.75	171	G	7.69 AC	95
AMHERST	1776	4	MIDDLE ST	1010	12/10/2020	0	1N	837200	Excellent	7426	2	204	VG	3.10 AC	95
AMHERST	1778	17	FOUNDRY ST	1010	12/20/2019	0	1A	382300	Average	4216	2	152	A	0.27 AC	95
AMHERST	1808	22	MACK HILL RD	1010	4/17/2019	0	1N	542800	Average +20	7255	1	71	VG	2.25 AC	60
AMHERST	1812	17	MACK HILL RD	1010	12/29/2020	0	1F	480500	Average +10	6774	1.75	68	G	1.40 AC	60
AMHERST	1852	14	OLD MILFORD RD	1010	5/23/2019	0	1N	546300	Average +20	6152	1.75	43	G	1.57 AC	50
AMHERST	1868	24	WILLIAMSBURG DR	1010	5/7/2020	0	1N	413200	Average +10	4511	2	48	G	1.30 AC	50
AMHERST	1877	11	WARREN WAY	1010	6/26/2019	0	1F	375000	Average	5580	1.75	52	A	0.75 AC	50
AMHERST	1878	44	BABOOSIC LAKE RD	1010	5/27/2020	0	1N	366800	Average	3750	1	59	VG	0.57 AC	50
AMHERST	1894	32	CROSS RD	1010	6/28/2019	175000	99	282200	Average	1760	1	52	A	0.80 AC	50

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AMHERST	1894	32	CROSS RD	1010	6/15/2020	0	01F	282200	Average	1760	1	52	A	0.80 AC	50	
AMHERST	1953	21	BLOODY BROOK RD	1010	4/24/2019	0	01A	441300	Average +10	3978	2	56	VG	0.82 AC	60	
AMHERST	1955	12	RIDGEWOOD DR	1010	6/4/2019	0	37	462500	Average +20	4554	2	40	A	0.74 AC	60	
AMHERST	1975	14	PINE TOP RD	1010	3/31/2020	0	01N	441600	Average	4676	1	23	A	7.78 AC	50	
AMHERST	1982	448	BOSTON POST RD	1010	7/22/2020	0	01F	276700	Average	2462	1	59	A	0.69 AC	40	
AMHERST	2010	3	THORNTON FERRY RD I	1010	3/18/2021	0	01A	311500	Average	2785	1.75	73	A	0.76 AC	50	
AMHERST	2047	20	PINE TOP RD	1010	2/20/2020	0	01A	475900	Average +20	5340	1.75	39	F	5.85 AC	50	
AMHERST	2066	3	PAULS WAY	1010	3/13/2020	0	01L	359300	Average	3428	1	44	A	2.00 AC	50	
AMHERST	2066	3	PAULS WAY	1010	6/8/2020	127500	0	35	359300	Average	3428	1	44	A	2.00 AC	50
AMHERST	2082	2	FARMINGTON RD	1010	8/10/2020	0	38	688300	Good +10	7582	2	34	G	4.32 AC	60	
AMHERST	2087	79	COUNTY RD	1010	9/6/2019	110000	0	17	551600	Average +20	8440	1	1	A	3.09 AC	40
AMHERST	2090	38	BLOODY BROOK RD	1010	6/4/2019	110000	0	17	551600	Average +20	8440	1	1	A	3.09 AC	40
AMHERST	2095	6	NORTON ST	1010	11/9/2020	70000	0	13	492500	Average +20	4880	2	22	G	0.75 AC	60
AMHERST	2126	1	BATES RD	1010	9/3/2019	0	01N	152100	Below Average	1440	2	91	F	0.05 AC	52	
AMHERST	2157	499	BOSTON POST RD	1010	12/4/2019	0	01V	590200	Average +10	5768	1.5	36	A	5.00 AC	70	
AMHERST	2159	3	SPRING RD	1010	7/23/2019	0	01N	345000	Average	5141	1	51	A	6.24 AC	40	
AMHERST	2162	5	CENTER RD	1010	4/3/2020	0	01N	355000	Average	2972	1.75	42	G	1.80 AC	50	
AMHERST	2176	72	RT 101A	1010	1/1/2021	0	0	376900	Average +10	3384	1	41	A	2.53 AC	50	
AMHERST	2190	6	AGLIPY DR	1010	9/25/2019	0	01N	283000	Average	2916	1	58	A	0.99 AC	30	
AMHERST	2223	4	WINTERBERRY DR	1010	3/27/2020	0	01N	340400	Average	3170	2	50	A	1.70 AC	50	
AMHERST	2257	2	GENERAL AMHERST RD	1010	12/30/2020	0	01N	482400	Average +10	6145	1	43	G	1.32 AC	60	
AMHERST	2263	43	BUCKRIDGE DR	1010	2/28/2020	0	01N	741600	Good +10	9536	1.5	45	G	1.55 AC	70	
AMHERST	2267	4	MARTINGALE RD	1010	4/4/2019	0	01N	453000	Average +10	5718	2	48	G	1.10 AC	50	
AMHERST	2268	20	DEERWOOD DR	1010	5/20/2019	0	01N	601100	Good +10	4992	2	54	G	1.50 AC	60	
AMHERST	2269	13	COURTHOUSE RD	1010	7/28/2020	0	0	355700	Average	3109	1.75	49	F	1.50 AC	50	
AMHERST	2269	13	COURTHOUSE RD	1010	7/28/2020	0	01N	426900	Average +20	3911	1.75	181	A	0.36 AC	95	
AMHERST	2289	14	WEST ST	1010	3/6/2020	0	01F	426900	Average +20	3911	1.75	181	A	0.36 AC	95	
AMHERST	2308	22	TAMARACK LN	1010	1/9/2020	0	01N	234300	Average	1272	1.25	91	VG	0.11 AC	52	
AMHERST	2309	24	TAMARACK LN	1010	11/18/2020	0	01F	441100	Average +20	3658	2	26	A	0.55 AC	70	
AMHERST	2314	11	RHODORA DR	1010	1/10/2020	0	01N	439500	Average +20	3650	2	26	A	0.51 AC	70	
AMHERST	2322	14	RHODORA DR	1010	11/26/2019	0	01N	470600	Good	5128	2	19	A	0.60 AC	60	
AMHERST	2352	6	LYNDEBOROUGH RD	1010	11/23/2020	465500	0	0	508100	Good	4396	2	23	A	0.69 AC	60
AMHERST	2354	17	AGLIPY DR	1010	2/5/2020	0	01N	521800	Average +20	6138	2	53	A	5.00 AC	60	
AMHERST	2365	24	BLOODY BROOK RD	1010	8/6/2020	0	01N	406200	Average	4464	2	54	G	0.75 AC	50	
AMHERST	2375	3	MAYHEW DR	1010	9/5/2019	0	01N	517200	Average +20	5392	2	43	VG	1.10 AC	60	
AMHERST	2376	36	WALNUT HILL RD	1010	12/24/2019	0	01N	387500	Average	4503	2	51	A	1.70 AC	50	
AMHERST	2405	16	DOUGLAS DR	1010	11/22/2019	0	01N	1083600	Excellent	12507	2	33	A	4.25 AC	60	
AMHERST	2413	162	AMHERST ST	1010	9/16/2019	0	01B	413600	Average	4659	2	46	G	0.75 AC	50	
AMHERST				1010	9/16/2019	0	01B	371100	Average +10	4482	1	52	A	0.69 AC	40	



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AMHERST	2422	15	CARRIAGE RD	1010	1/25/2021	0	1V	445500	Average +10	5072	1.75	181	G	0.36 AC	95
AMHERST	2428	23	RAVINE RD	1010	11/23/2020	282000	81	368500	Average +10	4204	2	54	G	0.90 AC	50
AMHERST	2432	25	CHESTNUT HILL RD	1010	6/9/2020	0	1N	558400	Average +10	6424	1.75	231	G	8.01 AC	50
AMHERST	2450	39	HORACE GREELEY RD	1010	5/18/2020	0	1V	347800	Average	2932	2	43	A	1.79 AC	50
AMHERST	2450	39	HORACE GREELEY RD	1010	10/28/2020	270000	10	347800	Average	2932	2	43	A	1.79 AC	50
AMHERST	2451	2	WILLOW LN	1010	11/5/2019	0	1T	330100	Average -.95	1516	1	68	F	1.29 AC	40
AMHERST	2451	2	WILLOW LN	1010	10/8/2019	0	1N	330100	Average -.95	1516	1	68	F	1.29 AC	40
AMHERST	2458	14	FIELDSTONE DR	1010	3/3/2021	0	1N	509300	Average +10	5235	1.75	40	G	1.58 AC	50
AMHERST	2458	14	FIELDSTONE DR	1010	3/5/2021	0	1B	509300	Average +10	5235	1.75	40	G	1.58 AC	50
AMHERST	2463	79	HORACE GREELEY RD	1010	4/17/2019	135000	99	636400	Good	5794	1.5	209	VG	8.48 AC	50
AMHERST	2482	19	OLD MONT VERNON RD	1010	10/29/2019	205000	1L	307700	Average -.95	3276	1	101	G	2.74 AC	50
AMHERST	2483	42	BROOK RD	1010	11/21/2019	0	1V	332600	Average	3640	1	51	A	4.30 AC	50
AMHERST	2483	42	BROOK RD	1010	11/26/2019	0	1F	332600	Average	3640	1	51	A	4.30 AC	50
AMHERST	2486	8	STEEPLE LN	1010	9/12/2019	0	1N	454900	Average +10	5680	2	45	G	1.40 AC	50
AMHERST	2513	123	MACK HILL RD	1010	12/11/2020	0	1N	828900	Good +10	10473	2	36	G	7.81 AC	70
AMHERST	2518	17	HOLT RD	1010	5/9/2019	0	1N	437600	Average +10	5047	2	45	A	1.96 AC	50
AMHERST	2531	15	BEAVER BROOK CIR	1010	2/7/2020	0	1V	313900	Average	2600	1	54	A	0.70 AC	50
AMHERST	2534	14	BLUEBERRY HILL RD	1010	12/9/2019	393000	RE	446800	Average +10	3808	2	41	G	1.99 AC	50
AMHERST	2585	23	GREENBRIAR LN	1010	6/19/2019	0	1F	473600	Average +10	5370	2	47	A	1.50 AC	60
AMHERST	2585	23	GREENBRIAR LN	1010	5/13/2019	0	1V	473600	Average +10	5370	2	47	A	1.50 AC	60
AMHERST	2602	317	RTE 101	1010	9/18/2019	530000	90	294700	Average	2232	1	71	A	36.00 AC	30
AMHERST	2622	24	GREENBRIAR LN	1010	9/11/2019	0	1N	453500	Average +10	4688	2	46	A	1.50 AC	60
AMHERST	2663	5	WATERVIEW DR	1010	10/26/2020	0	1F	394200	Average	4403	1	46	A	1.09 AC	50
AMHERST	2678	89	MERRIMACK RD	1010	7/29/2020	0	0	497000	Average +10	5633	2	42	G	10.70 AC	40
AMHERST	2678	89	MERRIMACK RD	1010	7/29/2020	0	1N	497000	Average +10	5633	2	42	G	10.70 AC	40
AMHERST	2682	21	WEST ST	1010	8/30/2019	250000	1S	384600	Average	6656	1	53	E	0.18 AC	52
AMHERST	2682	21	WEST ST	1010	4/16/2019	280000	1L	384600	Average	6656	1	53	E	0.18 AC	52
AMHERST	2683	5	ROBERGE DR	1010	11/13/2020	0	1N	422200	Average	4804	1.75	49	G	0.90 AC	60
AMHERST	2718	467	BOSTON POST RD	1010	6/17/2019	269000	38	335000	Average	3119	1	45	G	1.50 AC	40
AMHERST	2725	46	WILLOW LN (ZERO)	1010	1/1/2020	0	0	421000	Good	3466	1	37	VG	1.00 AC	40
AMHERST	2846	46	COUNTY RD	1010	1/6/2020	0	1N	482900	Average +10	5480	1.75	46	G	2.90 AC	40
AMHERST	2848	48	BROADWAY (A)	1010	7/3/2019	60000	24	98000	Average -.95	938	1	101	A	0.04 AC	52
AMHERST	2856	52	SEAVENS BRIDGE RD	1010	4/24/2020	0	1F	323600	Average	4278	1.75	47	A	0.75 AC	50
AMHERST	2861	1	BRIARWOOD LN	1010	12/3/2020	0	1N	403600	Average +10	4147	2	39	A	0.72 AC	60
AMHERST	2921	8	CHRISTIAN HILL RD	1010	4/9/2019	0	1U	688900	Good +10	6108	1.5	64	VG	3.03 AC	60
AMHERST	2929	24	SCHOOLHOUSE RD	1010	10/16/2019	0	1N	597600	Average +20	7513	2	37	G	40.30 AC	50
AMHERST	2929	24	SCHOOLHOUSE RD	1010	10/15/2019	0	1N	597600	Average +20	7513	2	37	G	40.30 AC	50
AMHERST	2933	39	BROADWAY	1010	12/31/2019	0	1F	408700	Average	2904	1.75	123	VG	0.06 AC	52

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AMHERST	2933	39	BROADWAY	1010	8/26/2020	0	1N	408700	Average	2904	1.75	123	VG	0.06 AC	52
AMHERST	2973	14	DREAM LAKE DR	1010	9/30/2019	0	1F	361000	Average	4181	1	53	G	1.20 AC	50
AMHERST	2979	10	DREAM LAKE DR	1010	11/12/2020	0	1N	378400	Average	3025	1.5	42	A	0.75 AC	50
AMHERST	2984	1	BROOKWOOD DR	1010	12/12/2019	0	1N	356500	Average	3514	1	59	G	1.43 AC	50
AMHERST	2999	350	BOSTON POST RD	1010	9/10/2020	0	1F	305300	Average	2950	2	92	A	1.16 AC	40
AMHERST	3000	8	SPRING RD	1010	1/1/2020	0	0	341300	Average -.95	3528	1	42	A	3.40 AC	50
AMHERST	3017	15	CROSS RD	1010	8/28/2020	0	1F	341900	Average	3306	2	52	A	0.80 AC	50
AMHERST	3023	7	HICKORY DR	1010	7/28/2020	0	0	338200	Average	4538	1.75	50	G	0.75 AC	50
AMHERST	3023	7	HICKORY DR	1010	7/28/2020	0	1F	338200	Average	4538	1.75	50	G	0.75 AC	50
AMHERST	3051	13	CHURCH ST	1010	5/28/2020	0	1N	671200	Good	5392	2	186	VG	0.69 AC	95
AMHERST	3052	10	NORTHFIELD RD	1010	3/10/2021	0	1B	336100	Average	3130	2	52	A	0.90 AC	50
AMHERST	3060	34	NATHAN LORD RD	1010	12/13/2019	0	1F	662000	Good +10	7319	2	45	G	1.66 AC	70
AMHERST	3088	7	CAROL ANN LN	1010	2/22/2021	0	1V	664300	Good +10	6686	2	18	G	5.18 AC	60
AMHERST	3112	14	HOLLY HILL DR	1010	11/30/2020	0	1N	490700	Average +10	4952	2	44	G	1.50 AC	60
AMHERST	3114	10	PONEMAH RD	1010	3/24/2021	0	1F	362600	Average	4736	1.75	81	A	0.75 AC	50
AMHERST	3117	16	FIELDSTONE DR	1010	2/18/2020	0	0	420600	Average +10	4213	1.75	38	A	0.86 AC	50
AMHERST	3117	16	FIELDSTONE DR	1010	2/18/2020	0	1N	420600	Average +10	4213	1.75	38	A	0.86 AC	50
AMHERST	3150	27	GREEN RD	1010	4/15/2020	0	COR	708600	Good +10	9096	2	24	G	3.65 AC	60
AMHERST	3150	27	GREEN RD	1010	2/25/2021	0	1N	708600	Good +10	9096	2	24	G	3.65 AC	60
AMHERST	3172	1	MELODY LN	1010	11/4/2019	0	1N	432100	Average +10	5660	2	46	A	1.51 AC	50
AMHERST	3172	1	MELODY LN	1010	10/31/2019	0	1F	432100	Average +10	5660	2	46	A	1.51 AC	50
AMHERST	3188	7	PINE TOP RD	1010	12/8/2020	250000	PS	333700	Average	3852	1	59	A	1.70 AC	50
AMHERST	3194	37	BUCKRIDGE DR	1010	11/12/2019	449500	1Q	428200	Average +10	4072	2	47	G	0.95 AC	50
AMHERST	3197	9	VILLAGE WOODS DR	1010	9/16/2019	0	1N	620100	Good	7002	1.5	36	A	2.55 AC	60
AMHERST	3199	33	BOSTON POST RD	1010	6/5/2020	0	1A	334000	Average	3972	1	67	A	3.40 AC	50
AMHERST	3203	80	THORNTON FERRY RD II	1010	1/28/2020	0	1A	595300	Good	6506	2	25	A	2.36 AC	50
AMHERST	3238	28	SEAVERNS BRIDGE RD	1010	7/1/2020	0	1N	517900	Average +20	4907	2	34	G	1.61 AC	50
AMHERST	3243	4	SHADOW LN	1010	7/27/2020	0	1F	512200	Average +20	5689	2	47	G	1.51 AC	50
AMHERST	3251	27	OLD COACH LN	1010	2/3/2020	0	1F	494600	Average +10	5048	1.75	56	VG	1.00 AC	50
AMHERST	3279	38	WALNUT HILL RD	1010	11/19/2019	0	1N	334000	Average	3380	1.5	70	A	0.60 AC	60
AMHERST	3281	3	FLINT DR	1010	10/14/2020	0	1N	477200	Average +10	4890	2	44	G	2.49 AC	50
AMHERST	3296	73	CHRISTIAN HILL RD	1010	12/16/2020	300000	38	437200	Average +10	4260	2	56	A	1.00 AC	60
AMHERST	3298	36	RAVINE RD	1010	1/15/2020	0	1N	345800	Average +10	3110	2	43	A	0.75 AC	50
AMHERST	3323	34	JUNIPER DR	1010	5/26/2020	0	1N	343800	Average	2742	1	47	A	0.75 AC	50
AMHERST	3323	34	JUNIPER DR	1010	10/30/2020	0	1F	343800	Average	2742	1	47	A	0.75 AC	50
AMHERST	3345	17	OLD MAIL RD	1010	4/3/2019	0	1N	564100	Average +20	6462	1.5	36	A	36.00 AC	60
AMHERST	3346	328	BOSTON POST RD	1010	6/27/2019	0	1N	552900	Good	8160	2	266	G	2.00 AC	40
AMHERST	3348	14	WINDSOR DR	1010	12/17/2019	137000	35	325200	Average	2894	2	53	A	0.75 AC	50

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AMHERST	3354	12	DEERWOOD DR	1010	8/8/2019	0	1T	376400	Average	2616	1.75	50	VG	1.50 AC	50
AMHERST	3409	14	DOUGLAS DR	1010	10/1/2019	0	1F	317600	Average	3500	1.75	49	A	0.80 AC	50
AMHERST	3431	34	BLUEBERRY HILL RD	1010	12/9/2020	0	1N	435800	Average +10	5224	2	49	A	1.72 AC	50
AMHERST	3468	482	BOSTON POST RD	1010	12/3/2019	0	1A	328700	Average	3769	1	58	A	9.71 AC	40
AMHERST	3469	6	PAVILLION RD	1010	12/18/2020	0	1F	392600	Average +10	5128	1	36	A	2.01 AC	50
AMHERST	3475	452	BOSTON POST RD	1010	11/19/2020	0	1F	352100	Average	3911	1.75	57	G	0.69 AC	40
AMHERST	3476	461	BOSTON POST RD	1010	9/28/2020	0	1F	318400	Average	2412	1.75	56	G	0.75 AC	40
AMHERST	3492	41	BROADWAY	1010	12/6/2019	0	1F	409000	Average +10	1835	1.5	123	VG	0.08 AC	52
AMHERST	3521	82	MERRIMACK RD	1010	12/30/2019	0	1N	357700	Average	3764	2	60	G	1.50 AC	40
AMHERST	3537	4	FLANDERS RD	1010	10/6/2020	0	1N	407700	Average	4004	2	51	G	1.00 AC	50
AMHERST	3555	8	WATERVIEW DR	1010	12/3/2019	0	1F	340800	Average	4655	1	71	A	1.00 AC	50
AMHERST	3559	13	NICHOLS RD	1010	6/26/2020	815000	90	631800	Average	4240	1	58	A	49.20 AC	50
AMHERST	3561	4	ROCKY HILL RD	1010	2/3/2020	100000	38	281000	Average -95	2244	1	52	A	1.50 AC	50
AMHERST	3597	14	NICHOLS RD	1010	11/30/2020	0	1N	404900	Average +10	3299	1	48	G	2.30 AC	50
AMHERST	3604	4	FARMINGTON RD	1010	4/20/2020	0	1N	555500	Average +20	7740	2	33	A	2.44 AC	60
AMHERST	3606	25	PULPIT RUN	1010	8/15/2019	0	1N	583100	Average +20	6317	1.5	36	VG	0.90 AC	60
AMHERST	3620	19	NATHAN LORD RD	1010	3/17/2021	0	1N	600000	Good	6545	2	46	G	1.56 AC	70
AMHERST	3638	13	NORTH MEADOW RD	1010	1/1/2020	0	0	412600	Average	3960	1.75	54	VG	0.86 AC	50
AMHERST	3668	20	CROSS RD	1010	2/3/2021	0	1N	329400	Average	3408	1.75	53	G	0.75 AC	50
AMHERST	3671	11	AGUIPAY DR	1010	8/3/2020	0	1	353600	Average	3272	1	12	A	0.75 AC	50
AMHERST	3694	1	BUCKRIDGE DR	1010	4/2/2019	0	1N	412200	Average +10	3910	2	55	G	1.00 AC	50
AMHERST	3708	57	STEARNS RD	1010	12/17/2019	0	1N	315000	Average	3016	1	52	G	0.75 AC	50
AMHERST	3715	1	PINNACLE RD	1010	3/17/2021	0	1N	645700	Good	7866	1.5	54	VG	1.40 AC	60
AMHERST	3784	25	CROSS RD	1010	4/13/2020	0	1F	338800	Average	2368	2	54	A	0.90 AC	50
AMHERST	3797	60	MERRIMACK RD	1010	5/21/2020	0	1N	413500	Average +10	3955	2	37	A	2.16 AC	40
AMHERST	3799	34	BLOODY BROOK RD	1010	10/31/2019	0	1N	483700	Average +20	6098	2	56	G	1.30 AC	60
AMHERST	3817	4	TWILIGHT FARM LN	1010	8/2/2019	0	1N	519700	Average +20	6670	2	33	A	4.80 AC	50
AMHERST	3857	27	STORYBROOK LN	1010	10/9/2019	0	1N	456700	Average +10	4164	2	48	G	1.75 AC	60
AMHERST	3875	18	HOLLY HILL DR	1010	4/21/2020	0	1N	453400	Average +10	5824	2	49	A	1.50 AC	60
AMHERST	3890	40	THORNTON FERRY RD I	1010	10/23/2019	0	1N	699100	Good + 20	8431	2	32	A	4.55 AC	50
AMHERST	3902	83	HORACE GREELEY RD	1010	3/11/2021	0	1N	777200	Good +10	10574	2	34	G	12.21 AC	50
AMHERST	3904	89	HORACE GREELEY RD	1010	9/6/2019	0	1F	562800	Average +20	6636	1.5	34	G	5.00 AC	50
AMHERST	3915	74	SPRING RD	1010	4/2/2019	0	1N	479000	Average +10	6464	2	32	A	2.00 AC	50
AMHERST	3964	1	COLONEL WILKINS RD	1010	8/29/2019	800000	81	1189900	Excellent	11095	1.75	31	VG	2.08 AC	60
AMHERST	3968	9	COLONEL WILKINS RD	1010	2/12/2021	0	1F	581300	Average +20	5815	1.75	28	G	2.07 AC	60
AMHERST	3969	23	OLD MILFORD RD	1010	7/28/2020	600000	36	710200	Good +10	7657	1.5	21	G	3.48 AC	50
AMHERST	3970	27	OLD MILFORD RD	1010	11/22/2019	0	1N	700600	Good + 20	7362	2	20	A	2.22 AC	50
AMHERST	3970	27	OLD MILFORD RD	1010	8/17/2020	0	1F	700600	Good + 20	7362	2	20	A	2.22 AC	50

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AMHERST	3970	27	OLD MILFORD RD	1010	9/17/2020	0	1N	700600	Good + 20	7362	2	20	A	2.22 AC	50
AMHERST	3992	38	GREEN RD	1010	10/11/2019	0	1N	633800	Good +10	8523	2	33	G	2.58 AC	60
AMHERST	3997	3	THOREAU LN	1010	8/17/2020	239000	10	508000	Good +10	3858	2	3	A	2.21 AC	60
AMHERST	3998	1	THOREAU LN	1010	8/6/2020	0	0	567200	Good	6763	2	33	A	2.10 AC	60
AMHERST	3998	1	THOREAU LN	1010	8/6/2020	0	1N	567200	Good	6763	2	33	A	2.10 AC	60
AMHERST	4145	2	VILLAGE WOODS DR (A)	1010	4/1/2019	0	1N	689300	Good	9521	2	27	A	9.31 AC	60
AMHERST	4151	66	BABOOSIC LAKE RD (A)	1010	4/17/2019	0	1N	575500	Good	5614	2	32	G	3.92 AC	50
AMHERST	4154	2	BOYLSTON TER	1010	7/22/2019	0	1N	651300	Good	7376	2	25	G	3.05 AC	70
AMHERST	4198	21	NEW SOUTH DR	1010	12/9/2019	0	1N	694000	Good +10	6754	2	20	G	4.56 AC	70
AMHERST	4200	16	NEW SOUTH DR	1010	10/17/2019	0	1V	695100	Good +10	7246	2	21	A	4.60 AC	70
AMHERST	4208	6	BRAYS LN	1010	6/30/2020	0	1N	377000	Average +10	3882	1.75	24	A	0.32 AC	50
AMHERST	4218	5	SADDLE HILL RD	1010	7/29/2020	0	1F	667500	Good	8430	2	32	VG	3.62 AC	60
AMHERST	4227	16	SADDLE HILL RD	1010	12/14/2020	0	1N	616300	Good	5680	2	24	G	3.44 AC	60
AMHERST	4291	24	RAVINE RD	1010	7/31/2020	0	1N	455900	Average +10	3868	2	27	A	4.38 AC	50
AMHERST	4326	5	RALMAR RD	1010	2/9/2021	0	1N	562500	Average +20	5792	1.5	22	G	5.70 AC	50
AMHERST	4361	70	SPRING RD	1010	9/23/2019	0	1V	510700	Average +20	6363	2	23	A	2.87 AC	50
AMHERST	4361	70	SPRING RD	1010	10/21/2020	0	1F	510700	Average +20	6363	2	23	A	2.87 AC	50
AMHERST	4380	62	CHESTNUT HILL RD	1010	8/26/2020	0	1F	1094000	Excellent	10094	2	15	A	11.01 AC	70
AMHERST	4380	62	CHESTNUT HILL RD	1010	2/3/2021	0	1N	1094000	Excellent	10094	2	15	A	11.01 AC	70
AMHERST	4391	29	STEARNS RD	1010	1/12/2021	0	1N	581000	Good	5966	1	20	A	2.38 AC	50
AMHERST	4393	8	FLANDERS RD	1010	10/22/2019	0	1N	529200	Average +20	5256	2	20	A	4.56 AC	50
AMHERST	4396	31	STEARNS RD	1010	9/25/2019	0	1N	576900	Average +20	6688	1.5	21	A	2.00 AC	50
AMHERST	4397	33	STEARNS RD	1010	2/22/2021	0	1F	516500	Average +20	4547	2	13	A	3.35 AC	50
AMHERST	4398	59	SEAVERNS BRIDGE RD	1010	4/30/2020	127500	1P	528400	Average +20	4115	2	1	A	1.49 AC	50
AMHERST	4441	20	THE FLUME	1010	12/4/2020	400000	SS	754400	Good +10	8898	2	26	G	5.99 AC	80
AMHERST	4459	51	THE FLUME	1010	5/18/2020	595000	1R	712100	Good +10	5782	2	23	A	5.89 AC	80
AMHERST	4478	57	THE FLUME	1010	7/3/2019	699000	99	905300	Good + 20	10746	2	21	A	6.49 AC	80
AMHERST	4488	30	THE FLUME	1010	2/5/2020	0	38	730800	Good +10	7480	2	29	F	5.80 AC	80
AMHERST	4488	30	THE FLUME	1010	2/5/2020	0	1V	730800	Good +10	7480	2	29	F	5.80 AC	80
AMHERST	4542	27	POND PARISH RD	1010	12/10/2019	0	1N	450000	Average +20	3664	2	27	A	4.38 AC	50
AMHERST	4546	19	POND PARISH RD	1010	3/31/2020	0	1N	569800	Good	6409	2	24	A	2.35 AC	50
AMHERST	4586	51	COUNTY RD	1010	7/22/2019	0	1F	496600	Average +20	6448	2	22	A	3.58 AC	40
AMHERST	4611	9	STILLWATER DR	1010	1/22/2020	0	1N	606000	Good	6778	1.75	26	A	1.08 AC	60
AMHERST	4618	1	BRANDER CT	1010	11/12/2020	0	1N	529700	Good	4701	2	25	A	0.63 AC	60
AMHERST	4618	1	BRANDER CT	1010	1/15/2021	0	39	529700	Good	4701	2	25	A	0.63 AC	60
AMHERST	4633	11	MOSSWOOD CIR	1010	3/22/2021	0	1N	741000	Good + 20	10614	2	23	A	0.61 AC	70
AMHERST	4634	13	MOSSWOOD CIR	1010	7/12/2019	0	1N	607700	Good +10	7053	2	24	A	0.56 AC	70
AMHERST	4642	10	MOSSWOOD CIR	1010	3/24/2021	0	1V	552200	Good	5736	2	23	A	0.50 AC	70

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AMHERST	4670	12	HOMESTEAD RD	1010	10/22/2019	0	1N	474500	Average +20	5168	2	24	A	0.72 AC	60
AMHERST	4672	8	HOMESTEAD RD	1010	3/11/2021	0	1N	458100	Average +20	4412	2	25	A	0.68 AC	60
AMHERST	4674	445	BOSTON POST RD	1010	10/1/2019	0	1N	387500	Average +20	3668	2	26	G	0.79 AC	40
AMHERST	4699	13	EDGEWOOD RUN	1010	3/29/2021	0	1N	594400	Good	5715	1.75	25	A	0.50 AC	70
AMHERST	4713	8	EDGEWOOD RUN	1010	12/31/2019	0	1N	559100	Good	5904	2	24	A	0.50 AC	70
AMHERST	4722	8	CONIFER LN	1010	9/26/2019	0	1N	530800	Good	5056	2	23	A	0.51 AC	70
AMHERST	4727	22	CONIFER LN	1010	9/18/2019	0	1V	499800	Good	4240	2	23	A	0.50 AC	70
AMHERST	4741	11	TACONIC DR	1010	3/3/2021	0	1N	479400	Average +20	5426	1.5	26	A	0.50 AC	60
AMHERST	4745	17	BROOK RD	1010	3/26/2020	0	39	517900	Average +20	5066	2	24	A	0.50 AC	50
AMHERST	4747	0	BROOKWOOD DR	1010	1/10/2020	147500	90	568200	Average +20	5041	2	1	A	2.97 AC	50
AMHERST	4755	14	MANCHESTER RD	1010	4/8/2020	0	1F	654600	Good +10	6256	2	7	A	2.45 AC	50
AMHERST	4756	66	MERRIMACK RD	1010	1/1/2020	0	0	755100	Good +10	9083	1.75	25	A	2.57 AC	40
AMHERST	4765	7	WHITTEMORE LN	1010	5/20/2020	0	1N	599100	Good	6670	2	24	A	2.32 AC	70
AMHERST	4770	38	DODGE RD	1010	12/6/2019	0	1N	500100	Average +20	4558	2	22	G	2.73 AC	50
AMHERST	4770	38	DODGE RD	1010	7/1/2020	0	1F	500100	Average +20	4558	2	22	G	2.73 AC	50
AMHERST	4774	14	DEER HOLLOW DR	1010	11/25/2020	0	1N	500100	Average +20	6420	2	25	A	5.46 AC	60
AMHERST	4774	14	DEER HOLLOW DR	1010	3/2/2021	0	1F	575600	Average +20	6420	2	25	A	5.46 AC	60
AMHERST	4808	4	FAIR OAKS DR	1010	8/6/2019	0	1N	1307900	Excellent +10	13088	2	23	A	6.46 AC	60
AMHERST	4808	4	FAIR OAKS DR	1010	8/6/2019	0	1N	1307900	Excellent +10	13088	2	23	A	6.46 AC	60
AMHERST	4822	22	CRICKET CORNER RD	1010	1/1/2020	0	0	529900	Average +20	6805	2	23	G	2.15 AC	50
AMHERST	4840	69	MCAFFEE FARM RD	1010	11/9/2020	0	1N	874500	Good + 20	9079	2	22	A	12.92 AC	80
AMHERST	4858	9	SARGENT QUARRY (R)	1010	12/30/2020	0	1N	585100	Good	5100	2	21	A	3.23 AC	60
AMHERST	4861	5	O'NEIL WAY	1010	12/24/2019	0	1N	677300	Good +10	7552	2	20	A	5.17 AC	60
AMHERST	4868	1	PLEASANT LN	1010	7/16/2019	405000	RE	448600	Average +20	4975	2	22	A	0.75 AC	50
AMHERST	4868	1	PLEASANT LN	1010	8/6/2020	0	1N	448600	Average +20	4975	2	22	A	0.75 AC	50
AMHERST	4869	43	GREEN RD	1010	4/1/2019	0	1N	659400	Good +10	7094	2	18	A	2.23 AC	60
AMHERST	4897	3	OWEN LN	1010	6/15/2020	0	1N	723800	Good +10	7145	1.5	21	G	2.32 AC	60
AMHERST	4900	2	PATRICIA LN	1010	7/31/2019	0	1N	464300	Average +10	4995	1.5	19	A	1.34 AC	60
AMHERST	4906	14	PATRICIA LN	1010	10/5/2020	0	1N	451700	Average +10	4982	1.5	20	A	0.78 AC	60
AMHERST	4977	1	HUCKABEE FARM LN	1010	5/9/2019	0	1F	623500	Good	6236	2	18	A	4.67 AC	60
AMHERST	5009	21	PINE TOP RD	1010	9/1/2020	0	1N	719100	Good	6988	1.75	18	G	12.11 AC	50
AMHERST	5019	4	TRANQUILITY LN	1010	9/16/2020	0	44	586100	Good	6443	1.75	18	A	9.90 AC	50
AMHERST	100627	0	MONTICELLO DR	1010	11/4/2020	0	1N	667400	Good + 20	5744	2	17	A	0.65 AC	70
AMHERST	100903	6	PARKER FARM LN	1010	10/25/2019	0	1N	665500	Good +10	6484	2	18	A	1.22 AC	80
AMHERST	101046	1	PARKER FARM LN	1010	10/3/2019	0	1N	670100	Good +10	5039	2	18	A	1.53 AC	80
AMHERST	102993	24	BROOK RD	1010	9/23/2020	1200000	90	626400	Average -95	938	1	72	P	127.30 AC	50
AMHERST	103122	2	BRADFORD WAY	1010	12/20/2019	532000	21	593000	Average +20	4688	2	1	A	3.09 AC	70
AMHERST	103123	3	BRADFORD WAY	1010	5/11/2020	133000	1P	628200	Average +20	5481	2	1	A	3.09 AC	70

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AMHERST	103126	1	ODELL DRIVE	1010	12/21/2020	332500	1Q	236800	Good	5604	2	0	A	2.35 AC	70
AMHERST	103128	11	WHITING FARM DR	1010	12/20/2019	532000	21	635300	Good	4957	2	1	A	2.63 AC	70
AMHERST	103131	4	ODELL DRIVE	1010	12/21/2020	399000	1Q	658800	Good	5333	2	0	A	3.22 AC	70
AMHERST	103132	13	WHITING FARM DR	1010	8/22/2019	133000	1P	655800	Good	5670	1.75	1	A	2.78 AC	70
AMHERST	103133	12	WHITING FARM DR	1010	12/20/2019	532000	21	670900	Good	5308	2	1	A	3.13 AC	70
AMHERST	103134	10	WHITING FARM DR	1010	6/26/2019	133000	1P	669800	Good	6192	2	1	A	2.19 AC	70
AMHERST	103135	8	WHITING FARM DR	1010	12/11/2020	0	1N	866100	Excellent	7753	2	3	A	2.21 AC	70
AMHERST	103136	9	WHITING FARM DR	1010	4/25/2019	400000	21	607900	Good	4736	1.75	2	A	2.14 AC	70
AMHERST	103138	7	WHITING FARM DR	1010	4/25/2019	400000	1Q	615100	Good	5014	1.75	2	A	2.24 AC	70
AMHERST	103139	4	WHITING FARM DR	1010	12/20/2019	532000	21	766500	Good	6916	1.75	1	A	3.82 AC	70
AMHERST	103141	5	WHITING FARM DR	1010	4/25/2019	400000	21	696800	Good	6066	1.75	2	A	2.42 AC	70
AMHERST	103235	10	LYNDEBOROUGH RD	1010	9/11/2019	970000	1L	612900	Good	4836	2	1	A	1.78 AC	60
AMHERST	103235	10	LYNDEBOROUGH RD	1010	6/30/2020	169000	38	612900	Good	4836	2	1	A	1.78 AC	60
AMHERST	103235	10	LYNDEBOROUGH RD	1010	2/5/2021	0	1F	612900	Good	4836	2	1	A	1.78 AC	60
AMHERST	103255	7	FOUNDERS WAY	1010	3/10/2021	190000	1P	946200	Excellent +10	7756	2	7	A	1.12 AC	90
AMHERST	103261	3	TRASK WAY	1010	7/31/2020	215000	90	380200	Good + 20	6819	1.75	0		1.16 AC	90
AMHERST	103262	4	TRASK WAY	1010	5/1/2020	215000	90	786600	Good +10	6743	2	0	A	1.81 AC	90
AMHERST	103304	9	MONT VERNON RD	1010	1/5/2021	684900	1Q	740000	Good + 20	6714	2	3	A	5.00 AC	40
AMHERST	103615	7	NICHOLS RD	1010	9/9/2020	0	1N	530100	Good	4349	1	3	A	2.64 AC	50
AMHERST	103702	102	BABOOSIC LAKE RD	1010	11/8/2019	96000	1P	468200	Average +20	3904	1	1	A	3.06 AC	50
AMHERST	103702	102	BABOOSIC LAKE RD	1010	6/5/2020	440900	PS	468200	Average +20	3904	1	1	A	3.06 AC	50
AMHERST	4360	2	JENNIFER LN	1011	8/15/2019	392000	10	553300	Average +20	5946	2	24	A	2.67 AC	60
AMHERST	80	18	SCHOOLHOUSE RD	1012	5/21/2020	0	1N	493400	Average +10	5666	2	47	VG	3.75 AC	50
AMHERST	609	81	AMHERST ST	1012	10/23/2020	590000	90	616600	Good	10408	2	141	G	2.65 AC	40
AMHERST	1033	39	STEARNS RD	1012	9/10/2019	0	1N	448100	Average	4175	1.5	48	A	21.20 AC	50
AMHERST	1112	27	MIDDLE ST	1012	11/4/2020	0	1N	460900	Average +20	5068	2	231	G	0.50 AC	95
AMHERST	2241	7	HIGHLAND DR	1012	12/6/2019	0	12	536800	Average +20	5492	2	49	A	2.42 AC	50
AMHERST	22	19	CLARK AVE	1013	4/4/2019	0	1F	797700	Good	3944	2	21	G	0.50 AC	52
AMHERST	784	53	BROADWAY	1013	6/15/2020	0	1A	546500	Average +10	3024	2	123	VG	0.20 AC	52
AMHERST	1146	45	EMBANKMENT RD	1013	8/30/2019	0	45	562300	Average	3072	1.5	15	A	0.54 AC	52
AMHERST	1241	13	LAKE FRONT ST	1013	11/20/2019	0	1F	317000	Average	2048	1.75	91	P	0.18 AC	52
AMHERST	1342	39	LAKE FRONT ST	1013	1/7/2020	0	38	344500	Average -.95	1332	1	101	A	0.27 AC	52
AMHERST	1345	14	CLARK ISLAND RD	1013	6/18/2020	0	1N	941300	Good	7200	1.75	66	E	0.64 AC	53
AMHERST	2027	46	GREENWOOD RD	1013	3/31/2020	0	1F	192300	Average +10	4266	2	22	A	0.17 AC	51
AMHERST	2467	124	BABOOSIC LAKE RD	1013	7/2/2019	425000	1R	442100	Average	2274	1	52	F	0.25 AC	52
AMHERST	2467	124	BABOOSIC LAKE RD	1013	5/20/2019	300000	1R	442100	Average	2274	1	52	F	0.25 AC	52
AMHERST	2710	8	RED GATE LN	1013	8/30/2019	0	45	551500	Average +10	3646	2	50	VG	0.19 AC	52
AMHERST	2942	101	DAMON POND	1013	6/8/2020	175000	1R	208200	Average	1992	1.75	76	VG	0.12 AC	50

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AMHERST	3233	23	GREENWOOD RD	1013	6/3/2019	0	0 1N	672500	Good	4649	2	75	E	0.20 AC	51
AMHERST	3482	6	NORTH END OF LAKE	1013	7/8/2020	365000	PS	542300	Average	3882	1.75	73	F	0.64 AC	52
AMHERST	3509	51	BROADWAY	1013	10/17/2019	0	0 1N	443500	Average	2148	2	123	VG	0.09 AC	52
AMHERST	3509	51	BROADWAY	1013	5/21/2020	220000	0	443500	Average	2148	2	123	VG	0.09 AC	52
AMHERST	1	135	AMHERST ST 18	1020	2/7/2020	190000	1L	251300						0.00 AC	
AMHERST	324	10	ATHERTON LN	1020	5/10/2019	0	0 1N	328700	Average	2533	2	71	VG	0.00 AC	
AMHERST	619	37	ATHERTON LN	1020	3/24/2021	0	0 1N	383400	Average	3800	1	56	A	0.00 AC	
AMHERST	651	135	AMHERST ST 16	1020	8/9/2019	0	0 1N	208900	Average +10	6078	1	69	A	0.00 AC	
AMHERST	1828	9	CUB CIRCLE UNIT 12	1020	1/10/2020	161860	1L	201700	Average +10	6774	1.75	68	G	0.00 AC	
AMHERST	1828	9	CUB CIRCLE UNIT 12	1020	3/15/2021	164600	1S	201700	Average +10	6774	1.75	68	G	0.00 AC	
AMHERST	1844	4	SKYLINE DR UNIT 45	1020	10/31/2019	0	0 1A	226500	Average +10	6774	1.75	68	G	0.00 AC	
AMHERST	1844	4	SKYLINE DR UNIT 45	1020	10/21/2020	0	0 1N	226500	Average +10	6774	1.75	68	G	0.00 AC	
AMHERST	2442	8	VETERANS RD 04 (A)	1020	8/11/2020	0	0 1T	251500	Average +10	6424	1.75	231	G	0.00 AC	
AMHERST	2502	33	ATHERTON LN	1020	12/13/2019	0	0 1F	350400	Average +10	5680	2	45	G	0.00 AC	
AMHERST	2780	7	CORDUROY RD 24	1020	3/31/2021	0	0 1F	207000	Good	1504	1	0	A	0.00 AC	
AMHERST	2799	7	CORDUROY RD 08	1020	8/8/2019	0	0 1N	168000	Good	1504	1	0	A	0.00 AC	
AMHERST	2802	7	CORDUROY RD 14	1020	10/30/2019	0	0 1A	166100	Good	1504	1	0	A	0.00 AC	
AMHERST	2803	7	CORDUROY RD 12	1020	6/17/2019	0	0 1N	182800	Good	1504	1	0	A	0.00 AC	
AMHERST	2894	2	ATHERTON LN	1020	3/30/2020	0	0 1N	340600	Average +10	4147	2	39	A	0.00 AC	
AMHERST	2896	7	ATHERTON LN	1020	8/4/2020	0	0	347800	Average +10	4147	2	39	A	0.00 AC	
AMHERST	3925	14	VETERANS RD 28 (F)	1020	10/31/2019	195000	38	257700	Average +10	6464	2	32	A	0.00 AC	
AMHERST	3936	6	VETERANS RD 20 (D)	1020	12/16/2019	0	0 1N	257800	Average +10	6464	2	32	A	0.00 AC	
AMHERST	4003	107	PONEMAH RD	1020	9/23/2019	365000	1R	334300	Good	6763	2	33	A	0.00 AC	
AMHERST	4934	6	JOSIAH BARTLETT RD	1020	3/19/2021	0	0 1N	389800	Average +10	4982	1.5	20	A	0.00 AC	
AMHERST	4997	15	GOWING LN	1020	12/18/2019	0	0 1N	452700	Good	6236	2	18	A	0.00 AC	
AMHERST	4998	16	GOWING LN	1020	11/26/2019	0	0 1N	485500	Good	6236	2	18	A	0.00 AC	
AMHERST	5000	18	GOWING LN	1020	1/2/2020	0	0 1N	467800	Good	6236	2	18	A	0.00 AC	
AMHERST	100104	3	SUNRIDGE WAY	1020	10/8/2019	0	0 1N	254300	Good	6443	1.75	18	A	0.00 AC	
AMHERST	100107	8	SUNRIDGE WAY	1020	12/30/2020	0	0 1N	250100	Good	6443	1.75	18	A	0.00 AC	
AMHERST	100383	29	BELVIEW DR	1020	10/21/2020	0	0 1N	286200	Good	6443	1.75	18	A	0.00 AC	
AMHERST	100528	13	MULBERRY LN	1020	12/29/2020	0	0 1F	243700	Good	6443	1.75	18	A	0.00 AC	
AMHERST	100529	15	MULBERRY LN	1020	9/24/2020	0	0 1F	244500	Good	6443	1.75	18	A	0.00 AC	
AMHERST	100674	1	ASPEN CT SOUTHWOOD	1020	11/23/2020	0	0 1B	335400	Good + 20	5744	2	17	A	0.00 AC	
AMHERST	101301	1	ELMWOOD WAY UNIT 20	1020	10/22/2020	0	0 1N	443100	Good +10	5039	2	18	A	0.00 AC	
AMHERST	101311	8	BEACON LN UNIT 30	1020	8/26/2020	0	0 1N	459200	Good +10	5039	2	18	A	0.00 AC	
AMHERST	101322	16	SUMMERFIELD WAY UNIT 41	1020	12/4/2019	0	0 1N	422000	Good +10	5039	2	18	A	0.00 AC	
AMHERST	101336	2	CRYSTAL LN UNIT 55	1020	2/8/2021	0	0 1N	463800	Good +10	5039	2	18	A	0.00 AC	
AMHERST	101341	5	CRYSTAL LN UNIT 60	1020	6/26/2020	0	0 1N	424100	Good +10	5039	2	18	A	0.00 AC	

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AMHERST	101349	12	WESTGATE WAY UNIT 68	1020	5/9/2019		0 1N	447500	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101349	12	WESTGATE WAY UNIT 68	1020	5/9/2019		0 1F	447500	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101357	5	SUMMERFIELD WAY UNIT 76	1020	6/4/2020		0 1N	461600	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101451	11	GLEN COURT	1020	2/19/2020		0 1N	438500	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101455	5	TARLETON LN	1020	7/2/2020		0 1N	413800	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101455	5	TARLETON LN	1020	8/11/2020		0 1N	413800	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101455	5	TARLETON LN	1020	9/1/2020		0 1N	413800	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101643	26	FELLS DR	1020	8/1/2019		0 1N	465600	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101661	16	TRAILSIDE DR	1020	4/26/2019		0 1N	510700	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101664	15	TRAILSIDE DR	1020	2/3/2020		0 1N	491200	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101666	17	TRAILSIDE DR	1020	3/31/2021		0 1F	514200	Good +10	5039	2	18 A		0.00 AC	
AMHERST	101666	17	TRAILSIDE DR	1020	3/31/2021		0 1N	514200	Good +10	5039	2	18 A		0.00 AC	
AMHERST	102817	12	SCOTTIE WAY	1020	3/11/2021	275000	33	307200	Good +10	5039	2	18 A		0.00 AC	
AMHERST	102820	25	SCOTTIE WAY	1020	9/23/2019		0 1N	339900	Good +10	5039	2	18 A		0.00 AC	
AMHERST	102825	15	SCOTTIE WAY	1020	1/20/2021		0 1F	307000	Good +10	5039	2	18 A		0.00 AC	
AMHERST	102826	13	SCOTTIE WAY	1020	6/17/2020		0 1N	308000	Good +10	5039	2	18 A		0.00 AC	
AMHERST	103156	32	PEACOCK BROOK LN	1020	1/27/2021		0 1N	337400	Good	6066	1.75	2 A		0.00 AC	
AMHERST	103317	13	DEERWOOD DR	1020	6/24/2019		0 1N	227100	Good + 20	6714	2	3 A		0.00 AC	
AMHERST	103537	8	MORNING LN	1020	6/24/2019		0 1F	342600	Good + 20	6714	2	3 A		0.00 AC	50
AMHERST	103538	8	MORNING LN	1020	8/25/2020		0 1N	317300	Good + 20	6714	2	3 A		0.00 AC	50
AMHERST	103548	8	BENNING ST	1020	4/23/2020		0 1N	409900	Good + 20	6714	2	3 A		0.00 AC	50
AMHERST	103552	3	BENNING ST	1020	3/11/2020		0 1N	396600	Good + 20	6714	2	3 A		0.00 AC	50
AMHERST	103559	5	CLUB HOUSE WAY	1020	3/16/2020		1 1N	406900	Good + 20	6714	2	3 A		0.00 AC	50
AMHERST	103651	3	ADAMS WAY	1020	1/15/2020	334900	14	339100	Good	4349	1	3 A		0.00 AC	
AMHERST	103657	9	ADAMS WAY	1020	11/23/2020		0 1F	330700	Good	4349	1	3 A		0.00 AC	
AMHERST	103658	9	ADAMS WAY	1020	10/1/2020		0 1N	330800	Good	4349	1	3 A		0.00 AC	
AMHERST	103663	1	PENDLETON FARMS LN	1020	7/11/2019	310000	21	433400	Good	4349	1	3 A		0.00 AC	
AMHERST	103664	12	PENDLETON FARMS LN	1020	9/10/2020	315000	1Q	481100	Good	4349	1	3 A		0.00 AC	
AMHERST	103665	10	PENDLETON FARMS LN	1020	7/9/2019	130000	22	406200	Good	4349	1	3 A		0.00 AC	
AMHERST	103666	8	PENDLETON FARMS LN	1020	7/11/2019	310000	1Q	474800	Good	4349	1	3 A		0.00 AC	
AMHERST	103666	8	PENDLETON FARMS LN	1020	5/1/2020	499800		474800	Good	4349	1	3 A		0.00 AC	
AMHERST	103667	6	PENDLETON FARMS LN	1020	9/10/2020	315000	1Q	408800	Good	4349	1	3 A		0.00 AC	
AMHERST	103668	4	PENDLETON FARMS LN	1020	2/11/2020	105000	1P	433900	Good	4349	1	3 A		0.00 AC	
AMHERST	103669	33	PENDLETON FARMS LN	1020	12/19/2019	315000	21	436700	Good	4349	1	3 A		0.00 AC	
AMHERST	103670	31	PENDLETON FARMS LN	1020	7/11/2019	310000	1Q	388900	Good	4349	1	3 A		0.00 AC	
AMHERST	103671	29	PENDLETON FARMS LN	1020	9/10/2020	315000	1Q	426200	Good	4349	1	3 A		0.00 AC	
AMHERST	103672	27	PENDLETON FARMS LN	1020	5/6/2020	315000	21	444300	Good	4349	1	3 A		0.00 AC	
AMHERST	103673	25	PENDLETON FARMS LN	1020	12/19/2019	315000	1Q	431600	Good	4349	1	3 A		0.00 AC	



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AMHERST	103674	23	PENDLETON FARMS LN	1020	12/19/2019	315000	1Q	460200	Good	4349	1	3 A	0.00 AC	
AMHERST	103674	23	PENDLETON FARMS LN	1020	9/29/2020	0	1F	460200	Good	4349	1	3 A	0.00 AC	
AMHERST	103675	21	PENDLETON FARMS LN	1020	6/27/2019	105000	22	391700	Good	4349	1	3 A	0.00 AC	
AMHERST	103677	13	PENDLETON FARMS LN	1020	7/21/2020	315000	1Q	438200	Good	4349	1	3 A	0.00 AC	
AMHERST	103678	11	PENDLETON FARMS LN	1020	8/19/2019	130000	22	396900	Good	4349	1	3 A	0.00 AC	
AMHERST	103679	9	PENDLETON FARMS LN	1020	7/21/2020	315000	1Q	457300	Good	4349	1	3 A	0.00 AC	
AMHERST	103680	7	PENDLETON FARMS LN	1020	7/21/2020	315000	1Q	474000	Good	4349	1	3 A	0.00 AC	
AMHERST	103681	5	PENDLETON FARMS LN	1020	5/6/2020	315000	21	437400	Good	4349	1	3 A	0.00 AC	
AMHERST	103682	3	PENDLETON FARMS LN	1020	5/6/2020	315000	21	433700	Good	4349	1	3 A	0.00 AC	
AMHERST	103692	1	DOROTHY DR	1020	8/16/2019	860000	21	524200	Good	4349	1	3 A	0.00 AC	
AMHERST	103693	3	DOROTHY DR	1020	8/16/2019	860000	21	499500	Good	4349	1	3 A	0.00 AC	
AMHERST	103694	5	DOROTHY DR	1020	8/16/2019	860000	21	513600	Good	4349	1	3 A	0.00 AC	
AMHERST	103695	7	DOROTHY DR	1020	8/16/2019	860000	21	488800	Good	4349	1	3 A	0.00 AC	
AMHERST	103698	8	DOROTHY DR	1020	8/16/2019	860000	21	374100	Good	4349	1	3 A	0.00 AC	
AMHERST	103699	6	DOROTHY DR	1020	8/16/2019	860000	21	476700	Good	4349	1	3 A	0.00 AC	
AMHERST	103700	4	DOROTHY DR	1020	8/16/2019	860000	21	500500	Good	4349	1	3 A	0.00 AC	
AMHERST	103701	2	DOROTHY DR	1020	8/16/2019	860000	21	486000	Good	4349	1	3 A	0.00 AC	
AMHERST	103696	9	DOROTHY DR	1022	8/16/2019	860000	21	30000	Good	4349	1	3 A	0.00 AC	
AMHERST	103697	11	DOROTHY DR	1022	8/16/2019	860000	21	30000	Good	4349	1	3 A	0.00 AC	
AMHERST	120	464	BOSTON POST RD UNIT 45	1030	7/2/2019	134900	23	168800	Average +20	1488	1	2 A	0.00 AC	
AMHERST	869	464	BOSTON POST RD UNIT 55	1031	5/13/2020	0	1F	113900	Average	1296	1	20 G	0.00 AC	
AMHERST	1130	464	BOSTON POST RD UNIT 14	1031	6/26/2019	0	1U	117700	Average	1400	1	15 A	0.00 AC	
AMHERST	1170	464	BOSTON POST RD UNIT 19	1031	7/17/2020	0	1A	130600	Average	1452	1	1 A	0.00 AC	
AMHERST	2745	464	BOSTON POST RD UNIT 28	1031	6/30/2020	0		120500	Good	1504	1	0 A	0.00 AC	
AMHERST	2603	48	BROOK RD	1060	7/2/2019	110000	90	173700					19.80 AC	50
AMHERST	3130	3	HUXLEY LN	1060	12/30/2020	0	1F	509134					50.00 AC	50
AMHERST	5008	23	PINE TOP RD(1 LOCKE RD)	1060	3/13/2020	0	1F	30500					5.33 AC	50
AMHERST	5008	23	PINE TOP RD(1 LOCKE RD)	1060	3/13/2020	0	1N	30500					5.33 AC	50
AMHERST	103216	3	BEECHTREE WAY	1060	12/1/2020	129500	PS	164400					9.36 AC	40
AMHERST	713	39	CHESTNUT HILL RD	1090	12/16/2019	0	1N	450600	Average	2848	1.5	57 A	1.10 AC	70
AMHERST	991	66	SPRING RD	1110	12/27/2019	200000	40	507800	Average +10	5743	2	221 G	7.94 AC	50
AMHERST	129	4	PINE TOP RD	1300	1/1/2020	0		174400					4.30 AC	50
AMHERST	2226	70	NORTH ST	1300	4/12/2019	60000	99	193800					9.23 AC	50
AMHERST	4153	3	ODELL DRIVE	1300	3/17/2021	146300	1P	110100					5.08 AC	70
AMHERST	4789	13	INDIAN POND LN	1300	7/13/2020	150000	PS	200100					3.19 AC	70
AMHERST	103125	2	ODELL DRIVE	1300	12/21/2020	399000	1Q	193600					2.57 AC	70
AMHERST	103303	11	MONT VERNON RD	1300	1/5/2021	684900	1Q	163000					7.09 AC	40
AMHERST	103393	52	PULPIT RD	1300	8/28/2020	475000	21	198300					5.66 AC	60

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AMHERST	103396	40	PULPIT RD	1300	11/17/2020	158400	1W	240900						10.44 AC	60
AMHERST	103417	34	PULPIT RD	1300	8/28/2020	475000	1Q	232800						9.35 AC	60
AMHERST	103418	32	PULPIT RD	1300	8/28/2020	475000	21	225000						8.52 AC	60
AMHERST	103710		MONT VERNON RD	1300	3/11/2021	0	1P	148200						3.38 AC	40
AMHERST	606	8	MILFORD ST	1310	9/16/2020	16000	PS	24600						0.06 AC	52
AMHERST	1619	9	NORTON ST	1310	10/1/2019	262000	1Q	26800						0.12 AC	52
AMHERST	2774	2	HORACE GREELEY RD	1310	7/17/2019	370000	21	65700						0.86 AC	50
AMHERST	21	6	LAKESIDE DR	1320	10/21/2020	0		1400						0.14 AC	52
AMHERST	291		SEAVERNS BRIDGE RD	1320	6/22/2020	335000	21	600						0.03 AC	50
AMHERST	805		SOUHEGAN ST	1320	10/9/2019	295000	1Q	600						0.07 AC	50
AMHERST	2529		NORTH ST (REAR)	1320	12/20/2019	3000	24	3200						1.50 AC	50
AMHERST	3835		WOODLAND DR	1320	5/15/2020	0	1T	1700						2.00 AC	50
AMHERST	3837		HORACE GREELEY HWY	1320	11/16/2020	0	1T	900						1.67 AC	50
AMHERST	3838		HORACE GREELEY HWY	1320	6/9/2020	0	1T	900						2.04 AC	50
AMHERST	3839		HORACE GREELEY HWY	1320	11/16/2020	0	1T	1000						4.00 AC	50
AMHERST	3840		HORACE GREELEY HWY	1320	11/16/2020	0	1T	900						1.54 AC	50
AMHERST	4399	59	SEAVERNS BRIDGE RD	1320	3/2/2020	0	1N	300						0.38 AC	50
AMHERST	103398	0	BLOODY BROOK RD	1320	10/1/2019	0	4	0						0.00 AC	60
AMHERST	103470	74	AMHERST ST	1320	4/29/2019	310000	1Q	300						0.09 AC	40
AMHERST	2177	70	RTE 101A	3160	1/1/2021	0	0	83800	Average	2916	1	58 A		1.60 AC	21
AMHERST	1310	104	RTE 101A	3220	8/25/2020	700000	1O	495800	Good + 20	9266	1.75	25 VG		0.56 AC	21
AMHERST	1554	110	RTE 101A	3220	1/9/2020	0	1N	564700	Average +10	5547	2	51 G		0.63 AC	10
AMHERST	1582	98	RTE 101A	3220	9/19/2019	0	1B	1264200	Average +20	3651	2	231 G		4.18 AC	21
AMHERST	1897	130	RTE 101A	3220	5/13/2019	919500	1C	774000	Average	1760	1	52 A		1.00 AC	21
AMHERST	3958	282	RTE 101-15 LIBERTY PK	3401	2/28/2020	130000	21	69100	Average +10	6464	2	32 A		0.00 AC	
AMHERST	3959	282	RTE 101-16 LIBERTY PK	3401	2/28/2020	130000	21	76100	Average +10	6464	2	32 A		0.00 AC	
AMHERST	54	62	PONEMAH RD (A)	3800	1/1/2020	0	0	43000	Average +10	4683	2	43 G		20.00 AC	50
AMHERST	53	70	PONEMAH RD	3804	1/1/2020	0	0	2995600	Average +10	4683	2	43 G		2.00 AC	20
AMHERST	2712	82	RTE 101A	3900	8/20/2020	300000	1O	181300	Average +10	3646	2	50 VG		0.90 AC	21
AMHERST	2555	3	NORTHERN BLVD	4020	8/19/2019	0	1B	1043500	Average +10	3808	2	41 G		1.92 AC	9
AMHERST	1683	10	NORTHERN BLVD BLDG A-16	4021	3/30/2021	0	1B	93600	Average	4228	1	51 G		0.00 AC	
AMHERST	1898	10	NORTHERN BLVD BLDG A-17	4021	3/30/2021	0	1B	94200	Average	1760	1	52 A		3.44 AC	
AMHERST	1919	11	COLUMBIA DR #08A	4021	3/1/2021	45000	PS	106600	Average	1760	1	52 A		0.00 AC	
AMHERST	2547	11	CALDWELL DR #09	4021	7/13/2020	0	1N	288600	Average +10	3808	2	41 G		0.00 AC	
AMHERST	2548	11	CALDWELL DR #07	4021	7/13/2020	0	1N	71400	Average +10	3808	2	41 G		0.00 AC	
AMHERST	2563	5	NORTHERN BLVD UNIT #10	4021	3/11/2021	0	1N	115400	Average +10	3808	2	41 G		0.00 AC	
AMHERST	3710	10	NORTHERN BLVD BLDG B-13	4021	7/23/2020	0	1F	93600	Average	3016	1	52 G		0.00 AC	
AMHERST	3711	10	NORTHERN BLVD BLDG B-14	4021	7/23/2020	0	1F	93900	Average	3016	1	52 G		0.00 AC	

Town of Amherst, NH FY2021															
Unqualified sales Report															
Non-Residential use period April 1, 2019 to March 31, 2021															
Residential use period April 1, 2020 to March 31, 2021															
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hgt.	Bld Age	Deprec. Code	Lot Size	NBHD
AMHERST	4517	3	HOWE DR UNIT 1	4021	9/23/2019	0	1B	256200	Good +10	7480	2	29	F	0.00 AC	
AMHERST	4518	3	HOWE DR UNIT 2	4021	6/7/2019	325000	24	256200	Good +10	7480	2	29	F	0.00 AC	
AMHERST	4519	3	HOWE DR UNIT 3	4021	9/23/2019	0	1B	256200	Good +10	7480	2	29	F	0.00 AC	
AMHERST	4520	3	HOWE DR UNIT 4	4021	1/1/2020	0	0	191600	Good +10	7480	2	29	F	0.00 AC	
AMHERST	4521	3	HOWE DR UNIT 5	4021	1/1/2020	0	0	256200	Good +10	7480	2	29	F	0.00 AC	9
AMHERST	103706	23	GOWING LN	4312	12/5/2019	0	0	172500	Average +20	3904	1	1	A	0.23 AC	50
AMHERST	103706	23	GOWING LN	4312	12/31/2019	47866	0	172500	Average +20	3904	1	1	A	0.23 AC	50
AMHERST	3026	8	MONT VERNON RD	6000	11/4/2020	0	1N	1700						7.27 AC	40
AMHERST	4294		BOSTON POST RD	6000	12/3/2019	0	1A	4100						31.28 AC	40
AMHERST	103051	0	AMHERST ST (REAR)	6000	12/10/2020	90000	90	2400						10.62 AC	40
AMHERST	103212	0	SPRING RD	6000	4/3/2020	0	1F	700						6.48 AC	50
AMHERST	103213	0	SPRING RD	6000	4/3/2020	0	1F	700						2.43 AC	50
AMHERST	2956		BROOK RD	7000	10/3/2019	0	1F	2300						33.20 AC	50
AMHERST	2956		BROOK RD	7000	9/11/2019	0	1B	2300						33.20 AC	50
AMHERST	3344	38	SPRING RD	7010	10/15/2020	0	1T	3300						36.00 AC	50
AMHERST	3344	38	SPRING RD	7010	3/11/2021	325000	90	3300						36.00 AC	50
AMHERST	2855	38	NEW BOSTON RD	7100	12/31/2019	214500	90	1100						10.00 AC	50
AMHERST	4924		BOSTON POST RD	7100	12/31/2019	858000	90	6100						80.00 AC	50
AMHERST	3131	34	HILLSIDE AVE	7200	9/13/2019	80000	23	0						0.53 AC	52
AMHERST	3274	0	NEW BOSTON RD	8200	7/2/2019	337000	1Q	0						2.35 AC	50
AMHERST	5004	22	GOWING LN	9030	12/31/2019	0	35	600	Good	6236	2	18	A	5.16 AC	50
AMHERST	5005	23	GOWING LN	9030	12/31/2019	0	1E	1900	Good	6236	2	18	A	6.75 AC	50
AMHERST	1245		GRATER RD	9035	9/11/2019	0	41	89900	Average	2048	1.75	91	P	5.51 AC	50
AMHERST	3834	30	RTE 101A	9204	4/1/2020	575000	1E	617800	Average +20	6670	2	33	A	40.70 AC	21
AMHERST	2773	278	RTE 101	3261	7/17/2019	370000	21	432200	Good	1504	1	0	A	2.00 AC	10
AMHERST	2561	5	NORTHERN BLVD UNIT #08	9500	12/31/2020	117500	1K	148600	Average +10	3808	2	41	G	0.00 AC	

Town of Amherst, NH FY2021															
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Residential Use period April 1, 2020 to March 31, 2021															
Commercial Use period April 1, 2019 to March 31, 2021															
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hght.	Bid Age	Deprec. Code	Lot Size	NBHD
AMHERST	435	54	PONEMAH RD	101	10/23/2020	499900	0	495700	Average +20	5954	1.75	136	G	2.00	AC 50
AMHERST	9	18	JUNIPER DR	1010	8/3/2020	334000	0	348800	Average	2616	1.5	56	A	1.00	AC 50
AMHERST	84	94	SEAVENS BRIDGE RD	1010	3/19/2021	513000	0	493400	Average +20	5680	2	261	G	5.00	AC 50
AMHERST	103	6	HICKORY DR	1010	7/21/2020	405000	0	391000	Average	4072	2	42	A	0.90	AC 50
AMHERST	142	72	BABOOSIC LAKE RD	1010	8/14/2020	495000	0	512100	Average +20	3664	2	3	A	3.12	AC 50
AMHERST	167	5	WALNUT HILL RD	1010	10/19/2020	469900	0	534700	Average +10	6580	1.75	62	G	3.80	AC 60
AMHERST	183	31	BLOODY BROOK RD	1010	9/28/2020	351500	0	386000	Average +20	2996	2	58	G	0.86	AC 60
AMHERST	250	16	MAIN ST	1010	5/29/2020	699000	0	722000	Good +10	5373	2	241	VG	0.93	AC 95
AMHERST	284	142	AMHERST ST	1010	12/24/2020	660000	0	620700	Good +10	6474	2.5	191	VG	0.48	AC 60
AMHERST	293	18	RIDGEWOOD DR	1010	11/17/2020	500000	0	472100	Average +20	4462	2	40	A	0.74	AC 60
AMHERST	314	7	MONT VERNON RD	1010	12/7/2020	365000	0	347200	Average	2928	1	48	VG	1.66	AC 40
AMHERST	331	9	PINE ACRES RD	1010	8/19/2020	304000	0	355300	Average	3887	2	56	A	1.10	AC 50
AMHERST	333	10	GENERAL AMHERST RD	1010	6/22/2020	710000	0	735000	Good +10	9769	2	43	A	1.50	AC 70
AMHERST	346	19	BROOK RD	1010	11/25/2020	759900	0	655700	Average +20	8482	0	2	A	6.00	AC 50
AMHERST	388	118	BOSTON POST RD	1010	5/19/2020	710000	0	703200	Good +10	8004	2	189	VG	0.70	AC 95
AMHERST	421	21	OLD MONT VERNON RD	1010	7/14/2020	290000	0	313300	Average	2968	1	71	A	1.70	AC 50
AMHERST	446	3	TANGLEWOOD WAY	1010	8/17/2020	460000	0	529000	Average +20	5552	2	34	A	2.12	AC 50
AMHERST	463	444	BOSTON POST RD	1010	8/19/2020	370000	0	342700	Average	3726	1.5	57	G	0.69	AC 40
AMHERST	513	25	MERRIMACK RD	1010	2/12/2021	360000	0	329700	Average	3030	1.75	31	G	0.63	AC 40
AMHERST	544	3	OLD JAILHOUSE RD	1010	12/4/2020	327500	0	371400	Average	3538	1.75	206	A	0.46	AC 95
AMHERST	552	7	PINEWOOD DR	1010	9/28/2020	557000	0	530100	Average +20	4696	2	1	A	0.86	AC 60
AMHERST	564	2	HILLSIDE AVE	1010	9/21/2020	420000	0	384900	Average +10	2891	1.5	5	A	0.41	AC 52
AMHERST	594	15	MARTINGALE RD	1010	11/30/2020	549900	0	580200	Good	5464	2	41	G	1.00	AC 60
AMHERST	607	5	MILFORD ST	1010	8/17/2020	260000	0	248300	Average +10	1861	2	123	VG	0.06	AC 52
AMHERST	659	96	CHRISTIAN HILL RD	1010	7/1/2020	425000	0	497800	Average +20	5856	2	46	A	1.53	AC 60
AMHERST	709	6	GENERAL AMHERST RD	1010	10/14/2020	665900	0	665400	Good +10	8419	2	43	G	1.74	AC 70
AMHERST	752	44	BUCKRIDGE DR	1010	7/1/2020	495000	0	506600	Average +10	6938	1.75	50	G	4.70	AC 50
AMHERST	760	24	FAIRWAY DR	1010	8/10/2020	475000	0	441100	Average	5388	2	49	G	1.20	AC 50
AMHERST	803	2	OLD MONT VERNON RD	1010	9/8/2020	629900	0	584500	Good	7351	2	27	G	2.24	AC 50
AMHERST	804	13	CARRIAGE RD	1010	10/30/2020	1475000	0	1526000	Excellent +10	10100	2	211	E	1.70	AC 95
AMHERST	871	3	LAKE FRONT ST	1010	9/25/2020	242700	0	253900	Average	2026	1.25	27	G	0.23	AC 52
AMHERST	878	50	BABOOSIC LAKE RD	1010	9/11/2020	440000	0	489100	Average +10	4202	2	49	G	2.00	AC 50
AMHERST	888	31	STORYBROOK LN	1010	6/30/2020	530000	0	574400	Good	7338	2	38	G	1.06	AC 60
AMHERST	918	14	PINEWOOD DR	1010	8/19/2020	445000	0	500900	Average +20	6382	1.75	57	A	1.00	AC 60
AMHERST	924	6	MEADOW LN	1010	7/30/2020	335000	0	357300	Average	2436	1	49	VG	0.85	AC 50
AMHERST	941	24	WOODLAND DR	1010	8/17/2020	425000	0	397800	Average	6474	1.75	57	G	1.70	AC 50

Town of Amherst, NH FY2021														
Q sales Report														
Residential Use period April 1, 2020 to March 31, 2021														
Commercial Use period April 1, 2019 to March 31, 2021														
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hgt. Age	Bid Deprec. Code	Lot Size	NBHD
AMHERST	957	23	THORNTON FERRY RD I	1010	10/6/2020	480000	0	519900	Average +20	9952	1.25	50 A	4.16 AC	50
AMHERST	969	39	MONT VERNON RD	1010	3/30/2021	220000	0	235000	Below Average	4134	1.5	221 P	3.42 AC	40
AMHERST	973	2	SHERBURNE DR	1010	7/16/2020	514900	0	558500	Average +20	6675	1.75	45 G	1.05 AC	60
AMHERST	979	5	GENERAL AMHERST RD	1010	10/2/2020	620000	0	659000	Average +20	7098	1.5	38 G	1.50 AC	70
AMHERST	1001	4	PINEWOOD DR	1010	8/18/2020	424900	0	505400	Average +10	5284	1.5	60 VG	1.20 AC	60
AMHERST	1018	3	BUCKRIDGE DR	1010	10/28/2020	363000	0	395700	Average +10	4058	1.75	56 G	0.86 AC	50
AMHERST	1083	33	BORDER ST	1010	11/23/2020	191000	0	228800	Average	2924	1.75	171 F	0.77 AC	50
AMHERST	1100	16	EATON RD	1010	9/28/2020	430000	0	462000	Average +20	6396	2	113 A	2.34 AC	50
AMHERST	1113	10	MARTINGALE RD	1010	6/11/2020	480000	0	492700	Average +20	5801	2	51 G	1.00 AC	60
AMHERST	1129	6	FERNWOOD LN	1010	9/2/2020	420000	0	435200	Average +10	4104	2	43 VG	0.71 AC	60
AMHERST	1160	174	AMHERST ST	1010	8/20/2020	315000	0	314600	Average	2528	1	38 G	0.70 AC	40
AMHERST	1190	2	BRIARWOOD LN	1010	10/23/2020	440000	0	424300	Average +10	4721	2	43 A	0.69 AC	60
AMHERST	1227	12	BABOOSIC LAKE RD	1010	3/19/2021	280000	0	268800	Average	2680	1	73 G	0.77 AC	50
AMHERST	1232	25	EASTERN AVE	1010	8/20/2020	313000	0	315100	Average	2910	1.5	51 A	0.88 AC	50
AMHERST	1267	10	HIGHLAND DR	1010	7/20/2020	438500	0	483000	Average +20	4963	1.75	52 A	2.48 AC	50
AMHERST	1277	2	HEMLOCK HILL RD	1010	3/25/2021	585000	0	511000	Average +20	7416	2	48 G	1.57 AC	60
AMHERST	1289	84	AMHERST ST	1010	4/3/2020	550000	0	587900	Average +20	6436	1.5	236 VG	3.50 AC	40
AMHERST	1302	7	MELODY LN	1010	3/12/2021	435000	0	433000	Average +10	5396	2	46 A	1.50 AC	50
AMHERST	1323	61	SEAVENS BRIDGE RD	1010	1/21/2021	326000	0	332400	Average	2908	1	61 G	1.68 AC	50
AMHERST	1338	8	CRESTWOOD CT	1010	3/19/2021	526000	0	480400	Average +20	4750	2	38 G	0.69 AC	60
AMHERST	1358	27	MERRIMACK RD	1010	10/26/2020	285000	0	296400	Average -95	2568	1.5	71 VG	0.93 AC	40
AMHERST	1402	1	STEEPLE LN	1010	7/14/2020	427500	0	467400	Average +10	5693	2	52 A	1.50 AC	50
AMHERST	1421	2	MONTICELLO DR	1010	11/19/2020	840000	0	768800	Good + 20	8266	2	21 VG	2.59 AC	70
AMHERST	1445	31	BORDER ST	1010	10/1/2020	345000	0	348800	Average	4682	1.75	151 A	0.94 AC	50
AMHERST	1453	14	RIDGEWOOD DR	1010	3/25/2021	531000	0	494400	Average +20	5040	2	40 G	0.74 AC	60
AMHERST	1454	14	FAIRWAY DR	1010	5/27/2020	389900	0	396800	Average	4092	2	51 A	1.35 AC	50
AMHERST	1500	17	STORYBROOK LN	1010	5/15/2020	659000	0	691100	Good	8728	1.75	48 VG	1.42 AC	60
AMHERST	1502	9	ARROW LN	1010	6/29/2020	410000	0	492600	Average +10	5861	2	39 A	2.10 AC	50
AMHERST	1547	7	WINDSOR DR	1010	8/24/2020	375000	0	354700	Average	3664	2	53 VG	0.75 AC	50
AMHERST	1618	57	SEAVENS BRIDGE RD	1010	8/3/2020	320000	0	352500	Average	3816	1.75	221 G	1.41 AC	50
AMHERST	1626	1	WOODBINE LN	1010	12/21/2020	332500	0	357800	Average +10	3700	1	52 G	0.75 AC	50
AMHERST	1633	8	JONES RD	1010	3/31/2021	350000	0	428500	Average +10	4504	2	45 A	0.97 AC	50
AMHERST	1659	27	AGLIPAY DR	1010	6/30/2020	265000	0	323500	Average	4591	2	55 F	0.75 AC	50
AMHERST	1730	3	BROOKWOOD DR	1010	10/5/2020	445000	0	447300	Average +10	3984	1.75	7 G	0.71 AC	50
AMHERST	1748	45	COUNTY RD	1010	12/7/2020	402000	0	374400	Average +10	3494	2	45 G	0.98 AC	40
AMHERST	1752	6	NORTHFIELD RD	1010	12/28/2020	410000	0	407400	Average +10	3970	2	49 G	0.90 AC	50

Town of Amherst, NH FY2021															
Q sales Report															
Residential Use period April 1, 2020 to March 31, 2021															
Commercial Use period April 1, 2019 to March 31, 2021															
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hgt.	Bld Age	Deprec. Code	Lot Size	NBHD
AMHERST	1759	154	AMHERST ST	1010	9/15/2020	486000	0	517200	Good	5687	2	196	G	0.44 AC	60
AMHERST	1764	220	BOSTON POST RD	1010	5/5/2020	315000	0	317100	Average	2432	1	58	G	1.89 AC	50
AMHERST	1773	5	COURTHOUSE RD	1010	10/19/2020	530000	0	462200	Average +10	4216	1.75	175	VG	0.26 AC	95
AMHERST	1791	206	BOSTON POST RD	1010	7/10/2020	299900	0	269000	Average	3053	1.25	87	A	0.47 AC	50
AMHERST	1792	141	AMHERST ST	1010	6/18/2020	1250000	0	1009800	Good +10	9686	2	96	VG	11.87 AC	60
AMHERST	1798	7	CHURCH ST	1010	6/18/2020	672000	0	645100	Good +20	4216	2	11	G	0.19 AC	95
AMHERST	1800	110	BOSTON POST RD	1010	6/18/2020	420000	0	458400	Average +10	6785	2.5	198	A	0.16 AC	95
AMHERST	1862	1	RALMAR RD	1010	5/27/2020	350000	0	372100	Average +10	2341	2	28	G	5.15 AC	50
AMHERST	1868	24	WILLIAMSBURG DR	1010	12/9/2020	425000	0	413200	Average +10	4511	2	48	G	1.30 AC	50
AMHERST	1913	24	CRICKET CORNER RD	1010	12/4/2020	383000	0	393200	Average	5045	1	271	G	4.01 AC	50
AMHERST	1968	4	GENERAL AMHERST RD	1010	9/1/2020	585000	0	590900	Good	5552	2	45	G	1.57 AC	70
AMHERST	2051	117	BOSTON POST RD	1010	3/25/2021	1230000	0	1120400	Excellent +10	10763	2	197	G	1.44 AC	95
AMHERST	2101	388	BOSTON POST RD	1010	10/13/2020	379000	0	353300	Average	3792	1.5	53	G	0.80 AC	40
AMHERST	2110	7	WASHINGTON DR	1010	1/19/2021	800000	0	773400	Good +20	6982	2	23	G	6.65 AC	50
AMHERST	2169	20	SADDLE HILL RD	1010	10/26/2020	800000	0	808200	Good +20	9879	1.5	24	G	3.72 AC	60
AMHERST	2213	7	DOUGLAS DR	1010	7/1/2020	379900	0	378600	Average	4256	2	49	G	0.75 AC	50
AMHERST	2221	54	COUNTY RD	1010	4/30/2020	383000	0	376400	Average	3492	1	36	G	2.93 AC	40
AMHERST	2235	144	AMHERST ST	1010	1/5/2021	330000	0	345000	Average +10	4192	2	169	A	0.62 AC	60
AMHERST	2254	26	MERRIMACK RD	1010	9/18/2020	295000	0	270000	Average	2030	1.75	101	A	1.27 AC	40
AMHERST	2276	10	DANBURY CIR	1010	11/24/2020	270000	0	323700	Average	3219	2	51	F	1.50 AC	50
AMHERST	2279	27	DANBURY CIR	1010	8/25/2020	305000	0	337700	Average	2476	2	51	A	1.51 AC	50
AMHERST	2303	18	TAMARACK LN	1010	5/12/2020	395000	0	406100	Average	4616	2	24	A	0.50 AC	70
AMHERST	2335	9	PAVILLION RD	1010	1/31/2020	399000	0	431000	Average +10	5108	1.5	36	A	1.90 AC	50
AMHERST	2343	335	BOSTON POST RD	1010	10/16/2020	650000	0	637000	Good +10	5766	1.75	56	VG	1.50 AC	40
AMHERST	2373	11	HEMLOCK HILL RD	1010	7/20/2020	514500	0	541900	Average +20	5198	2	37	VG	1.30 AC	60
AMHERST	2373	11	HEMLOCK HILL RD	1010	7/17/2020	524500	0	541900	Average +20	5198	2	37	VG	1.30 AC	60
AMHERST	2380	3	BLOODY BROOK RD	1010	12/14/2020	460000	0	462400	Average +20	4490	2	56	VG	0.89 AC	60
AMHERST	2401	324	BOSTON POST RD	1010	11/16/2020	339060	0	387700	Average +20	4560	2	264	A	2.30 AC	40
AMHERST	2412	2	BLUEBERRY HILL RD	1010	5/21/2020	345000	0	360100	Average +10	3232	2	32	A	2.71 AC	50
AMHERST	2427	13	CRICKET HILL DR	1010	10/15/2020	561000	0	558400	Good	7674	1.5	43	A	2.25 AC	50
AMHERST	2453	18	CHESTNUT HILL RD	1010	6/1/2020	1675000	0	1466200	Excellent +10	14417	1.5	36	VG	47.00 AC	50
AMHERST	2462	15	HICKORY DR	1010	12/11/2020	360000	0	354100	Average	3511	2	50	A	1.20 AC	50
AMHERST	2463	79	HORACE GREELEY RD	1010	12/2/2020	625000	0	636400	Good	5794	1.5	209	VG	8.48 AC	50
AMHERST	2480	31	DANBURY CIR	1010	1/5/2021	296000	0	337100	Average	2438	1	51	A	1.50 AC	50
AMHERST	2492	6	SCHOOLHOUSE RD	1010	6/1/2020	307500	0	334800	Average	3372	1.25	49	A	1.50 AC	50
AMHERST	2511	18	BLOODY BROOK RD	1010	9/10/2020	410000	0	374100	Average +20	3702	1.75	56	A	0.86 AC	60

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AMHERST	2512		5 NATHAN LORD RD	1010	9/3/2020	590000	0	644000	Good	7400		2	33	G	4.16 AC	70
AMHERST	2515	35	EAGLE ROCK RD	1010	12/22/2020	436000	0	499600	Average	6102		2	41	A	2.00 AC	60
AMHERST	2738	5	FERNWOOD LN	1010	2/5/2021	486000	0	403600	Average +10	4004		2	42	VG	0.70 AC	60
AMHERST	2762	2	SPRING RD	1010	10/5/2020	470000	0	492700	Average +20	4270		2	16	A	1.50 AC	50
AMHERST	2764	9	WILLIAMSBURG DR	1010	10/13/2020	460000	0	451100	Average +10	3802		2	44	VG	1.10 AC	50
AMHERST	2813	35	CHESTNUT HILL RD	1010	6/29/2020	350000	0	401100	Average	4032		1.5	101	A	5.04 AC	70
AMHERST	2840	317	BOSTON POST RD	1010	10/29/2020	499000	0	441000	Average +20	3834		2	44	G	0.75 AC	40
AMHERST	2845	21	BEAVER BROOK CIR	1010	3/3/2021	405000	0	363100	Average	4049		1	54	VG	0.72 AC	50
AMHERST	2967	28	HOLLY HILL DR	1010	6/26/2020	485000	0	437200	Average +10	4878		2	48	A	1.50 AC	60
AMHERST	2984	1	BROOKWOOD DR	1010	12/11/2020	432000	0	356500	Average	3514		1	59	G	1.43 AC	50
AMHERST	3019	34	OLD MILFORD RD	1010	9/2/2020	463000	0	473200	Average +10	5115		1	39	G	2.75 AC	50
AMHERST	3038	3	ORCHARD VIEW DR	1010	10/1/2020	455000	0	405600	Average	4694		2	44	VG	2.66 AC	60
AMHERST	3041	16	OLD MILFORD RD	1010	3/5/2021	675000	0	705400	Good +10	6644		1.5	231	VG	1.82 AC	50
AMHERST	3051	13	CHURCH ST	1010	7/31/2020	685000	0	671200	Good	5392		2	186	VG	0.69 AC	95
AMHERST	3060	34	NATHAN LORD RD	1010	6/22/2020	645000	0	662000	Good +10	7319		2	45	G	1.66 AC	70
AMHERST	3088	7	CAROL ANN LN	1010	4/20/2020	616000	0	664300	Good +10	6686		2	18	G	5.18 AC	60
AMHERST	3155	31	GREEN RD	1010	6/16/2020	589000	0	648200	Good +10	6965		2	24	A	3.02 AC	60
AMHERST	3175	1	SPRING RD	1010	6/5/2020	469000	0	505400	Average +20	4462		2	23	A	2.10 AC	50
AMHERST	3209	9	CARRIAGE RD	1010	6/17/2020	390000	0	431400	Average +10	4246		1.25	177	G	0.51 AC	95
AMHERST	3260	9	BLUEBERRY HILL RD	1010	12/28/2020	525000	0	482600	Average +10	5884		1.5	50	A	1.70 AC	50
AMHERST	3295	100	BABOOSIC LAKE RD	1010	4/6/2020	633500	0	574700	Average +20	9480		1.75	247	G	12.99 AC	50
AMHERST	3320	23	NORTH MEADOW RD	1010	5/5/2020	524000	0	508400	Good	4520		2	2	A	1.51 AC	50
AMHERST	3354	12	DEERWOOD DR	1010	7/20/2020	347500	0	376400	Average	2616		1.75	50	VG	1.50 AC	50
AMHERST	3355	11	EASTERN AVE	1010	9/18/2020	313000	0	295300	Average -95	1872		1	51	G	1.50 AC	50
AMHERST	3381	1	STOCKWELL RD	1010	3/5/2021	336000	0	306900	Average	4561		1	101	G	1.70 AC	50
AMHERST	3384	10	WILLIAMSBURG DR	1010	1/19/2021	480000	0	460200	Average +10	5088		2	51	G	1.40 AC	50
AMHERST	3395	20	WOODLAND DR	1010	11/4/2020	515000	0	509100	Average +10	5200		1.75	55	VG	0.86 AC	50
AMHERST	3480	26	BUCKRIDGE DR	1010	5/22/2020	400000	0	411100	Average +10	4950		2	52	A	1.05 AC	50
AMHERST	3496	5	FIELDSTONE DR	1010	3/12/2021	551000	0	507800	Average +10	7496		1.5	40	VG	0.91 AC	50
AMHERST	3508	37	PONEMAH RD	1010	3/29/2021	469500	0	412900	Average +10	5256		1	60	VG	0.76 AC	50
AMHERST	3562	17	ROBERGE DR	1010	8/3/2020	480000	0	489300	Average +10	5900		2	50	VG	0.80 AC	60
AMHERST	3565	74	NORTH ST (1/2)	1010	12/2/2020	429000	0	433100	Average +10	3976		2	36	A	2.08 AC	50
AMHERST	3576	15	OLD MAIL RD	1010	9/17/2020	505000	0	435500	Average +10	5748		1	36	A	13.26 AC	60
AMHERST	3601	81	PONEMAH RD	1010	12/23/2020	357000	0	335100	Average	3862		1.75	66	A	0.69 AC	50
AMHERST	3603	86	MACK HILL RD	1010	6/12/2020	1100000	0	1130800	Good +20	13123		2	259	VG	3.26 AC	60
AMHERST	3638	13	NORTH MEADOW RD	1010	5/8/2020	398000	0	412600	Average	3960		1.75	54	VG	0.86 AC	50

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AMHERST	3647	6	RIDGEWOOD DR	1010	4/22/2020	425000	0	474900	Average +20	4296	2	41	G	0.74 AC	60
AMHERST	3659	31	AGLIPAY DR	1010	2/1/2021	315000	0	316000	Average	2306	1	48	A	0.75 AC	50
AMHERST	3688	8	HILLSIDE AVE	1010	6/19/2020	360000	0	340300	Average	2759	1	76	E	0.26 AC	52
AMHERST	3699	19	MANCHESTER RD	1010	3/12/2021	615000	0	582200	Good +10	6109	2	181	G	0.84 AC	50
AMHERST	3712	28	STEARNS RD	1010	8/17/2020	425800	0	392500	Average	5263	1.5	71	G	0.57 AC	50
AMHERST	3761	11	MELODY LN	1010	8/7/2020	416500	0	464600	Average +10	6202	2	45	A	1.76 AC	50
AMHERST	3773	16	CANDLEWOOD DR (B)	1010	8/14/2020	675000	0	698500	Good + 20	7588	2	17	A	2.22 AC	60
AMHERST	3832	13	DEER HOLLOW DR	1010	2/12/2021	485000	0	554800	Average +20	5870	2	25	A	6.74 AC	60
AMHERST	3842	25	MACK HILL RD	1010	1/19/2021	405000	0	355800	Average	3440	1.5	81	G	1.75 AC	60
AMHERST	3847	10	ROBERGE DR	1010	10/5/2020	545000	0	503500	Average +20	5702	2	53	G	0.75 AC	60
AMHERST	3854	42	OLD MANCHESTER RD	1010	11/13/2020	455000	0	419900	Average +10	3907	1.75	39	VG	3.22 AC	50
AMHERST	3858	25	STORYBROOK LN	1010	8/10/2020	543000	0	587600	Average +20	6922	1.5	25	VG	1.37 AC	60
AMHERST	3892	36	THORNTON FERRY RD I	1010	10/23/2020	602000	0	691400	Good + 20	8816	2	18	G	3.23 AC	50
AMHERST	3894	38	THORNTON FERRY RD I	1010	1/20/2021	692000	0	685300	Good + 20	7714	2	18	G	3.38 AC	50
AMHERST	3903	87	HORACE GREELEY RD	1010	2/19/2021	650000	0	761300	Average +20	11930	2	24	A	5.31 AC	50
AMHERST	3961	6	COLONEL WILKINS RD	1010	5/14/2020	690000	0	646800	Good +10	8178	2	32	A	2.11 AC	60
AMHERST	4091	150	AMHERST ST	1010	5/26/2020	305000	0	328200	Average +10	2921	1.75	174	G	0.27 AC	60
AMHERST	4150	68	BABOOSIC LAKE RD (1/2)	1010	1/7/2021	460000	0	511200	Average +20	8902	2	32	A	2.75 AC	50
AMHERST	4171	28	SIMEON WILSON RD	1010	12/18/2020	645000	0	645400	Good +10	5447	2	31	A	3.99 AC	60
AMHERST	4213	14	JOSHUA RD	1010	10/9/2020	300000	0	329900	Average +10	3288	1	24	A	0.28 AC	50
AMHERST	4221	11	SADDLE HILL RD	1010	11/24/2020	615000	0	640100	Good	6687	2	24	G	7.11 AC	60
AMHERST	4222	13	SADDLE HILL RD	1010	12/30/2020	590000	0	613200	Good	5926	2	24	G	3.55 AC	60
AMHERST	4268	4	HIGH MEADOW LN	1010	1/28/2021	850000	0	847200	Excellent	7584	2	13	G	3.04 AC	70
AMHERST	4278	73	MACK HILL RD	1010	1/11/2021	675000	0	698000	Good	8476	1.75	32	G	2.97 AC	60
AMHERST	4282	1	HIGH MEADOW LN	1010	10/15/2020	1275000	0	1323200	Good + 20	16472	1.75	32	G	3.49 AC	70
AMHERST	4344	2	HUBBARD RD	1010	9/14/2020	725000	0	762000	Good	10284	1.5	30	A	5.17 AC	70
AMHERST	4350	9	HUBBARD RD	1010	10/30/2020	775000	0	872800	Good +10	10404	2	24	A	8.26 AC	70
AMHERST	4355	1	JENNIFER LN	1010	11/19/2020	500000	0	548500	Average +20	5026	1.75	24	A	2.00 AC	60
AMHERST	4358	6	JENNIFER LN	1010	4/23/2020	561000	0	614200	Good	5442	2	24	A	2.73 AC	60
AMHERST	4383	56	CHESTNUT HILL RD	1010	1/14/2021	939000	0	901800	Excellent	10628	2	24	A	21.27 AC	70
AMHERST	4398	59	SEAVERNS BRIDGE RD	1010	10/21/2020	569000	0	528400	Average +20	4115	2	1	A	1.49 AC	50
AMHERST	4438	26	THE FLUME	1010	12/4/2020	826000	0	1015000	Good +10	13697	2	28	A	5.37 AC	80
AMHERST	4446	10	THE FLUME	1010	10/26/2020	889500	0	900900	Good + 20	10520	2	22	A	5.68 AC	80
AMHERST	4458	49	THE FLUME	1010	11/16/2020	760000	0	790600	Good + 20	8135	2	20	A	6.84 AC	80
AMHERST	4459	51	THE FLUME	1010	5/15/2020	690000	0	712100	Good +10	5782	2	23	A	5.89 AC	80
AMHERST	4483	46	THE FLUME	1010	5/18/2020	800000	0	805200	Good + 20	6909	2.5	21	A	5.14 AC	80



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AMHERST	4523	38	PROCTOR RD	1010	7/1/2020	450000	0	501600	Average +20	4184	2	30	A	5.07 AC	50
AMHERST	4580	4	SARGENT QUARRY	1010	10/26/2020	535000	0	542800	Good	5071	2	24	G	2.00 AC	60
AMHERST	4638	21	MOSSWOOD CIR	1010	11/24/2020	575000	0	601700	Good +10	8190	2	23	A	0.52 AC	70
AMHERST	4656	76	THORNTON FERRY RD II	1010	11/12/2019	385000	0	491600	Average +20	4350	2	25	A	2.68 AC	50
AMHERST	4690	5	TIMBER CHASE	1010	12/31/2020	510000	0	550500	Good	4924	2	25	G	0.50 AC	60
AMHERST	4703	23	EDGEWOOD RUN	1010	8/31/2020	633000	0	618600	Good +10	6762	2	24	A	0.52 AC	70
AMHERST	4705	31	EDGEWOOD RUN	1010	11/3/2020	587500	0	606700	Good +10	5881	2	24	A	0.50 AC	70
AMHERST	4747	0	BROOKWOOD DR	1010	12/16/2020	599900	0	568200	Average +20	5041	2	1	A	2.97 AC	50
AMHERST	4752	21	TAMARACK LN	1010	7/29/2020	405000	0	405600	Average	4810	2	25	A	0.53 AC	70
AMHERST	4774	14	DEER HOLLOW DR	1010	3/22/2021	655000	0	575600	Average +20	6420	2	25	A	5.46 AC	60
AMHERST	4775	21	DEER HOLLOW DR	1010	12/4/2020	645000	0	616200	Good	6696	2	24	A	6.23 AC	60
AMHERST	4776	19	DEER HOLLOW DR	1010	10/19/2020	680000	0	674700	Good	7946	2	23	A	5.85 AC	60
AMHERST	4790	11	INDIAN POND LN	1010	7/13/2020	650000	0	762700	Good +10	9602	2.5	23	A	2.00 AC	70
AMHERST	4807	2	FAIR OAKS DR	1010	6/17/2020	1500000	0	1457300	Excellent	16359	2	22	A	6.24 AC	60
AMHERST	4860	7	O'NEIL WAY	1010	11/6/2020	648000	0	674000	Good +10	7649	2	19	A	5.01 AC	60
AMHERST	4902	6	PATRICIA LN	1010	6/26/2020	381000	0	455200	Average +10	4706	1.5	18	A	0.85 AC	60
AMHERST	100042	1	TWILIGHT FARM LN	1010	9/25/2020	420000	0	482300	Average	5704	1.75	18	A	3.56 AC	50
AMHERST	100944	495	BOSTON POST RD	1010	6/30/2020	480000	0	463600	Average +20	4488	2	16	A	5.36 AC	40
AMHERST	101022	497	BOSTON POST RD	1010	6/1/2020	500000	0	552400	Good	5853	1.5	14	VG	2.50 AC	40
AMHERST	103040	7	VICTORIA RIDGE	1010	3/25/2021	859000	0	737900	Good + 20	7151	2	11	A	2.05 AC	80
AMHERST	103122	2	BRADFORD WAY	1010	12/29/2020	599900	0	593000	Average +20	4688	2	1	A	3.09 AC	70
AMHERST	103123	3	BRADFORD WAY	1010	9/29/2020	609000	0	628200	Average +20	5481	2	1	A	3.09 AC	70
AMHERST	103128	11	WHITING FARM DR	1010	12/15/2020	633200	0	635300	Good	4957	2	1	A	2.63 AC	70
AMHERST	103132	13	WHITING FARM DR	1010	4/23/2020	634900	0	655800	Good	5670	1.75	1	A	2.78 AC	70
AMHERST	103133	12	WHITING FARM DR	1010	8/21/2020	618400	0	670900	Good	5308	2	1	A	3.13 AC	70
AMHERST	103139	4	WHITING FARM DR	1010	7/14/2020	839400	0	766500	Good	6916	1.75	1	A	3.82 AC	70
AMHERST	103141	5	WHITING FARM DR	1010	4/3/2020	690000	0	696800	Good	6066	1.75	2	A	2.42 AC	70
AMHERST	103257	11	FOUNDER'S WAY	1010	8/5/2020	899900	0	953800	Excellent +10	6570	2	7	A	1.29 AC	90
AMHERST	103265	1	GATCHEL WAY	1010	10/23/2020	239000	0	265500	Good + 20	8559	2	0		1.31 AC	90
AMHERST	103269	4	GATCHEL WAY	1010	11/17/2020	245000	0	399400	Good + 20	7070	2	0	A	1.44 AC	90
AMHERST	103298	2	POTTER WAY	1010	10/8/2020	1126200	0	901200	Excellent	6887	2	3	A	1.55 AC	90
AMHERST	103324	4	FOUNDER'S WAY	1010	8/31/2020	1100000	0	980100	Excellent +10	7314	2	4	A	1.67 AC	90
AMHERST	518	31	MIDDLE ST	1012	5/7/2020	414000	0	398600	Average +20	4842	1.5	71	G	0.67 AC	60
AMHERST	1112	27	MIDDLE ST	1012	1/15/2020	490000	0	460900	Average +20	5068	2	231	G	0.50 AC	95
AMHERST	3563	16	WALNUT HILL RD	1012	12/8/2020	634700	0	633800	Average +20	9661	1.5	58	G	2.80 AC	60
AMHERST	784	53	BROADWAY	1013	8/18/2020	550000	0	546500	Average +10	3024	2	123	VG	0.20 AC	52

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AMHERST	2467	124	BABOOSIC LAKE RD	1013	6/11/2020	450000	0	442100	Average	2274	1	52	F	0.25 AC	52
AMHERST	2942	10	DAMON POND	1013	12/28/2020	214500	0	208200	Average	1992	1.75	76	VG	0.12 AC	50
AMHERST	1	135	AMHERST ST 18	1020	10/14/2020	249900	0	251300	Good	2034	2	41	A	0.00 AC	
AMHERST	865	135	AMHERST ST 28	1020	12/23/2020	310000	0	323400	Average +20	3756	1.5	82	G	0.00 AC	
AMHERST	1097	135	AMHERST ST 10	1020	8/13/2020	230000	0	204100	Average +20	3226	1	161	VG	0.00 AC	
AMHERST	1292	17	ATHERTON LN	1020	7/6/2020	317900	0	318300	Average +20	6436	1.5	236	VG	0.00 AC	
AMHERST	1832	14	TAMARACK LN UNIT 54	1020	2/1/2021	235000	0	228500	Good + 20	6104	2	233	G	0.00 AC	
AMHERST	1847	9	CUB CIRCLE UNIT 13	1020	12/1/2020	200000	0	210300	Good + 20	6104	2	233	G	0.00 AC	
AMHERST	1851	14	TAMARACK LN UNIT 55	1020	10/21/2020	219900	0	222900	Good + 20	6104	2	233	G	0.00 AC	
AMHERST	2406	23	ATHERTON LN	1020	10/2/2020	369000	0	290500	Average +20	4560	2	264	A	0.00 AC	
AMHERST	2442	8	VETERANS RD 04 (A)	1020	8/14/2020	244000	0	251500	Average +10	3636	2	46	A	0.00 AC	
AMHERST	2784	7	CORDUROY RD 07	1020	5/15/2020	140000	0	145700	Average +10	3802	2	44	VG	0.00 AC	
AMHERST	2791	7	CORDUROY RD 20	1020	10/9/2020	141500	0	159800	Average +10	3802	2	44	VG	0.00 AC	
AMHERST	2796	7	CORDUROY RD 05	1020	2/10/2021	209900	0	207000	Average +10	3802	2	44	VG	0.00 AC	
AMHERST	2798	7	CORDUROY RD 18	1020	9/29/2020	204900	0	205900	Average +10	3802	2	44	VG	0.00 AC	
AMHERST	2889	16	ATHERTON LN	1020	5/15/2020	330000	0	326000	Average +20	6955	2	42	G	0.00 AC	
AMHERST	2896	7	ATHERTON LN	1020	12/4/2020	305000	0	347800	Average +20	6955	2	42	G	0.00 AC	
AMHERST	3843	8	VETERANS RD 10 (B)	1020	10/30/2020	232500	0	247600	Average	3440	1.5	81	G	0.00 AC	
AMHERST	4000	107	PONEMAH RD	1020	8/10/2020	390500	0	389800	Average +10	3204	2	23	A	0.00 AC	
AMHERST	4001	107	PONEMAH RD	1020	7/31/2020	450000	0	473900	Average +10	3204	2	23	A	0.00 AC	
AMHERST	4002	107	PONEMAH RD	1020	1/12/2021	390000	0	397700	Average +10	3204	2	23	A	0.00 AC	
AMHERST	4003	107	PONEMAH RD	1020	10/30/2020	390000	0	334300	Average +10	3204	2	23	A	0.00 AC	
AMHERST	4180	8	FOX RUN RD UNIT 01	1020	8/24/2020	391000	0	401200	Good +10	5447	2	31	A	0.00 AC	
AMHERST	4624	6	STANDISH WAY - UNIT 2	1020	3/16/2021	257500	0	250400	Good	5824	2	24	A	0.00 AC	
AMHERST	4630	8	STANDISH WAY - UNIT 8	1020	8/4/2020	242000	0	252500	Good	5824	2	24	A	0.00 AC	
AMHERST	4828	14	VETERANS RD (G)	1020	7/1/2020	315000	0	309600	Excellent	16359	2	22	A	0.00 AC	
AMHERST	4832	14	VETERANS RD (E)	1020	10/26/2020	290000	0	274200	Excellent	16359	2	22	A	0.00 AC	
AMHERST	4925	2	JOSIAH BARTLETT RD	1020	9/10/2020	425000	0	410600	Average +10	4706	1.5	18	A	0.00 AC	
AMHERST	4949	22	JOSIAH BARTLETT RD	1020	7/20/2020	373000	0	379300	Average +10	4706	1.5	18	A	0.00 AC	
AMHERST	4955	28	JOSIAH BARTLETT RD	1020	9/15/2020	394300	0	454200	Average +10	4706	1.5	18	A	0.00 AC	
AMHERST	4986	4	GOWING LN	1020	1/29/2021	465000	0	473700	Average	2638	1	20	A	0.00 AC	
AMHERST	4990	8	GOWING LN	1020	9/17/2020	499000	0	488700	Average	2638	1	20	A	0.00 AC	
AMHERST	4991	9	GOWING LN	1020	10/2/2020	449500	0	405400	Average	2638	1	20	A	0.00 AC	
AMHERST	4999	17	GOWING LN	1020	3/9/2021	427500	0	416600	Average	2638	1	20	A	0.00 AC	
AMHERST	5000	18	GOWING LN	1020	10/14/2020	460000	0	467800	Average	2638	1	20	A	0.00 AC	
AMHERST	5001	19	GOWING LN	1020	10/16/2020	459900	0	469600	Average	2638	1	20	A	0.00 AC	

Town of Amherst, NH FY2021													
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Residential Use period April 1, 2020 to March 31, 2021													
Commercial Use period April 1, 2019 to March 31, 2021													
Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hgt.	Bld Deprec. Code	Lot Size
AMHERST	100370	17	BELLEVIEW DR	1020	11/18/2020	247500	0	287800	Good	6211	2	19 E	0.00 AC
AMHERST	100562	17	MULBERRY LN	1020	5/1/2020	225000	0	240600	Good	6211	2	19 E	0.00 AC
AMHERST	100562	17	MULBERRY LN	1020	10/1/2020	255000	0	240600	Good	6211	2	19 E	0.00 AC
AMHERST	100567	4	MULBERRY LN	1020	5/21/2020	225000	0	245800	Good	6211	2	19 E	0.00 AC
AMHERST	100669	4	ASPEN CT SOUTHWOOD	1020	9/24/2020	320000	0	323500	Good	5726	1.75	17 A	0.00 AC
AMHERST	101063	33	MERRIMACK RD UNIT A	1020	8/17/2020	239000	0	230200	Good + 20	8117	2	16 A	0.00 AC
AMHERST	101065	33	MERRIMACK RD UNIT C	1020	9/11/2020	220000	0	229800	Good + 20	8117	2	16 A	0.00 AC
AMHERST	101242	2	BELLEVIEW DR	1020	9/18/2020	286000	0	303300	Good + 20	8117	2	16 A	0.00 AC
AMHERST	101346	6	WESTGATE WAY UNIT 65	1020	8/19/2020	461900	0	459500	Good + 20	8117	2	16 A	0.00 AC
AMHERST	101349	12	WESTGATE WAY UNIT 68	1020	7/6/2020	400000	0	447500	Good + 20	8117	2	16 A	0.00 AC
AMHERST	101446	1	GLEN COURT	1020	12/18/2020	453600	0	451900	Good	8492	2	14 A	0.00 AC
AMHERST	101640	31	FELLS DR	1020	11/10/2020	460000	0	464900	Good + 20	7076	2	15 A	0.00 AC
AMHERST	102815	8	SCOTTIE WAY	1020	3/9/2021	285000	0	283500	Good + 20	7076	2	15 A	0.00 AC
AMHERST	102825	15	SCOTTIE WAY	1020	7/31/2020	258900	0	307000	Good + 20	7076	2	15 A	0.00 AC
AMHERST	103168	8	PEACOCK BROOK LN	1020	7/29/2020	323000	0	332700	Good	6066	1.75	2 A	0.00 AC
AMHERST	103169	6	PEACOCK BROOK LN	1020	8/21/2020	339000	0	333700	Good	6066	1.75	2 A	0.00 AC
AMHERST	103319	19	DEERWOOD DR (B)	1020	7/21/2020	242000	0	241700	Excellent	6887	2	3 A	0.00 AC
AMHERST	103645	1	ADAMS WAY	1020	7/23/2020	333600	0	337500	Good	8902	2	4 A	0.00 AC
AMHERST	103648	8	ADAMS WAY	1020	12/16/2020	323466	0	330700	Good	8902	2	4 A	0.00 AC
AMHERST	103650	1	ADAMS WAY	1020	8/4/2020	341700	0	334300	Good	8902	2	4 A	0.00 AC
AMHERST	103657	9	ADAMS WAY	1020	6/11/2020	334900	0	330700	Good	8902	2	4 A	0.00 AC
AMHERST	103663	1	PENDLETON FARMS LN	1020	9/16/2020	481000	0	433400	Good	8902	2	4 A	0.00 AC
AMHERST	103664	12	PENDLETON FARMS LN	1020	3/5/2021	549200	0	481100	Good	8902	2	4 A	0.00 AC
AMHERST	103667	6	PENDLETON FARMS LN	1020	3/29/2021	447500	0	408800	Good	8902	2	4 A	0.00 AC
AMHERST	103668	4	PENDLETON FARMS LN	1020	6/29/2020	421700	0	433900	Good	8902	2	4 A	0.00 AC
AMHERST	103669	33	PENDLETON FARMS LN	1020	8/20/2020	439900	0	436700	Good	8902	2	4 A	0.00 AC
AMHERST	103671	29	PENDLETON FARMS LN	1020	11/16/2020	430000	0	426200	Good	8902	2	4 A	0.00 AC
AMHERST	103672	27	PENDLETON FARMS LN	1020	8/20/2020	429400	0	444300	Good	8902	2	4 A	0.00 AC
AMHERST	103673	25	PENDLETON FARMS LN	1020	6/4/2020	410500	0	431600	Good	8902	2	4 A	0.00 AC
AMHERST	103674	23	PENDLETON FARMS LN	1020	9/25/2020	456000	0	460200	Good	8902	2	4 A	0.00 AC
AMHERST	103676	15	PENDLETON FARMS LN	1020	11/10/2020	452800	0	430900	Good	8902	2	4 A	0.00 AC
AMHERST	103677	13	PENDLETON FARMS LN	1020	12/10/2020	395100	0	438200	Good	8902	2	4 A	0.00 AC
AMHERST	103679	9	PENDLETON FARMS LN	1020	1/15/2021	484000	0	457300	Good	8902	2	4 A	0.00 AC
AMHERST	103680	7	PENDLETON FARMS LN	1020	1/15/2021	470000	0	474000	Good	8902	2	4 A	0.00 AC
AMHERST	103681	5	PENDLETON FARMS LN	1020	9/15/2020	455800	0	437400	Good	8902	2	4 A	0.00 AC
AMHERST	103682	3	PENDLETON FARMS LN	1020	8/13/2020	434700	0	433700	Good	8902	2	4 A	0.00 AC

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Residential Use period April 1, 2020 to March 31, 2021														
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Town Name	PID#	Str. No.	Street Name	Land Use	Sale Date	Sale Price	Validity Code	Current Total Assessment	Grade	Bldg Area Gross SF	Sty.Hgt.	Bld Deprec. Age Code	Lot Size	NBHD
AMHERST	103692	1	DOROTHY DR	1020	10/27/2020	499000	0	524200	Good	8902	2	4 A	0.00 AC	
AMHERST	103693	3	DOROTHY DR	1020	12/11/2020	490000	0	499500	Good	8902	2	4 A	0.00 AC	
AMHERST	103694	5	DOROTHY DR	1020	1/29/2021	514900	0	513600	Good	8902	2	4 A	0.00 AC	
AMHERST	103699	6	DOROTHY DR	1020	3/5/2021	484900	0	476700	Good	8902	2	4 A	0.00 AC	
AMHERST	103700	4	DOROTHY DR	1020	10/26/2020	477900	0	500500	Good	8902	2	4 A	0.00 AC	
AMHERST	103701	2	DOROTHY DR	1020	1/28/2021	494400	0	486000	Good	8902	2	4 A	0.00 AC	
AMHERST	869	464	BOSTON POST RD UNIT 55	1031	5/28/2020	110000	0	113900	Average	1296	1	20 G	0.00 AC	
AMHERST	1073	464	BOSTON POST RD UNIT 42	1031	12/7/2020	84900	0	82700	Average	924	1	26 G	0.00 AC	
AMHERST	3054	464	BOSTON POST RD UNIT 52	1031	12/31/2020	100000	0	76800	Average +10	958	1	58 VG	0.00 AC	
AMHERST	3284	464	BOSTON POST RD UNIT 18	1031	8/7/2020	65500	0	74600	Average	856	1	30 A	0.00 AC	
AMHERST	3828	464	BOSTON POST RD UNIT 41	1031	12/18/2020	75000	0	83500	Average	988	1	21 A	0.00 AC	
AMHERST	103267	5	GATCHEL WAY	1060	10/30/2020	275000	0	250500					2.17 AC	90
AMHERST	103613	48	BOSTON POST RD	1060	12/22/2020	180000	0	181600					7.19 AC	50
AMHERST	689	178	AMHERST ST	1090	10/16/2020	569000	0	592700	Average +20	6912	1.75	63 A	0.72 AC	40
AMHERST	129	4	PINE TOP RD	1300	3/1/2021	189000	0	174400					4.30 AC	50
AMHERST	629	111	HORACE GREELEY RD	1300	10/16/2019	130000	0	161700					3.10 AC	50
AMHERST	2937	11	GOLDEN POND RD	1300	5/20/2019	185000	0	169600					2.49 AC	60
AMHERST	3160		AMHERST ST (REAR)	1300	3/27/2020	90000	0	108500					5.75 AC	40
AMHERST	3190	52	DODGE RD	1300	7/13/2020	295000	0	134200					1.30 AC	50
AMHERST	3250	1	KENDALL LN	1300	12/5/2019	125000	17	157100					3.68 AC	50
AMHERST	3898	84	MACK HILL RD	1300	6/12/2020	150000	0	177800					3.37 AC	60
AMHERST	3960	2	COLONEL WILKINS RD	1300	7/29/2020	200000	0	166800					2.19 AC	60
AMHERST	4527	4	VICTORIA RIDGE	1300	1/20/2021	193000	0	215800					2.97 AC	80
AMHERST	103214	0	SPRING RD	1300	11/20/2020	140000	0	159700					3.14 AC	50
AMHERST	103260	1	TRASK WAY	1300	8/13/2020	232500	0	244700					1.74 AC	90
AMHERST	103283	24	FOUNDER'S WAY	1300	9/30/2020	235000	0	229400					1.12 AC	90
AMHERST	103292	10	FOUNDER'S WAY	1300	1/6/2021	245000	0	231400					1.22 AC	90
AMHERST	103491	64	BOSTON POST RD	1300	1/15/2021	155000	0	155700					2.67 AC	50
AMHERST	103491	64	BOSTON POST RD	1300	1/21/2021	195000	0	155700					2.67 AC	50
AMHERST	103590	46	BOSTON POST RD	1300	12/22/2020	160000	0	158800					3.33 AC	50
AMHERST	103591	44	BOSTON POST RD	1300	3/5/2021	175000	0	158000					2.85 AC	50
AMHERST	2244	18	PULPIT RD	1310	12/23/2020	200000	0	227000					12.86 AC	60
AMHERST	1582	98	RTE 101A	3220	12/20/2019	1200000	0	1264200	Average +10	3352	2	42 A	4.18 AC	21
AMHERST	100802	112	RTE 101A	3220	9/30/2020	720000	0	757200	Good	5726	1.75	17 A	1.19 AC	10
AMHERST	2733	74	RTE 101A	3222	1/8/2020	899930	0	847700	Average +20	4960	2	37 G	0.81 AC	21
AMHERST	4334	109	PONEMAH RD - UNIT E	3401	8/9/2019	150000	0	145800	Good + 20	2724	1	32 A	0.00 AC	

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Residential Use period April 1, 2020 to March 31, 2021												
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Town Name	PID#	Str. No.	Street Name	Land Use	Land Sale Date	Sale Price	Validity Code	Current Assessment	Grade	Gross SF	Bldg Area	NBHD
AMHERST	4336	109	PONEMAH RD - UNIT G	3401	7/15/2019	170000	0	168000	Good + 20	3402		
AMHERST	4422	71	RTE 101A	3401	11/27/2019	79000	0	89700	Average +10	2750		
AMHERST	4758	1	RTE 101A LEDGES UNIT 2	3401	1/27/2021	350000	0	376100	Average	8999		
AMHERST	4759	1	RTE 101A LEDGES UNIT 1	3401	4/8/2019	244900	0	225200	Average	5464		
AMHERST	101253	7	RTE 101A	3401	4/17/2019	205000	0	262300	Good + 20	5908		
AMHERST	4821	14	HOWE DR	4010	6/20/2019	1077600	0	1052900	Excellent	16500		
AMHERST	246	5	NORTHERN BLVD UNIT #06	4021	12/29/2020	135000	0	137100	Average +20	2400		
AMHERST	1923	11	COLUMBIA DR #04A	4021	9/15/2020	110000	0	101500	Average	2424		
AMHERST	4923	6	COLUMBIA DR UNIT 2	4021	3/11/2020	1213000	0	1155100	Average +10	30400		

Group Summary by Land Use  
AMHERST, NH

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
1010, SINGLE FAM MDL-01	209	1.0264	6.67	1.0073	\$480,000.00	\$497,800.00
1013, SFR WATER MDL-01	3	0.9824	0.78	0.9968	\$450,000.00	\$442,100.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

*April 1, 2020 to March 31, 2021*

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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010, SINGLE FAM MDL-01	1	9	003/082/0011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
1010, SINGLE FAM MDL-01	5	84	004/060/0016///	94 SEAVERN'S BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
1010, SINGLE FAM MDL-01	0.9	103	002/163/0032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
1010, SINGLE FAM MDL-01	3.12	142	006/031/0000///	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
1010, SINGLE FAM MDL-01	3.8	167	006/074/0000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
1010, SINGLE FAM MDL-01	0.86	183	005/140/0000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
1010, SINGLE FAM MDL-01	0.93	250	017/008/0000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
1010, SINGLE FAM MDL-01	0.48	284	017/001/0000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
1010, SINGLE FAM MDL-01	0.74	293	004/052/0009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
1010, SINGLE FAM MDL-01	1.66	314	007/087/0001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
1010, SINGLE FAM MDL-01	1.1	331	004/023/0010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
1010, SINGLE FAM MDL-01	1.5	333	005/022/0033///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
1010, SINGLE FAM MDL-01	6	346	008/027/0000///	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
1010, SINGLE FAM MDL-01	0.7	388	017/101/0000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
1010, SINGLE FAM MDL-01	1.7	421	007/078/0000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
1010, SINGLE FAM MDL-01	2.12	446	007/083/0015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
1010, SINGLE FAM MDL-01	0.69	463	002/158/0000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
1010, SINGLE FAM MDL-01	0.63	513	014/014/0001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
1010, SINGLE FAM MDL-01	0.46	544	017/073/0000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
1010, SINGLE FAM MDL-01	0.86	552	003/021/0000///	7 PINWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
1010, SINGLE FAM MDL-01	0.41	564	024/021/0000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
1010, SINGLE FAM MDL-01	1	594	004/201/0004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
1010, SINGLE FAM MDL-01	0.06	607	025/083/0000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
1010, SINGLE FAM MDL-01	1.53	659	005/111/0006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
1010, SINGLE FAM MDL-01	1.74	709	005/022/0035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
1010, SINGLE FAM MDL-01	4.7	752	007/017/0050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
1010, SINGLE FAM MDL-01	1.2	760	004/034/0016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R

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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010, SINGLE FAM MDL-01	2.24	803	007/073/0000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
1010, SINGLE FAM MDL-01	1.7	804	017/018/0000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
1010, SINGLE FAM MDL-01	0.23	871	024/018/0000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
1010, SINGLE FAM MDL-01	2	878	006/036/0001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
1010, SINGLE FAM MDL-01	1.06	888	004/109/0013///	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
1010, SINGLE FAM MDL-01	1	918	003/007/0000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
1010, SINGLE FAM MDL-01	0.85	924	013/001/0004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
1010, SINGLE FAM MDL-01	1.7	941	007/021/0000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
1010, SINGLE FAM MDL-01	4.16	957	005/005/0000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
1010, SINGLE FAM MDL-01	3.419	969	007/098/0000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
1010, SINGLE FAM MDL-01	1.05	973	004/201/0014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
1010, SINGLE FAM MDL-01	1.5	979	005/022/0003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
1010, SINGLE FAM MDL-01	1.2	1001	003/002/0000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
1010, SINGLE FAM MDL-01	0.86	1018	007/018/0000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
1010, SINGLE FAM MDL-01	0.77	1083	015/007/0000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
1010, SINGLE FAM MDL-01	2.34	1100	005/132/0001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
1010, SINGLE FAM MDL-01	1	1113	004/201/0003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.005	\$492,700.00	1.0265	RR	R
1010, SINGLE FAM MDL-01	0.71	1129	004/052/0040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
1010, SINGLE FAM MDL-01	0.7	1160	018/005/0000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
1010, SINGLE FAM MDL-01	0.69	1190	004/052/0037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
1010, SINGLE FAM MDL-01	0.77	1227	006/056/0000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
1010, SINGLE FAM MDL-01	2.48	1267	008/081/0018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
1010, SINGLE FAM MDL-01	1.57	1277	004/109/0001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
1010, SINGLE FAM MDL-01	3.5	1289	003/080/0000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
1010, SINGLE FAM MDL-01	1.5	1302	002/173/0026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
1010, SINGLE FAM MDL-01	1.68	1323	002/179/0000///	61 SEAVERNS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
1010, SINGLE FAM MDL-01	0.69	1338	004/052/0014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
1010, SINGLE FAM MDL-01	0.93	1358	014/023/0000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R



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1010, SINGLE FAM MDL-01	1.5	1402	019/018/005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
1010, SINGLE FAM MDL-01	2.59	1421	004/131/000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
1010, SINGLE FAM MDL-01	0.94	1445	015/008/000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
1010, SINGLE FAM MDL-01	0.74	1453	004/052/007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
1010, SINGLE FAM MDL-01	1.35	1454	004/034/018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
1010, SINGLE FAM MDL-01	1.42	1500	004/109/020///	17 STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
1010, SINGLE FAM MDL-01	2.1	1502	004/060/014///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
1010, SINGLE FAM MDL-01	0.75	1547	002/146/050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
1010, SINGLE FAM MDL-01	1.41	1618	002/177/000///	57 SEAVERNS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
1010, SINGLE FAM MDL-01	0.75	1626	002/173/015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
1010, SINGLE FAM MDL-01	0.97	1633	019/007/000///	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
1010, SINGLE FAM MDL-01	0.75	1659	002/170/004///	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
1010, SINGLE FAM MDL-01	0.71	1730	021/005/000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
1010, SINGLE FAM MDL-01	0.98	1748	006/108/021///	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
1010, SINGLE FAM MDL-01	0.9	1752	004/003/019///	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
1010, SINGLE FAM MDL-01	0.44	1759	017/116/000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
1010, SINGLE FAM MDL-01	1.89	1764	016/006/000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
1010, SINGLE FAM MDL-01	0.26	1773	017/095/000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
1010, SINGLE FAM MDL-01	0.47	1791	016/005/000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
1010, SINGLE FAM MDL-01	11.87	1792	005/017/000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
1010, SINGLE FAM MDL-01	0.19	1798	017/068/000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
1010, SINGLE FAM MDL-01	0.16	1800	017/087/000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
1010, SINGLE FAM MDL-01	5.15	1862	006/035/000///	1 RALMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
1010, SINGLE FAM MDL-01	1.3	1868	008/077/022///	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
1010, SINGLE FAM MDL-01	4.01	1913	004/115/000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
1010, SINGLE FAM MDL-01	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
1010, SINGLE FAM MDL-01	1.44	2051	017/004/000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
1010, SINGLE FAM MDL-01	0.8	2101	004/046/003///	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R

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1010, SINGLE FAM MDL-01	6.65	2110	008/077/046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
1010, SINGLE FAM MDL-01	3.72	2169	008/045/000///	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
1010, SINGLE FAM MDL-01	0.75	2213	002/163/015///	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
1010, SINGLE FAM MDL-01	2.93	2221	006/105/001///	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
1010, SINGLE FAM MDL-01	0.62	2235	017/002/000///	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
1010, SINGLE FAM MDL-01	1.27	2254	014/011/000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
1010, SINGLE FAM MDL-01	1.5	2276	004/057/028///	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
1010, SINGLE FAM MDL-01	1.51	2279	004/057/004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
1010, SINGLE FAM MDL-01	0.5	2303	002/087/064///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
1010, SINGLE FAM MDL-01	1.5	2343	004/101/001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
1010, SINGLE FAM MDL-01	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
1010, SINGLE FAM MDL-01	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
1010, SINGLE FAM MDL-01	0.89	2380	005/143/000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
1010, SINGLE FAM MDL-01	2.3	2401	004/106/000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
1010, SINGLE FAM MDL-01	2.71	2412	006/068/023///	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
1010, SINGLE FAM MDL-01	2.25	2427	004/138/038///	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
1010, SINGLE FAM MDL-01	47	2453	010/042/000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
1010, SINGLE FAM MDL-01	1.2	2462	002/163/041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
1010, SINGLE FAM MDL-01	8.48	2463	010/060/000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
1010, SINGLE FAM MDL-01	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
1010, SINGLE FAM MDL-01	1.5	2492	008/037/002///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
1010, SINGLE FAM MDL-01	0.86	2511	005/139/002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
1010, SINGLE FAM MDL-01	4.16	2512	003/047/000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
1010, SINGLE FAM MDL-01	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
1010, SINGLE FAM MDL-01	0.7	2738	004/052/046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
1010, SINGLE FAM MDL-01	1.5	2762	006/045/003///	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
1010, SINGLE FAM MDL-01	1.1	2764	008/077/043///	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
1010, SINGLE FAM MDL-01	5.04	2813	010/038/000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R

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1010, SINGLE FAM MDL-01	0.75	2840	004/102/001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
1010, SINGLE FAM MDL-01	0.72	2845	018/012/000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
1010, SINGLE FAM MDL-01	1.5	2967	008/049/031///	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
1010, SINGLE FAM MDL-01	1.43	2984	021/006/000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
1010, SINGLE FAM MDL-01	2.75	3019	003/077/002///	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
1010, SINGLE FAM MDL-01	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
1010, SINGLE FAM MDL-01	1.82	3041	005/022/040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
1010, SINGLE FAM MDL-01	0.69	3051	017/065/000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
1010, SINGLE FAM MDL-01	1.66	3060	005/022/009///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
1010, SINGLE FAM MDL-01	5.18	3088	005/083/004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
1010, SINGLE FAM MDL-01	3.02	3155	005/122/003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
1010, SINGLE FAM MDL-01	2.1	3175	006/101/004///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
1010, SINGLE FAM MDL-01	1.3	3190	007/017/084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
1010, SINGLE FAM MDL-01	0.51	3209	017/020/000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
1010, SINGLE FAM MDL-01	1.7	3260	006/068/019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
1010, SINGLE FAM MDL-01	12.99	3295	006/006/000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
1010, SINGLE FAM MDL-01	1.51	3320	004/009/045///	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
1010, SINGLE FAM MDL-01	1.5	3354	004/045/005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
1010, SINGLE FAM MDL-01	1.5	3355	002/072/022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
1010, SINGLE FAM MDL-01	1.7	3381	008/078/000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
1010, SINGLE FAM MDL-01	1.4	3384	008/077/015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
1010, SINGLE FAM MDL-01	0.86	3395	007/010/000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
1010, SINGLE FAM MDL-01	1.05	3480	007/017/022///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
1010, SINGLE FAM MDL-01	0.91	3496	006/070/014///	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
1010, SINGLE FAM MDL-01	0.76	3508	003/037/001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
1010, SINGLE FAM MDL-01	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
1010, SINGLE FAM MDL-01	2.08	3565	003/092/001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
1010, SINGLE FAM MDL-01	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R

Record Detail by Land Use  
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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010, SINGLE FAM MDL-01	0.69	3601	001//033//000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
1010, SINGLE FAM MDL-01	3.26	3603	007//037//000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
1010, SINGLE FAM MDL-01	0.86	3638	004//013//007///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
1010, SINGLE FAM MDL-01	0.74	3647	004//052//003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
1010, SINGLE FAM MDL-01	0.75	3659	002//170//002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
1010, SINGLE FAM MDL-01	0.26	3688	024//028//000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
1010, SINGLE FAM MDL-01	0.84	3699	018//034//000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
1010, SINGLE FAM MDL-01	0.57	3712	002//123//000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
1010, SINGLE FAM MDL-01	1.76	3761	002//173//030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
1010, SINGLE FAM MDL-01	2.22	3773	005//082//010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
1010, SINGLE FAM MDL-01	6.74	3832	006//071//000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
1010, SINGLE FAM MDL-01	1.75	3842	020//001//000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
1010, SINGLE FAM MDL-01	0.75	3847	007//039//023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
1010, SINGLE FAM MDL-01	3.22	3854	008//080//005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
1010, SINGLE FAM MDL-01	1.37	3858	004//109//016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
1010, SINGLE FAM MDL-01	3.23	3892	006//110//003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
1010, SINGLE FAM MDL-01	3.38	3894	006//110//004///	38 THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
1010, SINGLE FAM MDL-01	5.31	3903	010//060//002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
1010, SINGLE FAM MDL-01	2.11	3961	005//023//002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
1010, SINGLE FAM MDL-01	0.27	4091	017//104//000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
1010, SINGLE FAM MDL-01	2.75	4150	006//032//002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
1010, SINGLE FAM MDL-01	3.99	4171	004//062//011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
1010, SINGLE FAM MDL-01	0.28	4213	003//056//015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
1010, SINGLE FAM MDL-01	7.11	4221	008//045//007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
1010, SINGLE FAM MDL-01	3.55	4222	008//045//008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
1010, SINGLE FAM MDL-01	3.04	4268	007//033//002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
1010, SINGLE FAM MDL-01	2.97	4278	007//033//012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
1010, SINGLE FAM MDL-01	3.49	4282	007//033//016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R

Record Detail by Land Use  
AMHERST, NH

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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010, SINGLE FAM MDL-01	5.17	4344	009/011/003/// 2	HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
1010, SINGLE FAM MDL-01	8.26	4350	009/011/009/// 9	HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
1010, SINGLE FAM MDL-01	2	4355	004/025/001/// 1	JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
1010, SINGLE FAM MDL-01	2.73	4358	004/025/004/// 6	JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
1010, SINGLE FAM MDL-01	21.27	4383	010/028/007/// 56	CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
1010, SINGLE FAM MDL-01	1.49	4398	002/177/001/// 59	A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
1010, SINGLE FAM MDL-01	5.37	4438	010/030/035/// 26	THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
1010, SINGLE FAM MDL-01	5.68	4446	010/030/043/// 10	THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
1010, SINGLE FAM MDL-01	6.84	4458	011/012/019/// 49	THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
1010, SINGLE FAM MDL-01	5.89	4459	011/012/020/// 51	THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
1010, SINGLE FAM MDL-01	5.14	4483	011/012/028/// 46	THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
1010, SINGLE FAM MDL-01	5.07	4523	008/126/001/// 38	PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
1010, SINGLE FAM MDL-01	2	4580	006/113/012/// 4	SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
1010, SINGLE FAM MDL-01	0.52	4638	004/705/008/// 21	MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
1010, SINGLE FAM MDL-01	0.5	4690	004/707/003/// 5	TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
1010, SINGLE FAM MDL-01	0.52	4703	004/704/009/// 23	EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
1010, SINGLE FAM MDL-01	0.5	4705	004/704/012/// 31	EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
1010, SINGLE FAM MDL-01	2.97	4747	005/162/001/// 0	BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
1010, SINGLE FAM MDL-01	0.53	4752	002/087/070/// 21	TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
1010, SINGLE FAM MDL-01	5.46	4774	006/074/014/// 14	DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
1010, SINGLE FAM MDL-01	6.23	4775	006/074/015/// 21	DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
1010, SINGLE FAM MDL-01	5.85	4776	006/074/016/// 19	DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
1010, SINGLE FAM MDL-01	2.00043	4790	007/033/024/// 11	INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
1010, SINGLE FAM MDL-01	6.24	4807	010/056/007/// 2	FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
1010, SINGLE FAM MDL-01	5.01	4860	005/108/002/// 7	O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
1010, SINGLE FAM MDL-01	0.85	4902	002/012/006/// 6	PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
1010, SINGLE FAM MDL-01	3.56	100042	007/017/003/// 1	TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
1010, SINGLE FAM MDL-01	5.36	100944	013/001/007/// 495	BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
1010, SINGLE FAM MDL-01	2.5	101022	013/001/008/// 497	BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0933	\$552,400.00	1.1048	RR	R

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Record Detail by Land Use  
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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010, SINGLE FAM MDL-01	2.05	103040	004//147//013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
1010, SINGLE FAM MDL-01	3.09	103122	006//079//015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
1010, SINGLE FAM MDL-01	3.09	103123	006//079//014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
1010, SINGLE FAM MDL-01	2.63	103128	006//079//007///	11 WHITTING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
1010, SINGLE FAM MDL-01	2.78	103132	006//079//008///	13 WHITTING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
1010, SINGLE FAM MDL-01	3.13	103133	006//079//016///	12 WHITTING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
1010, SINGLE FAM MDL-01	3.82	103139	006//079//020///	4 WHITTING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
1010, SINGLE FAM MDL-01	2.42	103141	006//079//002///	5 WHITTING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
1010, SINGLE FAM MDL-01	1.29	103257	005//059//009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
1010, SINGLE FAM MDL-01	1.31	103265	005//059//017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
1010, SINGLE FAM MDL-01	1.44	103269	005//059//021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
1010, SINGLE FAM MDL-01	1.55	103298	005//059//043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
1010, SINGLE FAM MDL-01	1.67	103324	005//059//045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
1013, SFR WATER MDL-01 (3 items)															
1013, SFR WATER MDL-01	0.2	784	025//053//000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
1013, SFR WATER MDL-01	0.25	2467	006//011//000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
1013, SFR WATER MDL-01	0.12	2942	010//051//001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R

Group Summary by Lot Size  
AMHERST, NH

Lot Size	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
0 - 0.1	1	0.9550	0	1	\$260,000.00	\$248,300.00
0.1 - 0.25	6	0.9880	3.68	1.0054	\$435,000.00	\$450,250.00
0.25 - 0.33	4	1.0107	8.87	1.0218	\$332,500.00	\$335,100.00
0.33 - 0.5	8	1.0304	6.41	1.0005	\$453,000.00	\$461,650.00
0.5 - 1.0	55	0.9971	6.72	1.0077	\$410,000.00	\$412,600.00
1.0 - 3.0	86	1.0305	6.99	1.0113	\$466,000.00	\$498,700.00
3.0 - 5.0	24	1.0331	4.69	1.0053	\$590,000.00	\$620,750.00
5.0 - 10.0	23	1.0401	6.44	1.0071	\$655,000.00	\$674,000.00
10 - 9999	5	1.0469	4.56	1.0158	\$939,000.00	\$993,800.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

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Record Detail by Lot Size  
AMHERST, NH

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0 - 0.1 (1 item)	0.06	607	025/083/000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
0.1 - 0.25 (6 items)	0.2	784	025/053/000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
0.1 - 0.25	0.23	871	024/018/000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
0.1 - 0.25	0.19	1798	017/068/000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
0.1 - 0.25	0.16	1800	017/087/000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
0.1 - 0.25	0.25	2467	006/011/000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
0.1 - 0.25	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
0.25 - 0.33 (4 items)	0.26	1773	017/095/000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
0.25 - 0.33	0.26	3688	024/028/000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
0.25 - 0.33	0.27	4091	017/104/000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
0.25 - 0.33	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
0.33 - 0.5 (8 items)	0.48	284	017/001/000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
0.33 - 0.5	0.46	544	017/073/000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
0.33 - 0.5	0.41	564	024/021/000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
0.33 - 0.5	0.44	1759	017/116/000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
0.33 - 0.5	0.47	1791	016/005/000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
0.33 - 0.5	0.5	2303	002/087/064///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
0.33 - 0.5	0.5	4690	004/707/003///	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
0.33 - 0.5	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
0.5 - 1.0 (55 items)	1	9	003/082/011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
0.5 - 1.0	0.9	103	002/163/032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
0.5 - 1.0	0.86	183	005/140/000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
0.5 - 1.0	0.93	250	017/008/000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
0.5 - 1.0	0.74	293	004/052/009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
0.5 - 1.0	0.7	388	017/101/000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
0.5 - 1.0	0.69	463	002/158/000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
0.5 - 1.0	0.63	513	014/014/001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
0.5 - 1.0	0.86	552	003/021/000///	7 PINWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
0.5 - 1.0	1	594	004/201/004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R



Record Detail by Lot Size  
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Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0.5 - 1.0	1	918	003/007/000/000/000	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
0.5 - 1.0	0.85	924	013/001/004/000/000	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
0.5 - 1.0	0.86	1018	007/018/000/000/000	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
0.5 - 1.0	0.77	1083	015/007/000/000/000	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
0.5 - 1.0	1	1113	004/201/003/000/000	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.0005	\$492,700.00	1.0265	RR	R
0.5 - 1.0	0.71	1129	004/052/040/000/000	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
0.5 - 1.0	0.7	1160	018/005/000/000/000	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
0.5 - 1.0	0.69	1190	004/052/037/000/000	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
0.5 - 1.0	0.77	1227	006/056/000/000/000	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
0.5 - 1.0	0.69	1338	004/052/014/000/000	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
0.5 - 1.0	0.93	1358	014/023/000/000/000	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
0.5 - 1.0	0.94	1445	015/008/000/000/000	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
0.5 - 1.0	0.74	1453	004/052/007/000/000	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
0.5 - 1.0	0.75	1547	002/146/050/000/000	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
0.5 - 1.0	0.75	1626	002/173/015/000/000	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
0.5 - 1.0	0.97	1633	019/007/000/000/000	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
0.5 - 1.0	0.75	1659	002/170/004/000/000	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
0.5 - 1.0	0.71	1730	021/005/000/000/000	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
0.5 - 1.0	0.98	1748	006/108/021/000/000	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
0.5 - 1.0	0.9	1752	004/003/019/000/000	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
0.5 - 1.0	0.8	2101	004/046/003/000/000	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
0.5 - 1.0	0.75	2213	002/163/015/000/000	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
0.5 - 1.0	0.62	2235	017/002/000/000/000	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
0.5 - 1.0	0.89	2380	005/143/000/000/000	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
0.5 - 1.0	0.86	2511	005/139/002/000/000	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
0.5 - 1.0	0.7	2738	004/052/046/000/000	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
0.5 - 1.0	0.75	2840	004/102/001/000/000	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
0.5 - 1.0	0.72	2845	018/012/000/000/000	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
0.5 - 1.0	0.69	3051	017/065/000/000/000	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
0.5 - 1.0	0.51	3209	017/020/000/000/000	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
0.5 - 1.0	0.86	3395	007/010/000/000/000	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
0.5 - 1.0	0.91	3496	006/070/014/000/000	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
0.5 - 1.0	0.76	3508	003/037/001/000/000	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R

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Record Detail by Lot Size  
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Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0.5 - 1.0	0.8	3562	007//039//020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
0.5 - 1.0	0.69	3601	001//033//000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
0.5 - 1.0	0.86	3638	004//013//007///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
0.5 - 1.0	0.74	3647	004//052//003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
0.5 - 1.0	0.75	3659	002//170//002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
0.5 - 1.0	0.84	3699	018//034//000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
0.5 - 1.0	0.57	3712	002//123//000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
0.5 - 1.0	0.75	3847	007//039//023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
0.5 - 1.0	0.52	4638	004//705//008///	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
0.5 - 1.0	0.52	4703	004//704//009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
0.5 - 1.0	0.53	4752	002//087//070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
0.5 - 1.0	0.85	4902	002//012//006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
1.0 - 3.0 (86 items)															
1.0 - 3.0	1.66	314	007//087//001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
1.0 - 3.0	1.1	331	004//023//010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
1.0 - 3.0	1.5	333	005//022//033///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
1.0 - 3.0	1.7	421	007//078//000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
1.0 - 3.0	2.12	446	007//083//015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
1.0 - 3.0	1.53	659	005//111//006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
1.0 - 3.0	1.74	709	005//022//035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
1.0 - 3.0	1.2	760	004//034//016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
1.0 - 3.0	2.24	803	007//073//000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
1.0 - 3.0	1.7	804	017//018//000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
1.0 - 3.0	2	878	006//036//001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
1.0 - 3.0	1.06	888	004//109//013///	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
1.0 - 3.0	1.7	941	007//021//000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
1.0 - 3.0	1.05	973	004//201//014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
1.0 - 3.0	1.5	979	005//022//003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
1.0 - 3.0	1.2	1001	003//002//000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
1.0 - 3.0	2.34	1100	005//132//001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
1.0 - 3.0	2.48	1267	008//081//018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
1.0 - 3.0	1.57	1277	004//109//001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
1.0 - 3.0	1.5	1302	002//173//026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R

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AMHERST, NH

11/17/2021

Lot Size	Land Area	PID	Mblu	Location	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1.0 - 3.0	1.68	1323	002/179/000///	61 SEAVERN'S BRIDGE RD	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
1.0 - 3.0	1.5	1402	019/018/005///	1 STEEPLE LN	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
1.0 - 3.0	2.59	1421	004/131/000///	2 MONTICELLO DR	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
1.0 - 3.0	1.35	1454	004/034/018///	14 FAIRWAY DR	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
1.0 - 3.0	1.42	1500	004/109/020///	17 STORYBROOK LN	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
1.0 - 3.0	2.1	1502	004/060/014///	9 ARROW LN	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
1.0 - 3.0	1.41	1618	002/177/000///	57 SEAVERN'S BRIDGE RD	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
1.0 - 3.0	1.89	1764	016/006/000///	220 BOSTON POST RD	22	50	58	1,993	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
1.0 - 3.0	1.3	1868	008/077/022///	24 WILLIAMSBURG DR	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
1.0 - 3.0	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
1.0 - 3.0	1.44	2051	017/004/000///	117 BOSTON POST RD	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
1.0 - 3.0	2.93	2221	006/105/001///	54 COUNTY RD	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
1.0 - 3.0	1.27	2254	014/011/000///	26 MERRIMACK RD	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
1.0 - 3.0	1.5	2276	004/057/028///	10 DANBURY CIR	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
1.0 - 3.0	1.51	2279	004/057/004///	27 DANBURY CIR	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
1.0 - 3.0	1.5	2343	004/101/001///	335 BOSTON POST RD	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
1.0 - 3.0	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
1.0 - 3.0	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
1.0 - 3.0	2.3	2401	004/106/000///	324 BOSTON POST RD	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
1.0 - 3.0	2.71	2412	006/068/023///	2 BLUEBERRY HILL RD	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
1.0 - 3.0	2.25	2427	004/138/038///	13 CRICKET HILL DR	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
1.0 - 3.0	1.2	2462	002/163/041///	15 HICKORY DR	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
1.0 - 3.0	1.5	2480	004/057/002///	31 DANBURY CIR	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
1.0 - 3.0	1.5	2492	008/037/002///	6 SCHOOLHOUSE RD	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
1.0 - 3.0	2	2515	003/076/007///	35 EAGLE ROCK RD	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
1.0 - 3.0	1.5	2762	006/045/003///	2 SPRING RD	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
1.0 - 3.0	1.1	2764	008/077/043///	9 WILLIAMSBURG DR	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
1.0 - 3.0	1.5	2967	008/049/031///	28 HOLLY HILL DR	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
1.0 - 3.0	1.43	2984	021/006/000///	1 BROOKWOOD DR	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
1.0 - 3.0	2.75	3019	003/077/002///	34 OLD MILFORD RD	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
1.0 - 3.0	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	07	60	44	2,822	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
1.0 - 3.0	1.82	3041	005/022/040///	16 OLD MILFORD RD	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
1.0 - 3.0	1.66	3060	005/022/009///	34 NATHAN LORD RD	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R

Record Detail by Lot Size  
AMHERST, NH

11/17/2021

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1.0 - 3.0	2.1	3175	006//101//004///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
1.0 - 3.0	1.3	3190	007//017//084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
1.0 - 3.0	1.7	3260	006//068//019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
1.0 - 3.0	1.51	3320	004//009//045///	25 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
1.0 - 3.0	1.5	3354	004//045//005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
1.0 - 3.0	1.5	3355	002//072//022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
1.0 - 3.0	1.7	3381	008//078//000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
1.0 - 3.0	1.4	3384	008//077//015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
1.0 - 3.0	1.05	3480	007//017//022///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
1.0 - 3.0	2.08	3565	003//092//001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
1.0 - 3.0	1.76	3761	002//173//030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
1.0 - 3.0	2.22	3773	005//082//010///	16 CANDEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
1.0 - 3.0	1.75	3842	020//001//000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
1.0 - 3.0	1.37	3858	004//109//016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
1.0 - 3.0	2.11	3961	005//023//002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
1.0 - 3.0	2.75	4150	006//032//002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
1.0 - 3.0	2.97	4278	007//033//012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
1.0 - 3.0	2	4355	004//025//001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
1.0 - 3.0	2.73	4358	004//025//004///	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
1.0 - 3.0	1.49	4398	002//177//001///	59 A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
1.0 - 3.0	2	4580	006//113//012///	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
1.0 - 3.0	2.97	4747	005//162//001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
1.0 - 3.0	2.000043	4790	007//033//024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
1.0 - 3.0	2.5	101022	013//001//008///	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
1.0 - 3.0	2.05	103040	004//147//013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
1.0 - 3.0	2.63	103128	006//079//007///	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
1.0 - 3.0	2.78	103132	006//079//008///	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
1.0 - 3.0	2.42	103141	006//079//002///	5 WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
1.0 - 3.0	1.29	103257	005//059//009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
1.0 - 3.0	1.31	103265	005//059//017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
1.0 - 3.0	1.44	103269	005//059//021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
1.0 - 3.0	1.55	103298	005//059//043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
1.0 - 3.0	1.67	103324	005//059//045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R

Record Detail by Lot Size  
AMHERST, NH

11/17/2021

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
3.0 - 5.0	5	84	004/060/016///	94 SEAVENS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
3.0 - 5.0	3.12	142	006/031/000///	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
3.0 - 5.0	3.8	167	006/074/000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
3.0 - 5.0	4.7	752	007/017/050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
3.0 - 5.0	4.16	957	005/005/000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
3.0 - 5.0	3.419	969	007/098/000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
3.0 - 5.0	3.5	1289	003/080/000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
3.0 - 5.0	4.01	1913	004/115/000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
3.0 - 5.0	3.72	2169	008/045/000///	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
3.0 - 5.0	4.16	2512	003/047/000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
3.0 - 5.0	3.02	3155	005/122/003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
3.0 - 5.0	3.26	3603	007/037/000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
3.0 - 5.0	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
3.0 - 5.0	3.23	3892	006/110/003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
3.0 - 5.0	3.38	3894	006/110/004///	38 THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
3.0 - 5.0	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
3.0 - 5.0	3.55	4222	008/045/008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
3.0 - 5.0	3.04	4268	007/033/002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
3.0 - 5.0	3.49	4282	007/033/016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
3.0 - 5.0	3.56	10042	007/017/003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
3.0 - 5.0	3.09	103122	006/079/015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
3.0 - 5.0	3.09	103123	006/079/014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
3.0 - 5.0	3.13	103133	006/079/016///	12 WHITTING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
3.0 - 5.0	3.82	103139	006/079/020///	4 WHITTING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
5.0 - 10.0	6	346	008/027/000///	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
5.0 - 10.0	5.15	1862	006/035/000///	1 RALMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
5.0 - 10.0	6.65	2110	008/077/046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
5.0 - 10.0	8.48	2463	010/060/000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
5.0 - 10.0	5.04	2813	010/038/000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
5.0 - 10.0	5.18	3088	005/083/004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
5.0 - 10.0	6.74	3832	006/071/000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
5.0 - 10.0	5.31	3903	010/060/002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R

11/17/2021

Record Detail by Lot Size  
AMHERST, NH

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
5.0 - 10.0	7.11	4221	008//045//007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
5.0 - 10.0	5.17	4344	009//011//003///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
5.0 - 10.0	8.26	4350	009//011//009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
5.0 - 10.0	5.37	4438	010//030//035///	26 THE FLUME	\$825,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
5.0 - 10.0	5.68	4446	010//030//043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
5.0 - 10.0	6.84	4458	011//012//019///	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
5.0 - 10.0	5.89	4459	011//012//020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
5.0 - 10.0	5.14	4483	011//012//028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
5.0 - 10.0	5.07	4523	008//126//001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
5.0 - 10.0	5.46	4774	006//074//014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
5.0 - 10.0	6.23	4775	006//074//015///	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
5.0 - 10.0	5.85	4776	006//074//016///	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
5.0 - 10.0	6.24	4807	010//056//007///	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
5.0 - 10.0	5.01	4860	005//108//002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
5.0 - 10.0	5.36	100944	013//001//007///	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
10 - 9999 (5 items)															
10 - 9999	11.87	1792	005//017//000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
10 - 9999	47	2453	010//042//000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
10 - 9999	12.99	3295	006//006//000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
10 - 9999	13.26	3576	010//061//001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
10 - 9999	21.27	4383	010//028//007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R

Group Summary by Site Index  
AMHERST, NH

Site Index	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
AVERAGE	201	1.0265	6.68	1.0077	\$480,000.00	\$492,700.00
Avg View	4	1.0751	9.28	1.0369	\$1,163,000.00	\$1,236,150.00
Baboosic Lake	2	0.9880	0.57	0.9994	\$500,000.00	\$494,300.00
Damon Pond	1	0.9706	0	1	\$214,500.00	\$208,200.00
Obs View	3	1.0065	1.52	0.9994	\$800,000.00	\$805,200.00
Pan View	1	1.0584	0	1	\$939,000.00	\$993,800.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

Record Detail by Site Index  
AMHERST, NH

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Site Index	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
AVERAGE	1	9	003//082//011//	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
AVERAGE	5	84	004//060//016//	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
AVERAGE	0.9	103	002//163//032//	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
AVERAGE	3.12	142	006//031//000//	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
AVERAGE	3.8	167	006//074//000//	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
AVERAGE	0.86	183	005//140//000//	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
AVERAGE	0.93	250	017//008//000//	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
AVERAGE	0.48	284	017//001//000//	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
AVERAGE	0.74	293	004//052//009//	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
AVERAGE	1.66	314	007//087//001//	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
AVERAGE	1.1	331	004//023//010//	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
AVERAGE	1.5	333	005//022//033//	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
AVERAGE	6	346	008//027//000//	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
AVERAGE	0.7	388	017//011//000//	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
AVERAGE	1.7	421	007//078//000//	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
AVERAGE	2.12	446	007//083//015//	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
AVERAGE	0.69	463	002//158//000//	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
AVERAGE	0.63	513	014//014//001//	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
AVERAGE	0.46	544	017//073//000//	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
AVERAGE	0.86	552	003//021//000//	7 PINWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
AVERAGE	0.41	564	024//021//000//	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
AVERAGE	1	594	004//201//004//	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
AVERAGE	0.06	607	025//083//000//	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
AVERAGE	1.53	659	005//111//006//	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
AVERAGE	1.74	709	005//022//035//	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
AVERAGE	4.7	752	007//017//050//	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
AVERAGE	1.2	760	004//034//016//	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
AVERAGE	2.24	803	007//073//000//	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
AVERAGE	1.7	804	017//018//000//	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
AVERAGE	0.23	871	024//018//000//	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
AVERAGE	2	878	006//036//001//	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
AVERAGE	1.06	888	004//109//013//	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R



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AVERAGE	1	918	003//007//000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
AVERAGE	0.85	924	013//001//004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
AVERAGE	1.7	941	007//021//000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
AVERAGE	4.16	957	005//005//000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
AVERAGE	3.419	969	007//098//000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
AVERAGE	1.05	973	004//201//014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
AVERAGE	1.5	979	005//022//003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
AVERAGE	1.2	1001	003//002//000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
AVERAGE	0.86	1018	007//018//000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
AVERAGE	0.77	1083	015//007//000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
AVERAGE	2.34	1100	005//132//001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
AVERAGE	1	1113	004//201//003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.005	\$492,700.00	1.0265	RR	R
AVERAGE	0.71	1129	004//052//040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
AVERAGE	0.7	1160	018//005//000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
AVERAGE	0.69	1190	004//052//037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
AVERAGE	0.77	1227	006//056//000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
AVERAGE	2.48	1267	008//081//018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
AVERAGE	1.57	1277	004//109//001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
AVERAGE	3.5	1289	003//080//000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
AVERAGE	1.5	1302	002//173//026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
AVERAGE	1.68	1323	002//179//000///	61 SEAVERN'S BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
AVERAGE	0.69	1338	004//052//014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
AVERAGE	0.93	1358	014//023//000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
AVERAGE	1.5	1402	019//018//005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
AVERAGE	2.59	1421	004//131//000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
AVERAGE	0.94	1445	015//008//000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
AVERAGE	0.74	1453	004//052//007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
AVERAGE	1.35	1454	004//034//018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
AVERAGE	1.42	1500	004//109//020///	17 STORVROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
AVERAGE	2.1	1502	004//060//014///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
AVERAGE	0.75	1547	002//146//050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
AVERAGE	1.41	1618	002//171//000///	57 SEAVERN'S BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
AVERAGE	0.75	1626	002//173//015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R

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AVERAGE	0.97	1633	019/007/000/000/000	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
AVERAGE	0.75	1659	002/170/004/000/000	27 AGLIPAY DR	\$285,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
AVERAGE	0.71	1730	021/005/000/000/000	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
AVERAGE	0.98	1748	006/108/021/000/000	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
AVERAGE	0.9	1752	004/003/019/000/000	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
AVERAGE	0.44	1759	017/116/000/000/000	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
AVERAGE	1.89	1764	016/006/000/000/000	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
AVERAGE	0.26	1773	017/095/000/000/000	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
AVERAGE	0.47	1791	016/005/000/000/000	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
AVERAGE	11.87	1792	005/017/000/000/000	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
AVERAGE	0.19	1798	017/068/000/000/000	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
AVERAGE	0.16	1800	017/087/000/000/000	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
AVERAGE	5.15	1862	006/035/000/000/000	1 RALMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
AVERAGE	1.3	1868	008/077/022/000/000	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
AVERAGE	4.01	1913	004/115/000/000/000	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
AVERAGE	1.57	1968	005/022/036/000/000	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
AVERAGE	1.44	2051	017/004/000/000/000	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
AVERAGE	0.8	2101	004/046/003/000/000	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
AVERAGE	3.72	2169	008/045/000/000/000	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
AVERAGE	0.75	2213	002/163/015/000/000	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
AVERAGE	2.93	2221	006/105/001/000/000	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
AVERAGE	0.62	2235	017/002/000/000/000	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
AVERAGE	1.27	2254	014/011/000/000/000	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
AVERAGE	1.5	2276	004/057/028/000/000	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
AVERAGE	1.51	2279	004/057/004/000/000	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
AVERAGE	0.5	2303	002/087/064/000/000	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
AVERAGE	1.5	2343	004/101/001/000/000	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
AVERAGE	1.3	2373	004/112/004/000/000	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
AVERAGE	1.3	2373	004/112/004/000/000	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
AVERAGE	0.89	2380	005/143/000/000/000	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
AVERAGE	2.3	2401	004/106/000/000/000	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
AVERAGE	2.71	2412	006/068/023/000/000	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
AVERAGE	2.25	2427	004/138/038/000/000	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R

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AVERAGE	1.2	2462	002//163//041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
AVERAGE	8.48	2463	010//060//000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
AVERAGE	1.5	2480	004//057//002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
AVERAGE	1.5	2492	008//037//002///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
AVERAGE	0.86	2511	005//139//002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
AVERAGE	4.16	2512	003//047//000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
AVERAGE	0.7	2738	004//052//046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
AVERAGE	1.5	2762	006//045//003///	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
AVERAGE	1.1	2764	008//077//043///	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
AVERAGE	5.04	2813	010//038//000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
AVERAGE	0.75	2840	004//102//001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
AVERAGE	0.72	2845	018//012//000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
AVERAGE	1.5	2967	008//049//031///	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
AVERAGE	1.43	2984	021//006//000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
AVERAGE	2.75	3019	003//077//002///	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
AVERAGE	2.66	3038	008//089//004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
AVERAGE	1.82	3041	005//022//040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
AVERAGE	0.69	3051	017//065//000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
AVERAGE	1.66	3060	005//022//009///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
AVERAGE	5.18	3088	005//083//004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
AVERAGE	3.02	3155	005//122//003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
AVERAGE	2.1	3175	006//101//004///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
AVERAGE	1.3	3190	007//017//084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
AVERAGE	0.51	3209	017//020//000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
AVERAGE	1.7	3260	006//068//019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
AVERAGE	12.99	3295	006//006//000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
AVERAGE	1.51	3320	004//009//045///	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
AVERAGE	1.5	3354	004//045//005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
AVERAGE	1.5	3355	002//072//022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
AVERAGE	1.7	3381	008//078//000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
AVERAGE	1.4	3384	008//077//015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
AVERAGE	0.86	3395	007//010//000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
AVERAGE	1.05	3480	007//017//022///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R

Record Detail by Site Index  
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Site Index	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
AVERAGE	0.91	3496	006/070/014///	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
AVERAGE	0.76	3508	003/037/001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
AVERAGE	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
AVERAGE	2.08	3565	003/092/001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
AVERAGE	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
AVERAGE	0.69	3601	001/033/000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
AVERAGE	3.26	3603	007/037/000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
AVERAGE	0.86	3638	004/013/007///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
AVERAGE	0.74	3647	004/052/003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
AVERAGE	0.75	3659	002/170/002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
AVERAGE	0.26	3688	024/028/000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
AVERAGE	0.84	3699	018/034/000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
AVERAGE	0.57	3712	002/123/000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
AVERAGE	1.76	3761	002/173/030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
AVERAGE	2.22	3773	005/082/010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
AVERAGE	6.74	3832	006/071/000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
AVERAGE	1.75	3842	020/001/000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	04/19/2021	0.143	\$355,800.00	0.8785	RR	R
AVERAGE	0.75	3847	007/039/023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
AVERAGE	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
AVERAGE	1.37	3858	004/109/016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
AVERAGE	3.23	3892	006/110/003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
AVERAGE	3.38	3894	006/110/004///	38 THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
AVERAGE	5.31	3903	010/060/002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
AVERAGE	2.11	3961	005/023/002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
AVERAGE	0.27	4091	017/104/000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
AVERAGE	2.75	4150	006/032/002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
AVERAGE	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
AVERAGE	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
AVERAGE	7.11	4221	008/045/007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
AVERAGE	3.55	4222	008/045/008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
AVERAGE	3.04	4268	007/033/002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
AVERAGE	2.97	4278	007/033/012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
AVERAGE	3.49	4282	007/033/016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R

Record Detail by Site Index  
AMHERST, NH

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Site Index	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
AVERAGE	5.17	4344	009/011/003	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
AVERAGE	8.26	4350	009/011/009	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
AVERAGE	2	4355	004/025/001	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
AVERAGE	2.73	4358	004/025/004	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
AVERAGE	1.49	4398	002/117/001	59 A SEAVENS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
AVERAGE	6.84	4458	011/012/019	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
AVERAGE	5.89	4459	011/012/020	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
AVERAGE	5.07	4523	008/1126/001	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
AVERAGE	2	4580	006/113/012	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
AVERAGE	0.52	4638	004/705/008	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
AVERAGE	0.5	4690	004/707/003	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
AVERAGE	0.52	4703	004/704/009	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
AVERAGE	0.5	4705	004/704/012	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
AVERAGE	2.97	4747	005/162/001	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
AVERAGE	0.53	4752	002/087/070	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
AVERAGE	5.46	4774	006/074/014	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$755,600.00	0.8788	RR	R
AVERAGE	6.23	4775	006/074/015	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
AVERAGE	5.85	4776	006/074/016	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
AVERAGE	2.00043	4790	007/033/024	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
AVERAGE	5.01	4860	005/108/002	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
AVERAGE	0.85	4902	002/012/006	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
AVERAGE	3.56	100042	007/017/003	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
AVERAGE	5.36	100944	013/001/007	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
AVERAGE	2.5	101022	013/001/008	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
AVERAGE	2.05	103040	004/147/013	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
AVERAGE	3.09	103122	006/079/015	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
AVERAGE	3.09	103123	006/079/014	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
AVERAGE	2.63	103128	006/079/007	11 WHITTING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
AVERAGE	2.78	103132	006/079/008	13 WHITTING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
AVERAGE	3.13	103133	006/079/016	12 WHITTING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
AVERAGE	3.82	103139	006/079/016	4 WHITTING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
AVERAGE	2.42	103141	006/079/002	5 WHITTING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
AVERAGE	1.29	103257	005/059/009	11 FOUNDERS WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R

Record Detail by Site Index  
AMHERST, NH

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Site Index	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
AVERAGE	1.31	103265	005/059/017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
AVERAGE	1.44	103269	005/059/021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
AVERAGE	1.55	103298	005/059/043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
AVERAGE	1.67	103324	005/059/045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
Avg View (4 items)															
Avg View	47	2453	010/042/000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/03/2020	0.0173	\$1,682,000.00	1.0042	NR	R
Avg View	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
Avg View	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
Avg View	6.24	4807	010/056/007///	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
Baboosic Lake (2 items)															
Baboosic Lake	0.2	784	025/053/000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
Baboosic Lake	0.25	2467	006/011/000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
Damon Pond (1 item)															
Damon Pond	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
Obs View (3 items)															
Obs View	6.65	2110	008/077/046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
Obs View	5.68	4446	010/030/043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
Obs View	5.14	4483	011/012/028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
Pan View (1 item)															
Pan View	21.27	4383	010/028/007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R

Group Summary by Land Neighborhood  
AMHERST, NH

Land Neighborhood	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
40	16	0.9729	6.28	1.0007	\$374,500.00	\$363,850.00
50	86	1.0189	7.03	1.0074	\$425,000.00	\$416,550.00
52, Baboosic Lk Av	6	0.9687	3.53	1.0024	\$390,000.00	\$362,600.00
60	57	1.0348	6.69	1.0085	\$524,500.00	\$541,900.00
70	26	1.0322	4.02	1.0032	\$634,050.00	\$660,500.00
80	6	1.0224	6.89	1.0014	\$813,000.00	\$797,900.00
90	5	0.9633	7.16	1.0249	\$899,900.00	\$901,200.00
95, Hist District	10	1.0117	6.78	1.0151	\$678,500.00	\$658,150.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

Record Detail by Land Neighborhood  
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Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
40	1.66	314	007//087//001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
40	0.69	463	002//158//000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
40	0.63	513	014//014//001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
40	3.419	969	007//098//000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
40	0.7	1160	018//005//000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
40	3.5	1289	003//080//000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
40	0.93	1358	014//023//000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
40	0.98	1748	006//108//021///	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
40	0.8	2101	004//046//003///	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
40	2.93	2221	006//105//001///	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
40	1.27	2254	014//011//000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
40	1.5	2343	004//101//001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
40	2.3	2401	004//106//000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
40	0.75	2840	004//102//001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
40	5.36	100944	013//001//007///	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
40	2.5	101022	013//001//008///	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
50 (86 items)															
50	1	9	003//082//011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
50	5	84	004//060//016///	94 SEAVENS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
50	0.9	103	002//163//032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
50	3.12	142	006//031//000///	72 BAROOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
50	1.1	331	004//023//010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
50	6	346	008//027//000///	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
50	1.7	421	007//078//000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
50	2.12	446	007//083//015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
50	4.7	752	007//017//050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
50	1.2	760	004//034//016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
50	2.24	803	007//073//000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
50	2	878	006//036//001///	50 BAROOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
50	0.85	924	013//001//004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
50	1.7	941	007//021//000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
50	4.16	957	005//005//000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R



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50	0.86	1018	007/018/000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
50	0.77	1083	015/007/000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
50	2.34	1100	005/132/001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
50	0.77	1227	006/056/000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
50	2.48	1267	008/081/018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
50	1.5	1302	002/173/026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
50	1.68	1323	002/179/000///	61 SEAVERNS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
50	1.5	1402	019/018/005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
50	0.94	1445	015/008/000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.0111	RR	R
50	1.35	1454	004/034/018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
50	2.1	1502	004/060/014///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
50	0.75	1547	002/146/050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
50	1.41	1618	002/177/000///	57 SEAVERNS BRIDGE RD	\$320,000.00	04	50	221	1,871	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
50	0.75	1626	002/173/015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
50	0.97	1633	019/007/000///	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
50	0.75	1659	002/170/004///	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
50	0.71	1730	021/005/000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
50	0.9	1732	004/003/019///	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
50	1.89	1764	016/006/000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
50	0.47	1791	016/005/000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
50	5.15	1862	006/035/000///	1 RALMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
50	1.3	1868	008/077/022///	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
50	4.01	1913	004/115/000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
50	6.65	2110	008/077/046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
50	0.75	2213	002/163/015///	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
50	1.5	2276	004/057/028///	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
50	1.51	2279	004/057/004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0957	\$337,700.00	1.1072	RR	R
50	2.71	2412	006/068/023///	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
50	2.25	2427	004/138/038///	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
50	47	2453	010/042/000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
50	1.2	2462	002/163/041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
50	8.48	2463	010/060/000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
50	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R

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50	1.5	2492	008/037/002/// 6	SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
50	1.5	2762	006/045/003/// 2	SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
50	1.1	2764	008/077/043/// 9	WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
50	0.72	2845	018/012/000/// 21	BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
50	0.12	2942	010/051/001/// 10	DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
50	1.43	2984	021/006/000/// 1	BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
50	2.75	3019	003/077/002/// 34	OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
50	1.82	3041	005/022/040/// 16	OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
50	2.1	3175	006/101/004/// 1	SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
50	1.3	3190	007/017/084/// 52	DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
50	1.7	3260	006/068/019/// 9	BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
50	12.99	3295	006/006/000/// 100	BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
50	1.51	3320	004/009/045/// 23	NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
50	1.5	3354	004/045/005/// 12	DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
50	1.5	3355	002/072/022/// 11	EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
50	1.7	3381	008/078/000/// 1	STOCKWELL RD	\$480,000.00	03	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
50	1.4	3384	008/077/015/// 10	WILLIAMSBURG DR	\$336,000.00	25	50	50	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
50	0.86	3395	007/010/000/// 20	WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
50	1.05	3480	007/017/022/// 26	BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
50	0.91	3496	006/070/014/// 5	FELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
50	0.76	3508	003/037/001/// 37	PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
50	2.08	3565	003/092/001/// 74	NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
50	0.69	3601	001/033/000/// 81	PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
50	0.86	3638	004/013/007/// 13	NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
50	0.75	3659	002/170/002/// 31	AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
50	0.84	3699	018/034/000/// 19	MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
50	0.57	3712	002/123/000/// 28	STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
50	1.76	3761	002/173/030/// 11	MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
50	3.22	3854	008/080/005/// 42	OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
50	3.23	3892	006/110/003/// 36	THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
50	3.38	3894	006/110/004/// 38	THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
50	5.31	3903	010/060/002/// 87	HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
50	2.75	4150	006/032/002/// 68	BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R

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50	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
50	1.49	4398	002/177/001///	59 A SEAVENS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
50	5.07	4523	008/126/001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
50	2.97	4747	005/162/001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
50	3.56	100042	007/017/003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
52, Baboosic Lk Av (6 items)															
52, Baboosic Lk Av	0.41	564	024/021/000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
52, Baboosic Lk Av	0.06	607	025/083/000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
52, Baboosic Lk Av	0.2	784	025/053/000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
52, Baboosic Lk Av	0.23	871	024/018/000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
52, Baboosic Lk Av	0.25	2467	006/011/000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
52, Baboosic Lk Av	0.26	3688	024/028/000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
60 (57 items)															
60	3.8	167	006/074/000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
60	0.86	183	005/140/000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
60	0.48	284	017/001/000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
60	0.74	293	004/052/009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
60	0.86	552	003/021/000///	7 PINEWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
60	1	594	004/201/004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0936	\$580,200.00	1.0551	RR	R
60	1.53	659	005/111/006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
60	1.06	888	004/109/013///	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
60	1	918	003/007/000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
60	1.05	973	004/201/014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
60	1.2	1001	003/002/000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
60	1	1113	004/201/003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.005	\$492,700.00	1.0265	RR	R
60	0.71	1129	004/052/040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
60	0.69	1190	004/052/037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
60	1.57	1277	004/109/001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
60	0.69	1338	004/052/014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
60	0.74	1453	004/052/007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
60	1.42	1500	004/109/020///	17 STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
60	0.44	1759	017/116/000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
60	11.87	1792	005/017/000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
60	3.72	2169	008/045/000///	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R

Record Detail by Land Neighborhood  
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Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
60	0.62	2235	017/002/000///	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
60	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
60	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
60	0.89	2380	005/143/000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
60	0.86	2511	005/139/002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
60	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
60	0.7	2738	004/052/046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
60	1.5	2967	008/049/031///	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
60	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
60	5.18	3088	005/083/004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
60	3.02	3155	005/122/003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
60	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
60	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
60	3.26	3603	007/037/000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
60	0.74	3647	004/052/003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
60	2.22	3773	005/082/010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
60	6.74	3832	006/071/000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
60	1.75	3842	020/001/000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
60	0.75	3847	007/039/023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
60	1.37	3858	004/109/016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
60	2.11	3961	005/023/002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
60	0.27	4091	017/104/000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
60	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
60	7.11	4221	008/045/007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
60	3.55	4222	008/045/008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
60	2.97	4278	007/033/012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
60	2	4355	004/025/001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
60	2.73	4358	004/025/004///	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
60	2	4580	006/113/012///	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
60	0.5	4690	004/707/003///	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
60	5.46	4774	006/074/014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
60	6.23	4775	006/074/015///	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
60	5.85	4776	006/074/016///	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R

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60	6.24	4807	010/056/007///	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
60	5.01	4860	005/108/002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
60	0.85	4902	002/012/006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
70 (26 items)															
70	1.5	333	005/022/033///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
70	1.74	709	005/022/035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
70	1.5	979	005/022/003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
70	2.59	1421	004/131/000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
70	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
70	0.5	2303	002/087/064///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
70	4.16	2512	003/047/000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
70	5.04	2813	010/038/000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
70	1.66	3060	005/022/009///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
70	3.04	4268	007/033/002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
70	3.49	4282	007/033/016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
70	5.17	4344	009/011/003///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
70	8.26	4350	009/011/009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
70	21.27	4383	010/028/007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
70	0.52	4638	004/705/008///	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
70	0.52	4703	004/704/009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
70	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
70	0.53	4752	002/087/070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
70	2.00043	4790	007/035/024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
70	3.09	103122	006/079/015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
70	3.09	103123	006/079/014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
70	2.63	103128	006/079/007///	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
70	2.78	103132	006/079/008///	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
70	3.13	103133	006/079/016///	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
70	3.82	103139	006/079/020///	4 WHITING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
70	2.42	103141	006/079/002///	5 WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
80 (6 items)															
80	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
80	5.68	4446	010/030/043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
80	6.84	4458	011/012/019///	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R

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80	5.89	4459	011//012//020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
80	5.14	4483	011//012//028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
80	2.05	103040	004//147//013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
90 (5 items)															
90	1.29	103257	005//059//009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
90	1.31	103265	005//059//017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
90	1.44	103269	005//059//021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
90	1.55	103298	005//059//043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
90	1.67	103324	005//059//045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
95, Hist District (10 items)															
95, Hist District	0.93	250	017//008//000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
95, Hist District	0.7	388	017//101//000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
95, Hist District	0.46	544	017//073//000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
95, Hist District	1.7	804	017//018//000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
95, Hist District	0.26	1773	017//095//000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
95, Hist District	0.19	1798	017//068//000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
95, Hist District	0.16	1800	017//087//000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
95, Hist District	1.44	2051	017//004//000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
95, Hist District	0.69	3051	017//065//000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
95, Hist District	0.51	3209	017//020//000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R

Group Summary by Style  
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Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
01, Ranch	12	1.0132	6.89	1.0048	\$320,500.00	\$331,150.00
02, Split-Level	1	0.9512	0	1	\$365,000.00	\$347,200.00
03, Colonial	110	1.0186	6.69	1.0104	\$528,000.00	\$536,000.00
04, Cape Cod	39	1.0341	7.21	1.003	\$445,000.00	\$482,600.00
05, Bungalow	1	0.8970	0	1	\$299,900.00	\$269,000.00
06, Conventional	4	1.0023	7.53	1.0225	\$340,500.00	\$327,850.00
07, Modern/Contemp	13	1.0352	6.24	0.9983	\$455,000.00	\$499,600.00
08, Raised Ranch	4	1.0349	7.39	1.0095	\$325,000.00	\$347,200.00
37, Convert Camp	4	0.9765	2.63	1.0012	\$251,350.00	\$251,100.00
63, Antique	24	1.0398	5.01	1.0085	\$521,500.00	\$505,300.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

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01, Ranch (12 items)															
01, Ranch	1.7	421	007//0778//000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
01, Ranch	4.16	957	005//005//000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
01, Ranch	0.7	1160	018//005//000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
01, Ranch	1.68	1323	002//179//000///	61 SEAVERN'S BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
01, Ranch	1.89	1764	016//006//000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
01, Ranch	1.43	2984	021//006//000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
01, Ranch	2.75	3019	003//077//002///	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
01, Ranch	1.3	3190	007//017//084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
01, Ranch	1.5	3355	002//072//022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
01, Ranch	0.76	3508	003//037//001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
01, Ranch	0.26	3688	024//028//000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
01, Ranch	0.28	4213	003//056//015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
02, Split-Level (1 item)															
02, Split-Level	1.66	314	007//087//001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
03, Colonial (110 items)															
03, Colonial	0.9	103	002//163//032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
03, Colonial	3.12	142	006//031//000///	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
03, Colonial	0.86	183	005//140//000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
03, Colonial	0.74	293	004//052//009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
03, Colonial	1.1	331	004//023//010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
03, Colonial	0.86	552	003//021//000///	7 PINWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
03, Colonial	1	594	004//201//004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
03, Colonial	1.53	659	005//111//006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
03, Colonial	1.74	709	005//022//035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
03, Colonial	4.7	752	007//017//050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
03, Colonial	1.2	760	004//034//016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
03, Colonial	2.24	803	007//073//000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
03, Colonial	2	878	006//036//001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
03, Colonial	1.06	888	004//109//013///	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
03, Colonial	1.7	941	007//021//000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
03, Colonial	1	1113	004//201//003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.005	\$492,700.00	1.0265	RR	R
03, Colonial	0.71	1129	004//052//040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R



Record Detail by Style  
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03, Colonial	0.69	1190	004//052//037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
03, Colonial	2.48	1267	008//081//018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
03, Colonial	1.57	1277	004//109//001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
03, Colonial	1.5	1302	002//173//026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
03, Colonial	0.69	1338	004//052//014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
03, Colonial	1.5	1402	019//018//005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
03, Colonial	2.59	1421	004//131//000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
03, Colonial	0.74	1453	004//052//007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
03, Colonial	1.35	1454	004//034//018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
03, Colonial	2.1	1502	004//060//014///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
03, Colonial	0.75	1547	002//146//050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
03, Colonial	0.97	1633	019//007//000///	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
03, Colonial	0.75	1659	002//170//004///	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
03, Colonial	0.98	1748	006//108//021///	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
03, Colonial	0.9	1752	004//003//019///	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
03, Colonial	11.87	1792	005//017//000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
03, Colonial	0.19	1798	017//068//000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
03, Colonial	1.3	1868	008//077//022///	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
03, Colonial	1.57	1968	005//022//036///	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
03, Colonial	1.44	2051	017//004//000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
03, Colonial	6.65	2110	008//077//046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
03, Colonial	0.75	2213	002//163//015///	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
03, Colonial	1.5	2276	004//057//028///	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
03, Colonial	1.51	2279	004//057//004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
03, Colonial	0.5	2303	002//087//064///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
03, Colonial	1.3	2373	004//112//004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
03, Colonial	1.3	2373	004//112//004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
03, Colonial	0.89	2380	005//143//000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0032	RR	R
03, Colonial	2.71	2412	006//068//023///	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
03, Colonial	1.2	2462	002//163//041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
03, Colonial	1.5	2492	008//037//002///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
03, Colonial	0.86	2511	005//139//002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
03, Colonial	4.16	2512	003//047//000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R

Record Detail by Style  
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03, Colonial	0.7	2738	004//052//046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
03, Colonial	1.5	2762	006//045//003///	2 SPRING RD	\$470,000.00	03	50	16	2,376	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
03, Colonial	1.1	2764	008//077//043///	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
03, Colonial	0.75	2840	004//102//001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
03, Colonial	1.5	2967	008//049//031///	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
03, Colonial	1.66	3060	005//022//009///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
03, Colonial	5.18	3088	005//083//004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
03, Colonial	3.02	3155	005//122//003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
03, Colonial	2.1	3175	006//101//004///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
03, Colonial	1.51	3320	004//009//045///	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
03, Colonial	1.4	3384	008//077//015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
03, Colonial	1.05	3480	007//017//022///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
03, Colonial	0.8	3562	007//039//020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
03, Colonial	2.08	3565	003//092//001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
03, Colonial	0.74	3647	004//052//003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
03, Colonial	1.76	3761	002//173//030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
03, Colonial	2.22	3773	005//082//010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
03, Colonial	6.74	3832	006//071//000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
03, Colonial	0.75	3847	007//039//023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
03, Colonial	3.23	3892	006//110//003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
03, Colonial	3.38	3894	006//110//004///	38 THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
03, Colonial	5.31	3903	010//060//002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
03, Colonial	2.11	3961	005//023//002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
03, Colonial	2.75	4150	006//032//002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
03, Colonial	3.99	4171	004//062//011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
03, Colonial	7.11	4221	008//045//007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
03, Colonial	3.55	4222	008//045//008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
03, Colonial	3.04	4268	007//033//002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
03, Colonial	8.26	4350	009//011//009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
03, Colonial	2.73	4358	004//025//004///	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
03, Colonial	21.27	4383	010//028//007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
03, Colonial	5.37	4438	010//030//035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
03, Colonial	5.68	4446	010//030//043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R

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03, Colonial	6.84	4458	011/012/019	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
03, Colonial	5.89	4459	011/012/020	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
03, Colonial	5.14	4483	011/012/028	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.0115	\$805,200.00	1.0065	NR	R
03, Colonial	5.07	4523	008/126/001	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
03, Colonial	2	4580	006/113/012	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
03, Colonial	0.52	4638	004/705/008	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
03, Colonial	0.5	4690	004/707/003	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
03, Colonial	0.52	4703	004/704/009	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
03, Colonial	0.5	4705	004/704/012	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
03, Colonial	2.97	4747	005/162/001	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
03, Colonial	0.53	4752	002/087/070	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
03, Colonial	5.46	4774	006/074/014	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
03, Colonial	6.23	4775	006/074/015	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
03, Colonial	5.85	4776	006/074/016	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
03, Colonial	2.000043	4790	007/033/024	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
03, Colonial	6.24	4807	010/056/007	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
03, Colonial	5.01	4860	005/108/002	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
03, Colonial	5.36	100944	013/001/007	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
03, Colonial	2.05	103040	004/147/013	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
03, Colonial	3.09	103122	006/079/015	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
03, Colonial	3.09	103123	006/079/014	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
03, Colonial	2.63	103128	006/079/008	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
03, Colonial	2.78	103132	006/079/007	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
03, Colonial	3.13	103133	006/079/016	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
03, Colonial	1.29	103257	005/059/009	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
03, Colonial	1.55	103298	005/059/043	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
03, Colonial	1.67	103324	005/059/045	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
04, Cape Cod (39 items)															
04, Cape Cod	1	9	003/082/011	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
04, Cape Cod	3.8	167	006/074/000	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
04, Cape Cod	6	346	008/027/000	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
04, Cape Cod	0.69	463	002/158/000	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
04, Cape Cod	0.63	513	014/014/001	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R

Record Detail by Style  
AMHERST, NH

11/17/2021

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
04, Cape Cod	0.41	564	024//021//0000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
04, Cape Cod	1	918	003//007//0000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
04, Cape Cod	1.05	973	004//201//014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
04, Cape Cod	1.5	979	005//022//003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
04, Cape Cod	1.2	1001	003//002//0000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
04, Cape Cod	0.86	1018	007//018//0000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
04, Cape Cod	2.34	1100	005//132//001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
04, Cape Cod	0.77	1227	006//056//0000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
04, Cape Cod	0.93	1358	014//023//0000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
04, Cape Cod	1.42	1500	004//109//020///	17 STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
04, Cape Cod	0.71	1730	021//005//0000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
04, Cape Cod	0.8	2101	004//046//003///	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
04, Cape Cod	2.93	2221	006//105//001///	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
04, Cape Cod	1.27	2254	014//011//0000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
04, Cape Cod	1.5	2343	004//101//001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
04, Cape Cod	47	2453	010//042//0000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
04, Cape Cod	5.04	2813	010//038//0000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
04, Cape Cod	1.7	3260	006//068//019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
04, Cape Cod	1.5	3354	004//045//005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
04, Cape Cod	0.86	3395	007//010//0000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.0333	\$509,100.00	0.9885	RR	R
04, Cape Cod	0.91	3496	006//070//014///	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9512	RR	R
04, Cape Cod	0.69	3601	001//033//0000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
04, Cape Cod	0.86	3638	004//013//0070///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
04, Cape Cod	1.75	3842	020//001//0000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
04, Cape Cod	1.37	3858	004//109//016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
04, Cape Cod	2.97	4278	007//033//012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
04, Cape Cod	3.49	4282	007//033//016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
04, Cape Cod	5.17	4344	009//011//0030///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
04, Cape Cod	2	4355	004//025//001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
04, Cape Cod	1.49	4398	002//177//0010///	59 A SEAVERN'S BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
04, Cape Cod	0.85	4902	002//012//006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
04, Cape Cod	3.56	100042	007//017//0030///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
04, Cape Cod	3.82	103139	006//079//020///	4 WHITING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R

Record Detail by Style  
AMHERST, NH

11/17/2021

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
04, Cape Cod	2.42	103141	006/079/002///	5 WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
05, Bungalow (1 item)															
05, Bungalow	0.47	1791	016/005/000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.887	H	R
06, Conventional (4 items)															
06, Conventional	0.2	784	025/053/000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
06, Conventional	0.77	1083	015/007/000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
06, Conventional	0.94	1445	015/008/000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
06, Conventional	1.7	3381	008/078/000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
07, Modern/Contemp (13 items)															
07, Modern/Contemp	1.5	333	005/022/033///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
07, Modern/Contemp	2.12	446	007/083/015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
07, Modern/Contemp	0.75	1626	002/173/015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
07, Modern/Contemp	5.15	1862	006/035/000///	1 RAILMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
07, Modern/Contemp	3.72	2169	008/045/000///	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
07, Modern/Contemp	2.25	2427	004/138/038///	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
07, Modern/Contemp	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
07, Modern/Contemp	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
07, Modern/Contemp	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
07, Modern/Contemp	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
07, Modern/Contemp	2.5	101022	013/001/008///	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
07, Modern/Contemp	1.31	103265	005/059/017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
07, Modern/Contemp	1.44	103269	005/059/021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
08, Raised Ranch (4 items)															
08, Raised Ranch	0.85	924	013/001/004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
08, Raised Ranch	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
08, Raised Ranch	0.72	2845	018/012/000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
08, Raised Ranch	0.75	3659	002/170/002///	31 AGLUPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
37, Convert Camp (4 items)															
37, Convert Camp	0.06	607	025/083/000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
37, Convert Camp	0.23	871	024/018/000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
37, Convert Camp	0.25	2467	006/011/000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
37, Convert Camp	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
63, Antique (24 items)															
63, Antique	5	84	004/060/016///	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R

Record Detail by Style  
AMHERST, NH

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Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
63, Antique	0.93	250	017/008/0000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
63, Antique	0.48	284	017/001/0000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
63, Antique	0.7	388	017/101/0000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
63, Antique	0.46	544	017/073/0000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
63, Antique	1.7	804	017/018/0000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
63, Antique	3.419	969	007/098/0000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
63, Antique	3.5	1289	003/080/0000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
63, Antique	1.41	1618	002/177/0000///	57 SEAVENS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
63, Antique	0.44	1759	017/116/0000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
63, Antique	0.26	1773	017/095/0000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
63, Antique	0.16	1800	017/087/0000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
63, Antique	4.01	1913	004/115/0000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
63, Antique	0.62	2235	017/002/0000///	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
63, Antique	2.3	2401	004/106/0000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
63, Antique	8.48	2463	010/060/0000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
63, Antique	1.82	3041	005/022/0400///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
63, Antique	0.69	3051	017/065/0000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
63, Antique	0.51	3209	017/020/0000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
63, Antique	12.99	3295	006/006/0000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
63, Antique	3.26	3603	007/037/0000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
63, Antique	0.84	3699	018/034/0000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
63, Antique	0.57	3712	002/123/0000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
63, Antique	0.27	4091	017/104/0000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R

Group Summary by Actual Year Built  
AMHERST, NH

Actual Year Built	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
0 - 1900	28	1.0338	5.42	1.0155	\$521,500.00	\$505,300.00
1900 - 1930	5	0.9153	9.45	1.0344	\$350,000.00	\$401,100.00
1930 - 1940	2	0.8878	1.04	1.0016	\$352,450.00	\$312,400.00
1940 - 1950	6	0.9580	5.29	1.0051	\$287,500.00	\$304,850.00
1950 - 1960	3	1.0196	6.51	0.9897	\$357,000.00	\$335,100.00
1960 - 1970	33	1.0177	8.04	1.0092	\$400,000.00	\$395,700.00
1970 - 1980	40	1.0067	6.57	1.0039	\$440,000.00	\$441,050.00
1980 - 1990	25	1.0332	5.91	1.0016	\$514,500.00	\$513,100.00
1990 - 2000	36	1.0435	5.46	1.0057	\$622,450.00	\$615,200.00
2000 - 2021	34	1.0003	6.53	1.012	\$612,500.00	\$640,400.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

Record Detail by Actual Year Built  
AMHERST, NH

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Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0 - 1900	5	84	004/060/016///	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
0 - 1900	0.93	250	017//008//000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
0 - 1900	0.48	284	017//001//000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
0 - 1900	0.7	388	017//101//000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
0 - 1900	0.46	544	017//073//000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
0 - 1900	0.06	607	025//083//000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
0 - 1900	0.2	784	025//053//000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
0 - 1900	1.7	804	017//018//000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
0 - 1900	3.419	969	007//098//000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
0 - 1900	0.77	1083	015//007//000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
0 - 1900	3.5	1289	003//080//000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
0 - 1900	0.94	1445	015//008//000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
0 - 1900	1.41	1618	002//177//000///	57 SEAVERNS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
0 - 1900	0.44	1759	017//116//000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
0 - 1900	0.26	1773	017//095//000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
0 - 1900	0.16	1800	017//087//000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
0 - 1900	4.01	1913	004//115//000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
0 - 1900	1.44	2051	017//004//000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
0 - 1900	0.62	2235	017//002//000///	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
0 - 1900	2.3	2401	004//106//000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
0 - 1900	8.48	2463	010//060//000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
0 - 1900	1.82	3041	005//022//040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
0 - 1900	0.69	3051	017//065//000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
0 - 1900	0.51	3209	017//020//000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
0 - 1900	12.99	3295	006//006//000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
0 - 1900	3.26	3603	007//037//000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
0 - 1900	0.84	3699	018//034//000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
0 - 1900	0.27	4091	017//104//000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
1900 - 1930 (5 items)															
1900 - 1930	2.34	1100	005//132//001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
1900 - 1930	11.87	1792	005//017//000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
1900 - 1930	1.27	2254	014//011//000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R



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1900 - 1930	5.04	2813	010/038/000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
1900 - 1930	1.7	3381	008/078/000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
1930 - 1940 (2 items)															
1930 - 1940	0.47	1791	016/005/000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
1930 - 1940	1.75	3842	020/001/000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
1940 - 1950 (6 items)															
1940 - 1950	1.7	421	007/078/000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
1940 - 1950	0.77	1227	006/056/000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
1940 - 1950	0.93	1358	014/023/000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
1940 - 1950	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
1940 - 1950	0.26	3688	024/028/000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
1940 - 1950	0.57	3712	002/123/000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
1950 - 1960 (3 items)															
1950 - 1960	3.8	167	006/074/000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
1950 - 1960	1.68	1323	002/179/000///	61 SEAVERNS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
1950 - 1960	0.69	3601	001/033/000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
1960 - 1970 (33 items)															
1960 - 1970	1	9	003/082/011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
1960 - 1970	0.86	183	005/140/000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
1960 - 1970	1.1	331	004/023/010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
1960 - 1970	0.69	463	002/158/000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
1960 - 1970	1	918	003/007/000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
1960 - 1970	1.7	941	007/021/000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
1960 - 1970	1.2	1001	003/002/000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
1960 - 1970	0.86	1018	007/018/000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
1960 - 1970	1	1113	004/201/003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.005	\$492,700.00	1.0265	RR	R
1960 - 1970	2.48	1267	008/081/018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
1960 - 1970	1.5	1402	019/018/005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
1960 - 1970	1.35	1454	004/034/018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
1960 - 1970	0.75	1547	002/146/050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
1960 - 1970	0.75	1626	002/173/015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
1960 - 1970	0.75	1659	002/170/004///	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
1960 - 1970	1.89	1764	016/006/000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
1960 - 1970	0.8	2101	004/046/003///	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R

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1960 - 1970	1.5	2276	004/057/028///	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
1960 - 1970	1.51	2279	004/057/004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
1960 - 1970	1.5	2343	004/101/001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
1960 - 1970	0.89	2380	005/143/000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
1960 - 1970	0.25	2467	006/011/000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
1960 - 1970	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
1960 - 1970	0.86	2511	005/139/002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
1960 - 1970	0.72	2845	018/012/000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
1960 - 1970	1.43	2984	021/006/000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
1960 - 1970	1.5	3355	002/072/022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
1960 - 1970	1.4	3384	008/077/015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
1960 - 1970	0.86	3395	007/010/000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
1960 - 1970	1.05	3480	007/017/022///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
1960 - 1970	0.76	3508	003/037/001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
1960 - 1970	0.86	3638	004/013/007///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
1960 - 1970	0.75	3847	007/039/023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
1970 - 1980 (40 items)															
1970 - 1980	0.9	103	002/163/032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
1970 - 1980	1.66	314	007/087/001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
1970 - 1980	1.5	333	005/022/033///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
1970 - 1980	1	594	004/201/004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
1970 - 1980	1.53	659	005/111/006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
1970 - 1980	1.74	709	005/022/035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
1970 - 1980	4.7	752	007/017/050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
1970 - 1980	1.2	760	004/034/016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
1970 - 1980	2	878	006/036/001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
1970 - 1980	0.85	924	013/001/004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
1970 - 1980	4.16	957	005/005/000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
1970 - 1980	1.05	973	004/201/014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
1970 - 1980	0.71	1129	004/052/040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
1970 - 1980	0.69	1190	004/052/037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
1970 - 1980	1.57	1277	004/109/001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
1970 - 1980	1.5	1302	002/173/026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R

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1970 - 1980	1.42	1500	004//109//020//17	STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
1970 - 1980	0.97	1633	019//007//000//8	JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
1970 - 1980	0.98	1748	006//108//021//45	COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
1970 - 1980	0.9	1752	004//003//019//6	NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
1970 - 1980	1.3	1868	008//077//022//24	WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
1970 - 1980	1.57	1968	005//022//036//4	GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
1970 - 1980	0.75	2213	002//163//015//7	DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
1970 - 1980	2.25	2427	004//138//038//13	CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
1970 - 1980	1.2	2462	002//163//041//15	HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
1970 - 1980	1.5	2492	008//037//002//6	SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
1970 - 1980	2	2515	003//076//007//35	EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
1970 - 1980	0.7	2738	004//052//046//5	FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
1970 - 1980	1.1	2764	008//077//043//9	WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
1970 - 1980	0.75	2840	004//102//001//31	BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
1970 - 1980	1.5	2967	008//049//031//28	HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
1970 - 1980	2.66	3038	008//089//004//3	ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
1970 - 1980	1.66	3060	005//022//009//34	NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
1970 - 1980	1.3	3190	007//017//084//52	DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
1970 - 1980	1.7	3260	006//068//019//9	BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
1970 - 1980	1.5	3354	004//045//005//12	DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
1970 - 1980	0.8	3562	007//039//020//17	ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
1970 - 1980	0.74	3647	004//052//003//6	RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
1970 - 1980	0.75	3659	002//170//002//31	AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
1970 - 1980	1.76	3761	002//173//030//11	MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
1980 - 1990 (25 items)															
1980 - 1990	0.74	293	004//052//009//18	RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
1980 - 1990	2.12	446	007//083//015//3	TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
1980 - 1990	0.63	513	014//014//001//25	MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
1980 - 1990	1.06	888	004//109//013//31	STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
1980 - 1990	1.5	979	005//022//003//5	GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
1980 - 1990	0.7	1160	018//005//000//174	AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
1980 - 1990	0.69	1338	004//052//014//8	CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
1980 - 1990	0.74	1453	004//052//007//14	RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R

Record Detail by Actual Year Built  
AMHERST, NH

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Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1980 - 1990	2.1	1502	004//060//014//	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
1980 - 1990	2.93	2221	006//105//001//	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
1980 - 1990	1.3	2373	004//112//004//	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
1980 - 1990	1.3	2373	004//112//004//	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
1980 - 1990	2.71	2412	006//068//023//	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
1980 - 1990	4.7	2453	010//042//000//	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
1980 - 1990	4.16	2512	003//047//000//	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
1980 - 1990	2.75	3019	003//077//002//	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
1980 - 1990	0.91	3496	006//070//014//	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
1980 - 1990	2.08	3565	003//092//001//	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
1980 - 1990	13.26	3576	010//061//001//	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
1980 - 1990	3.22	3854	008//080//005//	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
1980 - 1990	2.11	3961	005//023//002//	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
1980 - 1990	2.75	4150	006//032//002//	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
1980 - 1990	3.99	4171	004//062//011//	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
1980 - 1990	2.97	4278	007//033//012//	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
1980 - 1990	3.49	4282	007//033//016//	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
1990 - 2000 (36 items)															
1990 - 2000	2.24	803	007//073//000//	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
1990 - 2000	0.23	871	024//018//000//	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
1990 - 2000	2.59	1421	004//131//000//	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
1990 - 2000	5.15	1862	006//035//000//	1 RALMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
1990 - 2000	6.65	2110	008//077//046//	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
1990 - 2000	3.72	2169	008//045//000//	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
1990 - 2000	0.5	2303	002//087//064//	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
1990 - 2000	3.02	3155	005//122//003//	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
1990 - 2000	2.1	3175	006//101//004//	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
1990 - 2000	6.74	3832	006//071//000//	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
1990 - 2000	1.37	3858	004//109//016//	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
1990 - 2000	5.31	3903	010//060//002//	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
1990 - 2000	0.28	4213	003//056//015//	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
1990 - 2000	7.11	4221	008//045//007//	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
1990 - 2000	3.55	4222	008//045//008//	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R

Record Detail by Actual Year Built  
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Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1990 - 2000	5.17	4344	009/011/003///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
1990 - 2000	8.26	4350	009/011/009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
1990 - 2000	2	4355	004/025/001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
1990 - 2000	2.73	4358	004/025/004///	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
1990 - 2000	21.27	4383	010/028/007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
1990 - 2000	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
1990 - 2000	5.68	4446	010/030/043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
1990 - 2000	5.89	4459	011/012/020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
1990 - 2000	5.14	4483	011/012/028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
1990 - 2000	5.07	4523	008/126/001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
1990 - 2000	2	4580	006/113/012///	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
1990 - 2000	0.52	4638	004/705/008///	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
1990 - 2000	0.5	4690	004/707/003///	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
1990 - 2000	0.52	4703	004/704/009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
1990 - 2000	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
1990 - 2000	0.53	4752	002/087/070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
1990 - 2000	5.46	4774	006/074/014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
1990 - 2000	6.23	4775	006/074/015///	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
1990 - 2000	5.85	4776	006/074/016///	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
1990 - 2000	2.00043	4790	007/033/024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
1990 - 2000	6.24	4807	010/056/007///	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
2000 - 2021 (34 items)															
2000 - 2021	3.12	142	006/031/000///	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
2000 - 2021	6	346	008/027/000///	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
2000 - 2021	0.86	552	003/021/000///	7 PINEWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
2000 - 2021	0.41	564	024/021/000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
2000 - 2021	0.71	1730	021/005/000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
2000 - 2021	0.19	1798	017/068/000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
2000 - 2021	1.5	2762	006/045/003///	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
2000 - 2021	5.18	3088	005/083/004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
2000 - 2021	1.51	3320	004/009/045///	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
2000 - 2021	2.22	3773	005/082/010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
2000 - 2021	3.23	3892	006/110/003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R

Record Detail by Actual Year Built  
AMHERST, NH

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Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2000 - 2021	3.38	3894	006//110//004///	38 THORNTON FERRY RD 1	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
2000 - 2021	3.04	4268	007//033//002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
2000 - 2021	1.49	4398	002//177//001///	59 A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
2000 - 2021	6.84	4458	011//012//019///	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
2000 - 2021	2.97	4747	005//162//001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
2000 - 2021	5.01	4860	005//108//002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
2000 - 2021	0.85	4902	002//012//006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
2000 - 2021	3.56	100042	007//017//003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
2000 - 2021	5.36	100944	013//001//007///	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
2000 - 2021	2.5	101022	013//001//008///	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
2000 - 2021	2.05	103040	004//147//013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
2000 - 2021	3.09	103122	006//079//015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
2000 - 2021	3.09	103123	006//079//014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
2000 - 2021	2.63	103128	006//079//007///	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
2000 - 2021	2.78	103132	006//079//008///	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
2000 - 2021	3.13	103133	006//079//016///	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
2000 - 2021	3.82	103139	006//079//020///	4 WHITING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
2000 - 2021	2.42	103141	006//079//002///	5 WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
2000 - 2021	1.29	103257	005//059//009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
2000 - 2021	1.31	103265	005//059//017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
2000 - 2021	1.44	103269	005//059//021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
2000 - 2021	1.55	103298	005//059//043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
2000 - 2021	1.67	103324	005//059//045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R

Group Summary by Building Size  
AMHERST, NH

11/17/2021

Building Size	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
500 - 1,000	1	0.9706	0	1	\$214,500.00	\$208,200.00
1,000 - 1,500	11	0.9824	4.71	1.0015	\$313,000.00	\$296,400.00
1,500 - 2,000	26	1.0655	6.67	1.0069	\$330,750.00	\$339,000.00
2,000 - 2,500	22	1.0051	9.3	1.0154	\$369,000.00	\$361,600.00
2,500 - 3,000	39	1.0096	6.65	1.0057	\$445,000.00	\$447,300.00
3,000 - 4,000	62	1.0250	6.06	1.0052	\$547,450.00	\$553,600.00
4,000 - 5,000	35	1.0348	5.66	1.012	\$648,000.00	\$664,300.00
5,000 - 10,000	16	1.0344	6.69	1.0154	\$864,750.00	\$957,950.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00

Group Summary by Building Size  
AMHERST, NH

Building Size	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
500 - 1,000	1	0.9706	0	1	\$214,500.00	\$208,200.00
1,000 - 1,500	11	0.9824	4.71	1.0015	\$313,000.00	\$296,400.00
1,500 - 2,000	26	1.0655	6.67	1.0069	\$330,750.00	\$339,000.00
2,000 - 2,500	22	1.0051	9.3	1.0154	\$369,000.00	\$361,600.00
2,500 - 3,000	39	1.0096	6.65	1.0057	\$445,000.00	\$447,300.00
3,000 - 4,000	62	1.0250	6.06	1.0052	\$547,450.00	\$553,600.00
4,000 - 5,000	35	1.0348	5.66	1.012	\$648,000.00	\$664,300.00
5,000 - 10,000	16	1.0344	6.69	1.0154	\$864,750.00	\$957,950.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00



Record Detail by Building Size  
AMHERST, NH

11/17/2021

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
500 - 1,000	0.12	2942	010//051//0001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
1,000 - 1,500 (11 items)															
1,000 - 1,500	0.41	564	024//021//000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
1,000 - 1,500	0.06	607	025//083//000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
1,000 - 1,500	0.23	871	024//018//000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
1,000 - 1,500	0.77	1227	006//056//000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
1,000 - 1,500	0.93	1358	014//023//000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
1,000 - 1,500	1.89	1764	016//006//000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
1,000 - 1,500	5.15	1862	006//035//000///	1 RAILMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
1,000 - 1,500	1.27	2254	014//011//000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
1,000 - 1,500	0.25	2467	006//011//000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
1,000 - 1,500	1.5	3355	002//072//022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
1,000 - 1,500	0.75	3659	002//170//002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
1,500 - 2,000 (26 items)															
1,500 - 2,000	1	9	003//082//011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
1,500 - 2,000	0.86	183	005//140//000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
1,500 - 2,000	1.66	314	007//087//001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
1,500 - 2,000	1.7	421	007//078//000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
1,500 - 2,000	0.69	463	002//158//000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
1,500 - 2,000	0.63	513	014//014//001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
1,500 - 2,000	0.46	544	017//073//000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
1,500 - 2,000	0.2	784	025//053//000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
1,500 - 2,000	0.85	924	013//001//004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
1,500 - 2,000	0.77	1083	015//007//000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
1,500 - 2,000	0.7	1160	018//005//000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
1,500 - 2,000	1.68	1323	002//179//000///	61 SEAVERN'S BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
1,500 - 2,000	1.41	1618	002//177//000///	57 SEAVERN'S BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
1,500 - 2,000	0.47	1791	016//005//000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
1,500 - 2,000	2.93	2221	006//105//001///	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
1,500 - 2,000	1.51	2279	004//057//004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
1,500 - 2,000	1.5	2480	004//057//002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
1,500 - 2,000	1.5	2492	008//037//002///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R

Record Detail by Building Size  
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Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1,500 - 2,000	1.3	3190	007//017//084//	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
1,500 - 2,000	0.51	3209	017//020//000//	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
1,500 - 2,000	1.5	3354	004//045//005//	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
1,500 - 2,000	1.7	3381	008//078//000//	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
1,500 - 2,000	0.26	3688	024//028//000//	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
1,500 - 2,000	1.75	3842	020//001//000//	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
1,500 - 2,000	0.27	4091	017//104//000//	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
1,500 - 2,000	0.28	4213	003//056//015//	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
2,000 - 2,500 (22 items)															
2,000 - 2,500	3.419	969	007//098//000//	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
2,000 - 2,500	0.86	1018	007//018//000//	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
2,000 - 2,500	0.75	1547	002//146//050//	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
2,000 - 2,500	0.75	1626	002//173//015//	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
2,000 - 2,500	0.75	1659	002//170//004//	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
2,000 - 2,500	0.98	1748	006//108//021//	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
2,000 - 2,500	0.26	1773	017//095//000//	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
2,000 - 2,500	4.01	1913	004//115//000//	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
2,000 - 2,500	0.8	2101	004//046//003//	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
2,000 - 2,500	0.62	2235	017//002//000//	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
2,000 - 2,500	1.5	2276	004//057//028//	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
2,000 - 2,500	2.3	2401	004//106//000//	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
2,000 - 2,500	2.71	2412	006//068//023//	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
2,000 - 2,500	1.2	2462	002//163//041//	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
2,000 - 2,500	0.86	2511	005//139//002//	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
2,000 - 2,500	5.04	2813	010//038//000//	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
2,000 - 2,500	0.72	2845	018//012//000//	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
2,000 - 2,500	1.43	2984	021//006//000//	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
2,000 - 2,500	0.76	3508	003//037//001//	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
2,000 - 2,500	0.69	3601	001//033//000//	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
2,000 - 2,500	0.86	3638	004//013//007//	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
2,000 - 2,500	3.22	3854	008//080//005//	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
2,500 - 3,000 (29 items)															
2,500 - 3,000	5	84	004//060//016//	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R

Record Detail by Building Size  
AMHERST, NH

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Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2,500 - 3,000	0.9	103	002//163//032/// 6	HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
2,500 - 3,000	3.12	142	006//031//000/// 72	BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
2,500 - 3,000	1.1	331	004//023//010/// 9	PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
2,500 - 3,000	0.86	552	003//021//000/// 7	PINEWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
2,500 - 3,000	1.2	1001	003//002//000/// 4	PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.1168	\$505,400.00	1.1895	RR	R
2,500 - 3,000	0.71	1129	004//052//040/// 6	FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
2,500 - 3,000	0.69	1190	004//052//037/// 2	BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
2,500 - 3,000	0.94	1445	015//008//000/// 31	BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
2,500 - 3,000	1.35	1454	004//034//018/// 14	FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
2,500 - 3,000	0.97	1633	019//007//000/// 8	JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
2,500 - 3,000	0.71	1730	021//005//000/// 3	BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
2,500 - 3,000	0.9	1752	004//003//019/// 6	NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
2,500 - 3,000	0.19	1798	017//068//000/// 7	CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
2,500 - 3,000	1.3	1868	008//077//022/// 24	WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
2,500 - 3,000	0.75	2213	002//163//015/// 7	DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
2,500 - 3,000	0.5	2303	002//087//064/// 18	TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
2,500 - 3,000	0.89	2380	005//143//000/// 3	BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
2,500 - 3,000	8.48	2463	010//060//000/// 79	HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
2,500 - 3,000	0.7	2738	004//052//046/// 5	FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
2,500 - 3,000	1.5	2762	006//045//003/// 2	SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
2,500 - 3,000	1.1	2764	008//077//043/// 9	WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
2,500 - 3,000	0.75	2840	004//102//001/// 317	BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
2,500 - 3,000	1.5	2967	008//049//031/// 28	HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
2,500 - 3,000	2.75	3019	003//077//002/// 34	OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
2,500 - 3,000	2.66	3038	008//089//004/// 3	ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
2,500 - 3,000	2.1	3175	006//101//004/// 1	SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
2,500 - 3,000	1.05	3480	007//017//022/// 26	BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
2,500 - 3,000	2.08	3565	003//092//001/// 74	NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
2,500 - 3,000	13.26	3576	010//061//001/// 15	OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
2,500 - 3,000	0.74	3647	004//052//003/// 6	RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
2,500 - 3,000	0.57	3712	002//123//000/// 28	STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
2,500 - 3,000	2	4355	004//025//001/// 1	JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
2,500 - 3,000	1.49	4398	002//177//001/// 59	A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R

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Record Detail by Building Size  
AMHERST, NH

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2,500 - 3,000	5.07	4523	008/1126/001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
2,500 - 3,000	0.53	4752	002/087/070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
2,500 - 3,000	0.85	4902	002/012/006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
2,500 - 3,000	3.56	100042	007/017/003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
2,500 - 3,000	5.36	100944	013/001/007///	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
3,000 - 4,000 (62 items)															
3,000 - 4,000	3.8	167	006/074/000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
3,000 - 4,000	0.93	250	017/008/000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
3,000 - 4,000	0.48	284	017/001/000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
3,000 - 4,000	0.74	293	004/052/009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
3,000 - 4,000	2.12	446	007/083/015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
3,000 - 4,000	1	594	004/201/004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0936	\$580,200.00	1.0551	RR	R
3,000 - 4,000	1.53	659	005/111/006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
3,000 - 4,000	4.7	752	007/017/050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
3,000 - 4,000	1.2	760	004/034/016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
3,000 - 4,000	2.24	803	007/073/000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
3,000 - 4,000	2	878	006/036/001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
3,000 - 4,000	1.7	941	007/021/000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
3,000 - 4,000	1.5	979	005/022/003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
3,000 - 4,000	1	1113	004/201/003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.005	\$492,700.00	1.0265	RR	R
3,000 - 4,000	2.48	1267	008/081/018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
3,000 - 4,000	1.57	1277	004/109/001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
3,000 - 4,000	3.5	1289	003/080/000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
3,000 - 4,000	1.5	1302	002/173/026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
3,000 - 4,000	0.69	1338	004/052/014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
3,000 - 4,000	1.5	1402	019/018/005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
3,000 - 4,000	0.74	1453	004/052/007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
3,000 - 4,000	2.1	1502	004/060/014///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
3,000 - 4,000	0.44	1759	017/116/000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
3,000 - 4,000	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
3,000 - 4,000	1.5	2343	004/101/001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
3,000 - 4,000	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
3,000 - 4,000	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R

Record Detail by Building Size  
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Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
3,000 - 4,000	2.25	2427	004/138/038///	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
3,000 - 4,000	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
3,000 - 4,000	0.69	3051	017/065/000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
3,000 - 4,000	3.02	3155	005/122/003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
3,000 - 4,000	1.7	3260	006/068/019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
3,000 - 4,000	1.51	3320	004/009/045///	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
3,000 - 4,000	1.4	3384	008/077/015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
3,000 - 4,000	0.86	3395	007/010/000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.0333	\$509,100.00	0.9885	RR	R
3,000 - 4,000	0.91	3496	006/070/014///	5 HELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
3,000 - 4,000	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
3,000 - 4,000	0.84	3699	018/034/000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
3,000 - 4,000	1.76	3761	002/173/030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
3,000 - 4,000	6.74	3832	006/071/000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
3,000 - 4,000	0.75	3847	007/039/023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
3,000 - 4,000	1.37	3858	004/109/016///	25 STORVBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
3,000 - 4,000	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
3,000 - 4,000	7.11	4221	008/045/007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
3,000 - 4,000	3.55	4222	008/045/008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
3,000 - 4,000	2.73	4358	004/025/004///	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
3,000 - 4,000	5.89	4459	011/012/020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
3,000 - 4,000	5.14	4483	011/012/028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
3,000 - 4,000	2	4580	006/113/012///	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
3,000 - 4,000	0.5	4690	004/707/003///	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
3,000 - 4,000	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
3,000 - 4,000	2.97	4747	005/162/001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
3,000 - 4,000	5.46	4774	006/074/014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
3,000 - 4,000	2.5	101022	013/001/008///	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
3,000 - 4,000	2.05	103040	004/147/013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
3,000 - 4,000	3.09	103122	006/079/015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
3,000 - 4,000	3.09	103123	006/079/014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
3,000 - 4,000	2.63	103128	006/079/007///	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
3,000 - 4,000	2.78	103132	006/079/008///	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
3,000 - 4,000	3.13	103133	006/079/016///	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R

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Record Detail by Building Size  
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Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
3,000 - 4,000	2.42	103141	006/079/002/// 5	WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
3,000 - 4,000	1.29	103257	005/059/009/// 11	FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
4,000 - 5,000 (35 items)															
4,000 - 5,000	6	346	008/027/000/// 19	BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
4,000 - 5,000	0.7	388	017/101/000/// 118	BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
4,000 - 5,000	1.74	709	005/022/035/// 6	GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
4,000 - 5,000	1.06	888	004/109/013/// 31	STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
4,000 - 5,000	1	918	003/007/000/// 14	PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
4,000 - 5,000	4.16	957	005/005/000/// 23	THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
4,000 - 5,000	1.05	973	004/201/014/// 2	SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
4,000 - 5,000	2.34	1100	005/132/001/// 16	EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
4,000 - 5,000	1.42	1500	004/109/020/// 17	STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
4,000 - 5,000	0.16	1800	017/087/000/// 110	BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
4,000 - 5,000	6.65	2110	008/077/046/// 7	WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
4,000 - 5,000	3.72	2169	008/045/000/// 20	SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
4,000 - 5,000	4.16	2512	003/047/000/// 5	NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
4,000 - 5,000	1.82	3041	005/022/040/// 16	OLD MILFORD RD	\$675,000.00	05	50	231	4,954	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
4,000 - 5,000	1.66	3060	005/022/009/// 34	NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
4,000 - 5,000	5.18	3088	005/083/004/// 7	CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
4,000 - 5,000	12.99	3295	006/006/000/// 100	BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
4,000 - 5,000	2.22	3773	005/082/010/// 16	CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
4,000 - 5,000	3.23	3892	006/110/003/// 36	THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
4,000 - 5,000	3.38	3894	006/110/004/// 38	THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
4,000 - 5,000	2.11	3961	005/023/002/// 6	COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
4,000 - 5,000	2.75	4150	006/032/002/// 68	BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
4,000 - 5,000	3.04	4268	007/033/002/// 4	HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
4,000 - 5,000	21.27	4383	010/028/007/// 56	CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
4,000 - 5,000	6.84	4458	011/012/019/// 49	THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
4,000 - 5,000	0.52	4638	004/705/008/// 21	MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
4,000 - 5,000	0.52	4703	004/704/009/// 23	EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
4,000 - 5,000	6.23	4775	006/074/015/// 11	DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
4,000 - 5,000	5.85	4776	006/074/016/// 19	DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
4,000 - 5,000	5.01	4860	005/108/002/// 7	O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R

Record Detail by Building Size  
AMHERST, NH

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4,000 - 5,000	3.82	103139	006/079/020	4 WHITING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
4,000 - 5,000	1.31	103265	005/059/017	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
4,000 - 5,000	1.44	103269	005/059/021	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
4,000 - 5,000	1.55	103298	005/059/043	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
4,000 - 5,000	1.67	103324	005/059/045	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
5,000 - 10,000 (16 items)															
5,000 - 10,000	1.5	333	005/022/033	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
5,000 - 10,000	1.7	804	017/018/000	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
5,000 - 10,000	2.59	1421	004/131/000	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
5,000 - 10,000	11.87	1792	005/017/000	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
5,000 - 10,000	1.44	2051	017/004/000	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
5,000 - 10,000	47	2453	010/042/000	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
5,000 - 10,000	3.26	3603	007/037/000	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
5,000 - 10,000	5.31	3903	010/060/002	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
5,000 - 10,000	2.97	4278	007/033/012	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
5,000 - 10,000	3.49	4282	007/033/016	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
5,000 - 10,000	5.17	4344	009/011/003	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
5,000 - 10,000	8.26	4350	009/011/009	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
5,000 - 10,000	5.37	4438	010/030/035	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
5,000 - 10,000	5.68	4446	010/030/043	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
5,000 - 10,000	2.000043	4790	007/033/024	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
5,000 - 10,000	6.24	4807	010/056/007	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R

Group Summary by Residential Grade  
AMHERST, NH

Residential Grade	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
A, Excellent	4	0.9841	7.2	1.0058	\$1,032,600.00	\$947,500.00
A-, Good + 20	15	1.0065	4.52	0.9984	\$800,000.00	\$768,800.00
A+, Excellent +10	5	1.0042	5.83	0.9985	\$1,230,000.00	\$1,120,400.00
B-, Average +20	43	1.0483	7.08	1.0065	\$500,000.00	\$511,000.00
B, Good	26	1.0339	3.9	1.0034	\$616,700.00	\$625,950.00
B+, Good +10	22	1.0324	5.44	1.0036	\$655,000.00	\$664,850.00
C, Average	52	1.0024	7.62	1.0073	\$353,500.00	\$352,900.00
C-, Average -.95	2	0.9918	4.86	1.0023	\$299,000.00	\$295,850.00
C+, Average +10	42	1.0214	7.37	1.0064	\$426,250.00	\$434,150.00
D, Below Average	1	1.0682	0	1	\$220,000.00	\$235,000.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00



Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
<b>A+, Excellent (4 items)</b>														
A+, Excellent	3.04	4268	007//033//002///	4 HIGH MEADOW LN	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
A+, Excellent	21.27	4383	010//028//007///	56 CHESTNUT HILL RD	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
A+, Excellent	6.24	4807	010//056//007///	2 FAIR OAKS DR	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
A+, Excellent	1.55	103298	005//059//043///	2 POTTER WAY	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
<b>A+, Good + 20 (15 items)</b>														
A+, Good + 20	2.59	1421	004//131//000///	2 MONTICELLO DR	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
A+, Good + 20	0.19	1798	017//068//000///	7 CHURCH ST	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
A+, Good + 20	6.65	2110	008//077//046///	7 WASHINGTON DR	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
A+, Good + 20	3.72	2169	008//045//000///	20 SADDLE HILL RD	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
A+, Good + 20	3.26	3603	007//037//000///	86 MACK HILL RD	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
A+, Good + 20	2.22	3773	005//082//010///	16 CANDEWOOD DR (B)	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
A+, Good + 20	3.23	3892	006//110//003///	36 THORNTON FERRY RD I	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
A+, Good + 20	3.38	3894	006//110//004///	38 THORNTON FERRY RD I	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
A+, Good + 20	3.49	4282	007//033//016///	1 HIGH MEADOW LN	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
A+, Good + 20	5.68	4446	010//030//043///	10 THE FLUME	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
A+, Good + 20	6.84	4458	011//012//019///	49 THE FLUME	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
A+, Good + 20	5.14	4483	011//012//028///	46 THE FLUME	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
A+, Good + 20	2.05	103040	004//147//013///	7 VICTORIA RIDGE	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
A+, Good + 20	1.31	103265	005//059//017///	1 GATCHEL WAY	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
A+, Good + 20	1.44	103269	005//059//021///	4 GATCHEL WAY	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
<b>A+, Excellent +10 (5 items)</b>														
A+, Excellent +10	1.7	804	017//018//000///	13 CARRIAGE RD	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
A+, Excellent +10	1.44	2051	017//004//000///	117 BOSTON POST RD	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
A+, Excellent +10	47	2453	010//042//000///	18 CHESTNUT HILL RD	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
A+, Excellent +10	1.29	103257	005//059//009///	11 FOUNDER'S WAY	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
A+, Excellent +10	1.67	103324	005//059//045///	4 FOUNDER'S WAY	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
<b>B+, Average +20 (43 items)</b>														
B+, Average +20	5	84	004//060//016///	94 SEAVERNS BRIDGE RD	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
B+, Average +20	3.12	142	006//031//000///	72 BABOOSC LAKE RD	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
B+, Average +20	0.86	183	005//140//000///	31 BLOODY BROOK RD	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
B+, Average +20	0.74	293	004//052//009///	18 RIDGEWOOD DR	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
B+, Average +20	6	346	008//027//000///	19 BROOK RD	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
B+, Average +20	2.12	446	007//083//015///	3 TANGLEWOOD WAY	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R

Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
B-, Average +20	0.86	552	003/021/0000///	7 PINEWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
B-, Average +20	1.53	659	005/111/0006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
B-, Average +20	1	918	003/007/0000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
B-, Average +20	4.16	957	005/005/0000///	23 THORNTON FERRY RD 1	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
B-, Average +20	1.05	973	004/201/014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
B-, Average +20	1.5	979	005/022/0003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
B-, Average +20	2.34	1100	005/132/001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
B-, Average +20	1	1113	004/201/0003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.0005	\$492,700.00	1.0265	RR	R
B-, Average +20	2.48	1267	008/081/018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
B-, Average +20	1.57	1277	004/109/0001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
B-, Average +20	3.5	1289	003/080/0000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
B-, Average +20	0.69	1338	004/052/014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
B-, Average +20	0.74	1453	004/052/007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
B-, Average +20	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
B-, Average +20	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
B-, Average +20	0.89	2380	005/143/0000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
B-, Average +20	2.3	2401	004/106/0000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
B-, Average +20	0.86	2511	005/139/0002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
B-, Average +20	1.5	2762	006/045/0003///	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
B-, Average +20	0.75	2840	004/102/0001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
B-, Average +20	2.75	3019	003/077/0002///	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
B-, Average +20	2.1	3175	006/101/004///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
B-, Average +20	12.99	3295	006/006/0000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
B-, Average +20	0.74	3647	004/052/0003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/23/2020	0.0959	\$474,900.00	1.1174	RR	R
B-, Average +20	6.74	3832	006/071/0000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
B-, Average +20	0.75	3847	007/039/0023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
B-, Average +20	1.37	3858	004/109/016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
B-, Average +20	5.31	3903	010/060/0002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
B-, Average +20	2.75	4150	006/032/0002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
B-, Average +20	2	4355	004/025/0001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
B-, Average +20	1.49	4398	002/177/0001///	59 A SEAVERN'S BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
B-, Average +20	5.07	4523	008/126/0001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
B-, Average +20	2.97	4747	005/162/0001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R

Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
B+, Average +20	5.46	4774	006/074/014///	14 DEER HOLLOW DR	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
B+, Average +20	5.36	100944	013/001/007///	495 BOSTON POST RD	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
B+, Average +20	3.09	103122	006/079/015///	2 BRADFORD WAY	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
B+, Average +20	3.09	103123	006/079/014///	3 BRADFORD WAY	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
B, Good (26 items)														
B, Good	1	594	004/201/004///	15 MARTINGALE RD	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
B, Good	2.24	803	007/073/000///	2 OLD MONT VERNON RD	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
B, Good	1.06	888	004/109/013///	31 STORYBROOK LN	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
B, Good	1.42	1500	004/109/020///	17 STORYBROOK LN	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
B, Good	0.44	1759	017/116/000///	154 AMHERST ST	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
B, Good	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
B, Good	2.25	2427	004/138/038///	13 CRICKET HILL DR	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
B, Good	8.48	2463	010/060/000///	79 HORACE GREELEY RD	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
B, Good	4.16	2512	003/047/000///	5 NATHAN LORD RD	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
B, Good	0.69	3051	017/065/000///	13 CHURCH ST	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
B, Good	1.51	3320	004/009/045///	23 NORTH MEADOW RD	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
B, Good	7.11	4221	008/045/007///	11 SADDLE HILL RD	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
B, Good	3.55	4222	008/045/008///	13 SADDLE HILL RD	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
B, Good	2.97	4278	007/033/012///	73 MACK HILL RD	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
B, Good	5.17	4344	009/011/003///	2 HUBBARD RD	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
B, Good	2.73	4358	004/025/004///	6 JENNIFER LN	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
B, Good	2	4580	006/113/012///	4 SARGENT QUARRY	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
B, Good	0.5	4690	004/707/003///	5 TIMBER CHASE	07	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
B, Good	6.23	4775	006/074/015///	21 DEER HOLLOW DR	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
B, Good	5.85	4776	006/074/016///	19 DEER HOLLOW DR	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
B, Good	2.5	101022	013/001/008///	497 BOSTON POST RD	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
B, Good	2.63	103128	006/079/007///	11 WHITTING FARM DR	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
B, Good	2.78	103132	006/079/008///	13 WHITTING FARM DR	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
B, Good	3.13	103133	006/079/016///	12 WHITTING FARM DR	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
B, Good	3.82	103139	006/079/020///	4 WHITTING FARM DR	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
B, Good	2.42	103141	006/079/002///	5 WHITTING FARM DR	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
B+, Good +10 (22 items)														
B+, Good +10	0.93	250	017/008/000///	16 MAIN ST	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
B+, Good +10	0.48	284	017/001/000///	142 AMHERST ST	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R

Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
B+, Good +10	1.5	333	005/022/0335///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
B+, Good +10	0.7	388	017/101/000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
B+, Good +10	1.74	709	005/022/0335///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
B+, Good +10	11.87	1792	005/017/000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
B+, Good +10	1.5	2343	004/101/001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
B+, Good +10	1.82	3041	005/022/040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
B+, Good +10	1.66	3060	005/022/009///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
B+, Good +10	5.18	3088	005/083/004///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
B+, Good +10	3.02	3155	005/122/003///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
B+, Good +10	0.84	3699	018/034/000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
B+, Good +10	2.11	3961	005/023/002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9574	RR	R
B+, Good +10	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
B+, Good +10	8.26	4350	009/011/009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
B+, Good +10	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
B+, Good +10	5.89	4459	011/012/020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
B+, Good +10	0.52	4638	004/705/008///	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
B+, Good +10	0.52	4703	004/704/009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
B+, Good +10	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
B+, Good +10	2.000043	4790	007/033/024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
B+, Good +10	5.01	4860	005/108/002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
C. Average (52 items)															
C. Average	1	9	003/082/011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
C. Average	0.9	103	002/163/032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
C. Average	1.66	314	007/087/001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
C. Average	1.1	331	004/023/010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
C. Average	1.7	421	007/078/000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
C. Average	0.69	463	002/158/000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
C. Average	0.63	513	014/014/001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
C. Average	0.46	544	017/073/000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
C. Average	1.2	760	004/034/016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
C. Average	0.23	871	024/018/000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
C. Average	0.85	924	013/001/004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
C. Average	1.7	941	007/021/000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R

Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
C, Average	0.77	1083	015/007/0000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
C, Average	0.7	1160	018/005/0000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
C, Average	0.77	1227	006/056/0000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
C, Average	1.68	1323	002/179/0000///	61 SEAVERNS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
C, Average	0.94	1445	015/008/0000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
C, Average	1.35	1454	004/034/018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
C, Average	0.75	1547	002/146/050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
C, Average	1.41	1618	002/177/0000///	57 SEAVERNS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
C, Average	0.75	1659	002/170/004///	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
C, Average	1.89	1764	016/006/0000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
C, Average	0.47	1791	016/005/0000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
C, Average	4.01	1913	004/115/0000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
C, Average	0.8	2101	004/046/003///	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
C, Average	0.75	2213	002/163/015///	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/03/2020	0.0249	\$378,600.00	0.9966	RR	R
C, Average	2.93	2221	006/105/001///	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
C, Average	1.27	2254	014/011/0000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
C, Average	1.5	2276	004/057/028///	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
C, Average	1.51	2279	004/057/004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
C, Average	0.5	2303	002/087/064///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
C, Average	1.2	2462	002/163/041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
C, Average	0.25	2467	006/011/0000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
C, Average	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
C, Average	1.5	2492	008/037/002///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
C, Average	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
C, Average	5.04	2813	010/038/0000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
C, Average	0.72	2845	018/012/0000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
C, Average	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
C, Average	1.43	2984	021/006/0000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
C, Average	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
C, Average	1.3	3190	007/017/084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
C, Average	1.5	3354	004/045/005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
C, Average	1.7	3381	008/078/0000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
C, Average	0.69	3601	001/033/0000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R

Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
C. Average	0.86	3638	004/013/007	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
C. Average	0.75	3659	002/170/002	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
C. Average	0.26	3688	024/028/000	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
C. Average	0.57	3712	002/123/000	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
C. Average	1.75	3842	020/001/000	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
C. Average	0.53	4752	002/087/070	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
C. Average	3.56	10042	007/017/003	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
C+, Average -.95 (2 items)															
C+, Average -.95	0.93	1358	014/023/000	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
C+, Average -.95	1.5	3355	002/072/022	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
C+, Average +10 (42 items)															
C+, Average +10	3.8	167	006/074/000	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
C+, Average +10	0.41	564	024/021/000	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
C+, Average +10	0.06	607	025/083/000	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
C+, Average +10	4.7	752	007/017/050	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
C+, Average +10	0.2	784	025/053/000	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
C+, Average +10	2	878	006/036/001	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
C+, Average +10	1.2	1001	003/002/000	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
C+, Average +10	0.86	1018	007/018/000	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
C+, Average +10	0.71	1129	004/052/040	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
C+, Average +10	0.69	1190	004/052/037	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
C+, Average +10	1.5	1302	002/173/026	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
C+, Average +10	1.5	1402	019/018/005	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
C+, Average +10	2.1	1502	004/060/014	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
C+, Average +10	0.75	1626	002/173/015	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
C+, Average +10	0.97	1633	019/007/000	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
C+, Average +10	0.71	1730	021/005/000	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
C+, Average +10	0.98	1748	006/108/021	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
C+, Average +10	0.9	1752	004/003/019	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
C+, Average +10	0.26	1773	017/095/000	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
C+, Average +10	0.16	1800	017/087/000	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
C+, Average +10	5.15	1862	006/035/000	1 RALLMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
C+, Average +10	1.3	1868	008/077/022	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
C+, Average +10	0.62	2235	017/002/000	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R

Record Detail by Residential Grade  
AMHERST, NH

11/17/2021

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
C+, Average +10	2.71	2412	006/068/023///	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
C+, Average +10	0.7	2738	004/052/046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
C+, Average +10	1.1	2764	008/077/043///	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
C+, Average +10	1.5	2967	008/049/031///	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
C+, Average +10	0.51	3209	017/020/000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
C+, Average +10	1.7	3260	006/068/019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
C+, Average +10	1.4	3384	008/077/015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
C+, Average +10	0.86	3395	007/010/000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
C+, Average +10	1.05	3480	007/017/022///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
C+, Average +10	0.91	3496	006/070/014///	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
C+, Average +10	0.76	3508	003/037/001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
C+, Average +10	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
C+, Average +10	2.08	3565	003/092/001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
C+, Average +10	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
C+, Average +10	1.76	3761	002/173/030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
C+, Average +10	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
C+, Average +10	0.27	4091	017/104/000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
C+, Average +10	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
C+, Average +10	0.85	4902	002/012/006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
D, Below Average (1 item)															
D, Below Average	3.419	969	007/098/000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R

Group Summary by Sale Price Quartile  
AMHERST, NH

Sale Price Quartile	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
Q1	52	1.0449	7.12	1.0017	\$323,000.00	\$336,100.00
Q2	51	1.0266	7.51	0.9997	\$425,800.00	\$435,200.00
Q3	56	1.0250	5.95	0.9992	\$533,000.00	\$544,650.00
Q4	53	1.0042	5.61	1.0045	\$699,000.00	\$722,000.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00



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Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q1 (52 items)	1	9	003//082//011//	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
Q1	0.86	183	005//140//000//	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
Q1	1.66	314	007//087//001//	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
Q1	1.1	331	004//023//010//	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
Q1	1.7	421	007//078//000//	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
Q1	0.69	463	002//158//000//	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
Q1	0.63	513	014//014//001//	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
Q1	0.46	544	017//073//000//	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
Q1	0.06	607	025//083//000//	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
Q1	0.23	871	024//018//000//	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
Q1	0.85	924	013//001//004//	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
Q1	3.419	969	007//098//000//	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
Q1	0.86	1018	007//018//000//	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
Q1	0.77	1083	015//007//000//	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
Q1	0.7	1160	018//005//000//	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
Q1	0.77	1227	006//056//000//	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
Q1	1.68	1323	002//179//000//	61 SEAVENS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
Q1	0.93	1358	014//023//000//	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
Q1	0.94	1445	015//008//000//	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
Q1	0.75	1547	002//146//050//	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
Q1	1.41	1618	002//177//000//	57 SEAVENS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
Q1	0.75	1626	002//173//015//	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
Q1	0.97	1633	019//007//000//	8 JONES RD	\$350,000.00	05	50	45	2,993	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
Q1	0.75	1659	002//170//004//	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
Q1	1.89	1764	016//006//000//	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
Q1	0.47	1791	016//005//000//	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
Q1	5.15	1862	006//035//000//	1 RALMAR RD	\$350,000.00	03	50	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
Q1	0.8	2101	004//046//003//	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
Q1	0.75	2213	002//163//015//	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
Q1	0.62	2235	017//002//000//	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
Q1	1.27	2254	014//011//000//	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
Q1	1.5	2276	004//057//028//	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R

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Q1	1.51	2279	004/057/004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
Q1	2.3	2401	004/106/000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
Q1	2.71	2412	006/068/023///	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
Q1	1.2	2462	002/163/041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
Q1	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
Q1	1.5	2492	008/037/002///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
Q1	5.04	2813	010/038/000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
Q1	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
Q1	1.3	3190	007/017/084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
Q1	1.5	3354	004/045/005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
Q1	1.5	3355	002/072/022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
Q1	1.7	3381	008/078/000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
Q1	0.69	3601	001/033/000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
Q1	0.75	3659	002/170/002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
Q1	0.26	3688	024/028/000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
Q1	0.27	4091	017/104/000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
Q1	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
Q1	0.85	4902	002/012/006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
Q1	1.31	103265	005/059/017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
Q1	1.44	103269	005/059/021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
Q2 (51 items)															
Q2	0.9	103	002/163/032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
Q2	3.8	167	006/074/000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
Q2	2.12	446	007/083/015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
Q2	0.41	564	024/021/000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
Q2	1.53	659	005/111/006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
Q2	1.2	760	004/034/016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
Q2	2	878	006/036/001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
Q2	1	918	003/007/000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
Q2	1.7	941	007/021/000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
Q2	1.2	1001	003/002/000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
Q2	2.34	1100	005/132/001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
Q2	0.71	1129	004/052/040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R

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Q2	0.69	1190	004/052/037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
Q2	2.48	1267	008/081/018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
Q2	1.5	1302	002/173/026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
Q2	1.5	1402	019/018/005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
Q2	1.35	1454	004/034/018///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
Q2	2.1	1502	004/060/014///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
Q2	0.71	1730	021/005/000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
Q2	0.98	1748	006/108/021///	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
Q2	0.9	1752	004/003/019///	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
Q2	0.16	1800	017/087/000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
Q2	1.3	1868	008/077/022///	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
Q2	4.01	1913	004/115/000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
Q2	2.93	2221	006/105/001///	54 COUNTY RD	\$383,000.00	06	40	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
Q2	0.5	2303	002/087/064///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
Q2	0.89	2380	005/143/000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
Q2	0.25	2467	006/011/000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
Q2	0.86	2511	005/139/002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
Q2	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
Q2	1.5	2762	006/045/003///	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
Q2	1.1	2764	008/077/043///	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
Q2	0.72	2845	018/012/000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
Q2	1.43	2984	021/006/000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
Q2	2.75	3019	003/077/002///	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
Q2	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
Q2	2.1	3175	006/101/004///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
Q2	0.51	3209	017/020/000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
Q2	1.05	3480	007/017/022///	26 BLUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
Q2	0.76	3508	003/037/001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
Q2	2.08	3565	003/092/001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
Q2	0.86	3638	004/013/007///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
Q2	0.74	3647	004/052/003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
Q2	0.57	3712	002/123/000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
Q2	1.76	3761	002/173/030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R

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Q2	1.75	3842	020/001/000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
Q2	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
Q2	2.75	4150	006/032/002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
Q2	5.07	4523	008/126/001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
Q2	0.53	4752	002/087/070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
Q2	3.56	100042	007/017/003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
Q3 (56 items)															
Q3	5	84	004/060/016///	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
Q3	3.12	142	006/031/000///	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
Q3	0.74	293	004/052/009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
Q3	0.86	552	003/021/000///	7 PINWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
Q3	1	594	004/201/004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
Q3	4.7	752	007/017/050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
Q3	0.2	784	025/053/000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
Q3	1.06	888	004/109/013///	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
Q3	4.16	957	005/005/000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
Q3	1.05	973	004/201/014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
Q3	1.5	979	005/022/003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
Q3	1	1113	004/201/003///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.0005	\$492,700.00	1.0265	RR	R
Q3	1.57	1277	004/109/001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
Q3	3.5	1289	003/080/000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
Q3	0.69	1338	004/052/014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
Q3	0.74	1453	004/052/007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
Q3	0.44	1759	017/116/000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
Q3	0.26	1773	017/095/000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
Q3	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
Q3	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
Q3	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
Q3	2.25	2427	004/138/038///	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
Q3	8.48	2463	010/060/000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
Q3	4.16	2512	003/047/000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
Q3	0.7	2738	004/052/046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R
Q3	0.75	2840	004/102/001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R

Record Detail by Sale Price Quartile  
AMHERST, NH

11/17/2021

Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q3	1.5	2967	008/049/0311//	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
Q3	5.18	3088	005/083/0041//	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
Q3	3.02	3155	005/122/0031//	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
Q3	1.7	3260	006/068/0191//	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
Q3	1.51	3320	004/009/0451//	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
Q3	1.4	3384	008/077/0151//	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
Q3	0.86	3395	007/010/0001//	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
Q3	0.91	3496	006/070/0141//	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
Q3	0.8	3562	007/039/0201//	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
Q3	13.26	3576	010/061/0011//	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
Q3	0.84	3699	018/034/0001//	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
Q3	6.74	3832	006/071/0001//	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
Q3	0.75	3847	007/039/0231//	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
Q3	1.37	3858	004/109/0161//	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
Q3	3.23	3892	006/110/0031//	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
Q3	7.11	4221	008/045/0071//	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
Q3	3.55	4222	008/045/0081//	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
Q3	2	4355	004/025/0011//	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
Q3	2.73	4358	004/025/0041//	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
Q3	1.49	4398	002/177/0011//	59 A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
Q3	2	4580	006/113/0121//	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
Q3	0.52	4638	004/705/0081//	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
Q3	0.5	4690	004/707/0031//	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
Q3	0.5	4705	004/704/0121//	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
Q3	2.97	4747	005/162/0011//	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
Q3	5.36	100944	013/001/0071//	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
Q3	2.5	101022	013/001/0081//	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
Q3	3.09	103122	006/079/0151//	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
Q3	3.09	103123	006/079/0141//	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
Q3	3.13	103133	006/079/0161//	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
Q4	0.93	250	017/008/0001//	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
Q4	0.48	284	017/001/0001//	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R

Q4 (53 items)

Record Detail by Sale Price Quartile  
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Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q4	1.5	333	005/022/033///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
Q4	6	346	008/027/000///	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
Q4	0.7	388	017/101/000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
Q4	1.74	709	005/022/035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
Q4	2.24	803	007/073/000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
Q4	1.7	804	017/018/000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
Q4	2.59	1421	004/131/000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
Q4	1.42	1500	004/109/020///	17 STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
Q4	11.87	1792	005/017/000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
Q4	0.19	1798	017/068/000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
Q4	1.44	2051	017/004/000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
Q4	6.65	2110	008/077/046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
Q4	3.72	2169	008/045/000///	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
Q4	1.5	2343	004/101/001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
Q4	47	2453	010/042/000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
Q4	1.82	3041	005/022/040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
Q4	0.69	3051	017/065/000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
Q4	1.66	3060	005/022/009///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
Q4	12.99	3295	006/006/000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
Q4	3.26	3603	007/037/000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
Q4	2.22	3773	005/082/010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
Q4	3.38	3894	006/110/004///	38 THORNTON FERRY RDI	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$683,300.00	0.9903	RR	R
Q4	5.31	3903	010/060/002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
Q4	2.11	3961	005/023/002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
Q4	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
Q4	3.04	4268	007/033/002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
Q4	2.97	4278	007/033/012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
Q4	3.49	4282	007/033/016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
Q4	5.17	4344	009/011/003///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
Q4	8.26	4350	009/011/009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
Q4	21.27	4383	010/028/007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
Q4	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
Q4	5.68	4446	010/030/043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R

Record Detail by Sale Price Quartile  
AMHERST, NH

11/17/2021

Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q4	6.84	4458	011/012/019///	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
Q4	5.89	4459	011/012/020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
Q4	5.14	4483	011/012/028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
Q4	0.52	4703	004/704/009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
Q4	5.46	4774	006/074/014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
Q4	6.23	4775	006/074/015///	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
Q4	5.85	4776	006/074/016///	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
Q4	2.000043	4790	007/033/024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
Q4	6.24	4807	010/056/007///	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
Q4	5.01	4860	005/108/002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
Q4	2.05	103040	004/147/013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R
Q4	2.63	103128	006/079/007///	11 WHITTING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
Q4	2.78	103132	006/079/008///	13 WHITTING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
Q4	3.82	103139	006/079/020///	4 WHITTING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
Q4	2.42	103141	006/079/002///	5 WHITTING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
Q4	1.29	103257	005/059/009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
Q4	1.55	103298	005/059/043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
Q4	1.67	103324	005/059/045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R

Group Summary by Sale Date Quartile  
AMHERST, NH

11/17/2021

Sale Date Quartile	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
2020, Q2	46	1.0333	5.15	1.0142	\$492,500.00	\$507,350.00
2020, Q3	62	1.0452	6.24	1.0036	\$434,250.00	\$486,050.00
2020, Q4	71	1.0052	6.4	1.0043	\$510,000.00	\$509,100.00
2021, Q1	33	0.9618	8.12	1.0064	\$486,000.00	\$493,400.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00



Record Detail by Sale Date Quartile  
AMHERST, NH

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Sale Date Quartile 2020, Q2 (46 items)	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2020, Q2	0.93	250	017//008//0000///	16 MAIN ST	\$699,000.00	07	95	241	3,024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
2020, Q2	1.5	333	005//022//0333///	10 GENERAL AMHERST RD	\$710,000.00	15	70	43	5,755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
2020, Q2	0.7	388	017//101//0000///	118 BOSTON POST RD	\$710,000.00	08	95	189	4,168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
2020, Q2	1.06	888	004//109//0133///	31 STORYBROOK LN	\$530,000.00	15	60	38	4,034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
2020, Q2	1	1113	004//201//0033///	10 MARTINGALE RD	\$480,000.00	15	60	51	3,291	06/11/2020	0.0005	\$492,700.00	1.0265	RR	R
2020, Q2	3.5	1289	003//080//0000///	84 AMHERST ST	\$550,000.00	04	40	236	3,513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
2020, Q2	1.35	1454	004//034//0188///	14 FAIRWAY DR	\$389,900.00	05	50	51	2,902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
2020, Q2	1.42	1500	004//109//0200///	17 STORYBROOK LN	\$659,000.00	15	60	48	4,912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
2020, Q2	2.1	1502	004//060//0144///	9 ARROW LN	\$410,000.00	05	50	39	3,737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
2020, Q2	0.75	1659	002//170//0040///	27 AGLIPAY DR	\$265,000.00	03	50	55	2,465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
2020, Q2	1.89	1764	016//006//0000///	220 BOSTON POST RD	\$315,000.00	22	50	58	1,393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
2020, Q2	11.87	1792	005//017//0000///	141 AMHERST ST	\$1,250,000.00	15	60	96	5,208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
2020, Q2	0.19	1798	017//068//0000///	7 CHURCH ST	\$672,000.00	08	95	11	2,940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
2020, Q2	0.16	1800	017//087//0000///	110 BOSTON POST RD	\$420,000.00	08	95	198	4,283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
2020, Q2	5.15	1862	006//035//0000///	1 RALMAR RD	\$350,000.00	06	40	28	1,480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
2020, Q2	2.93	2221	006//105//0011///	54 COUNTY RD	\$383,000.00	03	50	36	1,587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
2020, Q2	0.5	2303	002//087//0644///	18 TAMARACK LN	\$395,000.00	45	70	24	2,655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
2020, Q2	2.71	2412	006//068//0233///	2 BLUEBERRY HILL RD	\$345,000.00	03	50	32	2,039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
2020, Q2	47	2453	010//042//0000///	18 CHESTNUT HILL RD	\$1,675,000.00	19	50	36	7,119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
2020, Q2	0.25	2467	006//011//0000///	124 BABOOSIC LAKE RD	\$450,000.00	01	52	52	1,104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
2020, Q2	1.5	2492	008//037//0020///	6 SCHOOLHOUSE RD	\$307,500.00	29	50	49	1,996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
2020, Q2	5.04	2813	010//038//0000///	35 CHESTNUT HILL RD	\$350,000.00	05	70	101	2,093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
2020, Q2	1.5	2967	008//049//0311///	28 HOLLY HILL DR	\$485,000.00	15	60	48	2,864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
2020, Q2	1.66	3060	005//022//0090///	34 NATHAN LORD RD	\$645,000.00	07	70	45	4,597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
2020, Q2	5.18	3088	005//083//0040///	7 CAROL ANN LN	\$616,000.00	15	60	18	4,095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
2020, Q2	3.02	3155	005//122//0033///	31 GREEN RD	\$589,000.00	15	60	24	3,720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
2020, Q2	2.1	3175	006//101//0040///	1 SPRING RD	\$469,000.00	03	50	23	2,951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
2020, Q2	0.51	3209	017//020//0000///	9 CARRIAGE RD	\$390,000.00	07	95	177	1,836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
2020, Q2	12.99	3295	006//006//0000///	100 BABOOSIC LAKE RD	\$633,500.00	03	50	247	4,999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
2020, Q2	1.51	3320	004//009//0450///	23 NORTH MEADOW RD	\$524,000.00	25	50	2	3,023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R
2020, Q2	1.05	3480	007//017//0220///	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
2020, Q2	3.26	3603	007//037//0000///	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R

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2020, Q2	0.86	3638	004/013/007///	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
2020, Q2	0.74	3647	004/052/003///	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
2020, Q2	0.26	3688	024/028/000///	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
2020, Q2	2.11	3961	005/023/002///	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
2020, Q2	0.27	4091	017/104/000///	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
2020, Q2	2.73	4358	004/025/004///	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
2020, Q2	5.89	4459	011/012/020///	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
2020, Q2	5.14	4483	011/012/028///	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
2020, Q2	6.24	4807	010/056/007///	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
2020, Q2	0.85	4902	002/012/006///	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
2020, Q2	5.36	100944	013/001/007///	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
2020, Q2	2.5	101022	013/001/008///	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
2020, Q2	2.78	103132	006/079/008///	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
2020, Q2	2.42	103141	006/079/002///	5 WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
2020, Q3 (62 Items)															
2020, Q3	1	9	003/082/011///	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
2020, Q3	0.9	103	002/163/032///	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
2020, Q3	3.12	142	006/031/000///	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
2020, Q3	0.86	183	005/140/000///	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
2020, Q3	1.1	331	004/023/010///	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
2020, Q3	1.7	421	007/078/000///	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
2020, Q3	2.12	446	007/083/015///	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
2020, Q3	0.69	463	002/158/000///	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
2020, Q3	0.86	552	003/021/000///	7 PINEWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
2020, Q3	0.41	564	024/021/000///	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R
2020, Q3	0.06	607	025/083/000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
2020, Q3	1.53	659	005/111/006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
2020, Q3	4.7	752	007/017/050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
2020, Q3	1.2	760	004/034/016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
2020, Q3	0.2	784	025/053/000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
2020, Q3	2.24	803	007/073/000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
2020, Q3	0.23	871	024/018/000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
2020, Q3	2	878	006/036/001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R

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2020, Q3	1	918	003/007/0000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
2020, Q3	0.85	924	013/001/004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
2020, Q3	1.7	941	007/021/0000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
2020, Q3	1.05	973	004/201/014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
2020, Q3	1.2	1001	003/002/0000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
2020, Q3	2.34	1100	005/132/001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
2020, Q3	0.71	1129	004/052/040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
2020, Q3	0.7	1160	018/005/0000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
2020, Q3	2.48	1267	008/081/018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
2020, Q3	1.5	1402	019/018/005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
2020, Q3	0.75	1547	002/146/050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
2020, Q3	1.41	1618	002/177/0000///	57 SEAVENS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
2020, Q3	0.44	1759	017/116/0000///	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
2020, Q3	0.47	1791	016/005/0000///	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
2020, Q3	1.57	1968	005/022/036///	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
2020, Q3	0.75	2213	002/163/015///	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
2020, Q3	1.27	2254	014/011/0000///	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
2020, Q3	1.51	2279	004/057/004///	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
2020, Q3	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
2020, Q3	1.3	2373	004/112/004///	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
2020, Q3	0.86	2511	005/139/002///	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
2020, Q3	4.16	2512	003/047/0000///	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
2020, Q3	2.75	3019	003/077/002///	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
2020, Q3	0.69	3051	017/065/0000///	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R
2020, Q3	1.3	3190	007/017/084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
2020, Q3	1.5	3354	004/045/005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
2020, Q3	1.5	3355	002/072/022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
2020, Q3	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
2020, Q3	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
2020, Q3	0.57	3712	002/123/0000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
2020, Q3	1.76	3761	002/173/030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
2020, Q3	2.22	3773	005/082/010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
2020, Q3	1.37	3858	004/109/016///	25 STORYBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R

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2020, Q3	5.17	4344	009/011/003///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
2020, Q3	5.07	4523	008/126/001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
2020, Q3	0.52	4703	004/704/009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
2020, Q3	0.53	4752	002/087/070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
2020, Q3	2.000043	4790	007/033/024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
2020, Q3	3.56	100042	007/017/003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
2020, Q3	3.09	103123	006/079/014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
2020, Q3	3.13	103133	006/079/016///	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
2020, Q3	3.82	103139	006/079/020///	4 WHITING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
2020, Q3	1.29	103257	005/059/009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
2020, Q3	1.67	103324	005/059/045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
2020, Q4 (71 items)															
2020, Q4	3.8	167	006/074/000///	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
2020, Q4	0.48	284	017/001/000///	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
2020, Q4	0.74	293	004/052/009///	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
2020, Q4	1.66	314	007/087/001///	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
2020, Q4	6	346	008/027/000///	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
2020, Q4	0.46	544	017/073/000///	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
2020, Q4	1	594	004/201/004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
2020, Q4	1.74	709	005/022/035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
2020, Q4	1.7	804	017/018/000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
2020, Q4	4.16	957	005/005/000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
2020, Q4	1.5	979	005/022/003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
2020, Q4	0.86	1018	007/018/000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
2020, Q4	0.77	1083	015/007/000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
2020, Q4	0.69	1190	004/052/037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,969	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
2020, Q4	0.93	1358	014/023/000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
2020, Q4	2.59	1421	004/131/000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
2020, Q4	0.94	1445	015/008/000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
2020, Q4	0.75	1626	002/173/015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
2020, Q4	0.71	1730	021/005/000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R
2020, Q4	0.98	1748	006/108/021///	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
2020, Q4	0.9	1752	004/003/019///	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R

Record Detail by Sale Date Quartile  
AMHERST, NH

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Sale Date Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2020, Q4	0.26	1773	017/095/000///	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
2020, Q4	1.3	1868	008/077/022///	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
2020, Q4	4.01	1913	004/115/000///	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
2020, Q4	0.8	2101	004/046/003///	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
2020, Q4	3.72	2169	008/045/000///	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
2020, Q4	1.5	2276	004/057/028///	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
2020, Q4	1.5	2343	004/101/001///	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
2020, Q4	0.89	2380	005/143/000///	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
2020, Q4	2.3	2401	004/106/000///	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
2020, Q4	2.25	2427	004/138/038///	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
2020, Q4	1.2	2462	002/163/041///	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
2020, Q4	8.48	2463	010/060/000///	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
2020, Q4	2	2515	003/076/007///	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
2020, Q4	1.5	2762	006/045/003///	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0288	\$492,700.00	1.0483	RR	R
2020, Q4	1.1	2764	008/077/043///	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
2020, Q4	0.75	2840	004/102/001///	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
2020, Q4	0.12	2942	010/051/001///	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
2020, Q4	1.43	2984	021/006/000///	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
2020, Q4	2.66	3038	008/089/004///	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
2020, Q4	1.7	3260	006/068/019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
2020, Q4	0.86	3395	007/010/000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.033	\$509,100.00	0.9885	RR	R
2020, Q4	2.08	3565	003/092/001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
2020, Q4	0.69	3601	001/033/000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
2020, Q4	0.75	3847	007/039/023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
2020, Q4	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
2020, Q4	3.23	3892	006/110/003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
2020, Q4	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
2020, Q4	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
2020, Q4	7.11	4221	008/045/007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
2020, Q4	3.55	4222	008/045/008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
2020, Q4	3.49	4282	007/033/016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
2020, Q4	8.26	4350	009/011/009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
2020, Q4	2	4355	004/025/001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R

Record Detail by Sale Date Quartile  
AMHERST, NH

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Sale Date Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2020, Q4	1.49	4398	002/177/001///	59 A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
2020, Q4	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
2020, Q4	5.68	4446	010/030/043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
2020, Q4	6.84	4458	011/012/019///	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
2020, Q4	2	4580	006/113/012///	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
2020, Q4	0.52	4638	004/705/008///	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
2020, Q4	0.5	4690	004/707/003///	5 TIMBER CHASE	\$510,000.00	15	60	25	3,394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
2020, Q4	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R
2020, Q4	2.97	4747	005/162/001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
2020, Q4	6.23	4775	006/074/015///	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
2020, Q4	5.85	4776	006/074/016///	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
2020, Q4	5.01	4860	005/108/002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
2020, Q4	3.09	103122	006/079/015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
2020, Q4	2.63	103128	006/079/007///	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
2020, Q4	1.31	103265	005/059/017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
2020, Q4	1.44	103269	005/059/021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
2020, Q4	1.55	103298	005/059/043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
2021, Q1 (33 items)															
2021, Q1	5	84	004/060/016///	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
2021, Q1	0.63	513	014/014/001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
2021, Q1	3.419	969	007/098/000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
2021, Q1	0.77	1227	006/056/000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
2021, Q1	1.57	1277	004/109/001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
2021, Q1	1.5	1302	002/173/026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
2021, Q1	1.68	1323	002/179/000///	61 SEAVERNS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
2021, Q1	0.69	1338	004/052/014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
2021, Q1	0.74	1453	004/052/007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9511	RR	R
2021, Q1	0.97	1633	019/007/000///	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
2021, Q1	1.44	2051	017/004/000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
2021, Q1	6.65	2110	008/077/046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
2021, Q1	0.62	2235	017/002/000///	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
2021, Q1	1.5	2480	004/057/002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
2021, Q1	0.7	2738	004/052/046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R

Record Detail by Sale Date Quartile  
AMHERST, NH

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Sale Date Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2021, Q1	0.72	2845	018//012//000///	21 BEAVER BROOK CIR	\$405,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
2021, Q1	1.82	3041	005//022//040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
2021, Q1	1.7	3381	008//078//000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
2021, Q1	1.4	3384	008//077//015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
2021, Q1	0.91	3496	006//070//014///	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
2021, Q1	0.76	3508	003//037//001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
2021, Q1	0.75	3659	002//170//002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
2021, Q1	0.84	3699	018//034//000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
2021, Q1	6.74	3832	006//071//000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
2021, Q1	1.75	3842	020//001//000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
2021, Q1	3.38	3894	006//110//004///	38 THORNTON FERRY RD 1	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
2021, Q1	5.31	3903	010//060//002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
2021, Q1	2.75	4150	006//032//002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
2021, Q1	3.04	4268	007//033//002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
2021, Q1	2.97	4278	007//033//012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
2021, Q1	21.27	4383	010//028//007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
2021, Q1	5.46	4774	006//074//014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
2021, Q1	2.05	103040	004//147//013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R

Group Summary by Sale Date Half  
AMHERST, NH

11/17/2021

Sale Date Half	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
	1	1.0794	0	1	\$510,000.00	\$550,500.00
2020, H1	46	1.0333	5.15	1.0142	\$492,500.00	\$507,350.00
2020, H2	132	1.0188	6.6	1.0049	\$466,450.00	\$495,250.00
2021, H1	33	0.9618	8.12	1.0064	\$486,000.00	\$493,400.00
	212	1.0215	6.67	1.0071	\$480,000.00	\$496,100.00



Record Detail by Sale Date Half  
AMHERST, NH

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Sale Date Half (1 Item)	Land Area	PID	Mblu	Location	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2020, H1 (46 Items)	0.5	4690	004//707//003//	5 TIMBER CHASE	15	60	25	3.394	12/31/2020	0.0579	\$550,500.00	1.0794	RR	R
2020, H1	0.93	250	017//008//000//	16 MAIN ST	07	95	241	3.024	05/29/2020	0.0114	\$722,000.00	1.0329	H	R
2020, H1	1.5	333	005//022//033//	10 GENERAL AMHERST RD	15	70	43	5.755	06/22/2020	0.0137	\$735,000.00	1.0352	RR	R
2020, H1	0.7	388	017//101//000//	118 BOSTON POST RD	08	95	189	4.168	05/19/2020	0.0311	\$703,200.00	0.9904	H	R
2020, H1	1.06	888	004//109//013//	31 STORYBROOK LN	15	60	38	4.034	06/30/2020	0.0623	\$574,400.00	1.0838	RR	R
2020, H1	1	1113	004//201//003//	10 MARTINGALE RD	15	60	51	3.291	06/11/2020	0.0005	\$492,700.00	1.0265	RR	R
2020, H1	3.5	1289	003//080//000//	84 AMHERST ST	04	40	236	3.513	04/03/2020	0.0603	\$595,000.00	1.0818	RR	R
2020, H1	1.35	1454	004//034//018//	14 FAIRWAY DR	05	50	51	2.902	05/27/2020	0.0038	\$396,800.00	1.0177	RR	R
2020, H1	1.42	1500	004//109//020//	17 STORYBROOK LN	15	60	48	4.912	05/15/2020	0.0272	\$691,100.00	1.0487	RR	R
2020, H1	2.1	1502	004//060//014//	9 ARROW LN	05	50	39	3.737	06/29/2020	0.18	\$492,600.00	1.2015	RR	R
2020, H1	0.75	1659	002//170//004//	27 AGLIPAY DR	03	50	55	2.465	06/30/2020	0.1993	\$323,500.00	1.2208	RR	R
2020, H1	1.89	1764	016//006//000//	220 BOSTON POST RD	22	50	58	1.393	05/05/2020	0.0148	\$317,100.00	1.0067	H	R
2020, H1	11.87	1792	005//017//000//	141 AMHERST ST	15	60	96	5.208	06/18/2020	0.1469	\$1,093,200.00	0.8746	H	R
2020, H1	0.19	1798	017//068//000//	7 CHURCH ST	08	95	11	2.940	06/18/2020	0.0615	\$645,100.00	0.96	H	R
2020, H1	0.16	1800	017//087//000//	110 BOSTON POST RD	08	95	198	4.283	06/18/2020	0.0699	\$458,400.00	1.0914	H	R
2020, H1	5.15	1862	006//035//000//	1 RALMAR RD	03	50	28	1.480	05/27/2020	0.0416	\$372,100.00	1.0631	RR	R
2020, H1	2.93	2221	006//105//001//	54 COUNTY RD	06	40	36	1.587	04/30/2020	0.0387	\$376,400.00	0.9828	RR	R
2020, H1	0.5	2303	002//087//064//	18 TAMARACK LN	45	70	24	2.655	05/12/2020	0.0066	\$406,100.00	1.0281	RR	R
2020, H1	2.71	2412	006//068//023//	2 BLUEBERRY HILL RD	03	50	32	2.039	05/21/2020	0.0223	\$360,100.00	1.0438	RR	R
2020, H1	47	2453	010//042//000//	18 CHESTNUT HILL RD	19	50	36	7.119	06/01/2020	0.0173	\$1,682,000.00	1.0042	NR	R
2020, H1	0.25	2467	006//011//000//	124 BABOOSIC LAKE RD	01	52	52	1.104	06/11/2020	0.0391	\$442,100.00	0.9824	RR	R
2020, H1	1.5	2492	008//037//002//	6 SCHOOLHOUSE RD	29	50	49	1.996	06/01/2020	0.0673	\$334,800.00	1.0888	NT	R
2020, H1	5.04	2813	010//038//000//	35 CHESTNUT HILL RD	05	70	101	2.093	06/29/2020	0.1245	\$401,100.00	1.146	NR	R
2020, H1	1.5	2967	008//049//031//	28 HOLLY HILL DR	15	60	48	2.864	06/26/2020	0.1201	\$437,200.00	0.9014	NT	R
2020, H1	1.66	3060	005//022//009//	34 NATHAN LORD RD	07	70	45	4.597	06/22/2020	0.0049	\$662,000.00	1.0264	RR	R
2020, H1	5.18	3088	005//083//004//	7 CAROL ANN LN	15	60	18	4.095	04/20/2020	0.0569	\$664,300.00	1.0784	RR	R
2020, H1	3.02	3155	005//122//003//	31 GREEN RD	15	60	24	3.720	06/16/2020	0.079	\$648,200.00	1.1005	RR	R
2020, H1	2.1	3175	006//101//004//	1 SPRING RD	03	50	23	2.951	06/05/2020	0.058	\$506,300.00	1.0795	RR	R
2020, H1	0.51	3209	017//020//000//	9 CARRIAGE RD	07	95	177	1.836	06/17/2020	0.0847	\$431,400.00	1.1062	H	R
2020, H1	12.99	3295	006//006//000//	100 BABOOSIC LAKE RD	03	50	247	4.999	04/06/2020	0.0254	\$663,200.00	1.0469	RR	R
2020, H1	1.51	3320	004//009//045//	23 NORTH MEADOW RD	25	50	2	3.023	05/05/2020	0.0513	\$508,400.00	0.9702	RR	R

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2020, H1	1.05	3480	007/017/022/	26 BUCKRIDGE DR	\$400,000.00	03	50	52	2,858	05/22/2020	0.0063	\$411,100.00	1.0278	RR	R
2020, H1	3.26	3603	007/037/000/	86 MACK HILL RD	\$1,100,000.00	07	60	259	7,545	06/12/2020	0.0065	\$1,130,800.00	1.028	RR	R
2020, H1	0.86	3638	004/013/007/	13 NORTH MEADOW RD	\$398,000.00	25	50	54	2,489	05/08/2020	0.0152	\$412,600.00	1.0367	RR	R
2020, H1	0.74	3647	004/052/003/	6 RIDGEWOOD DR	\$425,000.00	23	60	41	2,979	04/22/2020	0.0959	\$474,900.00	1.1174	RR	R
2020, H1	0.26	3688	024/028/000/	8 HILLSIDE AVE	\$360,000.00	02	52	76	1,550	06/19/2020	0.0762	\$340,300.00	0.9453	RR	R
2020, H1	2.11	3961	005/023/002/	6 COLONEL WILKINS RD	\$690,000.00	07	60	32	4,914	05/14/2020	0.0841	\$646,800.00	0.9374	RR	R
2020, H1	0.27	4091	017/104/000/	150 AMHERST ST	\$305,000.00	15	60	174	1,682	05/26/2020	0.0546	\$328,200.00	1.0761	H	R
2020, H1	2.73	4358	004/025/004/	6 JENNIFER LN	\$561,000.00	04	60	24	3,484	04/23/2020	0.0733	\$614,200.00	1.0948	RR	R
2020, H1	5.89	4459	011/012/020/	51 THE FLUME	\$690,000.00	19	80	23	3,961	05/15/2020	0.0105	\$712,100.00	1.032	NR	R
2020, H1	5.14	4483	011/012/028/	46 THE FLUME	\$800,000.00	19	80	21	3,996	05/18/2020	0.015	\$805,200.00	1.0065	NR	R
2020, H1	6.24	4807	010/056/007/	2 FAIR OAKS DR	\$1,500,000.00	19	60	22	9,396	06/17/2020	0.05	\$1,457,300.00	0.9715	NT	R
2020, H1	0.85	4902	002/012/006/	6 PATRICIA LN	\$381,000.00	45	60	18	2,502	06/26/2020	0.1733	\$455,200.00	1.1948	RR	R
2020, H1	5.36	100944	013/001/007/	495 BOSTON POST RD	\$480,000.00	04	40	16	2,683	06/30/2020	0.0557	\$463,600.00	0.9658	RR	R
2020, H1	2.5	101022	013/001/008/	497 BOSTON POST RD	\$500,000.00	04	40	14	3,048	06/01/2020	0.0833	\$552,400.00	1.1048	RR	R
2020, H1	2.78	103132	006/079/008/	13 WHITING FARM DR	\$634,900.00	15	70	1	3,319	04/23/2020	0.0122	\$656,300.00	1.0337	RR	R
2020, H1	2.42	103141	006/079/002/	5 WHITING FARM DR	\$690,000.00	15	70	2	3,299	04/03/2020	0.0111	\$697,200.00	1.0104	RR	R
2020, H2 (132 items)															
2020, H2	1	9	003/082/011/	18 JUNIPER DR	\$334,000.00	04	50	56	1,637	08/03/2020	0.0228	\$348,800.00	1.0443	RR	R
2020, H2	0.9	103	002/163/032/	6 HICKORY DR	\$405,000.00	04	50	42	2,819	07/21/2020	0.0561	\$391,000.00	0.9654	RR	R
2020, H2	3.12	142	006/031/000/	72 BABOOSIC LAKE RD	\$495,000.00	03	50	3	2,666	08/14/2020	0.013	\$512,100.00	1.0345	RR	R
2020, H2	3.8	167	006/074/000/	5 WALNUT HILL RD	\$469,900.00	15	60	62	3,680	10/19/2020	0.1164	\$534,700.00	1.1379	RR	R
2020, H2	0.86	183	005/140/000/	31 BLOODY BROOK RD	\$351,500.00	23	60	58	1,896	09/28/2020	0.0767	\$386,000.00	1.0982	RR	R
2020, H2	0.48	284	017/001/000/	142 AMHERST ST	\$660,000.00	15	60	191	3,735	12/24/2020	0.081	\$620,700.00	0.9405	H	R
2020, H2	0.74	293	004/052/009/	18 RIDGEWOOD DR	\$500,000.00	23	60	40	3,134	11/17/2020	0.0773	\$472,100.00	0.9442	RR	R
2020, H2	1.66	314	007/087/001/	7 MONT VERNON RD	\$365,000.00	05	40	48	1,660	12/07/2020	0.0703	\$347,200.00	0.9512	RR	R
2020, H2	1.1	331	004/023/010/	9 PINE ACRES RD	\$304,000.00	05	50	56	2,655	08/19/2020	0.1473	\$355,300.00	1.1688	RR	R
2020, H2	6	346	008/027/000/	19 BROOK RD	\$759,900.00	04	50	2	4,362	11/25/2020	0.1586	\$655,700.00	0.8629	NR	R
2020, H2	1.7	421	007/078/000/	21 OLD MONT VERNON RD	\$290,000.00	05	50	71	1,598	07/14/2020	0.0588	\$313,300.00	1.0803	RR	R
2020, H2	2.12	446	007/083/015/	3 TANGLEWOOD WAY	\$460,000.00	05	50	34	3,466	08/17/2020	0.1285	\$529,000.00	1.15	RR	R
2020, H2	0.69	463	002/158/000/	444 BOSTON POST RD	\$370,000.00	04	40	57	1,825	08/19/2020	0.0953	\$342,700.00	0.9262	RR	R
2020, H2	0.46	544	017/073/000/	3 OLD JAILHOUSE RD	\$327,500.00	08	95	206	1,893	12/04/2020	0.1125	\$371,400.00	1.134	H	R
2020, H2	0.86	552	003/021/000/	7 PINWOOD DR	\$557,000.00	04	60	1	2,937	09/28/2020	0.0698	\$530,100.00	0.9517	RR	R
2020, H2	0.41	564	024/021/000/	2 HILLSIDE AVE	\$420,000.00	02	52	5	1,390	09/21/2020	0.1051	\$384,900.00	0.9164	RR	R

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2020, H2	1	594	004//201//004///	15 MARTINGALE RD	\$549,900.00	15	60	41	3,545	11/30/2020	0.0336	\$580,200.00	1.0551	RR	R
2020, H2	0.06	607	025//083//000///	5 MILFORD ST	\$260,000.00	02	52	123	1,188	08/17/2020	0.0665	\$248,300.00	0.955	RR	R
2020, H2	1.53	659	005//111//006///	96 CHRISTIAN HILL RD	\$425,000.00	23	60	46	3,684	07/01/2020	0.1498	\$497,800.00	1.1713	RR	R
2020, H2	1.74	709	005//022//035///	6 GENERAL AMHERST RD	\$665,900.00	15	70	43	4,902	10/14/2020	0.0223	\$665,400.00	0.9992	RR	R
2020, H2	4.7	752	007//017//050///	44 BUCKRIDGE DR	\$495,000.00	03	50	50	3,947	07/01/2020	0.0019	\$506,600.00	1.0234	RR	R
2020, H2	1.2	760	004//034//016///	24 FAIRWAY DR	\$475,000.00	05	50	49	3,608	08/10/2020	0.0929	\$441,100.00	0.9286	RR	R
2020, H2	0.2	784	025//053//000///	53 BROADWAY	\$550,000.00	01	52	123	1,785	08/18/2020	0.0279	\$546,500.00	0.9936	RR	R
2020, H2	2.24	803	007//073//000///	2 OLD MONT VERNON RD	\$629,900.00	05	50	27	3,551	09/08/2020	0.0936	\$584,500.00	0.9279	RR	R
2020, H2	1.7	804	017//018//000///	13 CARRIAGE RD	\$1,475,000.00	07	95	211	7,074	10/30/2020	0.0131	\$1,526,000.00	1.0346	H	R
2020, H2	0.23	871	024//018//000///	3 LAKE FRONT ST	\$242,700.00	02	52	27	1,049	09/25/2020	0.0246	\$253,900.00	1.0461	RR	R
2020, H2	2	878	006//036//001///	50 BABOOSIC LAKE RD	\$440,000.00	03	50	49	3,060	09/11/2020	0.0901	\$489,100.00	1.1116	RR	R
2020, H2	1	918	003//007//000///	14 PINEWOOD DR	\$445,000.00	04	60	57	4,022	08/19/2020	0.1041	\$500,900.00	1.1256	RR	R
2020, H2	0.85	924	013//001//004///	6 MEADOW LN	\$335,000.00	05	50	49	1,714	07/30/2020	0.0451	\$357,300.00	1.0666	RR	R
2020, H2	1.7	941	007//021//000///	24 WOODLAND DR	\$425,000.00	05	50	57	3,017	08/17/2020	0.0855	\$397,800.00	0.936	RR	R
2020, H2	4.16	957	005//005//000///	23 THORNTON FERRY RD I	\$480,000.00	06	50	50	4,516	10/06/2020	0.0616	\$519,900.00	1.0831	RR	R
2020, H2	1.05	973	004//201//014///	2 SHERBURNE DR	\$514,900.00	05	60	45	4,157	07/16/2020	0.0632	\$558,500.00	1.0847	RR	R
2020, H2	1.5	979	005//022//003///	5 GENERAL AMHERST RD	\$620,000.00	15	70	38	3,787	10/02/2020	0.0414	\$659,000.00	1.0629	RR	R
2020, H2	1.2	1001	003//002//000///	4 PINEWOOD DR	\$424,900.00	04	60	60	2,921	08/18/2020	0.168	\$505,400.00	1.1895	RR	R
2020, H2	0.86	1018	007//018//000///	3 BUCKRIDGE DR	\$363,000.00	03	50	56	2,344	10/28/2020	0.0686	\$395,700.00	1.0901	RR	R
2020, H2	0.77	1083	015//007//000///	33 BORDER ST	\$191,000.00	06	50	171	1,635	11/23/2020	0.1764	\$228,800.00	1.1979	RR	R
2020, H2	2.34	1100	005//132//001///	16 EATON RD	\$430,000.00	05	50	113	4,194	09/28/2020	0.0529	\$462,000.00	1.0744	RR	R
2020, H2	0.71	1129	004//052//040///	6 FERNWOOD LN	\$420,000.00	23	60	43	2,608	09/02/2020	0.0147	\$435,200.00	1.0362	RR	R
2020, H2	0.7	1160	018//005//000///	174 AMHERST ST	\$315,000.00	15	40	38	1,523	08/20/2020	0.0228	\$314,600.00	0.9987	H	R
2020, H2	0.69	1190	004//052//037///	2 BRIARWOOD LN	\$440,000.00	23	60	43	2,569	10/23/2020	0.0572	\$424,300.00	0.9643	RR	R
2020, H2	2.48	1267	008//081//018///	10 HIGHLAND DR	\$438,500.00	03	50	52	3,050	07/20/2020	0.08	\$483,000.00	1.1015	RR	R
2020, H2	0.93	1358	014//023//000///	27 MERRIMACK RD	\$285,000.00	04	40	71	1,369	10/26/2020	0.0185	\$296,400.00	1.04	RR	R
2020, H2	1.5	1402	019//018//005///	1 STEEPLE LN	\$427,500.00	05	50	52	3,587	07/14/2020	0.0718	\$467,400.00	1.0933	H	R
2020, H2	2.59	1421	004//131//000///	2 MONTICELLO DR	\$840,000.00	04	70	21	5,006	11/19/2020	0.1063	\$768,800.00	0.9152	RR	R
2020, H2	0.94	1445	015//008//000///	31 BORDER ST	\$345,000.00	06	50	151	2,686	10/01/2020	0.0105	\$348,800.00	1.011	RR	R
2020, H2	0.75	1547	002//146//050///	7 WINDSOR DR	\$375,000.00	03	50	53	2,196	08/24/2020	0.0756	\$354,700.00	0.9459	RR	R
2020, H2	1.41	1618	002//177//000///	57 SEAVENS BRIDGE RD	\$320,000.00	04	50	221	1,971	08/03/2020	0.0801	\$352,500.00	1.1016	RR	R
2020, H2	0.75	1626	002//173//015///	1 WOODBINE LN	\$332,500.00	05	50	52	2,106	12/21/2020	0.0546	\$357,800.00	1.0761	RR	R
2020, H2	0.71	1730	021//005//000///	3 BROOKWOOD DR	\$445,000.00	03	50	7	2,515	10/05/2020	0.0163	\$447,300.00	1.0052	RR	R

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2020, H2	0.98	1748	006//108//0211//	45 COUNTY RD	\$402,000.00	06	40	45	2,247	12/07/2020	0.0902	\$374,400.00	0.9313	RR	R
2020, H2	0.9	1752	004//003//019//	6 NORTHFIELD RD	\$410,000.00	25	50	49	2,503	12/28/2020	0.0244	\$408,800.00	0.9971	RR	R
2020, H2	0.44	1759	017//116//000//	154 AMHERST ST	\$486,000.00	15	60	196	3,558	09/15/2020	0.0427	\$517,200.00	1.0642	H	R
2020, H2	0.26	1773	017//095//000//	5 COURTHOUSE RD	\$530,000.00	08	95	175	2,214	10/19/2020	0.1494	\$462,200.00	0.8721	H	R
2020, H2	0.47	1791	016//005//000//	206 BOSTON POST RD	\$299,900.00	22	50	87	1,530	07/10/2020	0.1245	\$269,000.00	0.897	H	R
2020, H2	1.3	1868	008//077//022//	24 WILLIAMSBURG DR	\$425,000.00	03	50	48	2,767	12/09/2020	0.0493	\$413,200.00	0.9722	RR	R
2020, H2	4.01	1913	004//115//000//	24 CRICKET CORNER RD	\$383,000.00	05	50	271	2,465	12/04/2020	0.0051	\$393,200.00	1.0266	RR	R
2020, H2	1.57	1968	005//022//036//	4 GENERAL AMHERST RD	\$585,000.00	15	70	45	3,406	09/01/2020	0.0114	\$590,900.00	1.0101	RR	R
2020, H2	0.8	2101	004//046//003//	388 BOSTON POST RD	\$379,000.00	04	40	53	2,015	10/13/2020	0.0893	\$353,300.00	0.9322	RR	R
2020, H2	3.72	2169	008//045//000//	20 SADDLE HILL RD	\$800,000.00	25	60	24	4,889	10/26/2020	0.0112	\$808,200.00	1.0103	NT	R
2020, H2	0.75	2213	002//163//015//	7 DOUGLAS DR	\$379,900.00	03	50	49	2,701	07/01/2020	0.0249	\$378,600.00	0.9966	RR	R
2020, H2	1.27	2254	014//011//000//	26 MERRIMACK RD	\$295,000.00	04	40	101	1,208	09/18/2020	0.1062	\$270,000.00	0.9153	RR	R
2020, H2	1.5	2276	004//057//028//	10 DANBURY CIR	\$270,000.00	05	50	51	2,057	11/24/2020	0.1774	\$323,700.00	1.1989	RR	R
2020, H2	1.51	2279	004//057//004//	27 DANBURY CIR	\$305,000.00	05	50	51	1,881	08/25/2020	0.0857	\$337,700.00	1.1072	RR	R
2020, H2	1.5	2343	004//101//001//	335 BOSTON POST RD	\$650,000.00	04	40	56	3,155	10/16/2020	0.0415	\$637,000.00	0.98	RR	R
2020, H2	1.3	2373	004//112//004//	11 HEMLOCK HILL RD	\$514,500.00	15	60	37	3,340	07/20/2020	0.0318	\$541,900.00	1.0533	RR	R
2020, H2	1.3	2373	004//112//004//	11 HEMLOCK HILL RD	\$524,500.00	15	60	37	3,340	07/17/2020	0.0117	\$541,900.00	1.0332	RR	R
2020, H2	0.89	2380	005//143//000//	3 BLOODY BROOK RD	\$460,000.00	23	60	56	2,745	12/14/2020	0.0163	\$462,400.00	1.0052	RR	R
2020, H2	2.3	2401	004//106//000//	324 BOSTON POST RD	\$339,060.00	04	40	264	2,329	11/16/2020	0.122	\$387,700.00	1.1435	RR	R
2020, H2	2.25	2427	004//138//038//	13 CRICKET HILL DR	\$561,000.00	05	50	43	3,948	10/15/2020	0.0261	\$558,400.00	0.9954	RR	R
2020, H2	1.2	2462	002//163//041//	15 HICKORY DR	\$360,000.00	04	50	50	2,325	12/11/2020	0.0379	\$354,100.00	0.9836	RR	R
2020, H2	8.48	2463	010//060//000//	79 HORACE GREELEY RD	\$625,000.00	57	50	209	2,968	12/02/2020	0.0033	\$636,400.00	1.0182	NT	R
2020, H2	0.86	2511	005//139//002//	18 BLOODY BROOK RD	\$410,000.00	23	60	56	2,332	09/10/2020	0.1091	\$374,100.00	0.9124	RR	R
2020, H2	4.16	2512	003//047//000//	5 NATHAN LORD RD	\$590,000.00	07	70	33	4,421	09/03/2020	0.07	\$644,000.00	1.0915	RR	R
2020, H2	2	2515	003//076//007//	35 EAGLE ROCK RD	\$436,000.00	15	60	41	3,841	12/22/2020	0.1244	\$499,600.00	1.1459	RR	R
2020, H2	1.5	2762	006//045//003//	2 SPRING RD	\$470,000.00	03	50	16	2,976	10/05/2020	0.0268	\$492,700.00	1.0483	RR	R
2020, H2	1.1	2764	008//077//043//	9 WILLIAMSBURG DR	\$460,000.00	03	50	44	2,829	10/13/2020	0.0408	\$451,100.00	0.9807	RR	R
2020, H2	0.75	2840	004//102//001//	317 BOSTON POST RD	\$499,000.00	04	40	44	2,737	10/29/2020	0.1377	\$441,000.00	0.8838	RR	R
2020, H2	0.12	2942	010//051//001//	10 DAMON POND	\$214,500.00	01	50	76	964	12/28/2020	0.0509	\$208,200.00	0.9706	NT	R
2020, H2	1.43	2984	021//006//000//	1 BROOKWOOD DR	\$432,000.00	03	50	59	2,224	12/11/2020	0.1963	\$356,500.00	0.8252	RR	R
2020, H2	2.75	3019	003//077//002//	34 OLD MILFORD RD	\$463,000.00	05	50	39	2,918	09/02/2020	0.0675	\$504,200.00	1.089	RR	R
2020, H2	2.66	3038	008//089//004//	3 ORCHARD VIEW DR	\$455,000.00	07	60	44	2,622	10/01/2020	0.1301	\$405,600.00	0.8914	RR	R
2020, H2	0.69	3051	017//065//000//	13 CHURCH ST	\$685,000.00	08	95	186	3,081	07/31/2020	0.0416	\$671,200.00	0.9799	H	R

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Record Detail by Sale Date Half  
AMHERST, NH

Sale Date Half	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2020, H2	1.3	3190	007/017/084///	52 DODGE RD	\$295,000.00	03	50	49	1,677	07/13/2020	0.0429	\$314,000.00	1.0644	RR	R
2020, H2	1.7	3260	006/068/019///	9 BLUEBERRY HILL RD	\$525,000.00	03	50	50	3,305	12/28/2020	0.1023	\$482,600.00	0.9192	RR	R
2020, H2	1.5	3354	004/045/005///	12 DEERWOOD DR	\$347,500.00	04	50	50	1,662	07/20/2020	0.0617	\$376,400.00	1.0832	RR	R
2020, H2	1.5	3355	002/072/022///	11 EASTERN AVE	\$313,000.00	06	50	51	1,104	09/18/2020	0.078	\$295,300.00	0.9435	RR	R
2020, H2	0.86	3395	007/010/000///	20 WOODLAND DR	\$515,000.00	05	50	55	3,109	11/04/2020	0.0333	\$509,100.00	0.9885	RR	R
2020, H2	0.8	3562	007/039/020///	17 ROBERGE DR	\$480,000.00	05	60	50	3,249	08/03/2020	0.0021	\$489,300.00	1.0194	RR	R
2020, H2	2.08	3565	003/092/001///	74 NORTH ST (1/2)	\$429,000.00	03	50	36	2,707	12/02/2020	0.0119	\$433,100.00	1.0096	RR	R
2020, H2	13.26	3576	010/061/001///	15 OLD MAIL RD	\$505,000.00	05	60	36	2,524	09/17/2020	0.0377	\$534,900.00	1.0592	NT	R
2020, H2	0.69	3601	001/033/000///	81 PONEMAH RD	\$357,000.00	04	50	66	2,267	12/23/2020	0.0828	\$335,100.00	0.9387	RR	R
2020, H2	0.57	3712	002/123/000///	28 STEARNS RD	\$425,800.00	05	50	71	2,798	08/17/2020	0.0997	\$392,500.00	0.9218	RR	R
2020, H2	1.76	3761	002/173/030///	11 MELODY LN	\$416,500.00	05	50	45	3,421	08/07/2020	0.094	\$464,600.00	1.1155	RR	R
2020, H2	2.22	3773	005/082/010///	16 CANDLEWOOD DR (B)	\$675,000.00	23	60	17	4,532	08/14/2020	0.0133	\$698,500.00	1.0348	RR	R
2020, H2	0.75	3847	007/039/023///	10 ROBERGE DR	\$545,000.00	05	60	53	3,989	10/05/2020	0.0976	\$503,500.00	0.9239	RR	R
2020, H2	3.22	3854	008/080/005///	42 OLD MANCHESTER RD	\$455,000.00	03	50	39	2,194	11/13/2020	0.0986	\$419,900.00	0.9229	RR	R
2020, H2	1.37	3858	004/109/016///	25 STORVBROOK LN	\$543,000.00	15	60	25	3,887	08/10/2020	0.0606	\$587,600.00	1.0821	RR	R
2020, H2	3.23	3892	006/110/003///	36 THORNTON FERRY RD I	\$602,000.00	06	50	18	4,288	10/23/2020	0.127	\$691,400.00	1.1485	RR	R
2020, H2	3.99	4171	004/062/011///	28 SIMEON WILSON RD	\$645,000.00	07	60	31	3,648	12/18/2020	0.0209	\$645,400.00	1.0006	RR	R
2020, H2	0.28	4213	003/056/015///	14 JOSHUA RD	\$300,000.00	03	50	24	1,967	10/09/2020	0.0782	\$329,900.00	1.0997	RR	R
2020, H2	7.11	4221	008/045/007///	11 SADDLE HILL RD	\$615,000.00	25	60	24	3,502	11/24/2020	0.0193	\$640,100.00	1.0408	NT	R
2020, H2	3.55	4222	008/045/008///	13 SADDLE HILL RD	\$590,000.00	25	60	24	3,605	12/30/2020	0.0178	\$613,200.00	1.0393	NT	R
2020, H2	3.49	4282	007/033/016///	1 HIGH MEADOW LN	\$1,275,000.00	07	70	32	9,068	10/15/2020	0.0163	\$1,323,200.00	1.0378	RR	R
2020, H2	5.17	4344	009/011/003///	2 HUBBARD RD	\$725,000.00	39	70	30	5,243	09/14/2020	0.0295	\$762,000.00	1.051	NR	R
2020, H2	8.26	4350	009/011/009///	9 HUBBARD RD	\$775,000.00	39	70	24	6,154	10/30/2020	0.1047	\$872,800.00	1.1262	NR	R
2020, H2	2	4355	004/025/001///	1 JENNIFER LN	\$500,000.00	04	60	24	2,989	11/19/2020	0.0755	\$548,500.00	1.097	RR	R
2020, H2	1.49	4398	002/177/001///	59 A SEAVERNS BRIDGE RD	\$569,000.00	04	50	1	2,501	10/21/2020	0.0929	\$528,400.00	0.9286	RR	R
2020, H2	5.37	4438	010/030/035///	26 THE FLUME	\$826,000.00	19	80	28	7,120	12/04/2020	0.2073	\$1,015,000.00	1.2288	NR	R
2020, H2	5.68	4446	010/030/043///	10 THE FLUME	\$889,500.00	19	80	22	5,647	10/26/2020	0.0087	\$900,900.00	1.0128	NR	R
2020, H2	6.84	4458	011/012/019///	49 THE FLUME	\$760,000.00	19	80	20	4,765	11/16/2020	0.0188	\$790,600.00	1.0403	NR	R
2020, H2	5.07	4523	008/126/001///	38 PROCTOR RD	\$450,000.00	04	50	30	2,902	07/01/2020	0.0932	\$501,600.00	1.1147	RR	R
2020, H2	2	4580	006/113/012///	4 SARGENT QUARRY	\$535,000.00	15	60	24	3,117	10/26/2020	0.0069	\$542,800.00	1.0146	RR	R
2020, H2	0.52	4638	004/705/008///	21 MOSSWOOD CIR	\$575,000.00	15	70	23	4,229	11/24/2020	0.0249	\$601,700.00	1.0464	RR	R
2020, H2	0.52	4703	004/704/009///	23 EDGEWOOD RUN	\$633,000.00	15	70	24	4,157	08/31/2020	0.0442	\$618,600.00	0.9773	RR	R
2020, H2	0.5	4705	004/704/012///	31 EDGEWOOD RUN	\$587,500.00	15	70	24	3,828	11/03/2020	0.0112	\$606,700.00	1.0327	RR	R

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Record Detail by Sale Date Half  
AMHERST, NH

Sale Date Half	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2020, H2	2.97	4747	005//162//001///	0 BROOKWOOD DR	\$599,900.00	05	50	1	3,232	12/16/2020	0.0743	\$568,200.00	0.9472	H	R
2020, H2	0.53	4752	002//087//070///	21 TAMARACK LN	\$405,000.00	45	70	25	2,633	07/29/2020	0.02	\$405,600.00	1.0015	RR	R
2020, H2	6.23	4775	006//074//015///	21 DEER HOLLOW DR	\$645,000.00	07	60	24	4,163	12/04/2020	0.0662	\$616,200.00	0.9553	RR	R
2020, H2	5.85	4776	006//074//016///	19 DEER HOLLOW DR	\$680,000.00	07	60	23	4,689	10/19/2020	0.0293	\$674,700.00	0.9922	RR	R
2020, H2	2.000043	4790	007//033//024///	11 INDIAN POND LN	\$650,000.00	59	70	23	5,527	07/13/2020	0.1519	\$762,700.00	1.1734	RR	R
2020, H2	5.01	4860	005//108//002///	7 O'NEIL WAY	\$648,000.00	15	60	19	4,620	11/06/2020	0.0186	\$674,000.00	1.0401	RR	R
2020, H2	3.56	100042	007//017//003///	1 TWILIGHT FARM LN	\$420,000.00	04	50	18	2,903	09/25/2020	0.1268	\$482,300.00	1.1483	RR	R
2020, H2	3.09	103122	006//079//015///	2 BRADFORD WAY	\$599,900.00	15	70	1	3,031	12/29/2020	0.0327	\$593,200.00	0.9888	RR	R
2020, H2	3.09	103123	006//079//014///	3 BRADFORD WAY	\$609,000.00	15	70	1	3,632	09/29/2020	0.0102	\$628,300.00	1.0317	RR	R
2020, H2	2.63	103128	006//079//007///	11 WHITING FARM DR	\$633,200.00	15	70	1	3,060	12/15/2020	0.0176	\$635,700.00	1.0039	RR	R
2020, H2	3.13	103133	006//079//016///	12 WHITING FARM DR	\$618,400.00	15	70	1	3,575	08/21/2020	0.064	\$671,300.00	1.0855	RR	R
2020, H2	3.82	103139	006//079//020///	4 WHITING FARM DR	\$839,400.00	15	70	1	4,216	07/14/2020	0.1082	\$766,600.00	0.9133	RR	R
2020, H2	1.29	103257	005//059//009///	11 FOUNDER'S WAY	\$899,900.00	0001	90	7	3,947	08/05/2020	0.0384	\$953,800.00	1.0599	RR	R
2020, H2	1.31	103265	005//059//017///	1 GATCHEL WAY	\$239,000.00	0001	90	0	4,799	10/23/2020	0.0453	\$233,300.00	0.9762	RR	R
2020, H2	1.44	103269	005//059//021///	4 GATCHEL WAY	\$245,000.00	0001	90	0	4,639	11/17/2020	0.0582	\$236,000.00	0.9633	RR	R
2020, H2	1.55	103298	005//059//043///	2 POTTER WAY	\$1,126,200.00	0001	90	3	4,231	10/08/2020	0.2213	\$901,200.00	0.8002	RR	R
2020, H2	1.67	103324	005//059//045///	4 FOUNDER'S WAY	\$1,100,000.00	0001	90	4	4,507	08/31/2020	0.1305	\$980,100.00	0.891	RR	R
2021, H1 (83 items)															
2021, H1	5	84	004//060//016///	94 SEAVERNS BRIDGE RD	\$513,000.00	04	50	261	2,862	03/19/2021	0.0597	\$493,400.00	0.9618	RR	R
2021, H1	0.63	513	014//014//001///	25 MERRIMACK RD	\$360,000.00	04	40	31	1,649	02/12/2021	0.1057	\$329,700.00	0.9158	RR	R
2021, H1	3.419	969	007//098//000///	39 MONT VERNON RD	\$220,000.00	05	40	221	2,150	03/30/2021	0.0467	\$235,000.00	1.0682	RR	R
2021, H1	0.77	1227	006//056//000///	12 BABOOSIC LAKE RD	\$280,000.00	03	50	73	1,355	03/19/2021	0.1019	\$257,500.00	0.9196	RR	R
2021, H1	1.57	1277	004//109//001///	2 HEMLOCK HILL RD	\$585,000.00	15	60	48	3,825	03/25/2021	0.148	\$511,000.00	0.8735	RR	R
2021, H1	1.5	1302	002//173//026///	7 MELODY LN	\$435,000.00	05	50	46	3,035	03/12/2021	0.0261	\$433,000.00	0.9954	RR	R
2021, H1	1.68	1323	002//179//000///	61 SEAVERNS BRIDGE RD	\$326,000.00	04	50	61	1,547	01/21/2021	0.0019	\$332,400.00	1.0196	RR	R
2021, H1	0.69	1338	004//052//014///	8 CRESTWOOD CT	\$526,000.00	23	60	38	3,117	03/19/2021	0.1082	\$480,400.00	0.9133	RR	R
2021, H1	0.74	1453	004//052//007///	14 RIDGEWOOD DR	\$531,000.00	23	60	40	3,315	03/25/2021	0.0904	\$494,400.00	0.9311	RR	R
2021, H1	0.97	1633	019//007//000///	8 JONES RD	\$350,000.00	05	50	45	2,933	03/31/2021	0.2028	\$428,500.00	1.2243	H	R
2021, H1	1.44	2051	017//004//000///	117 BOSTON POST RD	\$1,230,000.00	08	95	197	7,413	03/25/2021	0.1106	\$1,120,400.00	0.9109	H	R
2021, H1	6.65	2110	008//077//046///	7 WASHINGTON DR	\$800,000.00	03	50	23	4,417	01/19/2021	0.0547	\$773,400.00	0.9668	RR	R
2021, H1	0.62	2235	017//002//000///	144 AMHERST ST	\$330,000.00	15	60	169	2,212	01/05/2021	0.024	\$345,000.00	1.0455	H	R
2021, H1	1.5	2480	004//057//002///	31 DANBURY CIR	\$296,000.00	05	50	51	1,591	01/05/2021	0.1174	\$337,100.00	1.1389	RR	R
2021, H1	0.7	2738	004//052//046///	5 FERNWOOD LN	\$486,000.00	23	60	42	2,639	02/05/2021	0.191	\$403,600.00	0.8305	RR	R

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Record Detail by Sale Date Half  
AMHERST, NH

Sale Date Half	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2021, H1	0.72	2845	018//012//000///	21 BEAVER BROOK CIR	\$403,000.00	03	50	54	2,371	03/03/2021	0.125	\$363,100.00	0.8965	H	R
2021, H1	1.82	3041	005//022//040///	16 OLD MILFORD RD	\$675,000.00	05	50	231	4,054	03/05/2021	0.0235	\$705,400.00	1.045	RR	R
2021, H1	1.7	3381	008//078//000///	1 STOCKWELL RD	\$336,000.00	25	50	101	1,906	03/05/2021	0.1081	\$306,900.00	0.9134	RR	R
2021, H1	1.4	3384	008//077//015///	10 WILLIAMSBURG DR	\$480,000.00	03	50	51	3,176	01/19/2021	0.0627	\$460,200.00	0.9588	RR	R
2021, H1	0.91	3496	006//070//014///	5 FIELDSTONE DR	\$551,000.00	03	50	40	3,764	03/12/2021	0.0903	\$513,100.00	0.9312	RR	R
2021, H1	0.76	3508	003//037//001///	37 PONEMAH RD	\$469,500.00	04	50	60	2,446	03/29/2021	0.1421	\$412,900.00	0.8794	RR	R
2021, H1	0.75	3659	002//170//002///	31 AGLIPAY DR	\$315,000.00	03	50	48	1,426	02/01/2021	0.0183	\$316,000.00	1.0032	RR	R
2021, H1	0.84	3699	018//034//000///	19 MANCHESTER RD	\$615,000.00	05	50	181	3,676	03/12/2021	0.0748	\$582,200.00	0.9467	H	R
2021, H1	6.74	3832	006//071//000///	13 DEER HOLLOW DR	\$485,000.00	07	60	25	3,630	02/12/2021	0.1224	\$554,800.00	1.1439	RR	R
2021, H1	1.75	3842	020//001//000///	25 MACK HILL RD	\$405,000.00	05	60	81	1,790	01/19/2021	0.143	\$355,800.00	0.8785	RR	R
2021, H1	3.38	3894	006//110//004///	38 THORNTON FERRY RD I	\$692,000.00	45	50	18	4,170	01/20/2021	0.0312	\$685,300.00	0.9903	RR	R
2021, H1	5.31	3903	010//060//002///	87 HORACE GREELEY RD	\$650,000.00	57	50	24	8,027	02/19/2021	0.1497	\$761,300.00	1.1712	NT	R
2021, H1	2.75	4150	006//032//002///	68 BABOOSIC LAKE RD (1/2)	\$460,000.00	03	50	32	4,315	01/07/2021	0.0898	\$511,200.00	1.1113	RR	R
2021, H1	3.04	4268	007//033//002///	4 HIGH MEADOW LN	\$850,000.00	07	70	13	4,846	01/28/2021	0.0248	\$847,200.00	0.9967	RR	R
2021, H1	2.97	4278	007//033//012///	73 MACK HILL RD	\$675,000.00	07	60	32	5,011	01/11/2021	0.0126	\$698,000.00	1.0341	RR	R
2021, H1	21.27	4383	010//028//007///	56 CHESTNUT HILL RD	\$939,000.00	19	70	24	4,816	01/14/2021	0.0369	\$993,800.00	1.0584	NR	R
2021, H1	5.46	4774	006//074//014///	14 DEER HOLLOW DR	\$655,000.00	07	60	25	3,782	03/22/2021	0.1427	\$575,600.00	0.8788	RR	R
2021, H1	2.05	103040	004//147//013///	7 VICTORIA RIDGE	\$859,000.00	45	80	11	3,940	03/25/2021	0.1625	\$737,900.00	0.859	RR	R

Group Summary by Land Use  
AMHERST, NH

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
1020 , CONDO MDL-05	77	1.0085	4.66	1.0053	\$390,000.00	\$379,300.00
	77	1.0085	4.66	1.0053	\$390,000.00	\$379,300.00

April 1, 2020 to March 31, 2021



Record Detail by Land Use  
AMHERST, NH

12/17/2021

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1020, CONDO MDL-05 (77 items)															
1020, CONDO MDL-05	0	1	005/018/018///	135 AMHERST ST 18	\$249,900.00	0001		41	1,881	10/14/2020	0.0029	\$251,300.00	1.0056	H	R
1020, CONDO MDL-05	0	865	005/018/028///	135 AMHERST ST 28	\$310,000.00	0001		41	2,435	12/23/2020	0.0347	\$323,400.00	1.0432	H	R
1020, CONDO MDL-05	0	1097	005/018/010///	135 AMHERST ST 10	\$230,000.00	0001		213	1,041	08/13/2020	0.1211	\$204,100.00	0.8874	H	R
1020, CONDO MDL-05	0	1292	005/016/017///	17 ATHERTON LN	\$317,900.00	0001		37	1,954	07/06/2020	0.0072	\$318,300.00	1.0013	RR	R
1020, CONDO MDL-05	0	1832	002/087/053/054//	14 TAMARACK LN UNIT 54	\$235,000.00	0001		34	1,209	02/01/2021	0.0362	\$228,500.00	0.9723	RR	R
1020, CONDO MDL-05	0	1847	002/073/011/013//	9 CUB CIRCLE UNIT 13	\$200,000.00	0001		34	1,206	12/01/2020	0.043	\$210,300.00	1.0515	RE	R
1020, CONDO MDL-05	0	1851	002/087/053/055//	14 TAMARACK LN UNIT 55	\$219,900.00	0001		34	1,223	10/21/2020	0.0051	\$222,900.00	1.0136	RR	R
1020, CONDO MDL-05	0	2406	005/016/023///	23 ATHERTON LN	\$369,000.00	0001		36	1,620	10/02/2020	0.2212	\$290,500.00	0.7873	RR	R
1020, CONDO MDL-05	0	2442	002/098/004///	8 VETERANS RD 04 (A)	\$244,000.00	0001		38	1,422	08/14/2020	0.0222	\$251,500.00	1.0307	RR	R
1020, CONDO MDL-05	0	2784	004/018/007///	7 CORDUROY RD 07	\$140,000.00	0001		36	545	05/15/2020	0.0322	\$145,700.00	1.0407	RR	R
1020, CONDO MDL-05	0	2791	004/018/020///	7 CORDUROY RD 20	\$141,500.00	0001		36	866	10/09/2020	0.1208	\$159,800.00	1.1293	RR	R
1020, CONDO MDL-05	0	2796	004/018/005///	7 CORDUROY RD 05	\$209,900.00	0001		36	1,224	02/10/2021	0.0223	\$207,000.00	0.9862	RE	R
1020, CONDO MDL-05	0	2798	004/018/018///	7 CORDUROY RD 18	\$204,900.00	0001		36	1,224	09/29/2020	0.0036	\$205,900.00	1.0049	RE	R
1020, CONDO MDL-05	0	2889	005/016/016///	16 ATHERTON LN	\$330,000.00	0001		37	2,042	05/15/2020	0.0206	\$326,000.00	0.9879	RR	R
1020, CONDO MDL-05	0	2896	005/016/007///	7 ATHERTON LN	\$305,000.00	0001		36	2,518	12/04/2020	0.2033	\$369,600.00	1.2118	RR	R
1020, CONDO MDL-05	0	3843	002/098/010///	8 VETERANS RD 10 (B)	\$232,500.00	0001		38	1,430	10/30/2020	0.0564	\$247,600.00	1.0649	RR	R
1020, CONDO MDL-05	0	4000	001/020/000/001//	107 PONEMAH RD #1A	\$390,500.00	0001		264	2,170	08/10/2020	0.0103	\$389,800.00	0.9982	GO	R
1020, CONDO MDL-05	0	4001	001/020/000/002//	107 PONEMAH RD #1B	\$450,000.00	0001		271	3,015	07/31/2020	0.0446	\$473,900.00	1.0531	GO	R
1020, CONDO MDL-05	0.000023	4002	001/020/000/003//	107 PONEMAH RD #2	\$390,000.00	0001		3	2,638	01/12/2021	0.0112	\$397,700.00	1.0197	GO	R
1020, CONDO MDL-05	0.000023	4003	001/020/000/004//	107 PONEMAH RD #3	\$390,000.00	0001		3	1,983	10/30/2020	0.1513	\$334,300.00	0.8572	GO	R
1020, CONDO MDL-05	0	4180	003/067/001/001//	8 FOX RUN RD UNIT 01	\$391,000.00	0001		32	2,382	08/24/2020	0.0176	\$401,200.00	1.0261	RR	R
1020, CONDO MDL-05	0	4180	003/067/001/001//	8 FOX RUN RD UNIT 01	\$391,000.00	0001		32	2,382	08/24/2020	0.0176	\$401,200.00	1.0261	RR	R
1020, CONDO MDL-05	0	4624	001/035/033/002//	6 STANDISH WAY - UNIT 2	\$257,500.00	0001		37	1,602	03/16/2021	0.0361	\$250,400.00	0.9724	RR	R
1020, CONDO MDL-05	0	4630	001/035/033/008//	8 STANDISH WAY - UNIT 8	\$242,000.00	0001		37	1,622	08/04/2020	0.0349	\$252,500.00	1.0434	RR	R
1020, CONDO MDL-05	0	4828	002/098/032/G//	14 VETERANS RD (G)	\$315,000.00	0001		23	1,842	07/01/2020	0.0256	\$309,600.00	0.9829	RR	R
1020, CONDO MDL-05	0	4832	002/098/024/E//	14 VETERANS RD (E)	\$290,000.00	0001		23	1,485	10/26/2020	0.063	\$274,200.00	0.9455	RR	R
1020, CONDO MDL-05	0	4925	003/086/002///	2 JOSIAH BARTLETT RD	\$425,000.00	0001		21	2,590	09/10/2020	0.0424	\$410,600.00	0.9661	RR	R

Record Detail by Land Use  
AMHERST, NH

12/17/2021

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1020, CONDO MDL-05	0	4949	003/086/022///	22 JOSIAH BARTLETT RD	\$373,000.00	0001		18	2,326	07/20/2020	0.0084	\$379,300.00	1.0169		R
1020, CONDO MDL-05	0	4955	003/086/028///	28 JOSIAH BARTLETT RD	\$394,300.00	0001		20	3,571	09/15/2020	0.1434	\$454,200.00	1.1519	RR	R
1020, CONDO MDL-05	0	4986	008/002/004///	4 GOWING LN	\$465,000.00	0001		18	3,219	01/29/2021	0.0102	\$473,700.00	1.0187	NR	R
1020, CONDO MDL-05	0	4990	008/002/008///	8 GOWING LN	\$499,000.00	0001		19	3,377	09/17/2020	0.0291	\$488,700.00	0.9794	NR	R
1020, CONDO MDL-05	0	4991	008/002/009///	9 GOWING LN	\$449,500.00	0001		19	2,522	10/02/2020	0.1066	\$405,400.00	0.9019	NR	R
1020, CONDO MDL-05	0	4999	008/002/017///	17 GOWING LN	\$427,500.00	0001		19	2,621	03/09/2021	0.034	\$416,600.00	0.9745	NR	R
1020, CONDO MDL-05	0	5000	008/002/018///	18 GOWING LN	\$460,000.00	0001		19	3,179	10/14/2020	0.0085	\$467,800.00	1.017	NR	R
1020, CONDO MDL-05	0	5001	008/002/019///	19 GOWING LN	\$459,900.00	0001		18	3,201	10/16/2020	0.0126	\$469,600.00	1.0211	NR	R
1020, CONDO MDL-05	0	100370	003/035/001/017///	17 BELLEVIEW DR	\$247,500.00	0001		19	1,499	11/18/2020	0.1673	\$291,000.00	1.1758	RR	R
1020, CONDO MDL-05	0	100562	004/005/001/017///	17 MULBERRY LN	\$225,000.00	0001		17	1,441	05/01/2020	0.0608	\$240,600.00	1.0693	RR	R
1020, CONDO MDL-05	0	100562	004/005/001/017///	17 MULBERRY LN	\$255,000.00	0001		17	1,441	10/01/2020	0.065	\$240,600.00	0.9435	RR	R
1020, CONDO MDL-05	0	100567	004/005/001/004///	4 MULBERRY LN	\$225,000.00	0001		18	1,481	05/21/2020	0.0839	\$245,800.00	1.0924	RR	R
1020, CONDO MDL-05	0	100669	003/079/001/008///	4 ASPEN CT SOUTHWOOD	\$320,000.00	0001		18	1,714	09/24/2020	0.0024	\$323,500.00	1.0109	RR	R
1020, CONDO MDL-05	0	101063	014/024/001///	33 MERRIMACK RD UNIT A	\$239,000.00	04		22	1,206	08/17/2020	0.0453	\$230,200.00	0.9632	RR	R
1020, CONDO MDL-05	0	101065	014/024/003///	33 MERRIMACK RD UNIT C	\$220,000.00	04		22	1,200	09/11/2020	0.036	\$229,800.00	1.0445	RR	R
1020, CONDO MDL-05	0	101242	003/059/002///	2 BELLEVIEW DR	\$286,000.00	0001		18	1,640	09/18/2020	0.052	\$303,300.00	1.0605	RR	R
1020, CONDO MDL-05	0	101346	002/002/065///	6 WESTGATE WAY UNIT 65	\$461,900.00	0001		16	2,523	08/19/2020	0.0137	\$459,500.00	0.9948	RR	R
1020, CONDO MDL-05	0	101349	002/002/068///	12 WESTGATE WAY UNIT 68	\$400,000.00	0001		15	2,382	07/06/2020	0.1103	\$447,500.00	1.1188	RR	R
1020, CONDO MDL-05	0	101446	006/028/017///	1 GLEN COURT	\$453,600.00	0001		16	2,709	12/18/2020	0.0122	\$451,900.00	0.9963	RR	R
1020, CONDO MDL-05	0	101640	006/028/046///	31 FELLO DR	\$460,000.00	0001		15	2,811	11/10/2020	0.0022	\$464,900.00	1.0107	RR	R
1020, CONDO MDL-05	0	102815	004/047/001/021///	8 SCOTTIE WAY	\$285,000.00	05		14	1,515	03/09/2021	0.0138	\$283,500.00	0.9947	RR	R
1020, CONDO MDL-05	0	102825	004/047/001/011///	15 SCOTTIE WAY	\$258,900.00	05		5	1,506	07/31/2020	0.1773	\$307,000.00	1.1858	RR	R
1020, CONDO MDL-05	0	103168	002/009/000/004///	8 PEACOCK BROOK LN #004	\$323,000.00	04		13	1,821	07/29/2020	0.0215	\$332,700.00	1.03	RR	R
1020, CONDO MDL-05	0	103169	002/009/000/003///	6 PEACOCK BROOK LN #003	\$339,000.00	04		13	1,837	08/21/2020	0.0241	\$333,700.00	0.9844	RR	R
1020, CONDO MDL-05	0	103319	004/045/015/002///	19 B DEERWOOD DR (B) #2	\$242,000.00	01		53	1,417	07/21/2020	0.0097	\$241,700.00	0.9988	RR	R
1020, CONDO MDL-05	0.000023	103645	001/013/000/001///	1-A ADAMS WAY	\$333,600.00	0001		1	1,526	07/23/2020	0.0032	\$337,500.00	1.0117	RR	R
1020, CONDO MDL-05	0.000023	103648	001/013/000/014///	8 A ADAMS WAY	\$323,466.00	04		3	1,526	12/16/2020	0.0139	\$330,700.00	1.0224	RR	R
1020, CONDO MDL-05	0.000023	103650	001/013/000/002///	1-B ADAMS WAY	\$341,700.00	04		2	1,528	08/04/2020	0.0302	\$334,300.00	0.9783	RR	R

Record Detail by Land Use  
AMHERST, NH

12/17/2021

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zon e	Sale Type
1020, CONDO	MDL-05	0.000023	103657	001//013//000//009/ 9-A ADAMS WAY	\$334,900.00	04		3	1,526	06/11/2020	0.021	\$330,700.00	0.9875	RR	R
1020, CONDO	MDL-05	0.000023	103663	001//012//000//023/ 1 PENDLETON FARMS LN	\$481,000.00	04		1	1,988	09/16/2020	0.1075	\$433,400.00	0.901	RR	R
1020, CONDO	MDL-05	0.000023	103664	001//012//000//028/ 12 PENDLETON FARMS LN	\$549,200.00	04		1	2,332	03/05/2021	0.1325	\$481,100.00	0.876	RR	R
1020, CONDO	MDL-05	0.000023	103667	001//012//000//025/ 6 PENDLETON FARMS LN	\$447,500.00	04		1	1,944	03/29/2021	0.095	\$408,800.00	0.9135	RR	R
1020, CONDO	MDL-05	0.000023	103668	001//012//000//024/ 4 PENDLETON FARMS LN	\$421,700.00	04		1	2,004	06/29/2020	0.0204	\$433,900.00	1.0289	RR	R
1020, CONDO	MDL-05	0.000023	103669	001//012//000//009/ 33 PENDLETON FARMS LN	\$439,900.00	04		1	2,098	08/20/2020	0.0158	\$436,700.00	0.9927	RR	R
1020, CONDO	MDL-05	0.000023	103671	001//012//000//011/ 29 PENDLETON FARMS LN	\$430,000.00	04		1	1,946	11/16/2020	0.0173	\$426,200.00	0.9912	RR	R
1020, CONDO	MDL-05	0.000023	103672	001//012//000//012/ 27 PENDLETON FARMS LN	\$429,400.00	04		1	2,092	08/20/2020	0.0262	\$444,300.00	1.0347	RR	R
1020, CONDO	MDL-05	0.000023	103673	001//012//000//013/ 25 PENDLETON FARMS LN	\$410,500.00	04		1	1,949	06/04/2020	0.0429	\$431,600.00	1.0514	RR	R
1020, CONDO	MDL-05	0.000023	103674	001//012//000//014/ 23 PENDLETON FARMS LN	\$456,000.00	04		1	2,166	09/25/2020	0.0007	\$460,200.00	1.0092	RR	R
1020, CONDO	MDL-05	0.000023	103676	001//012//000//016/ 15 PENDLETON FARMS LN	\$452,800.00	04		1	1,913	11/10/2020	0.0569	\$430,900.00	0.9516	RR	R
1020, CONDO	MDL-05	0.000023	103677	001//012//000//017/ 13 PENDLETON FARMS LN	\$395,100.00	04		1	2,001	12/10/2020	0.1006	\$438,200.00	1.1091	RR	R
1020, CONDO	MDL-05	0.000023	103679	001//012//000//019/ 9 PENDLETON FARMS LN	\$484,000.00	04		1	2,151	01/15/2021	0.0637	\$457,300.00	0.9448	RR	R
1020, CONDO	MDL-05	0.000023	103680	001//012//000//020/ 7 PENDLETON FARMS LN	\$470,000.00	04		1	2,281	01/15/2021	0	\$474,000.00	1.0085	RR	R
1020, CONDO	MDL-05	0.000023	103681	001//012//000//021/ 5 PENDLETON FARMS LN	\$455,800.00	04		1	1,995	09/15/2020	0.0489	\$437,400.00	0.9596	RR	R
1020, CONDO	MDL-05	0.000023	103682	001//012//000//022/ 3 PENDLETON FARMS LN	\$434,700.00	04		1	1,991	08/13/2020	0.0108	\$433,700.00	0.9977	RR	R
1020, CONDO	MDL-05	0.000023	103692	005//160//000//001/ 1 DOROTHY DR	\$499,000.00	05		1	2,837	10/27/2020	0.042	\$524,200.00	1.0505	RR	R
1020, CONDO	MDL-05	0.000023	103693	005//160//000//002/ 3 DOROTHY DR	\$490,000.00	05		1	2,629	12/11/2020	0.0109	\$499,500.00	1.0194	RR	R
1020, CONDO	MDL-05	0.000023	103694	005//160//000//003/ 5 DOROTHY DR	\$514,900.00	05		1	2,873	01/29/2021	0.011	\$513,600.00	0.9975	RR	R
1020, CONDO	MDL-05	0.000023	103699	005//160//000//008/ 6 DOROTHY DR	\$484,900.00	05		1	2,450	03/05/2021	0.0254	\$476,700.00	0.9831	RR	R
1020, CONDO	MDL-05	0.000023	103700	005//160//000//009/ 4 DOROTHY DR	\$477,900.00	05		1	2,637	10/26/2020	0.0388	\$500,500.00	1.0473	RR	R
1020, CONDO	MDL-05	0.000023	103701	005//160//000//010/ 2 DOROTHY DR	\$494,400.00	05		1	2,522	01/28/2021	0.0255	\$486,000.00	0.983	RR	R

Group Summary by Condo Complex  
AMHERST, NH

12/17/2021

Condo Complex	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
101, CUB CIRCLE	1	1.0515	0	1	\$200,000.00	\$210,300.00
103, FOX RUN	1	1.0261	0	1	\$391,000.00	\$401,200.00
104, JOSIAH BARTLTT	3	1.0169	6.09	1.0015	\$394,300.00	\$410,600.00
105, PINEFIELDS	4	1.0228	4.37	1.0083	\$173,200.00	\$182,850.00
106, ATHERTON	4	0.9946	11.01	1.0104	\$323,950.00	\$322,150.00
107, GOWING WOODS	6	0.9982	3.36	0.9996	\$459,950.00	\$468,700.00
108, COUNTRY MANSN	3	1.0056	5.16	0.9927	\$249,900.00	\$251,300.00
109, BUCKMEADOW	4	1.0068	4.15	1.0047	\$267,000.00	\$262,850.00
111, 14 TAMARACK LN	2	0.9930	2.08	1.0007	\$227,450.00	\$225,700.00
112, FOX RUN	1	1.0261	0	1	\$391,000.00	\$401,200.00
500, AMHERST STA	4	1.0090	5.39	0.9973	\$390,250.00	\$393,750.00
515, BELLEVIEW DR	2	1.1182	5.16	1.0037	\$266,750.00	\$297,150.00
517, MULBERRY LN	3	1.0693	4.64	1.0038	\$225,000.00	\$240,600.00
519, SOUTHWOOD	1	1.0109	0	1	\$320,000.00	\$323,500.00
521, SUMMERFIELD	2	1.0568	5.87	1.0042	\$430,950.00	\$453,500.00
522, FELLS	2	1.0035	0.72	1	\$456,800.00	\$458,400.00
524, MERRIMACK RD	2	1.0039	4.05	1.0017	\$229,500.00	\$230,000.00
525, SCOTTIE WAY	2	1.0903	8.76	1.0042	\$271,950.00	\$295,250.00
526, STANDISH WAY	2	1.0079	3.52	1.0011	\$249,750.00	\$251,450.00
528, PEACOCK BROOK	2	1.0072	2.26	1.0005	\$331,000.00	\$333,200.00
530, 19 DEERWOOD	1	0.9988	0	1	\$242,000.00	\$241,700.00
533, AMHERST FIELDS-ADAM	4	0.9996	1.71	1.0003	\$334,250.00	\$332,500.00
534, PENDLETON FARMS	15	0.9927	4.71	1.004	\$447,500.00	\$436,700.00
536, DOROTHY DR	6	1.0085	2.54	1.0002	\$492,200.00	\$500,000.00

Group Summary by Condo Complex  
AMHERST, NH

Condo Complex	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
	77	1.0085	4.66	1.0053	\$390,000.00	\$379,300.00

Record Detail by Condo Complex  
AMHERST, NH

12/17/2021

Condo Complex	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
<b>101. CUB CIRCLE (1 item)</b>															
101. CUB CIRCLE	0	1847	002/073/011/013//	9 CUB CIRCLE UNIT 13	\$200,000.00	0001		34	1,206	12/01/2020	0.043	\$210,300.00	1.0515	RE	R
<b>103. FOX RUN (1 item)</b>															
103. FOX RUN	0	4180	003/067/001/001//	8 FOX RUN RD UNIT 01	\$391,000.00	0001		32	2,382	08/24/2020	0.0176	\$401,200.00	1.0261	RR	R
<b>104. JOSIAH BARTLTT (3 items)</b>															
104. JOSIAH BARTLTT	0	4925	003/086/002///	2 JOSIAH BARTLETT RD	\$425,000.00	0001		21	2,590	09/10/2020	0.0424	\$410,600.00	0.9661	RR	R
104. JOSIAH BARTLTT	0	4949	003/086/022///	22 JOSIAH BARTLETT RD	\$373,000.00	0001		18	2,326	07/20/2020	0.0084	\$379,300.00	1.0169		R
104. JOSIAH BARTLTT	0	4955	003/086/028///	28 JOSIAH BARTLETT RD	\$394,300.00	0001		20	3,571	09/15/2020	0.1434	\$454,200.00	1.1519	RR	R
<b>105. PINEFIELDS (4 items)</b>															
105. PINEFIELDS	0	2784	004/018/007///	7 CORDUROY RD 07	\$140,000.00	0001		36	545	05/15/2020	0.0322	\$145,700.00	1.0407	RR	R
105. PINEFIELDS	0	2791	004/018/020///	7 CORDUROY RD 20	\$141,500.00	0001		36	866	10/09/2020	0.1208	\$159,800.00	1.1293	RR	R
105. PINEFIELDS	0	2796	004/018/005///	7 CORDUROY RD 05	\$209,900.00	0001		36	1,224	02/10/2021	0.0223	\$207,000.00	0.9862	RE	R
105. PINEFIELDS	0	2798	004/018/018///	7 CORDUROY RD 18	\$204,900.00	0001		36	1,224	09/29/2020	0.0036	\$205,900.00	1.0049	RE	R
<b>106. ATHERTON (4 items)</b>															
106. ATHERTON	0	1292	005/016/017///	17 ATHERTON LN	\$317,900.00	0001		37	1,954	07/06/2020	0.0072	\$318,300.00	1.0013	RR	R
106. ATHERTON	0	2406	005/016/023///	23 ATHERTON LN	\$369,000.00	0001		36	1,620	10/02/2020	0.2212	\$290,500.00	0.7873	RR	R
106. ATHERTON	0	2889	005/016/016///	16 ATHERTON LN	\$330,000.00	0001		37	2,042	05/15/2020	0.0206	\$326,000.00	0.9879	RR	R
106. ATHERTON	0	2896	005/016/007///	7 ATHERTON LN	\$305,000.00	0001		36	2,518	12/04/2020	0.2033	\$369,600.00	1.2118	RR	R
<b>107. GOWING WOODS (6 items)</b>															
107. GOWING WOODS	0	4986	008/002/004///	4 GOWING LN	\$465,000.00	0001		18	3,219	01/29/2021	0.0102	\$473,700.00	1.0187	NR	R
107. GOWING WOODS	0	4990	008/002/008///	8 GOWING LN	\$499,000.00	0001		19	3,377	09/17/2020	0.0291	\$488,700.00	0.9794	NR	R
107. GOWING WOODS	0	4991	008/002/009///	9 GOWING LN	\$449,500.00	0001		19	2,522	10/02/2020	0.1066	\$405,400.00	0.9019	NR	R
107. GOWING WOODS	0	4999	008/002/017///	17 GOWING LN	\$427,500.00	0001		19	2,621	03/09/2021	0.034	\$416,600.00	0.9745	NR	R
107. GOWING WOODS	0	5000	008/002/018///	18 GOWING LN	\$460,000.00	0001		19	3,179	10/14/2020	0.0085	\$467,800.00	1.017	NR	R
107. GOWING WOODS	0	5001	008/002/019///	19 GOWING LN	\$459,900.00	0001		18	3,201	10/16/2020	0.0126	\$469,600.00	1.0211	NR	R
<b>108. COUNTRY MANSN (3 items)</b>															
108. COUNTRY MANSN	0	1	005/018/018///	135 AMHERST ST 18	\$249,900.00	0001		41	1,881	10/14/2020	0.0029	\$251,300.00	1.0056	H	R
108. COUNTRY MANSN	0	865	005/018/028///	135 AMHERST ST 28	\$310,000.00	0001		41	2,435	12/23/2020	0.0347	\$323,400.00	1.0432	H	R
108. COUNTRY MANSN	0	1097	005/018/010///	135 AMHERST ST 10	\$230,000.00	0001		213	1,041	08/13/2020	0.1211	\$204,100.00	0.8874	H	R
<b>109. BUCKMEADOW (4 items)</b>															
109. BUCKMEADOW	0	2442	002/098/004///	8 VETERANS RD 04 (A)	\$244,000.00	0001		38	1,422	08/14/2020	0.0222	\$251,500.00	1.0307	RR	R
109. BUCKMEADOW	0	3843	002/098/010///	8 VETERANS RD 10 (B)	\$232,500.00	0001		38	1,430	10/30/2020	0.0564	\$247,600.00	1.0649	RR	R
109. BUCKMEADOW	0	4828	002/098/032/G//	14 VETERANS RD (G)	\$315,000.00	0001		23	1,842	07/01/2020	0.0256	\$309,600.00	0.9829	RR	R
109. BUCKMEADOW	0	4832	002/098/024/E//	14 VETERANS RD (E)	\$290,000.00	0001		23	1,485	10/26/2020	0.063	\$274,200.00	0.9455	RR	R

Record Detail by Condo Complex  
AMHERST, NH

12/17/2021

Condo Complex	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
111, 14 TAMARACK LN (2 items)															
111, 14 TAMARACK LN	0	1832	002//087//053/054//	14 TAMARACK LN UNIT 54	\$235,000.00	0001		34	1,209	02/01/2021	0.0362	\$228,500.00	0.9723	RR	R
111, 14 TAMARACK LN	0	1851	002//087//053/055//	14 TAMARACK LN UNIT 55	\$219,900.00	0001		34	1,223	10/21/2020	0.0051	\$222,900.00	1.0136	RR	R
112, FOX RUN (1 item)															
112, FOX RUN	0	4180	003//067//001//001//	8 FOX RUN RD UNIT 01	\$391,000.00	0001		32	2,382	08/24/2020	0.0176	\$401,200.00	1.0261	RR	R
500, AMHERST STA (4 items)															
500, AMHERST STA	0	4000	001//020//000//001//	107 PONEMAH RD #1A	\$390,500.00	0001		264	2,170	08/10/2020	0.0103	\$389,800.00	0.9982	GO	R
500, AMHERST STA	0	4001	001//020//000//002//	107 PONEMAH RD #1B	\$450,000.00	0001		271	3,015	07/31/2020	0.0446	\$473,900.00	1.0531	GO	R
500, AMHERST STA	0.000023	4002	001//020//000//003//	107 PONEMAH RD #2	\$390,000.00	0001		3	2,638	01/12/2021	0.0112	\$397,700.00	1.0197	GO	R
500, AMHERST STA	0.000023	4003	001//020//000//004//	107 PONEMAH RD #3	\$390,000.00	0001		3	1,983	10/30/2020	0.1513	\$334,300.00	0.8572	GO	R
515, BELLEVIEW DR (2 items)															
515, BELLEVIEW DR	0	100370	003//035//001//017//	17 BELLEVIEW DR	\$247,500.00	0001		19	1,499	11/18/2020	0.1673	\$291,000.00	1.1758	RR	R
515, BELLEVIEW DR	0	101242	003//059//002//	2 BELLEVIEW DR	\$286,000.00	0001		18	1,640	09/18/2020	0.052	\$303,300.00	1.0605	RR	R
517, MULBERRY LN (3 items)															
517, MULBERRY LN	0	100562	004//005//001//017//	17 MULBERRY LN	\$225,000.00	0001		17	1,441	05/01/2020	0.0608	\$240,600.00	1.0693	RR	R
517, MULBERRY LN	0	100562	004//005//001//017//	17 MULBERRY LN	\$255,000.00	0001		17	1,441	10/01/2020	0.065	\$240,600.00	0.9435	RR	R
517, MULBERRY LN	0	100567	004//005//001//004//	4 MULBERRY LN	\$225,000.00	0001		18	1,481	05/21/2020	0.0839	\$245,800.00	1.0924	RR	R
519, SOUTHWOOD (1 item)															
519, SOUTHWOOD	0	100669	003//079//001//008//	4 ASPEN CT SOUTHWOOD	\$320,000.00	0001		18	1,714	09/24/2020	0.0024	\$323,500.00	1.0109	RR	R
521, SUMMERFIELD (2 items)															
521, SUMMERFIELD	0	101346	002//002//065//	6 WESTGATE WAY UNIT 65	\$461,900.00	0001		16	2,523	08/19/2020	0.0137	\$459,500.00	0.9948	RR	R
521, SUMMERFIELD	0	101349	002//002//068//	12 WESTGATE WAY UNIT 68	\$400,000.00	0001		15	2,382	07/06/2020	0.1103	\$447,500.00	1.1188	RR	R
522, FELS (2 items)															
522, FELS	0	101446	006//028//017//	1 GLEN COURT	\$453,600.00	0001		16	2,709	12/18/2020	0.0122	\$451,900.00	0.9963	RR	R
522, FELS	0	101640	006//028//046//	31 FELS DR	\$460,000.00	0001		15	2,811	11/10/2020	0.0022	\$464,900.00	1.0107	RR	R
524, MERRIMACK RD (2 items)															
524, MERRIMACK RD	0	101063	014//024//001//	33 MERRIMACK RD UNIT A	\$239,000.00	04		22	1,206	08/17/2020	0.0453	\$230,200.00	0.9632	RR	R
524, MERRIMACK RD	0	101065	014//024//003//	33 MERRIMACK RD UNIT C	\$220,000.00	04		22	1,200	09/11/2020	0.036	\$229,800.00	1.0445	RR	R
525, SCOTTIE WAY (2 items)															
525, SCOTTIE WAY	0	102815	004//047//001//021//	8 SCOTTIE WAY	\$285,000.00	05		14	1,515	03/09/2021	0.0138	\$283,500.00	0.9947	RR	R
525, SCOTTIE WAY	0	102825	004//047//001//011//	15 SCOTTIE WAY	\$258,900.00	05		5	1,506	07/31/2020	0.1773	\$307,000.00	1.1858	RR	R
526, STANDISH WAY (2 items)															
526, STANDISH WAY	0	4624	001//035//033//002//	6 STANDISH WAY - UNIT 2	\$257,500.00	0001		37	1,602	03/16/2021	0.0361	\$250,400.00	0.9724	RR	R
526, STANDISH WAY	0	4630	001//035//033//008//	8 STANDISH WAY - UNIT 8	\$242,000.00	0001		37	1,622	08/04/2020	0.0349	\$252,500.00	1.0434	RR	R

Record Detail by Condo Complex  
AMHERST, NH

12/17/2021

Condo Complex	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
<b>528, PEACOCK BROOK (2 items)</b>															
528, PEACOCK BROOK	0	103168	002/009/000/004//	8 PEACOCK BROOK LN #004	\$323,000.00	04		13	1,821	07/29/2020	0.0215	\$332,700.00	1.03	RR	R
528, PEACOCK BROOK	0	103169	002/009/000/003//	6 PEACOCK BROOK LN #003	\$339,000.00	04		13	1,837	08/21/2020	0.0241	\$333,700.00	0.9844	RR	R
<b>530, 19 DEERWOOD (1 item)</b>															
530, 19 DEERWOOD	0	103319	004/045/015/002/	19 B DEERWOOD DR (B) #2	\$242,000.00	01		53	1,417	07/21/2020	0.0097	\$241,700.00	0.9988		R
<b>533, AMHERST FIELDS-ADAM (4 items)</b>															
533, AMHERST FIELDS-ADAM	0.000023	103645	001/013/000/001/	1-A ADAMS WAY	\$333,600.00	0001		1	1,526	07/23/2020	0.0032	\$337,500.00	1.0117	RR	R
533, AMHERST FIELDS-ADAM	0.000023	103648	001/013/000/014/	8 A ADAMS WAY	\$323,466.00	04		3	1,526	12/16/2020	0.0139	\$330,700.00	1.0224	RR	R
533, AMHERST FIELDS-ADAM	0.000023	103650	001/013/000/002/	1-B ADAMS WAY	\$341,700.00	04		2	1,528	08/04/2020	0.0302	\$334,300.00	0.9783	RR	R
533, AMHERST FIELDS-ADAM	0.000023	103657	001/013/000/009/	9-A ADAMS WAY	\$334,900.00	04		3	1,526	06/11/2020	0.021	\$330,700.00	0.9875	RR	R
<b>534, PENDLETON FARMS (15 items)</b>															
534, PENDLETON FARMS	0.000023	103663	001/012/000/023/	1 PENDLETON FARMS LN	\$481,000.00	04		1	1,988	09/16/2020	0.1075	\$433,400.00	0.901	RR	R
534, PENDLETON FARMS	0.000023	103664	001/012/000/028/	12 PENDLETON FARMS LN	\$549,200.00	04		1	2,332	03/05/2021	0.1325	\$481,100.00	0.876	RR	R
534, PENDLETON FARMS	0.000023	103667	001/012/000/025/	6 PENDLETON FARMS LN	\$447,500.00	04		1	1,944	03/29/2021	0.095	\$408,800.00	0.9135	RR	R
534, PENDLETON FARMS	0.000023	103668	001/012/000/024/	4 PENDLETON FARMS LN	\$421,700.00	04		1	2,004	06/29/2020	0.0204	\$433,900.00	1.0289	RR	R
534, PENDLETON FARMS	0.000023	103669	001/012/000/009/	33 PENDLETON FARMS LN	\$439,900.00	04		1	2,098	08/20/2020	0.0158	\$436,700.00	0.9927	RR	R
534, PENDLETON FARMS	0.000023	103671	001/012/000/011/	29 PENDLETON FARMS LN	\$430,000.00	04		1	1,946	11/16/2020	0.0173	\$426,200.00	0.9912	RR	R
534, PENDLETON FARMS	0.000023	103672	001/012/000/012/	27 PENDLETON FARMS LN	\$429,400.00	04		1	2,092	08/20/2020	0.0262	\$444,300.00	1.0347	RR	R
534, PENDLETON FARMS	0.000023	103673	001/012/000/013/	25 PENDLETON FARMS LN	\$410,500.00	04		1	1,949	06/04/2020	0.0429	\$431,600.00	1.0514	RR	R
534, PENDLETON FARMS	0.000023	103674	001/012/000/014/	23 PENDLETON FARMS LN	\$456,000.00	04		1	2,166	09/25/2020	0.0007	\$460,200.00	1.0092	RR	R
534, PENDLETON FARMS	0.000023	103676	001/012/000/016/	15 PENDLETON FARMS LN	\$452,800.00	04		1	1,913	11/10/2020	0.0569	\$430,900.00	0.9516	RR	R
534, PENDLETON FARMS	0.000023	103677	001/012/000/017/	13 PENDLETON FARMS LN	\$395,100.00	04		1	2,001	12/10/2020	0.1006	\$438,200.00	1.1091	RR	R
534, PENDLETON FARMS	0.000023	103679	001/012/000/019/	9 PENDLETON FARMS LN	\$484,000.00	04		1	2,151	01/15/2021	0.0637	\$457,300.00	0.9448	RR	R
534, PENDLETON FARMS	0.000023	103680	001/012/000/020/	7 PENDLETON FARMS LN	\$470,000.00	04		1	2,281	01/15/2021	0	\$474,000.00	1.0085	RR	R
534, PENDLETON FARMS	0.000023	103681	001/012/000/021/	5 PENDLETON FARMS LN	\$455,800.00	04		1	1,995	09/15/2020	0.0489	\$437,400.00	0.9596	RR	R
534, PENDLETON FARMS	0.000023	103682	001/012/000/022/	3 PENDLETON FARMS LN	\$434,700.00	04		1	1,991	08/13/2020	0.0108	\$433,700.00	0.9977	RR	R
<b>536, DOROTHY DR (6 items)</b>															
536, DOROTHY DR	0.000023	103692	005/160/000/001/	1 DOROTHY DR	\$499,000.00	05		1	2,837	10/27/2020	0.042	\$524,200.00	1.0505	RR	R
536, DOROTHY DR	0.000023	103693	005/160/000/002/	3 DOROTHY DR	\$490,000.00	05		1	2,629	12/11/2020	0.0109	\$499,500.00	1.0194	RR	R
536, DOROTHY DR	0.000023	103694	005/160/000/003/	5 DOROTHY DR	\$514,900.00	05		1	2,873	01/29/2021	0.011	\$513,600.00	0.9975	RR	R
536, DOROTHY DR	0.000023	103699	005/160/000/008/	6 DOROTHY DR	\$484,900.00	05		1	2,450	03/05/2021	0.0254	\$476,700.00	0.9831	RR	R
536, DOROTHY DR	0.000023	103700	005/160/000/009/	4 DOROTHY DR	\$477,900.00	05		1	2,637	10/26/2020	0.0388	\$500,500.00	1.0473	RR	R
536, DOROTHY DR	0.000023	103701	005/160/000/010/	2 DOROTHY DR	\$494,400.00	05		1	2,522	01/28/2021	0.0255	\$486,000.00	0.983	RR	R



Group Summary by Land Use  
AMHERST, NH

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
1031, MANUFACTURED HOME NL	5	1.0355	9.85	1.0151	\$84,900.00	\$82,700.00
	5	1.0355	9.85	1.0151	\$84,900.00	\$82,700.00

April 1, 2020 to March 31, 2021

Record Detail by Land Use  
AMHERST, NH

12/14/2021

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zon e	Sale Type
1031, MANUFACTURED HOME NL (5 items)															
1031, MANUFACTURED HOME NL	0	869	002//166//055///	464 BOSTON POST RD UNIT 55	\$110,000.00	99		20	1,199	05/28/2020	0	\$113,900.00	1.0355	RR	R
1031, MANUFACTURED HOME NL	0	1073	002//166//042///	464 BOSTON POST RD UNIT 42	\$84,900.00	99		26	924	12/07/2020	0.0614	\$82,700.00	0.9741	RR	R
1031, MANUFACTURED HOME NL	0	3054	002//166//052///	464 BOSTON POST RD UNIT 52	\$100,000.00	99		58	728	12/31/2020	0.2675	\$76,800.00	0.768	RR	R
1031, MANUFACTURED HOME NL	0	3284	002//166//018///	464 BOSTON POST RD UNIT 18	\$65,500.00	99		30	843	08/07/2020	0.1034	\$74,600.00	1.1389	RR	R
1031, MANUFACTURED HOME NL	0	3828	002//166//041///	464 BOSTON POST RD UNIT 41	\$75,000.00	99		21	956	12/18/2020	0.0778	\$83,500.00	1.1133	RR	R

Group Summary by Land Use  
AMHERST, NH

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
3220 , STORE/SHOP	2	1.0526	0.09	0.9998	\$960,000.00	\$1,010,700.00
3222 , COMM BLDG	1	0.9420	0	1	\$899,930.00	\$847,700.00
3401 , OFF CONDO MDL-06	6	1.0314	9.85	1.0044	\$187,500.00	\$196,600.00
4010 , IND WHSES	1	0.9771	0	1	\$1,077,600.00	\$1,052,900.00
4021 , IND CONDO MDL-06	3	0.9523	3.25	1.008	\$135,000.00	\$137,100.00
	13	0.9882	7.2	1.0174	\$244,900.00	\$262,300.00

April 1, 2019 to March 31, 2021

Record Detail by Land Use  
AMHERST, NH

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zon e	Sale Type
<b>3220 , STORE/SHOP (2 items)</b>															
3220 , STORE/SHOP	4.18	1582	002/049/000//	98 RTE 101A	\$1,200,000.00	21	21	45	15,004	12/20/2019	0.0653	\$1,264,200.00	1.0535	C	R
3220 , STORE/SHOP	1.19	100802	002/042/001//	112 RTE 101A	\$720,000.00	10	10	38	7,520	09/30/2020	0.0635	\$757,200.00	1.0517	C	R
<b>3222 , COMM BLDG (1 item)</b>															
3222 , COMM BLDG	0.81	2733	002/076/000//	74 RTE 101A	\$899,930.00	21	21	29	8,749	01/08/2020	0.0462	\$847,700.00	0.942	C	R
<b>3401 , OFF CONDO MDL-06 (6 items)</b>															
3401 , OFF CONDO MDL-06	0	4334	001/020/019/E//	109 PONEMAH RD - UNIT E	\$150,000.00	04		33	1,362	08/09/2019	0.0162	\$145,800.00	0.972		R
3401 , OFF CONDO MDL-06	0	4336	001/020/019/G//	109 PONEMAH RD - UNIT G	\$170,000.00	04		33	1,701	07/15/2019	0	\$168,000.00	0.9882		R
3401 , OFF CONDO MDL-06	0	4422	002/077/001/013//	71 RTE 101A	\$79,000.00	21		32	1,313	11/27/2019	0.1472	\$89,700.00	1.1354	C	R
3401 , OFF CONDO MDL-06	0	4758	001/029/006/002//	1 RTE 101A LEDGES UNIT 2	\$350,000.00	20	30	42	5,146	01/27/2021	0.0864	\$376,100.00	1.0746		R
3401 , OFF CONDO MDL-06	0	4759	001/029/006/001//	1 RTE 101A LEDGES UNIT 1	\$244,900.00	0001	21	37	2,930	04/08/2019	0.0686	\$225,200.00	0.9196	C	R
3401 , OFF CONDO MDL-06	0	101253	001/029/003/002//	7 RTE 101A	\$205,000.00	10	21	35	2,954	04/17/2019	0.2913	\$262,300.00	1.2795	C	R
<b>4010 , IND WHSES (1 item)</b>															
4010 , IND WHSES	3.42	4821	002/034/004//	14 HOWE DR	\$1,077,600.00	09	09	24	17,509	06/20/2019	0.0111	\$1,052,900.00	0.9771	IND	R
<b>4021 , IND CONDO MDL-06 (3 items)</b>															
4021 , IND CONDO MDL-06	0	246	002/504/006//	5 NORTHERN BLVD UNIT #06	\$135,000.00	09		36	1,920	12/29/2020	0.0274	\$137,100.00	1.0156		R
4021 , IND CONDO MDL-06	0	1923	002/500/004/A//	11 COLUMBIA DR #04A	\$110,000.00	09		40	1,206	09/15/2020	0.0655	\$101,500.00	0.9227	IND	R
4021 , IND CONDO MDL-06	0	4923	002/028/030/002//	6 COLUMBIA DR UNIT 2	\$1,213,000.00	09		22	15,200	03/11/2020	0.0359	\$1,155,100.00	0.9523	IND	R

**Assessor's Classification Report (LA4)  
AMHERST, NH  
All Neighborhoods**

**Real Property**

Property Type	Parcel Count	Class 1 Residential Assessed Value	Class 2 Open Space Assessed Value	Class 3 Commercial Assessed Value	Class 4 Industrial Assessed Value	Total for Property Type
101	3,624	1,762,908,200	0	0	0	1,762,908,200
102	628	224,649,200	0	0	0	224,649,200
misc 103, 109	78	13,655,800	0	0	0	13,655,800
104	25	10,317,500	0	0	0	10,317,500
105	2	752,100	0	0	0	752,100
111-125	7	5,625,661	0	0	0	5,625,661
130-132,106	262	19,750,976	0	0	0	19,750,976
300-393	198	0	0	163,677,475	0	163,677,475
400-452	175	0	0	0	124,475,200	124,475,200
ch 61 (600)	59	0	0	459,200	0	459,200
ch 61a (700)	139	0	0	352,700	0	352,700
ch 61b (800)	9	0	0	19,900	0	19,900
012-043	18	4,760,925	0	4,062,600	0	8,823,525
900	342	0	0	0	0	115,224,400
Other	5	9,954,900	0	0	0	9,974,900
	<b>5,571</b>	<b>2,052,375,262</b>	<b>0</b>	<b>168,571,875</b>	<b>124,475,200</b>	<b>2,460,666,737</b>

**Personal Property**

Property Type	Parcel Count	Class 5 Personal Prop Assessed Value

Total Real Property:	2,345,442,337
Total Exempt Property:	115,224,400
<b>Total Real Estate:</b>	<b>2,460,666,737</b>
<b>Total Personal Property:</b>	
<b>Total Assessed Property:</b>	<b>2,460,666,737</b>

# MS1 Report AMHERST NH District: ALL

PROPERTY TYPE	PARCEL COUNT	ACREAGE	LAND VALUE	BUILDING VALUE	TOTAL VALUE	USE CODES
Commercial Improved	199	609.84	53,182,425	110,590,350	163,772,775	012X,03XX,0310,12XX,1400,3XXX
Commercial Vacant	5	2.64	2,058,100	1,909,200	3,967,300	3900,3910,3920,3930,3960
Exempt	341	5,094.97	31,912,800	83,311,600	115,224,400	9XXX
Farm Land	59	2,145.18	459,200	0	459,200	6000,6100
Forest - Man	4	202.38	17,100	0	17,100	7010,7210,7410
Forest - UnMan	131	2,674.35	323,200	0	323,200	7000,7200,7400
Forest - UnMan - Rec	4	186.47	12,100	0	12,100	7100,7300,7500
Forest - Man - Rec	0	14.00	300	0	300	7110,7310,7510
Industrial Improved	154	168.51	12,576,900	56,401,400	68,978,300	040X,40XX,041X,41XX,4312
Industrial Vacant	9	45.62	1,988,100	587,800	2,575,900	4400,4410,4420
Nurseries	0	0.00	0	0	0	7190,0719
Pasture	0	0.00	0	0	0	7180,0718
Production Wood	0	0.00	0	0	0	7170,0717
Regular Open Space	0	0.00	0	0	0	02XX,2XXX
Residential Apartments	7	49.64	992,700	4,632,961	5,625,661	0111,0112,1110,1120,1111,1112,1121
Residential Condo	605	1.07	0	224,589,200	224,589,200	0102,1020,1021,102R
Residential Improved	3,718	7,674.00	583,272,351	1,205,277,250	1,788,549,601	0101,0104,0105,0106,0109,1010,1011,1012,1013,1014,1022,1040,1041,1050,1051,1060,1061,1090,1091,0130
Residential Manufactured Home	65	15.70	1,550,000	6,061,300	7,611,300	0103,1030,1031
Residential Vacant	241	714.38	16,007,200	37,400	16,044,600	1300,1310,1320,0132,1325,140V
Unproductive	0	19.23	300	0	300	8000
Utilities	17	77.75	5,192,800	57,703,100	62,895,900	042X,043X,42XX,43XX,1500,150V,5040
Wet Land	9	1,132.08	19,600	0	19,600	8200
Totals	5,568	20,827.81	709,565,176	1,751,101,561	2,460,666,737	

### Unmatched Parcel Details

USE CODE	PARCEL COUNT	TOTAL VALUE
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Price Related Differential  
AMHERST NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
103267	005/ 059/ 019/ / /	1060	5 GATCHEL WAY	10/30/2020	9373	0919	No	250500	275000	0.91091 R	
103613	005/ 160/ 001/ / /	1060	48 BOSTON POST RD	12/22/2020	9400	0158	No	178700	180000	0.99278 R	
3898	007/ 037/ 001/ / /	1300	84 MACK HILL RD	06/12/2020	9305	2626	No	177800	150000	1.18533 R	
3960	005/ 023/ 000/ / /	1300	2 COLONEL WILKINS RD	07/29/2020	9326	0711	No	166800	200000	0.834 R	
4527	004/ 147/ 004/ / /	1300	4 VICTORIA RIDGE	01/20/2021	9412	1636	No	215800	193000	1.11814 R	
103214	004/ 148/ 001/ / /	1300	SPRING RD	11/20/2020	9384	0706	No	159700	140000	1.14071 R	
103591	005/ 160/ 003/ / /	1300	44 BOSTON POST RD	03/05/2021	9435	0720	No	158000	175000	0.90286 R	
103260	005/ 059/ 012/ / /	1300	1 TRASK WAY	08/13/2020	9333	2194	No	242100	232500	1.04129 R	
103283	005/ 059/ 035/ / /	1300	24 FOUNDER'S WAY	09/30/2020	9357	0412	No	229400	235000	0.97617 R	
103292	005/ 059/ 037/ / /	1300	10 FOUNDER'S WAY	01/06/2021	9407	0022	No	231400	245000	0.94449 R	
103491	005/ 162/ 003/ / /	1300	64 BOSTON POST RD	01/15/2021	9411	0575	No	155700	155000	1.00452 R	
103491	005/ 162/ 003/ / /	1300	64 BOSTON POST RD	01/21/2021	9413	997	No	155700	195000	0.79846 R	
103590	005/ 160/ 002/ / /	1300	46 BOSTON POST RD	12/22/2020	9400	0153	No	158800	160000	0.9925 R	
2244	011/ 016/ 000/ / /	1310	18 PULPIT RD	12/23/2020	9400	0986	No	227000	200000	1.135 R	
103265	005/ 059/ 017/ / /	1010	1 GATCHEL WAY	10/23/2020	9368	1295	No	233300	239000	0.97615 R	
103269	005/ 059/ 021/ / /	1010	4 GATCHEL WAY	11/17/2020	9381	1777	No	236000	245000	0.96327 R	
129	007/ 051/ 000/ / /	1300	4 PINE TOP RD	03/01/2021	9428	1990	No	174400	189000	0.92275 R	
R Vacant Count		17	R Vacant Totals					3351100	3408500		
			R Vacant Mean Ratio							0.990548	
			R Vacant Weighted Mean							0.983160	
			R Vacant P.R.D							1.007515	
			R Vacant Median							0.976170	
			R Vacant C.O.D							0.081795	
689	018/ 007/ 000/ / /	1090	178 AMHERST ST	10/16/2020	9365	0275	Yes	592700	569000	1.04165 R	
435	004/ 027/ 000/ / /	0101	54 PONEMAH RD	10/23/2020	9369	0056	Yes	495700	499900	0.9916 R	
9	003/ 082/ 011/ / /	1010	18 JUNIPER DR	09/03/2020	9328	1396	Yes	348800	334000	1.04431 R	
84	004/ 060/ 016/ / /	1010	94 SEAVERN'S BRIDGE RD	03/19/2021	9442	0892	Yes	493400	513000	0.96179 R	
103	002/ 163/ 052/ / /	1010	6 HICKORY DR	07/21/2020	9322	2704	Yes	391000	405000	0.96543 R	

Price Related Differential  
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Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
142	006/ 031/ 000/ / /	1010	72 BABOOSIC LAKE RD	08/14/2020	9334	2882	Yes	512100	495000	1.03455 R	
167	006/ 074/ 000/ / /	1010	5 WALNUT HILL RD	10/19/2020	9365	1573	Yes	534700	469900	1.1379 R	
183	005/ 140/ 000/ / /	1010	31 BLOODY BROOK RD	09/28/2020	9355	0465	Yes	386000	351500	1.09815 R	
3190	007/ 017/ 084/ / /	1300	52 DODGE RD	07/13/2020	9319	1742	Yes	134200	295000	0.45492 R	
103298	005/ 059/ 043/ / /	1010	2 POTTER WAY	10/08/2020	9361	1697	Yes	901200	1126200	0.80021 R	
103324	005/ 059/ 045/ / /	1010	4 FOUNDER'S WAY	08/31/2020	9341	1573	Yes	980100	1100000	0.891 R	
103128	006/ 079/ 007/ / /	1010	11 WHITING FARM DR	12/15/2020	9385	1566	Yes	633700	633200	1.00395 R	
103132	006/ 079/ 008/ / /	1010	13 WHITING FARM DR	04/23/2020	9273	0941	Yes	656300	634900	1.03371 R	
103133	006/ 079/ 016/ / /	1010	12 WHITING FARM DR	08/21/2020	9337	2495	Yes	671300	618400	1.08554 R	
103139	006/ 079/ 020/ / /	1010	4 WHITING FARM DR	07/14/2020	9312	1557	Yes	766600	839400	0.91327 R	
103141	006/ 079/ 002/ / /	1010	5 WHITING FARM DR	04/03/2020	9278	0112	Yes	697200	690000	1.01044 R	
103257	005/ 059/ 009/ / /	1010	11 FOUNDER'S WAY	08/05/2020	9330	0236	Yes	953800	899900	1.0599 R	
100042	007/ 017/ 003/ / /	1010	1 TWILIGHT FARM LN	09/25/2020	9353	2942	Yes	482300	420000	1.14833 R	
100944	013/ 001/ 007/ / /	1010	495 BOSTON POST RD	06/30/2020	9314	0733	Yes	463600	480000	0.96583 R	
101022	013/ 001/ 008/ / /	1010	497 BOSTON POST RD	06/01/2020	9301	0248	Yes	552400	500000	1.1048 R	
103040	004/ 147/ 013/ / /	1010	7 VICTORIA RIDGE	03/25/2021	9445	0774	Yes	737900	859000	0.85902 R	
103122	006/ 079/ 015/ / /	1010	2 BRADFORD WAY	12/29/2020	9371	2067	Yes	593200	599900	0.98883 R	
103123	006/ 079/ 014/ / /	1010	3 BRADFORD WAY	09/29/2020	9356	0699	Yes	628300	609000	1.03169 R	
4775	006/ 074/ 015/ / /	1010	21 DEER HOLLOW DR	12/04/2020	9391	0240	Yes	616200	645000	0.95535 R	
4776	006/ 074/ 016/ / /	1010	19 DEER HOLLOW DR	10/19/2020	9365	2121	Yes	674700	680000	0.99221 R	
4790	007/ 033/ 024/ / /	1010	11 INDIAN POND LN	07/13/2020	9319	0262	Yes	762700	650000	1.17339 R	
4807	010/ 056/ 007/ / /	1010	2 FAIR OAKS DR	06/17/2020	9308	0536	Yes	1457300	1500000	0.97153 R	
4860	005/ 108/ 002/ / /	1010	7 O'NEIL WAY	11/06/2020	9376	2792	Yes	674000	648000	1.04012 R	
4902	002/ 012/ 006/ / /	1010	6 PATRICIA LN	06/26/2020	9312	1026	Yes	455200	381000	1.19475 R	
4690	004/ 707/ 003/ / /	1010	5 TIMBER CHASE	12/31/2020	9404	1912	Yes	550500	510000	1.07941 R	
4703	004/ 704/ 009/ / /	1010	23 EDGEWOOD RUN	08/31/2020	9342	1495	Yes	618600	633000	0.97725 R	
4705	004/ 704/ 012/ / /	1010	31 EDGEWOOD RUN	11/03/2020	9374	1981	Yes	606700	587500	1.03268 R	
4747	005/ 162/ 001/ / /	1010	0 BROOKWOOD DR	12/16/2020	9396	2983	Yes	568200	599900	0.94716 R	
4752	002/ 087/ 070/ / /	1010	21 TAMARACK LN	07/29/2020	9326	1441	Yes	405600	405000	1.00148 R	
4774	006/ 074/ 014/ / /	1010	14 DEER HOLLOW DR	03/22/2021	9442	2660	Yes	575600	655000	0.87878 R	
4458	011/ 012/ 019/ / /	1010	49 THE FLUME	11/16/2020	9380	1404	Yes	790600	760000	1.04026 R	

PriceRelatedDifferential



Price Related Differential  
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Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
4459	011/ 012/ 020/ / /	1010	51 THE FLUME	05/15/2020	9293	2248	Yes	712100	690000	1.03203 R	
4483	011/ 012/ 028/ / /	1010	46 THE FLUME	05/18/2020	9295	0048	Yes	805200	800000	1.0065 R	
4523	008/ 126/ 001/ / /	1010	38 PROCTOR RD	07/01/2020	9315	1386	Yes	501600	450000	1.11467 R	
4580	006/ 113/ 012/ / /	1010	4 SARGENT QUARRY	10/26/2020	9369	1644	Yes	542800	535000	1.01458 R	
4638	004/ 705/ 008/ / /	1010	21 MOSSWOOD CIR	11/24/2020	9385	2285	Yes	601700	575000	1.04644 R	
4355	004/ 025/ 001/ / /	1010	1 JENNIFER LN	11/19/2020	9383	1210	Yes	548500	500000	1.097 R	
4358	004/ 025/ 004/ / /	1010	6 JENNIFER LN	04/23/2020	9273	1997	Yes	614200	561000	1.09483 R	
4383	010/ 028/ 007/ / /	1010	56 CHESTNUT HILL RD	01/14/2021	9410	0697	Yes	993800	939000	1.05836 R	
4398	002/ 177/ 001/ / /	1010	59 A SEAVENS BRIDGE RD	10/21/2020	9367	1449	Yes	528400	569000	0.92865 R	
4438	010/ 030/ 035/ / /	1010	26 THE FLUME	12/04/2020	9390	2324	Yes	1015000	826000	1.22881 R	
4446	010/ 030/ 043/ / /	1010	10 THE FLUME	10/26/2020	9369	2679	Yes	900900	889500	1.01282 R	
4222	008/ 045/ 008/ / /	1010	13 SADDLE HILL RD	12/30/2020	9403	0720	Yes	613200	590000	1.03932 R	
4268	007/ 033/ 002/ / /	1010	4 HIGH MEADOW LN	01/28/2021	9417	0441	Yes	847200	850000	0.99671 R	
4278	007/ 033/ 012/ / /	1010	73 MACK HILL RD	01/11/2021	9408	0313	Yes	698000	675000	1.03407 R	
4282	007/ 033/ 016/ / /	1010	1 HIGH MEADOW LN	10/15/2020	9364	1170	Yes	1323200	1275000	1.0378 R	
4344	009/ 011/ 003/ / /	1010	2 HUBBARD RD	09/14/2020	9348	0297	Yes	762000	725000	1.05103 R	
4350	009/ 011/ 009/ / /	1010	9 HUBBARD RD	10/30/2020	9372	1376	Yes	872800	775000	1.12619 R	
3961	005/ 023/ 002/ / /	1010	6 COLONEL WILKINS RD	05/14/2020	0000	0000	Yes	648800	690000	0.93739 R	
4091	017/ 104/ 000/ / /	1010	150 AMHERST ST	05/26/2020	9298	0477	Yes	328200	305000	1.07607 R	
4150	006/ 032/ 002/ / /	1010	68 BABOOSIC LAKE RD (1/2)	01/07/2021	9407	1060	Yes	511200	460000	1.1113 R	
4171	004/ 062/ 011/ / /	1010	28 SIMEON WILSON RD	12/18/2020	9397	2103	Yes	645400	645000	1.00062 R	
4213	003/ 056/ 015/ / /	1010	14 JOSHUA RD	10/09/2020	9361	1751	Yes	329900	300000	1.09967 R	
4221	008/ 045/ 007/ / /	1010	11 SADDLE HILL RD	11/24/2020	9385	0496	Yes	640100	615000	1.04081 R	
3847	007/ 039/ 023/ / /	1010	10 ROBERGE DR	10/05/2020	9359	1174	Yes	503500	545000	0.92385 R	
3854	008/ 080/ 005/ / /	1010	42 OLD MANCHESTER RD	11/13/2020	9380	0133	Yes	419900	455000	0.92286 R	
3858	004/ 109/ 016/ / /	1010	25 STORYBROOK LN	08/10/2020	9331	2650	Yes	587600	543000	1.08214 R	
3892	006/ 110/ 003/ / /	1010	36 THORNTON FERRY RD I	10/23/2020	9368	2848	Yes	691400	602000	1.14851 R	
3894	006/ 110/ 004/ / /	1010	38 THORNTON FERRY RD I	01/20/2021	9412	2050	Yes	685300	692000	0.99032 R	
3903	010/ 060/ 002/ / /	1010	87 HORACE GREELEY RD	02/19/2021	9427	1848	Yes	761300	650000	1.17123 R	
3699	018/ 034/ 000/ / /	1010	19 MANCHESTER RD	03/12/2021	9438	2578	Yes	582200	615000	0.94667 R	
3712	002/ 123/ 000/ / /	1010	28 STEARNS RD	08/17/2020	9335	1410	Yes	392500	425800	0.92179 R	

Price Related Differential  
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Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
3761	002/ 173/ 030/ / /	1010	11 MELODY LN	08/07/2020	9331	1543	Yes	464800	416500	1.11549	R
3773	005/ 082/ 010/ / /	1010	16 CANDLEWOOD DR (B)	08/14/2020	9334	2718	Yes	698500	675000	1.03482	R
3832	006/ 071/ 000/ / /	1010	13 DEER HOLLOW DR	02/12/2021	9424	1875	Yes	554800	485000	1.14392	R
3842	020/ 001/ 000/ / /	1010	25 MACK HILL RD	01/19/2021	9412	0162	Yes	355800	405000	0.87852	R
3601	001/ 033/ 000/ / /	1010	81 PONEMAH RD	12/23/2020	9400	2135	Yes	335100	357000	0.93866	R
3603	007/ 037/ 000/ / /	1010	86 MACK HILL RD	06/12/2020	9305	2585	Yes	1130800	1100000	1.028	R
3638	004/ 013/ 007/ / /	1010	13 NORTH MEADOW RD	05/08/2020	9291	1084	Yes	412600	398000	1.03668	R
3647	004/ 052/ 003/ / /	1010	6 RIDGEWOOD DR	04/22/2020	9284	2036	Yes	474900	425000	1.11741	R
3659	002/ 170/ 002/ / /	1010	31 AGLIPAY DR	02/01/2021	9419	0661	Yes	316000	315000	1.00318	R
3688	024/ 028/ 000/ / /	1010	8 HILLSIDE AVE	06/19/2020	9309	1851	Yes	340300	360000	0.94528	R
3480	007/ 017/ 022/ / /	1010	26 BUCKRIDGE DR	05/22/2020	9297	1203	Yes	411100	400000	1.02775	R
3496	006/ 070/ 014/ / /	1010	5 FIELDSTONE DR	03/12/2021	9438	2215	Yes	507800	551000	0.9216	R
3508	003/ 037/ 001/ / /	1010	37 PONEMAH RD	03/29/2021	9446	2462	Yes	412900	469500	0.87945	R
3562	007/ 039/ 020/ / /	1010	17 ROBERGE DR	08/03/2020	9328	2243	Yes	489300	480000	1.01938	R
3565	003/ 092/ 001/ / /	1010	74 NORTH ST (1/2)	12/02/2020	9389	2769	Yes	433100	429000	1.00956	R
3576	010/ 061/ 001/ / /	1010	15 OLD MAIL RD	09/17/2020	9349	2796	Yes	534900	505000	1.05921	R
3320	004/ 009/ 045/ / /	1010	23 NORTH MEADOW RD	05/05/2020	9289	2911	Yes	508400	524000	0.97023	R
3354	004/ 045/ 005/ / /	1010	12 DEERWOOD DR	07/20/2020	9321	2784	Yes	376400	347500	1.08317	R
3355	002/ 072/ 022/ / /	1010	11 EASTERN AVE	09/18/2020	9350	1586	Yes	295300	313000	0.94345	R
3381	008/ 078/ 000/ / /	1010	1 STOCKWELL RD	03/05/2021	9435	0802	Yes	306900	336000	0.91339	R
3384	008/ 077/ 015/ / /	1010	10 WILLIAMSBURG DR	01/19/2021	9411	2750	Yes	460200	480000	0.95875	R
3395	007/ 010/ 000/ / /	1010	20 WOODLAND DR	11/04/2020	9375	1665	Yes	509100	515000	0.98854	R
3088	005/ 083/ 004/ / /	1010	7 CAROL ANN LN	04/20/2020	9283	1470	Yes	664300	616000	1.07841	R
3155	005/ 122/ 003/ / /	1010	31 GREEN RD	06/16/2020	9308	0025	Yes	648200	589000	1.10051	R
3175	006/ 101/ 004/ / /	1010	1 SPRING RD	06/05/2020	9303	0478	Yes	505400	469000	1.07761	R
3209	017/ 020/ 000/ / /	1010	9 CARRIAGE RD	06/17/2020	9308	0456	Yes	431400	390000	1.10615	R
3260	006/ 068/ 019/ / /	1010	9 BLUEBERRY HILL RD	12/28/2020	9401	2816	Yes	482600	525000	0.91924	R
3295	006/ 006/ 000/ / /	1010	100 BABOOSIC LAKE RD	04/06/2020	9278	1774	Yes	663200	633500	1.04688	R
2984	021/ 006/ 000/ / /	1010	1 BROOKWOOD DR	12/11/2020	9394	1850	Yes	356500	432000	0.82523	R
3019	003/ 077/ 002/ / /	1010	34 OLD MILFORD RD	09/02/2020	9343	1796	Yes	473200	463000	1.02203	R
3038	008/ 089/ 004/ / /	1010	3 ORCHARD VIEW DR	10/01/2020	9357	1804	Yes	405600	455000	0.89143	R

Price Related Differential  
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Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
3041	005/ 022/ 040/ / /	1010	16 OLD MILFORD RD	03/05/2021	9435	0876	Yes	705400	675000	1.04504	R
3051	017/ 065/ 000/ / /	1010	13 CHURCH ST	07/31/2020	9328	0239	Yes	671200	685000	0.97985	R
3060	005/ 022/ 009/ / /	1010	34 NATHAN LORD RD	06/22/2020	9309	2472	Yes	662000	645000	1.02636	R
2762	006/ 045/ 003/ / /	1010	2 SPRING RD	10/05/2020	9359	2833	Yes	492700	470000	1.0483	R
2764	008/ 077/ 043/ / /	1010	9 WILLIAMSBURG DR	10/13/2020	9362	2876	Yes	451100	460000	0.98065	R
2813	010/ 038/ 000/ / /	1010	35 CHESTNUT HILL RD	06/29/2020	9312	2504	Yes	401100	350000	1.146	R
2840	004/ 102/ 001/ / /	1010	317 BOSTON POST RD	10/29/2020	9372	0694	Yes	441000	499000	0.88377	R
2845	018/ 012/ 000/ / /	1010	21 BEAVER BROOK CIR	03/03/2021	9433	1700	Yes	363100	405000	0.89654	R
2967	008/ 049/ 031/ / /	1010	28 HOLLY HILL DR	06/26/2020	9312	1821	Yes	437200	485000	0.90144	R
2480	004/ 057/ 002/ / /	1010	31 DANBURY CIR	01/05/2021	9406	1165	Yes	337100	296000	1.13885	R
2492	008/ 037/ 002/ / /	1010	6 SCHOOLHOUSE RD	06/01/2020	9301	1086	Yes	334800	307500	1.08878	R
2511	005/ 139/ 002/ / /	1010	18 BLOODY BROOK RD	09/10/2020	9346	1776	Yes	374100	410000	0.91244	R
2512	003/ 047/ 000/ / /	1010	5 NATHAN LORD RD	09/03/2020	9344	1037	Yes	644000	590000	1.09153	R
2515	003/ 076/ 007/ / /	1010	35 EAGLE ROCK RD	12/22/2020	9399	1466	Yes	499600	436000	1.14587	R
2738	004/ 052/ 046/ / /	1010	5 FERNWOOD LN	02/05/2021	9421	1557	Yes	403600	486000	0.83045	R
2401	004/ 106/ 000/ / /	1010	324 BOSTON POST RD	11/16/2020	9381	0055	Yes	387700	339060	1.14346	R
2412	006/ 068/ 023/ / /	1010	2 BLUEBERRY HILL DR	05/21/2020	9296	2306	Yes	360100	345000	1.04377	R
2427	004/ 138/ 038/ / /	1010	13 CRICKET HILL DR	10/15/2020	9364	1034	Yes	558400	561000	0.99537	R
2453	010/ 042/ 000/ / /	1010	18 CHESTNUT HILL RD	06/01/2020	9300	1919	Yes	1682000	1675000	1.00418	R
2462	002/ 163/ 041/ / /	1010	15 HICKORY DR	12/11/2020	9394	1868	Yes	354100	360000	0.98361	R
2463	010/ 060/ 000/ / /	1010	79 HORACE GREELEY RD	12/02/2020	9389	2406	Yes	636400	625000	1.01824	R
2276	004/ 057/ 028/ / /	1010	10 DANBURY CIR	11/24/2020	9384	1677	Yes	323700	270000	1.19889	R
2279	004/ 057/ 004/ / /	1010	27 DANBURY CIR	08/25/2020	9338	2959	Yes	337700	305000	1.10721	R
2303	002/ 087/ 064/ / /	1010	18 TAMARACK LN	05/12/2020	9292	2089	Yes	406100	395000	1.0281	R
2343	004/ 101/ 001/ / /	1010	335 BOSTON POST RD	10/16/2020	9384	2062	Yes	637000	650000	0.98	R
2373	004/ 112/ 004/ / /	1010	11 HEMLOCK HILL RD	07/17/2020	9322	0624	Yes	541900	524500	1.03317	R
2380	005/ 143/ 000/ / /	1010	3 BLOODY BROOK RD	12/14/2020	9395	0076	Yes	462400	460000	1.00522	R
2110	008/ 077/ 046/ / /	1010	7 WASHINGTON DR	01/19/2021	9411	1089	Yes	773400	800000	0.96675	R
2169	008/ 045/ 000/ / /	1010	20 SADDLE HILL RD	10/26/2020	9369	0329	Yes	808200	800000	1.01025	R
2213	002/ 163/ 015/ / /	1010	7 DOUGLAS DR	07/01/2020	9315	0261	Yes	378600	379900	0.99658	R
2221	006/ 105/ 001/ / /	1010	54 COUNTY RD	04/30/2020	9288	0056	Yes	376400	383000	0.98277	R

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2235	017/ 002/ 000/ / /	1010	144 AMHERST ST	01/05/2021	9406	1559	Yes	345000	330000	1.04546	R
2254	014/ 011/ 000/ / /	1010	26 MERRIMACK RD	09/18/2020	9350	2225	Yes	270000	295000	0.91525	R
1862	006/ 035/ 000/ / /	1010	1 RALMAR RD	05/27/2020	9298	2930	Yes	372100	350000	1.06314	R
1868	008/ 077/ 022/ / /	1010	24 WILLIAMSBURG DR	12/09/2020	9393	0192	Yes	413200	425000	0.97224	R
1913	004/ 115/ 000/ / /	1010	24 CRICKET CORNER RD	12/04/2020	9390	2768	Yes	393200	383000	1.02663	R
1968	005/ 022/ 036/ / /	1010	4 GENERAL AMHERST RD	09/01/2020	9342	1762	Yes	590900	585000	1.01009	R
2051	017/ 004/ 000/ / /	1010	117 BOSTON POST RD	03/25/2021	9444	2282	Yes	1120400	1230000	0.91089	R
2101	004/ 046/ 003/ / /	1010	388 BOSTON POST RD	10/13/2020	9362	1462	Yes	353300	379000	0.93219	R
1764	016/ 006/ 000/ / /	1010	220 BOSTON POST RD	05/05/2020	9290	0202	Yes	317100	315000	1.00667	R
1773	017/ 095/ 000/ / /	1010	5 COURTHOUSE RD	10/19/2020	9366	0427	Yes	462200	530000	0.87208	R
1791	016/ 005/ 000/ / /	1010	206 BOSTON POST RD	07/10/2020	9318	1740	Yes	269000	299900	0.89697	R
1792	005/ 017/ 000/ / /	1010	141 AMHERST ST	06/18/2020	9308	2334	Yes	1093200	1250000	0.87456	R
1798	017/ 068/ 000/ / /	1010	7 CHURCH ST	06/18/2020	9309	0328	Yes	645100	672000	0.95997	R
1800	017/ 087/ 000/ / /	1010	110 BOSTON POST RD	06/18/2020	9308	2358	Yes	458400	420000	1.09143	R
1633	019/ 007/ 000/ / /	1010	8 JONES RD	03/31/2021	9447	2754	Yes	428500	350000	1.22429	R
1659	002/ 170/ 004/ / /	1010	27 AGLIPAY DR	06/30/2020	9314	0892	Yes	323500	265000	1.22076	R
1730	021/ 005/ 000/ / /	1010	3 BROOKWOOD DR	10/05/2020	9359	0944	Yes	447300	445000	1.00517	R
1748	006/ 108/ 021/ / /	1010	45 COUNTY RD	12/07/2020	9391	2735	Yes	374400	402000	0.93134	R
1752	004/ 003/ 019/ / /	1010	6 NORTHFIELD RD	12/28/2020	9401	2734	Yes	407400	410000	0.99366	R
1759	017/ 116/ 000/ / /	1010	154 AMHERST ST	09/15/2020	9349	0073	Yes	517200	486000	1.0642	R
1454	004/ 034/ 018/ / /	1010	14 FAIRWAY DR	05/27/2020	9298	2592	Yes	396800	389900	1.0177	R
1500	004/ 109/ 020/ / /	1010	17 STORYBROOK LN	05/15/2020	9293	1920	Yes	691100	659000	1.04871	R
1502	004/ 060/ 014/ / /	1010	9 ARROW LN	06/29/2020	9313	0541	Yes	492600	410000	1.20146	R
1547	002/ 146/ 050/ / /	1010	7 WINDSOR DR	08/24/2020	9338	0531	Yes	354700	375000	0.94587	R
1618	002/ 177/ 000/ / /	1010	57 SEAVERNS BRIDGE RD	08/03/2020	9329	0212	Yes	352500	320000	1.10156	R
1626	002/ 173/ 015/ / /	1010	1 WOODBINE LN	12/21/2020	9399	0508	Yes	357800	332500	1.07609	R
1338	004/ 052/ 014/ / /	1010	8 CRESTWOOD CT	03/19/2021	9442	0584	Yes	480400	526000	0.91331	R
1358	014/ 023/ 000/ / /	1010	27 MERRIMACK RD	10/26/2020	9369	1276	Yes	296400	285000	1.04	R
1402	019/ 018/ 005/ / /	1010	1 STEEPLE LN	07/14/2020	9319	2258	Yes	467400	427500	1.09333	R
1421	004/ 131/ 000/ / /	1010	2 MONTICELLO DR	11/19/2020	9383	2830	Yes	768800	840000	0.91524	R
1445	015/ 008/ 000/ / /	1010	31 BORDER ST	10/01/2020	9357	1533	Yes	348800	345000	1.01101	R

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1453	004/ 052/ 007/ / /	1010	14 RIDGEWOOD DR	03/25/2021	9445	0795	Yes	494400	531000	0.93107 R	
1232	002/ 072/ 028/ / /	1010	25 EASTERN AVE	08/20/2020	9337	0957	Yes	315100	313000	1.00671 R	
1267	008/ 081/ 018/ / /	1010	10 HIGHLAND DR	07/20/2020	9322	1238	Yes	483000	438500	1.10148 R	
1277	004/ 109/ 001/ / /	1010	2 HEMLOCK HILL RD	03/25/2021	9445	0808	Yes	511000	585000	0.8735 R	
1289	003/ 080/ 000/ / /	1010	84 AMHERST ST	04/03/2020	9278	0476	Yes	587900	550000	1.06891 R	
1302	002/ 173/ 026/ / /	1010	7 MELODY LN	03/12/2021	9438	2847	Yes	433000	435000	0.9954 R	
1323	002/ 179/ 000/ / /	1010	61 SEAVENS BRIDGE RD	01/21/2021	9413	2238	Yes	332400	326000	1.01963 R	
1100	005/ 132/ 001/ / /	1010	16 EATON RD	09/28/2020	9355	0551	Yes	462000	430000	1.07442 R	
1113	004/ 201/ 003/ / /	1010	10 MARTINGALE RD	06/11/2020	9305	2038	Yes	492700	480000	1.02646 R	
1129	004/ 052/ 040/ / /	1010	6 FERNWOOD LN	09/02/2020	9343	1259	Yes	435200	420000	1.03619 R	
1160	018/ 005/ 000/ / /	1010	174 AMHERST ST	08/20/2020	9337	1013	Yes	314600	315000	0.99873 R	
1190	004/ 052/ 037/ / /	1010	2 BRIARWOOD LN	10/23/2020	9368	1249	Yes	424300	440000	0.96432 R	
1227	006/ 056/ 000/ / /	1010	12 BABOOSIC LAKE RD	03/19/2021	9442	0973	Yes	268800	280000	0.96 R	
969	007/ 098/ 000/ / /	1010	39 MONT VERNON RD	03/30/2021	9447	2395	Yes	235000	220000	1.06818 R	
973	004/ 201/ 014/ / /	1010	2 SHERBURNE DR	07/16/2020	9321	0082	Yes	589500	514900	1.08468 R	
979	005/ 022/ 003/ / /	1010	5 GENERAL AMHERST RD	10/02/2020	9358	2674	Yes	659000	620000	1.0629 R	
1001	003/ 002/ 000/ / /	1010	4 PINEWOOD DR	08/18/2020	9335	2256	Yes	505400	424900	1.18946 R	
1018	007/ 018/ 000/ / /	1010	3 BUCKRIDGE DR	10/28/2020	9371	0562	Yes	395700	363000	1.09008 R	
1083	015/ 007/ 000/ / /	1010	33 BORDER ST	11/23/2020	9384	2582	Yes	228800	191000	1.19791 R	
878	006/ 036/ 001/ / /	1010	50 BABOOSIC LAKE RD	09/11/2020	9347	0996	Yes	489100	440000	1.11159 R	
888	004/ 109/ 013/ / /	1010	31 STORYBROOK LN	06/30/2020	9314	0247	Yes	574400	530000	1.08377 R	
918	003/ 007/ 000/ / /	1010	14 PINEWOOD DR	08/19/2020	9336	2402	Yes	500900	445000	1.12562 R	
924	013/ 001/ 004/ / /	1010	6 MEADOW LN	07/30/2020	9327	1240	Yes	357300	335000	1.06657 R	
941	007/ 021/ 000/ / /	1010	24 WOODLAND DR	08/17/2020	9335	1178	Yes	397800	425000	0.936 R	
957	005/ 005/ 000/ / /	1010	23 THORNTON FERRY RD I	10/06/2020	9360	0832	Yes	519900	480000	1.08313 R	
709	005/ 022/ 035/ / /	1010	6 GENERAL AMHERST RD	10/14/2020	9363	2944	Yes	665400	665900	0.99925 R	
752	007/ 017/ 050/ / /	1010	44 BUCKRIDGE DR	07/01/2020	9315	0372	Yes	506600	495000	1.02343 R	
760	004/ 034/ 016/ / /	1010	24 FAIRWAY DR	08/10/2020	9332	1035	Yes	441100	475000	0.92863 R	
803	007/ 073/ 000/ / /	1010	2 OLD MONT VERNON RD	09/08/2020	9345	1899	Yes	584500	629900	0.92793 R	
804	017/ 018/ 000/ / /	1010	13 CARRIAGE RD	10/30/2020	9372	0722	Yes	1526000	1475000	1.03458 R	
871	024/ 018/ 000/ / /	1010	3 LAKE FRONT ST	09/25/2020	9354	0461	Yes	253900	242700	1.04615 R	

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544	017/ 073/	000/ / /			1010	3 OLD JAILHOUSE RD	12/04/2020	9390	2387	Yes	371400	327500	1.13405 R	
552	003/ 021/	000/ / /			1010	7 PINEWOOD DR	09/28/2020	9355	0942	Yes	530100	557000	0.95171 R	
564	024/ 021/	000/ / /			1010	2 HILLSIDE AVE	09/21/2020	9351	2353	Yes	384900	420000	0.91643 R	
594	004/ 201/	004/ / /			1010	15 MARTINGALE RD	11/30/2020	9388	0789	Yes	580200	549900	1.0551 R	
607	025/ 083/	000/ / /			1010	5 MILFORD ST	08/17/2020	9335	1267	Yes	248300	260000	0.955 R	
659	005/ 111/	006/ / /			1010	96 CHRISTIAN HILL RD	07/01/2020	9314	2562	Yes	497800	425000	1.17129 R	
346	008/ 027/	000/ / /			1010	19 BROOK RD	11/25/2020	9385	1583	Yes	655700	759900	0.86288 R	
388	017/ 101/	000/ / /			1010	118 BOSTON POST RD	05/19/2020	9295	2480	Yes	703200	710000	0.99042 R	
421	007/ 078/	000/ / /			1010	21 OLD MONT VERNON RD	07/14/2020	9319	2086	Yes	313300	290000	1.08035 R	
446	007/ 083/	015/ / /			1010	3 TANGLEWOOD WAY	08/17/2020	9335	2069	Yes	529000	460000	1.15 R	
463	002/ 158/	000/ / /			1010	444 BOSTON POST RD	08/19/2020	9336	2795	Yes	342700	370000	0.92622 R	
513	014/ 014/	001/ / /			1010	25 MERRIMACK RD	02/12/2021	9425	0128	Yes	329700	360000	0.91583 R	
250	017/ 008/	000/ / /			1010	16 MAIN ST	05/29/2020	9300	1308	Yes	722000	699000	1.0329 R	
284	017/ 001/	000/ / /			1010	142 AMHERST ST	12/24/2020	9400	2716	Yes	620700	660000	0.94046 R	
293	004/ 052/	009/ / /			1010	18 RIDGEWOOD DR	11/17/2020	9382	0454	Yes	472100	500000	0.9442 R	
314	007/ 087/	001/ / /			1010	7 MONT VERNON RD	12/07/2020	9391	2949	Yes	347200	365000	0.95123 R	
331	004/ 023/	010/ / /			1010	9 PINE ACRES RD	08/19/2020	9336	1304	Yes	355300	304000	1.16875 R	
333	005/ 022/	033/ / /			1010	10 GENERAL AMHERST RD	06/22/2020	9310	0320	Yes	735000	710000	1.03521 R	
518	016/ 010/	000/ / /			1012	31 MIDDLE ST	05/07/2020	9290	2826	Yes	398600	414000	0.9628 R	
3563	008/ 088/	000/ / /			1012	16 WALNUT HILL RD	12/08/2020	9392	0904	Yes	633800	634700	0.99858 R	
784	025/ 053/	000/ / /			1013	53 BROADWAY	08/18/2020	9336	0145	Yes	546500	550000	0.99364 R	
2467	006/ 011/	000/ / /			1013	124 BABOOSIC LAKE RD	06/11/2020	9305	2299	Yes	442100	450000	0.98244 R	
2942	010/ 051/	001/ / /			1013	10 DAMON POND	12/28/2020	9401	1557	Yes	208200	214500	0.97063 R	
1	005/ 018/	018/ / /			1020	135 AMHERST ST 18	10/14/2020	9363	2575	Yes	251300	249900	1.0056 R	
865	005/ 018/	028/ / /			1020	135 AMHERST ST 28	12/23/2020	9400	1814	Yes	323400	310000	1.04323 R	
1097	005/ 018/	010/ / /			1020	135 AMHERST ST 10	08/13/2020	9333	2280	Yes	204100	230000	0.88739 R	
1292	005/ 016/	017/ / /			1020	17 ATHERTON LN	07/06/2020	9316	2284	Yes	318300	317900	1.00126 R	
1832	002/ 087/	053/054/ / /			1020	14 TAMARACK LN UNIT 54	02/01/2021	9418	0941	Yes	228500	235000	0.97234 R	
1847	002/ 073/	011/013/ / /			1020	9 CUB CIRCLE UNIT 13	12/01/2020	9389	0429	Yes	210300	200000	1.0515 R	
103694	005/ 160/	000/ / 003/ /			1020	5 DOROTHY DR	01/29/2021	9417	2603	Yes	513600	514900	0.99748 R	
103699	005/ 160/	000/ / 008/ /			1020	6 DOROTHY DR	03/05/2021	9435	0836	Yes	476700	484900	0.98309 R	

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103700	005/ 160/ 000/ 009/ /	1020	4 DOROTHY DR	10/26/2020	9369	2756	Yes	500500	477900	1.04729	R
103701	005/ 160/ 000/ 010/ /	1020	2 DOROTHY DR	01/28/2021	9416	2 81 5	Yes	486000	494400	0.98301	R
103679	001/ 012/ 000/ 019/ /	1020	9 PENDLETON FARMS LN	01/15/2021	9411	0402	Yes	457300	484000	0.94484	R
103680	001/ 012/ 000/ 020/ /	1020	7 PENDLETON FARMS LN	01/15/2021	9411	0320	Yes	474000	470000	1.00851	R
103681	001/ 012/ 000/ 021/ /	1020	5 PENDLETON FARMS LN	09/15/2020	9348	2601	Yes	437400	455800	0.95963	R
103682	001/ 012/ 000/ 022/ /	1020	3 PENDLETON FARMS LN	08/13/2020	9333	1743	Yes	433700	434700	0.9977	R
103692	005/ 160/ 000/ 001/ /	1020	1 DOROTHY DR	10/27/2020	9370	2096	Yes	524200	499000	1.0505	R
103693	005/ 160/ 000/ 002/ /	1020	3 DOROTHY DR	12/11/2020	9394	0033	Yes	499500	490000	1.01939	R
103671	001/ 012/ 000/ 011/ /	1020	29 PENDLETON FARMS LN	11/16/2020	9380	1354	Yes	426200	430000	0.99116	R
103672	001/ 012/ 000/ 012/ /	1020	27 PENDLETON FARMS LN	08/20/2020	9337	0260	Yes	444300	429400	1.0347	R
103673	001/ 012/ 000/ 013/ /	1020	25 PENDLETON FARMS LN	06/04/2020	9302	2264	Yes	431600	410500	1.0514	R
103674	001/ 012/ 000/ 014/ /	1020	23 PENDLETON FARMS LN	09/25/2020	9354	0957	Yes	460200	456000	1.00921	R
103676	001/ 012/ 000/ 016/ /	1020	15 PENDLETON FARMS LN	11/10/2020	9278	2128	Yes	430900	452800	0.95163	R
103677	001/ 012/ 000/ 017/ /	1020	13 PENDLETON FARMS LN	12/10/2020	9393	2151	Yes	438200	395100	1.10909	R
103657	001/ 013/ 000/ 009/ /	1020	9-A ADAMS WAY	06/11/2020	9305	1757	Yes	330700	334900	0.98746	R
103663	001/ 012/ 000/ 023/ /	1020	1 PENDLETON FARMS LN	09/16/2020	9349	2227	Yes	433400	481000	0.90104	R
103664	001/ 012/ 000/ 028/ /	1020	12 PENDLETON FARMS LN	03/05/2021	9435	1441	Yes	481100	549200	0.876	R
103667	001/ 012/ 000/ 025/ /	1020	6 PENDLETON FARMS LN	03/29/2021	9446	0823	Yes	408800	447500	0.91352	R
103668	001/ 012/ 000/ 024/ /	1020	4 PENDLETON FARMS LN	06/29/2020	9312	2488	Yes	433900	421700	1.02893	R
103669	001/ 012/ 000/ 009/ /	1020	33 PENDLETON FARMS LN	08/20/2020	9337	1235	Yes	436700	439900	0.99273	R
103168	002/ 009/ 000/004/ / /	1020	8 PEACOCK BROOK LN #004	07/29/2020	9326	1771	Yes	332700	323000	1.03003	R
103169	002/ 009/ 000/003/ / /	1020	6 PEACOCK BROOK LN #003	08/21/2020	9337	2680	Yes	333700	339000	0.98437	R
103319	004/ 045/ 015/ / 002/ / /	1020	19 B DEERWOOD DR (B) #2	07/21/2020	9322	2227	Yes	241700	242000	0.99876	R
103645	001/ 013/ 000/ 001/ /	1020	1-A ADAMS WAY	07/23/2020	9324	0035	Yes	337500	333600	1.01169	R
103648	001/ 013/ 000/ 014/ /	1020	8 A ADAMS WAY	12/16/2020	9396	1813	Yes	330700	323466	1.02236	R
103650	001/ 013/ 000/ 002/ /	1020	1-B ADAMS WAY	09/04/2020	9329	2648	Yes	334300	341700	0.97834	R
101346	002/ 002/ 065/ / /	1020	6 WESTGATE WAY UNIT 65	09/19/2020	9337	0135	Yes	459500	461900	0.9948	R
101349	002/ 002/ 068/ / /	1020	12 WESTGATE WAY UNIT 68	07/06/2020	9316	0758	Yes	447500	40000	1.11875	R
101446	006/ 028/ 017/ / /	1020	1 GLEN COURT	12/18/2020	9397	0440	Yes	451900	453600	0.99625	R
101640	006/ 028/ 046/ / /	1020	31 FELS DR	11/10/2020	9378	2499	Yes	464900	460000	1.01065	R
102815	004/ 047/ 001/021/ / /	1020	8 SCOTTIE WAY	03/09/2021	9436	2764	Yes	283500	285000	0.99474	R

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102825	004/	047/	001/011/	//	1020	15 SCOTTIE WAY	07/31/2020	9328	2152	Yes	Yes	307000	258900	1.18579	R
100562	004/	005/	001/017/	//	1020	17 MULBERRY LN	10/01/2020	9358	0053	Yes	Yes	240600	255000	0.94353	R
100567	004/	005/	001/004/	//	1020	4 MULBERRY LN	05/21/2020	9296	1441	Yes	Yes	245800	225000	1.09244	R
100669	003/	079/	001/008/	//	1020	4 ASPEN CT SOUTHWOOD	09/24/2020	9353	1219	Yes	Yes	323500	320000	1.01094	R
101063	014/	024/	001/1/	//	1020	33 MERRIMACK RD UNIT A	08/17/2020	9335	0807	Yes	Yes	230200	239000	0.96318	R
101065	014/	024/	003/1/	//	1020	33 MERRIMACK RD UNIT C	09/11/2020	9347	0835	Yes	Yes	229800	220000	1.04455	R
101242	003/	059/	002/1/	//	1020	2 BELLEVIEW DR	09/18/2020	9350	2838	Yes	Yes	303300	286000	1.06049	R
4991	008/	002/	009/1/	//	1020	9 GOWING LN	10/02/2020	9358	1884	Yes	Yes	405400	449500	0.90189	R
4999	008/	002/	017/1/	//	1020	17 GOWING LN	03/09/2021	9436	2142	Yes	Yes	416600	427500	0.9745	R
5000	008/	002/	018/1/	//	1020	18 GOWING LN	10/14/2020	9363	1176	Yes	Yes	467800	460000	1.01696	R
5001	008/	002/	019/1/	//	1020	19 GOWING LN	10/16/2020	9365	0821	Yes	Yes	469600	459900	1.02109	R
100370	003/	035/	001/017/	//	1020	17 BELLEVIEW DR	11/18/2020	9382	2496	Yes	Yes	287800	247500	1.16283	R
100562	004/	005/	001/017/	//	1020	17 MULBERRY LN	05/01/2020	9289	0033	Yes	Yes	240600	225000	1.06933	R
4832	002/	098/	024/E/	//	1020	14 VETERANS RD (E)	10/26/2020	9369	0495	Yes	Yes	274200	290000	0.94552	R
4925	003/	066/	002/1/	//	1020	2 JOSIAH BARTLETT RD	09/10/2020	9346	2279	Yes	Yes	410600	425000	0.96612	R
4949	003/	066/	022/1/	//	1020	22 JOSIAH BARTLETT RD	07/20/2020	9322	1439	Yes	Yes	379300	373000	1.01689	R
4955	003/	066/	028/1/	//	1020	28 JOSIAH BARTLETT RD	09/15/2020	9348	2947	Yes	Yes	454200	394300	1.15192	R
4986	008/	002/	004/1/	//	1020	4 GOWING LN	01/29/2021	9417	2459	Yes	Yes	473700	465000	1.01871	R
4990	008/	002/	008/1/	//	1020	8 GOWING LN	09/17/2020	9350	0834	Yes	Yes	488700	499000	0.97936	R
4002	001/	020/	000/003/	//	1020	107 PONEMAH RD #2	01/12/2021	9409	0138	Yes	Yes	397700	390000	1.01974	R
4003	001/	020/	000/004/	//	1020	107 PONEMAH RD #3	10/30/2020	9373	0683	Yes	Yes	334300	390000	0.85718	R
4180	003/	067/	001/001/	//	1020	8 FOX RUN RD UNIT 01	08/24/2020	9338	1222	Yes	Yes	401200	391000	1.02609	R
4624	001/	035/	033/002/	//	1020	6 STANDISH WAY - UNIT 2	03/16/2021	9439	2705	Yes	Yes	250400	257500	0.97243	R
4630	001/	035/	033/008/	//	1020	8 STANDISH WAY - UNIT 8	08/04/2020	9329	2123	Yes	Yes	252500	242000	1.04339	R
4828	002/	098/	032/G/	//	1020	14 VETERANS RD (G)	07/01/2020	9314	1630	Yes	Yes	309600	315000	0.98286	R
2798	004/	018/	018/1/	//	1020	7 CORDUROY RD 18	09/29/2020	9356	0421	Yes	Yes	205900	204900	1.00488	R
2889	005/	016/	016/1/	//	1020	16 ATHERTON LN	05/15/2020	9293	2033	Yes	Yes	326000	330000	0.98788	R
2896	005/	016/	007/1/	//	1020	7 ATHERTON LN	12/04/2020	9390	2359	Yes	Yes	347800	305000	1.14033	R
3843	002/	098/	010/1/	//	1020	8 VETERANS RD 10 (B)	10/30/2020	9372	2535	Yes	Yes	247600	232500	1.06495	R
4000	001/	020/	000/001/	//	1020	107 PONEMAH RD #1A	08/10/2020	9332	0113	Yes	Yes	389800	390500	0.99821	R
4001	001/	020/	000/002/	//	1020	107 PONEMAH RD #1B	07/31/2020	9327	2234	Yes	Yes	473900	450000	1.05311	R

PriceRelatedDifferential



Price Related Differential  
AMHERST NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
1851	002/ 087/ 053/055/	// 1020	14 TAMARACK LN UNIT 55	10/21/2020	9637	1449	Yes	222900	219900	1.01364	R
2406	005/ 016/ 023/	// 1020	23 ATHERTON LN	10/02/2020	9358	2626	Yes	290500	369000	0.78726	R
2442	002/ 098/ 004/	// 1020	8 VETERANS RD 04 (A)	08/14/2020	9334	2585	Yes	251500	244000	1.03074	R
2784	004/ 018/ 007/	// 1020	7 CORDUROY RD 07	05/15/2020	9293	2033	Yes	145700	140000	1.04071	R
2791	004/ 018/ 020/	// 1020	7 CORDUROY RD 20	10/09/2020	9362	0413	Yes	159800	141500	1.12933	R
2796	004/ 018/ 005/	// 1020	7 CORDUROY RD 05	02/10/2021	9423	0535	Yes	207000	209900	0.98618	R
869	002/ 166/ 055/	// 1031	464 BOSTON POST RD UNIT 55	05/28/2020	9299	1576	Yes	113900	110000	1.03546	R
1073	002/ 166/ 042/	// 1031	464 BOSTON POST RD UNIT 42	12/07/2020	9391	2385	Yes	82700	84900	0.97409	R
3054	002/ 166/ 052/	// 1031	464 BOSTON POST RD UNIT 52	12/31/2020	9404	2595	Yes	76800	100000	0.768	R
3284	002/ 166/ 018/	// 1031	464 BOSTON POST RD UNIT 18	08/07/2020	9331	1862	Yes	74600	65500	1.13893	R
3828	002/ 166/ 041/	// 1031	464 BOSTON POST RD UNIT 41	12/18/2020	9398	0793	Yes	83500	75000	1.11333	R
R Improved		295	R Improved Totals					142508800	141270326		
			R Improved Mean Ratio							1.013982	
			R Improved Weighted Mean							1.008767	
			R Improved P.R.D							1.005170	
			R Improved Median							1.011691	
			R Improved C.O.D							0.063520	
			Overall Median							1.010938	
			Overall C.O.D							0.064590	
			Overall P.R.D							1.004505	
Record Count	312										

TOWN OF AMHERST, NH  
 SALES VALIDITY CODES  
 FOR THE YEAR 2022

<u>CODE</u>	<u>DESCRIPTION</u>	<u>QUAL./UNQUAL.</u>
00	VERIFIED BY DEED OR ASSURANCE	Q
01	VERIFIED BY BUYER	Q
02	VERIFIED BY SELLER	Q
03	VERIFIED BY AGENT	Q
04	VERIFIED BY OTHER SOURCE	Q
100	LAND ONLY SALE	U
11	PROP SOLD NOT SEP ASSESS	U
12	SUBDIV POST ASSESS/PRE-SALE	U
13	IMPR POST SALE/PRE-ASSESS	U
14	IMPR POST ASSESS/PRE-SALE	U
15	IMPR INCOMP AT ASSESS DATE	U
16	L/O ASSESS-L/B SALE	U
17	L/B ASSESS-L/O SALE	U
19	MULTI-TOWN PROP	U
1A	FAMILY SALE/PRIVATE SALE	U
1B	INTRA-CORPORTATION	U
1C	PERSONAL PROPERTY GOODWILL	U
1D	PROP.DIFF. BETWEEN SALE AND ASSESSED	U
1E	GOVERNMENT SALE	U
1F	DEED CORRECTION (NAME CHANGE)	U
1G	PARTIAL SALE	U
1H	COURT SETTLEMENT	U
1I	BANKRUPTCY	U
1J	PARTIAL INTEREST	U
1K	NON-PROFIT/TAX EXEMPT ORG.	U
1L	FORECLOSURE	U
1M	ZONING CHANGE	U
1N	CHANGED TO TRUST	U
1O	PHYSICAL CHANGE/RENOVATION	U
1P	CHANGE IN USE	U
1Q	SALE OF 2 OR MORE LOTS	U
1R	RESOLD	U
1S	BANK SALE	U
1T	PROBATE NOTICE	U
1U	DEATH CERT. RECORDED @ REG.	U
1V	DIVORCE	U
1W	LAND W/FUTURE CONDOS	U
20	MULTI-PARCEL CANNOT BE SOLD SEP	U
21	MULTI-PARCEL MAY BE SOLD SEP	U
22	INDETERMINATE PRICE	U
23	NO STAMP REQUIRED	U
24	ABUTTERS SALE	U
25	INSUFFICIENT MARKET EXPOSURE	U
26	MINERAL RIGHTS	U
27	LESS THAN 100% INTEREST TRANSFERRED	U
28	LIFE ESTATE/DEFERRED POS	U
29	PLOTTAGE/ASSEMBLAGE	U
30	TIMESHARE	U
31	EASEMENTS	U
32	TIMBER RIGHTS	U
33	LANDLORD/TENANT	U

TOWN OF AMHERST, NH		
SALES VALIDITY CODES		
FOR THE YEAR 2022		
<u>CODE</u>	<u>DESCRIPTION</u>	<u>QUAL./UNQUAL.</u>
34	PUBLIC UTILITY	U
35	GOVERNMENT SALE	U
36	RELIGIOUS/CHARITABLE/EDUCATIONAL	U
37	FINANCIAL ENTITY	U
38	FAMILY/RELATIVE SALE	U
39	DIVORCING SALE	U
40	BUSINESS AFFILIATE SALE	U
41	GOV'T RELATED ENTITY	U
43	SHORT SALE	U
44	NON MARK WITH TRUST	U
45	BOUNDARY ADJUST	U
46	DEED TO QUIET TITLE	U
47	SALE OF CONVENIENCE	U
48	SHERIFF/COURT SALE	U
49	DEED IN LIEW OF FORECLOSURE	U
50	TAX SALE	U
51	FORECLOSURE	U
52	OTHER FORCED SALE	U
54	DEED TO QUIET TITLE	U
56	OTHER DOUBTFUL TITLE	U
57	SUBSTANTIAL VALUE IN TRADE	U
58	INSTALLMENT SALE	U
59	UNFIN COMMON PROPERTY	U
60	UNIDENTIFIABLE IN ASSESSOR FILE	U
66	COMPLEX COMMERCIAL SALE	U
67	UNKNOWN VALUE PERSONAL PROP	U
68	PERT MORTGAGE TERMS UNK	U
69	ASSUMED LEASE	U
70	SUBSTANTIAL SELLER/BUYER COST SHIFT	U
77	SPECIAL ASSMNT ENCUMBRANCE	U
80	SUBSIDIZED HOUSING	U
81	ESTATE SALE	U
87	OVER-REPRESENTATION OF LOCAL IN SAMPLE	U
88	OVER-REPRESENTATION OF PROP TYPE SAMPLE	U
89	RESALE IN EQUITY PERIOD	U
90	CURRENT USE	U
97	CONSERVATION EASEMENT	U
98	SALE RELATED ASSESSMENT CHANGE	U
99	UNCLASSIFIED	U
COR	CORRECTIVE DEED	U
PS	PRIVATE SALE	U
RE	RELOCATION CO. PURCHASE	U
SS	SHORT SALE	U
TS	TAX SALE TO TOWN	U
UNKQ	UNKNOWN QUALIFIED AT UPGRADE	U

## **Appendix 'E': Land Tables**

- Land Use Codes
- Land Curve Parameters
- Land Curve Report
- Land Adjustments (Neighborhood)
- Neighborhood Map
- Site Index Table
- Acreage Discount Table

## Land Use Codes AMHERST, NH

USE CODE	DESCRIPTION	LAND CLASS	STATE GROUP CODE	ASSESS SUM BLDG	ASSESS SUM LND 1	ASSESS SUM LND 2	ASSESS SUM OUTBLDGS
0101	Single Fam	R		0101	0101	0101	0101
0102	Condo	R		0102	0102	0102	0102
0103	Manufactured Home	R		0103	0103	0103	0103
0104	Two Family	R		0104	0104	0104	0104
0105	THREE FAM	R		0105	0105	0105	0105
0106	AC LND IMP	R		0106	0106	0106	0106
0107		R		0107	0107	0107	0107
0108		R		0108	0108	0108	0108
0109	MULTI HSES	R		0109	0109	0109	0109
0111	APT 4-UNIT	R		0111	0111	0111	0111
0112	APT OVER 8	R		0112	0112	0112	0112
0120	PR RES OPN	R		0120	0120	0120	0120
0121	BOARDNG HS	R		0121	0121	0121	0121
0122	FRAT/SOROR	R		0122	0122	0122	0122
0123	DORMITORY	R		0123	0123	0123	0123
0124	REC/CONVEN	R		0124	0124	0124	0124
0130	PRI RES	R		0130	0130	0130	0130
0131	RES ACLNPO	R		0131	0131	0131	0131
0132	RES ACLNUD	R		0132	0132	0132	0132
0134	PRI RS C/I	R		0134	0134	0134	0134
0140	PR RES IND	R		0140	0140	0140	0140
0201	SFR OPEN	O		0201	0201	0201	0201
0202	WET RES PV	O		0202	0202	0202	0202
0210	PRI OPN SP	O		0210	0210	0210	0210
0211	NONPROD VC	O		0211	0211	0211	0211
0300	HOTELS	C		0300	0300	0300	0300
0301	MOTELS	C		0301	0301	0301	0301
0302	INNS	C		0302	0302	0302	0302
0303		C		0303	0303	0303	0303
0304	NURSING HM	C		0304	0304	0304	0304
0305	HOSP PVT	C		0305	0305	0305	0305
0306	TRANS RES	C		0306	0306	0306	0306
0310	PRI COMM	C		0310	0310	0310	0310

## Land Use Codes AMHERST, NH

0311	RTL GAS ST	C		0311	0311	0311	0311
0312	GRAIN ELEV	C		0312	0312	0312	0312
0313	LUMBER YRD	C		0313	0313	0313	0313
0314	TRK TERM	C		0314	0314	0314	0314
0315	DOCKYARDS	C		0315	0315	0315	0315
0316	COMM WHSE	C		0316	0316	0316	0316
0317	FARM BLDGS	C		0317	0317	0317	0317
0318	COM GRN HS	C		0318	0318	0318	0318
0321	HRDWARE ST	C		0321	0321	0321	0321
0322	STORE/SHOP	C		0322	0322	0322	0322
0323	SHOPNGMALL	C		0323	0323	0323	0323
0324	SUPERMKT	C		0324	0324	0324	0324
0325	CONV FOOD	C		0325	0325	0325	0325
0326	REST/CLUBS	C		0326	0326	0326	0326
0330	AUTO V S&S	C		0330	0330	0330	0330
0331	AUTO S S&S	C		0331	0331	0331	0331
0332	AUTO REPR	C		0332	0332	0332	0332
0333	FUEL SV/PR	C		0333	0333	0333	0333
0334	GAS ST SRV	C		0334	0334	0334	0334
0335	CAR WASH	C		0335	0335	0335	0335
0336	PARK GAR	C		0336	0336	0336	0336
0337	PARK LOT	C		0337	0337	0337	0337
0338	OTH MTR SS	C		0338	0338	0338	0338
0340	OFFICE BLD	C		0340	0340	0340	0340
0341	BANK BLDG	C		0341	0341	0341	0341
0342	PROF BLDG	C		0342	0342	0342	0342
0350	POST OFF	C		0350	0350	0350	0350
0351	EDUC BLDG	C		0351	0351	0351	0351
0352	DAY CARE	C		0352	0352	0352	0352
0353	FRATNL ORG	C		0353	0353	0353	0353
0354	TRANSPORT	C		0354	0354	0354	0354
0355	FUNERAL HM	C		0355	0355	0355	0355
0356	PROF ASSOC	C		0356	0356	0356	0356
0360	MUSEUMS	C		0360	0360	0360	0360
0361	ART GAL	C		0361	0361	0361	0361

## Land Use Codes AMHERST, NH

0362	MOVIE THTR	C		0362	0362	0362	0362
0363	DRIVEINTHT	C		0363	0363	0363	0363
0364	THEATER	C		0364	0364	0364	0364
0365	STADIUMS	C		0365	0365	0365	0365
0366	ARENAS	C		0366	0366	0366	0366
0367	RACETRACK	C		0367	0367	0367	0367
0368	AMUSE PARK	C		0368	0368	0368	0368
0369	OTHER CULT	C		0369	0369	0369	0369
0370	BOWLING	C		0370	0370	0370	0370
0371	ICE SKATE	C		0371	0371	0371	0371
0372	ROLLER SKT	C		0372	0372	0372	0372
0373	SWIM POOL	C		0373	0373	0373	0373
0374	HEALTH SPA	C		0374	0374	0374	0374
0375	TENNIS CLB	C		0375	0375	0375	0375
0376	GYMS	C		0376	0376	0376	0376
0377	OTH IN REC	C		0377	0377	0377	0377
0380	GOLF CRSE	C		0380	0380	0380	0380
0381	TENNIS ODR	C		0381	0381	0381	0381
0382	RIDING STB	C		0382	0382	0382	0382
0383	BEACHES	C		0383	0383	0383	0383
0384	MARINAS	C		0384	0384	0384	0384
0385	FISH&GAME	C		0385	0385	0385	0385
0386	CAMPGROUND	C		0386	0386	0386	0386
0387	YTH CAMPS	C		0387	0387	0387	0387
0388	OTHR OUTDR	C		0388	0388	0388	0388
0389	STRUCT-61B	C		0389	0389	0389	0389
0390	DEVEL LAND	C		0390	0390	0390	0390
0391	POT DEVEL	C		0391	0391	0391	0391
0392	UNDEV LAND	C		0392	0392	0392	0392
0393	AH-NOT 61A	C		0393	0393	0393	0393
0400	FACTORY	I		0400	0400	0400	0400
0401	IND WHSES	I		0401	0401	0401	0401
0402	IND OFFICE	I		0402	0402	0402	0402
0403	ACCLND MFG	I		0403	0403	0403	0403
0404	R-D FACIL	I		0404	0404	0404	0404

## Land Use Codes AMHERST, NH

0410	PR IND RES	I		0410	0410	0410	0410
0411	GYPSUMMINE	I		0411	0411	0411	0411
0412	ROCK MINE	I		0412	0412	0412	0412
0413	DAM	I		0413	0413	0413	0413
0420	PUB TANKS	I		0420	0420	0420	0420
0421	TREAT PLAN	I		0421	0421	0421	0421
0422	ELEC PLANT	I		0422	0422	0422	0422
0423	ELEC ROW	I		0423	0423	0423	0423
0424	ELECSUBSTA	I		0424	0424	0424	0424
0425	GAS PLANT	I		0425	0425	0425	0425
0426	GAS ROW	I		0426	0426	0426	0426
0427	GAS STG	I		0427	0427	0427	0427
0428	GAS SUBSTA	I		0428	0428	0428	0428
0430	WATER TOW	I		0430	0430	0430	0430
0431	TEL REL TW	I		0431	0431	0431	0431
0432	CBL-TV TR	I		0432	0432	0432	0432
0433	RAD/TV TR	I		0433	0433	0433	0433
0440	IND LD DV	I		0440	0440	0440	0440
0441	IND LD PO	I		0441	0441	0441	0441
0442	IND LD UD	I		0442	0442	0442	0442
0501	IND ASC TR	P		0501	0501	0501	0501
0502	DOM/FOR CP	P		0502	0502	0502	0502
0503	DOM/FOR ME	P		0503	0503	0503	0503
0504	PUB UTIL	P		0504	0504	0504	0504
0505	MCH PL/WR	P		0505	0505	0505	0505
0506	PIPE LINES	P		0506	0506	0506	0506
0601	C61 TEN YR	S		0601	0601	0601	0601
0602	C61 5 YEAR	S		0602	0602	0602	0602
0610	FOREST C61	S		0610	0610	0610	0610
0710	CRANBERRY	S		0710	0710	0710	0710
0711	TOBACCO SD	S		0711	0711	0711	0711
0712	TR CRP VEG	S		0712	0712	0712	0712
0713	FIELD CRPS	S		0713	0713	0713	0713
0714	ORCHARDS	S		0714	0714	0714	0714
0715	VINEYARDS	S		0715	0715	0715	0715



## Land Use Codes AMHERST, NH

0716	TILL FORAG	S		0716	0716	0716	0716
0717	PROD WOOD	S		0717	0717	0717	0717
0718	PASTURE	S		0718	0718	0718	0718
0719	NURSERIES	S		0719	0719	0719	0719
0720	NONPRNECLD	S		0720	0720	0720	0720
0722	NONPRWETLD	S		0722	0722	0722	0722
0800	RECREATION	S		0800	0800	0800	0800
0801	REC HIKE	S		0801	0801	0801	0801
0802	REC CAMP	S		0802	0802	0802	0802
0803	REC NATURE	S		0803	0803	0803	0803
0804	REC BOAT	S		0804	0804	0804	0804
0805	REC GOLF	S		0805	0805	0805	0805
0806	REC HORSE	S		0806	0806	0806	0806
0807	REC HUNT	S		0807	0807	0807	0807
0808	REC FISH	S		0808	0808	0808	0808
0809	REC AL-SKI	S		0809	0809	0809	0809
0810	REC NR-SKI	S		0810	0810	0810	0810
0811	REC SWIM	S		0811	0811	0811	0811
0812	REC PICNIC	S		0812	0812	0812	0812
0813	REC GLIDE	S		0813	0813	0813	0813
0814	REC TARGET	S		0814	0814	0814	0814
0900	US GOVT	E		0900	0900	0900	0900
0901	STATE	E		0901	0901	0901	0901
0902	COUNTY	E		0902	0902	0902	0902
0903	MUNICIPAL	E		0903	0903	0903	0903
0904	PRI SCHOOL	E		0904	0904	0904	0904
0905	P/HOS CHAR	E		0905	0905	0905	0905
0906	CHURCH ETC	E		0906	0906	0906	0906
0907	CEMETARY	E		0907	0907	0907	0907
0908	HSNG AUTH	E		0908	0908	0908	0908
0909	RELIGIOUS	E		0909	0909	0909	0909
0910	CHARITABLE	E		0910	0910	0910	0910
0920	NON PROFIT	E		0920	0920	0920	0920
1010	SINGLE FAM MDL-01	R		1010	1010	1010	1010
1011	SFR/ACCES	R		1011	1011	1011	1011

## Land Use Codes AMHERST, NH

1012	SFR/IN-LAW	R		1012	1012	1012	1012
1013	SFR WATER MDL-01	R		1013	1013	1013	1013
1014	CAMP SEAS	R		1014	1014	1014	1014
1015	CAMP YEAR	R		1015	1015	1015	1015
101O	SINGLE FAM MDL-06	R		1010	1010	1010	1010
101U	SINGLE FAM MDL-05	R		1010	1010	1010	1010
1020	CONDO MDL-05	R		1020	1020	1020	1020
1021	CONDEX	R		1021	1021	1021	1021
1022	CONDO LND	R		1022	1022	1022	1022
102R	CONDO MDL-01	R		1020	1020	1020	1020
1030	MANUFACTURED HOME	R		1030	1030	1030	1030
1031	MANUFACTURED HOME NL	R		1031	1031	1031	1031
1040	TWO FAMILY MDL-01	R		1040	1040	1040	1040
1041	TWO FAMILY	R		1041	1041	1041	1041
1050	THREE FAM	R		1050	1050	1050	1050
1051	THREE FAM	R		1051	1051	1051	1051
1060	AC LND IMP	R		1060	1060	1060	1060
1070		R		1070	1070	1070	1070
1080		R		1080	1080	1080	1080
1090	MULTI HSES	R		1090	1090	1090	1090
1091	MULTI HSES MDL-01	R		1091	1091	1091	1091
1110	APT 4-8 UN MDL-01	R		1110	1110	1110	1110
1111	APT 8+UP	R		1111	1111	1111	1111
1112	APT CO-OP	R		1112	1112	1112	1112
111C	APT 4-8 UN MDL-94	R		1110	1110	1110	1110
1120	APT OVER 8	R		1120	1120	1120	1120
1210	BOARDNG HS	R		1210	1210	1210	1210
1220	FRAT/SOROR	R		1220	1220	1220	1220
1230	DORMITORY	R		1230	1230	1230	1230
1240	REC/CONVEN	R		1240	1240	1240	1240
1250	OTHR LIV F	R		1250	1250	1250	1250
1300	RES VAC BD	R		1300	1300	1300	1300
1310	RES VAC PB	R		1310	1310	1310	1310
1320	RES VAC UN	R		1320	1320	1320	1320
1325	RS COMMON	R		1325	1325	1325	1325

## Land Use Codes AMHERST, NH

1400	CHILD CARE MDL-94	C		1400	1400	1400	1400
140I	CHILD CARE MDL-96	C		1400	1400	1400	1400
140V	CHILD CARE MDL-00	C		1400	1400	1400	1400
1500	WTR WORKS MDL-96	R		1500	1500	1500	1500
150V	WTR WORKS MDL-00	R		1500	1500	1500	1500
2010	SFR OPEN	O		2010	2010	2010	2010
2020	WET RES PV	O		2020	2020	2020	2020
2100	NONPROD AH	O		2100	2100	2100	2100
2110	NONPROD VC	O		2110	2110	2110	2110
2200		O		2200	2200	2200	2200
2210		O		2210	2210	2210	2210
2300		O		2300	2300	2300	2300
2310		O		2310	2310	2310	2310
3000	HOTELS	C		3000	3000	3000	3000
3010	MOTELS	C		3010	3010	3010	3010
3020	INNS	C		3020	3020	3020	3020
3030	ELDERLY HOUSING	C		3030	3030	3030	3030
3040	NURSING HM	C		3040	3040	3040	3040
3050	HOSP PVT	C		3050	3050	3050	3050
3060	TRANS RES	C		3060	3060	3060	3060
3100	RTL OIL ST	C		3100	3100	3100	3100
3110	RTL GAS ST	C		3110	3110	3110	3110
3120	GRAIN ELEV	C		3120	3120	3120	3120
3130	LUMBER YRD	C		3130	3130	3130	3130
3140	TRK TERM	C		3140	3140	3140	3140
3150	DOCKYARDS	C		3150	3150	3150	3150
3160	COMM WHSE	C		3160	3160	3160	3160
3170	FARM BLDGS	C		3170	3170	3170	3170
3180	COM GRN HS	C		3180	3180	3180	3180
3210	HRDWARE ST	C		3210	3210	3210	3210
3220	STORE/SHOP	C		3220	3220	3220	3220
3221	RTL CONDO	C		3221	3221	3221	3221
3222	COMM BLDG	C		3222	3222	3222	3222
322A	RTL CONDO MDL-00	C		3221	3221	3221	3221
322B	COMM BLDG MDL-01	C		3222	3222	3222	3222

## Land Use Codes AMHERST, NH

322L	RTL CONDO MDL-96	C		3221	3221	3221	3221
322R	STORE/SHOP MDL-01	C		3220	3220	3220	3220
3230	SHOPNGMALL	C		3230	3230	3230	3230
3240	SUPERMKT	C		3240	3240	3240	3240
3250	CONV FOOD	C		3250	3250	3250	3250
3260	REST/CLUBS MDL-94	C		3260	3260	3260	3260
326I	REST/CLUBS MDL-96	C		3260	3260	3260	3260
3300	AUTO V S&S	C		3300	3300	3300	3300
3310	AUTO S S&S MDL-94	C		3310	3310	3310	3310
331I	AUTO S S&S MDL-96	C		3310	3310	3310	3310
3320	AUTO REPR MDL-95	C		3320	3320	3320	3320
332I	AUTO REPR MDL-96	C		3320	3320	3320	3320
3330	FUEL SV/PR	C		3330	3330	3330	3330
3340	GAS ST SRV	C		3340	3340	3340	3340
3350	CAR WASH	C		3350	3350	3350	3350
3360	PARK GAR	C		3360	3360	3360	3360
3370	PARK LOT	C		3370	3370	3370	3370
3380	OTH MTR SS	C		3380	3380	3380	3380
3400	OFFICE BLD MDL-94	C		3400	3400	3400	3400
3401	OFF CONDO MDL-06	C		3401	3401	3401	3401
3402	CONDO LND	C		3402	3402	3402	3402
340C	OFF CONDO MDL-94	C		3401	3401	3401	3401
340I	OFFICE BLD MDL-96	C		3400	3400	3400	3400
3410	BANK BLDG	C		3410	3410	3410	3410
3420	PROF BLDG	C		3420	3420	3420	3420
3421	PROF CONDO	C		3421	3421	3421	3421
3500	POST OFF	C		3500	3500	3500	3500
3510	EDUC BLDG	C		3510	3510	3510	3510
3520	DAY CARE	C		3520	3520	3520	3520
3530	FRATNL ORG	C		3530	3530	3530	3530
3540	TRANSPORT	C		3540	3540	3540	3540
3541	AIRPORT	C		3541	3541	3541	3541
3542	TRAILER PA	C		3542	3542	3542	3542
3543	TRAIN STA	C		3543	3543	3543	3543
3544	TAXI STAND	C		3544	3544	3544	3544

## Land Use Codes AMHERST, NH

3550	FUNERAL HM	C		3550	3550	3550	3550
3560	PROF ASSOC	C		3560	3560	3560	3560
3600	MUSEUMS	C		3600	3600	3600	3600
3610	ART GAL	C		3610	3610	3610	3610
3620	MOVIE THTR	C		3620	3620	3620	3620
3630	DRIVEINTHT	C		3630	3630	3630	3630
3640	THEATER	C		3640	3640	3640	3640
3650	STADIUMS	C		3650	3650	3650	3650
3660	ARENAS	C		3660	3660	3660	3660
3670	RACETRACK	C		3670	3670	3670	3670
3680	AMUSE PARK	C		3680	3680	3680	3680
3690	OTHER CULT	C		3690	3690	3690	3690
3700	BOWLING	C		3700	3700	3700	3700
3710	ICE SKATE	C		3710	3710	3710	3710
3720	ROLLER SKT	C		3720	3720	3720	3720
3730	SWIM POOL	C		3730	3730	3730	3730
3740	HEALTH SPA	C		3740	3740	3740	3740
3750	TENNIS CLB	C		3750	3750	3750	3750
3760	GYMS	C		3760	3760	3760	3760
3770	OTH IN REC MDL-00	C		3770	3770	3770	3770
3771	OTH IN REC MDL-96	C		3770	3770	3770	3770
3800	GOLF CRSE	C		3800	3800	3800	3800
3801	GOLF CRSE	C		3801	3801	3801	3801
3804	GOLF CRSE MDL-94	C		3804	3804	3804	3804
380I	GOLF CRSE MDL-96	C		3804	3804	3804	3804
3810	TENNIS ODR	C		3810	3810	3810	3810
3820	RIDING STB	C		3820	3820	3820	3820
3830	BEACHES	C		3830	3830	3830	3830
3840	MARINAS	C		3840	3840	3840	3840
3841	YACHT CLUB	C		3841	3841	3841	3841
3850	FISH&GAME	C		3850	3850	3850	3850
3860	CAMPGROUND	C		3860	3860	3860	3860
3870	YTH CAMPS	C		3870	3870	3870	3870
3880	OTHR OUTDR MDL-00	C		3880	3880	3880	3880
388I	OTHR OUTDR MDL-96	C		3880	3880	3880	3880

## Land Use Codes AMHERST, NH

3890	STRUCT-61B	C		3890	3890	3890	3890
3900	COM VAC BD	C		3900	3900	3900	3900
3910	COM VAC PB	C		3910	3910	3910	3910
3920	COM VAC UN	C		3920	3920	3920	3920
3930	AH-NOT 61A	C		3930	3930	3930	3930
4000	FACTORY	I		4000	4000	4000	4000
4010	IND WHSES	I		4010	4010	4010	4010
4020	IND OFFICE	I		4020	4020	4020	4020
4021	IND CONDO MDL-06	I		4021	4021	4021	4021
4022	IND BLDG	I		4022	4022	4022	4022
4023	CONDO LND	I		4023	4023	4023	4023
402C	IND CONDO MDL-94	I		4021	4021	4021	4021
402I	IND CONDO MDL-96	I		4021	4021	4021	4021
4030	ACCLND MFG	I		4030	4030	4030	4030
4040	R-D FACIL	I		4040	4040	4040	4040
4100	SAND&GRAVL	I		4100	4100	4100	4100
4110	GYPSSUMINE	I		4110	4110	4110	4110
4120	ROCK MINE	I		4120	4120	4120	4120
4130	DAM	I		4130	4130	4130	4130
4200	PUB TANKS	I		4200	4200	4200	4200
4210	TREAT PLAN	I		4210	4210	4210	4210
4220	ELEC PLANT	I		4220	4220	4220	4220
4230	ELEC ROW	I		4230	4230	4230	4230
4240	ELECSUBSTA	I		4240	4240	4240	4240
4250	GAS PLANT	I		4250	4250	4250	4250
4254	GAS PLANT	I		4254	4254	4254	4254
4260	GAS ROW	I		4260	4260	4260	4260
4270	GAS STG	I		4270	4270	4270	4270
4280	GAS SUBSTA	I		4280	4280	4280	4280
4300	WATER TOWE	I		4300	4300	4300	4300
4310	TEL REL TW	I		4310	4310	4310	4310
4311	TEL BLDG	I		4311	4311	4311	4311
4312	CELLULAR TOWER	I		4312	4312	4312	4312
4320	CBL-TV TR	I		4320	4320	4320	4320
4330	RAD/TV TR	I		4330	4330	4330	4330

## Land Use Codes AMHERST, NH

4400	IND VAC BD	I		4400	4400	4400	4400
4410	IND VAC PB	I		4410	4410	4410	4410
4420	IND VAC UN	I		4420	4420	4420	4420
5010	IND ASC TR	P		5010	5010	5010	5010
5020	DOM/FOR CP	P		5020	5020	5020	5020
5030	DOM/FOR ME	P		5030	5030	5030	5030
5040	PUB UTIL	P		5040	5040	5040	5040
5050	MCH PL/WR	P		5050	5050	5050	5050
5060	PIPE LINES	P		5060	5060	5060	5060
6000	FARM	S		6000	6000	6000	6000
6100	FARM R	S		6100	6100	6100	6100
7000	WP U	S		7000	7000	7000	7000
7010	WP M	S		7010	7010	7010	7010
7100	WP U R	S		7100	7100	7100	7100
7110	WP M R	S		7110	7110	7110	7110
7200	HW U	S		7200	7200	7200	7200
7210	HW M	S		7210	7210	7210	7210
7300	HW U R	S		7300	7300	7300	7300
7310	HW M R	S		7310	7310	7310	7310
7400	OTH U	S		7400	7400	7400	7400
7410	OTH M	S		7410	7410	7410	7410
7500	OTH U R	S		7500	7500	7500	7500
7510	OTH M R	S		7510	7510	7510	7510
8000	UNPRO	S		8000	8000	8000	8000
8200	WET	S		8200	8200	8200	8200
9000	US GOVT	E		9000	9000	9000	9000
9010	STATE	E		9010	9010	9010	9010
9020	COUNTY	E		9020	9020	9020	9020
9030	MUNICIPAL	E		9030	9030	9030	9030
9031	MUNICIPAL	E		9031	9031	9031	9031
9034	MUNICIPAL	E		9034	9034	9034	9034
9035	TOWN-PROP	E		9035	9035	9035	9035
9040	PRI SCHOOL	E		9040	9040	9040	9040
9050	P/HOS CHAR	E		9050	9050	9050	9050
9060	CHURCH ETC	E		9060	9060	9060	9060

## Land Use Codes AMHERST, NH

9070	CEMETARY	E		9070	9070	9070	9070
9080	HSNG AUTH	E		9080	9080	9080	9080
9081	HSNG AUTH RES	E		9081	9081	9081	9081
9090	RELIGIOUS	E		9090	9090	9090	9090
9100	CHARITABLE	E		9100	9100	9100	9100
9101	CHARITABLE	E		9101	9101	9101	9101
9104	CHARITABLE	E		9104	9104	9104	9104
9200	TOWN-PROP	E		9200	9200	9200	9200
9201	TOWN-PROP	E		9201	9201	9201	9201
9204	TOWN-PROP	E		9204	9204	9204	9204
9205	MUSEUM	E		9204	9204	9204	9204
9300	PUB SCHOOL	E		9300	9300	9300	9300
9301	PUB SCHOOL	E		9301	9301	9301	9301
9302	PUB SCHOOL	E		9302	9302	9302	9302
9304	PUB SCHOOL	E		9304	9304	9304	9304
930O	PUB SCHOOL MDL-06	E		9304	9304	9304	9304
9400	EDUCATIONAL	E		9400	9400	9400	9400
9401	EDUCATIONAL	E		9401	9401	9401	9401
9404	EDUCATIONAL	E		9404	9404	9404	9404
940O	EDUCATIONAL	E		9404	9404	9404	9404
9500	CHURCH	E		9500	9500	9500	9500
9501	CHURCH	E		9501	9501	9501	9501
9504	CHURCH MDL-96	E		9504	9504	9504	9504
950O	CHURCH MDL-06	E		9504	9504	9504	9504
9600	CEMETARY	E		9600	9600	9600	9600
9601	CEMETARY	E		9601	9601	9601	9601
9604	CEMETARY	E		9604	9604	9604	9604
9700	RELIGIOUS	E		9700	9700	9700	9700
9701	RELIGIOUS	E		9701	9701	9701	9701
9704	RELIGIOUS	E		9704	9704	9704	9704
9800	COMM LND	E		9800	9800	9800	9800
9900	EX APPRSL	E		9900	9900	9900	9900
9901	EX LAND	E		9901	9901	9901	9901
9904	EX LAND MDL-94	E		9904	9904	9904	9904
990O	EX LAND MDL-06	E		9904	9904	9904	9904



# Land Use Codes AMHERST, NH

995	CONDO MAIN	R		995	995	995	995
9999	TEST	Y		9999	9999	9999	9999

*Land Curve Parameters*  
*NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 1:10:14 PM

Curve ID	Class	Area	Price
1	C	0.10	103723
1	C	0.25	164023
1	C	0.50	231525
1	C	0.75	283387
1	C	1.00	324135
1	C	5.00	1620675
1	E	0.01	75000
1	E	0.10	87500
1	E	0.25	100000
1	E	0.50	112500
1	E	0.75	125000
1	E	1.00	137500
1	E	2.00	150000
1	E	5.00	181875
1	I	0.10	24255
1	I	0.25	48510
1	I	0.50	72765
1	I	0.75	97020
1	I	1.00	121275
1	I	5.00	606375
1	O	0.01	75000
1	O	0.10	87500
1	O	0.25	100000
1	O	0.50	112500
1	O	0.75	125000
1	O	1.00	137500
1	O	2.00	150000
1	O	5.00	181875
1	R	0.01	75000
1	R	0.10	87500
1	R	0.25	100000

LandCurves

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*Land Curve Parameters*  
*NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 1:10:14 PM

1	R	0.50	112500
1	R	0.75	125000
1	R	1.00	137500
1	R	2.00	150000
1	R	5.00	181875
1	S	0.01	75000
1	S	0.10	87500
1	S	0.25	100000
1	S	0.50	112500
1	S	0.75	125000
1	S	1.00	137500
1	S	2.00	150000
1	S	5.00	181875

Land Curve Report  
Class : C NBHD : default SI : default

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:07:53 PM

Units	Land Value
0.10	10372.30
0.11	11851.73
0.12	13411.56
0.13	15051.79
0.14	16772.42
0.15	18573.45
0.16	20454.88
0.17	22416.71
0.18	24458.94
0.19	26581.57
0.20	28784.60
0.21	31068.03
0.22	33431.86
0.23	35876.09
0.24	38400.72
0.25	41005.75
0.27	45744.25
0.29	50698.76
0.31	55869.28
0.33	61255.80
0.35	66858.33
0.37	72676.87
0.39	78711.41
0.41	84961.95
0.43	91428.51
0.45	98111.07
0.47	105009.64
0.49	112124.21
0.50	115762.50
0.52	122550.46
0.54	129504.38

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LandCurves  
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Land Curve Report  
Class : C NBHD : default SI : default

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:07:53 PM

0.56	136624.25
0.58	143910.09
0.60	151361.88
0.62	158979.63
0.64	166763.34
0.66	174713.01
0.68	182828.64
0.70	191110.22
0.72	199557.76
0.74	208171.26
0.75	212540.25
0.77	220718.07
0.79	229026.28
0.81	237464.88
0.83	246033.88
0.85	254733.27
0.87	263563.05
0.89	272523.23
0.91	281613.81
0.93	290834.77
0.95	300186.13
0.97	309667.88
0.99	319280.03
1.00	324135.00
1.40	635304.60
1.80	1050197.40
2.20	1568813.40
2.60	2191152.60
3.00	2917215.00
3.40	3747000.60
3.80	4680509.40
4.20	5717741.40

*Land Curve Report*  
*Class : C NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:07:53 PM

4.60	6858696.60
5.00	8103375.00

*Land Curve Report*  
*Class : E NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:08:38 PM

Units	Land Value
0.01	750.00
0.02	1527.78
0.03	2333.33
0.04	3166.67
0.05	4027.78
0.06	4916.67
0.07	5833.33
0.08	6777.78
0.09	7750.00
0.10	8750.00
0.11	9716.67
0.12	10700.00
0.13	11700.00
0.14	12716.67
0.15	13750.00
0.16	14800.00
0.17	15866.67
0.18	16950.00
0.19	18050.00
0.20	19166.67
0.21	20300.00
0.22	21450.00
0.23	22616.67
0.24	23800.00
0.25	25000.00
0.27	27270.00
0.29	29580.00
0.31	31930.00
0.33	34320.00
0.35	36750.00
0.37	39220.00

PRINTED: 12/9/2021 5:09:20 PM

LandCurves  
RUN BY: CORP\sschmu

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*Land Curve Report*  
*Class : E NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:08:38 PM

0.39	41730.00
0.41	44280.00
0.43	46870.00
0.45	49500.00
0.47	52170.00
0.49	54880.00
0.50	56250.00
0.52	59020.00
0.54	61830.00
0.56	64680.00
0.58	67570.00
0.60	70500.00
0.62	73470.00
0.64	76480.00
0.66	79530.00
0.68	82620.00
0.70	85750.00
0.72	88920.00
0.74	92130.00
0.75	93750.00
0.77	97020.00
0.79	100330.00
0.81	103680.00
0.83	107070.00
0.85	110500.00
0.87	113970.00
0.89	117480.00
0.91	121030.00
0.93	124620.00
0.95	128250.00
0.97	131920.00
0.99	135630.00

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LandCurves  
RUN BY: CORP\sschmu

PAGE: 2 of 3



*Land Curve Report*  
*Class : E NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:08:38 PM

1.00	137500.00
1.10	152625.00
1.20	168000.00
1.30	183625.00
1.40	199500.00
1.50	215625.00
1.60	232000.00
1.70	248625.00
1.80	265500.00
1.90	282625.00
2.00	300000.00
2.30	352331.25
2.60	406575.00
2.90	462731.25
3.20	520800.00
3.50	580781.25
3.80	642675.00
4.10	706481.25
4.40	772200.00
4.70	839831.25
5.00	909375.00

*Land Curve Report*  
*Class : I NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:09:37 PM

Units	Land Value
0.10	2425.50
0.11	2845.92
0.12	3298.68
0.13	3783.78
0.14	4301.22
0.15	4851.00
0.16	5433.12
0.17	6047.58
0.18	6694.38
0.19	7373.52
0.20	8085.00
0.21	8828.82
0.22	9604.98
0.23	10413.48
0.24	11254.32
0.25	12127.50
0.27	13621.61
0.29	15193.33
0.31	16842.67
0.33	18569.63
0.35	20374.20
0.37	22256.39
0.39	24216.19
0.41	26253.61
0.43	28368.65
0.45	30561.30
0.47	32831.57
0.49	35179.45
0.50	36382.50
0.52	38846.81
0.54	41388.73

PRINTED: 12/9/2021 5:11:04 PM

LandCurves  
RUN BY: CORP\sschmu

PAGE: 1 of 3

Land Curve Report  
Class : I NBHD : default SI : default

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:09:37 PM

0.56	44008.27
0.58	46705.43
0.60	49480.20
0.62	52332.59
0.64	55262.59
0.66	58270.21
0.68	61355.45
0.70	64518.30
0.72	67758.77
0.74	71076.85
0.75	72765.00
0.77	76199.51
0.79	79711.63
0.81	83301.37
0.83	86968.73
0.85	90713.70
0.87	94536.29
0.89	98436.49
0.91	102414.31
0.93	106469.75
0.95	110602.80
0.97	114813.47
0.99	119101.75
1.00	121275.00
1.40	237699.00
1.80	392931.00
2.20	586971.00
2.60	819819.00
3.00	1091475.00
3.40	1401939.00
3.80	1751211.00
4.20	2139291.00

PRINTED: 12/9/2021 5:11:04 PM

LandCurves  
RUN BY: CORP\sschmu

PAGE: 2 of 3

*Land Curve Report*  
*Class : I NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:09:37 PM

4.60	2566179.00
5.00	3031875.00

*Land Curve Report*  
*Class : 0 NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:11:20 PM

Units	Land Value
0.01	750.00
0.02	1527.78
0.03	2333.33
0.04	3166.67
0.05	4027.78
0.06	4916.67
0.07	5833.33
0.08	6777.78
0.09	7750.00
0.10	8750.00
0.11	9716.67
0.12	10700.00
0.13	11700.00
0.14	12716.67
0.15	13750.00
0.16	14800.00
0.17	15866.67
0.18	16950.00
0.19	18050.00
0.20	19166.67
0.21	20300.00
0.22	21450.00
0.23	22616.67
0.24	23800.00
0.25	25000.00
0.27	27270.00
0.29	29580.00
0.31	31930.00
0.33	34320.00
0.35	36750.00
0.37	39220.00

PRINTED: 12/9/2021 5:12:22 PM

LandCurves  
RUN BY: CORP\sschmu

PAGE: 1 of 3

*Land Curve Report*  
*Class : 0 NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:11:20 PM

0.39	41730.00
0.41	44280.00
0.43	46870.00
0.45	49500.00
0.47	52170.00
0.49	54880.00
0.50	56250.00
0.52	59020.00
0.54	61830.00
0.56	64680.00
0.58	67570.00
0.60	70500.00
0.62	73470.00
0.64	76480.00
0.66	79530.00
0.68	82620.00
0.70	85750.00
0.72	88920.00
0.74	92130.00
0.75	93750.00
0.77	97020.00
0.79	100330.00
0.81	103680.00
0.83	107070.00
0.85	110500.00
0.87	113970.00
0.89	117480.00
0.91	121030.00
0.93	124620.00
0.95	128250.00
0.97	131920.00
0.99	135630.00

*Land Curve Report*  
*Class : 0 NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:11:20 PM

1.00	137500.00
1.10	152625.00
1.20	168000.00
1.30	183625.00
1.40	199500.00
1.50	215625.00
1.60	232000.00
1.70	248625.00
1.80	265500.00
1.90	282625.00
2.00	300000.00
2.30	352331.25
2.60	406575.00
2.90	462731.25
3.20	520800.00
3.50	580781.25
3.80	642675.00
4.10	706481.25
4.40	772200.00
4.70	839831.25
5.00	909375.00

*Land Curve Report*  
*Class : R    NBHD : default   SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:07:10 PM

Units	Land Value
0.01	750.00
0.02	1527.78
0.03	2333.33
0.04	3166.67
0.05	4027.78
0.06	4916.67
0.07	5833.33
0.08	6777.78
0.09	7750.00
0.10	8750.00
0.11	9716.67
0.12	10700.00
0.13	11700.00
0.14	12716.67
0.15	13750.00
0.16	14800.00
0.17	15866.67
0.18	16950.00
0.19	18050.00
0.20	19166.67
0.21	20300.00
0.22	21450.00
0.23	22616.67
0.24	23800.00
0.25	25000.00
0.27	27270.00
0.29	29580.00
0.31	31930.00
0.33	34320.00
0.35	36750.00
0.37	39220.00

PRINTED: 12/9/2021 5:07:25 PM

LandCurves  
RUN BY: CORP\sschmu

PAGE: 1 of 3



*Land Curve Report*  
*Class : R NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:07:10 PM

0.39	41730.00
0.41	44280.00
0.43	46870.00
0.45	49500.00
0.47	52170.00
0.49	54880.00
0.50	56250.00
0.52	59020.00
0.54	61830.00
0.56	64680.00
0.58	67570.00
0.60	70500.00
0.62	73470.00
0.64	76480.00
0.66	79530.00
0.68	82620.00
0.70	85750.00
0.72	88920.00
0.74	92130.00
0.75	93750.00
0.77	97020.00
0.79	100330.00
0.81	103680.00
0.83	107070.00
0.85	110500.00
0.87	113970.00
0.89	117480.00
0.91	121030.00
0.93	124620.00
0.95	128250.00
0.97	131920.00
0.99	135630.00

PRINTED: 12/9/2021 5:07:25 PM

LandCurves

RUN BY: CORP\sschmu

PAGE: 2 of 3

*Land Curve Report*  
*Class : R NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:07:10 PM

1.00	137500.00
1.10	152625.00
1.20	168000.00
1.30	183625.00
1.40	199500.00
1.50	215625.00
1.60	232000.00
1.70	248625.00
1.80	265500.00
1.90	282625.00
2.00	300000.00
2.30	352331.25
2.60	406575.00
2.90	462731.25
3.20	520800.00
3.50	580781.25
3.80	642675.00
4.10	706481.25
4.40	772200.00
4.70	839831.25
5.00	909375.00

*Land Curve Report*  
*Class : S NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:14:09 PM

Units	Land Value
0.01	750.00
0.02	1527.78
0.03	2333.33
0.04	3166.67
0.05	4027.78
0.06	4916.67
0.07	5833.33
0.08	6777.78
0.09	7750.00
0.10	8750.00
0.11	9716.67
0.12	10700.00
0.13	11700.00
0.14	12716.67
0.15	13750.00
0.16	14800.00
0.17	15866.67
0.18	16950.00
0.19	18050.00
0.20	19166.67
0.21	20300.00
0.22	21450.00
0.23	22616.67
0.24	23800.00
0.25	25000.00
0.27	27270.00
0.29	29580.00
0.31	31930.00
0.33	34320.00
0.35	36750.00
0.37	39220.00

PRINTED: 12/9/2021 5:14:21 PM

LandCurves  
RUN BY: CORP\sschmu

PAGE: 1 of 3

*Land Curve Report*  
*Class : S NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:14:09 PM

0.39	41730.00
0.41	44280.00
0.43	46870.00
0.45	49500.00
0.47	52170.00
0.49	54880.00
0.50	56250.00
0.52	59020.00
0.54	61830.00
0.56	64680.00
0.58	67570.00
0.60	70500.00
0.62	73470.00
0.64	76480.00
0.66	79530.00
0.68	82620.00
0.70	85750.00
0.72	88920.00
0.74	92130.00
0.75	93750.00
0.77	97020.00
0.79	100330.00
0.81	103680.00
0.83	107070.00
0.85	110500.00
0.87	113970.00
0.89	117480.00
0.91	121030.00
0.93	124620.00
0.95	128250.00
0.97	131920.00
0.99	135630.00

PRINTED: 12/9/2021 5:14:21 PM

LandCurves  
RUN BY: CORP\sschmu

PAGE: 2 of 3

*Land Curve Report*  
*Class : S NBHD : default SI : default*

AMHERST

2021

CAMA

RUN TIME: 12/9/2021 5:14:09 PM

1.00	137500.00
1.10	152625.00
1.20	168000.00
1.30	183625.00
1.40	199500.00
1.50	215625.00
1.60	232000.00
1.70	248625.00
1.80	265500.00
1.90	282625.00
2.00	300000.00
2.30	352331.25
2.60	406575.00
2.90	462731.25
3.20	520800.00
3.50	580781.25
3.80	642675.00
4.10	706481.25
4.40	772200.00
4.70	839831.25
5.00	909375.00

## Land Street Index Descriptions and Adjustments AMHERST NH

Code	Description	Adjustment
06		1.000
07		1.150
09	IND AVE	1.000
10	COMM 101A	0.750
100		2.000
13	AVE IND /COM	1.000
14		1.000
15		1.200
18		1.850
20	COMM B AVE(101	0.500
21	WALL MART AREA	1.000
24		0.800
25		0.950
30		0.800
40		0.900
50		1.000
51	Baboosic Lk Fr	1.050
52	Baboosic Lk Av	1.200
53	Baboosic Lk Gd	1.400
60		1.100
70		1.250
80		1.400
90		1.650
95	Hist District	1.650



## SITE INDEX TABLE AMHERST NH

Land Class	Site Index	Description	Influ Factor
C	1		1.000
C	2		1.000
C	3		1.000
C	4		1.000
C	5	AVERAGE	1.000
C	6	Obs View	1.100
C	7	Avg View	1.300
C	8	Pan View	1.500
C	9		1.000
C	A	Baboosic Lake	2.700
C	B	Damon Pond	1.000
C	C	Stump Pond	1.000
E	1		1.000
E	2		1.000
E	3		1.000
E	4		1.000
E	5	AVERAGE	1.000
E	6	Obs View	1.100
E	7	Avg View	1.300
E	8	Pan View	1.500
E	9		1.000
E	A	Baboosic Lake	2.700
E	B	Damon Pond	1.000
E	C	Stump Pond	1.000
I	1		1.000
I	2		1.000
I	3		1.000



## SITE INDEX TABLE AMHERST NH

Land Class	Site Index	Description	Influ Factor
I	4		1.000
I	5	AVERAGE	1.000
I	6	Obs View	1.100
I	7	Avg View	1.300
I	8	Pan View	1.500
I	9		1.000
I	A	Baboosic Lake	2.700
I	B	Damon Pond	1.000
I	C	Stump Pond	1.000
O	1		1.000
O	2		1.000
O	3		1.000
O	4		1.000
O	5	AVERAGE	1.000
O	6	Obs View	1.100
O	7	Avg View	1.300
O	8	Pan View	1.500
O	9		1.000
O	A	Baboosic Lake	2.700
O	B	Damon Pond	1.000
O	C	Stump Pond	1.000
R	1		1.000
R	2		1.000
R	3		1.000
R	4		1.000
R	5	AVERAGE	1.000
R	6	Obs View	1.100
R	7	Avg View	1.300

## SITE INDEX TABLE AMHERST NH

Land Class	Site Index	Description	Influ Factor
R	8	Pan View	1.500
R	9		1.000
R	A	Baboosic Lake	2.700
R	B	Damon Pond	1.000
R	C	Stump Pond	1.000
S	1		1.000
S	2		1.000
S	3		1.000
S	4		1.000
S	5	AVERAGE	1.000
S	6	Obs View	1.100
S	7	Avg View	1.300
S	8	Pan View	1.500
S	9		1.000
S	A	Baboosic Lake	2.700
S	B	Damon Pond	1.000
S	C	Stump Pond	1.000

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
C	5.00	0.96
C	7.00	0.95
C	10.00	0.93
C	12.00	0.92
C	15.00	0.91
C	18.00	0.90
C	20.00	0.89
C	24.00	0.88
C	26.00	0.87
C	29.00	0.86
C	34.00	0.85
C	36.00	0.84
C	40.00	0.83
C	45.00	0.82
C	50.00	0.81
C	58.00	0.80
C	61.00	0.79
C	67.00	0.78
C	72.00	0.77
C	84.00	0.76
C	98.00	0.75
C	107.00	0.74
C	113.00	0.73
C	125.00	0.72
C	141.00	0.71
C	156.00	0.70
C	165.00	0.69
C	174.00	0.68
C	185.00	0.67
C	201.00	0.66

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
C	219.00	0.65
C	228.00	0.64
C	232.00	0.63
C	240.00	0.62
C	268.00	0.61
C	278.00	0.60
C	290.00	0.59
C	298.00	0.58
C	319.00	0.57
C	325.00	0.56
C	335.00	0.55
C	363.00	0.54
C	382.00	0.53
E	5.00	0.96
E	7.00	0.95
E	10.00	0.93
E	12.00	0.92
E	15.00	0.91
E	18.00	0.90
E	20.00	0.89
E	24.00	0.88
E	26.00	0.87
E	29.00	0.86
E	34.00	0.85
E	36.00	0.84
E	40.00	0.83
E	45.00	0.82
E	50.00	0.81
E	58.00	0.80

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
E	61.00	0.79
E	67.00	0.78
E	72.00	0.77
E	84.00	0.76
E	98.00	0.75
E	107.00	0.74
E	113.00	0.73
E	125.00	0.72
E	141.00	0.71
E	156.00	0.70
E	165.00	0.69
E	174.00	0.68
E	185.00	0.67
E	201.00	0.66
E	219.00	0.65
E	228.00	0.64
E	232.00	0.63
E	240.00	0.62
E	268.00	0.61
E	278.00	0.60
E	290.00	0.59
E	298.00	0.58
E	319.00	0.57
E	325.00	0.56
E	335.00	0.55
E	363.00	0.54
E	382.00	0.53
I	5.00	0.96
I	7.00	0.95

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
I	10.00	0.93
I	12.00	0.92
I	15.00	0.91
I	18.00	0.90
I	20.00	0.89
I	24.00	0.88
I	26.00	0.87
I	29.00	0.86
I	34.00	0.85
I	36.00	0.84
I	40.00	0.83
I	45.00	0.82
I	50.00	0.81
I	58.00	0.80
I	61.00	0.79
I	67.00	0.78
I	72.00	0.77
I	84.00	0.76
I	98.00	0.75
I	107.00	0.74
I	113.00	0.73
I	125.00	0.72
I	141.00	0.71
I	156.00	0.70
I	165.00	0.69
I	174.00	0.68
I	185.00	0.67
I	201.00	0.66
I	219.00	0.65
I	228.00	0.64

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
I	232.00	0.63
I	240.00	0.62
I	268.00	0.61
I	278.00	0.60
I	290.00	0.59
I	298.00	0.58
I	319.00	0.57
I	325.00	0.56
I	335.00	0.55
I	363.00	0.54
I	382.00	0.53
O	5.00	0.96
O	7.00	0.95
O	10.00	0.93
O	12.00	0.92
O	15.00	0.91
O	18.00	0.90
O	20.00	0.89
O	24.00	0.88
O	26.00	0.87
O	29.00	0.86
O	34.00	0.85
O	36.00	0.84
O	40.00	0.83
O	45.00	0.82
O	50.00	0.81
O	58.00	0.80
O	61.00	0.79
O	67.00	0.78

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
O	72.00	0.77
O	84.00	0.76
O	98.00	0.75
O	107.00	0.74
O	113.00	0.73
O	125.00	0.72
O	141.00	0.71
O	156.00	0.70
O	165.00	0.69
O	174.00	0.68
O	185.00	0.67
O	201.00	0.66
O	219.00	0.65
O	228.00	0.64
O	232.00	0.63
O	240.00	0.62
O	268.00	0.61
O	278.00	0.60
O	290.00	0.59
O	298.00	0.58
O	319.00	0.57
O	325.00	0.56
O	335.00	0.55
O	363.00	0.54
O	382.00	0.53
R	5.00	0.96
R	7.00	0.95
R	10.00	0.93
R	12.00	0.92



## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
R	15.00	0.91
R	18.00	0.90
R	20.00	0.89
R	24.00	0.88
R	26.00	0.87
R	29.00	0.86
R	34.00	0.85
R	36.00	0.84
R	40.00	0.83
R	45.00	0.82
R	50.00	0.81
R	58.00	0.80
R	61.00	0.79
R	67.00	0.78
R	72.00	0.77
R	84.00	0.76
R	98.00	0.75
R	107.00	0.74
R	113.00	0.73
R	125.00	0.72
R	141.00	0.71
R	156.00	0.70
R	165.00	0.69
R	174.00	0.68
R	185.00	0.67
R	201.00	0.66
R	219.00	0.65
R	228.00	0.64
R	232.00	0.63
R	240.00	0.62

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
R	268.00	0.61
R	278.00	0.60
R	290.00	0.59
R	298.00	0.58
R	319.00	0.57
R	325.00	0.56
R	335.00	0.55
R	363.00	0.54
R	382.00	0.53
S	5.00	0.96
S	7.00	0.95
S	10.00	0.93
S	12.00	0.92
S	15.00	0.91
S	18.00	0.90
S	20.00	0.89
S	24.00	0.88
S	26.00	0.87
S	29.00	0.86
S	34.00	0.85
S	36.00	0.84
S	40.00	0.83
S	45.00	0.82
S	50.00	0.81
S	58.00	0.80
S	61.00	0.79
S	67.00	0.78
S	72.00	0.77
S	84.00	0.76

## ACRE DISCOUNT FACTOR AMHERST NH

Land Class	Acreage	Discount Factor
S	98.00	0.75
S	107.00	0.74
S	113.00	0.73
S	125.00	0.72
S	141.00	0.71
S	156.00	0.70
S	165.00	0.69
S	174.00	0.68
S	185.00	0.67
S	201.00	0.66
S	219.00	0.65
S	228.00	0.64
S	232.00	0.63
S	240.00	0.62
S	268.00	0.61
S	278.00	0.60
S	290.00	0.59
S	298.00	0.58
S	319.00	0.57
S	325.00	0.56
S	335.00	0.55
S	363.00	0.54
S	382.00	0.53

## **Appendix 'F': Building Tables**

- Cost Rate Codes (Building Styles)
- Marshall and Swift Cost Sheet
- Sub Area Codes
- Cost Model Report
- Outbuilding Codes
- Extra Feature Codes
- Depreciation Tables
- Condominium Codes

**Cost Group Rates**  
**AMHERST NH**

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Adj
CND	55	Condominium	100.00	4	100
CND	56	Condo Office	85.00	4	85
CND	90	Condo Retail	85.00	4	85
CND	98	Indust Condo	63.00	4	85
COM	12	Commercial	60.00	4	100
COM	13	Disc Dept Stre	54.00	4	100
COM	13B		73.00	4	100
COM	14	Apartments	70.00	4	100
COM	15	Shop Center RE	84.00	4	100
COM	16	Shop Center LO	65.00	4	100
COM	17	Store	65.00	4	100
COM	18	Office Bldg	66.00	4	100
COM	19	Profess. Bldg	94.00	4	100
COM	21	Fast Food Rest	118.00	4	100
COM	25	Service Shops	58.00	4	100
COM	26	Service Statio	62.00	4	100
COM	27	Auto Sales Rpr	69.00	4	100
COM	30	Restaurant	100.00	4	100
COM	31	Branch Bank	128.00	4	100
COM	35	Convenient Sto	56.00	4	100
COM	35A		88.00	4	100
COM	38	Country Club	118.00	4	100
COM	40	Industrial	48.00	4	100
COM	41	RESEARCH/DEVELOPMENT	57.00	4	100
COM	43	Car Wash Drive	76.00	4	100
COM	45	Brewery/Winery	168.00	4	100
COM	48	Warehousing	41.00	4	100
COM	49	Day Care	73.00	4	100

**Cost Group Rates**  
**AMHERST NH**

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Adj
COM	52	Pre-Eng Mfg	36.00	4	100
COM	53	Pre-Eng Warehs	35.00	4	100
COM	54	HEALTH CLUB	54.00	4	100
COM	56	Condo Office	85.00	4	85
COM	57	Library	151.00	4	100
COM	58	CITY/TOWN HALL	130.00	4	100
COM	59	Fire Station	132.00	4	100
COM	62	Furn Showroom	48.00	4	100
COM	64	Tennis Club	48.00	4	100
COM	68	Farm Building	22.00	4	100
COM	71	Churches	147.00	4	100
COM	72	School/College	162.00	4	100
COM	74	Homes for Aged	110.00	4	100
COM	77	Clubs/Lodges	85.00	4	100
COM	79	Telephone Bldg	110.00	4	100
COM	80	Stores/Apt Com	70.00	4	100
COM	81	Office/Apt	70.00	4	100
COM	82	Store/Office	70.00	4	100
COM	83	School-Public	150.00	4	100
COM	84	Rectory/Conven	125.00	4	100
COM	88	Museum	115.00	4	100
COM	89	Other Municip	115.00	4	100
COM	90	Condo Retail	85.00	4	85
COM	91	Fast Food Loca	77.00	4	100
COM	92	Self Storage	40.00	4	100
COM	93	Petroleum/Gas	42.00	4	100
COM	94	Accessory Bldg	1.00	4	100
COM	95	Garage/Office	57.00	4	100
COM	96	Office/Warehs	57.00	4	100

**Cost Group Rates**  
**AMHERST NH**

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Adj
COM	98	Indust Condo	63.00	4	85
SIN	01	Ranch	112.00	4	100
SIN	02	Split-Level	112.00	4	100
SIN	03	Colonial	111.00	4	100
SIN	04	Cape Cod	124.00	4	100
SIN	05	Bungalow	114.00	4	100
SIN	06	Conventional	118.00	4	100
SIN	07	Modern/Contemp	114.00	4	100
SIN	08	Raised Ranch	114.00	4	100
SIN	09	2 Unit	105.00	4	100
SIN	10	3 Unit	110.00	4	100
SIN	11	Res Apt	95.00	4	100
SIN	20	Mobile Home	77.00	4	100
SIN	22	Mobile Hm Dbl wd	90.00	4	100
SIN	36	Camp	42.00	4	100
SIN	37	Convert Camp	95.00	4	100
SIN	55	Condominium	100.00	4	75
SIN	56	Condo Office	85.00	4	100
SIN	63	Antique	132.00	4	100
SIN	90	Condo Retail	85.00	4	85
SIN	94	Accessory Bldg	1.00	4	100
SIN	98	Indust Condo	63.00	4	85
SIN	99	Vacant Land	1.00	4	100

RECOMMENDED STYLES AND RATES TO BEGIN VALUATION

Group Code	Description	Story height	Class	Type	Section	Page	Rate	East Manchester		Proposed rates at 100% of Market Value plus 8% improvements	New % Diff to M&S at 100% of Market Value	New % Diff to M&S	
								Adj	Loc Rate				
SIN 01	Ranch	1	D	A	12	25,26	93.50	1.05	1.05	103	108%	111	1.00
SIN 02	Split Level	1	D	A	12	25,26	93.50	1.05	1.05	103	108%	111	1.00
SIN 03	Colonial	2	D	A	12	25,26	88.08	1.05	1.05	97	108%	105	1.00
SIN 04	Cape	1.5	D	A	12	25,26	90.13	1.05	1.05	99	108%	107	1.00
SIN 05	Bungalow	1	D	A	12	25,26	93.50	1.05	1.05	103	108%	111	1.00
SIN 06	Conventional	1.5	D	A	12	25,26	90.13	1.05	1.05	99	108%	107	1.00
SIN 07	Modern Contemp	2	D	A	12	25,26	88.08	1.05	1.05	97	108%	105	1.00
SIN 08	Raised Ranch	1	D	A	12	25,26	93.50	1.05	1.05	103	108%	111	1.00
SIN 09	Family Flat	2	D	A	12	16	78.50	1.05	1.05	87	108%	93	1.00
SIN 10	Family Duplex	2	D	A	12	16	78.50	1.05	1.05	87	108%	93	1.00
SIN 11	Family Conversion	2	D	A	12	16	78.50	1.05	1.05	87	108%	93	1.00
SIN 63	Antique	2	D	A	12	24	118.69	1.05	1.05	131	108%	141	1.00
								average	98	106			

We used 1.5 story height for Conventional and Modern type properties as they are the most common story height for these types of properties.

The Amherst town Building Inspector indicated that utility improvements to the site run around \$15,000. The median town base rate is approximately \$98 sf x 2000 sf for an average house which indicates an average construction cost of \$196,000 +/-.

The M&S swift rates compared to the local rates of Amherst appears to be similar. So by raising the rates up by 8% from the 100% level, it adds approximately \$15,000 in value to account for these utilities.

Some rates may vary from the M&S rate based on local market data.

RESIDENTIAL CLASS - MEDIAN SIZE 2000 - STARTING BLDG RATE

EXAMPLE - AVG - One-Story, Class D, Average, Shape 2  
 Base Factor = \$93.50  
 1st Floor Area = 2000  
 1st Floor Cost Factor = \$93.50

EXAMPLE - AVG - Two-Story, Class D, Average, Shape 2  
 Base Factor = \$93.50  
 1st Floor Area = 1000  
 2nd Floor Area = 1000  
 1st Floor Cost Factor = .964 x \$93.50 = \$90.13  
 2nd Floor Cost Factor = .92 x \$93.50 = \$86.02  
 Total = \$176.15 / 2 = \$88.08

EXAMPLE - AVG - 1.5 Story, Class D, Average, Shape 2  
 Base Factor = \$93.50  
 1st Floor Area = 1000  
 2nd Floor Area = 1000  
 1st Floor Cost Factor = .964 x \$93.50 = \$90.13  
 2nd Floor Cost Factor = .92 x \$93.50 = \$86.02  
 Total = \$176.15 / 2 = \$88.08

EXAMPLE - AVG - Two-Story, Class D, Historical(Antique) -Average, Shape 2  
 Base Factor = \$126.00  
 1st Floor Area = 1000  
 2nd Floor Area = 1000  
 1st Floor Cost Factor = .964 x \$126.00 = \$121.46  
 2nd Floor Cost Factor = .92 x \$126.00 = \$115.92  
 Total = \$237.38 / 2 = \$118.69

MULTI-FAMILY CLASS - MEDIAN SIZE 2500-3500  
 EXAMPLE - Two-Story, Class D,Average, Shape 2  
 Base Factor = \$78.5  
 No adjustment for size

Massachusetts	Factor	FY2021 figures at 100% of Market Value	New % Diff to M&S
Boston	1.2	111	1.00
Cape Cod	1.32	111	1.00
Fall River	1.2	111	1.00
Holyoke	1.17	107	1.00
Lawrence	1.14	107	1.00
Lynn	1.21	111	1.00
Methuen	1.2	107	1.00
Natick	1.24	111	1.00
New Bedford	1.24	105	1.00
Pittsfield	1.18	107	1.00
Springfield	1.11	105	1.00
Worcester	1.17	111	1.00
Concord NH	1.14	93	1.00
Manchester, NH	0.99	93	1.00
Portsmouth, NH	1.05	93	1.00
Keene NH	1.07	93	1.00
Nashua NH	1.00	93	1.00
Laconia, NH	1.16	93	1.00
Bridgeport CT	0.98	141	1.00
Danbury CT	1.2	106	1.00
Hartford CT	1.23	106	1.00
New Haven CT	1.19	106	1.00
Stamford CT	1.13	106	1.00
Portland ME	1.3	106	1.00
Bangor, ME	1.04	106	1.00
Bangor, ME	1.00	106	1.00



# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
AOF	Office, (Average)	00	1.00	100	0.000	NO	NO
AOF	Office, (Average)	01	1.00	100	0.000	NO	NO
AOF	Office, (Average)	02	1.00	100	0.000	NO	NO
AOF	Office, (Average)	03	1.00	100	0.000	NO	NO
AOF	Office, (Average)	04	1.00	100	0.000	NO	NO
AOF	Office, (Average)	05	1.00	100	0.000	NO	NO
AOF	Office, (Average)	06	1.00	100	0.000	NO	NO
AOF	Office, (Average)	94	1.00	100	0.000	NO	NO
AOF	Office, (Average)	95	1.00	105	0.000	NO	NO
AOF	Office, (Average)	96	1.00	165	0.000	NO	NO
APT	Apartment	00	1.00	100	0.000	NO	NO
APT	Apartment	01	1.00	100	0.000	NO	NO
APT	Apartment	02	1.00	100	0.000	NO	NO
APT	Apartment	03	1.00	100	0.000	NO	NO
APT	Apartment	04	1.00	100	0.000	NO	NO
APT	Apartment	05	1.00	100	0.000	NO	NO
APT	Apartment	06	1.00	150	0.000	NO	NO
APT	Apartment	94	1.00	100	0.000	NO	NO
APT	Apartment	95	1.00	150	0.000	NO	NO
APT	Apartment	96	1.00	150	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
BAS	First Floor	00	1.00	100	0.000	NO	NO
BAS	First Floor	01	1.00	100	0.000	NO	NO
BAS	First Floor	02	1.00	100	0.000	NO	NO
BAS	First Floor	03	1.00	100	0.000	NO	NO
BAS	First Floor	04	1.00	100	0.000	NO	NO
BAS	First Floor	05	1.00	100	0.000	NO	NO
BAS	First Floor	06	1.00	100	0.000	NO	NO
BAS	First Floor	94	1.00	100	0.000	NO	NO
BAS	First Floor	95	1.00	100	0.000	NO	NO
BAS	First Floor	96	1.00	100	0.000	NO	NO
CAN	Canopy	00	0.00	20	0.000	NO	NO
CAN	Canopy	01	0.00	20	0.000	NO	NO
CAN	Canopy	02	0.00	20	0.000	NO	NO
CAN	Canopy	03	0.00	20	0.000	NO	NO
CAN	Canopy	04	0.00	20	0.000	NO	NO
CAN	Canopy	05	0.00	20	0.000	NO	NO
CAN	Canopy	06	0.00	20	0.000	NO	NO
CAN	Canopy	94	0.00	20	0.000	NO	NO
CAN	Canopy	95	0.00	20	0.000	NO	NO
CAN	Canopy	96	0.00	20	0.000	NO	NO
CAN	CDN	02	0.00	35	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
CDN	CDN	03	0.00	35	0.000	NO	NO
CDN	CDN	04	0.00	0	0.000	NO	NO
CDN	CDN	06	0.00	0	0.000	NO	NO
CDN	CDN	94	0.00	0	0.000	NO	NO
CDN	CDN	95	0.00	0	0.000	NO	NO
CDN	CDN	96	0.00	0	0.000	NO	NO

CLP	Loading Platform, Finished	00	0.00	0	0.000	NO	NO
CLP	Loading Platform, Finished	01	0.00	0	0.000	NO	NO
CLP	Loading Platform, Finished	02	0.00	0	0.000	NO	NO
CLP	Loading Platform, Finished	03	0.00	0	0.000	NO	NO
CLP	Loading Platform, Finished	04	0.00	30	0.000	NO	NO
CLP	Loading Platform, Finished	05	0.00	0	0.000	NO	NO
CLP	Loading Platform, Finished	06	0.00	30	0.000	NO	NO
CLP	Loading Platform, Finished	94	0.00	30	0.000	NO	NO
CLP	Loading Platform, Finished	95	0.00	30	0.000	NO	NO
CLP	Loading Platform, Finished	96	0.00	30	0.000	NO	NO

CRL	Crawl Space	00	0.00	0	0.000	NO	NO
CRL	Crawl Space	01	0.00	0	0.000	NO	NO
CRL	Crawl Space	02	0.00	0	0.000	NO	NO
CRL	Crawl Space	03	0.00	0	0.000	NO	NO
CRL	Crawl Space	04	0.00	0	0.000	NO	NO
CRL	Crawl Space	05	0.00	0	0.000	NO	NO

**SUBAREA CODES  
AMHERST NH**

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
CRL	Crawl Space	06	0.00	0	0.000	NO	NO
CRL	Crawl Space	94	0.00	0	0.000	NO	NO
CRL	Crawl Space	95	0.00	0	0.000	NO	NO
CRL	Crawl Space	96	0.00	0	0.000	NO	NO

CTH	Cathedral Ceiling	00	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	01	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	02	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	03	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	04	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	05	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	06	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	94	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	95	0.00	10	0.000	NO	NO
CTH	Cathedral Ceiling	96	0.00	10	0.000	NO	NO

DCK	DCK	00	0.00	10	0.000	NO	NO
DCK	DCK	01	0.00	80	0.000	NO	NO
DCK	DCK	02	0.00	100	0.000	NO	NO
DCK	DCK	03	0.00	100	0.000	NO	NO
DCK	DCK	04	0.00	100	0.000	NO	NO
DCK	DCK	05	0.00	80	0.000	NO	NO
DCK	DCK	06	0.00	100	0.000	NO	NO
DCK	DCK	94	0.00	100	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
DCK	DCK	95	0.00	100	0.000	NO	NO
DCK	DCK	96	0.00	100	0.000	NO	NO
EAU	Attic, Expansion, Finished	00	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	01	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	02	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	03	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	04	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	05	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	06	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	94	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	95	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Finished	96	0.35	35	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	00	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	01	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	02	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	03	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	04	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	05	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	06	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	94	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	95	0.00	25	0.000	NO	NO
EAU	Attic, Expansion, Unfinished	96	0.00	25	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FAT	Attic, Finished	00	0.20	20	0.000	NO	NO
FAT	Attic, Finished	01	0.20	20	0.000	NO	NO
FAT	Attic, Finished	02	0.20	20	0.000	NO	NO
FAT	Attic, Finished	03	0.20	20	0.000	NO	NO
FAT	Attic, Finished	04	0.25	20	0.000	NO	NO
FAT	Attic, Finished	05	0.20	20	0.000	NO	NO
FAT	Attic, Finished	06	0.25	25	0.000	NO	NO
FAT	Attic, Finished	94	0.25	25	0.000	NO	NO
FAT	Attic, Finished	95	0.25	25	0.000	NO	NO
FAT	Attic, Finished	96	0.25	25	0.000	NO	NO
FBM	Basement, Finished	00	0.00	35	0.000	NO	NO
FBM	Basement, Finished	01	0.00	35	0.000	NO	NO
FBM	Basement, Finished	02	0.00	35	0.000	NO	NO
FBM	Basement, Finished	03	0.00	35	0.000	NO	NO
FBM	Basement, Finished	04	0.00	35	0.000	NO	NO
FBM	Basement, Finished	05	0.00	35	0.000	NO	NO
FBM	Basement, Finished	06	0.00	60	0.000	NO	NO
FBM	Basement, Finished	94	0.00	70	0.000	NO	NO
FBM	Basement, Finished	95	0.00	70	0.000	NO	NO
FBM	Basement, Finished	96	0.00	60	0.000	NO	NO
FCB	FCB	01	0.00	0	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FCB	FCB	02	0.00	90	0.000	NO	NO
FCB	FCB	03	0.00	0	0.000	NO	NO
FCB	FCB	04	0.00	0	0.000	NO	NO
FCB	FCB	05	0.00	0	0.000	NO	NO
FCB	FCB	06	0.00	0	0.000	NO	NO
FCB	FCB	94	0.00	0	0.000	NO	NO
FCB	FCB	95	0.00	0	0.000	NO	NO
FCB	FCB	96	0.00	0	0.000	NO	NO

FCP	Carport	00	0.00	20	0.000	NO	NO
FCP	Carport	01	0.00	20	0.000	NO	NO
FCP	Carport	02	0.00	20	0.000	NO	NO
FCP	Carport	03	0.00	20	0.000	NO	NO
FCP	Carport	04	0.00	25	0.000	NO	NO
FCP	Carport	05	0.00	20	0.000	NO	NO
FCP	Carport	06	0.00	25	0.000	NO	NO
FCP	Carport	94	0.00	25	0.000	NO	NO
FCP	Carport	95	0.00	25	0.000	NO	NO
FCP	Carport	96	0.00	25	0.000	NO	NO

FDC	FDC	01	0.00	20	0.000	NO	NO
FDC	FDC	02	0.00	20	0.000	NO	NO
FDC	FDC	03	0.00	20	0.000	NO	NO
FDC	FDC	04	0.00	40	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FDC	FDC	05	0.00	20	0.000	NO	NO
FDC	FDC	06	0.00	50	0.000	NO	NO
FDC	FDC	94	0.00	40	0.000	NO	NO
FDC	FDC	95	0.00	40	0.000	NO	NO
FDC	FDC	96	0.00	50	0.000	NO	NO

FDG	FDG	01	0.00	40	0.000	NO	NO
FDG	FDG	02	0.00	40	0.000	NO	NO
FDG	FDG	03	0.00	40	0.000	NO	NO
FDG	FDG	04	0.00	60	0.000	NO	NO
FDG	FDG	05	0.00	40	0.000	NO	NO
FDG	FDG	06	0.00	80	0.000	NO	NO
FDG	FDG	94	0.00	60	0.000	NO	NO
FDG	FDG	95	0.00	60	0.000	NO	NO
FDG	FDG	96	0.00	80	0.000	NO	NO

FDS	FDS	01	0.00	30	0.000	NO	NO
FDS	FDS	02	0.00	60	0.000	NO	NO
FDS	FDS	03	0.00	60	0.000	NO	NO
FDS	FDS	04	0.00	60	0.000	NO	NO
FDS	FDS	05	0.00	30	0.000	NO	NO
FDS	FDS	06	0.00	80	0.000	NO	NO
FDS	FDS	94	0.00	60	0.000	NO	NO
FDS	FDS	95	0.00	60	0.000	NO	NO



# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FDS	FDS	96	0.00	80	0.000	NO	NO
FDU	FDU	01	0.00	40	0.000	NO	NO
FDU	FDU	02	0.00	15	0.000	NO	NO
FDU	FDU	03	0.00	40	0.000	NO	NO
FDU	FDU	04	0.00	60	0.000	NO	NO
FDU	FDU	05	0.00	40	0.000	NO	NO
FDU	FDU	06	0.00	80	0.000	NO	NO
FDU	FDU	94	0.00	60	0.000	NO	NO
FDU	FDU	95	0.00	60	0.000	NO	NO
FDU	FDU	96	0.00	80	0.000	NO	NO
FEP	Porch, Enclosed, Finished	00	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	01	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	02	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	03	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	04	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	05	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	06	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	94	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	95	0.00	65	0.000	NO	NO
FEP	Porch, Enclosed, Finished	96	0.00	65	0.000	NO	NO
FGR	Garage, Framed	00	0.00	40	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FGR	Garage, Framed	01	0.00	40	0.000	NO	NO
FGR	Garage, Framed	02	0.00	40	0.000	NO	NO
FGR	Garage, Framed	03	0.00	40	0.000	NO	NO
FGR	Garage, Framed	04	0.00	40	0.000	NO	NO
FGR	Garage, Framed	05	0.00	40	0.000	NO	NO
FGR	Garage, Framed	06	0.00	40	0.000	NO	NO
FGR	Garage, Framed	94	0.00	40	0.000	NO	NO
FGR	Garage, Framed	95	0.00	40	0.000	NO	NO
FGR	Garage, Framed	96	0.00	40	0.000	NO	NO

FHS	Half Story, Finished	00	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	01	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	02	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	03	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	04	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	05	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	06	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	94	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	95	0.50	50	0.000	NO	NO
FHS	Half Story, Finished	96	0.50	50	0.000	NO	NO

FLL	Fin Lower Level	00	0.00	30	0.000	NO	NO
FLL	Fin Lower Level	01	0.00	30	0.000	NO	NO
FLL	Fin Lower Level	02	0.00	30	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FLL	Fin Lower Level	03	0.00	30	0.000	NO	NO
FLL	Fin Lower Level	04	0.00	70	0.000	NO	NO
FLL	Fin Lower Level	05	0.00	30	0.000	NO	NO
FLL	Fin Lower Level	06	0.00	60	0.000	NO	NO
FLL	Fin Lower Level	94	0.00	70	0.000	NO	NO
FLL	Fin Lower Level	95	0.00	70	0.000	NO	NO
FLL	Fin Lower Level	96	0.00	60	0.000	NO	NO

FOP	Porch, Open, Finished	00	0.00	20	0.000	NO	NO
FOP	Porch, Open, Finished	01	0.00	20	0.000	NO	NO
FOP	Porch, Open, Finished	02	0.00	20	0.000	NO	NO
FOP	Porch, Open, Finished	03	0.00	20	0.000	NO	NO
FOP	Porch, Open, Finished	04	0.00	20	0.000	NO	NO
FOP	Porch, Open, Finished	05	0.00	20	0.000	NO	NO
FOP	Porch, Open, Finished	06	0.00	25	0.000	NO	NO
FOP	Porch, Open, Finished	94	0.00	25	0.000	NO	NO
FOP	Porch, Open, Finished	95	0.00	25	0.000	NO	NO
FOP	Porch, Open, Finished	96	0.00	25	0.000	NO	NO

FSP	Porch, Screen, Finished	00	0.00	25	0.000	NO	NO
FSP	Porch, Screen, Finished	01	0.00	25	0.000	NO	NO
FSP	Porch, Screen, Finished	02	0.00	25	0.000	NO	NO
FSP	Porch, Screen, Finished	03	0.00	25	0.000	NO	NO
FSP	Porch, Screen, Finished	04	0.00	25	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FSP	Porch, Screen, Finished	05	0.00	25	0.000	NO	NO
FSP	Porch, Screen, Finished	06	0.00	35	0.000	NO	NO
FSP	Porch, Screen, Finished	94	0.00	35	0.000	NO	NO
FSP	Porch, Screen, Finished	95	0.00	35	0.000	NO	NO
FSP	Porch, Screen, Finished	96	0.00	35	0.000	NO	NO

FST	Utility, Finished	00	0.00	30	0.000	NO	NO
FST	Utility, Finished	01	0.00	30	0.000	NO	NO
FST	Utility, Finished	02	0.00	30	0.000	NO	NO
FST	Utility, Finished	03	0.00	30	0.000	NO	NO
FST	Utility, Finished	04	0.00	40	0.000	NO	NO
FST	Utility, Finished	05	0.00	30	0.000	NO	NO
FST	Utility, Finished	06	0.40	40	0.000	NO	NO
FST	Utility, Finished	94	0.00	40	0.000	NO	NO
FST	Utility, Finished	95	0.40	40	0.000	NO	NO
FST	Utility, Finished	96	0.40	40	0.000	NO	NO

FUS	Upper Story, Finished	00	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	01	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	02	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	03	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	04	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	05	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	06	1.00	100	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
FUS	Upper Story, Finished	94	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	95	1.00	100	0.000	NO	NO
FUS	Upper Story, Finished	96	1.00	100	0.000	NO	NO

H&A	H&A	01	0.00	100	0.000	NO	NO
H&A	H&A	02	0.00	100	0.000	NO	NO
H&A	H&A	03	0.00	100	0.000	NO	NO
H&A	H&A	04	0.00	100	0.000	NO	NO
H&A	H&A	05	0.00	100	0.000	NO	NO
H&A	H&A	06	0.00	100	0.000	NO	NO
H&A	H&A	94	0.00	100	0.000	NO	NO
H&A	H&A	95	0.00	100	0.000	NO	NO
H&A	H&A	96	0.00	100	0.000	NO	NO

ODK	ODK	01	0.00	10	0.000	NO	NO
ODK	ODK	02	0.00	10	0.000	NO	NO
ODK	ODK	03	0.00	10	0.000	NO	NO
ODK	ODK	04	0.00	10	0.000	NO	NO
ODK	ODK	05	0.00	10	0.000	NO	NO
ODK	ODK	06	0.00	10	0.000	NO	NO
ODK	ODK	94	0.00	10	0.000	NO	NO
ODK	ODK	95	0.00	10	0.000	NO	NO
ODK	ODK	96	0.00	10	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
PLB	PLB	00	0.00	100	0.000	NO	NO
PLB	PLB	01	0.00	100	0.000	NO	NO
PLB	PLB	02	0.00	100	0.000	NO	NO
PLB	PLB	03	0.00	100	0.000	NO	NO
PLB	PLB	04	0.00	100	0.000	NO	NO
PLB	PLB	05	0.00	100	0.000	NO	NO
PLB	PLB	06	0.00	100	0.000	NO	NO
PLB	PLB	94	0.00	100	0.000	NO	NO
PLB	PLB	95	0.00	100	0.000	NO	NO
PLB	PLB	96	0.00	100	0.000	NO	NO
PTO	Patio	00	0.00	5	0.000	NO	NO
PTO	Patio	01	0.00	5	0.000	NO	NO
PTO	Patio	02	0.00	5	0.000	NO	NO
PTO	Patio	03	0.00	5	0.000	NO	NO
PTO	Patio	04	0.00	5	0.000	NO	NO
PTO	Patio	05	0.00	5	0.000	NO	NO
PTO	Patio	06	0.00	5	0.000	NO	NO
PTO	Patio	94	0.00	5	0.000	NO	NO
PTO	Patio	95	0.00	5	0.000	NO	NO
PTO	Patio	96	0.00	5	0.000	NO	NO
SDA	Store Display Area	00	0.00	0	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
SDA	Store Display Area	01	0.00	0	0.000	NO	NO
SDA	Store Display Area	02	0.00	0	0.000	NO	NO
SDA	Store Display Area	03	0.00	0	0.000	NO	NO
SDA	Store Display Area	04	1.00	100	0.000	NO	NO
SDA	Store Display Area	05	0.00	0	0.000	NO	NO
SDA	Store Display Area	06	1.00	135	0.000	NO	NO
SDA	Store Display Area	94	1.00	100	0.000	NO	NO
SDA	Store Display Area	95	1.00	100	0.000	NO	NO
SDA	Store Display Area	96	1.00	135	0.000	NO	NO

SFB	Basement,Raised	00	0.00	45	0.000	NO	NO
SFB	Basement,Raised	01	0.00	45	0.000	NO	NO
SFB	Basement,Raised	02	0.00	45	0.000	NO	NO
SFB	Basement,Raised	03	0.00	45	0.000	NO	NO
SFB	Basement,Raised	04	0.80	45	0.000	NO	NO
SFB	Basement,Raised	05	0.00	45	0.000	NO	NO
SFB	Basement,Raised	06	0.85	85	0.000	NO	NO
SFB	Basement,Raised	94	0.80	80	0.000	NO	NO
SFB	Basement,Raised	95	0.85	85	0.000	NO	NO
SFB	Basement,Raised	96	0.85	85	0.000	NO	NO

SLB	Slab	00	0.00	0	0.000	NO	NO
SLB	Slab	01	0.00	0	0.000	NO	NO
SLB	Slab	02	0.00	0	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
SLB	Slab	03	0.00	0	0.000	NO	NO
SLB	Slab	04	0.00	0	0.000	NO	NO
SLB	Slab	05	0.00	0	0.000	NO	NO
SLB	Slab	06	0.00	0	0.000	NO	NO
SLB	Slab	94	0.00	0	0.000	NO	NO
SLB	Slab	95	0.00	0	0.000	NO	NO
SLB	Slab	96	0.00	0	0.000	NO	NO

SPA	Service Production Area	00	0.00	0	0.000	NO	NO
SPA	Service Production Area	01	0.00	0	0.000	NO	NO
SPA	Service Production Area	02	0.00	0	0.000	NO	NO
SPA	Service Production Area	03	0.00	0	0.000	NO	NO
SPA	Service Production Area	04	0.85	85	0.000	NO	NO
SPA	Service Production Area	05	0.00	0	0.000	NO	NO
SPA	Service Production Area	06	1.00	100	0.000	NO	NO
SPA	Service Production Area	94	0.85	85	0.000	NO	NO
SPA	Service Production Area	95	0.85	85	0.000	NO	NO
SPA	Service Production Area	96	1.00	100	0.000	NO	NO

STP	Stoop	00	0.00	10	0.000	NO	NO
STP	Stoop	01	0.00	10	0.000	NO	NO
STP	Stoop	02	0.00	10	0.000	NO	NO
STP	Stoop	03	0.00	10	0.000	NO	NO
STP	Stoop	04	0.00	10	0.000	NO	NO



# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
STP	Stoop	05	0.00	10	0.000	NO	NO
STP	Stoop	06	0.00	10	0.000	NO	NO
STP	Stoop	94	0.00	10	0.000	NO	NO
STP	Stoop	95	0.00	10	0.000	NO	NO
STP	Stoop	96	0.00	10	0.000	NO	NO
TQS	Three Quarter Story	00	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	01	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	02	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	03	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	04	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	05	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	06	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	94	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	95	0.75	75	0.000	NO	NO
TQS	Three Quarter Story	96	0.75	75	0.000	NO	NO
UAT	Attic, Unfinished	00	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	01	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	02	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	03	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	04	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	05	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	06	0.00	10	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UAT	Attic, Unfinished	94	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	95	0.00	10	0.000	NO	NO
UAT	Attic, Unfinished	96	0.00	10	0.000	NO	NO

UBM	Basement, Unfinished	00	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	01	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	02	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	03	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	04	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	05	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	06	0.00	20	0.000	NO	NO
UBM	Basement, Unfinished	94	0.00	25	0.000	NO	NO
UBM	Basement, Unfinished	95	0.00	25	0.000	NO	NO
UBM	Basement, Unfinished	96	0.00	25	0.000	NO	NO

UCB	UCB	00	0.00	0	0.000	NO	NO
UCB	UCB	01	0.00	0	0.000	NO	NO
UCB	UCB	02	0.00	70	0.000	NO	NO
UCB	UCB	03	0.00	0	0.000	NO	NO
UCB	UCB	04	0.00	0	0.000	NO	NO
UCB	UCB	05	0.00	0	0.000	NO	NO
UCB	UCB	06	0.00	0	0.000	NO	NO
UCB	UCB	94	0.00	0	0.000	NO	NO
UCB	UCB	95	0.00	0	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UCB	UCB	96	0.00	0	0.000	NO	NO
UCP	Carpport, Unfinished	00	0.00	10	0.000	NO	NO
UCP	Carpport, Unfinished	01	0.00	10	0.000	NO	NO
UCP	Carpport, Unfinished	02	0.00	10	0.000	NO	NO
UCP	Carpport, Unfinished	03	0.00	10	0.000	NO	NO
UCP	Carpport, Unfinished	04	0.00	20	0.000	NO	NO
UCP	Carpport, Unfinished	05	0.00	10	0.000	NO	NO
UCP	Carpport, Unfinished	06	0.00	20	0.000	NO	NO
UCP	Carpport, Unfinished	94	0.00	20	0.000	NO	NO
UCP	Carpport, Unfinished	95	0.00	20	0.000	NO	NO
UCP	Carpport, Unfinished	96	0.00	20	0.000	NO	NO
UDC	UDC	01	0.00	10	0.000	NO	NO
UDC	UDC	02	0.00	10	0.000	NO	NO
UDC	UDC	03	0.00	10	0.000	NO	NO
UDC	UDC	04	0.00	30	0.000	NO	NO
UDC	UDC	05	0.00	10	0.000	NO	NO
UDC	UDC	06	0.00	30	0.000	NO	NO
UDC	UDC	94	0.00	30	0.000	NO	NO
UDC	UDC	95	0.00	30	0.000	NO	NO
UDC	UDC	96	0.00	30	0.000	NO	NO
UDG	UDG	01	0.00	30	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UDG	UDG	02	0.00	30	0.000	NO	NO
UDG	UDG	03	0.00	30	0.000	NO	NO
UDG	UDG	04	0.00	40	0.000	NO	NO
UDG	UDG	05	0.00	30	0.000	NO	NO
UDG	UDG	06	0.00	40	0.000	NO	NO
UDG	UDG	94	0.00	40	0.000	NO	NO
UDG	UDG	95	0.00	40	0.000	NO	NO
UDG	UDG	96	0.00	40	0.000	NO	NO

UDS	UDS	01	0.00	25	0.000	NO	NO
UDS	UDS	02	0.00	30	0.000	NO	NO
UDS	UDS	03	0.00	30	0.000	NO	NO
UDS	UDS	04	0.00	40	0.000	NO	NO
UDS	UDS	05	0.00	25	0.000	NO	NO
UDS	UDS	06	0.00	40	0.000	NO	NO
UDS	UDS	94	0.00	40	0.000	NO	NO
UDS	UDS	95	0.00	40	0.000	NO	NO
UDS	UDS	96	0.00	40	0.000	NO	NO

UDU	UDU	01	0.00	30	0.000	NO	NO
UDU	UDU	02	0.00	15	0.000	NO	NO
UDU	UDU	03	0.00	30	0.000	NO	NO
UDU	UDU	04	0.00	30	0.000	NO	NO
UDU	UDU	05	0.00	30	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UDU	UDU	06	0.00	60	0.000	NO	NO
UDU	UDU	94	0.00	30	0.000	NO	NO
UDU	UDU	95	0.00	30	0.000	NO	NO
UDU	UDU	96	0.00	60	0.000	NO	NO

UEP	Porch, Enclosed, Unfinished	00	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	01	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	02	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	03	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	04	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	05	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	06	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	94	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	95	0.00	50	0.000	NO	NO
UEP	Porch, Enclosed, Unfinished	96	0.00	50	0.000	NO	NO

UGR	Garage, Basement	00	0.00	30	0.000	NO	NO
UGR	Garage, Basement	01	0.00	30	0.000	NO	NO
UGR	Garage, Basement	02	0.00	30	0.000	NO	NO
UGR	Garage, Basement	03	0.00	30	0.000	NO	NO
UGR	Garage, Basement	04	0.00	30	0.000	NO	NO
UGR	Garage, Basement	05	0.00	30	0.000	NO	NO
UGR	Garage, Basement	06	0.00	30	0.000	NO	NO
UGR	Garage, Basement	94	0.00	30	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UGR	Garage, Basement	95	0.00	30	0.000	NO	NO
UGR	Garage, Basement	96	0.00	30	0.000	NO	NO

UHS	Half Story, Unfinished	00	0.00	25	0.000	NO	NO
UHS	Half Story, Unfinished	01	0.00	25	0.000	NO	NO
UHS	Half Story, Unfinished	02	0.00	25	0.000	NO	NO
UHS	Half Story, Unfinished	03	0.00	25	0.000	NO	NO
UHS	Half Story, Unfinished	04	0.00	25	0.000	NO	NO
UHS	Half Story, Unfinished	05	0.00	25	0.000	NO	NO
UHS	Half Story, Unfinished	06	0.00	30	0.000	NO	NO
UHS	Half Story, Unfinished	94	0.00	30	0.000	NO	NO
UHS	Half Story, Unfinished	95	0.00	30	0.000	NO	NO
UHS	Half Story, Unfinished	96	0.00	30	0.000	NO	NO

ULL	Unfin Lower Level	00	0.00	20	0.000	NO	NO
ULL	Unfin Lower Level	01	0.00	20	0.000	NO	NO
ULL	Unfin Lower Level	02	0.00	20	0.000	NO	NO
ULL	Unfin Lower Level	03	0.00	20	0.000	NO	NO
ULL	Unfin Lower Level	04	0.00	25	0.000	NO	NO
ULL	Unfin Lower Level	05	0.00	20	0.000	NO	NO
ULL	Unfin Lower Level	06	0.00	25	0.000	NO	NO
ULL	Unfin Lower Level	94	0.00	25	0.000	NO	NO
ULL	Unfin Lower Level	95	0.00	25	0.000	NO	NO
ULL	Unfin Lower Level	96	0.00	25	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
ULP	Loading Platform, Unfinished	00	0.00	0	0.000	NO	NO
ULP	Loading Platform, Unfinished	01	0.00	0	0.000	NO	NO
ULP	Loading Platform, Unfinished	02	0.00	0	0.000	NO	NO
ULP	Loading Platform, Unfinished	03	0.00	0	0.000	NO	NO
ULP	Loading Platform, Unfinished	04	0.00	20	0.000	NO	NO
ULP	Loading Platform, Unfinished	05	0.00	0	0.000	NO	NO
ULP	Loading Platform, Unfinished	06	0.00	20	0.000	NO	NO
ULP	Loading Platform, Unfinished	94	0.00	20	0.000	NO	NO
ULP	Loading Platform, Unfinished	95	0.00	20	0.000	NO	NO
ULP	Loading Platform, Unfinished	96	0.00	20	0.000	NO	NO
UOP	Porch, Open, Unfinished	00	0.00	15	0.000	NO	NO
UOP	Porch, Open, Unfinished	01	0.00	15	0.000	NO	NO
UOP	Porch, Open, Unfinished	02	0.00	15	0.000	NO	NO
UOP	Porch, Open, Unfinished	03	0.00	15	0.000	NO	NO
UOP	Porch, Open, Unfinished	04	0.00	20	0.000	NO	NO
UOP	Porch, Open, Unfinished	05	0.00	15	0.000	NO	NO
UOP	Porch, Open, Unfinished	06	0.00	20	0.000	NO	NO
UOP	Porch, Open, Unfinished	94	0.00	20	0.000	NO	NO
UOP	Porch, Open, Unfinished	95	0.00	20	0.000	NO	NO
UOP	Porch, Open, Unfinished	96	0.00	20	0.000	NO	NO
UQS	Three Quarter Story, Unfin	00	0.00	40	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UQS	Three Quarter Story,Unfin	01	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	02	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	03	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	04	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	05	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	06	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	94	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	95	0.00	40	0.000	NO	NO
UQS	Three Quarter Story,Unfin	96	0.00	40	0.000	NO	NO

URB	Basement, Unfin,Raised	00	0.00	30	0.000	NO	NO
URB	Basement, Unfin,Raised	01	0.00	30	0.000	NO	NO
URB	Basement, Unfin,Raised	02	0.00	30	0.000	NO	NO
URB	Basement, Unfin,Raised	03	0.00	30	0.000	NO	NO
URB	Basement, Unfin,Raised	04	0.00	30	0.000	NO	NO
URB	Basement, Unfin,Raised	05	0.00	30	0.000	NO	NO
URB	Basement, Unfin,Raised	06	0.00	35	0.000	NO	NO
URB	Basement, Unfin,Raised	94	0.00	35	0.000	NO	NO
URB	Basement, Unfin,Raised	95	0.00	35	0.000	NO	NO
URB	Basement, Unfin,Raised	96	0.00	35	0.000	NO	NO

USP	Porch, Screen, Unfinished	00	0.00	20	0.000	NO	NO
USP	Porch, Screen, Unfinished	01	0.00	20	0.000	NO	NO
USP	Porch, Screen, Unfinished	02	0.00	20	0.000	NO	NO



# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
USP	Porch, Screen, Unfinished	03	0.00	20	0.000	NO	NO
USP	Porch, Screen, Unfinished	04	0.00	30	0.000	NO	NO
USP	Porch, Screen, Unfinished	05	0.00	20	0.000	NO	NO
USP	Porch, Screen, Unfinished	06	0.00	30	0.000	NO	NO
USP	Porch, Screen, Unfinished	94	0.00	30	0.000	NO	NO
USP	Porch, Screen, Unfinished	95	0.00	30	0.000	NO	NO
USP	Porch, Screen, Unfinished	96	0.00	30	0.000	NO	NO

UST	Utility, Storage, Unfinished	00	0.00	15	0.000	NO	NO
UST	Utility, Storage, Unfinished	01	0.00	15	0.000	NO	NO
UST	Utility, Storage, Unfinished	02	0.00	15	0.000	NO	NO
UST	Utility, Storage, Unfinished	03	0.00	15	0.000	NO	NO
UST	Utility, Storage, Unfinished	04	0.00	15	0.000	NO	NO
UST	Utility, Storage, Unfinished	05	0.00	15	0.000	NO	NO
UST	Utility, Storage, Unfinished	06	0.00	30	0.000	NO	NO
UST	Utility, Storage, Unfinished	94	0.00	30	0.000	NO	NO
UST	Utility, Storage, Unfinished	95	0.00	30	0.000	NO	NO
UST	Utility, Storage, Unfinished	96	0.00	30	0.000	NO	NO

UUS	Upper Story, Unfinished	00	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	01	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	02	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	03	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	04	0.00	50	0.000	NO	NO

# SUBAREA CODES AMHERST NH

Area Type	Area Description	Model	Living Area Factor	Eff Area %	SQFT Price	Use Grade	Use SQFT Price
UUS	Upper Story, Unfinished	05	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	06	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	94	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	95	0.00	50	0.000	NO	NO
UUS	Upper Story, Unfinished	96	0.00	50	0.000	NO	NO

WDK	Deck, Wood	00	0.00	10	0.000	NO	NO
WDK	Deck, Wood	01	0.00	10	0.000	NO	NO
WDK	Deck, Wood	02	0.00	10	0.000	NO	NO
WDK	Deck, Wood	03	0.00	10	0.000	NO	NO
WDK	Deck, Wood	04	0.00	10	0.000	NO	NO
WDK	Deck, Wood	05	0.00	10	0.000	NO	NO
WDK	Deck, Wood	06	0.00	10	0.000	NO	NO
WDK	Deck, Wood	94	0.00	10	0.000	NO	NO
WDK	Deck, Wood	95	0.00	10	0.000	NO	NO
WDK	Deck, Wood	96	0.00	10	0.000	NO	NO

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Code	List Order	Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As	Field Type	Min Val	Max Val
P01	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000

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P01	2	INTERIOR_WALL_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	INTERIOR_WALL_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	09			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	09			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	10			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	10			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	11			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	11			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	12			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	12			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	13			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	13			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	14			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	14			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	15			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	15			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	16			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	16			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	17			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	17			0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	18			0.500	Base Rate Adj	NA	0.00	1,000,000

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P01	2	EX_WALL_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	FLR_COVER_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	22		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	23		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	24		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	25		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	26		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	27		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	28		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	29		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	2	EX_WALL_1_DEP_2FH	30		0.500	Base Rate Adj	NA	0.00	1,000,000
P01	30	EXTERIOR WALL 1	01	Minimum	-0.160	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	02	Masonite	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	03	Below Average	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	04	Single Siding	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	05	Avg/Comp Wall	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	06	Board & Batten	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	07	Asbest Shingle	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	09	Logs	0.040	Base Rate Adj	Binary Code	0.00	1,000,000

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P01	30	EXTERIOR WALL 1	10	Above Average	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	11	Clapboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	12	Cedar or Redwd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	13	Pre-Fab Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	15	Concr/Cinder	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	16	Wood	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	17	Stucco/Masonry	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	18	Asphalt	-0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	19	Brick Veneer	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	20	Brick/Masonry	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	21	Stone/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	25	AL/Vinyl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	27	Pre-Finish Metl	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	29	Cement Clapbd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	30	EXTERIOR WALL 1	30	Stone Veneer	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	01	Minimum	-0.160	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	02	Masonife	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	03	Below Average	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	04	Single Siding	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	05	Avg/Comp Wall	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	06	Board & Batten	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	07	Asbest Shingle	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000

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P01	35	EXTERIOR WALL 2	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	09	Logs	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	10	Above Average	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	11	Clapboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	12	Cedar or Redwd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	13	Pre-Fab Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	15	Concr/Cinder	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	16	Wood	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	17	Stucco/Masonry	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	18	Asphalt	-0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	19	Brick Veneer	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	20	Brick/Masonry	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	21	Stone/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	25	ALV/nyl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	27	Pre-Finish Metl	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	29	Cement Clapbd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	35	EXTERIOR WALL 2	30	Stone Veneer	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	01	Metal/Tin	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	02	Rolled Compos	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	03	Asph/F Glis/Cmp	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	04	Tar & Gravel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	05	Corrugated Asb	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P01	40	ROOF COVER	06	Asbestos Shing	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	07	Concrete Tile	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	08	Clay Tile	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	09	Enam Mtl Shing	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	10	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	40	ROOF COVER	11	Slate	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	50	FLOOR COVER 1	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	02	Minimum/Plywd	-0.060	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	03	Concr-Finished	-0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	04	Concr Abv Grad	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	05	Vinyl/Asphalt	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	06	Inlaid Sht Gds	-0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	07	Cork Tile	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	08	Average	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	09	Pine/Soft Wood	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	10	Terrazzo Monol	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	11	Ceram Clay Til	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	12	Hardwood	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	13	Parquet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	14	Carpet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	15	Quarry Tile	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	16	Terrazzo Epoxy	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	17	Precast Concr	-0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	18	Slate	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	50	FLOOR COVER 1	19	Marble	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000



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P01	50	FLOOR COVER 1	20	Laminate	-0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P01	55	FLOOR COVER 2	01	Dir/None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	02	Minimum/Plywd	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	03	Concr-Finished	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	04	Concr Abv Grad	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	05	Viny//Asphalt	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	06	Inlaid Sht Gds	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	09	Pine/Soft Wood	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	10	Terrazzo Monol	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	11	Ceram Clay Til	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	13	Parquet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	15	Quarry Tile	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	16	Terrazzo Epoxy	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	17	Precast Concr	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	18	Slate	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	19	Marble	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P01	55	FLOOR COVER 2	20	Laminate	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	60	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	60	AC TYPE	02	Heat Pump	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	60	AC TYPE	03	Central	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	60	AC TYPE	04	Unit/AC	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P01	60	AC TYPE	05	Vapor Cooler	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	60	AC TYPE	06	AC_TYPE_06	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	01	Minim/Masonry	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	04	Plywood Panel	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	06	Cust Wd Panel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	70	INTERIOR WALL 1	07	K PINE/A WD	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	01	Minim/Masonry	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	04	Plywood Panel	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	06	Cust Wd Panel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	72	INTERIOR WALL 2	07	K PINE/A WD	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	01	Flat	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	02	Shed	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	03	Gable/Hip	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	04	Wood Truss	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	05	Salt Box	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	06	Mansard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	07	Gambrel	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	08	Irregular	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	09	Rigid Firm/BJst	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P01	73	ROOF STRUCTURE	10	Steel Frm/Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	11	Bowstring Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	12	Reinforc Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	73	ROOF STRUCTURE	13	Prestres Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	00	BEDROOMS_00	-0.150	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	01	1 Bedroom	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	02	2 Bedrooms	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	03	3 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	04	4 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	05	5 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	06	6 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	07	7 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	08	8 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	230	BEDROOMS	09	9+ Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	01	None	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	02	Floor Furnace	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	03	Hot Air-No Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	05	Hot Water	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	06	Steam	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	07	Electr Basebrd	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	08	Radiant	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	09	Space Heater	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	10	GeoThermal	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P01	270	TYPE OF HEAT	11	Units	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P01	20	GRADE ADJUSTMENT	A	Excellent	0.900	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	A+	Excellent +10	1.100	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	A-	Good + 20	0.650	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	AA	Excellent	1.500	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	AAA	Luxurious	1.900	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	B	Good	0.350	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	B+	Good +10	0.500	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	C-	Average - 10	-0.100	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	D	Below Average	-0.250	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	D+	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P01	20	GRADE ADJUSTMENT	D-	Below Average	-0.300	Multiplier	Binary Code	0.00	1,000,000
P01	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P01	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P01	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P01	150	EXTRA PLUMBING FIXTURES			300.000	Per Unit	Numeric	0.00	1,000,000
P01	240	FULL BATHS			5000.000	Per Unit	Numeric	0.00	1,000,000
P01	250	OVER 3 FULL BATHS			3000.000	Per Unit	Numeric	0.00	1,000,000
P01	260	HALF BATHS			2500.000	Per Unit	Numeric	0.00	1,000,000

P02	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000

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P02	2	INTERIOR_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	INTERIOR_WALL_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000

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P02	2	EX_WALL_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	FLR_COVER_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000

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P02	2	FLR_COVER_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	22		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	23		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	24		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	25		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	26		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	27		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	28		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	29		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	2	EX_WALL_1_DEP_2FH	30		0.500	Base Rate Adj	NA	0.00	1,000,000
P02	30	EXTERIOR WALL 1	01	Minimum	-0.160	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	02	Comp./Wall Brd	-0.130	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	03	Below Average	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	04	Single Siding	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	05	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	06	Board & Batten	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	07	Asbest Shingle	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	10	Above Average	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	11	Clapboard	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	12	Cedar or Redwd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	13	Pre-Fab Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	18	Asphalt	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P02	30	EXTERIOR WALL 1	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	30	EXTERIOR WALL 1	29	Metal/Sandw	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	01	Minimum	-0.160	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	02	Comp./Wall Brd	-0.130	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	03	Below Average	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	04	Single Siding	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	05	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	06	Board & Batten	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	07	Asbest Shingle	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	10	Above Average	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	11	Clapboard	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	12	Cedar or Redwd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	13	Pre-Fab Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	18	Asphalt	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	35	EXTERIOR WALL 2	29	Metal/Sandw	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	01	Metal/Tin	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	02	Rolled Compos	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	03	Asph/F Glis/Comp	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	04	Tar & Gravel	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000



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P02	40	ROOF COVER	05	Corrugated Asb	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	06	Asbestos Shing	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	09	Enam Mtl Shing	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	40	ROOF COVER	10	Wood Shingle	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	50	FLOOR COVER 1	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	02	Minimum/Plywd	-0.060	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	05	Vinyl/Asphalt	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	06	Inlaid Sht Gds	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	07	Cork Tile	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	08	Average	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	09	Pine/Soft Wood	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	11	Ceram Clay Til	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	12	Hardwood	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	13	Parquet	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	14	Carpet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	18	Slate	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	19	Marble	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	50	FLOOR COVER 1	20	Laminate/Purgo	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P02	55	FLOOR COVER 2	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	02	Minimum/Plywd	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	05	Vinyl/Asphalt	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	06	Inlaid Sht Gds	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	07	Cork Tile	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	09	Pine/Soft Wood	0.010	Base Rate Adj	Binary Code	0.00	1,000,000

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P02	55	FLOOR COVER 2	11	Ceram Clay Til	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	13	Parquet	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	18	State	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	19	Marble	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	55	FLOOR COVER 2	20	Laminate/Purgo	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	60	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	60	AC TYPE	02	Heat Pump	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	60	AC TYPE	03	Central	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	01	Minim/Masonry	-0.150	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	02	Wall Brd/Wood	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	04	Plywood Panel	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	06	Cust Wd Panel	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P02	70	INTERIOR WALL 1	07	K PINE/A WD	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	01	Minim/Masonry	-0.150	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	02	Wall Brd/Wood	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	04	Plywood Panel	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	06	Cust Wd Panel	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P02	72	INTERIOR WALL 2	07	K PINE/A WD	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	01	Flat	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000

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P02	73	ROOF STRUCTURE	02	Shed	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	03	Gable/Hip	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	04	Wood Truss	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	05	Salt Box	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	06	Mansard	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	07	Gambrel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	08	Irregular	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	09	Rigid Frm/BJst	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	10	Steel Frm/Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	11	Bowstring Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	12	Reinforc Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	73	ROOF STRUCTURE	13	Prestres Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	01	None	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	02	Floor Furnace	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	03	Hot Air-no Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	05	Hot Water	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	06	Steam	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	07	Electr Basebrd	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	08	Radiant	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	09	Space Heater	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P02	290	TYPE OF HEAT	11	Units	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P02	20	GRADE ADJUSTMENT	B	Good	0.300	Multiplier	Binary Code	0.00	1,000,000
P02	20	GRADE ADJUSTMENT	B-	Average +20	0.300	Multiplier	Binary Code	0.00	1,000,000
P02	20	GRADE ADJUSTMENT	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000

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P02	20	GRADE ADJUSTMENT	C+	Average +10	0.150	Multiplier	Binary Code	0.00	1,000,000
P02	20	GRADE ADJUSTMENT	C-	Average -.95	-0.150	Multiplier	Binary Code	0.00	1,000,000
P02	20	GRADE ADJUSTMENT	D	Below Average	-0.300	Multiplier	Binary Code	0.00	1,000,000
P02	20	GRADE ADJUSTMENT	D+	Below Average	-0.300	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	00	BEDROOMS_00	-0.100	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	01	1 Bedroom	-0.050	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	02	2 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	03	3 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	04	4 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	05	5 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	06	6 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	07	7 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	08	8 Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	230	TOTAL BEDROOMS	09	9+ Bedrooms	0.000	Multiplier	Binary Code	0.00	1,000,000
P02	280	MOBILE HOME PARK	01	464 BOSTON	0.150	Multiplier	Binary Code	0.00	1,000,000
P02	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P02	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P02	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P02	150	EXTRA PLUMBING FIXTURES			300.000	Per Unit	Numeric	0.00	6
P02	240	FULL BATHS			3000.000	Per Unit	Numeric	0.00	1,000,000
P02	250	HALF BATHS			1500.000	Per Unit	Numeric	0.00	1,000,000

P03	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000

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P03	2	FLR_COVER_1_DEP_2FH	00			1.000	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	01			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	01			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	01			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	02			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	02			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	02			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	03			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	03			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	03			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	04			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	04			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	04			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	05			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	05			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	05			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	06			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	06			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	06			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	INTERIOR_WALL_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000

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P03	2	FLR_COVER_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	FLR_COVER_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000

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P03	2	EX_WALL_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	22		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	23		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	24		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	25		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	26		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	27		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	28		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	29		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	2	EX_WALL_1_DEP_2FH	30		0.500	Base Rate Adj	NA	0.00	1,000,000
P03	30	EXTERIOR WALL 1	01	Minimum	-0.160	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	02	Masonite	-0.130	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	03	Below Average	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	04	Single Siding	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	05	Avg/Comp Wall	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	06	Board & Batten	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	09	Logs	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	10	Above Average	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	11	Clapboard	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	12	Cedar or Redwd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	13	Pre-Fab Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	15	Concr/Cinder	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000

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P03	30	EXTERIOR WALL 1	16	Wood	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	17	Stucco/Masonry	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	19	Brick Veneer	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	20	Brick/Masonry	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	21	Stone/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	25	VINYL SIDING	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	27	Pre-finish Metl	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	30	EXTERIOR WALL 1	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	01	Minimum	-0.160	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	02	Masonite	-0.130	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	03	Below Average	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	04	Single Siding	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	05	Avg/Comp Wall	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	06	Board & Batten	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	09	Logs	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	10	Above Average	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	11	Clapboard	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	12	Cedar or Redwd	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	13	Pre-Fab Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	15	Concr/Cinder	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000



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P03	35	EXTERIOR WALL 2	16	Wood	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	17	Stucco/Masonry	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	19	Brick Veneer	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	20	Brick/Masonry	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	21	Stone/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	25	AL/Vinyl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	27	Pre-finish Metl	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	35	EXTERIOR WALL 2	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	01	Metal/Tin	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	02	Rolled Compos	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	03	Asph/F Glis/Cmp	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	04	Tar & Gravel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	05	Corrugated Asb	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	06	Asbestos Shing	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	07	Concrete Tile	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	08	Clay Tile	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	09	Enam Mtl Shing	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	10	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	40	ROOF COVER	11	Slate	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	50	FLOOR COVER 1	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	02	Minimum/Plywd	-0.060	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	03	Concr-Finished	-0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	04	Concr Abv Grad	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000

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P03	50	FLOOR COVER 1	05	Vinyl/Asphalt	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	06	Inlaid Sht Gds	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	07	Cork Tile	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	08	Average	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	09	Pine/Soft Wood	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	10	Terrazzo Monol	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	11	Ceram Clay Til	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	12	Hardwood	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	13	Parquet	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	14	Carpet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	15	Quarry Tile	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	16	Terrazzo Epoxy	0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	17	Precast Concr	-0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	18	Slate	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	19	Marble	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	50	FLOOR COVER 1	20	Laminate	-0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P03	55	FLOOR COVER 2	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	02	Minimum/Plywd	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	03	Concr-Finished	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	04	Concr Abv Grad	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	05	Vinyl/Asphalt	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	06	Inlaid Sht Gds	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	09	Pine/Soft Wood	0.010	Base Rate Adj	Binary Code	0.00	1,000,000

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P03	55	FLOOR COVER 2	10	Terrazzo Monol	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	11	Ceram Clay Til	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	13	Parquet	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	15	Quarry Tile	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	16	Terrazzo Epoxy	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	17	Precast Concr	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	18	Slate	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	19	Marble	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P03	55	FLOOR COVER 2	20	Laminate	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	60	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	60	AC TYPE	02	Heat Pump	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	60	AC TYPE	03	Central	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	60	AC TYPE	04	Unit/AC	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	60	AC TYPE	05	Vapor Cooler	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	60	AC TYPE	06	AC_TYPE_06	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	01	Minim/Masonry	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	04	Plywood Panel	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	06	Cust Wd Panel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	70	INTERIOR WALL 1	07	K PINE/A WD	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	72	INTERIOR WALL 2	01	Minim/Masonry	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000

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P03	72	INTERIOR WALL 2	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	72	INTERIOR WALL 2	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	72	INTERIOR WALL 2	04	Plywood Panel	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	72	INTERIOR WALL 2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	72	INTERIOR WALL 2	06	Cust Wd Panel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	72	INTERIOR WALL 2	07	K PINE/A WD	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	01	Flat	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	02	Shed	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	03	Gable/Hip	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	04	Wood Truss	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	05	Salt Box	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	06	Mansard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	07	Gambrel	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	08	Irregular	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	09	Rigid Firm/Bjst	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	10	Steel Firm/Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	11	Bowstring Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	12	Reinforc Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	73	ROOF STRUCTURE	13	Prestres Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	00	BEDROOMS_00	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	01	1 Bedroom	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	02	2 Bedrooms	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	03	3 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	04	4 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	05	5 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P03	230	BEDROOMS	06	6 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	07	7 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	08	8 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	230	BEDROOMS	09	9+ Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	01	None	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	02	Floor Furnace	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	03	Hot Air-no Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	05	Hot Water	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	06	Steam	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	07	Electr Basebrd	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	08	Radiant	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	09	Space Heater	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P03	270	TYPE OF HEAT	11	Units	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	280	OCCUPANCY	4	OCCUPANCY_4	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P03	280	OCCUPANCY	5	OCCUPANCY_5	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P03	280	OCCUPANCY	6	OCCUPANCY_6	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P03	280	OCCUPANCY	7	OCCUPANCY_7	0.150	Base Rate Adj	Binary Code	0.00	1,000,000
P03	280	OCCUPANCY	8	OCCUPANCY_8	0.200	Base Rate Adj	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	A	Excellent	0.650	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	A+	Excellent +10	0.800	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	A-	Good + 20	0.500	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	AA	Excellent	1.250	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	AAA	Luxurious	1.750	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	B	Good	0.250	Multiplier	Binary Code	0.00	1,000,000

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P03	20	GRADE ADJUSTMENT	B+	Good +10	0.400	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	C-	Average -.95	-0.050	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	D	Below Average	-0.150	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	D+	Below Average	-0.100	Multiplier	Binary Code	0.00	1,000,000
P03	20	GRADE ADJUSTMENT	D-	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P03	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P03	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P03	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P03	140	EXTRA HALF BATHS			800.000	Per Unit	Numeric	0.00	3
P03	150	EXTRA PLUMBING FIXTURES			300.000	Per Unit	Numeric	0.00	6
P03	240	FULL BATHS			5000.000	Per Unit	Numeric	0.00	3
P03	250	OVER 3 FULL BATHS			3000.000	Per Unit	Numeric	0.00	1,000,000
P03	260	HALF BATHS			2500.000	Per Unit	Numeric	0.00	1,000,000

P04	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
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P05	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000

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P05	2	INT_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_WALL_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P05	2	INT_FLR_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000

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Item	Code	Area	QTY	Unit	Description	Adj	Rate	Code	Rate	Adj	Code	Rate
P05	90	INTERIOR FLOOR 1	01		Dirt/None	-0.100		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	02		Minimum/Plywd	-0.060		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	03		Concr-Finished	-0.050		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	04		Concr Abv Grad	-0.100		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	05		Vinyl/Asphalt	-0.030		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	06		Inlaid Sht Gds	-0.030		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	07		Cork Tile	-0.030		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	08		Average	0.000		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	09		Pine/Soft Wood	0.000		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	10		Terrazzo Monol	0.020		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	11		Ceram Clay Til	0.020		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	12		Hardwood	0.010		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	13		Parquet	0.010		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	14		Carpet	0.000		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	15		Quarry Tile	0.020		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	16		Terrazzo Epoxy	0.010		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	17		Precast Concr	-0.100		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	18		Slate	0.020		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	19		Marble	0.030		Binary Code	0.00		Binary Code	1,000,000
P05	90	INTERIOR FLOOR 1	20		Laminate/Purgo	0.000		Binary Code	0.00		Binary Code	1,000,000
P05	95	INTERIOR FLOOR 2	01		Dirt/None	-0.100		Binary Code	0.00		Binary Code	1,000,000
P05	95	INTERIOR FLOOR 2	02		Minimum/Plywd	-0.060		Binary Code	0.00		Binary Code	1,000,000
P05	95	INTERIOR FLOOR 2	03		Concr-Finished	-0.050		Binary Code	0.00		Binary Code	1,000,000
P05	95	INTERIOR FLOOR 2	04		Concr Abv Grad	-0.100		Binary Code	0.00		Binary Code	1,000,000
P05	95	INTERIOR FLOOR 2	05		Vinyl/Asphalt	-0.030		Binary Code	0.00		Binary Code	1,000,000



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Item ID	Location	Code	Inlaid Sht Gds	Base Rate Adj	Binary Code	Value
P05	INTERIOR FLOOR 2	06		-0.030	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	07	Cork Tile	-0.030	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	08	Average	0.000	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	09	Pine/Soft Wood	0.010	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	10	Terrazzo Monol	0.020	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	11	Ceram Clay Til	0.020	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	12	Hardwood	0.010	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	13	Parquet	0.010	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	14	Carpet	0.000	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	15	Quarry Tile	0.020	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	16	Terrazzo Epoxy	0.010	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	17	Precast Concr	-0.100	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	18	Slate	0.020	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	19	Marble	0.030	Binary Code	1,000,000
P05	INTERIOR FLOOR 2	20	Laminate/Purgo	0.000	Binary Code	1,000,000
P05	INTERIOR WALL 1	01	Minim/Masonry	-0.150	Binary Code	1,000,000
P05	INTERIOR WALL 1	02	Wall Brd/Wood	-0.050	Binary Code	1,000,000
P05	INTERIOR WALL 1	03	Plastered	0.000	Binary Code	1,000,000
P05	INTERIOR WALL 1	04	Plywood Panel	-0.030	Binary Code	1,000,000
P05	INTERIOR WALL 1	05	Drywall/Sheet	0.000	Binary Code	1,000,000
P05	INTERIOR WALL 1	06	Cust Wd Panel	0.050	Binary Code	1,000,000
P05	INTERIOR WALL 1	07	K PINE/A WD	0.020	Binary Code	1,000,000
P05	INTERIOR WALL 2	01	Minim/Masonry	-0.150	Binary Code	1,000,000
P05	INTERIOR WALL 2	02	Wall Brd/Wood	-0.050	Binary Code	1,000,000
P05	INTERIOR WALL 2	03	Plastered	0.000	Binary Code	1,000,000

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P05	105	INTERIOR WALL 2	04	Plywood Panel	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	105	INTERIOR WALL 2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	105	INTERIOR WALL 2	06	Cust Wd Panel	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P05	105	INTERIOR WALL 2	07	K PINE/A WD	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P05	130	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	130	AC TYPE	02	Heat Pump	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	130	AC TYPE	03	Central	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	130	AC TYPE	04	Unit/AC	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	130	AC TYPE	05	Vapor Cooler	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	130	AC TYPE	06	AC_06	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	01	None	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	02	Floor Furnace	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	03	Hot Air-no Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	05	Hot Water	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	06	Steam	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	07	Electr Basebrd	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	08	Radiant	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	09	Space Heater	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P05	480	TYPE OF HEAT	11	Units	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	00	BEDROOMS_00	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	01	1 Bedroom	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	02	2 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	03	3 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	04	4 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P05	500	BEDROOMS	05	5 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	06	6 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	07	7 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	08	8 Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	500	BEDROOMS	09	9+ Bedrooms	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	A	Excellent	0.800	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	A-	Good + 20	0.650	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	B	Good	0.350	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	B+	Good +10	0.500	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	C-	Average -.95	-0.100	Multiplier	Binary Code	0.00	1,000,000
P05	20	GRADE ADJUSTMENT	D	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P05	450	CONDO COMPLEX ADJ			1.000	Multiplier	Numeric	-999.00	1,000,000
P05	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P05	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P05	460	FULL BATHROOMS			4000.000	Per Unit	Numeric	0.00	1,000,000
P05	470	HALF BATHROOMS			2000.000	Per Unit	Numeric	0.00	1,000,000
P05	490	EXTRA FIXTURES			300.000	Per Unit	Numeric	0.00	1,000,000
P06	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000

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P06	2	INTERIOR_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	COAL_OR_WOOD_DEP_2FH	01		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	OIL_DEP_2FH	02		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	GAS_DEP_2FH	03		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	ELECTRIC_DEP_2FH	04		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	SOLAR_ASSISTED_DEP_2FH	05		1.000	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000

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P06	2	EX_WALL_1_DEP_2FH	07			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	INTERIOR_WALL_1_DEP_2FH	08			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	09			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	09			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	10			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	10			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	11			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	11			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	12			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	12			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	13			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	13			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	14			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	14			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	15			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	15			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	16			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	16			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	17			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	17			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	EX_WALL_1_DEP_2FH	18			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	18			0.500	Base Rate Adj	NA	0.00	1,000,000
P06	2	FLR_COVER_1_DEP_2FH	19			0.500	Base Rate Adj	NA	0.00	1,000,000

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Item ID	Description	Quantity	Unit	Material	Rate	Adj	Code	Rate Adj	Rate
P06	EX_WALL_1_DEP_2FH	2			19			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			20			0.500	1,000,000
P06	FLR_COVER_1_DEP_2FH	2			20			0.500	1,000,000
P06	FLR_COVER_1_DEP_2FH	2			21			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			21			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			22			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			23			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			24			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			25			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			26			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			27			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			28			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			29			0.500	1,000,000
P06	EX_WALL_1_DEP_2FH	2			30			0.500	1,000,000
P06	EXTERIOR WALL 1	30		Minimum	01			-0.130	1,000,000
P06	EXTERIOR WALL 1	30		Comp.Wall Brd	02			-0.120	1,000,000
P06	EXTERIOR WALL 1	30		Below Average	03			-0.040	1,000,000
P06	EXTERIOR WALL 1	30		Single Siding	04			-0.120	1,000,000
P06	EXTERIOR WALL 1	30		Average	05			0.010	1,000,000
P06	EXTERIOR WALL 1	30		Board & Batten	06			0.010	1,000,000
P06	EXTERIOR WALL 1	30		Asbest Shingle	07			-0.020	1,000,000
P06	EXTERIOR WALL 1	30		Wood on Sheath	08			0.010	1,000,000
P06	EXTERIOR WALL 1	30		Logs	09			0.010	1,000,000
P06	EXTERIOR WALL 1	30		Above Average	10			0.050	1,000,000
P06	EXTERIOR WALL 1	30		Clapboard	11			0.020	1,000,000

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P06	30	EXTERIOR WALL 1	12	Cedar or Redwd	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	13	Pre-Fab Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	16	Stucco on Wood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	17	Stucco/Masonry	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	18	Asphalt	-0.110	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	19	Brick Veneer	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	20	Brick/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	21	Stone/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	23	Pre-cast Concr	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	25	Vinyl Siding	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	26	Aluminum Siding	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	27	Pre-finish Metl	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	30	EXTERIOR WALL 1	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	01	Minimum	-0.130	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	02	Comp./Wall Brd	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	03	Below Average	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	04	Single Siding	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	05	Average	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	06	Board & Batten	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	07	Asbest Shingle	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	08	Wood on Sheath	0.010	Base Rate Adj	Binary Code	0.00	1,000,000

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P06	35	EXTERIOR WALL 2	09	Logs	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	10	Above Average	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	11	Clapboard	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	12	Cedar or Redwd	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	13	Pre-Fab Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	14	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	16	Stucco on Wood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	17	Stucco/Masonry	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	18	Asphalt	-0.110	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	19	Brick Veneer	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	20	Brick/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	21	Stone/Masonry	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	23	Pre-cast Concr	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	25	Vinyl Siding	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	26	Aluminum Siding	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	27	Pre-finish Metl	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	35	EXTERIOR WALL 2	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	50	FLOOR COVER 1	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	02	Minimum/Plywd	-0.070	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	03	Concr-Finished	-0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	04	Concr Abv Grad	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	05	Vinyl/Asphalt	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000



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P06	50	FLOOR COVER 1	06	Inlaid Sht Gds	-0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	07	Cork Tile	0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	08	Average	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	09	Pine/Soft Wood	-0.010	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	10	Terrazzo Monol	0.060	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	11	Ceram Clay Til	0.070	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	12	Hardwood	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	13	Parquet	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	14	Carpet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	15	Quarry Tile	0.070	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	17	Precast Concr	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	18	Slate	0.070	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	50	FLOOR COVER 1	19	Marble	0.080	Base Rate Adj	Binary Code	-99999.00	1,000,000
P06	55	FLOOR COVER 2	01	Dirt/None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	02	Minimum/Plywd	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	03	Concr-Finished	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	04	Concr Abv Grad	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	05	Vinyl/Asphalt	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	06	Inlaid Sht Gds	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	07	Cork Tile	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	08	Average	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	09	Pine/Soft Wood	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	10	Terrazzo Monol	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	11	Ceram Clay Til	0.070	Base Rate Adj	Binary Code	0.00	1,000,000

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P06	55	FLOOR COVER 2	12	Hardwood	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	13	Parquet	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	15	Quarry Tile	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	17	Precast Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	18	Slate	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	55	FLOOR COVER 2	19	Marble	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	60	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	60	AC TYPE	02	Heat Pump	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	60	AC TYPE	03	Central	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	60	AC TYPE	04	Unit/AC	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	60	AC TYPE	05	Vapor Cooler	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	60	AC TYPE	06	AC_TYPE_06	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	01	Minim/Masonry	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	02	Wall Brd/Wood	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	06	Cust Wd Panel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	70	INTERIOR WALL 1	07	K PINE/A WD	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	72	INTERIOR WALL 2	01	Minim/Masonry	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	72	INTERIOR WALL 2	02	Wall Brd/Wood	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	72	INTERIOR WALL 2	03	Plastered	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	72	INTERIOR WALL 2	04	Plywood Panel	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000

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P06	72	INTERIOR WALL 2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	72	INTERIOR WALL 2	06	Cust Wd Panel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	72	INTERIOR WALL 2	07	K PINE/A WD	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	01	Flat	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	02	Shed	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	03	Gable/Hip	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	04	Wood Truss	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	05	Salt Box	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	06	Mansard	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	07	Gambrel	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	08	Irregular	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	09	Rigid Frm/BJst	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	10	Steel Frm/Trus	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	11	Bowstring Trus	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	12	Reinforc Concr	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P06	73	ROOF STRUCTURE	13	Prestres Concr	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	01	None	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	02	Floor Furnace	-0.035	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	03	Hot Air-no Duc	-0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	04	Forced Air-Duc	0.005	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	05	Hot Water	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	06	Steam	0.005	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	07	Electr Basebrd	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	205	COAL OR WOOD TYPE	08	Radiant	0.005	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	01	None	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000

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P06	210	OIL TYPE	02	Floor Furnace	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	03	Hot Air-no Duc	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	04	Forced Air-Duc	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	05	Hot Water	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	06	Steam	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	07	Electr Basebrd	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	210	OIL TYPE	08	Radiant	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	01	None	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	02	Floor Furnace	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	03	Hot Air-no Duc	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	04	Forced Air-Duc	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	05	Hot Water	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	06	Steam	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	07	Electr Basebrd	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	215	GAS TYPE	08	Radiant	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	01	None	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	02	Floor Furnace	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	03	Hot Air-no Duc	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	04	Forced Air-Duc	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	05	Hot Water	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	06	Steam	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	07	Electr Basebrd	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P06	220	ELECTRIC TYPE	08	Radiant	0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	01	None	-0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	02	Floor Furnace	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P06	225	SOLAR ASSISTED TYPE	03	Hot Air-no Duc	0.036	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	04	Forced Air-Duc	0.096	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	05	Hot Water	0.108	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	06	Steam	0.096	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	07	Electr Basebrd	0.060	Base Rate Adj	Binary Code	0.00	1,000,000
P06	225	SOLAR ASSISTED TYPE	08	Radiant	0.096	Base Rate Adj	Binary Code	0.00	1,000,000
P06	20	GRADE	A	Excellent	0.600	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	A+	Excellent +10	0.700	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	A-	Good + 20	0.500	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	AA	Excellent	0.800	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	AAA	Luxurious	0.900	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	B	Good	0.300	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	B+	Good +10	0.400	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	C-	Average -.95	-0.050	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	D	Below Average	-0.150	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	D+	Below Average	-0.100	Multiplier	Binary Code	0.00	1,000,000
P06	20	GRADE	D-	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P06	230	CONDO COMPLEX ADJ			1.000	Multiplier	Numeric	-999.00	1,000,000
P06	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P06	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P06	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P06	150	EXTRA PLUMBING FIXTURES			800.000	Per Unit	Numeric	0.00	6

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P94	0	Base Rate Dep Var							1.000	NA	NA	0.00	1,000,000
P94	1	INT_WALL_POS1_DEP_1FH	00						0.000	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS2_DEP_1FH	00						0.000	Base Rate Adj	NA	0.00	1,000,000
P94	1	AC_TYPE_DEP_1FH	00						1.000	Base Rate Adj	NA	0.00	1,000,000
P94	1	AC_TYPE_DEP_1FH	01						1.000	Base Rate Adj	NA	0.00	1,000,000
P94	1	AC_TYPE_DEP_1FH	02						1.200	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS2_DEP_1FH	02						0.900	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS1_DEP_1FH	02						0.900	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS1_DEP_1FH	03						1.100	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS2_DEP_1FH	03						1.100	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS2_DEP_1FH	05						1.200	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS1_DEP_1FH	05						1.200	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS1_DEP_1FH	06						1.100	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS2_DEP_1FH	06						1.100	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS2_DEP_1FH	07						0.900	Base Rate Adj	NA	0.00	1,000,000
P94	1	INT_WALL_POS1_DEP_1FH	07						0.900	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS1_DEP_2FH	01						0.080	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	01						0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	01						0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS2_DEP_2FH	01						0.080	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS2_DEP_2FH	02						0.130	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	02						0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	02						0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS1_DEP_2FH	02						0.130	Base Rate Adj	NA	0.00	1,000,000

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P94	2	FLOOR_COVER_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS1_DEP_2FH	04		0.190	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS2_DEP_2FH	04		0.190	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS1_DEP_2FH	06		0.280	Base Rate Adj	NA	0.00	1,000,000
P94	2	INT_WALL_POS2_DEP_2FH	06		0.280	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000

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P94	2	EXT_WALL_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	FLOOR_COVER_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	22		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	23		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	24		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	25		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	26		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	27		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	28		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	2	EXT_WALL_1_DEP_2FH	29		0.500	Base Rate Adj	NA	0.00	1,000,000



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P94	2	EXT_WALL_1_DEP_2FH	30		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	4	INT_WALL_POS1_DEP_4FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P94	70	CMRCL BATHS/PLUMBING	00	NONE	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P94	70	CMRCL BATHS/PLUMBING	01	LIGHT	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	70	CMRCL BATHS/PLUMBING	02	AVERAGE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	70	CMRCL BATHS/PLUMBING	03	ABOVE AVERAGE	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	70	CMRCL BATHS/PLUMBING	04	EXTENSIVE	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	01	Flat	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	02	Shed	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	03	Gable/Hip	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	04	Wood Truss	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	05	Salt Box	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	06	Mansard	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	07	Gambrel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	08	Irregular	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	09	Rigid Firm/BJst	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	10	Steel Firm/Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	11	Bowstring Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P94	100	ROOF STRUCTURE	12	Reinforc Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	100	ROOF STRUCTURE	13	Prestres Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	01	Metal/Tin	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	02	Rolled Compos	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	03	Asph/F Gls/Cmp	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	04	Tar & Gravel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	05	Corrugated Asb	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	06	Asbestos Shing	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	07	Concrete Tile	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	08	Clay Tile	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	09	Enam MI Shing	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	10	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	110	ROOF COVER	11	Slate	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	01	NONE	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	02	WOOD FRAME	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	03	MASONRY	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	04	REINF. CONCR	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	05	STEEL	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	06	FIREPRF STEEL	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	120	CMRCL FRAME TYPE	07	SPECIAL	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	140	WALL HEIGHT			0.350	Base Rate Adj	Numeric	-999999.99	1,000,000
P94	150	INTERIOR FLOOR 1	01	Dirt/None	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	02	Minimum/Plywd	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	03	Concr-Finished	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	04	Concr Abv Grad	0.050	Base Rate Adj	Binary Code	0.00	1,000,000

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P94	150	INTERIOR FLOOR 1	05	Vinyl/Asphalt	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	06	Inlaid Sht Gds	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	09	Pine/Soft Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	10	Terrazzo Monol	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	11	Ceram Clay Til	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	13	Parquet	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	15	Quarry Tile	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	17	Precast Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	18	Slate	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	150	INTERIOR FLOOR 1	19	Marble	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	01	Dirt/None	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	02	Minimum/Plywd	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	03	Concr-Finished	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	04	Concr Abv Grad	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	05	Vinyl/Asphalt	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	06	Inlaid Sht Gds	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	09	Pine/Soft Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	10	Terrazzo Monol	0.050	Base Rate Adj	Binary Code	0.00	1,000,000

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P94	160	INTERIOR FLOOR 2	11	Ceram Clay Til	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	13	Parquet	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	15	Quarry Tile	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	17	Precast Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	18	Slate	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	160	INTERIOR FLOOR 2	19	Marble	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	01	Minimum	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	02	Comp./Wall Brd	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	03	Below Average	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	04	Single Siding	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	05	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	06	Board & Batten	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	09	Logs	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	10	Above Average	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	11	Clapboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	12	Cedar or Redwd	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	13	Pre-Fab Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	14	Wood Shingle	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	170	EXTERIOR WALL 1	16	Stucco on Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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170	EXTERIOR WALL 1	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	18	Asphalt	-0.040	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	19	Brick Veneer	0.050	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	20	Brick/Masonry	0.050	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	21	Stone/Masonry	0.100	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	22	Precast Panel	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	23	Pre-cast Concr	0.050	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 1	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	01	Minimum	-0.100	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	02	Comp./Wall Brd	-0.050	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	03	Below Average	-0.050	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	04	Single Siding	-0.030	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	05	Average	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	06	Board & Batten	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	09	Logs	0.020	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	10	Above Average	0.050	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	11	Clapboard	0.010	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	12	Cedar or Redwd	0.010	Base Rate Adj	Binary Code	1,000,000
P94	EXTERIOR WALL 2	13	Pre-Fab Wood	-0.030	Base Rate Adj	Binary Code	1,000,000

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P94	180	EXTERIOR WALL 2	14	Wood Shingle	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	16	Stucco on Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	19	Brick Veneer	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	20	Brick/Masonry	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	21	Stone/Masonry	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	23	Pre-cast Concr	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	180	EXTERIOR WALL 2	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	660	INT_WALL_POS1	01	Minim/Masonry	-0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	660	INT_WALL_POS1	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	660	INT_WALL_POS1	03	Plastered	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	660	INT_WALL_POS1	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	660	INT_WALL_POS1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	660	INT_WALL_POS1	06	Cust Wd Panel	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	660	INT_WALL_POS1	07	K PINE/A WD	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	661	INT_WALL_POS2	01	Minim/Masonry	-0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	661	INT_WALL_POS2	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	661	INT_WALL_POS2	03	Plastered	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000

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P94	661	INT_WALL_POS2	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	661	INT_WALL_POS2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	661	INT_WALL_POS2	06	Cust Wd Panel	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	661	INT_WALL_POS2	07	K PINE/A WD	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P94	670	HEAT FUEL TYPE	01	Coal or Wood	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	670	HEAT FUEL TYPE	02	Oil	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	670	HEAT FUEL TYPE	03	Gas	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	670	HEAT FUEL TYPE	04	Electric	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	670	HEAT FUEL TYPE	05	Solar Assisted	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	670	HEAT FUEL TYPE	06	HEAT_FUEL_06	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	680	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	680	AC TYPE	02	Heat Pump	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	680	AC TYPE	03	Central	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	680	AC TYPE	04	Unit/AC	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	680	AC TYPE	05	Vapor Cooler	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	680	AC TYPE	06	AC_TYPE_06	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	01	None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	02	Floor Furnace	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	03	Hot Air-no Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	05	Hot Water	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	06	Steam	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	690	HEAT TYPE	07	Electr Basebrd	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	710	CMRCL ROOMS PARTNS	01	LIGHT	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	710	CMRCL ROOMS PARTNS	02	AVERAGE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P94	710	CMRCL ROOMS PARTNS	03	ABOVE AVERAGE	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	00	NONE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	01	SUSP-CEIL ONLY	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	02	CEILING ONLY	0.015	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	03	SUS-CEIL/MIN WL	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	04	CEIL & MIN WL	0.025	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	05	SUS-CEIL & WL	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	06	CEIL & WALLS	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P94	720	CEILING AND WALL TYPE	07	-DESCRIPTION-	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P94	20	GRADE	A	Excellent	0.600	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	A+	Excellent +10	0.700	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	A-	Good + 20	0.500	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	AA	Excellent	0.800	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	AAA	Luxurious	0.900	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	B	Good	0.300	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	B+	Good +10	0.400	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	C-	Average -95	-0.050	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	D	Below Average	-0.150	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	D+	Below Average	-0.100	Multiplier	Binary Code	0.00	1,000,000
P94	20	GRADE	D-	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P94	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P94	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000



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P94	3	DEP CONSTANT	-24				-0.240	Per Unit	NA	0.00	1,000,000
P94	3	DEP CONSTANT	-24				-0.240	Per Unit	NA	0.00	1,000,000
P94	4	DEP CONSTANT	.5				0.500	Per Unit	NA	0.00	1,000,000

P95	0	Base Rate Dep Var					1.000	NA	NA	0.00	1,000,000
P95	1	AC_TYPE_DEP_1FH	00				1.000	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS1_DEP_1FH	00				0.000	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS2_DEP_1FH	00				0.000	Base Rate Adj	NA	0.00	1,000,000
P95	1	AC_TYPE_DEP_1FH	01				1.000	Base Rate Adj	NA	0.00	1,000,000
P95	1	AC_TYPE_DEP_1FH	02				1.200	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS2_DEP_1FH	02				0.900	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS1_DEP_1FH	02				0.900	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS1_DEP_1FH	03				1.100	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS2_DEP_1FH	03				1.100	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS2_DEP_1FH	05				1.200	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS1_DEP_1FH	05				1.200	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS1_DEP_1FH	06				1.100	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS2_DEP_1FH	06				1.100	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS2_DEP_1FH	07				0.900	Base Rate Adj	NA	0.00	1,000,000
P95	1	INT_WALL_POS1_DEP_1FH	07				0.900	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS1_DEP_2FH	01				0.080	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS2_DEP_2FH	01				0.080	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	01				0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	01				0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	02				0.500	Base Rate Adj	NA	0.00	1,000,000

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P95	2	EXT_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS2_DEP_2FH	02		0.130	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS1_DEP_2FH	02		0.130	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS1_DEP_2FH	04		0.190	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS2_DEP_2FH	04		0.190	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS2_DEP_2FH	06		0.280	Base Rate Adj	NA	0.00	1,000,000
P95	2	INT_WALL_POS1_DEP_2FH	06		0.280	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000

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P95	2	FLOOR_COVER_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	FLOOR_COVER_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	22		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	23		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	24		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	25		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	26		0.500	Base Rate Adj	NA	0.00	1,000,000

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P95	2	EXT_WALL_1_DEP_2FH	27		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	28		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	29		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	2	EXT_WALL_1_DEP_2FH	30		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	4	INT_WALL_POS1_DEP_4FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P95	70	CMRCL BATHS/PLUMBING	00	NONE	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P95	70	CMRCL BATHS/PLUMBING	01	LIGHT	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	70	CMRCL BATHS/PLUMBING	02	AVERAGE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	70	CMRCL BATHS/PLUMBING	03	ABOVE AVERAGE	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	70	CMRCL BATHS/PLUMBING	04	EXTENSIVE	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	01	Flat	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	02	Shed	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	03	Gable/Hip	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	04	Wood Truss	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	05	Salt Box	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	06	Mansard	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	07	Gambrel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	08	Irregular	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P95	100	ROOF STRUCTURE	09	Rigid Frm/Bjst	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	10	Steel Frm/Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	11	Bowstring Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	12	Reinforc Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	100	ROOF STRUCTURE	13	Prestres Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	01	Metal/Tin	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	02	Rolled Compos	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	03	Asph/F Gls/Cmp	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	04	Tar & Gravel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	05	Corrugated Asb	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	06	Asbestos Shing	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	07	Concrete Tile	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	08	Clay Tile	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	09	Enam Mtl Shing	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	10	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	110	ROOF COVER	11	Slate	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	01	NONE	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	02	WOOD FRAME	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	03	MASONRY	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	04	REINF. CONCR	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	05	STEEL	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	06	FIREPRF STEEL	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	120	CMRCL FRAME TYPE	07	SPECIAL	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	140	WALL HEIGHT			0.350	Base Rate Adj	Numeric	-999999.99	1,000,000
P95	150	INTERIOR FLOOR 1	01	Dirt/None	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000

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P95	150	INTERIOR FLOOR 1	02	Minimum/Plywd	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	03	Concr-Finished	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	04	Concr Abv Grad	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	05	Viny//Asphalt	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	06	Inlaid Sht Gds	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	09	Pine/Soft Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	10	Terrazzo Monol	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	11	Ceram Clay Til	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	13	Parquet	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	15	Quarry Tile	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	17	Precast Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	18	Slate	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	150	INTERIOR FLOOR 1	19	Marble	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	01	Dirt/None	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	02	Minimum/Plywd	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	03	Concr-Finished	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	04	Concr Abv Grad	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	05	Viny//Asphalt	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	06	Inlaid Sht Gds	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P95	160	INTERIOR FLOOR 2	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	09	Pine/Soft Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	10	Terrazzo Monol	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	11	Ceram Clay Til	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	13	Parquet	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	15	Quarry Tile	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	17	Precast Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	18	Slate	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	160	INTERIOR FLOOR 2	19	Marble	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	01	Minimum	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	02	Comp./Wall Brd	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	03	Below Average	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	04	Single Siding	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	05	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	06	Board & Batten	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	09	Logs	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	10	Above Average	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	11	Clapboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	12	Cedar or Redwd	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	13	Pre-Fab Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000

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P95	170	EXTERIOR WALL 1	14	Wood Shingle	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	16	Stucco on Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	19	Brick Veneer	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	20	Brick/Masonry	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	21	Stone/Masonry	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	23	Pre-cast Concr	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	170	EXTERIOR WALL 1	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	01	Minimum	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	02	Comp.Wall Brd	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	03	Below Average	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	04	Single Siding	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	05	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	06	Board & Batten	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	09	Logs	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	10	Above Average	0.050	Base Rate Adj	Binary Code	0.00	1,000,000



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P95	180	EXTERIOR WALL 2	11	Clipboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	12	Cedar or Redwd	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	13	Pre-Fab Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	14	Wood Shingle	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	16	Stucco on Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	19	Brick Veneer	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	20	Brick/Masonry	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	21	Stone/Masonry	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	23	Pre-cast Concr	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	180	EXTERIOR WALL 2	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	660	INT_WALL_POS1	01	Minim/Masonry	-0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	660	INT_WALL_POS1	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	660	INT_WALL_POS1	03	Plastered	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	660	INT_WALL_POS1	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	660	INT_WALL_POS1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	660	INT_WALL_POS1	06	Cust Wd Panel	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	660	INT_WALL_POS1	07	K PINE/A WD	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000

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P95	661	INT_WALL_POS2	01	Minimum/Masonry	-0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	661	INT_WALL_POS2	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	661	INT_WALL_POS2	03	Plastered	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	661	INT_WALL_POS2	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	661	INT_WALL_POS2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	661	INT_WALL_POS2	06	Cust Wd Panel	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	661	INT_WALL_POS2	07	K PINE/A WD	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P95	670	HEAT FUEL TYPE	01	Coal or Wood	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	670	HEAT FUEL TYPE	02	Oil	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	670	HEAT FUEL TYPE	03	Gas	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	670	HEAT FUEL TYPE	04	Electric	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	670	HEAT FUEL TYPE	05	Solar Assisted	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	670	HEAT FUEL TYPE	06	HEAT_FUEL_06	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	680	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	680	AC TYPE	02	Heat Pump	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	680	AC TYPE	03	Central	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	680	AC TYPE	04	Unit/AC	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	680	AC TYPE	05	Vapor Cooler	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	680	AC TYPE	06	AC_TYPE_06	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	690	HEAT TYPE	01	None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P95	690	HEAT TYPE	02	Floor Furnace	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P95	690	HEAT TYPE	03	Hot Air-no Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	690	HEAT TYPE	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	690	HEAT TYPE	05	Hot Water	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	690	HEAT TYPE	06	Steam	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P95	690	HEAT TYPE	07	Electr Basebrd	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	710	CMRCL ROOMS PARTNS	01	LIGHT	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	710	CMRCL ROOMS PARTNS	02	AVERAGE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	710	CMRCL ROOMS PARTNS	03	ABOVE AVERAGE	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	00	NONE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	01	SUSP-CEIL ONLY	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	02	CEILING ONLY	0.015	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	03	SUS-CEIL/MN WL	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	04	CEIL & MIN WL	0.025	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	05	SUS-CEIL & WL	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	06	CEIL & WALLS	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P95	720	CEILING AND WALL TYPE	07	-DESCRIPTION-	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P95	20	GRADE	A	Excellent	0.600	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	A+	Excellent +10	0.700	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	A-	Good + 20	0.500	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	AA	Excellent	0.800	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	AAA	Luxurious	0.900	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	B	Good	0.300	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	B+	Good +10	0.400	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	C-	Average -95	-0.050	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	D	Below Average	-0.150	Multiplier	Binary Code	0.00	1,000,000
P95	20	GRADE	D+	Below Average	-0.100	Multiplier	Binary Code	0.00	1,000,000

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P95	20	GRADE	D-	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P95	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P95	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P95	3	DEP CONSTANT	-.24		-0.240	Per Unit	NA	0.00	1,000,000
P95	3	DEP CONSTANT	-.24		-0.240	Per Unit	NA	0.00	1,000,000
P95	4	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000

P96	0	Base Rate Dep Var			1.000	NA	NA	0.00	1,000,000
P96	1	INT_WALL_POS1_DEP_1FH	00		0.000	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS2_DEP_1FH	00		0.000	Base Rate Adj	NA	0.00	1,000,000
P96	1	AC_TYPE_DEP_1FH	00		1.000	Base Rate Adj	NA	0.00	1,000,000
P96	1	AC_TYPE_DEP_1FH	01		1.000	Base Rate Adj	NA	0.00	1,000,000
P96	1	AC_TYPE_DEP_1FH	02		1.200	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS2_DEP_1FH	02		0.900	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS1_DEP_1FH	02		0.900	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS1_DEP_1FH	03		1.100	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS2_DEP_1FH	03		1.100	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS1_DEP_1FH	05		1.200	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS2_DEP_1FH	05		1.200	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS1_DEP_1FH	06		1.100	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS2_DEP_1FH	06		1.100	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS2_DEP_1FH	07		0.900	Base Rate Adj	NA	0.00	1,000,000
P96	1	INT_WALL_POS1_DEP_1FH	07		0.900	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS1_DEP_2FH	01		0.080	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS2_DEP_2FH	01		0.080	Base Rate Adj	NA	0.00	1,000,000

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P96	2	EXT_WALL_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS2_DEP_2FH	02		0.130	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS1_DEP_2FH	02		0.130	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS1_DEP_2FH	04		0.190	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS2_DEP_2FH	04		0.190	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS2_DEP_2FH	06		0.280	Base Rate Adj	NA	0.00	1,000,000
P96	2	INT_WALL_POS1_DEP_2FH	06		0.280	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	09		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000

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P96	2	EXT_WALL_1_DEP_2FH	10		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	11		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	12		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	13		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	14		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	15		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	16		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	17		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	18		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	19		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	20		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	FLOOR_COVER_1_DEP_2FH	21		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	22		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	23		0.500	Base Rate Adj	NA	0.00	1,000,000

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P96	2	EXT_WALL_1_DEP_2FH	24		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	25		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	26		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	27		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	28		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	29		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	2	EXT_WALL_1_DEP_2FH	30		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	01		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	02		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	03		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	04		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	05		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	06		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	07		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	4	INT_WALL_POS1_DEP_4FH	08		0.500	Base Rate Adj	NA	0.00	1,000,000
P96	70	CMRCL BATHS/PLUMBING	00	NONE	-0.070	Base Rate Adj	Binary Code	0.00	1,000,000
P96	70	CMRCL BATHS/PLUMBING	01	LIGHT	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	70	CMRCL BATHS/PLUMBING	02	AVERAGE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	70	CMRCL BATHS/PLUMBING	03	ABOVE AVERAGE	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	70	CMRCL BATHS/PLUMBING	04	EXTENSIVE	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	01	Flat	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	02	Shed	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	03	Gable/Hip	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	04	Wood Truss	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	05	Salt Box	0.000	Base Rate Adj	Binary Code	0.00	1,000,000

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P96	100	ROOF STRUCTURE	06	Mansard	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	07	Gambrel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	08	Irregular	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	09	Rigid Frm/BJst	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	10	Steel Frm/Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	11	Bowstring Trus	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	12	Reinforc Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	100	ROOF STRUCTURE	13	Prestres Concr	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	01	Metal/Tin	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	02	Rolled Compos	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	03	Asph/F Glis/Cmp	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	04	Tar & Gravel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	05	Corrugated Asb	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	06	Asbestos Shing	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	07	Concrete Tile	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	08	Clay Tile	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	09	Enam Mtl Shing	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	10	Wood Shingle	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	110	ROOF COVER	11	Slate	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	120	CMRCL FRAME TYPE	01	NONE	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	120	CMRCL FRAME TYPE	02	WOOD FRAME	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	120	CMRCL FRAME TYPE	03	MASONRY	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	120	CMRCL FRAME TYPE	04	REINF. CONCR	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	120	CMRCL FRAME TYPE	05	STEEL	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	120	CMRCL FRAME TYPE	06	FIREPRF STEEL	0.050	Base Rate Adj	Binary Code	0.00	1,000,000



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P96	120	CMRCL FRAME TYPE	07	SPECIAL	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	140	WALL HEIGHT			0.350	Base Rate Adj	Numeric	-999999.99	1,000,000
P96	150	INTERIOR FLOOR 1	01	Dirt/None	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	02	Minimum/Plywd	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	03	Concr-Finished	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	04	Concr Abv Grad	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	05	Vinyl/Asphalt	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	06	Inlaid Sht Gds	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	07	Cork Tile	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	08	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	09	Pine/Soft Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	10	Terrazzo Monol	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	11	Ceram Clay Til	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	12	Hardwood	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	13	Parquet	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	14	Carpet	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	15	Quarry Tile	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	16	Terrazzo Epoxy	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	17	Precast Concr	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	18	Slate	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	150	INTERIOR FLOOR 1	19	Marble	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	160	INTERIOR FLOOR 2	01	Dirt/None	-0.120	Base Rate Adj	Binary Code	0.00	1,000,000
P96	160	INTERIOR FLOOR 2	02	Minimum/Plywd	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	160	INTERIOR FLOOR 2	03	Concr-Finished	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	160	INTERIOR FLOOR 2	04	Concr Abv Grad	0.050	Base Rate Adj	Binary Code	0.00	1,000,000

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Item	Code	Description	Unit	05	Material	Adj	Rate	Code	Value
P96	160	INTERIOR FLOOR 2		05	Vinyl/Asphalt	-0.010	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		06	Inlaid Sht Gds	0.000	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		07	Cork Tile	0.000	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		08	Average	0.000	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		09	Pine/Soft Wood	0.000	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		10	Terrazzo Monol	0.050	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		11	Ceram Clay Til	0.040	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		12	Hardwood	0.020	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		13	Parquet	0.020	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		14	Carpet	0.000	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		15	Quarry Tile	0.050	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		16	Terrazzo Epoxy	0.050	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		17	Precast Concr	0.000	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		18	Slate	0.050	0.00	Binary Code	1,000,000
P96	160	INTERIOR FLOOR 2		19	Marble	0.100	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		01	Minimum	-0.100	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		02	Comp./Wall Brd	-0.050	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		03	Below Average	-0.050	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		04	Single Siding	-0.030	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		05	Average	0.000	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		06	Board & Batten	0.000	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		07	Asbest Shingle	-0.040	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		08	Wood on Sheath	0.000	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		09	Logs	0.020	0.00	Binary Code	1,000,000
P96	170	EXTERIOR WALL 1		10	Above Average	0.050	0.00	Binary Code	1,000,000

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P96	170	EXTERIOR WALL 1	11	Clapboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	12	Cedar or Redwd	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	13	Pre-Fab Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	14	Wood Shingle	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	16	Stucco on Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	19	Brick Veneer	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	20	Brick/Masonry	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	21	Stone/Masonry	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	23	Pre-cast Concr	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	170	EXTERIOR WALL 1	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	01	Minimum	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	02	Comp /Wall Brd	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	03	Below Average	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	04	Single Siding	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	05	Average	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	06	Board & Batten	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	07	Asbest Shingle	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000

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P96	180	EXTERIOR WALL 2	08	Wood on Sheath	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	09	Logs	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	10	Above Average	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	11	Clapboard	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	12	Cedar or Redwd	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	13	Pre-Fab Wood	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	14	Wood Shingle	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	15	Concr/Cinder	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	16	Stucco on Wood	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	17	Stucco/Masonry	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	18	Asphalt	-0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	19	Brick Veneer	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	20	Brick/Masonry	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	21	Stone/Masonry	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	22	Precast Panel	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	23	Pre-cast Concr	0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	24	Reinforc Concr	0.080	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	25	Vinyl Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	26	Aluminum Siding	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	27	Pre-finish Metl	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	180	EXTERIOR WALL 2	28	Glass/Thermo.	0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	660	INT_WALL_POS1	01	Minim/Masonry	-0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	660	INT_WALL_POS1	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	660	INT_WALL_POS1	03	Plastered	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	660	INT_WALL_POS1	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000

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P96	660	INT_WALL_POS1	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	660	INT_WALL_POS1	06	Cust Wd Panel	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	660	INT_WALL_POS1	07	K PINE/A WD	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	01	Minim/Masonry	-0.050	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	02	Wall Brd/Wood	-0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	03	Plastered	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	04	Plywood Panel	-0.020	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	05	Drywall/Sheet	0.000	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	06	Cust Wd Panel	0.040	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	661	INT_WALL_POS2	07	K PINE/A WD	0.030	Base Rate Adj	Binary Code	-99999.00	1,000,000
P96	670	HEAT FUEL TYPE	01	Coal or Wood	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	670	HEAT FUEL TYPE	02	Oil	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	670	HEAT FUEL TYPE	03	Gas	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	670	HEAT FUEL TYPE	04	Electric	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	670	HEAT FUEL TYPE	05	Solar Assisted	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	670	HEAT FUEL TYPE	06	HEAT_FUEL_06	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	680	AC TYPE	01	None	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	680	AC TYPE	02	Heat Pump	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	680	AC TYPE	03	Central	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	680	AC TYPE	04	Unit/AC	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	680	AC TYPE	05	Vapor Cooler	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	680	AC TYPE	06	AC_TYPE_06	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	690	HEAT TYPE	01	None	-0.100	Base Rate Adj	Binary Code	0.00	1,000,000
P96	690	HEAT TYPE	02	Floor Furnace	-0.050	Base Rate Adj	Binary Code	0.00	1,000,000
P96	690	HEAT TYPE	03	Hot Air-no Duc	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000

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P96	690	HEAT TYPE	04	Forced Air-Duc	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	690	HEAT TYPE	05	Hot Water	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	690	HEAT TYPE	06	Steam	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	690	HEAT TYPE	07	Electr Basebrd	-0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	710	CMRCL ROOMS PARTNS	01	LIGHT	-0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	710	CMRCL ROOMS PARTNS	02	AVERAGE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	710	CMRCL ROOMS PARTNS	03	ABOVE AVERAGE	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	00	NONE	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	01	SUSP-CEIL ONLY	0.010	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	02	CEILING ONLY	0.015	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	03	SUS-CEIL/MIN WL	0.020	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	04	CEIL & MIN WL	0.025	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	05	SUS-CEIL & WL	0.030	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	06	CEIL & WALLS	0.040	Base Rate Adj	Binary Code	0.00	1,000,000
P96	720	CEILING AND WALL TYPE	07	-DESCRIPTION-	0.000	Base Rate Adj	Binary Code	0.00	1,000,000
P96	20	GRADE	A	Excellent	0.600	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	A+	Excellent +10	0.700	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	A-	Good + 20	0.500	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	AA	Excellent	0.800	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	AAA	Luxurious	0.900	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	B	Good	0.300	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	B+	Good +10	0.400	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	B-	Average +20	0.200	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	C	Average	0.000	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	C+	Average +10	0.100	Multiplier	Binary Code	0.00	1,000,000

# Cost Models Report

## AMHERST NH

P96	20	GRADE	C-	Average -.95	-0.050	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	D	Below Average	-0.150	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	D+	Below Average	-0.100	Multiplier	Binary Code	0.00	1,000,000
P96	20	GRADE	D-	Below Average	-0.200	Multiplier	Binary Code	0.00	1,000,000
P96	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P96	2	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000
P96	3	DEP CONSTANT	-.24		-0.240	Per Unit	NA	0.00	1,000,000
P96	3	DEP CONSTANT	-.24		-0.240	Per Unit	NA	0.00	1,000,000
P96	4	DEP CONSTANT	.5		0.500	Per Unit	NA	0.00	1,000,000

**OUTBUILDING CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Types	Unit Price	Measure 1 Price	Measure 2 Price
ARRAY	CELL ARRAY			UNITS	0.00	0.00	0.00
BHS1	CMM BTH HSE AV			S.F.	22.00	0.00	0.00
BHS2	CMM BTH HSE GD			S.F.	30.00	0.00	0.00
BHS3	CMM BTH HSE PR			S.F.	14.00	0.00	0.00
BIN1	BINS			S.F.	16.00	0.00	0.00
BIN2	AGRICULTURAL			S.F.	11.00	0.00	0.00
BRN1	BARN - 1 STORY			S.F.	28.00	0.00	0.00
BRN2	1.5 STORY W/BS			S.F.	30.00	0.00	0.00
BRN3	1 STORY W/LOFT			S.F.	38.00	0.00	0.00
BRN4	1 STY LFT&BSMT			S.F.	40.00	0.00	0.00
BRN5	2 STORY			S.F.	40.00	0.00	0.00
BRN6	2 STY W/BSMT			S.F.	45.00	0.00	0.00
BRN7	TOBACCO BARN			S.F.	18.00	0.00	0.00
BRN8	POLE BARN			S.F.	12.00	0.00	0.00
BTH1	BATH HOUSE/CAB			S.F.	42.00	0.00	0.00
BTH2	W/PLUMBING			S.F.	78.00	0.00	0.00
BTHS	BOAT HOUSE			S.F.	19.00	0.00	0.00
C-LF	CL FENCE LF			S.F.	12.00	0.00	0.00
C-LG	CL GATE			UNITS	400.00	0.00	0.00
CAB1	CABIN-MINIMAL			S.F.	51.00	0.00	0.00
CAB2	W/PLUMBING ETC			S.F.	62.00	0.00	0.00
CELL	CELL TOWER			L.F.	1,250.00	0.00	0.00
CNP1	CANOPY-AVG			S.F.	30.00	0.00	0.00
CNP2	GOOD QUALITY			S.F.	36.00	0.00	0.00
COM1	COMM SHED			SF	150.00	0.00	0.00
COT	COTTAGE			UNITS	3,200.00	0.00	0.00
CRN	CORN CRIB			S.F.	14.00	0.00	0.00



**OUTBUILDING CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Types	Unit Price	Measure 1 Price	Measure 2 Price
CSPL	COML SWIM POOL			UNITS	37,000.00	0.00	0.00
DCK1	DOCK RESIDENTI			S.F.	30.00	0.00	0.00
DCK2	DOCK COMMERCIA			S.F.	70.00	0.00	0.00
DNT1	DRIVE-IN THTR AVG			CAR SPACE	1,300.00	0.00	0.00
DNT2	DRIVE-IN THTR GD			CAR SPACE	1,700.00	0.00	0.00
FCP	CARPORT			S.F.	16.00	0.00	0.00
FGR1	GARAGE-AVE			S.F.	40.00	0.00	0.00
FGR2	GARAGE-GOOD			S.F.	50.00	0.00	0.00
FGR3	GARAGE-POOR			S.F.	25.00	0.00	0.00
FGR4	W/LOFT-AVG			S.F.	50.00	0.00	0.00
FGR5	W/LOFT GOOD			S.F.	60.00	0.00	0.00
FGR6	W/LOFT-POOR			S.F.	34.00	0.00	0.00
FGR7	GAR W/FIN RM			S.F.	77.00	0.00	0.00
FN1	FENCE-4' CHAIN			L.F.	12.00	0.00	0.00
FN10	W/O TOP RL-10'			L.F.	24.00	0.00	0.00
FN2	FENCE-5' CHAIN			L.F.	16.00	0.00	0.00
FN3	FENCE-6' CHAIN			L.F.	20.00	0.00	0.00
FN4	FENCE-8' CHAIN			L.F.	22.00	0.00	0.00
FN5	FENCE-10'CHAIN			L.F.	24.00	0.00	0.00
FN6	W/O TOP RL-4'			L.F.	15.00	0.00	0.00
FN7	W/O TOP RL-5'			L.F.	16.00	0.00	0.00
FN8	W/O TOP RL-6'			L.F.	18.00	0.00	0.00
FN9	W/O TOP RL-8'			L.F.	20.00	0.00	0.00
FOP	SCREEN HOUSE			S.F.	25.00	0.00	0.00
GAZ	GAZEBO			S.F.	18.00	0.00	0.00
GEN1	GENERATOR			UNITS	1,000.00	0.00	0.00
GRN1	GREEN HOUSE-RS			S.F.	25.00	0.00	0.00

**OUTBUILDING CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Types	Unit Price	Measure 1 Price	Measure 2 Price
GRN2	COMM GLASS			S.F.	19.00	0.00	0.00
GRN3	COMM PLASTIC			S.F.	6.00	0.00	0.00
HOG	HOG HOUSE			S.F.	7.00	0.00	0.00
IMP	IMPLEMENT SHED			S.F.	15.00	0.00	0.00
KEN1	KENNEL-AVG			S.F.	44.00	0.00	0.00
KEN2	KENNEL-GOOD			S.F.	82.00	0.00	0.00
KSK1	KIOSK-SERV STA			S.F.	88.00	0.00	0.00
KSK2	PHOTO BOOTH			S.F.	140.00	0.00	0.00
LNT	LEAN-TO			S.F.	7.00	0.00	0.00
LT1	LIGHTS-IN W/PL			UNITS	2,000.00	0.00	0.00
LT10	W/DOUBLE LIGHT			UNITS	3,500.00	0.00	0.00
LT11	W/TRIPLE LIGHT			UNITS	4,700.00	0.00	0.00
LT12	W/FOUR LIGHTS			UNITS	6,000.00	0.00	0.00
LT2	W/DOUBLE LIGHT			UNITS	2,800.00	0.00	0.00
LT3	W/TRIPLE LIGHT			UNITS	4,000.00	0.00	0.00
LT4	W/FOUR LIGHTS			UNITS	4,500.00	0.00	0.00
LT5	MERC VAP/FLU			UNITS	2,200.00	0.00	0.00
LT6	W/DOUBLE LIGHT			UNITS	3,200.00	0.00	0.00
LT7	W/TRIPLE LIGHT			UNITS	4,100.00	0.00	0.00
LT8	W/FOUR LIGHTS			UNITS	5,200.00	0.00	0.00
LT9	HGH PRE-SOD PL			UNITS	2,400.00	0.00	0.00
MGLF	MINI GOLF HOLE			UNITS	9,500.00	0.00	0.00
MLK	MILK HOUSE			S.F.	20.00	0.00	0.00
MONR	MONORAIL LF			S.F.	21.00	0.00	0.00
MSC1	2 SMALL ATT			UNIT	1.00	0.00	0.00
MSC10	POLES			UNIT	1.00	0.00	0.00
MSC11	ROW			UNIT	1.00	0.00	0.00

**OUTBUILDING CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Types	Unit Price	Measure 1 Price	Measure 2 Price
MSC12	UTILITY ASM			UNIT	1.00	0.00	0.00
MSC13	WTR UTILITY			UNIT	1.00	0.00	0.00
MSC2	2017 ADJUSTMENT			UNIT	1.00	0.00	0.00
MSC3	CONDUIT			UNIT	1.00	0.00	0.00
MSC4	DIST. SYSTEM			UNIT	1.00	0.00	0.00
MSC5	ELECTRIC PLANT			UNIT	1.00	0.00	0.00
MSC7	FOUNDATION			UNIT	1.00	0.00	0.00
MSC8	GREENS			UNIT	1.00	0.00	0.00
MSC9	HOLES			UNIT	1.00	0.00	0.00
PAT1	PATIO-AVG			S.F.	7.50	0.00	0.00
PAT2	PATIO-GOOD			S.F.	15.00	0.00	0.00
PAV1	PAVING-ASPHALT			S.F.	3.25	0.00	0.00
PAV2	PAVING-CONC			S.F.	6.50	0.00	0.00
PDK	POOL DECK			S.F.	15.00	0.00	0.00
PLT1	PLTRY HSE 1 ST			S.F.	3.25	0.00	0.00
PLT2	PLTRY HSE 2 ST			S.F.	10.00	0.00	0.00
PLT3	PLTRY HSE 3 ST			S.F.	12.00	0.00	0.00
PMP1	PUMP-SING HSE			UNITS	3,900.00	0.00	0.00
PMP2	W/BLENDING			UNITS	4,400.00	0.00	0.00
PMP3	ELECTRONIC			UNITS	6,900.00	0.00	0.00
PMP4	DOUBLE HOSE			UNITS	9,200.00	0.00	0.00
PMP5	W/BLENDING			UNITS	9,700.00	0.00	0.00
PMP6	ELECTRONIC			UNITS	11,000.00	0.00	0.00
PMP7	3 HOSE			UNITS	14,000.00	0.00	0.00
PMP8	6 HOSE			UNITS	18,200.00	0.00	0.00
RAR	RIDING ARENA			S.F.	28.00	0.00	0.00
RCL	ROOT CELLAR			S.F.	8.00	0.00	0.00
RRR	RAILROAD SPURS			L.F.	59.00	0.00	0.00

**OUTBUILDING CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Types	Unit Price	Measure 1 Price	Measure 2 Price
SCL1	SCALES-MECHAN			TONS	850.00	0.00	0.00
SCL2	SCALES-ELECT			TONS	1,000.00	0.00	0.00
SGN1	SIGN-1 SD W/M			S.F.&HGT	32.00	0.00	0.00
SGN2	DOUBLE SIDED			S.F.&HGT	38.00	0.00	0.00
SGN3	W/INT LIGHTS			S.F.&HGT	79.00	0.00	0.00
SGN4	W/MOTOR & LTS			S.F.&HGT	90.00	0.00	0.00
SHD1	SHED FRAME			S.F.	15.00	0.00	0.00
SHD2	W/LIGHTS ETC			S.F.	24.00	0.00	0.00
SHD3	SHED-POOR			S.F.	10.00	0.00	0.00
SHP1	WORK SHOP AVE			S.F.	27.00	0.00	0.00
SHP2	WORK SHOP GOOD			S.F.	38.00	0.00	0.00
SHP3	WORK SHOP POOR			S.F.	22.00	0.00	0.00
SHP4	W/IMPROV AGE			S.F.	33.00	0.00	0.00
SHP5	W/IMPROV GOOD			S.F.	45.00	0.00	0.00
SHP6	W/IMPROV POOR			S.F.	30.00	0.00	0.00
SIT1	MH SITE			UNITS	20,000.00	0.00	0.00
SLO1	SILLO-WD OR CNC			DIAXHT	32.00	0.00	0.00
SLO2	PROCELAN			DIAXHT	60.00	0.00	0.00
SLO3	CONCRETE TRNCH			DIAXHT	16.00	0.00	0.00
SLR1	SOLAR PANELS			UNITS	425.00	0.00	0.00
SLR2	SOLAR SELL (KWh x 1000)			WATTS	1.70	0.00	0.00
SLR3	SOLAR USE (KWh x 1000)			WATTS	1.70	0.00	0.00
SPL1	POOL-INGR CONC			S.F.	42.00	0.00	0.00
SPL2	VINYL/PLASTIC			S.F.	34.00	0.00	0.00
SPL3	GUNITE			S.F.	40.00	0.00	0.00

**OUTBUILDING CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Types	Unit Price	Measure 1 Price	Measure 2 Price
SPL4	ABOVE GR ROUND			DIAMETER	0.00	0.00	0.00
SPL5	ABOVE GR OVAL			LENGTH	0.00	0.00	0.00
SPL6	ABOVE GR RECT			S.F.	0.00	0.00	0.00
STB1	STABLE			S.F.	20.00	0.00	0.00
STB2	W/IMPROVEMENTS			S.F.	32.00	0.00	0.00
STK1	CHIMNEY STK BR			UNITS	500.00	0.00	0.00
STK2	CHIMNEY STK MT			UNITS	300.00	0.00	0.00
SUN	SUNROOM			S.F.	27.00	0.00	0.00
TEN	TENNIS COURT			UNITS	26,000.00	0.00	0.00
TNK1	TANK-UNDERGRND			GALS	7.00	0.00	0.00
TNK2	3000-10000 GAL			GALS	3.00	0.00	0.00
TNK3	GT-10,000			GALS	2.00	0.00	0.00
TNK4	COMPRESSED AIR			GALS	2.50	0.00	0.00
TNK5	ELEVATED TANK			GALS	1.10	0.00	0.00
TOT	TOTALIZER			UNITS	660.00	0.00	0.00
TOW	COMM TOWER			UNITS	800.00	0.00	0.00
TRL	TRAILER			UNITS	1,100.00	0.00	0.00
WDK	WOOD DECK			S.F.	16.00	0.00	0.00
WFEN	WOOD FENCE			S.F.	6.00	0.00	0.00

## EXTRA FEATURE CODES AMHERST NH

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
A/C	AIR CONDITION			UNITS	3.00	0.00	0.00
ATM1	AUTOMATC TELLR			UNITS	33300.00	0.00	0.00
BIDT	1000			UNITS	1235.00	0.00	0.00
BOX	SAFE DEPOSIT			UNITS	81.00	0.00	0.00
C/V	CENTRAL VAC			S.F.	1.00	0.00	0.00
CFAL	CHAINFALL TON			UNITS	960.00	0.00	0.00
CLR1	COOLER			S.F.	98.00	0.00	0.00
CLR2	FREEZER TEMPS			S.F.	110.00	0.00	0.00
DUW1	DRIVE-UP WINDW			UNITS	11577.00	0.00	0.00
DUW2	WIDE BAY			UNITS	14853.00	0.00	0.00
DUW3	W/PNEU TUBE			UNITS	23870.00	0.00	0.00
DUW4	W/REM SCR&TUBE			UNITS	56228.00	0.00	0.00
FES	FIRE ESCAPE			UNITS	4310.00	0.00	0.00
FLU1	FLUE-CONCRETE			UNITS	1100.00	0.00	0.00
FLU2	BRICK			UNITS	1100.00	0.00	0.00
FPL	FIREPLACE			UNITS	3000.00	0.00	0.00
FPL1	FIREPLACE 1 ST			UNITS	5500.00	0.00	0.00
FPL2	1.5 STORY CHIM			UNITS	6000.00	0.00	0.00
FPL3	2 STORY CHIM			UNITS	6500.00	0.00	0.00
FPO	EXTRA FPL OPEN			UNITS	1500.00	0.00	0.00
GEN	GENERATOR			UNITS	1000.00	0.00	0.00
GIR1	GIRDERS LT 12"			L.F.	29.00	0.00	0.00
GIR2	GIRDERS 13"-18			L.F.	36.00	0.00	0.00
GIR3	GIRDERS 19"-24			L.F.	58.00	0.00	0.00
GIR4	GRDRS OVER 24"			L.F.	100.00	0.00	0.00
HRTH	HEARTH			UNITS	800.00	0.00	0.00
HTUB	HOT TUB			UNITS	4800.00	0.00	0.00
INTF	INTERIOR FIN			S.F.	60.00	0.00	0.00
KITH	KITCHEN			UNITS	10000.00	0.00	0.00

## EXTRA FEATURE CODES AMHERST NH

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
LDL1	LOAD LEVELERS			UNITS	7100.00	0.00	0.00
LDL2	W/MAN FLIP OUT			UNITS	1400.00	0.00	0.00
LFT1	LIFT-LIGHT			UNITS	5700.00	0.00	0.00
LFT2	LIFT-HEAVY			UNITS	8500.00	0.00	0.00
MAS	MASONARY TRIM			S.F.	2.00	0.00	0.00
MEZ1	MEZZANINE-UNF			S.F.	18.00	0.00	0.00
MEZ2	FINISHED			S.F.	28.00	0.00	0.00
MEZ3	W/PARTITIONS			S.F.	49.00	0.00	0.00
MSC6	ELEVATOR			UNIT	1.00	0.00	0.00
NDP	NITE DEPOSIT			UNITS	15000.00	0.00	0.00
PCT	PADDLEBALL CRT			S.F.	6.00	0.00	0.00
PFXT	PLUMBING FIX			UNITS	300.00	0.00	0.00
RBMP	RAIL BUMPER			UNITS	2380.00	0.00	0.00
RQT	RACQUETBALL			UNITS	35540.00	0.00	0.00
RSID	RAIL SIDING			S.F.	53.90	0.00	0.00
RSWT	RAIL SWITCH			UNITS	46430.00	0.00	0.00
SATD	SATELLITE DISH			UNITS	1120.00	0.00	0.00
SAU	SAUNA			UNITS	4500.00	0.00	0.00
SCLE	TRUCK SCALE			UNITS	5500.00	0.00	0.00
SEC	SECURITY SYS			S.F.	5.00	0.00	0.00
SINK	XTRA SINK			UNITS	300.00	0.00	0.00
SLR	SOLAR PANELS			S.F.	0.00	0.00	0.00
SNA	SAUNA			UNITS	4500.00	0.00	0.00
SOLP	SOLAR PANELS			S.F.	1.00	0.00	0.00
SPR1	SPRINKLERS- WET			S.F.	1.70	0.00	0.00
SPR2	WET/CONCEALE D			S.F.	2.00	0.00	0.00
SPR3	DRY			S.F.	3.00	0.00	0.00
SS	SHOWER STALL			UNITS	1500.00	0.00	0.00
VLT1	VAULT-AVG			S.F.	155.00	0.00	0.00

**EXTRA FEATURE CODES  
AMHERST NH**

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
VLT2	VAULT-GOOD			S.F.	175.00	0.00	0.00
VLT3	VAULT-EXCELLNT			S.F.	220.00	0.00	0.00
VLT4	VAULT-POOR			S.F.	135.00	0.00	0.00
WHL	WHIRLPOOL TUB			UNITS	1700.00	0.00	0.00



## EYB Depreciation Table AMHERST, NH

MODEL	DESCRIPTION	CODE	AGE	EFFECTIVE AGE
01	Residential	A	1945	35
01	Residential	A	1955	30
01	Residential	A	1965	26
01	Residential	A	1975	22
01	Residential	A	1980	20
01	Residential	A	1985	18
01	Residential	A	1990	16
01	Residential	A	1995	14
01	Residential	A	2000	13
01	Residential	A	2005	12
01	Residential	A	2008	11
01	Residential	A	2011	10
01	Residential	A	2012	9
01	Residential	A	2013	8
01	Residential	A	2014	7
01	Residential	A	2015	6
01	Residential	A	2016	5
01	Residential	A	2017	4
01	Residential	A	2018	3
01	Residential	A	2019	2
01	Residential	A	2020	1
01	Residential	A	2021	0
01	Residential	E	1945	10
01	Residential	E	1955	10
01	Residential	E	1965	10
01	Residential	E	1975	10
01	Residential	E	1980	10
01	Residential	E	1985	10
01	Residential	E	1990	10
01	Residential	E	1995	10
01	Residential	E	2000	10
01	Residential	E	2005	10
01	Residential	E	2008	10

## EYB Depreciation Table AMHERST, NH

01	Residential	E	2011	10
01	Residential	E	2012	9
01	Residential	E	2013	8
01	Residential	E	2014	7
01	Residential	E	2015	6
01	Residential	E	2016	5
01	Residential	E	2017	4
01	Residential	E	2018	3
01	Residential	E	2019	2
01	Residential	E	2020	1
01	Residential	E	2021	0
01	Residential	F	1945	40
01	Residential	F	1955	35
01	Residential	F	1965	31
01	Residential	F	1975	27
01	Residential	F	1980	25
01	Residential	F	1985	22
01	Residential	F	1990	19
01	Residential	F	1995	16
01	Residential	F	2000	15
01	Residential	F	2005	13
01	Residential	F	2008	12
01	Residential	F	2011	10
01	Residential	F	2012	9
01	Residential	F	2013	8
01	Residential	F	2014	7
01	Residential	F	2015	6
01	Residential	F	2016	5
01	Residential	F	2017	4
01	Residential	F	2018	3
01	Residential	F	2019	2
01	Residential	F	2020	1
01	Residential	F	2021	0
01	Residential	G	1945	30
01	Residential	G	1955	25

## EYB Depreciation Table AMHERST, NH

01	Residential	G	1965	21
01	Residential	G	1975	17
01	Residential	G	1980	15
01	Residential	G	1985	14
01	Residential	G	1990	13
01	Residential	G	1995	12
01	Residential	G	2000	11
01	Residential	G	2005	11
01	Residential	G	2008	10
01	Residential	G	2011	10
01	Residential	G	2012	9
01	Residential	G	2013	8
01	Residential	G	2014	7
01	Residential	G	2015	6
01	Residential	G	2016	5
01	Residential	G	2017	4
01	Residential	G	2018	3
01	Residential	G	2019	2
01	Residential	G	2020	1
01	Residential	G	2021	0
01	Residential	P	1945	50
01	Residential	P	1955	44
01	Residential	P	1965	39
01	Residential	P	1975	34
01	Residential	P	1980	31
01	Residential	P	1985	27
01	Residential	P	1990	23
01	Residential	P	1995	19
01	Residential	P	2000	17
01	Residential	P	2005	14
01	Residential	P	2008	12
01	Residential	P	2011	10
01	Residential	P	2012	9
01	Residential	P	2013	8
01	Residential	P	2014	7

## EYB Depreciation Table AMHERST, NH

01	Residential	P	2015	6
01	Residential	P	2016	5
01	Residential	P	2017	4
01	Residential	P	2018	3
01	Residential	P	2019	2
01	Residential	P	2020	1
01	Residential	P	2021	0
01	Residential	VG	1945	20
01	Residential	VG	1955	16
01	Residential	VG	1965	13
01	Residential	VG	1975	12
01	Residential	VG	1980	11
01	Residential	VG	1985	11
01	Residential	VG	1990	11
01	Residential	VG	1995	10
01	Residential	VG	2000	10
01	Residential	VG	2005	10
01	Residential	VG	2008	10
01	Residential	VG	2011	10
01	Residential	VG	2012	9
01	Residential	VG	2013	8
01	Residential	VG	2014	7
01	Residential	VG	2015	6
01	Residential	VG	2016	5
01	Residential	VG	2017	4
01	Residential	VG	2018	3
01	Residential	VG	2019	2
01	Residential	VG	2020	1
01	Residential	VG	2021	0
02	Mobile Home	A	1945	35
02	Mobile Home	A	1955	30
02	Mobile Home	A	1965	26
02	Mobile Home	A	1975	22
02	Mobile Home	A	1980	20
02	Mobile Home	A	1985	18

# EYB Depreciation Table AMHERST, NH

02	Mobile Home	A	1990	16
02	Mobile Home	A	1995	14
02	Mobile Home	A	2000	13
02	Mobile Home	A	2005	12
02	Mobile Home	A	2008	11
02	Mobile Home	A	2011	10
02	Mobile Home	A	2012	9
02	Mobile Home	A	2013	8
02	Mobile Home	A	2014	7
02	Mobile Home	A	2015	6
02	Mobile Home	A	2016	5
02	Mobile Home	A	2017	4
02	Mobile Home	A	2018	3
02	Mobile Home	A	2019	2
02	Mobile Home	A	2020	1
02	Mobile Home	A	2021	0
02	Mobile Home	E	1945	10
02	Mobile Home	E	1955	10
02	Mobile Home	E	1965	10
02	Mobile Home	E	1975	10
02	Mobile Home	E	1980	10
02	Mobile Home	E	1985	10
02	Mobile Home	E	1990	10
02	Mobile Home	E	1995	10
02	Mobile Home	E	2000	10
02	Mobile Home	E	2005	10
02	Mobile Home	E	2008	10
02	Mobile Home	E	2011	10
02	Mobile Home	E	2012	9
02	Mobile Home	E	2013	8
02	Mobile Home	E	2014	7
02	Mobile Home	E	2015	6
02	Mobile Home	E	2016	5
02	Mobile Home	E	2017	4
02	Mobile Home	E	2018	3

## EYB Depreciation Table AMHERST, NH

02	Mobile Home	E	2019	2
02	Mobile Home	E	2020	1
02	Mobile Home	E	2021	0
02	Mobile Home	F	1945	40
02	Mobile Home	F	1955	35
02	Mobile Home	F	1965	31
02	Mobile Home	F	1975	27
02	Mobile Home	F	1980	25
02	Mobile Home	F	1985	22
02	Mobile Home	F	1990	19
02	Mobile Home	F	1995	16
02	Mobile Home	F	2000	15
02	Mobile Home	F	2005	13
02	Mobile Home	F	2008	12
02	Mobile Home	F	2011	10
02	Mobile Home	F	2012	9
02	Mobile Home	F	2013	8
02	Mobile Home	F	2014	7
02	Mobile Home	F	2015	6
02	Mobile Home	F	2016	5
02	Mobile Home	F	2017	4
02	Mobile Home	F	2018	3
02	Mobile Home	F	2019	2
02	Mobile Home	F	2020	1
02	Mobile Home	F	2021	0
02	Mobile Home	G	1945	30
02	Mobile Home	G	1955	25
02	Mobile Home	G	1965	21
02	Mobile Home	G	1975	17
02	Mobile Home	G	1980	15
02	Mobile Home	G	1985	14
02	Mobile Home	G	1990	13
02	Mobile Home	G	1995	12
02	Mobile Home	G	2000	11
02	Mobile Home	G	2005	11

## EYB Depreciation Table AMHERST, NH

02	Mobile Home	G	2008	10
02	Mobile Home	G	2011	10
02	Mobile Home	G	2012	9
02	Mobile Home	G	2013	8
02	Mobile Home	G	2014	7
02	Mobile Home	G	2015	6
02	Mobile Home	G	2016	5
02	Mobile Home	G	2017	4
02	Mobile Home	G	2018	3
02	Mobile Home	G	2019	2
02	Mobile Home	G	2020	1
02	Mobile Home	G	2021	0
02	Mobile Home	P	1945	50
02	Mobile Home	P	1955	44
02	Mobile Home	P	1965	39
02	Mobile Home	P	1975	34
02	Mobile Home	P	1980	31
02	Mobile Home	P	1985	27
02	Mobile Home	P	1990	23
02	Mobile Home	P	1995	19
02	Mobile Home	P	2000	17
02	Mobile Home	P	2005	14
02	Mobile Home	P	2008	12
02	Mobile Home	P	2011	10
02	Mobile Home	P	2012	9
02	Mobile Home	P	2013	8
02	Mobile Home	P	2014	7
02	Mobile Home	P	2015	6
02	Mobile Home	P	2016	5
02	Mobile Home	P	2017	4
02	Mobile Home	P	2018	3
02	Mobile Home	P	2019	2
02	Mobile Home	P	2020	1
02	Mobile Home	P	2021	0
02	Mobile Home	VG	1945	20

## EYB Depreciation Table AMHERST, NH

02	Mobile Home	VG	1955	16
02	Mobile Home	VG	1965	13
02	Mobile Home	VG	1975	12
02	Mobile Home	VG	1980	11
02	Mobile Home	VG	1985	11
02	Mobile Home	VG	1990	11
02	Mobile Home	VG	1995	10
02	Mobile Home	VG	2000	10
02	Mobile Home	VG	2005	10
02	Mobile Home	VG	2008	10
02	Mobile Home	VG	2011	10
02	Mobile Home	VG	2012	9
02	Mobile Home	VG	2013	8
02	Mobile Home	VG	2014	7
02	Mobile Home	VG	2015	6
02	Mobile Home	VG	2016	5
02	Mobile Home	VG	2017	4
02	Mobile Home	VG	2018	3
02	Mobile Home	VG	2019	2
02	Mobile Home	VG	2020	1
02	Mobile Home	VG	2021	0
03	Multi-Family	A	1945	35
03	Multi-Family	A	1955	30
03	Multi-Family	A	1965	26
03	Multi-Family	A	1975	22
03	Multi-Family	A	1980	20
03	Multi-Family	A	1985	18
03	Multi-Family	A	1990	16
03	Multi-Family	A	1995	14
03	Multi-Family	A	2000	13
03	Multi-Family	A	2005	12
03	Multi-Family	A	2008	11
03	Multi-Family	A	2011	10
03	Multi-Family	A	2012	9
03	Multi-Family	A	2013	8



## EYB Depreciation Table AMHERST, NH

03	Multi-Family	A	2014	7
03	Multi-Family	A	2015	6
03	Multi-Family	A	2016	5
03	Multi-Family	A	2017	4
03	Multi-Family	A	2018	3
03	Multi-Family	A	2019	2
03	Multi-Family	A	2020	1
03	Multi-Family	A	2021	0
03	Multi-Family	E	1945	10
03	Multi-Family	E	1955	10
03	Multi-Family	E	1965	10
03	Multi-Family	E	1975	10
03	Multi-Family	E	1980	10
03	Multi-Family	E	1985	10
03	Multi-Family	E	1990	10
03	Multi-Family	E	1995	10
03	Multi-Family	E	2000	10
03	Multi-Family	E	2005	10
03	Multi-Family	E	2008	10
03	Multi-Family	E	2011	10
03	Multi-Family	E	2012	9
03	Multi-Family	E	2013	8
03	Multi-Family	E	2014	7
03	Multi-Family	E	2015	6
03	Multi-Family	E	2016	5
03	Multi-Family	E	2017	4
03	Multi-Family	E	2018	3
03	Multi-Family	E	2019	2
03	Multi-Family	E	2020	1
03	Multi-Family	E	2021	0
03	Multi-Family	F	1945	40
03	Multi-Family	F	1955	35
03	Multi-Family	F	1965	31
03	Multi-Family	F	1975	27
03	Multi-Family	F	1980	25

## EYB Depreciation Table AMHERST, NH

03	Multi-Family	F	1985	22
03	Multi-Family	F	1990	19
03	Multi-Family	F	1995	16
03	Multi-Family	F	2000	15
03	Multi-Family	F	2005	13
03	Multi-Family	F	2008	12
03	Multi-Family	F	2011	10
03	Multi-Family	F	2012	9
03	Multi-Family	F	2013	8
03	Multi-Family	F	2014	7
03	Multi-Family	F	2015	6
03	Multi-Family	F	2016	5
03	Multi-Family	F	2017	4
03	Multi-Family	F	2018	3
03	Multi-Family	F	2019	2
03	Multi-Family	F	2020	1
03	Multi-Family	F	2021	0
03	Multi-Family	G	1945	30
03	Multi-Family	G	1955	25
03	Multi-Family	G	1965	21
03	Multi-Family	G	1975	17
03	Multi-Family	G	1980	15
03	Multi-Family	G	1985	14
03	Multi-Family	G	1990	13
03	Multi-Family	G	1995	12
03	Multi-Family	G	2000	11
03	Multi-Family	G	2005	11
03	Multi-Family	G	2008	10
03	Multi-Family	G	2011	10
03	Multi-Family	G	2012	9
03	Multi-Family	G	2013	8
03	Multi-Family	G	2014	7
03	Multi-Family	G	2015	6
03	Multi-Family	G	2016	5
03	Multi-Family	G	2017	4

## EYB Depreciation Table AMHERST, NH

03	Multi-Family	G	2018	3
03	Multi-Family	G	2019	2
03	Multi-Family	G	2020	1
03	Multi-Family	G	2021	0
03	Multi-Family	P	1945	50
03	Multi-Family	P	1955	44
03	Multi-Family	P	1965	39
03	Multi-Family	P	1975	34
03	Multi-Family	P	1980	31
03	Multi-Family	P	1985	27
03	Multi-Family	P	1990	23
03	Multi-Family	P	1995	19
03	Multi-Family	P	2000	17
03	Multi-Family	P	2005	14
03	Multi-Family	P	2008	12
03	Multi-Family	P	2011	10
03	Multi-Family	P	2012	9
03	Multi-Family	P	2013	8
03	Multi-Family	P	2014	7
03	Multi-Family	P	2015	6
03	Multi-Family	P	2016	5
03	Multi-Family	P	2017	4
03	Multi-Family	P	2018	3
03	Multi-Family	P	2019	2
03	Multi-Family	P	2020	1
03	Multi-Family	P	2021	0
03	Multi-Family	VG	1945	20
03	Multi-Family	VG	1955	16
03	Multi-Family	VG	1965	13
03	Multi-Family	VG	1975	12
03	Multi-Family	VG	1980	11
03	Multi-Family	VG	1985	11
03	Multi-Family	VG	1990	11
03	Multi-Family	VG	1995	10
03	Multi-Family	VG	2000	10

## EYB Depreciation Table AMHERST, NH

03	Multi-Family	VG	2005	10
03	Multi-Family	VG	2008	10
03	Multi-Family	VG	2011	10
03	Multi-Family	VG	2012	9
03	Multi-Family	VG	2013	8
03	Multi-Family	VG	2014	7
03	Multi-Family	VG	2015	6
03	Multi-Family	VG	2016	5
03	Multi-Family	VG	2017	4
03	Multi-Family	VG	2018	3
03	Multi-Family	VG	2019	2
03	Multi-Family	VG	2020	1
03	Multi-Family	VG	2021	0
04	Condo Main	A	1945	35
04	Condo Main	A	1955	30
04	Condo Main	A	1965	26
04	Condo Main	A	1975	22
04	Condo Main	A	1980	20
04	Condo Main	A	1985	18
04	Condo Main	A	1990	16
04	Condo Main	A	1995	14
04	Condo Main	A	2000	13
04	Condo Main	A	2005	12
04	Condo Main	A	2008	11
04	Condo Main	A	2011	10
04	Condo Main	A	2012	9
04	Condo Main	A	2013	8
04	Condo Main	A	2014	7
04	Condo Main	A	2015	6
04	Condo Main	A	2016	5
04	Condo Main	A	2017	4
04	Condo Main	A	2018	3
04	Condo Main	A	2019	2
04	Condo Main	A	2020	1
04	Condo Main	A	2021	0

## EYB Depreciation Table AMHERST, NH

04	Condo Main	E	1945	10
04	Condo Main	E	1955	10
04	Condo Main	E	1965	10
04	Condo Main	E	1975	10
04	Condo Main	E	1980	10
04	Condo Main	E	1985	10
04	Condo Main	E	1990	10
04	Condo Main	E	1995	10
04	Condo Main	E	2000	10
04	Condo Main	E	2005	10
04	Condo Main	E	2008	10
04	Condo Main	E	2011	10
04	Condo Main	E	2012	9
04	Condo Main	E	2013	8
04	Condo Main	E	2014	7
04	Condo Main	E	2015	6
04	Condo Main	E	2016	5
04	Condo Main	E	2017	4
04	Condo Main	E	2018	3
04	Condo Main	E	2019	2
04	Condo Main	E	2020	1
04	Condo Main	E	2021	0
04	Condo Main	F	1945	40
04	Condo Main	F	1955	35
04	Condo Main	F	1965	31
04	Condo Main	F	1975	27
04	Condo Main	F	1980	25
04	Condo Main	F	1985	22
04	Condo Main	F	1990	19
04	Condo Main	F	1995	16
04	Condo Main	F	2000	15
04	Condo Main	F	2005	13
04	Condo Main	F	2008	12
04	Condo Main	F	2011	10
04	Condo Main	F	2012	9

## EYB Depreciation Table AMHERST, NH

04	Condo Main	F	2013	8
04	Condo Main	F	2014	7
04	Condo Main	F	2015	6
04	Condo Main	F	2016	5
04	Condo Main	F	2017	4
04	Condo Main	F	2018	3
04	Condo Main	F	2019	2
04	Condo Main	F	2020	1
04	Condo Main	F	2021	0
04	Condo Main	G	1945	30
04	Condo Main	G	1955	25
04	Condo Main	G	1965	21
04	Condo Main	G	1975	17
04	Condo Main	G	1980	15
04	Condo Main	G	1985	14
04	Condo Main	G	1990	13
04	Condo Main	G	1995	12
04	Condo Main	G	2000	11
04	Condo Main	G	2005	11
04	Condo Main	G	2008	10
04	Condo Main	G	2011	10
04	Condo Main	G	2012	9
04	Condo Main	G	2013	8
04	Condo Main	G	2014	7
04	Condo Main	G	2015	6
04	Condo Main	G	2016	5
04	Condo Main	G	2017	4
04	Condo Main	G	2018	3
04	Condo Main	G	2019	2
04	Condo Main	G	2020	1
04	Condo Main	G	2021	0
04	Condo Main	P	1945	50
04	Condo Main	P	1955	44
04	Condo Main	P	1965	39
04	Condo Main	P	1975	34

## EYB Depreciation Table AMHERST, NH

04	Condo Main	P	1980	31
04	Condo Main	P	1985	27
04	Condo Main	P	1990	23
04	Condo Main	P	1995	19
04	Condo Main	P	2000	17
04	Condo Main	P	2005	14
04	Condo Main	P	2008	12
04	Condo Main	P	2011	10
04	Condo Main	P	2012	9
04	Condo Main	P	2013	8
04	Condo Main	P	2014	7
04	Condo Main	P	2015	6
04	Condo Main	P	2016	5
04	Condo Main	P	2017	4
04	Condo Main	P	2018	3
04	Condo Main	P	2019	2
04	Condo Main	P	2020	1
04	Condo Main	P	2021	0
04	Condo Main	VG	1945	20
04	Condo Main	VG	1955	16
04	Condo Main	VG	1965	13
04	Condo Main	VG	1975	12
04	Condo Main	VG	1980	11
04	Condo Main	VG	1985	11
04	Condo Main	VG	1990	11
04	Condo Main	VG	1995	10
04	Condo Main	VG	2000	10
04	Condo Main	VG	2005	10
04	Condo Main	VG	2008	10
04	Condo Main	VG	2011	10
04	Condo Main	VG	2012	9
04	Condo Main	VG	2013	8
04	Condo Main	VG	2014	7
04	Condo Main	VG	2015	6
04	Condo Main	VG	2016	5

## EYB Depreciation Table AMHERST, NH

04	Condo Main	VG	2017	4
04	Condo Main	VG	2018	3
04	Condo Main	VG	2019	2
04	Condo Main	VG	2020	1
04	Condo Main	VG	2021	0
05	Res Condo	A	1945	35
05	Res Condo	A	1955	30
05	Res Condo	A	1965	26
05	Res Condo	A	1975	22
05	Res Condo	A	1980	20
05	Res Condo	A	1985	18
05	Res Condo	A	1990	16
05	Res Condo	A	1995	14
05	Res Condo	A	2000	13
05	Res Condo	A	2005	12
05	Res Condo	A	2008	11
05	Res Condo	A	2011	10
05	Res Condo	A	2012	9
05	Res Condo	A	2013	8
05	Res Condo	A	2014	7
05	Res Condo	A	2015	6
05	Res Condo	A	2016	5
05	Res Condo	A	2017	4
05	Res Condo	A	2018	3
05	Res Condo	A	2019	2
05	Res Condo	A	2020	1
05	Res Condo	A	2021	0
05	Res Condo	E	1945	10
05	Res Condo	E	1955	10
05	Res Condo	E	1965	10
05	Res Condo	E	1975	10
05	Res Condo	E	1980	10
05	Res Condo	E	1985	10
05	Res Condo	E	1990	10
05	Res Condo	E	1995	10



## EYB Depreciation Table AMHERST, NH

05	Res Condo	E	2000	10
05	Res Condo	E	2005	10
05	Res Condo	E	2008	10
05	Res Condo	E	2011	10
05	Res Condo	E	2012	9
05	Res Condo	E	2013	8
05	Res Condo	E	2014	7
05	Res Condo	E	2015	6
05	Res Condo	E	2016	5
05	Res Condo	E	2017	4
05	Res Condo	E	2018	3
05	Res Condo	E	2019	2
05	Res Condo	E	2020	1
05	Res Condo	E	2021	0
05	Res Condo	F	1945	40
05	Res Condo	F	1955	35
05	Res Condo	F	1965	31
05	Res Condo	F	1975	27
05	Res Condo	F	1980	25
05	Res Condo	F	1985	22
05	Res Condo	F	1990	19
05	Res Condo	F	1995	16
05	Res Condo	F	2000	15
05	Res Condo	F	2005	13
05	Res Condo	F	2008	12
05	Res Condo	F	2011	10
05	Res Condo	F	2012	9
05	Res Condo	F	2013	8
05	Res Condo	F	2014	7
05	Res Condo	F	2015	6
05	Res Condo	F	2016	5
05	Res Condo	F	2017	4
05	Res Condo	F	2018	3
05	Res Condo	F	2019	2
05	Res Condo	F	2020	1

## EYB Depreciation Table AMHERST, NH

05	Res Condo	F	2021	0
05	Res Condo	G	1945	30
05	Res Condo	G	1955	25
05	Res Condo	G	1965	21
05	Res Condo	G	1975	17
05	Res Condo	G	1980	15
05	Res Condo	G	1985	14
05	Res Condo	G	1990	13
05	Res Condo	G	1995	12
05	Res Condo	G	2000	11
05	Res Condo	G	2005	11
05	Res Condo	G	2008	10
05	Res Condo	G	2011	10
05	Res Condo	G	2012	9
05	Res Condo	G	2013	8
05	Res Condo	G	2014	7
05	Res Condo	G	2015	6
05	Res Condo	G	2016	5
05	Res Condo	G	2017	4
05	Res Condo	G	2018	3
05	Res Condo	G	2019	2
05	Res Condo	G	2020	1
05	Res Condo	G	2021	0
05	Res Condo	P	1945	50
05	Res Condo	P	1955	44
05	Res Condo	P	1965	39
05	Res Condo	P	1975	34
05	Res Condo	P	1980	31
05	Res Condo	P	1985	27
05	Res Condo	P	1990	23
05	Res Condo	P	1995	19
05	Res Condo	P	2000	17
05	Res Condo	P	2005	14
05	Res Condo	P	2008	12
05	Res Condo	P	2011	10

# EYB Depreciation Table AMHERST, NH

05	Res Condo	P	2012	9
05	Res Condo	P	2013	8
05	Res Condo	P	2014	7
05	Res Condo	P	2015	6
05	Res Condo	P	2016	5
05	Res Condo	P	2017	4
05	Res Condo	P	2018	3
05	Res Condo	P	2019	2
05	Res Condo	P	2020	1
05	Res Condo	P	2021	0
05	Res Condo	VG	1945	20
05	Res Condo	VG	1955	16
05	Res Condo	VG	1965	13
05	Res Condo	VG	1975	12
05	Res Condo	VG	1980	11
05	Res Condo	VG	1985	11
05	Res Condo	VG	1990	11
05	Res Condo	VG	1995	10
05	Res Condo	VG	2000	10
05	Res Condo	VG	2005	10
05	Res Condo	VG	2008	10
05	Res Condo	VG	2011	10
05	Res Condo	VG	2012	9
05	Res Condo	VG	2013	8
05	Res Condo	VG	2014	7
05	Res Condo	VG	2015	6
05	Res Condo	VG	2016	5
05	Res Condo	VG	2017	4
05	Res Condo	VG	2018	3
05	Res Condo	VG	2019	2
05	Res Condo	VG	2020	1
05	Res Condo	VG	2021	0
06	Com Condo	A	1944	40
06	Com Condo	A	1949	38
06	Com Condo	A	1954	36

## EYB Depreciation Table AMHERST, NH

06	Com Condo	A	1959	34
06	Com Condo	A	1964	32
06	Com Condo	A	1969	30
06	Com Condo	A	1974	28
06	Com Condo	A	1979	26
06	Com Condo	A	1984	24
06	Com Condo	A	1989	22
06	Com Condo	A	1994	20
06	Com Condo	A	1999	18
06	Com Condo	A	2004	16
06	Com Condo	A	2006	14
06	Com Condo	A	2008	13
06	Com Condo	A	2009	12
06	Com Condo	A	2010	11
06	Com Condo	A	2011	10
06	Com Condo	A	2012	9
06	Com Condo	A	2013	8
06	Com Condo	A	2014	7
06	Com Condo	A	2015	6
06	Com Condo	A	2016	5
06	Com Condo	A	2017	4
06	Com Condo	A	2018	3
06	Com Condo	A	2019	2
06	Com Condo	A	2020	1
06	Com Condo	A	2021	0
06	Com Condo	E	1944	25
06	Com Condo	E	1949	24
06	Com Condo	E	1954	23
06	Com Condo	E	1959	22
06	Com Condo	E	1964	21
06	Com Condo	E	1969	20
06	Com Condo	E	1974	19
06	Com Condo	E	1979	18
06	Com Condo	E	1984	17
06	Com Condo	E	1989	16

## EYB Depreciation Table AMHERST, NH

06	Com Condo	E	1994	15
06	Com Condo	E	1999	14
06	Com Condo	E	2004	13
06	Com Condo	E	2006	11
06	Com Condo	E	2008	11
06	Com Condo	E	2009	10
06	Com Condo	E	2010	10
06	Com Condo	E	2011	10
06	Com Condo	E	2012	9
06	Com Condo	E	2013	8
06	Com Condo	E	2014	7
06	Com Condo	E	2015	6
06	Com Condo	E	2016	5
06	Com Condo	E	2017	4
06	Com Condo	E	2018	3
06	Com Condo	E	2019	2
06	Com Condo	E	2020	1
06	Com Condo	E	2021	0
06	Com Condo	F	1944	45
06	Com Condo	F	1949	42
06	Com Condo	F	1954	40
06	Com Condo	F	1959	38
06	Com Condo	F	1964	36
06	Com Condo	F	1969	34
06	Com Condo	F	1974	32
06	Com Condo	F	1979	30
06	Com Condo	F	1984	28
06	Com Condo	F	1989	26
06	Com Condo	F	1994	24
06	Com Condo	F	1999	22
06	Com Condo	F	2004	20
06	Com Condo	F	2006	18
06	Com Condo	F	2008	16
06	Com Condo	F	2009	14
06	Com Condo	F	2010	12

## EYB Depreciation Table AMHERST, NH

06	Com Condo	F	2011	10
06	Com Condo	F	2012	9
06	Com Condo	F	2013	8
06	Com Condo	F	2014	7
06	Com Condo	F	2015	6
06	Com Condo	F	2016	5
06	Com Condo	F	2017	4
06	Com Condo	F	2018	3
06	Com Condo	F	2019	2
06	Com Condo	F	2020	1
06	Com Condo	F	2021	0
06	Com Condo	G	1944	35
06	Com Condo	G	1949	34
06	Com Condo	G	1954	33
06	Com Condo	G	1959	32
06	Com Condo	G	1964	30
06	Com Condo	G	1969	28
06	Com Condo	G	1974	26
06	Com Condo	G	1979	24
06	Com Condo	G	1984	22
06	Com Condo	G	1989	20
06	Com Condo	G	1994	18
06	Com Condo	G	1999	16
06	Com Condo	G	2004	15
06	Com Condo	G	2006	13
06	Com Condo	G	2008	12
06	Com Condo	G	2009	11
06	Com Condo	G	2010	10
06	Com Condo	G	2011	10
06	Com Condo	G	2012	9
06	Com Condo	G	2013	8
06	Com Condo	G	2014	7
06	Com Condo	G	2015	6
06	Com Condo	G	2016	5
06	Com Condo	G	2017	4

## EYB Depreciation Table AMHERST, NH

06	Com Condo	G	2018	3
06	Com Condo	G	2019	2
06	Com Condo	G	2020	1
06	Com Condo	G	2021	0
06	Com Condo	P	1944	45
06	Com Condo	P	1949	42
06	Com Condo	P	1954	40
06	Com Condo	P	1959	38
06	Com Condo	P	1964	36
06	Com Condo	P	1969	34
06	Com Condo	P	1974	32
06	Com Condo	P	1979	30
06	Com Condo	P	1984	28
06	Com Condo	P	1989	26
06	Com Condo	P	1994	24
06	Com Condo	P	1999	22
06	Com Condo	P	2004	20
06	Com Condo	P	2006	18
06	Com Condo	P	2008	16
06	Com Condo	P	2009	14
06	Com Condo	P	2010	12
06	Com Condo	P	2011	10
06	Com Condo	P	2012	9
06	Com Condo	P	2013	8
06	Com Condo	P	2014	7
06	Com Condo	P	2015	6
06	Com Condo	P	2016	5
06	Com Condo	P	2017	4
06	Com Condo	P	2018	3
06	Com Condo	P	2019	2
06	Com Condo	P	2020	1
06	Com Condo	P	2021	0
06	Com Condo	VG	1944	30
06	Com Condo	VG	1949	28
06	Com Condo	VG	1954	27

## EYB Depreciation Table AMHERST, NH

06	Com Condo	VG	1959	26
06	Com Condo	VG	1964	25
06	Com Condo	VG	1969	24
06	Com Condo	VG	1974	23
06	Com Condo	VG	1979	22
06	Com Condo	VG	1984	20
06	Com Condo	VG	1989	18
06	Com Condo	VG	1994	16
06	Com Condo	VG	1999	15
06	Com Condo	VG	2004	14
06	Com Condo	VG	2006	12
06	Com Condo	VG	2008	11
06	Com Condo	VG	2009	10
06	Com Condo	VG	2010	10
06	Com Condo	VG	2011	10
06	Com Condo	VG	2012	9
06	Com Condo	VG	2013	8
06	Com Condo	VG	2014	7
06	Com Condo	VG	2015	6
06	Com Condo	VG	2016	5
06	Com Condo	VG	2017	4
06	Com Condo	VG	2018	3
06	Com Condo	VG	2019	2
06	Com Condo	VG	2020	1
06	Com Condo	VG	2021	0
94	Comm/Ind	A	1944	40
94	Comm/Ind	A	1949	38
94	Comm/Ind	A	1954	36
94	Comm/Ind	A	1959	34
94	Comm/Ind	A	1964	32
94	Comm/Ind	A	1969	30
94	Comm/Ind	A	1974	28
94	Comm/Ind	A	1979	26
94	Comm/Ind	A	1984	24
94	Comm/Ind	A	1989	22



## EYB Depreciation Table AMHERST, NH

94	Comm/Ind	A	1994	20
94	Comm/Ind	A	1999	18
94	Comm/Ind	A	2004	16
94	Comm/Ind	A	2006	14
94	Comm/Ind	A	2008	13
94	Comm/Ind	A	2009	12
94	Comm/Ind	A	2010	11
94	Comm/Ind	A	2011	10
94	Comm/Ind	A	2012	9
94	Comm/Ind	A	2013	8
94	Comm/Ind	A	2014	7
94	Comm/Ind	A	2015	6
94	Comm/Ind	A	2016	5
94	Comm/Ind	A	2017	4
94	Comm/Ind	A	2018	3
94	Comm/Ind	A	2019	2
94	Comm/Ind	A	2020	1
94	Comm/Ind	A	2021	0
94	Comm/Ind	E	1944	25
94	Comm/Ind	E	1949	24
94	Comm/Ind	E	1954	23
94	Comm/Ind	E	1959	22
94	Comm/Ind	E	1964	21
94	Comm/Ind	E	1969	20
94	Comm/Ind	E	1974	19
94	Comm/Ind	E	1979	18
94	Comm/Ind	E	1984	17
94	Comm/Ind	E	1989	16
94	Comm/Ind	E	1994	15
94	Comm/Ind	E	1999	14
94	Comm/Ind	E	2004	13
94	Comm/Ind	E	2006	11
94	Comm/Ind	E	2008	11
94	Comm/Ind	E	2009	10
94	Comm/Ind	E	2010	10

## EYB Depreciation Table AMHERST, NH

94	Comm/Ind	E	2011	10
94	Comm/Ind	E	2012	9
94	Comm/Ind	E	2013	8
94	Comm/Ind	E	2014	7
94	Comm/Ind	E	2015	6
94	Comm/Ind	E	2016	5
94	Comm/Ind	E	2017	4
94	Comm/Ind	E	2018	3
94	Comm/Ind	E	2019	2
94	Comm/Ind	E	2020	1
94	Comm/Ind	E	2021	0
94	Comm/Ind	F	1944	45
94	Comm/Ind	F	1949	42
94	Comm/Ind	F	1954	40
94	Comm/Ind	F	1959	38
94	Comm/Ind	F	1964	36
94	Comm/Ind	F	1969	34
94	Comm/Ind	F	1974	32
94	Comm/Ind	F	1979	30
94	Comm/Ind	F	1984	28
94	Comm/Ind	F	1989	26
94	Comm/Ind	F	1994	24
94	Comm/Ind	F	1999	22
94	Comm/Ind	F	2004	20
94	Comm/Ind	F	2006	18
94	Comm/Ind	F	2008	16
94	Comm/Ind	F	2009	14
94	Comm/Ind	F	2010	12
94	Comm/Ind	F	2011	10
94	Comm/Ind	F	2012	9
94	Comm/Ind	F	2013	8
94	Comm/Ind	F	2014	7
94	Comm/Ind	F	2015	6
94	Comm/Ind	F	2016	5
94	Comm/Ind	F	2017	4

## EYB Depreciation Table AMHERST, NH

94	Comm/Ind	F	2018	3
94	Comm/Ind	F	2019	2
94	Comm/Ind	F	2020	1
94	Comm/Ind	F	2021	0
94	Comm/Ind	G	1944	35
94	Comm/Ind	G	1949	34
94	Comm/Ind	G	1954	33
94	Comm/Ind	G	1959	32
94	Comm/Ind	G	1964	30
94	Comm/Ind	G	1969	28
94	Comm/Ind	G	1974	26
94	Comm/Ind	G	1979	24
94	Comm/Ind	G	1984	22
94	Comm/Ind	G	1989	20
94	Comm/Ind	G	1994	18
94	Comm/Ind	G	1999	16
94	Comm/Ind	G	2004	15
94	Comm/Ind	G	2006	13
94	Comm/Ind	G	2008	12
94	Comm/Ind	G	2009	11
94	Comm/Ind	G	2010	10
94	Comm/Ind	G	2011	10
94	Comm/Ind	G	2012	9
94	Comm/Ind	G	2013	8
94	Comm/Ind	G	2014	7
94	Comm/Ind	G	2015	6
94	Comm/Ind	G	2016	5
94	Comm/Ind	G	2017	4
94	Comm/Ind	G	2018	3
94	Comm/Ind	G	2019	2
94	Comm/Ind	G	2020	1
94	Comm/Ind	G	2021	0
94	Comm/Ind	P	1944	45
94	Comm/Ind	P	1949	42
94	Comm/Ind	P	1954	40

## EYB Depreciation Table AMHERST, NH

94	Comm/Ind	P	1959	38
94	Comm/Ind	P	1964	36
94	Comm/Ind	P	1969	34
94	Comm/Ind	P	1974	32
94	Comm/Ind	P	1979	30
94	Comm/Ind	P	1984	28
94	Comm/Ind	P	1989	26
94	Comm/Ind	P	1994	24
94	Comm/Ind	P	1999	22
94	Comm/Ind	P	2004	20
94	Comm/Ind	P	2006	18
94	Comm/Ind	P	2008	16
94	Comm/Ind	P	2009	14
94	Comm/Ind	P	2010	12
94	Comm/Ind	P	2011	10
94	Comm/Ind	P	2012	9
94	Comm/Ind	P	2013	8
94	Comm/Ind	P	2014	7
94	Comm/Ind	P	2015	6
94	Comm/Ind	P	2016	5
94	Comm/Ind	P	2017	4
94	Comm/Ind	P	2018	3
94	Comm/Ind	P	2019	2
94	Comm/Ind	P	2020	1
94	Comm/Ind	P	2021	0
94	Comm/Ind	VG	1944	30
94	Comm/Ind	VG	1949	28
94	Comm/Ind	VG	1954	27
94	Comm/Ind	VG	1959	26
94	Comm/Ind	VG	1964	25
94	Comm/Ind	VG	1969	24
94	Comm/Ind	VG	1974	23
94	Comm/Ind	VG	1979	22
94	Comm/Ind	VG	1984	20
94	Comm/Ind	VG	1989	18

## EYB Depreciation Table AMHERST, NH

94	Comm/Ind	VG	1994	16
94	Comm/Ind	VG	1999	15
94	Comm/Ind	VG	2004	14
94	Comm/Ind	VG	2006	12
94	Comm/Ind	VG	2008	11
94	Comm/Ind	VG	2009	10
94	Comm/Ind	VG	2010	10
94	Comm/Ind	VG	2011	10
94	Comm/Ind	VG	2012	9
94	Comm/Ind	VG	2013	8
94	Comm/Ind	VG	2014	7
94	Comm/Ind	VG	2015	6
94	Comm/Ind	VG	2016	5
94	Comm/Ind	VG	2017	4
94	Comm/Ind	VG	2018	3
94	Comm/Ind	VG	2019	2
94	Comm/Ind	VG	2020	1
94	Comm/Ind	VG	2021	0
95	Serv Station	A	1944	40
95	Serv Station	A	1949	38
95	Serv Station	A	1954	36
95	Serv Station	A	1959	34
95	Serv Station	A	1964	32
95	Serv Station	A	1969	30
95	Serv Station	A	1974	28
95	Serv Station	A	1979	26
95	Serv Station	A	1984	24
95	Serv Station	A	1989	22
95	Serv Station	A	1994	20
95	Serv Station	A	1999	18
95	Serv Station	A	2004	16
95	Serv Station	A	2006	14
95	Serv Station	A	2008	13
95	Serv Station	A	2009	12
95	Serv Station	A	2010	11

## EYB Depreciation Table AMHERST, NH

95	Serv Station	A	2011	10
95	Serv Station	A	2012	9
95	Serv Station	A	2013	8
95	Serv Station	A	2014	7
95	Serv Station	A	2015	6
95	Serv Station	A	2016	5
95	Serv Station	A	2017	4
95	Serv Station	A	2018	3
95	Serv Station	A	2019	2
95	Serv Station	A	2020	1
95	Serv Station	A	2021	0
95	Serv Station	E	1944	25
95	Serv Station	E	1949	24
95	Serv Station	E	1954	23
95	Serv Station	E	1959	22
95	Serv Station	E	1964	21
95	Serv Station	E	1969	20
95	Serv Station	E	1974	19
95	Serv Station	E	1979	18
95	Serv Station	E	1984	17
95	Serv Station	E	1989	16
95	Serv Station	E	1994	15
95	Serv Station	E	1999	14
95	Serv Station	E	2004	13
95	Serv Station	E	2006	11
95	Serv Station	E	2008	11
95	Serv Station	E	2009	10
95	Serv Station	E	2010	10
95	Serv Station	E	2011	10
95	Serv Station	E	2012	9
95	Serv Station	E	2013	8
95	Serv Station	E	2014	7
95	Serv Station	E	2015	6
95	Serv Station	E	2016	5
95	Serv Station	E	2017	4

## EYB Depreciation Table AMHERST, NH

95	Serv Station	E	2018	3
95	Serv Station	E	2019	2
95	Serv Station	E	2020	1
95	Serv Station	E	2021	0
95	Serv Station	F	1944	45
95	Serv Station	F	1949	42
95	Serv Station	F	1954	40
95	Serv Station	F	1959	38
95	Serv Station	F	1964	36
95	Serv Station	F	1969	34
95	Serv Station	F	1974	32
95	Serv Station	F	1979	30
95	Serv Station	F	1984	28
95	Serv Station	F	1989	26
95	Serv Station	F	1994	24
95	Serv Station	F	1999	22
95	Serv Station	F	2004	20
95	Serv Station	F	2006	18
95	Serv Station	F	2008	16
95	Serv Station	F	2009	14
95	Serv Station	F	2010	12
95	Serv Station	F	2011	10
95	Serv Station	F	2012	9
95	Serv Station	F	2013	8
95	Serv Station	F	2014	7
95	Serv Station	F	2015	6
95	Serv Station	F	2016	5
95	Serv Station	F	2017	4
95	Serv Station	F	2018	3
95	Serv Station	F	2019	2
95	Serv Station	F	2020	1
95	Serv Station	F	2021	0
95	Serv Station	G	1944	35
95	Serv Station	G	1949	34
95	Serv Station	G	1954	33

## EYB Depreciation Table AMHERST, NH

95	Serv Station	G	1959	32
95	Serv Station	G	1964	30
95	Serv Station	G	1969	28
95	Serv Station	G	1974	26
95	Serv Station	G	1979	24
95	Serv Station	G	1984	22
95	Serv Station	G	1989	20
95	Serv Station	G	1994	18
95	Serv Station	G	1999	16
95	Serv Station	G	2004	15
95	Serv Station	G	2006	13
95	Serv Station	G	2008	12
95	Serv Station	G	2009	11
95	Serv Station	G	2010	10
95	Serv Station	G	2011	10
95	Serv Station	G	2012	9
95	Serv Station	G	2013	8
95	Serv Station	G	2014	7
95	Serv Station	G	2015	6
95	Serv Station	G	2016	5
95	Serv Station	G	2017	4
95	Serv Station	G	2018	3
95	Serv Station	G	2019	2
95	Serv Station	G	2020	1
95	Serv Station	G	2021	0
95	Serv Station	P	1944	45
95	Serv Station	P	1949	42
95	Serv Station	P	1954	40
95	Serv Station	P	1959	38
95	Serv Station	P	1964	36
95	Serv Station	P	1969	34
95	Serv Station	P	1974	32
95	Serv Station	P	1979	30
95	Serv Station	P	1984	28
95	Serv Station	P	1989	26



## EYB Depreciation Table AMHERST, NH

95	Serv Station	P	1994	24
95	Serv Station	P	1999	22
95	Serv Station	P	2004	20
95	Serv Station	P	2006	18
95	Serv Station	P	2008	16
95	Serv Station	P	2009	14
95	Serv Station	P	2010	12
95	Serv Station	P	2011	10
95	Serv Station	P	2012	9
95	Serv Station	P	2013	8
95	Serv Station	P	2014	7
95	Serv Station	P	2015	6
95	Serv Station	P	2016	5
95	Serv Station	P	2017	4
95	Serv Station	P	2018	3
95	Serv Station	P	2019	2
95	Serv Station	P	2020	1
95	Serv Station	P	2021	0
95	Serv Station	VG	1944	30
95	Serv Station	VG	1949	28
95	Serv Station	VG	1954	27
95	Serv Station	VG	1959	26
95	Serv Station	VG	1964	25
95	Serv Station	VG	1969	24
95	Serv Station	VG	1974	23
95	Serv Station	VG	1979	22
95	Serv Station	VG	1984	20
95	Serv Station	VG	1989	18
95	Serv Station	VG	1994	16
95	Serv Station	VG	1999	15
95	Serv Station	VG	2004	14
95	Serv Station	VG	2006	12
95	Serv Station	VG	2008	11
95	Serv Station	VG	2009	10
95	Serv Station	VG	2010	10

## EYB Depreciation Table AMHERST, NH

95	Serv Station	VG	2011	10
95	Serv Station	VG	2012	9
95	Serv Station	VG	2013	8
95	Serv Station	VG	2014	7
95	Serv Station	VG	2015	6
95	Serv Station	VG	2016	5
95	Serv Station	VG	2017	4
95	Serv Station	VG	2018	3
95	Serv Station	VG	2019	2
95	Serv Station	VG	2020	1
95	Serv Station	VG	2021	0
96	Ind/Comm	A	1944	40
96	Ind/Comm	A	1949	38
96	Ind/Comm	A	1954	36
96	Ind/Comm	A	1959	34
96	Ind/Comm	A	1964	32
96	Ind/Comm	A	1969	30
96	Ind/Comm	A	1974	28
96	Ind/Comm	A	1979	26
96	Ind/Comm	A	1984	24
96	Ind/Comm	A	1989	22
96	Ind/Comm	A	1994	20
96	Ind/Comm	A	1999	18
96	Ind/Comm	A	2004	16
96	Ind/Comm	A	2006	14
96	Ind/Comm	A	2008	13
96	Ind/Comm	A	2009	12
96	Ind/Comm	A	2010	11
96	Ind/Comm	A	2011	10
96	Ind/Comm	A	2012	9
96	Ind/Comm	A	2013	8
96	Ind/Comm	A	2014	7
96	Ind/Comm	A	2015	6
96	Ind/Comm	A	2016	5
96	Ind/Comm	A	2017	4

## EYB Depreciation Table AMHERST, NH

96	Ind/Comm	A	2018	3
96	Ind/Comm	A	2019	2
96	Ind/Comm	A	2020	1
96	Ind/Comm	A	2021	0
96	Ind/Comm	E	1944	25
96	Ind/Comm	E	1949	24
96	Ind/Comm	E	1954	23
96	Ind/Comm	E	1959	22
96	Ind/Comm	E	1964	21
96	Ind/Comm	E	1969	20
96	Ind/Comm	E	1974	19
96	Ind/Comm	E	1979	18
96	Ind/Comm	E	1984	17
96	Ind/Comm	E	1989	16
96	Ind/Comm	E	1994	15
96	Ind/Comm	E	1999	14
96	Ind/Comm	E	2004	13
96	Ind/Comm	E	2006	11
96	Ind/Comm	E	2008	11
96	Ind/Comm	E	2009	10
96	Ind/Comm	E	2010	10
96	Ind/Comm	E	2011	10
96	Ind/Comm	E	2012	9
96	Ind/Comm	E	2013	8
96	Ind/Comm	E	2014	7
96	Ind/Comm	E	2015	6
96	Ind/Comm	E	2016	5
96	Ind/Comm	E	2017	4
96	Ind/Comm	E	2018	3
96	Ind/Comm	E	2019	2
96	Ind/Comm	E	2020	1
96	Ind/Comm	E	2021	0
96	Ind/Comm	F	1944	45
96	Ind/Comm	F	1949	42
96	Ind/Comm	F	1954	40

## EYB Depreciation Table AMHERST, NH

96	Ind/Comm	F	1959	38
96	Ind/Comm	F	1964	36
96	Ind/Comm	F	1969	34
96	Ind/Comm	F	1974	32
96	Ind/Comm	F	1979	30
96	Ind/Comm	F	1984	28
96	Ind/Comm	F	1989	26
96	Ind/Comm	F	1994	24
96	Ind/Comm	F	1999	22
96	Ind/Comm	F	2004	20
96	Ind/Comm	F	2006	18
96	Ind/Comm	F	2008	16
96	Ind/Comm	F	2009	14
96	Ind/Comm	F	2010	12
96	Ind/Comm	F	2011	10
96	Ind/Comm	F	2012	9
96	Ind/Comm	F	2013	8
96	Ind/Comm	F	2014	7
96	Ind/Comm	F	2015	6
96	Ind/Comm	F	2016	5
96	Ind/Comm	F	2017	4
96	Ind/Comm	F	2018	3
96	Ind/Comm	F	2019	2
96	Ind/Comm	F	2020	1
96	Ind/Comm	F	2021	0
96	Ind/Comm	G	1944	35
96	Ind/Comm	G	1949	34
96	Ind/Comm	G	1954	33
96	Ind/Comm	G	1959	32
96	Ind/Comm	G	1964	30
96	Ind/Comm	G	1969	28
96	Ind/Comm	G	1974	26
96	Ind/Comm	G	1979	24
96	Ind/Comm	G	1984	22
96	Ind/Comm	G	1989	20

## EYB Depreciation Table AMHERST, NH

96	Ind/Comm	G	1994	18
96	Ind/Comm	G	1999	16
96	Ind/Comm	G	2004	15
96	Ind/Comm	G	2006	13
96	Ind/Comm	G	2008	12
96	Ind/Comm	G	2009	11
96	Ind/Comm	G	2010	10
96	Ind/Comm	G	2011	10
96	Ind/Comm	G	2012	9
96	Ind/Comm	G	2013	8
96	Ind/Comm	G	2014	7
96	Ind/Comm	G	2015	6
96	Ind/Comm	G	2016	5
96	Ind/Comm	G	2017	4
96	Ind/Comm	G	2018	3
96	Ind/Comm	G	2019	2
96	Ind/Comm	G	2020	1
96	Ind/Comm	G	2021	0
96	Ind/Comm	P	1944	45
96	Ind/Comm	P	1949	42
96	Ind/Comm	P	1954	40
96	Ind/Comm	P	1959	38
96	Ind/Comm	P	1964	36
96	Ind/Comm	P	1969	34
96	Ind/Comm	P	1974	32
96	Ind/Comm	P	1979	30
96	Ind/Comm	P	1984	28
96	Ind/Comm	P	1989	26
96	Ind/Comm	P	1994	24
96	Ind/Comm	P	1999	22
96	Ind/Comm	P	2004	20
96	Ind/Comm	P	2006	18
96	Ind/Comm	P	2008	16
96	Ind/Comm	P	2009	14
96	Ind/Comm	P	2010	12

## EYB Depreciation Table AMHERST, NH

96	Ind/Comm	P	2011	10
96	Ind/Comm	P	2012	9
96	Ind/Comm	P	2013	8
96	Ind/Comm	P	2014	7
96	Ind/Comm	P	2015	6
96	Ind/Comm	P	2016	5
96	Ind/Comm	P	2017	4
96	Ind/Comm	P	2018	3
96	Ind/Comm	P	2019	2
96	Ind/Comm	P	2020	1
96	Ind/Comm	P	2021	0
96	Ind/Comm	VG	1944	30
96	Ind/Comm	VG	1949	28
96	Ind/Comm	VG	1954	27
96	Ind/Comm	VG	1959	26
96	Ind/Comm	VG	1964	25
96	Ind/Comm	VG	1969	24
96	Ind/Comm	VG	1974	23
96	Ind/Comm	VG	1979	22
96	Ind/Comm	VG	1984	20
96	Ind/Comm	VG	1989	18
96	Ind/Comm	VG	1994	16
96	Ind/Comm	VG	1999	15
96	Ind/Comm	VG	2004	14
96	Ind/Comm	VG	2006	12
96	Ind/Comm	VG	2008	11
96	Ind/Comm	VG	2009	10
96	Ind/Comm	VG	2010	10
96	Ind/Comm	VG	2011	10
96	Ind/Comm	VG	2012	9
96	Ind/Comm	VG	2013	8
96	Ind/Comm	VG	2014	7
96	Ind/Comm	VG	2015	6
96	Ind/Comm	VG	2016	5
96	Ind/Comm	VG	2017	4

**EYB Depreciation Table  
AMHERST, NH**

96	Ind/Comm	VG	2018	3
96	Ind/Comm	VG	2019	2
96	Ind/Comm	VG	2020	1
96	Ind/Comm	VG	2021	0

## Complex Codes Report AMHERST NH

Condo Cmplx	Description	Num Lvl	Num Units	Pct Ownshp	Complex Adj
100	PILGRIM HILLS		8		1.00
101	CUB CIRCLE		34		1.38
102	SKYLINE		34		1.00
103	FOX RUN		12		1.03
104	JOSIAH BARTLTT		41		1.47
105	PINEFIELDS		24		1.31
106	ATHERTON		45		1.48
107	GOWING WOODS		23		1.19
108	COUNTRY MANSN		30		1.08
109	BUCKMEADOW		32		1.21
110	SUNRIDGE		10		1.11
111	14 TAMARACK LN		2		1.20
112	FOX RUN		12		1.33
500	AMHERST STA		5		1.15
501	SPRUCE PARK		9		1.34
502	OVERLOOK		18		1.10
503	LEDGES		5		0.94
504	NORTHWOOD		24		1.00
505	WINDMERE		18		0.86
506	11 COLUMBIA		26		1.70
507	NORTHWOOD EX		20		1.00
508	11 CALDWELL		10		1.00
509	COLONIAL SHOPS		5		1.00
510	NORTHWOOD GRN		16		1.10
511	GREELY POINT		8		1.00
512	LIBERTY PARK		16		1.00
513	6 COLUMBIA		2		1.70
514	HOWE DR		5		1.00



## Complex Codes Report AMHERST NH

Condo Cmplx	Description	Num Lvl	Num Units	Pct Ownshp	Complex Adj
515	BELLEVIEW DR		20		1.30
516	B-TECH		72		1.00
517	MULBERRY LN		23		1.34
518	BALSAM ASPEN		33		1.00
519	SOUTHWOOD		13		1.65
520	NORTHWOOD		12		1.56
521	SUMMERFIELD		77		1.52
522	FELLS		80		1.42
523	7 RTE 101A				0.80
524	MERRIMACK RD		4		1.30
525	SCOTTIE WAY		24		1.57
526	STANDISH WAY		8		1.32
527	CONRAD PLACE		10		1.40
528	PEACOCK BROOK		19		1.30
529	DEERWOOD		4		1.45
530	19 DEERWOOD		2		1.50
531	CONNER COURT		29		1.57
532	16 DEERWOOD		2		1.13
533	AMHERST FIELDS-ADAM		16		1.33
534	PENDLETON FARMS		20		1.29
535	BROOKWOOD		11		1.00
536	DOROTHY DR				1.60
537	PENDLETON DR				1.00

## Condo Unit Location Report AMHERST NH

Condo Complex	Complex Description	Unit Location	Description	Percent Adjustment
100	PILGRIM HILLS	100	PILGRIM HILLS	120
101	CUB CIRCLE	01		100
102	SKYLINE	01		100
103	FOX RUN	01	1.75 STORY	100
103	FOX RUN	02	1 STORY	100
104	JOSIAH BARTLTT	01	> 2000 SQ FT	90
104	JOSIAH BARTLTT	02	< 2000 SQ FT	100
105	PINEFIELDS	01		100
106	ATHERTON	01		100
107	GOWING WOODS	01		100
108	COUNTRY MANSN	01	MANSION	125
108	COUNTRY MANSN	02	OTHERS	100
108	COUNTRY MANSN	03	MANSION ADD	130
109	BUCKMEADOW	01		100
110	SUNRIDGE	01		100
500	AMHERST STA	01		132

## Condo Unit Location Report AMHERST NH

Condo Complex	Complex Description	Unit Location	Description	Percent Adjustment
501	SPRUCE PARK	01	OFFICE CONDO	67
502	OVERLOOK	01	OFC CONDO	71
503	LEDGES	01	COMPLEX ADJ-RE	95
503	LEDGES	02	CMPLX ADJ-OFF	95
504	NORTHWOOD	01	OFFICE CONDO	75
505	WINDMERE	01		70
506	11 COLUMBIA	01	1200	60
506	11 COLUMBIA	02	1600	70
506	11 COLUMBIA	03	2200	75
507	NORTHWOOD EX	01	RET/OFC CONDO	60
507	NORTHWOOD EX	02	CONDO	55
508	11 CALDWELL	01	IND CONDO	75
508	11 CALDWELL	02	IND CONDO	75
508	11 CALDWELL	03	IND CONDO	100
509	COLONIAL SHOPS	01		110
510	NORTHWOOD GRN	01	IND CONDO	72
511	GREELY POINT	01	OFFICE CONDO	52

## Condo Unit Location Report AMHERST NH

Condo Complex	Complex Description	Unit Location	Description	Percent Adjustment
512	LIBERTY PARK	01	OFFICE CONDO	67
513	6 COLUMBIA	01		80
514	HOWE DR	01	CONDO	95
515	BELLEVIEW DR	01	BELLEVIEW DR	100
516	B-TECH	01	B-TECH	70
517	MULBERRY LN	01	MULBERRY LN	100
518	BALSAM ASPEN	01	BALSAM ASPEN	135
519	SOUTHWOOD	01	SYCAMORE	100
519	SOUTHWOOD	02	ASPEN	100
520	NORTHWOOD	01	SYCAMORE	100
520	NORTHWOOD	02	BALSAM	100
521	SUMMERFIELD	521	SUMMERFIELD	100
522	FELLS	522	THE FELLS	100
526	STANDISH WAY	526	STANDISH WAY	100
527	CONRAD PLACE	01	CONRAD	100

## Condo Unit Location Report AMHERST NH

Condo Complex	Complex Description	Unit Location	Description	Percent Adjustment
528	PEACOCK BROOK	PB	PEACOCK BROOK	100
531	CONNER COURT	531	CONNER COURT	100
534	PENDLETON FARMS	534	SF CONDO	130
535	BROOKWOOD	535	SF CONDO	100

## Condo Unit Type Report AMHERST NH

Condo Complex	Complex Description	Unit Type	Description	Percent Adjustment	RCN Override
107	GOWING WOODS	01	UNIT A	100	
107	GOWING WOODS	02	UNIT B	100	
107	GOWING WOODS	03	UNIT C	100	
107	GOWING WOODS	04	UNIT D	100	
112	FOX RUN	01	1 STORY	100	
112	FOX RUN	02	1.75 STORY	100	
517	MULBERRY LN	E	END UNIT	100	
517	MULBERRY LN	M	MIDDLE UNIT	100	
521	SUMMERFIELD	AVO	AVONDALE	100	
521	SUMMERFIELD	BIR	BIRCHWOOD	100	
521	SUMMERFIELD	BRI	BRIARWOOD	100	
521	SUMMERFIELD	CRA	CRANFIELD	100	
521	SUMMERFIELD	DEV	DEVONSHIRE	100	
522	FELLS	01		100	
522	FELLS	02		100	
526	STANDISH WAY	E	END UNIT	100	
526	STANDISH WAY	M	MIDDLE UNIT	100	
528	PEACOCK BROOK	01	CAPE	100	
528	PEACOCK BROOK	02	CONVENTIONAL	100	

**Appendix 'G': 2020 Equalization Study Report**



# 2020 Ratio Study Summary Report

10/27/2020 10:59:33 AM

Town Name: Amherst, Hillsborough County

Date Range: 10/01/2019 through 09/30/2020

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Strata	Description	Mean Ratio	Median Ratio	WM Low Ci	WM Ratio	WM High Ci	COD	PRD	Total Strata	Sales PA34	Valid %	Valid PA34	Valid PA34 %	UT#	UT %
11	Single Family Home	79.49	78.85	76.40	78.32	79.93	11.11	1.01	201	147	183 91.0%	134	73.2%	183	100%
70	Waterfront	87.65	83.14	0	81.70	0	22.54	1.07	6	6	5 83.3%	5	100%	5	100%
12	Multi Family 2-4 Units	0	0	0	0	0	0	0	1	1	1 100%	1	100%	1	100%
14	Single Res Condo Unit	76.11	75.48	73.39	75.39	77.71	9.70	1.01	60	37	45 75.0%	27	60.0%	44	97.8%
18	Mfg Housing Without Land	0	0	0	0	0	0	0	1	1	1 100%	1	100%	1	100%
22	Residential Land	92.16	96.53	78.10	83.53	90.80	12.72	1.10	32	22	13 40.6%	10	76.9%	13	100%
33	Commercial L&B	82.96	83.72	0	85.37	0	15.47	0.97	4	4	4 100%	4	100%	4	100%
44	Commercial Condo	0	0	0	0	0	0	0	2	2	1 50.0%	1	100%	1	100%
45	Industrial Condo	0	0	0	0	0	0	0	2	0	1 50.0%	0	0%	1	100%
56	Condominiumized Land Site	59.75	55.91	0	61.65	0	11.95	0.97	11	8	4 36.4%	4	100%	4	100%
57	Unclass/Unk Other	65.11	67.35	0	66.05	0	18.83	0.99	9	6	4 44.4%	2	50.0%	4	100%
AA	Any & All	79.24	78.44	76.05	77.75	79.28	12.30	1.02	324	229	257 79.3%	184	71.6%	257	100%
GC1	Area Improved Res	78.98	78.39	76.42	78.10	79.55	11.11	1.01	263	186	230 87.5%	163	70.9%	230	100%
GC2	Area Improved Non-Res	83.56	83.72	0	77.05	0	24.09	1.08	9	7	6 66.7%	5	83.3%	6	100%
GC3	Area Unimproved	92.16	96.53	78.16	83.53	90.96	12.72	1.10	32	22	13 40.6%	10	76.9%	13	100%
GC4	Area Misc	62.43	59.61	59.15	64.17	71.53	18.99	0.97	20	14	8 40.0%	6	75.0%	8	100%





# 2020 Ratio Study Summary Report

10/27/2020 10:59:33 AM

Town Name: Amherst, Hillsborough County

Date Range: 10/01/2019 through 09/30/2020

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#	Criteria Met
All (AA)	Any & All	77.10	78.44	79.13	1.01	1.02	1.03	12.30	257	False
Group (GC1)	Area Improved Res	77.10	78.39	79.13	1.00	1.01	1.02	11.11	230	True
Group (GC2)	Area Improved Non-Res	0	83.72	0	0	1.08	0	24.09	6	True
Group (GC3)	Area Unimproved	76.23	96.53	99.46	1.06	1.10	1.19	12.72	13	N/A
<b>Title</b>										
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110									
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03									
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0									
Strata-GC1	Median Confidence Interval should overlap overall median +/- 5%									
Strata-GC2	Median Confidence Interval should overlap overall median +/- 5%									
Strata-GC3	Median Confidence Interval should overlap overall median +/- 5%									

**Appendix 'H': Commercial Valuation Reports**

- Market Rent Schedules
- Income Adjustments
- Cap Rate Report
- Band of Investment Capitalization Report
- Income/Cost Comparison Report
- Income Detail Review
- Cost/Income Detail Correlation Report
- Economic Income Valuation Spreadsheet

## MARKET RENT SCHEDULES FOR YEAR 2020 AMHERST, NH

CODE	DESCRIPTION	UNIT TYPE	AVG SIZE	AVG RENT	MAX SIZE	MIN RENT	MIN SIZE	MAX RENT	VAC %	EXP %	CURVE
10	RETAIL	SQFT	2,500.00	13.00	10,000.00	11.00	500.00	15.00	0.08	0.30	0001
12	SUPERMARKT	SQFT	1.00	8.50	1.00	8.50	1.00	8.50	0.05	0.20	0001
13	DEPT STORE	SQFT	1.00	8.50	1.00	8.50	1.00	8.50	0.05	0.20	0001
14	RET MULTI	SQFT	2,500.00	11.00	10,000.00	9.50	500.00	12.50	0.08	0.30	0001
15	RET STRIP	SQFT	2,500.00	12.00	10,000.00	10.50	500.00	13.50	0.08	0.30	0001
16	BOX RETAIL	SQFT	10,000.00	16.50	200,000.00	12.50	5,000.00	21.00	0.08	0.25	0001
19	IND CONDO	SQFT	5,000.00	6.00	20,000.00	5.00	500.00	8.00	0.10	0.15	0001
20	INDUSTRIAL	SQFT	15,000.00	7.00	40,000.00	5.50	1,000.00	8.50	0.10	0.15	0001
21	R & D	SQFT	15,000.00	8.00	40,000.00	6.50	1,000.00	9.50	0.10	0.15	0001
22	WHSE	SQFT	15,000.00	7.00	40,000.00	5.50	1,000.00	8.50	0.10	0.15	0001
23	MILL BLDG	SQFT	15,000.00	4.00	40,000.00	3.50	1,000.00	4.50	0.15	0.40	0001
24	SERVICE SH	SQFT	1.00	11.00	1.00	11.00	1.00	11.00	0.05	0.15	0001
30	REST-LOC	SQFT	2,000.00	11.00	10,000.00	7.00	1,500.00	13.00	0.10	0.17	0001

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## MARKET RENT SCHEDULES FOR YEAR 2020 AMHERST, NH

CODE	DESCRIPTION	UNIT TYPE	AVG SIZE	AVG RENT	MAX SIZE	MIN RENT	MIN SIZE	MAX RENT	VAC %	EXP %	CURVE
31	FAST FOOD	SQFT	1.00	24.00	1.00	24.00	1.00	24.00	0.05	0.17	0001
32	CLUB/BAR	SQFT	1.00	11.00	1.00	11.00	1.00	11.00	0.05	0.17	0001
40	STUDIO	APT	1.00	10,200.00	1.00	10,200.00	1.00	10,200.00	0.05	0.35	0001
41	APT 1 BR	APT	1.00	11,400.00	1.00	11,400.00	1.00	11,400.00	0.05	0.35	0001
42	APT 2 BR	APT	1.00	12,000.00	1.00	12,000.00	1.00	12,000.00	0.05	0.35	0001
43	APT 3 BR	APT	1.00	18,000.00	1.00	18,000.00	1.00	18,000.00	0.05	0.35	0001
44	APT RC EFF	APT	1.00	9,600.00	1.00	9,600.00	1.00	9,600.00	0.05	0.35	0001
45	APT RC 1BR	APT	1.00	10,800.00	1.00	10,800.00	1.00	10,800.00	0.05	0.35	0001
46	APT RC 2BR	APT	1.00	11,400.00	1.00	11,400.00	1.00	11,400.00	0.05	0.35	0001
47	APT RC 3BR	APT	1.00	14,400.00	1.00	14,400.00	1.00	14,400.00	0.05	0.35	0001
48	ROOM HOUSE	ROOM	1.00	6,500.00	1.00	6,500.00	1.00	6,500.00	0.12	0.45	0001
49	HOTEL/MOTE	ROOM	1.00	36,500.00	1.00	36,500.00	1.00	36,500.00	0.39	0.79	0001
50	OFFICE	SQFT	2,000.00	13.00	5,000.00	11.00	100.00	30.00	0.08	0.30	0001

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## MARKET RENT SCHEDULES FOR YEAR 2020 AMHERST, NH

CODE	DESCRIPTION	UNIT TYPE	AVG SIZE	AVG RENT	MAX SIZE	MIN RENT	MIN SIZE	MAX RENT	VAC %	EXP %	CURVE
51	BANK	SQFT	1.00	15.00	1.00	15.00	1.00	15.00	0.05	0.10	0001
52	OFFICE IND	SQFT	2,500.00	10.00	5,000.00	8.00	1,000.00	12.00	0.10	0.30	0001
53	OFF MULTI	SQFT	2,000.00	10.50	5,000.00	8.50	1,000.00	12.50	0.10	0.30	0001
54	OFFICE CONDO	SQFT	1,000.00	13.00	5,000.00	10.00	300.00	15.00	0.10	0.30	0001
55	PRO OFFICE	SQFT	2,000.00	16.50	5,000.00	14.50	200.00	21.00	0.08	0.30	0001
60	GAS	SQFT	1.00	49,000.00	1.00	49,000.00	1.00	49,000.00	0.05	0.15	0001
61	GARAGE	SQFT	1.00	8.50	1.00	8.50	1.00	8.50	0.05	0.15	0001
62	AUTO DEALR	SQFT	1.00	9.50	1.00	9.50	1.00	9.50	0.05	0.15	0001
63	GAS MART	SQFT	2,000.00	21.00	6,000.00	18.00	500.00	26.00	0.03	0.15	0001
64	CAR WASH	SQFT	1,500.00	12.50	3,500.00	10.50	500.00	20.00	0.05	0.10	0001
91	DEAD STGE	SQFT	1.00	3.00	1.00	3.00	1.00	3.00	0.15	0.15	0001
92	BOWLING	SQFT	25,000.00	6.00	50,000.00	4.75	15,000.00	6.75	0.08	0.15	0001
93	THEATER	SQFT	15,000.00	9.00	40,000.00	7.00	5,000.00	11.00	0.10	0.25	0001

## MARKET RENT SCHEDULES FOR YEAR 2020 AMHERST, NH

CODE	DESCRIPTION	UNIT TYPE	AVG SIZE	AVG RENT	MAX SIZE	MIN RENT	MIN SIZE	MAX RENT	VAC %	EXP %	CURVE
94	NURSG HOME	BED	1.00	50,000.00	1.00	50,000.00	1.00	50,000.00	0.02	0.94	0001
95	SELF-STGE	SQFT	1.00	8.00	1.00	8.00	1.00	8.00	0.15	0.35	0001
96	REHAB HOSP	BED	1.00	60,000.00	1.00	60,000.00	1.00	60,000.00	0.05	0.90	0001
99	LAND LEASE	SQFT	1.00	1.10	1.00	1.10	1.00	1.10	0.02	0.05	0001

INCOME ADJUSTMENTS FOR YEAR 2020  
AMHERST, NH

Adjust Table	Rating	Desc	Location	Use	Vacancy	Expenses
1	E	Excellent	1.40	1.50	0.40	0.65
1	G	Good	1.20	1.25	0.60	0.85
1	A	Average	1.00	1.00	1.00	1.00
1	F	Fair	0.90	0.80	2.00	1.25
1	P	Poor	0.80	0.70	4.00	1.50

Record Count: 5

Record Count: 5

## CAP RATE REPORT FOR YEAR 2020 AMHERST, NH

### CODES

CODE	DESC	RATE
APT	APARTMENT	0.0950
BANK	BANK	0.0810
BED	NURSING HOME	0.1160
CARS	REPAIR/DEALER	0.1000
FF	FAST FOOD	0.1000
INC	INDUST CONDO	0.1100
IND	INDUSTRIAL	0.0870
LAND	LAND	0.0800
LANE	BOWLING	0.1145
MIX	MIXED USE	0.1000
OFC	OFFICE CONDO	0.1050
OFF	OFFICE	0.1075
REST	RESTAURANT	0.1100
RET	RETAIL	0.1050
ROOM	HOTEL/MOTEL	0.1285
RTC	RETAIL CONDO	0.1200
SSTA	SERVICE STATION	0.0950
THET	MOVIES	0.1250

### ADJUSTMENTS

RATING	DESC	ADJUSTMENT
A	Average	1.00
E	Excellent	0.85
F	Fair	1.30
G	Good	0.90
P	Poor	1.60



CAP RATE CODE	DESCRIPTION	AVE DIVIDEND RATE	MIN INTEREST RATE	AVE INTEREST RATE	MAX INTEREST RATE	AVE LOAN TO VAL RATIO	AVE AMORTIZATION YRS	REALTY RATE COM SURVEY 1ST Q 2021 CR RANGES MIN TO MAX	REALTY RATE COM SURVEY 1ST Q 2021 CR AVERAGE	HILBORO COUNTY LOCAL CAP RATE SURVEY	BAND OF INVESTMENT SEE ADDITIONAL TABS FOR DETAILS
APT	APARTMENT	10.90%	2.23%	3.94%	7.10%	73.02%	26	4.30% TO 13.9%	7.88%	5.7% TO 8.5%	7.00%
BRK	BRNKS HOME	12.28%	2.23%	4.04%	6.85%	67.50%	30	4.30% TO 12.75%	9.00%	9% TO 9.5%	8.00%
RES	RESTAURANT	15.80%	2.23%	6.14%	12.12%	65.60%	22	4.92% TO 12.75%	9.00%	9% TO 9.5%	8.00%
FEI	FEDD SCS	11.95%	2.27%	4.34%	7.95%	70.60%	26	4.30% TO 12.6%	8.92%	8.2%	8.10%
IND	INDUSTRIAL CONDO	14.24%	2.27%	6.80%	10.97%	70.00%	23	4.92% TO 14.9%	10.42%	10.2 TO 14.1%	11.00%
IND	INDUSTRIAL	11.95%	2.27%	4.34%	6.97%	69.70%	25	4.25% TO 13.65%	7.82%	7.2% TO 8.2%	10.00%
LAND	LAND	11.95%	2.27%	4.34%	6.97%	69.70%	25	4.25% TO 13.65%	8.82%	8.2% TO 8.9%	7.65%
LANE	LANE USE										8.00%
MAX	MAX USE										8.00%
OFF	OFFICE CONDO	12.28%	2.23%	4.04%	6.85%	67.50%	30	4.30% TO 12.75%	9.00%	9% TO 9.5%	8.00%
OFF	OFFICE	12.28%	2.23%	4.04%	6.85%	67.50%	30	4.30% TO 12.75%	9.00%	9% TO 9.5%	8.00%
REST	RESTAURANT	15.80%	2.23%	6.14%	12.12%	65.60%	22	4.92% TO 12.75%	9.00%	9% TO 9.5%	8.00%
RET	RETAIL	13.40%	2.27%	4.57%	8.10%	70.20%	23	4.35% TO 13.9%	11.59%	10.2 TO 14.1%	11.00%
ROOM	ROOM	14.30%	2.27%	5.04%	12.12%	66.80%	23	4.60% TO 16.3%	9.89%	10.2 TO 14.1%	10.00%
HTL	HOTEL/MOTEL	14.30%	2.27%	5.04%	12.12%	66.80%	23	4.60% TO 16.3%	9.89%	10.2 TO 14.1%	10.00%
CON	CONDO	12.15%	2.37%	4.95%	7.53%	58.00%	23	5.53% TO 13.5%	7.89%	10.2 TO 14.1%	9.50%
STA	SERVICE STATION	14.30%	2.27%	5.04%	12.12%	66.80%	23	4.60% TO 16.3%	9.89%	10.2 TO 14.1%	10.00%
THE	THEATRE	14.30%	2.27%	5.04%	12.12%	66.80%	23	4.60% TO 16.3%	9.89%	10.2 TO 14.1%	10.00%

APARTMENT CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	10.15%
Mortgage Interest Rate (i):	5.15%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	75%
Mortgage Constant (Rm):	0.071204
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.257024
Sinking Fund Factor (SFF):	0.062296
Annual Appr tition (A):	0.0%

CALCULATIONS

$R_m \times m = 0.071204 \times 0.75 =$	0.053403
$Y_e \times (1-m) : 0.101500 \times 0.25 =$	0.025375
	~~~~~
Weighted f Rate	= 0.078778
Less Equity Buildup: $p \times m \times SFF$	= 0.012009
	~~~~~
Basic Rate	= 0.066769
Less Appreciation: $A \times HP \times SFF$	= 0
	~~~~~
Tax Factor	0.02848
Overall Rate	= 0.095249

Rounded To: 0.095

BANK CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	13.00%
Mortgage Interest Rate (i):	5.00%
Amortization Period (n):	30 Years
Loan to Value Ratio (m):	65%
Mortgage Constant (Rm):	0.064419
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.186579
Sinking Fund Factor (SFF):	0.05429
Annual Appreciation (A):	0.0%

CALCULATIONS

$R_m \times m = 0.064419 \times 0.65 =$	0.041872
$Y_e \times (1-m) = 0.130000 \times 0.35 =$	0.045500
	~~~~~
Weighted f Rate	= 0.087372
Less Equity Buildup: $p \times m \times SFF$	= 0.006584
	~~~~~
Basic Rate	= 0.080788
Less Appreciation: $A \times HP \times SFF$	= 0
	~~~~~
Tax Factor	0
Overall Rate	= 0.080788
	~~~~~
Rounded To:	0.081

NURSING HOME  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	12.75%
Mortgage Interest Rate (i):	6.65%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.082153
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.221481
Sinking Fund Factor (SFF):	0.054952
Annual Appr tition (A):	0.0%

CALCULATIONS

Rm x m = 0.082153 x	0.70 =	0.057507
Ye x (1-m) : 0.127500 x	0.3 =	0.038250
		~~~~~
Weighted F Rate	=	0.095757
Less Equity Buildup: p x m x SFF	=	-0.00852
		~~~~~
Basic Rate	=	0.087238
Less Appreciation: A x HP x SFF	=	0
		~~~~~
Tax Factor		0.02848
Overall Rate	=	0.115718

Rounded To: 0.1160

AUTO S&S CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):		14.65%
Mortgage Interest Rate (i):		7.25%
Amortization Period (n):		25 Years
Loan to Value Ratio (m):		70%
Mortgage Constant (Rm):		0.086737
Holding Period (HP):		10 Years
Percent of Principal Paid Off at End of Holding Period (p):		0.208198
Sinking Fund Factor (SFF):		0.050101
Annual Appr tition (A):		0.0%

CALCULATIONS

Rm x m = 0.086737 x	0.65 =	0.056379
Ye x (1-m) : 0.146500 x	0.35 =	0.051275
		~~~~~
Weighted f Rate	=	0.107654
 Less Equity Buildup: p x m x SFF	 =	 0.007302
		~~~~~
Basic Rate	=	0.100352
 Less Appreciation: A x HP x SFF	 =	 0
		~~~~~
Tax Factor		0
Overall Rate	=	0.100352
 Rounded To:		 0.100

FAST FOOD CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	15.00%
Mortgage Interest Rate (i):	7.50%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.088679
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.202825
Sinking Fund Factor (SFF):	0.049252
Annual Appr t ion (A):	0.0%

CALCULATIONS

Rm x m = 0.088679 x 0.70 =	0.062075
Ye x (1-m) : 0.150000 x 0.3 =	0.045000
	~~~~~
Weighted F Rate =	0.107075
Less Equity Buildup: p x m x SFF =	0.006993
	~~~~~
Basic Rate =	0.100083
Less Appreciation: A x HP x SFF =	0
	~~~~~
Tax Factor	0
Overall Rate =	0.100083
	~~~~~
Rounded To:	0.100

INDUSTRIAL CONDO TAX CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	12.00%
Mortgage Interest Rate (i):	6.15%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.078420
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.232963
Sinking Fund Factor (SFF):	0.056984
Annual Appr tition (A):	0.0%

CALCULATIONS

Rm x m =	0.07842 x	0.70 =	0.054894
Ye x (1-m) :	0.120000 x	0.3 =	0.036000
			~~~~~
	Weighted F Rate	=	0.090894
Less Equity Buildup:	p x m x SFF	=	0.009293
			~~~~~
	Basic Rate	=	0.081601
Less Appreciation:	A x HP x SFF	=	0
			~~~~~
	Tax Factor		0.02848
	Overall Rate	=	0.110081
			~~~~~
	Rounded To:		0.110

INDUSTRIAL NO TAX CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	13.00%
Mortgage Interest Rate (i):	6.50%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.081025
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.224886
Sinking Fund Factor (SFF):	0.05429
Annual Appreciation (A):	0.0%

CALCULATIONS

Rm x m = 0.081025 x 0.70 =	0.056717
Ye x (1-m) : 0.130000 x 0.3 =	0.039000
	~~~~~
Weighted F Rate =	0.095717
Less Equity Buildup: p x m x SFF =	0.008546
	~~~~~
Basic Rate =	0.087171
Less Appreciation: A x HP x SFF =	0
	~~~~~
Tax Factor	0
Overall Rate =	0.087171
	~~~~~
Rounded To:	0.087



LAND CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	12.25%
Mortgage Interest Rate (i):	6.15%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	75%
Mortgage Constant (Rm):	0.078420
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.232963
Sinking Fund Factor (SFF):	0.056299
Annual Appraisal (A):	0.0%

CALCULATIONS

$R_m \times m = 0.07842 \times 0.75 =$	$0.058815$
$Y_e \times (1-m) : 0.122500 \times 0.25 =$	$0.030625$
	~~~~~
Weighted f Rate	= 0.08944
Less Equity Buildup: $p \times m \times SFF$	= 0.009837
	~~~~~
Basic Rate	= 0.079603
Less Appreciation: $A \times HP \times SFF$	= 0
	~~~~~
Tax Factor	0
Overall Rate	= 0.079603
	~~~~~
Rounded To:	0.080

BOWLING CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	12.30%
Mortgage Interest Rate (i):	6.50%
Amortization Period (n):	20 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.089469
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.343385
Sinking Fund Factor (SFF):	0.056163
Annual Appreciation (A):	0.0%

CALCULATIONS

$R_m \times m = 0.089469 \times 0.70 =$	$0.062628$
$Y_e \times (1-m) = 0.123000 \times 0.3 =$	$0.036900$
	~~~~~
Weighted F Rate	= $0.099528$
Less Equity Buildup: $p \times m \times SFF$	= $-0.0135$
	~~~~~
Basic Rate	= $0.086028$
Less Appreciation: $A \times HP \times SFF$	= $0$
	~~~~~
Tax Factor	$0.02848$
Overall Rate	= $0.114508$

Rounded To: 0.1145

MIX USE APT CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	10.50%
Mortgage Interest Rate (i):	5.35%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.072619
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.252097
Sinking Fund Factor (SFF):	0.061257
Annual Apprtion (A):	0.0%

CALCULATIONS

Rm x m =	0.072619 x	0.70 =	0.050834
Ye x (1-m) :	0.105000 x	0.3 =	0.031500
			~~~~~
Weighted F Rate		=	0.082334
Less Equity Buildup: p x m x SFF		=	0.01081
			~~~~~
Basic Rate		=	0.071524
Less Appreciation: A x HP x SFF		=	0
			~~~~~
Tax Factor			0.02848
Overall Rate		=	0.100004

Rounded To: 0.100

OFFICE CONDO CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	11.15%
Mortgage Interest Rate (i):	5.65%
Amortization Period (n):	30 Years
Loan to Value Ratio (m):	67%
Mortgage Constant (Rm):	0.069268
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.171099
Sinking Fund Factor (SFF):	0.059371
Annual Apprtion (A):	0.0%

CALCULATIONS

Rm x m =	0.069268 x	0.67 =	0.04641
Ye x (1-m) :	0.111500 x	0.33 =	0.036795
			~~~~~
Weighted F Rate		=	0.083205
Less Equity Buildup:	p x m x SFF	=	0.006806
			~~~~~
Basic Rate		=	0.076399
Less Appreciation:	A x HP x SFF	=	0
			~~~~~
Tax Factor			0.02848
Overall Rate		=	0.104879

Rounded To: 0.105

OFFICE CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	11.55%
Mortgage Interest Rate (i):	5.85%
Amortization Period (n):	30 Years
Loan to Value Ratio (m):	67%
Mortgage Constant (Rm):	0.070793
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.16652
Sinking Fund Factor (SFF):	0.058237
Annual Appr t ion (A):	0.0%

CALCULATIONS

$R_m \times m = 0.070793 \times 0.67 =$	0.047431
$Y_e \times (1-m) : 0.115500 \times 0.33 =$	0.038115
	~~~~~
Weighted I Rate	= 0.085546
Less Equity Buildup: $p \times m \times SFF$	= 0.006497
	~~~~~
Basic Rate	= 0.079049
Less Appreciation: $A \times HP \times SFF$	= 0
	~~~~~
Tax Factor	0.02848
Overall Rate	= 0.107529

Rounded To: 0.1075

RESTAURANT CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	16.50%
Mortgage Interest Rate (i):	7.50%
Amortization Period (n):	23 Years
Loan to Value Ratio (m):	65%
Mortgage Constant (Rm):	0.091367
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.242678
Sinking Fund Factor (SFF):	0.045766
Annual Appreciation (A):	0.0%

CALCULATIONS

$R_m \times m = 0.091367 \times 0.65$	=	0.059388
$Y_e \times (1-m) = 0.165000 \times 0.35$	=	0.057750
		~~~~~
Weighted F Rate	=	0.117138
Less Equity Buildup: $p \times m \times SFF$	=	0.007219
		~~~~~
Basic Rate	=	0.109919
Less Appreciation: $A \times HP \times SFF$	=	0
		~~~~~
Tax Factor	=	0
Overall Rate	=	0.109919

Rounded To: 0.110

RETAIL CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):		11.50%
Mortgage Interest Rate (i):		5.65%
Amortization Period (n):		25 Years
Loan to Value Ratio (m):		70%
Mortgage Constant (Rm):		0.074769
Holding Period (HP):		10 Years
Percent of Principal Paid Off at End of Holding Period (p):		0.244814
Sinking Fund Factor (SFF):		0.058377
Annual Appreciation (A):	tion (A):	0.0%

CALCULATIONS

Rm x m =	0.074769 x	0.70 =	0.052339
Ye x (1-m) =	0.115000 x	0.3 =	0.034500
			~~~~~
	Weighted f Rate	=	0.086839
Less Equity Buildup:	p x m x SFF	=	0.010004
			~~~~~
	Basic Rate	=	0.076834
Less Appreciation: A x HP x SFF		=	0
			~~~~~
	Tax Factor		0.02848
	Overall Rate	=	0.105314

Rounded To: 0.105

HOTEL/MOTEL CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	14.25%
Mortgage Interest Rate (i):	7.35%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	65%
Mortgage Constant (Rm):	0.087511
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.206037
Sinking Fund Factor (SFF):	0.051088
Annual Apprtion (A):	0.0%

CALCULATIONS

Rm x m =	0.087511 x	0.65 =	0.056882
Ye x (1-m) :	0.142500 x	0.35 =	0.049875
			~~~~~
	Weighted f Rate	=	0.106757
Less Equity Buildup:	p x m x SFF	=	-0.00684
			~~~~~
	Basic Rate	=	0.099916
Less Appreciation:	A x HP x SFF	=	0
			~~~~~
	Tax Factor		0.02848
	Overall Rate	=	0.128396

Rounded To: 0.1285



RETAIL CONDO CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):		13.75%
Mortgage Interest Rate (i):		6.75%
Amortization Period (n):		25 Years
Loan to Value Ratio (m):		70%
Mortgage Constant (Rm):		0.082909
Holding Period (HP):		10 Years
Percent of Principal Paid Off at End of Holding Period (p):		0.219229
Sinking Fund Factor (SFF):		0.052347
Annual Appreciation (A):	tion (A):	0.0%

CALCULATIONS

Rm x m =	0.082909 x	0.70 =	0.058037
Ye x (1-m) =	0.137500 x	0.3 =	0.041250
			~~~~~
	Weighted f Rate	=	0.099287
Less Equity Buildup:	p x m x SFF	=	0.008033
			~~~~~
	Basic Rate	=	0.091253
Less Appreciation: A x HP x SFF		=	0
			~~~~~
	Tax Factor		0.02848
	Overall Rate	=	0.119733

Rounded To: 0.120

SERVICE STATION CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	13.25%
Mortgage Interest Rate (i):	6.65%
Amortization Period (n):	25 Years
Loan to Value Ratio (m):	60%
Mortgage Constant (Rm):	0.082153
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.221481
Sinking Fund Factor (SFF):	0.053635
Annual Appr tition (A):	0.0%

CALCULATIONS

Rm x m = 0.082153 x 0.60 =	0.049292
Ye x (1-m) : 0.132500 x 0.4 =	0.053000
	~~~~~
Weighted f Rate =	0.102292
Less Equity Buildup: p x m x SFF =	-0.00713
	~~~~~
Basic Rate =	0.095165
Less Appreciation: A x HP x SFF =	0
	~~~~~
Tax Factor =	0
Overall Rate =	0.095165
	~~~~~
Rounded To:	0.095

MOVIES CAP RATE  
AMHERST, NH FY2021

ASSUMPTIONS

Equity Yield Rate (Ye):	14.15%
Mortgage Interest Rate (i):	7.15%
Amortization Period (n):	20 Years
Loan to Value Ratio (m):	70%
Mortgage Constant (Rm):	0.094119
Holding Period (HP):	10 Years
Percent of Principal Paid Off at End of Holding Period (p):	0.328963
Sinking Fund Factor (SFF):	0.051337
Annual Appreciation (A):	0.0%

CALCULATIONS

$R_m \times m = 0.094119 \times 0.70 =$	0.065884
$Y_e \times (1-m) = 0.141500 \times 0.3 =$	0.042450
	~~~~~
Weighted F Rate	= 0.108334
Less Equity Buildup: $p \times m \times SFF$	= -0.01182
	~~~~~
Basic Rate	= 0.096512
Less Appreciation: $A \times HP \times SFF$	= 0
	~~~~~
Tax Factor	0.02848
Overall Rate	= 0.124992

Rounded To: 0.125

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
736	0171/0341/ 0001/ 1	18 FOUNDRY ST	08	1110	APT	4 APTS	463700	454900	0.98
3316	0021/0181/ 0001/ 1	9 OLD NASHUA RD	04	111C	APT	8 2BR UNITS	843000	833100	0.99
4553	0041/0251/ 0071/ 1	48 PONEMAH RD	04	111C	APT	8 2BR UNITS	843000	851300	1.01
2654	0121/0391/ 0001/ 1	138 RTE 101A	21	3410	BANK	TRIANGLE CREDIT UNION	1374400	1237500	0.90
2918	0121/0181/ 0001/ 1	132 RTE 101A	21	3410	BANK	GRANITE STATE CREDIT UNION	1090000	1003900	0.92
2385	0021/0901/ 0001/ 1	40 RTE 101A	10	3410	BANK	TD BANK	767600	762400	0.99
2464	0021/0771/ 0021/ 1	69 RTE 101A	21	3410	BANK	GRANITE BANK	1717700	1683100	0.98
2302	0021/0871/ 0031/ 1	54 RTE 101A	21	3321	CARS	PEARLS TIRE SERVICE INC	594800	582300	0.98
2981	0021/0631/ 0001/ 1	88 RTE 101A	21	3321	CARS	MEINEKE	674200	651500	0.97
2727	0021/0831/ 0001/ 1	66 RTE 101A	10	3311	CARS	AUTO DEALER	760100	792900	1.04
981	0021/0661/ 0021/ 1	75 RTE 101A (& 73)	21	3220	CARS	MOBILE/CAR WASH/RETAIL	1825700	1872500	1.03
3356	0021/0691/ 0001/ 1	78 RTE 101A	10	3311	CARS	SALE \$500,000-CHAMPION MOTORS	518400	495200	0.96

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBL U	Location	Nbhhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C    Ratio
3335	002//046// 001// /	107 RTE 101A	21	3321	CARS	MONRO MUFFLER/B RAKE	919400	851400	0.93
101482	002//035// 001A// /	125 A RTE 101A	21	322L	FF	DUNKIN DONUTS	466900	465600	1.00
1303	012//037// 000// /	134 RTE 101A	21	3260	FF	BENTLEY'S ROAST BEEF	347400	374900	1.08
2506	002//035// 001B// /	125 B RTE 101A	21	322L	FF	DUNKIN DONUTS	694900	651700	0.94
2728	002//502// 006// /	11 CALDWELL DR #06	09	4021	INC	IND CONDO	72000	69200	0.96
2729	002//502// 005// /	11 CALDWELL DR #05	09	4021	INC	IND CONDO	72000	69200	0.96
2547	002//502// 009// /	11 CALDWELL DR #09	09	4021	INC	IND CONDO	301700	288600	0.96
2548	002//502// 007// /	11 CALDWELL DR #07	09	4021	INC	IND CONDO	72000	71400	0.99
2549	002//502// 008// /	11 CALDWELL DR #08	09	4021	INC	IND CONDO	103300	96700	0.94
1546	002//502// 001// /	11 CALDWELL DR #01	09	4021	INC	IND CONDO	229500	216600	0.94
1914	002//500// 006B// /	11 COLUMBIA DR #06B	09	4021	INC	IND CONDO	98400	105300	1.07
1915	002//500// 010B// /	11 COLUMBIA DR #10B	09	4021	INC	IND CONDO	100200	101100	1.01
1916	002//500// 005B// /	11 COLUMBIA DR #5B	09	4021	INC	IND CONDO	103100	94800	0.92
1917	002//500// 013B// /	11 COLUMBIA DR #13B	09	4021	INC	IND CONDO	139000	135000	0.97
1918	002//500// 007A// /	11 COLUMBIA DR #07A	09	4021	INC	IND CONDO	94100	97900	1.04
1919	002//500// 008A// /	11 COLUMBIA DR #08A	09	4021	INC	IND CONDO	98200	106600	1.09
1920	002//500// 007B// /	11 COLUMBIA DR #07B	09	4021	INC	IND CONDO	96300	105300	1.09

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# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
1921	002//500// 008/B/ /	11 COLUMBIA DR #08B	09	4021	INC	IND CONDO	92200	98200	1.07
1922	002//500// 001/A/ /	11 COLUMBIA DR #01A	09	4021	INC	IND CONDO	139000	150800	1.08
1923	002//500// 004/A/ /	11 COLUMBIA DR #04A	09	4021	INC	IND CONDO	98200	101500	1.03
1924	002//500// 004/B/ /	11 COLUMBIA DR #04B	09	4021	INC	IND CONDO	111000	104000	0.94
1925	002//500// 002/A/ /	11 COLUMBIA DR #02A	09	4021	INC	IND CONDO	139000	138900	1.00
1926	002//500// 002/B/ /	11 COLUMBIA DR #02B	09	4021	INC	IND CONDO	135400	139500	1.03
1927	002//500// 003/A/ /	11 COLUMBIA DR #03A	09	4021	INC	IND CONDO	105100	106300	1.01
1928	002//500// 003/B/ /	11 COLUMBIA DR #03 B	09	4021	INC	IND CONDO	111700	121000	1.08
1929	002//500// 011/A/ /	11 COLUMBIA DR #11A	09	4021	INC	IND CONDO	142900	146100	1.02
1930	002//500// 011/B/ /	11 COLUMBIA DR #11B	09	4021	INC	IND CONDO	98400	98200	1.00
1931	002//500// 009/A/ /	11 COLUMBIA DR #09A	09	4021	INC	IND CONDO	98200	99700	1.02
1932	002//500// 014/B/ /	11 COLUMBIA DR #14B	09	4021	INC	IND CONDO	158400	153100	0.97
1933	002//500// 009/B/ /	11 COLUMBIA DR #09B	09	4021	INC	IND CONDO	98400	98200	1.00
1934	002//500// 012/A/ /	11 COLUMBIA DR #12A	09	4021	INC	IND CONDO	137000	140400	1.02
1935	002//500// 006/A/ /	11 COLUMBIA DR #06A	09	4021	INC	IND CONDO	108000	101900	0.94
1936	002//500// 012/B/ /	11 COLUMBIA DR #12B	09	4021	INC	IND CONDO	100200	98200	0.98
1937	002//500// 010/A/ /	11 COLUMBIA DR #10A	09	4021	INC	IND CONDO	110000	109400	0.99
1938	002//500// 005/A/ /	11 COLUMBIA DR #05A	09	4021	INC	IND CONDO	94000	101800	1.08

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
669	002/502/ 004/ /	11 CALDWELL DR #04	09	4021	INC	IND CONDO	81600	90400	1.11
670	002/502/ 002/ /	11 CALDWELL DR #02	09	4021	INC	IND CONDO	129400	136000	1.05
671	002/502/ 003/ /	11 CALDWELL DR #03	09	4021	INC	IND CONDO	104200	94000	0.90
101142	002/023/ 002/028/ /	23 OLD NASHUA RD UNIT 28	0001	4021	INC	IND CONDO	31300	30000	0.96
102791	002/023/ 002/030/ /	23 OLD NASHUA RD #30	0001	4021	INC	IND CONDO	36000	35000	0.97
4922	002/028/ 030/001/ /	6 COLUMBIA DR UNIT 1	09	4021	INC	IND CONDO	1053800	1155100	1.10
4923	002/028/ 030/002/ /	6 COLUMBIA DR UNIT 2	09	4021	INC	IND CONDO	1084600	1155100	1.07
100463	002/023/ 002/011/ /	23 OLD NASHUA RD UNIT 11	0001	4021	INC	IND CONDO	31300	30000	0.96
100464	002/023/ 002/012/ /	23 OLD NASHUA RD UNIT 12	0001	4021	INC	IND CONDO	31300	30000	0.96
100465	002/023/ 002/013/ /	23 OLD NASHUA RD UNIT 13	0001	4021	INC	IND CONDO	31300	30000	0.96
100482	002/023/ 002/016/ /	23 OLD NASHUA RD UNIT 16	0001	4021	INC	IND CONDO	36000	35000	0.97
100483	002/023/ 002/015/ /	23 OLD NASHUA RD UNIT 15	0001	4021	INC	IND CONDO	36000	35000	0.97
100702	002/023/ 002/021/ /	23 OLD NASHUA RD UNIT 21	0001	4021	INC	IND CONDO	22800	23700	1.04
100743	002/023/ 002/001/ /	23 OLD NASHUA RD UNIT 01	0001	4021	INC	IND CONDO	31300	30000	0.96
100744	002/023/ 002/002/ /	23 OLD NASHUA RD UNIT 2	0001	4021	INC	IND CONDO	31300	30000	0.96
100745	002/023/ 002/003/ /	23 OLD NASHUA RD UNIT 3	0001	4021	INC	IND CONDO	31300	30000	0.96
100746	002/023/ 002/004/ /	23 OLD NASHUA RD UNIT 4	0001	4021	INC	IND CONDO	31300	30000	0.96
100747	002/023/ 002/005/ /	23 OLD NASHUA RD UNIT 5	0001	4021	INC	IND CONDO	31300	30000	0.96

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBL U	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C    Ratio
100748	002//023// 002/006/ /	23 OLD NASHUA RD UNIT 6	0001	4021	INC	IND CONDO	31300	30000	0.96
100749	002//023// 002/007/ /	23 OLD NASHUA RD UNIT 7	0001	4021	INC	IND CONDO	31300	30000	0.96
100750	002//023// 002/008/ /	23 OLD NASHUA RD UNIT 8	0001	4021	INC	IND CONDO	31300	30000	0.96
100751	002//023// 002/009/ /	23 OLD NASHUA RD UNIT 9	0001	4021	INC	IND CONDO	31300	30000	0.96
100753	002//023// 002/010/ /	23 OLD NASHUA RD UNIT 10	0001	4021	INC	IND CONDO	31300	30000	0.96
100754	002//023// 002/014/ /	23 OLD NASHUA RD UNIT 14	0001	4021	INC	IND CONDO	36000	35000	0.97
100755	002//023// 002/017/ /	23 OLD NASHUA RD UNIT 17	0001	4021	INC	IND CONDO	36000	35000	0.97
100756	002//023// 002/018/ /	23 OLD NASHUA RD UNIT 18	0001	4021	INC	IND CONDO	36000	35000	0.97
100757	002//023// 002/019/ /	23 OLD NASHUA RD UNIT 19	0001	4021	INC	IND CONDO	36000	35000	0.97
100758	002//023// 002/020/ /	23 OLD NASHUA RD UNIT 20	0001	4021	INC	IND CONDO	36000	35000	0.97
100759	002//023// 002/022/ /	23 OLD NASHUA RD UNIT 22	0001	4021	INC	IND CONDO	36000	35000	0.97
100760	002//023// 002/023/ /	23 OLD NASHUA RD UNIT 23	0001	4021	INC	IND CONDO	36000	35000	0.97
100761	002//023// 002/024/ /	23 OLD NASHUA RD UNIT 24	0001	4021	INC	IND CONDO	36000	35000	0.97
100762	002//023// 002/025/ /	23 OLD NASHUA RD UNIT 25	0001	4021	INC	IND CONDO	36000	35000	0.97
100763	002//023// 002/026/ /	23 OLD NASHUA RD UNIT 26	0001	4021	INC	IND CONDO	36000	35000	0.97
4517	002//034// 002/001/ /	3 HOWE DR UNIT 1	09	4021	INC	IND CONDO	250700	256200	1.02
4518	002//034// 002/002/ /	3 HOWE DR UNIT 2	09	4021	INC	IND CONDO	250700	256200	1.02
4519	002//034// 002/003/ /	3 HOWE DR UNIT 3	09	4021	INC	IND CONDO	260800	256200	0.98



# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
4520	002//034// 002/004/ /	3 HOWE DR UNIT 4	09	4021	INC	IND CONDO	210900	191600	0.91
4521	002//034// 002/005/ /	3 HOWE DR UNIT 5	09	4021	INC	IND CONDO	260800	256200	0.98
3574	002//043// 006// /	108 RTE 101A	10	3160	IND	FAIRVIEW MILLWORK	774600	756300	0.98
3644	002//028// 012// /	15 COLUMBIA DR	09	4000	IND		1359400	1461600	1.08
3403	002//033// 002// /	19 COLUMBIA DR	09	4000	IND		1344500	1325000	0.99
3441	002//086// 000// /	62 RTE 101A	09	3160	IND	WHSE	3459100	3583500	1.04
3541	002//033// 006// /	14 CALDWELL DR	09	4010	IND	WHSE	907800	859200	0.95
3863	002//028// 024// /	29 NORTHERN BLVD	09	4010	IND	IRVING ENERGY	716300	736400	1.03
4821	002//034// 004// /	14 HOWE DR	09	4010	IND		986900	1052900	1.07
4837	002//034// 006// /	12 HOWE DR	09	4010	IND		2086800	1886700	0.90
4509	002//034// 003// /	5 HOWE DR	09	4010	IND	WHSE/OFC	1769500	1694100	0.96
101122	002//026// 004// /	1 BON TERRAIN DRIVE	0001	3160	IND	F.W. WEBB	21170000	21224000	1.00
1066	002//031// 004// /	6 MANHATTAN DR	09	4010	IND		433100	404500	0.93
1067	002//033// 004// /	13 CALDWELL DR	09	4010	IND	GYMNASTIC S VILLAGE, INC.	706900	720400	1.02
1068	002//031// 005// /	4 MANHATTAN PK	09	4000	IND	J R POIRIER TOOL +MACHINE	619900	639000	1.03
1069	002//033// 011// /	1 HOWE DR	09	4010	IND	WHSE	479700	441800	0.92
757	002//114// 001// /	82 PONEMAH RD (A)	20	3130	IND		957700	960600	1.00

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# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
125	002//042// 000// 1	116 RTE 101A	10	0401	IND		2968300	3091900	1.04
374	002//028// 009// 1	10 COLUMBIA DR	09	4000	IND	IND	3850800	3741300	0.97
501	002//086// 001// 1	60 RTE 101A	11	4000	IND		926200	985600	1.06
1961	002//033// 009// 1	14 COLUMBIA DR	09	4000	IND	POLYCLAD LAMINATE	1285200	1389100	1.08
1434	002//028// 006// 1	7 NORTHERN BLVD	24	4010	IND	IND	1725500	1570700	0.91
1442	002//033// 005// 1	15 CALDWELL DR	09	4010	IND	WHSE/OFC	613400	587400	0.96
1341	002//019// 000// 1	15 OLD NASHUA RD	13	4010	IND		411900	428100	1.04
1393	002//028// 017// 1	9 COLUMBIA DR (A)	09	4022	IND	H+M METAL	4677400	4879900	1.04
2914	002//046// 003// 1	3 CALDWELL DR	09	4010	IND		452900	427500	0.94
3333	002//028// 015// 1	9 COLUMBIA DR	09	4010	IND	WHSE/OFC	2015600	1982800	0.98
3334	002//046// 005// 1	6 CALDWELL DR	09	4022	IND	SELF-STORAGE	3026300	2876900	0.95
3045	002//046// 002// 1	1 CALDWELL DR	09	4010	IND		1438400	1370500	0.95
3079	002//031// 003// 1	8 MANHATTAN PK	09	4010	IND	POLY-JECT INC	946500	931700	0.98
2505	002//028// 008// 1	8 COLUMBIA DR	09	4000	IND	CONTROL AIR	1469500	1628700	1.11
1738	002//020// 005// 1	5 TECH CIR	13	3401	IND		729500	707600	0.97
2430	012//012// 000// 1	135 RTE 101A	21	3220	MIX		1744300	1716000	0.98
2936	001//014// 000// 1	125 HOLLIS RD (RTE 122)	04	0310	MIX		661000	655300	0.99
1223	012//038// 000// 1	136 RTE 101A	21	0340	MIX		522300	559100	1.07

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# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C    Ratio
1494	002/084// 000// 1	63 RTE 101A	10	0326	MIX	MIXED USE	607300	608200	1.00
1291	002/501// 018// 1	10 NORTHERN BLVD BLDG A-18	09	4021	OFC	OFFICE CONDO	99100	104400	1.05
1297	002/501// 010// 1	10 NORTHERN BLVD BLDG B-10	09	4021	OFC	OFFICE CONDO	79600	79100	0.99
637	002/501// 005// 1	10 NORTHERN BLVD BLDG C-05	09	4021	OFC	OFFICE CONDO	89100	93600	1.05
638	002/501// 012// 1	10 NORTHERN BLVD BLDG B-12	09	4021	OFC	OFFICE CONDO	79600	79300	1.00
395	002/504// 003// 1	5 NORTHERN BLVD UNIT #03	09	4021	OFC	OFFICE CONDO	155700	162600	1.04
396	002/504// 004// 1	5 NORTHERN BLVD UNIT #04	09	4021	OFC	OFFICE CONDO	155700	163200	1.05
243	002/501// 015// 1	10 NORTHERN BLVD BLDG A-15	09	4021	OFC	OFFICE CONDO	89100	94800	1.06
246	002/504// 006// 1	5 NORTHERN BLVD UNIT #06	09	4021	OFC	OFFICE CONDO	142300	137100	0.96
3148	001/023// 006/C4// 1	OVERLOOK DR BLDG C UNIT 4	21	3401	OFC	OFFICE CONDO	158700	149600	0.94
2553	002/501// 001// 1	10 NORTHERN BLVD BLDG C-01	09	4021	OFC	OFFICE CONDO	123900	113200	0.91
2554	002/501// 002// 1	10 NORTHERN BLVD BLDG C-02	09	4021	OFC	OFFICE CONDO	79600	79100	0.99
2635	001/023// 006/C1// 1	OVERLOOK DR BLDG C UNIT 1	21	3401	OFC	OFFICE CONDO	128000	141000	1.10
2636	001/023// 006/C2// 1	OVERLOOK DR BLDG C UNIT 2	21	3401	OFC	OFFICE CONDO	133700	127900	0.96
2637	001/023// 006/C3// 1	OVERLOOK DR BLDG C UNIT 3	21	3401	OFC	OFFICE CONDO	133700	129300	0.97

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
2640	001//023// 006/B1/ /	OVERLOOK DR BLDG B UNIT 1	21	3401	OFC	OFFICE CONDO	129000	123600	0.96
2641	001//023// 006/A1/ /	OVERLOOK DR BLDG A UNIT 1	21	3401	OFC	OFFICE CONDO	148300	138000	0.93
2642	001//023// 006/B2/ /	OVERLOOK DR BLDG B UNIT 2	21	3401	OFC	OFFICE CONDO	122900	123200	1.00
2643	001//023// 006/A2/ /	OVERLOOK DR BLDG A UNIT 2	21	3401	OFC	OFFICE CONDO	144100	134700	0.93
2644	001//023// 006/B5/ /	OVERLOOK DR BLDG B UNIT 5	21	3401	OFC	OFFICE CONDO	222000	225500	1.02
2645	001//023// 006/B3/ /	OVERLOOK DR BLDG B UNIT 3	21	3401	OFC	OFFICE CONDO	131900	126300	0.96
2646	001//023// 006/A3/ /	OVERLOOK DR BLDG A UNIT 3	21	3401	OFC	OFFICE CONDO	116400	128400	1.10
2647	001//023// 006/C5/ /	OVERLOOK DR BLDG C UNIT 5	21	3401	OFC	OFFICE CONDO	110800	112600	1.02
2649	001//023// 006/C8/ /	3 OVERLOOK DR BLDG C UNIT 8	21	3401	OFC	OFFICE CONDO	158700	148200	0.93
2651	002//501// 003// /	10 NORTHERN BLVD BLDG C-03	09	4021	OFC	OFFICE CONDO	89100	93600	1.05
2652	002//501// 004// /	10 NORTHERN BLVD BLDG C-04	09	4021	OFC	OFFICE CONDO	89100	93600	1.05
1898	002//501// 017// /	10 NORTHERN BLVD BLDG A-17	09	4021	OFC	OFFICE CONDO	89100	94200	1.06
2294	002//501// 006// /	10 NORTHERN BLVD BLDG C-06	09	4021	OFC	OFFICE CONDO	89100	93600	1.05
1683	002//501// 016// /	10 NORTHERN BLVD BLDG A-16	09	4021	OFC	OFFICE CONDO	94900	93600	0.99
1855	002//501// 009// /	10 NORTHERN BLVD BLDG B-09	09	4021	OFC	OFFICE CONDO	89100	93500	1.05

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBL U	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
1895	002//501// 008// /	10 NORTHERN BLVD BLDG C-08	09	4021	OFC	OFFICE CONDO	89100	93600	1.05
1896	002//501// 007// /	10 NORTHERN BLVD BLDG C-07	09	4021	OFC	OFFICE CONDO	89100	93200	1.05
2497	001//023// 006/C7//	OVERLOOK DR BLDG C UNIT 7	21	3401	OFC	OFFICE CONDO	87400	87200	1.00
2498	001//023// 006/C6//	OVERLOOK DR BLDG C UNIT 6	21	3401	OFC	OFFICE CONDO	75300	75100	1.00
2558	002//504// 001// /	5 NORTHERN BLVD UNIT #01	09	9500	OFC	OFFICE CONDO	195800	199100	1.02
2559	002//504// 005// /	5 NORTHERN BLVD UNIT #05	09	4021	OFC	OFFICE CONDO	118600	117400	0.99
2560	002//504// 007// /	5 NORTHERN BLVD UNIT #07	09	4021	OFC	OFFICE CONDO	148600	137100	0.92
2561	002//504// 008// /	5 NORTHERN BLVD UNIT #08	09	9500	OFC	OFFICE CONDO	150100	148600	0.99
2562	002//504// 009// /	5 NORTHERN BLVD UNIT #09	09	4021	OFC	OFFICE CONDO	125100	134200	1.07
2563	002//504// 010// /	5 NORTHERN BLVD UNIT #10	09	4021	OFC	OFFICE CONDO	118600	115400	0.97
2564	002//504// 011// /	5 NORTHERN BLVD UNIT #11	09	4021	OFC	OFFICE CONDO	142300	137700	0.97
2565	002//504// 012// /	5 NORTHERN BLVD UNIT #12	09	4021	OFC	OFFICE CONDO	139600	137700	0.99
2566	002//504// 013// /	5 NORTHERN BLVD UNIT #13	09	4021	OFC	OFFICE CONDO	125100	137700	1.10
2567	002//504// 014// /	5 NORTHERN BLVD UNIT #14	09	4021	OFC	OFFICE CONDO	133700	138700	1.04
2568	002//504// 015// /	5 NORTHERN BLVD UNIT #15	09	4021	OFC	OFFICE CONDO	155700	162100	1.04

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBL U	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
2569	002//504// 016// /	5 NORTHERN BLVD UNIT #16	09	4021	OFC	OFFICE CONDO	255100	252100	0.99
2570	002//504// 002// /	5 NORTHERN BLVD UNIT #02	09	4021	OFC	OFFICE CONDO	173000	161400	0.93
101251	001//029// 003/001//	7 RTE 101A	10	3401	OFC	OFFICE CONDO	264200	264200	1.00
101252	001//029// 003/003//	7 RTE 101A	10	3401	OFC	OFFICE CONDO	234700	240100	1.02
101253	001//029// 003/002//	7 RTE 101A	10	3401	OFC	OFFICE CONDO	259100	262300	1.01
101254	001//029// 003/004//	7 RTE 101A	10	3401	OFC	OFFICE CONDO	248300	261000	1.05
3037	001//023// 006/06//	OVERLOOK DR BLDG B UNIT 6	21	3401	OFC	OFFICE CONDO	212100	210900	0.99
3788	001//023// 006/04//	1 OVERLOOK DR BLDG A UNIT 4	21	3401	OFC	OFFICE CONDO	116400	128400	1.10
4759	001//029// 006/001//	1 RTE 101A LEDGES UNIT 1	0001	3401	OFC	OFFICE CONDO	229500	225200	0.98
4760	001//029// 006/003//	1 RTE 101A LEDGES UNIT 3	0001	3401	OFC	OFFICE CONDO	482000	485000	1.01
4761	001//029// 006/004//	1 RTE 101A LEDGES UNIT 4	0001	3401	OFC	OFFICE CONDO	474100	464600	0.98
5011	008//041// 00A// /	294 RTE 101 #1	10	3401	OFC	OFFICE CONDO	80000	80700	1.01
5012	008//041// 00B// /	294 RTE 101 #2	10	3401	OFC	OFFICE CONDO	82000	82400	1.00
5013	008//041// 00C// /	294 RTE 101 #3	10	3401	OFC	OFFICE CONDO	112100	122900	1.10
5014	008//041// 00D// /	294 RTE 101 UNIT 4	10	3401	OFC	OFFICE CONDO	59200	54800	0.93

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
5015	008//041// 00E// /	294 RTE 101 #5	10	3401	OFC	OFFICE CONDO	59700	55300	0.93
5016	008//041// 00F// /	294 RTE 101 #6	10	3401	OFC	OFFICE CONDO	56200	51800	0.92
5017	008//041// 00G// /	294 RTE 101 #7	10	3401	OFC	OFFICE CONDO	49400	52300	1.06
5018	008//041// 00H// /	294 RTE 101 #8	10	3401	OFC	OFFICE CONDO	49500	50100	1.01
3944	008//044// 004/001//	282 RTE 101-01 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	69200	1.09
3945	008//044// 004/002//	282 RTE 101-02 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	67400	1.06
3946	008//044// 004/003//	282 RTE 101-03 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	67700	1.07
3947	008//044// 004/004//	282 RTE 101-04 LIBERTY PK	10	3401	OFC	OFFICE CONDO	67500	67700	1.00
3948	008//044// 004/005//	282 RTE 101-05 LIBERTY PK	10	3401	OFC	OFFICE CONDO	98900	102800	1.04
3949	008//044// 004/006//	282 RTE 101-06 LIBERTY PK	10	3401	OFC	OFFICE CONDO	100100	102800	1.03
3950	008//044// 004/007//	282 RTE 101-07 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	69200	1.09
3951	008//044// 004/008//	282 RTE 101-08 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	66200	1.04
3952	008//044// 004/009//	282 RTE 101-09 LIBERTY PK	10	3401	OFC	OFFICE CONDO	162200	166600	1.03
3954	008//044// 004/011//	282 RTE 101-11 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	69800	1.10
3955	008//044// 004/012//	282 RTE 101-12 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	68000	1.07

# Income/Cost Comparison Report For Year 2020

## AMHERST NH

PID	MBL U	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \   Ratio
3956	008//044// 004/013//	282 RTE 101-13 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	67400	1.06
3957	008//044// 004/014//	282 RTE 101-14 LIBERTY PK	10	3401	OFC	OFFICE CONDO	63400	67400	1.06
3958	008//044// 004/015//	282 RTE 101-15 LIBERTY PK	10	3401	OFC	OFFICE CONDO	65700	69100	1.05
3959	008//044// 004/016//	282 RTE 101-16 LIBERTY PK	10	3401	OFC	OFFICE CONDO	75100	76100	1.01
3975	002//020// 001//007//	17 OLD NASHUA RD UNIT #07	04	4021	OFC	OFFICE CONDO	125500	118900	0.95
3976	002//020// 001//008//	17 OLD NASHUA RD UNIT #08	04	4021	OFC	OFFICE CONDO	146600	138800	0.95
3977	002//020// 001//009//	17 OLD NASHUA RD UNIT #09	04	4021	OFC	OFFICE CONDO	123000	125600	1.02
4237	002//024// 000/001//	31 OLD NASHUA RD UNIT 01	04	3401	OFC	OFFICE CONDO	157300	145600	0.93
4238	002//024// 000/002//	31 OLD NASHUA RD UNIT 02	04	3401	OFC	OFFICE CONDO	150600	146600	0.97
4244	002//024// 000/008//	31 OLD NASHUA RD UNIT 08	04	9300	OFC	OFFICE CONDO	150600	161600	1.07
4245	002//024// 000/009//	31 OLD NASHUA RD UNIT 09	04	9300	OFC	OFFICE CONDO	162200	170000	1.05
4246	002//024// 000/010//	31 OLD NASHUA RD UNIT 10	04	9300	OFC	OFFICE CONDO	173900	157700	0.91
4247	002//024// 000/011//	31 OLD NASHUA RD UNIT 11	04	4021	OFC	OFFICE CONDO	150900	137700	0.91
4248	002//024// 000/012//	31 OLD NASHUA RD UNIT 12	04	4021	OFC	OFFICE CONDO	152300	144500	0.95
4249	002//024// 000/013//	31 OLD NASHUA RD UNIT 13	04	4021	OFC	OFFICE CONDO	195400	178700	0.91



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## AMHERST NH

PID	MBL U	Location	Nbhhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
4250	002//024// 000/014/ /	31 OLD NASHUA RD UNIT 14	04	4021	OFC	OFFICE CONDO	207100	192200	0.93
4251	002//024// 000/015/ /	31 OLD NASHUA RD UNIT 15	04	4021	OFC	OFFICE CONDO	240400	237700	0.99
4256	002//024// 000/020/ /	31 OLD NASHUA RD UNIT 20	04	9400	OFC	OFFICE CONDO	203100	200200	0.99
4257	002//024// 000/021/ /	31 OLD NASHUA RD UNIT 21	04	9400	OFC	OFFICE CONDO	157900	162800	1.03
4258	002//024// 000/022/ /	31 OLD NASHUA RD UNIT 22	04	9400	OFC	OFFICE CONDO	180500	181500	1.01
4259	002//024// 000/023/ /	31 OLD NASHUA RD UNIT 23	04	9400	OFC	OFFICE CONDO	157300	157100	1.00
4260	002//024// 000/024/ /	31 OLD NASHUA RD UNIT 24	04	9400	OFC	OFFICE CONDO	157300	157400	1.00
4295	001//023// 006/B4/ /	OVERLOOK DR BLDG B UNIT 4	21	3401	OFC	OFFICE CONDO	119400	120500	1.01
4330	001//020// 019/A/ /	109 PONEMAH RD - UNIT A	04	3401	OFC	OFFICE CONDO	137100	147200	1.07
4331	001//020// 019/B/ /	109 PONEMAH RD - UNIT B	04	3401	OFC	OFFICE CONDO	134600	147900	1.10
4332	001//020// 019/C/ /	109 PONEMAH RD - UNIT C	04	3401	OFC	OFFICE CONDO	138100	141900	1.03
4333	001//020// 019/D/ /	109 PONEMAH RD - UNIT D	04	3401	OFC	OFFICE CONDO	152100	140300	0.92
4334	001//020// 019/E/ /	109 PONEMAH RD - UNIT E	04	3401	OFC	OFFICE CONDO	140200	145800	1.04
4335	001//020// 019/F/ /	109 PONEMAH RD - UNIT F	04	3401	OFC	OFFICE CONDO	144600	149200	1.03
4336	001//020// 019/G/ /	109 PONEMAH RD - UNIT G	04	3401	OFC	OFFICE CONDO	155400	168000	1.08

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## AMHERST NH

PID	MBLU	Location	Nbhhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
4337	001//020// 019//H /	109 PONEMAH RD - UNIT H	04	3401	OFC	OFFICE CONDO	152700	159600	1.05
4338	001//020// 019// /	109 PONEMAH RD - UNIT I	04	3401	OFC	OFFICE CONDO	138200	147500	1.07
3571	002//501// 019// /	10 NORTHERN BLVD BLDG A-19	09	4021	OFC	OFFICE CONDO	99700	100000	1.00
3572	002//501// 020// /	10 NORTHERN BLVD BLDG A-20	09	4021	OFC	OFFICE CONDO	96200	97700	1.02
3710	002//501// 013// /	10 NORTHERN BLVD BLDG B-13	09	4021	OFC	OFFICE CONDO	94900	93600	0.99
3711	002//501// 014// /	10 NORTHERN BLVD BLDG B-14	09	4021	OFC	OFFICE CONDO	99100	93900	0.95
4343	002//020// 001//001// /	17 OLD NASHUA RD UNIT #01	04	4021	OFC	OFFICE CONDO	166400	167900	1.01
4375	002//020// 001//002// /	17 OLD NASHUA RD UNIT #02	04	4021	OFC	OFFICE CONDO	106500	105800	0.99
4376	002//020// 001//003// /	17 OLD NASHUA RD UNIT #03	04	4021	OFC	OFFICE CONDO	106500	107300	1.01
4394	002//077// 001//007// /	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4395	002//077// 001//008// /	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4407	002//077// 001//014// /	71 RTE 101A	21	3401	OFC	OFFICE CONDO	89400	88300	0.99
4408	002//077// 001//015// /	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4409	002//077// 001//016// /	71 RTE 101A	21	3401	OFC	OFFICE CONDO	89400	88300	0.99
4410	002//077// 001//017// /	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	88900	0.97

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PID	MBL U	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
4411	002//077// 001/018//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	88900	0.97
4412	002//077// 001/001//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	90500	0.98
4413	002//077// 001/002//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	89100	89700	1.01
4414	002//077// 001/003//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	88200	0.96
4415	002//077// 001/004//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	86700	0.94
4416	002//077// 001/005//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	89100	88200	0.99
4417	002//077// 001/006//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4418	002//077// 001/009//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4419	002//077// 001/010//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	88900	0.97
4420	002//077// 001/011//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4421	002//077// 001/012//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	90800	87700	0.97
4422	002//077// 001/013//	71 RTE 101A	21	3401	OFC	OFFICE CONDO	91900	89700	0.98
4526	001//023// 006/D//	5 OVERLOOK DR BLDG D	21	3401	OFF	OFFICE CONDO	1063400	1102900	1.04
3552	002//089// 002//	46 RTE 101A	10	3400	OFF		398600	440400	1.10
4339	002//028// 013//	13 COLUMBIA DR	09	4020	OFF		361800	3655700	1.01

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## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
4239	002//024// 000/003//	31 OLD NASHUA RD UNIT 03	04	3401	OFF	OFFICE CONDO	147100	148800	1.01
1772	017//097// 000//	12 MIDDLE ST	20	3420	OFF		636300	691000	1.09
2443	006//057// 002//	1 LIMBO LN	20	3400	OFF		406800	431500	1.06
2555	002//066// 004//	3 NORTHERN BLVD	09	4020	OFF		1032000	1043500	1.01
3244	001//023// 007//	101 PONEMAH RD	20	3400	OFF		340200	342400	1.01
3056	006//058// 000//	4 LIMBO LN	20	3400	OFF		409600	396900	0.97
261	001//023// 004//	103 PONEMAH RD	20	3400	OFF		459900	480000	1.04
266	002//112// 000//	102 PONEMAH RD	20	3400	OFF		688100	713200	1.04
432	002//105// 000//	29 RTE 101A	10	3520	OFF		579300	562100	0.97
622	002//031// 002//	5 MANHATTAN PK	09	4020	OFF		574200	605300	1.05
632	002//062// 000//	89 RTE 101A	21	3400	OFF		579000	610400	1.05
51	002//050// 000//	105 RTE 101A	21	4020	OFF		2781200	2793800	1.00
1205	002//058// 000//	92 RTE 101A	21	3400	OFF		793900	827800	1.04
1310	002//047// 002//	104 RTE 101A	21	3220	OFF		500600	495800	0.99
1531	002//106// 001//	27 RTE 101A	20	3400	OFF		471700	516400	1.09
1554	002//044// 000//	110 RTE 101A	10	3220	OFF		587700	564700	0.96
1962	002//033// 010//	16 COLUMBIA DR	09	4020	OFF		528900	536100	1.01
2535	006//067// 000//	212 RTE 101	10	3260	REST	BLACK FOREST	788400	838900	1.06

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## AMHERST NH

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \ I Ratio
2374	0121/0061/ 0001/ 1	1 CRAFTSMAN LN	21	3260	REST		900300	946600	1.05
2507	0021/0361/ 0011/ 1	126 RTE 101A	21	3260	REST	LONGHORN	1192000	1158600	0.97
2508	0021/0411/ 0001/ 1	123 RTE 101A	21	3230	RET		11145700	10786000	0.97
2530	0021/1001/ 0001/ 1	36 RTE 101A	10	3881	RET		1103000	1002100	0.91
2630	0021/0461/ 0081/ 1	111 RTE 101A	10	3220	RET		759700	745800	0.98
2465	0021/0701/ 0001/ 1	76 RTE 101A	21	3220	RET		881900	857400	0.97
2473	0171/0861/ 0001/ 1	10 MAIN ST	14	3220	RET	VILLAGE GREEN MARKET	393700	389800	0.99
2340	0061/0661/ 0011/ 1	199 RTE 101	10	3400	RET		3413900	3114700	0.91
1766	0121/0141/ 0001/ 1	131 RTE 101A	21	3220	RET	GOODWILL	2913900	2957600	1.01
1897	0121/0171/ 0001/ 1	130 RTE 101A	10	3220	RET		740200	774000	1.05
2685	0011/0211/ 0011/ 1	105 PONEMAH RD	20	3220	RET		618500	651100	1.05
3021	0021/0821/ 0001/ 1	65 RTE 101A	21	3222	RET		330300	336000	1.02
3304	0021/0801/ 0011/ 1	68 RTE 101A	21	3220	RET	J + J PARTY	717800	691200	0.96
2557	0081/0441/ 0031/ 1	292 RTE 101 (BLDG A)	10	3220	RET		1639000	1488800	0.91
2733	0021/0761/ 0001/ 1	74 RTE 101A	21	3220	RET		892100	847700	0.95
1570	0021/0351/ 0001/ 1	123 RTE 101A	10	3230	RET		3657300	3911200	1.07
1571	0021/0371/ 0001/ 1	120 RTE 101A	10	3220	RET		2072300	2232600	1.08
1572	0021/0361/ 0001/ 1	124 RTE 101A	21	3220	RET	LOWES	12198900	12163000	1.00

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PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C \   Ratio
1582	002/049/ 000/ /	98 RTE 101A	21	3220	RET		1350800	1264200	0.94
1403	012/010/ 000/ /	141 RTE 101A	21	3220	RET		2246500	2353900	1.05
840	002/148/ 000/ /	432 BOSTON POST RD	20	3250	RET		336000	306000	0.91
710	002/042/ 002/ /	114 RTE 101A	10	3220	RET	SUNDANCE SPA/JUST COUNTRY	1576300	1523200	0.97
761	002/089/ 001/ /	48 RTE 101A	10	3220	RET		656300	592300	0.90
779	002/090/ 001/ /	42 RTE 101A	10	3220	RET		518800	555700	1.07
79	001/023/ 003/ /	17 RTE 101A	21	3220	RET		520400	488800	0.94
658	008/039/ 000/ /	22 PINE RD	20	3400	RET		407000	401200	0.99
310	002/066/ 001/ /	85 RTE 101A	21	3220	RET	WALMART	17973300	18933100	1.05
3353	002/048/ 000/ /	105 RTE 101A (A)	21	3220	RET	ALLADIN FIREWORKS	338900	329700	0.97
3766	008/003/ 001/ /	272 RTE 101	10	3220	RET		608100	633500	1.04
100082	002/106/ 000/ /	25 RTE 101A	10	3220	RET		639700	697900	1.09
100442	002/043/ 007/ /	2 PAULS WAY	10	3220	RET		864400	860100	1.00
100802	002/042/ 001/ /	112 RTE 101A	10	3220	RET		688700	757200	1.10
101722	002/036/ 002/ /	126 RTE 101A	21	3220	RET		5820400	5827700	1.00
103320	002/068/ 000/ /	80 RTE 101A	01	3310	RET		443300	454000	1.02
532	002/501/ 011/ /	10 NORTHERN BLVD BLDG B-11	09	3221	RTC	RETAIL CONDO	87200	84200	0.97

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PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C I I Ratio
814	002/503/ 005/ /	2 CALDWELL DR #05	21	3221	RTC	RETAIL CONDO	27700	267700	0.97
816	002/503/ 004/ /	2 CALDWELL DR #04	21	3221	RTC	RETAIL CONDO	144100	139300	0.97
817	002/503/ 001/ /	109 RTE 101A UNIT #01	21	3221	RTC		247000	261200	1.06
818	002/503/ 002/ /	109 RTE 101A UNIT #02	21	3221	RTC	RETAIL CONDO	368200	365100	0.99
819	002/503/ 003/ /	2 CALDWELL DR #03	21	3221	RTC	RETAIL CONDO	210500	208900	0.99
860	017/1103/ 000/ /	148 AMHERST ST	20	3340	SSTA		438100	395700	0.90

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Pid	Mblu	Location	Nbhd	LN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctry	Adj TVI	LA	UA	RentUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va
2936	001/01/4/000/	125 HOLLIS RD (RTE 122)	04	1 0101		43	APT 3 BR	1	1 0001	1	A	G	22500.00	22,500 G		0.0300 A	0.3500	14,186	66,103	MIX	A	0.1000	661,000
2936	001/01/4/000/	125 HOLLIS RD (RTE 122)	04	2 0310		14	RET MULTI	1	6,370 0001	1	A	G	12.23	77,905 G		0.0480 A	0.3000	51,916	66,103	MIX	A	0.1000	661,000
4330	001/02/01/9/	109 PONEMAH RD - UNIT A	04	1 3401		50	OFFICE	1	1,330 0001	1	A	G	16.81	22,357 A		0.0800 A	0.3000	14,398	14,397	OFC	A	0.1050	137,100
4331	001/02/01/9/	109 PONEMAH RD - UNIT B	04	1 3401		54	OFFICE CONDO	1	1,340 0001	1	A	G	15.06	20,180 G		0.0800 G	0.2550	14,132	14,132	OFC	A	0.1050	134,600
4332	001/02/01/9/	109 PONEMAH RD - UNIT C	04	1 3401		50	OFFICE	1	1,250 0001	1	A	G	16.93	21,163 A		0.0800 G	0.2550	14,505	14,505	OFC	A	0.1050	138,100
4333	001/02/01/9/	109 PONEMAH RD - UNIT D	04	1 3401		50	OFFICE	1	1,218 0001	1	G	G	20.36	24,798 A		0.0800 A	0.3000	15,970	15,970	OFC	A	0.1050	152,100
4334	001/02/01/9/	109 PONEMAH RD - UNIT E	04	1 3401		50	OFFICE	1	1,362 0001	1	A	G	16.78	22,854 A		0.0800 A	0.3000	14,718	14,718	OFC	A	0.1050	140,200
4335	001/02/01/9/	109 PONEMAH RD - UNIT F	04	1 3401		50	OFFICE	1	1,358 0001	1	A	G	16.78	22,787 G		0.0480 A	0.3000	15,185	15,185	OFC	A	0.1050	144,600
4336	001/02/01/9/	109 PONEMAH RD - UNIT G	04	1 3401		54	OFFICE CONDO	1	1,701 0001	1	A	G	14.31	24,341 A		0.1000 G	0.2550	16,321	16,321	OFC	A	0.1050	155,400
4337	001/02/01/9/	109 PONEMAH RD - UNIT H	04	1 3401		54	OFFICE CONDO	1	1,575 0001	1	A	G	14.54	22,901 G		0.0600 G	0.2550	16,037	16,038	OFC	A	0.1050	152,700
4338	001/02/01/9/	109 PONEMAH RD - UNIT I	04	1 3401		54	OFFICE CONDO	1	1,386 0001	1	A	G	14.95	20,721 G		0.0600 G	0.2550	14,511	14,511	OFC	A	0.1050	138,200
2685	001/02/1/001/	105 PONEMAH RD	20	1 3220		10	RETAIL	1	5,640 0001	1	G	G	17.28	97,459 G		0.0480 A	0.3000	64,947	64,947	RET	A	0.1050	618,500
79	001/02/3/003/	17 RTE 101A	21	1 3220		10	RETAIL	1	3,266 0001	1	E	E	25.98	84,851 A		0.0800 A	0.3000	54,644	54,644	RET	A	0.1050	520,400
261	001/02/3/004/	103 PONEMAH RD	20	1 3400		50	OFFICE	5	5,180 0001	1	G	A	16.60	85,988 A		0.0800 F	0.3750	49,443	49,443	OFF	A	0.1075	459,900



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Pid	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Cnv	Adj TVI	LA	UA	RenUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va
2641	001/023/006/ A1/	OVERLOOK DR BLDG A UNIT 1	21	1 3401	54	OFFICE CONDO	1	1,375 0001	1	G	G	17.97	24,709 A	0.1000 A	0.3000	15,567	15,567 OFC	A	0.1050	148,300			
2643	001/023/006/ A2/	OVERLOOK DR BLDG A UNIT 2	21	1 3401	54	OFFICE CONDO	1	1,325 0001	1	G	G	18.12	24,009 A	0.1000 A	0.3000	15,126	15,126 OFC	A	0.1050	144,100			
2646	001/023/006/ A3/	OVERLOOK DR BLDG A UNIT 3	21	1 3401	54	OFFICE CONDO	1	1,272 0001	1	A	G	15.25	19,398 A	0.1000 A	0.3000	12,221	12,221 OFC	A	0.1050	116,400			
3788	001/023/006/ A4/	1 OVERLOOK DR BLDG A UNIT 4	21	1 3401	54	OFFICE CONDO	1	1,272 0001	1	A	G	15.25	19,398 A	0.1000 A	0.3000	12,221	12,221 OFC	A	0.1050	116,400			
2640	001/023/006/ B1/	OVERLOOK DR BLDG B UNIT 1	21	1 3401	54	OFFICE CONDO	1	1,144 0001	1	G	G	18.80	21,507 A	0.1000 A	0.3000	13,550	13,549 OFC	A	0.1050	129,000			
2642	001/023/006/ B2/	OVERLOOK DR BLDG B UNIT 2	21	1 3401	54	OFFICE CONDO	1	1,188 0001	1	A	G	15.51	18,428 G	0.0600 G	0.2550	12,904	12,903 OFC	A	0.1050	122,900			
2645	001/023/006/ B3/	OVERLOOK DR BLDG B UNIT 3	21	1 3401	50	OFFICE CONDO	1	1,188 0001	1	A	G	17.01	20,208 A	0.0800 G	0.2550	13,850	13,850 OFC	A	0.1050	131,900			
4295	001/023/006/ B4/	OVERLOOK DR BLDG B UNIT 4	21	1 3401	54	OFFICE CONDO	1	1,144 0001	1	A	G	15.66	17,915 A	0.1000 A	0.3000	11,286	11,286 OFC	G	0.0945	119,400			
2644	001/023/006/ B5/	OVERLOOK DR BLDG B UNIT 5	21	1 3401	54	OFFICE CONDO	1	2,794 0001	1	A	G	13.24	36,993 A	0.1000 A	0.3000	23,305	23,306 OFC	A	0.1050	222,000			
3037	001/023/006/ B6/	OVERLOOK DR BLDG B UNIT 6	21	1 3401	54	OFFICE CONDO	1	2,650 0001	1	A	G	13.34	35,351 A	0.1000 A	0.3000	22,271	22,271 OFC	A	0.1050	212,100			
2635	001/023/006/ C1/	OVERLOOK DR BLDG C UNIT 1	21	1 3401	54	OFFICE CONDO	1	1,440 0001	1	A	G	14.81	21,326 A	0.1000 A	0.3000	13,436	13,435 OFC	A	0.1050	128,000			
2636	001/023/006/ C2/	OVERLOOK DR BLDG C UNIT 2	21	1 3401	54	OFFICE CONDO	1	1,200 0001	1	G	G	18.57	22,284 A	0.1000 A	0.3000	14,039	14,039 OFC	A	0.1050	133,700			
2637	001/023/006/ C3/	OVERLOOK DR BLDG C UNIT 3	21	1 3401	54	OFFICE CONDO	1	1,200 0001	1	G	G	18.57	22,284 A	0.1000 A	0.3000	14,039	14,039 OFC	A	0.1050	133,700			
3148	001/023/006/ C4/	OVERLOOK DR BLDG C UNIT 4	21	1 3401	54	OFFICE CONDO	1	1,500 0001	1	G	G	17.63	26,445 A	0.1000 A	0.3000	16,660	16,660 OFC	A	0.1050	158,700			
2647	001/023/006/ C5/	OVERLOOK DR BLDG C UNIT 5	21	1 3401	54	OFFICE CONDO	1	900 0001	1	G	G	19.65	17,685 G	0.0600 A	0.3000	11,637	11,637 OFC	A	0.1050	110,800			

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Pid	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Chv	Adj TV	LA	UA	RentUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va	
2498	001/023/006/	OVERLOOK DR BLDG C UNIT 6	21	1	3401	54	OFFICE CONDO	1	618	0001	1	G	20.30	12,545	A	0.1000	A	0.3000	7,904	7,903	OFC	A	0.1050	75,300
2497	001/023/006/	OVERLOOK DR BLDG C UNIT 7	21	1	3401	54	OFFICE CONDO	1	695	0001	1	G	20.07	13,949	G	0.0600	A	0.3000	9,178	9,178	OFC	A	0.1050	87,400
2649	001/023/006/	3 OVERLOOK DR BLDG C UNIT 8	21	1	3401	54	OFFICE CONDO	1	1,500	0001	1	G	17.63	26,445	A	0.1000	A	0.3000	16,660	16,660	OFC	A	0.1050	158,700
4526	001/023/006/	5 OVERLOOK DR BLDG D	21	1	3401	54	OFFICE CONDO	2	9,382	0001	1	A	12.56	117,838	A	0.1000	A	0.3000	74,238	114,312	OFF	A	0.1075	1,063,400
4526	001/023/006/	5 OVERLOOK DR BLDG D	21	2	3401	54	OFFICE CONDO	2	4,691	0001	1	A	13.56	63,610	A	0.1000	A	0.3000	40,074	114,312	OFF	A	0.1075	1,063,400
3244	001/023/007//	101 POKEMAH RD	20	1	3400	50	OFFICE CONDO	1	2,718	0001	1	G	18.18	49,413	G	0.0480	A	0.3000	32,929	32,929	OFF	G	0.0968	340,200
1012	001/029/003/	7 RTE 101A	10	1	3401	54	OFFICE CONDO	2	2,998	0001	1	A	14.69	44,041	A	0.1000	A	0.3000	27,746	27,746	OFC	A	0.1050	264,200
1012	001/029/003/	7 RTE 101A	10	1	3401	54	OFFICE CONDO	1	2,954	0001	1	A	13.15	38,845	G	0.0600	G	0.2550	27,203	27,203	OFC	A	0.1050	259,100
1012	001/029/003/	7 RTE 101A	10	1	3401	54	OFFICE CONDO	1	2,638	0001	1	A	13.34	35,191	G	0.0600	G	0.2550	24,644	24,645	OFC	A	0.1050	234,700
1012	001/029/003/	7 RTE 101A	10	1	3401	54	OFFICE CONDO	1	2,950	0001	1	G	12.62	37,229	G	0.0600	G	0.2550	26,071	26,071	OFC	A	0.1050	248,300
4759	001/029/006/	1 RTE 101A LEDGES UNIT 1	0001	1	3401	54	OFFICE CONDO	1	3,040	0001	1	G	12.58	38,243	A	0.1000	A	0.3000	24,093	24,093	OFC	A	0.1050	229,500
4760	001/029/006/	1 RTE 101A LEDGES UNIT 3	0001	1	3401	54	OFFICE CONDO	1	7,227	0001	1	A	10.00	72,270	G	0.0600	G	0.2550	50,611	50,611	OFC	A	0.1050	482,000
4761	001/029/006/	1 RTE 101A LEDGES UNIT 4	0001	1	3401	50	OFFICE CONDO	1	6,705	0001	1	A	8.80	59,004	A	0.0800	A	0.3000	37,999	49,783	OFC	A	0.1050	474,100
4761	001/029/006/	1 RTE 101A LEDGES UNIT 4	0001	2	3401	24	SERVICE SH	1	2,160	0001	1	A	8.80	19,008	P	0.2000	P	0.2250	11,785	49,783	OFC	A	0.1050	474,100
3316	002/018/000//	9 OLD NASHUA RD	04	1	111C	42	APT 2 BR	4	4	0001	1	A	15000.00	60,000	A	0.0500	G	0.2975	40,043	80,085	APT	A	0.0950	843,000

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3316	002/01/8/000//	9 OLD NASHUA RD	04	2	111C	42	APT 2 BR	4	4,000	1	A	G	15000.00	60,000	A	0.0500	G	0.2975	40,043	80,085	APT	A	0.0950	843,000	
1341	002/01/9/000//	15 OLD NASHUA RD	13	1	4010	22	WHSE	1	5,200	0001	1	A	A	7.20	37,440	A	0.1000	A	0.1500	28,642	28,642	IND	A	0.0870	411,900
4343	002/02/00/01/001/	17 OLD NASHUA RD UNIT #01	04	1	4021	54	OFFICE CONDO	1	2,410	0001	1	A	A	10.81	26,052	A	0.1000	G	0.2550	17,468	17,468	OFC	A	0.1050	166,400
4375	002/02/00/01/002/	17 OLD NASHUA RD UNIT #02	04	1	4021	50	OFFICE	1	1,200	0001	1	A	A	13.60	16,320	A	0.0800	G	0.2550	11,186	11,185	OFC	A	0.1050	106,500
4376	002/02/00/01/003/	17 OLD NASHUA RD UNIT #03	04	1	4021	50	OFFICE	1	1,200	0001	1	A	A	13.60	16,320	A	0.0800	G	0.2550	11,186	11,185	OFC	A	0.1050	106,500
3975	002/02/00/01/007/	17 OLD NASHUA RD UNIT #07	04	1	4021	54	OFFICE CONDO	1	1,404	0001	1	A	G	14.90	20,920	A	0.1000	A	0.3000	13,179	13,180	OFC	A	0.1050	125,500
3975	002/02/00/01/008/	17 OLD NASHUA RD UNIT #08	04	1	4021	50	OFFICE	1	1,828	0001	1	A	A	13.08	23,910	A	0.0800	A	0.3000	15,398	15,398	OFC	A	0.1050	146,600
3977	002/02/00/01/009/	17 OLD NASHUA RD UNIT #09	04	1	4021	54	OFFICE CONDO	1	1,010	0001	1	G	G	19.44	19,634	G	0.0600	A	0.3000	12,919	12,919	OFC	A	0.1050	123,000
1738	002/02/00/05//	5 TECH CIR	13	1	3401	21	R & D	1	6,800	0001	1	A	E	12.20	82,960	A	0.1000	A	0.1500	63,464	63,464	IND	A	0.0870	729,500
1007	002/02/3/002/43 001/	23 OLD NASHUA RD UNIT 01	0001	1	4021	19	IND CONDO	1	450	0001	1	A	G	10.00	4,500	A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/02/3/002/44 002/	23 OLD NASHUA RD UNIT 2	0001	1	4021	19	IND CONDO	1	450	0001	1	A	G	10.00	4,500	A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/02/3/002/45 003/	23 OLD NASHUA RD UNIT 3	0001	1	4021	19	IND CONDO	1	450	0001	1	A	G	10.00	4,500	A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/02/3/002/46 004/	23 OLD NASHUA RD UNIT 4	0001	1	4021	19	IND CONDO	1	450	0001	1	A	G	10.00	4,500	A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/02/3/002/47 005/	23 OLD NASHUA RD UNIT 5	0001	1	4021	19	IND CONDO	1	450	0001	1	A	G	10.00	4,500	A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/02/3/002/48 006/	23 OLD NASHUA RD UNIT 6	0001	1	4021	19	IND CONDO	1	450	0001	1	A	G	10.00	4,500	A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300

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1007	002/023/002/	23 OLD NASHUA RD UNIT 7	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/023/002/	23 OLD NASHUA RD UNIT 8	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/023/002/	23 OLD NASHUA RD UNIT 9	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/023/002/	23 OLD NASHUA RD UNIT 10	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1004	002/023/002/	23 OLD NASHUA RD UNIT 11	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1004	002/023/002/	23 OLD NASHUA RD UNIT 12	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1004	002/023/002/	23 OLD NASHUA RD UNIT 13	0001	1	4021	19	IND CONDO	1	450 0001	1	A	G	10.00	4,500 A	0.1000	A	0.1500	3,443	3,442	INC	A	0.1100	31,300
1007	002/023/002/	23 OLD NASHUA RD UNIT 14	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1004	002/023/002/	23 OLD NASHUA RD UNIT 15	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1004	002/023/002/	23 OLD NASHUA RD UNIT 16	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1004	002/023/002/	23 OLD NASHUA RD UNIT 17	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 18	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 19	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 20	0001	1	4021	19	IND CONDO	1	525 0001	1	A	G	9.86	5,177 A	0.1000	A	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 21	0001	1	4021	19	IND CONDO	1	392 0001	1	A	A	8.00	3,136 G	0.0600	A	0.1500	2,506	2,506	INC	A	0.1100	22,800

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1007	002/023/002/	23 OLD NASHUA RD UNIT 22	0001	1 4021	19	IND CONDO	1	525 0001	1	A	G	G	9.86	5,177 A	0.1000 A	0.1500	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 23	0001	1 4021	19	IND CONDO	1	525 0001	1	A	G	G	9.86	5,177 A	0.1000 A	0.1500	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 24	0001	1 4021	19	IND CONDO	1	525 0001	1	A	G	G	9.86	5,177 A	0.1000 A	0.1500	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 25	0001	1 4021	19	IND CONDO	1	525 0001	1	A	G	G	9.86	5,177 A	0.1000 A	0.1500	0.1500	3,960	3,960	INC	A	0.1100	36,000
1007	002/023/002/	23 OLD NASHUA RD UNIT 26	0001	1 4021	19	IND CONDO	1	525 0001	1	A	G	G	9.86	5,177 A	0.1000 A	0.1500	0.1500	3,960	3,960	INC	A	0.1100	36,000
1011	002/023/002/	23 OLD NASHUA RD UNIT 28	0001	1 4021	19	IND CONDO	1	450 0001	1	A	G	G	10.00	4,500 A	0.1000 A	0.1500	0.1500	3,443	3,442	INC	A	0.1100	31,300
1027	002/023/002/	23 OLD NASHUA RD UNIT 30	0001	1 4021	19	IND CONDO	1	525 0001	1	A	G	G	9.86	5,177 A	0.1000 A	0.1500	0.1500	3,960	3,960	INC	A	0.1100	36,000
4237	002/024/000/	31 OLD NASHUA RD UNIT 01	04	1 3401	54	OFFICE CONDO	1	1,764 0001	1	A	G	G	14.23	25,102 G	0.0600 A	0.3000	0.3000	16,517	16,517	OFC	A	0.1050	157,300
4238	002/024/000/	31 OLD NASHUA RD UNIT 02	04	1 3401	54	OFFICE CONDO	1	1,764 0001	1	A	G	G	14.23	25,102 A	0.1000 A	0.3000	0.3000	15,814	15,815	OFC	A	0.1050	150,600
4239	002/024/000/	31 OLD NASHUA RD UNIT 03	04	1 3401	54	OFFICE CONDO	1	1,764 0001	1	A	G	G	14.23	25,102 A	0.1000 A	0.3000	0.3000	15,814	15,815	OFF	A	0.1075	147,100
4244	002/024/000/	31 OLD NASHUA RD UNIT 08	04	1 9300	54	OFFICE CONDO	1	1,764 0001	1	A	G	G	14.23	25,102 A	0.1000 A	0.3000	0.3000	15,814	15,815	OFC	A	0.1050	150,600
4245	002/024/000/	31 OLD NASHUA RD UNIT 09	04	1 9300	54	OFFICE CONDO	1	1,932 0001	1	A	G	G	13.99	27,029 A	0.1000 A	0.3000	0.3000	17,028	17,028	OFC	A	0.1050	162,200
4246	002/024/000/	31 OLD NASHUA RD UNIT 10	04	1 9300	54	OFFICE CONDO	1	2,100 0001	1	A	G	G	13.80	28,980 A	0.1000 A	0.3000	0.3000	18,257	18,257	OFC	A	0.1050	173,900
4247	002/024/000/	31 OLD NASHUA RD UNIT 11	04	1 4021	54	OFFICE CONDO	1	1,770 0001	1	A	G	G	14.21	25,152 A	0.1000 A	0.3000	0.3000	15,846	15,846	OFC	A	0.1050	150,900
4248	002/024/000/	31 OLD NASHUA RD UNIT 12	04	1 4021	54	OFFICE CONDO	1	1,790 0001	1	A	G	G	14.18	25,382 A	0.1000 A	0.3000	0.3000	15,991	15,991	OFC	A	0.1050	152,300

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4249	002/024/000/013/	31 OLD NASHUA RD UNIT 13	04	1 4021		54	OFFICE CONDO	1	2,412 0001	1	A	G	13.50	32,562 A		0.1000	A	0.3000	20,514	20,514	OFFC	A	0.1050	195,400
4250	002/024/000/014/	31 OLD NASHUA RD UNIT 14	04	1 4021		54	OFFICE CONDO	1	1,932 0001	1	G	G	16.79	32,438 A		0.1000	G	0.2550	21,750	21,749	OFFC	A	0.1050	207,100
4251	002/024/000/015/	31 OLD NASHUA RD UNIT 15	04	1 4021		54	OFFICE CONDO	1	1,932 0001	1	G	G	16.79	32,438 G		0.0500	G	0.2550	22,717	22,717	OFFC	G	0.0945	240,400
4256	002/024/000/020/	31 OLD NASHUA RD UNIT 20	04	1 9400		54	OFFICE CONDO	1	2,520 0001	1	A	G	13.43	33,844 A		0.1000	A	0.3000	21,321	21,322	OFFC	A	0.1050	203,100
4257	002/024/000/021/	31 OLD NASHUA RD UNIT 21	04	1 9400		54	OFFICE CONDO	1	1,872 0001	1	A	G	14.06	28,320 A		0.1000	A	0.3000	16,582	16,582	OFFC	A	0.1050	157,900
4258	002/024/000/022/	31 OLD NASHUA RD UNIT 22	04	1 9400		54	OFFICE CONDO	1	2,196 0001	1	A	G	13.70	30,085 A		0.1000	A	0.3000	18,954	18,953	OFFC	A	0.1050	180,500
4259	002/024/000/023/	31 OLD NASHUA RD UNIT 23	04	1 9400		54	OFFICE CONDO	1	1,764 0001	1	A	G	14.23	25,102 G		0.0600	A	0.3000	16,517	16,517	OFFC	A	0.1050	157,300
4260	002/024/000/024/	31 OLD NASHUA RD UNIT 24	04	1 9400		54	OFFICE CONDO	1	1,764 0001	1	A	G	14.23	25,102 G		0.0600	A	0.3000	16,517	16,517	OFFC	A	0.1050	157,300
1011	002/026/004/022	1 BON TERRAIN DRIVE	0001	1 3160		13	DEPT STORE	1	330,316 0001	1	A	F	6.80	2,246,149 G		0.0300	G	0.1700	1,808,374	1,809,375	IND	A	0.0870	21,170,000
1434	002/028/006/022	7 NORTHERN BLVD	24	1 4010		20	INDUSTRIAL	1	25,400 0001	1	A	G	7.53	191,262 A		0.1000	A	0.1500	146,315	146,316	IND	A	0.0870	1,725,500
2505	002/028/008/022	8 COLUMBIA DR	09	1 4000		20	INDUSTRIAL	1	26,450 0001	1	A	A	5.96	157,642 A		0.1000	G	0.1275	123,788	123,789	IND	A	0.0870	1,469,500
374	002/028/009/022	10 COLUMBIA DR	09	1 4000		20	INDUSTRIAL	1	62,660 0001	1	A	G	6.88	431,238 A		0.1000	A	0.1500	329,897	329,897	IND	A	0.0870	3,850,800
3644	002/028/012/022	15 COLUMBIA DR	09	1 4000		20	INDUSTRIAL	1	25,400 0001	1	A	A	6.02	152,908 A		0.1000	A	0.1500	116,975	116,974	IND	A	0.0870	1,359,400
4339	002/028/013/022	13 COLUMBIA DR	09	1 4020		22	WHSE	7	50,400 0001	1	A	A	7.12	368,848 F		0.2000	A	0.1500	244,017	388,272	OFF	A	0.1075	3,611,800
4339	002/028/013/022	13 COLUMBIA DR	09	2 4020		52	OFFICE IND	1	32,200 0001	1	A	A	8.00	257,600 F		0.2000	A	0.3000	144,256	388,272	OFF	A	0.1075	3,611,800
3333	002/028/015/022	9 COLUMBIA DR	09	1 4010		22	WHSE	1	18,000 0001	1	A	A	6.60	118,800 A		0.1000	G	0.1275	93,288	175,357	IND	A	0.0870	2,015,600

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Pid	Mblu	Location	Nbhd	LN#	Prim Use	Code	Style Desc	Occ Area	Rent Cnt	Adj TVI	LA	UA	RentUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va		
3333	002/028/015//	9 COLUMBIA DR	09	2	4010	52	OFFICE IND	1	12,240	0001	1	A	G	10.00	122,400	A	0.1000	G	0.2550	82,069	175,357	IND	A	0.0870	2,015,600
1393	002/028/017//	9 COLUMBIA DR (A)	09	1	4022	20	INDUSTRIAL	1	92,600	0001	1	A	A	5.50	509,300	G	0.0600	A	0.1500	406,931	406,931	IND	A	0.0870	4,677,400
3863	002/028/024//	29 NORTHERN BLVD	09	1	4010	22	WHSE	1	6,400	0001	1	A	A	7.14	45,696	G	0.0600	A	0.1500	36,511	62,316	IND	A	0.0870	716,300
3863	002/028/024//	29 NORTHERN BLVD	09	2	4010	52	OFFICE IND	1	5,120	0001	1	A	A	8.00	40,960	A	0.1000	A	0.3000	25,805	62,316	IND	A	0.0870	716,300
4922	002/028/030//	6 COLUMBIA DR UNIT 1	09	1	4021	19	IND CONDO	1	16,760	0001	1	G	G	7.59	127,208	G	0.0600	G	0.1275	104,330	104,329	INC	G	0.0990	1,053,800
4923	002/028/030//	6 COLUMBIA DR UNIT 2	09	1	4021	19	IND CONDO	1	13,200	0001	1	G	G	7.76	102,432	G	0.0600	G	0.1275	84,010	107,371	INC	G	0.0990	1,084,600
4923	002/028/030//	6 COLUMBIA DR UNIT 2	09	2	4021	54	OFFICE CONDO	1	2,000	0001	1	G	G	16.68	33,360	G	0.0600	G	0.2550	23,362	107,371	INC	G	0.0990	1,084,600
622	002/031/002//	5 MANHATTAN PK	09	1	4020	50	OFFICE	1	5,360	0001	1	A	A	11.00	58,960	A	0.0800	A	0.3000	37,970	61,726	OFF	A	0.1075	574,200
622	002/031/002//	5 MANHATTAN PK	09	2	4020	50	OFFICE	1	2,960	0001	1	A	A	11.92	35,283	A	0.0800	A	0.3000	22,722	61,726	OFF	A	0.1075	574,200
622	002/031/002//	5 MANHATTAN PK	09	3	4020	91	DEAD STGE	1	1,984	0001	1	P	P	1.68	3,333	P	0.6000	P	0.2250	1,033	61,726	OFF	A	0.1075	574,200
3079	002/031/003//	8 MANHATTAN PK	09	1	4010	22	WHSE	2	21,510	0001	1	A	F	5.63	121,101	F	0.2000	A	0.1500	82,349	82,349	IND	A	0.0870	946,500
1066	002/031/004//	5 MANHATTAN DR	09	1	4010	22	WHSE	1	5,224	0001	1	A	A	7.20	37,613	A	0.1000	A	0.1500	28,774	28,774	IND	A	0.0870	433,100
1068	002/031/005//	4 MANHATTAN PK	09	1	4000	20	INDUSTRIAL	1	10,000	0001	1	A	A	7.05	70,500	A	0.1000	A	0.1500	53,933	53,932	IND	A	0.0870	619,900
3403	002/033/002//	19 COLUMBIA DR	09	1	4000	20	INDUSTRIAL	1	25,400	0001	1	A	A	6.02	152,908	A	0.1000	A	0.1500	116,975	116,974	IND	A	0.0870	1,344,500
1067	002/033/004//	13 CALDWELL DR	09	1	4010	22	WHSE	1	12,884	0001	1	A	A	7.02	90,446	F	0.2000	A	0.1500	61,503	61,504	IND	A	0.0870	706,900

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Pid	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Cnt	Adj TVI	LA	UA	RentUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va	
1442	002/033/005//	15 CALDWELL DR	09	1 4010		22	WHSE	1	6,400 0001	1	A	A	7.14	45,696 A		0.1000	A	0.1500	34,957	53,364	IND	A	0.0870	613,400
1442	002/033/005//	15 CALDWELL DR	09	2 4010		52	OFFICE IND	1	3,200 0001	1	A	A	9.13	29,216 A		0.1000	A	0.3000	18,406	53,364	IND	A	0.0870	613,400
3541	002/033/006//	14 CALDWELL DR	09	1 4010		22	WHSE	1	21,514 0001	1	A	F	5.02	108,000 A		0.1000	F	0.1875	78,975	78,975	IND	A	0.0870	907,800
1961	002/033/009//	14 COLUMBIA DR	09	1 4000		20	INDUSTRIAL	1	25,400 0001	1	A	A	6.02	152,908 A		0.1000	F	0.1875	111,814	111,814	IND	A	0.0870	1,285,200
1962	002/033/010//	16 COLUMBIA DR	09	1 4020		50	OFFICE	1	9,988 0001	1	F	A	9.90	98,881 A		0.0800	F	0.3750	56,857	56,857	OFF	A	0.1075	528,900
1069	002/033/011//	1 HOWE DR	09	1 4010		22	WHSE	1	8,050 0001	1	A	A	7.09	57,075 A		0.1000	F	0.1875	41,736	41,737	IND	A	0.0870	479,700
4517	002/034/002//	3 HOWE DR UNIT 001/	09	1 4021		20	INDUSTRIAL	1	5,000 0001	1	A	A	7.21	36,050 A		0.1000	A	0.1500	27,578	27,578	INC	A	0.1100	250,700
4518	002/034/002//	3 HOWE DR UNIT 002/	09	1 4021		20	INDUSTRIAL	1	5,000 0001	1	A	A	7.21	36,050 A		0.1000	A	0.1500	27,578	27,578	INC	A	0.1100	250,700
4519	002/034/002//	3 HOWE DR UNIT 003/	09	1 4021		19	IND CONDO	0	5,000 0001	1	A	G	7.50	37,500 A		0.1000	A	0.1500	28,688	28,687	INC	A	0.1100	280,800
4520	002/034/002//	3 HOWE DR UNIT 004/	09	1 4021		19	IND CONDO	0	4,000 0001	1	A	G	7.58	30,320 A		0.1000	A	0.1500	23,195	23,195	INC	A	0.1100	210,900
4521	002/034/002//	3 HOWE DR UNIT 005/	09	1 4021		19	IND CONDO	1	5,000 0001	1	A	G	7.50	37,500 A		0.1000	A	0.1500	28,688	28,687	INC	A	0.1100	260,800
4509	002/034/003//	5 HOWE DR	09	1 4010		22	WHSE	1	28,800 0001	1	A	G	7.31	210,528 A		0.1000	F	0.1875	153,949	153,948	IND	A	0.0870	1,769,500
4821	002/034/004//	14 HOWE DR	09	1 4010		20	INDUSTRIAL	1	16,578 0001	1	A	A	6.77	112,233 A		0.1000	A	0.1500	85,858	85,859	IND	A	0.0870	986,900
4837	002/034/006//	12 HOWE DR	09	1 4010		22	WHSE	1	30,617 0001	1	A	G	7.23	221,361 G		0.0600	G	0.1275	181,549	181,549	IND	A	0.0870	2,086,800
1570	002/035/000//	123 RTE 101A	10	1 3230		15	RET STRIP	6	31,090 0001	1	E	G	19.18	596,306 A		0.0800	A	0.3000	384,021	384,021	RET	A	0.1050	3,657,300
1014	002/035/001/	125 A RTE 101A 82 A/	21	1 322L		31	FAST FOOD	1	2,110 0001	1	A	A	24.00	50,640 G		0.0300	G	0.1445	42,023	42,023	FF	G	0.0900	466,900



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2506	002036/001/ B/	125 B RTE 101A	21	1 322L		31	FAST FOOD	1	3,305	0001	1	A	A	24.00	79,320	A	0.0500	A	0.1700	62,544	62,544	FF	G	0.0900	694,900
1572	002036/000/	124 RTE 101A	21	1 3220		13	DEPT STORE	1	132,186	0001	1	G	G	12.75	1,685,372	A	0.0500	A	0.2000	1,280,882	1,280,882	RET	A	0.1050	12,198,900
2507	002036/001/	126 RTE 101A	21	1 3260		31	FAST FOOD	1	5,543	0001	1	A	G	30.00	166,290	A	0.0500	A	0.1700	131,120	131,119	REST	A	0.1100	1,192,000
1017	002036/002/	126 RTE 101A	21	1 3220		16	BOX RETAIL	1	24,630	0001	1	E	E	29.40	724,122	E	0.0320	E	0.1625	587,046	587,046	RET	A	0.1050	5,820,400
1571	002037/000/	120 RTE 101A	10	1 3220		13	DEPT STORE	1	31,188	0001	1	A	A	8.50	265,098	G	0.0300	G	0.1700	213,430	213,430	RET	A	0.1050	2,072,300
2508	002041/000/	123 RTE 101A	21	1 3230		15	RET STRIP	6	92,888	0001	1	E	G	18.38	1,707,465	A	0.0800	G	0.2550	1,170,297	1,170,297	RET	A	0.1050	11,145,700
125	002042/000/	116 RTE 101A	10	1 0401		20	INDUSTRIAL	1	52,277	0001	1	A	A	5.50	287,524	F	0.2000	F	0.1875	186,890	186,890	IND	A	0.0870	2,968,300
1008	002042/001/	112 RTE 101A	10	1 3220		10	RETAIL	1	7,520	0001	1	A	G	14.03	105,506	A	0.0900	G	0.2550	72,314	72,314	RET	A	0.1050	688,700
710	002042/002/	114 RTE 101A	10	1 3220		15	RET STRIP	1	7,920	0001	1	G	G	15.95	126,324	A	0.0800	A	0.3000	81,353	165,511	RET	A	0.1050	1,576,300
710	002042/002/	114 RTE 101A	10	2 3220		50	OFFICE	1	7,920	0001	1	G	G	16.50	130,680	A	0.0800	A	0.3000	84,158	165,511	RET	A	0.1050	1,576,300
3574	002043/006/	108 RTE 101A	10	1 3160		22	WHSE	1	12,000	0001	1	A	A	7.03	84,360	A	0.1000	A	0.1500	64,535	64,535	IND	A	0.0870	774,600
1004	002043/007/	2 PAULS WAY	10	1 3220		10	RETAIL	7	8,320	0001	1	A	G	16.94	140,941	A	0.0800	A	0.3000	90,766	90,766	RET	A	0.1050	864,400
1554	002044/000/	110 RTE 101A	10	1 3220		50	OFFICE	1	8,918	0001	1	A	A	11.00	98,098	A	0.0600	A	0.3000	63,175	63,175	OFF	A	0.1075	587,700
3335	002046/001/	107 RTE 101A	21	1 3321		24	SERVICE SH	1	4,500	0001	1	E	E	23.10	103,950	E	0.0200	E	0.0975	91,939	91,939	CARS	A	0.1000	919,400
3045	002046/002/	1 CALDWELL DR	09	1 4010		22	WHSE	1	37,062	0001	1	A	F	4.46	165,297	A	0.1000	F	0.1875	120,873	120,873	IND	A	0.0870	1,438,400
2914	002046/003/	3 CALDWELL DR	09	1 4010		22	WHSE	1	7,900	0001	1	G	F	6.82	53,878	A	0.1000	F	0.1875	39,398	39,398	IND	A	0.0870	452,900
3334	002046/005/	6 CALDWELL DR	09	1 4022		95	SELF-STGE	1	68,634	0001	1	A	A	8.00	550,672	A	0.1500	F	0.4375	263,290	263,290	IND	A	0.0870	3,026,300

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2630	002/04/06/08//	111 RTE 101A	10	1 3220		15	RET STRIP	1	3,498	0001	1	E	E	24.00	83,952	A	0.0800	A	0.3000	54,065	54,065	RET	A	0.1050	759,700
1310	002/04/7/002//	104 RTE 101A	21	1 3220		50	OFFICE	1	3,592	0001	1	G	G	17.28	62,070	A	0.0800	A	0.3000	39,973	53,818	OFF	A	0.1075	500,600
1310	002/04/7/002//	104 RTE 101A	21	2 3220		50	OFFICE	1	1,332	0001	1	G	A	16.14	21,498	A	0.0800	A	0.3000	13,845	53,818	OFF	A	0.1075	500,600
3353	002/04/8/000//	105 RTE 101A (A)	21	1 3220		10	RETAIL	1	3,176	0001	1	E	A	17.40	55,262	A	0.0800	A	0.3000	35,589	35,589	RET	A	0.1050	338,900
1582	002/04/9/000//	98 RTE 101A	21	1 3220		10	RETAIL	1	7,144	0001	1	A	A	11.27	80,513	A	0.0800	A	0.3000	51,850	141,834	RET	A	0.1050	1,350,800
1582	002/04/9/000//	98 RTE 101A	21	2 3220		50	OFFICE	1	7,144	0001	1	F	A	9.90	70,726	A	0.0800	A	0.3000	45,547	141,834	RET	A	0.1050	1,350,800
1582	002/04/9/000//	98 RTE 101A	21	3 3220		61	GARAGE	1	2,915	0001	1	A	A	8.50	24,778	A	0.0500	A	0.1500	20,008	141,834	RET	A	0.1050	1,350,800
1582	002/04/9/000//	98 RTE 101A	21	4 3220		53	OFF MULTI	3	3,150	0001	1	A	A	12.31	38,777	A	0.1000	A	0.3000	24,429	141,834	RET	A	0.1050	1,350,800
51	002/05/0/000//	105 RTE 101A	21	1 4020		50	OFFICE	27	22,680	0001	1	A	A	14.24	322,963	A	0.0800	F	0.3750	185,704	298,976	OFF	A	0.1075	2,781,200
51	002/05/0/000//	105 RTE 101A	21	2 4020		22	WHSE	0	32,400	0001	1	A	F	4.57	148,068	A	0.1000	A	0.1500	113,272	298,976	OFF	A	0.1075	2,781,200
1205	002/05/8/000//	92 RTE 101A	21	1 3400		55	PRO OFFICE	1	6,093	0001	1	G	G	21.75	132,523	A	0.0800	A	0.3000	85,345	85,345	OFF	A	0.1075	793,900
632	002/06/2/000//	89 RTE 101A	21	1 3400		50	OFFICE	5	2,204	0001	1	G	G	24.24	53,425	G	0.0480	A	0.3000	35,602	62,242	OFF	A	0.1075	579,000
632	002/06/2/000//	89 RTE 101A	21	2 3400		50	OFFICE	1	2,755	0001	1	G	A	14.51	39,975	G	0.0480	A	0.3000	26,639	62,242	OFF	A	0.1075	579,000
2981	002/06/3/000//	88 RTE 101A	21	1 3321		24	SERVICE SH	1	3,960	0001	1	E	G	19.25	76,230	E	0.0200	E	0.0975	67,422	67,421	CARS	A	0.1000	674,200
310	002/06/6/001//	85 RTE 101A	21	1 3220		13	DEPT STORE	1	200,008	0001	1	G	A	10.20	2,040,082	A	0.0500	A	0.2000	1,550,462	1,550,462	RET	G	0.0945	17,973,300
981	002/06/6/002//	75 RTE 101A (8 73)	21	1 3220		10	RETAIL	1	2,400	0001	1	E	E	27.34	65,616	E	0.0320	E	0.1950	51,131	155,188	CARS	E	0.0850	1,825,700
981	002/06/6/002//	75 RTE 101A (8 73)	21	2 3110		63	GAS MART	1	1,845	0001	1	E	E	44.39	81,900	E	0.0120	E	0.0975	73,027	155,188	CARS	E	0.0850	1,825,700

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981	002/066/002/73	75 RTE 101A (8 BLVD	21	3 3350		64	CAR WASH	1	1,200 0001	1	E	E	28.22	33,864 E		0.0200	E	0.0650	31,030	155,188	CARS	E	0.0850	1,825,700
2555	002/066/004/	3 NORTHERN BLVD	09	1 0402		50	OFFICE	4	5,583 0001	1	A	F	10.71	59,901 A		0.0800	A	0.3000	38,576	110,941	OFF	A	0.1075	1,032,000
2555	002/066/004/	3 NORTHERN BLVD	09	2 4020		50	OFFICE	1	5,100 0001	1	A	F	8.80	44,880 A		0.0800	A	0.3000	28,903	110,941	OFF	A	0.1075	1,032,000
2555	002/066/004/	3 NORTHERN BLVD	09	3 4020		50	OFFICE	1	7,669 0001	1	A	F	8.80	67,487 A		0.0800	A	0.3000	43,462	110,941	OFF	A	0.1075	1,032,000
1033	002/068/000/20	80 RTE 101A	01	1 3310		24	SERVICE SH	1	3,000 0001	1	G	G	16.50	49,500 G		0.0300	G	0.1275	41,893	41,893	RET	G	0.0945	443,300
3356	002/069/000/	78 RTE 101A	10	1 3311		62	AUTO DEALR	1	4,505 0001	1	G	G	14.25	64,196 A		0.0500	A	0.1500	51,838	51,838	CARS	A	0.1000	518,400
2465	002/070/000/004/	78 RTE 101A	21	1 3220		10	RETAIL	6	11,163 0001	1	G	A	15.80	176,375 F		0.1600	F	0.3750	92,597	92,597	RET	A	0.1050	881,900
2733	002/076/000/	74 RTE 101A	21	1 3220		10	RETAIL	1	8,736 0001	1	G	G	16.65	145,454 A		0.0800	A	0.3000	93,673	93,673	RET	A	0.1050	882,100
4412	002/077/001/001/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000	A	0.3000	9,647	9,648	OFF	A	0.1050	91,900
4413	002/077/001/002/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000	A	0.3000	9,359	9,359	OFF	A	0.1050	89,100
4414	002/077/001/003/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000	A	0.3000	9,647	9,648	OFF	A	0.1050	91,900
4415	002/077/001/004/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000	A	0.3000	9,647	9,648	OFF	A	0.1050	91,900
4416	002/077/001/005/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000	A	0.3000	9,359	9,359	OFF	A	0.1050	89,100
4417	002/077/001/006/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000	A	0.3000	9,647	9,648	OFF	A	0.1050	91,900
4394	002/077/001/007/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000	A	0.3000	9,647	9,648	OFF	A	0.1050	91,900

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4395	002/077/001/008/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4418	002/077/001/009/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4419	002/077/001/010/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4420	002/077/001/011/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4421	002/077/001/012/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,232 0001	1	A	A	12.29	15,141 A		0.1000 A	0.3000		9,539	9,539	OFC	A	0.1050	90,800
4422	002/077/001/013/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4407	002/077/001/014/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,205 0001	1	A	A	12.36	14,894 A		0.1000 A	0.3000		9,383	9,384	OFC	A	0.1050	89,400
4408	002/077/001/015/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4409	002/077/001/016/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,205 0001	1	A	A	12.36	14,894 A		0.1000 A	0.3000		9,383	9,384	OFC	A	0.1050	89,400
4410	002/077/001/017/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
4411	002/077/001/018/	71 RTE 101A	21	1 3401		54	OFFICE CONDO	1	1,250 0001	1	A	A	12.25	15,313 A		0.1000 A	0.3000		9,647	9,648	OFC	A	0.1050	91,900
2464	002/077/002/018/	69 RTE 101A	21	1 3410		51	BANK	1	8,810 0001	1	G	A	18.00	158,580 A		0.0500 A	0.1000		135,586	135,586	BANK	A	0.0810	1,777,700
3304	002/080/001/01/	68 RTE 101A	21	1 3220		10	RETAIL	2	7,284 0001	1	G	A	14.59	106,274 G		0.0480 G	0.2550		75,373	75,374	RET	A	0.1050	717,800
3021	002/082/000/01/	65 RTE 101A	21	1 3222		10	RETAIL	1	3,896 0001	1	G	A	14.57	53,851 A		0.0800 A	0.3000		34,680	34,680	RET	A	0.1050	330,300
2727	002/083/000/01/	66 RTE 101A	10	1 3311		62	AUTO DEALR	1	6,144 0001	1	G	A	11.40	70,042 A		0.0500 A	0.1500		56,559	56,559	CARS	A	0.1000	760,100
1494	002/084/000/01/	63 RTE 101A	10	1 0326		30	REST-LOC	1	2,341 0001	1	E	E	20.87	53,031 G		0.0600 G	0.1445		42,546	54,659	MIX	G	0.0900	607,300

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Pid	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Crv	Adj TVI	LA	UA	RendUnit	Gross Rent	V/A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va	
1494	002/084/000/	63 RTE 101A	10	2 0326	42	APT 2 BR		1	1 0001	1	G	G	18000.00	18,000 A		0.0500	G	0.2975	12,013	54,659	MIX	G	0.0900	607,300
3441	002/086/000/	62 RTE 101A	09	1 3160	22	WHSE		1	45,200 0001	1	G	A	6.60	298,320 A		0.1000	A	0.1500	228,215	300,938	IND	A	0.0870	3,459,100
3441	002/086/000/	62 RTE 101A	09	2 3160	22	WHSE		1	11,250 0001	1	G	A	8.45	95,063 A		0.1000	A	0.1500	72,723	300,938	IND	A	0.0870	3,459,100
501	002/086/001/	60 RTE 101A	11	1 4000	20	INDUSTRIAL		1	9,520 0001	1	A	A	7.06	67,211 A		0.1000	G	0.1275	52,778	80,577	IND	A	0.0870	926,200
501	002/086/001/	60 RTE 101A	11	2 4000	20	INDUSTRIAL		1	5,040 0001	1	A	A	7.21	36,338 A		0.1000	A	0.1500	27,799	80,577	IND	A	0.0870	926,200
2302	002/087/003/	54 RTE 101A	21	1 3321	24	SERVICE SH		1	5,580 0001	1	G	A	13.20	73,656 A		0.0500	A	0.1500	59,477	59,477	CARS	A	0.1000	594,800
761	002/089/001/	48 RTE 101A	10	1 3220	10	RETAIL		1	5,250 0001	1	G	G	17.40	91,350 G		0.0480	A	0.3000	60,876	60,876	RET	A	0.1050	656,300
3552	002/089/002/	46 RTE 101A	10	1 3400	50	OFFICE		1	2,545 0001	1	G	A	14.75	37,539 G		0.0480	E	0.1950	28,768	42,847	OFF	A	0.1075	398,600
3552	002/089/002/	46 RTE 101A	10	2 3400	50	OFFICE		1	1,433 0001	1	G	F	12.82	18,371 G		0.0480	E	0.1950	14,079	42,847	OFF	A	0.1075	398,600
2385	002/090/000/	40 RTE 101A	10	1 3410	51	BANK		1	2,281 0001	1	G	E	27.00	61,587 A		0.0500	G	0.0850	53,534	53,535	BANK	A	0.0810	767,600
779	002/090/001/	42 RTE 101A	10	1 3220	10	RETAIL		1	4,812 0001	1	G	G	17.58	84,595 A		0.0800	A	0.3000	54,479	54,479	RET	A	0.1050	518,800
2530	002/100/000/	36 RTE 101A	10	1 3222	10	RETAIL		1	1,218 0001	1	G	A	16.24	19,780 A		0.0900	A	0.3000	12,739	101,341	RET	A	0.1050	1,103,000
2530	002/100/000/	36 RTE 101A	10	2 3881	22	WHSE		0	10,685 0001	1	G	G	10.56	112,834 A		0.1000	G	0.1275	88,603	101,341	RET	A	0.1050	1,103,000
432	002/105/000/	29 RTE 101A	10	1 3520	50	OFFICE		1	3,735 0001	1	G	G	17.18	64,167 G		0.0480	G	0.2550	45,510	56,072	OFF	G	0.0968	579,300
432	002/105/000/	29 RTE 101A	10	2 3520	50	OFFICE		1	672 0001	1	G	G	22.16	14,892 G		0.0480	G	0.2550	10,562	56,072	OFF	G	0.0968	579,300
1000	002/106/000/	25 RTE 101A	10	1 3220	10	RETAIL		1	2,867 0001	1	G	G	18.99	54,444 A		0.0800	G	0.2550	37,316	67,165	RET	A	0.1050	639,700
1000	002/106/000/	25 RTE 101A	10	2 3220	10	RETAIL		1	2,867 0001	1	G	A	15.19	43,550 A		0.0800	G	0.2550	29,849	67,165	RET	A	0.1050	639,700
1531	002/106/001/	27 RTE 101A	20	1 3400	50	OFFICE		3	3,890 0001	1	G	G	20.24	78,734 A		0.0800	A	0.3000	50,704	50,705	OFF	A	0.1075	471,700

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Pid	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Crv	Adj TVI	LA	UA	RentUnit	Gross Rent	V/A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va		
266	002/112/000//	102 PONEMAH RD	20	1 3400		50	OFFICE	8	9,965	0001	1	A	F	10.83	107,921	A	0.0800	G	0.2550	73,969	73,969	OFF	A	0.1075	688,100
757	002/114/001//	82 PONEMAH RD (A)	20	1 3130		22	WHSE	1	12,405	0001	1	A	G	8.78	108,916	A	0.1000	A	0.1500	83,321	83,320	IND	A	0.0870	957,700
840	002/148/000//	432 BOSTON POST RD	20	1 3250		10	RETAIL	1	2,252	0001	1	G	E	23.51	52,945	G	0.0480	A	0.3000	35,282	35,283	RET	A	0.1050	336,000
1922	002/500/001//	11 COLUMBIA DR #01A	09	1 4021		19	IND CONDO	1	1,600	0001	1	G	E	11.65	18,640	G	0.0600	G	0.1275	15,288	15,288	INC	A	0.1100	139,000
1925	002/500/002//	11 COLUMBIA DR #02A	09	1 4021		19	IND CONDO	1	1,600	0001	1	G	E	11.65	18,640	G	0.0600	G	0.1275	15,288	15,288	INC	A	0.1100	139,000
1926	002/500/002//	11 COLUMBIA DR #02B	09	1 4021		19	IND CONDO	1	1,600	0001	1	G	E	11.65	18,640	G	0.0600	A	0.1500	14,893	14,894	INC	A	0.1100	135,400
1927	002/500/003//	11 COLUMBIA DR #03A	09	1 4021		19	IND CONDO	1	1,200	0001	1	G	E	12.06	14,472	G	0.0600	A	0.1500	11,563	11,563	INC	A	0.1100	105,100
1928	002/500/003//	11 COLUMBIA DR #03 B	09	1 4021		19	IND CONDO	1	2,400	0001	1	A	A	6.24	14,976	G	0.0600	G	0.1275	12,283	12,282	INC	A	0.1100	111,700
1923	002/500/004//	11 COLUMBIA DR #04A	09	1 4021		19	IND CONDO	1	1,680	0001	1	A	G	8.05	13,524	G	0.0600	A	0.1500	10,806	10,806	INC	A	0.1100	98,200
1924	002/500/004//	11 COLUMBIA DR #04B	09	1 4021		20	INDUSTRIAL	1	1,620	0001	1	A	G	9.85	15,957	A	0.1000	A	0.1500	12,207	12,207	INC	A	0.1100	111,000
1938	002/500/005//	11 COLUMBIA DR #05A	09	1 4021		19	IND CONDO	1	1,600	0001	1	A	G	8.09	12,944	G	0.0800	A	0.1500	10,342	10,342	INC	A	0.1100	94,000
1916	002/500/005//	11 COLUMBIA DR #5B	09	1 4021		20	INDUSTRIAL	1	1,200	0001	1	G	G	12.35	14,820	A	0.1000	A	0.1500	11,337	11,337	INC	A	0.1100	103,100
1935	002/500/006//	11 COLUMBIA DR #06A	09	1 4021		19	IND CONDO	1	1,600	0001	1	G	G	9.71	15,536	A	0.1000	A	0.1500	11,885	11,885	INC	A	0.1100	108,000
1914	002/500/006//	11 COLUMBIA DR #06B	09	1 4021		19	IND CONDO	1	1,440	0001	1	G	G	9.83	14,155	A	0.1000	A	0.1500	10,829	10,828	INC	A	0.1100	98,400
1918	002/500/007//	11 COLUMBIA DR #07A	09	1 4021		19	IND CONDO	1	1,880	0001	1	A	G	8.05	13,524	A	0.1000	A	0.1500	10,346	10,346	INC	A	0.1100	94,100

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Pid	Mbhu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctr	Adj TVI	LA	UA	RentUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va		
1920	002500/007/	11 COLUMBIA DR #07B	09	1 4021		19	IND CONDO	1	1,640	0001	1	A	G	8.08	13,251	G	0.0600	A	0.1500	10,588	10,588	INC	A	0.1100	96,300
1919	002500/008/	11 COLUMBIA DR #08A	09	1 4021		19	IND CONDO	1	1,680	0001	1	A	G	8.05	13,524	G	0.0600	A	0.1500	10,806	10,806	INC	A	0.1100	98,200
1921	002500/008/	11 COLUMBIA DR #08B	09	1 4021		19	IND CONDO	1	1,640	0001	1	A	G	8.08	13,251	A	0.1000	A	0.1500	10,137	10,137	INC	A	0.1100	92,200
1931	002500/009/	11 COLUMBIA DR #09A	09	1 4021		19	IND CONDO	1	1,680	0001	1	A	G	8.05	13,524	G	0.0600	A	0.1500	10,806	10,806	INC	A	0.1100	98,200
1933	002500/009/	11 COLUMBIA DR #09B	09	1 4021		19	IND CONDO	1	1,440	0001	1	G	G	9.83	14,155	A	0.1000	A	0.1500	10,829	10,828	INC	A	0.1100	98,400
1937	002500/010/	11 COLUMBIA DR #10A	09	1 4021		19	IND CONDO	1	2,000	0001	1	A	G	7.91	15,820	A	0.1000	A	0.1500	12,102	12,102	INC	A	0.1100	110,000
1915	002500/010/	11 COLUMBIA DR #10B	09	1 4021		20	INDUSTRIAL	1	1,440	0001	1	A	G	10.01	14,414	A	0.1000	A	0.1500	11,027	11,027	INC	A	0.1100	100,200
1929	002500/011/	11 COLUMBIA DR #11A	09	1 4021		19	IND CONDO	1	2,176	0001	1	G	G	9.44	20,541	A	0.1000	A	0.1500	15,714	15,714	INC	A	0.1100	142,900
1930	002500/011/	11 COLUMBIA DR #11B	09	1 4021		19	IND CONDO	1	1,440	0001	1	G	G	9.83	14,155	A	0.1000	A	0.1500	10,829	10,828	INC	A	0.1100	98,400
1934	002500/012/	11 COLUMBIA DR #12A	09	1 4021		19	IND CONDO	1	2,080	0001	1	G	G	9.47	19,698	A	0.1000	A	0.1500	15,069	15,069	INC	A	0.1100	137,000
1936	002500/012/	11 COLUMBIA DR #12B	09	1 4021		20	INDUSTRIAL	1	1,440	0001	1	A	G	10.01	14,414	A	0.1000	A	0.1500	11,027	11,027	INC	A	0.1100	100,200
1917	002500/013/	11 COLUMBIA DR #13B	09	1 4021		19	IND CONDO	1	1,200	0001	1	G	G	10.05	12,060	G	0.0600	G	0.1275	9,891	15,294	INC	A	0.1100	139,000
1917	002500/013/	11 COLUMBIA DR #13B	09	2 4021		54	OFFICE CONDO	1	400	0001	1	G	G	21.44	8,576	A	0.1000	A	0.3000	5,403	15,294	INC	A	0.1100	139,000
1932	002500/014/	11 COLUMBIA DR #14B	09	1 4021		19	IND CONDO	1	2,000	0001	1	G	E	11.39	22,780	A	0.1000	A	0.1500	17,427	17,427	INC	A	0.1100	158,400
2553	002501/001//	10 NORTHERN BLVD BLDG C-01	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	A	G	15.48	18,576	G	0.0600	G	0.2550	13,009	13,008	OFC	A	0.1050	123,900

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2554	002/501/002//	10 NORTHERN BLVD BLDG C-02	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 F	0.3750	8,357	8,356	OFC	A	0.1050	79,600
2651	002/501/003//	10 NORTHERN BLVD BLDG C-03	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
2652	002/501/004//	10 NORTHERN BLVD BLDG C-04	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
637	002/501/005//	10 NORTHERN BLVD BLDG C-05	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
2294	002/501/006//	10 NORTHERN BLVD BLDG C-06	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
1896	002/501/007//	10 NORTHERN BLVD BLDG C-07	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
1895	002/501/008//	10 NORTHERN BLVD BLDG C-08	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
1855	002/501/009//	10 NORTHERN BLVD BLDG B-09	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
1297	002/501/010//	10 NORTHERN BLVD BLDG B-10	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 F	0.3750	8,357	8,356	OFC	A	0.1050	79,600
532	002/501/011//	10 NORTHERN BLVD BLDG B-11	09	1 3221		10	RETAIL	1	1,200 0001	1	A	A	13.54	16,248 A		0.0800 A	0.3000	10,464	10,464	RTC	A	0.1200	87,200
638	002/501/012//	10 NORTHERN BLVD BLDG B-12	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 F	0.3750	8,357	8,356	OFC	A	0.1050	79,600
3710	002/501/013//	10 NORTHERN BLVD BLDG B-13	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 G	0.2550	9,961	9,961	OFC	A	0.1050	94,900
3711	002/501/014//	10 NORTHERN BLVD BLDG B-14	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 G		0.0800 G	0.2550	10,404	10,404	OFC	A	0.1050	99,100
243	002/501/015//	10 NORTHERN BLVD BLDG A-15	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
1683	002/501/016//	10 NORTHERN BLVD BLDG A-16	09	1 4021		54	OFFICE CONDO	1	1,200 0001	1	A	A	12.38	14,856 A		0.1000 G	0.2550	9,961	9,961	OFC	A	0.1050	94,900



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1898	002/501/017//	10 NORTHERN BLYD BLDG A-17	09	1	4021	54	OFFICE CONDO	1	1,200	0001	1	A	A	12.38	14,856	A	0.1000	A	0.3000	9,359	9,359	OFC	A	0.1050	89,100
1291	002/501/018//	10 NORTHERN BLYD BLDG A-18	09	1	4021	54	OFFICE CONDO	1	1,200	0001	1	A	A	12.38	14,856	G	0.0600	G	0.2550	10,404	10,404	OFC	A	0.1050	99,100
3571	002/501/019//	10 NORTHERN BLYD BLDG A-19	09	1	4021	54	OFFICE CONDO	1	1,392	0001	1	A	A	11.94	16,620	A	0.1000	A	0.3000	10,471	10,470	OFC	A	0.1050	99,700
3572	002/501/020//	10 NORTHERN BLYD BLDG A-20	09	1	4021	54	OFFICE CONDO	1	1,328	0001	1	A	A	12.07	16,029	A	0.1000	A	0.3000	10,098	10,098	OFC	A	0.1050	96,200
1546	002/502/001//	11 CALDWELL DR #01	09	1	4021	19	IND CONDO	1	5,640	0001	1	A	A	5.85	32,994	A	0.1000	A	0.1500	25,240	25,241	INC	A	0.1100	229,500
670	002/502/002//	11 CALDWELL DR #02	09	1	4021	19	IND CONDO	1	3,030	0001	1	A	A	6.14	18,604	A	0.1000	A	0.1500	14,232	14,232	INC	A	0.1100	129,400
671	002/502/003//	11 CALDWELL DR #03	09	1	4021	19	IND CONDO	1	2,400	0001	1	A	A	6.24	14,976	A	0.1000	A	0.1500	11,457	11,456	INC	A	0.1100	104,200
669	002/502/004//	11 CALDWELL DR #04	09	1	4021	19	IND CONDO	1	1,840	0001	1	A	A	6.38	11,739	A	0.1000	A	0.1500	8,980	8,980	INC	A	0.1100	81,600
2729	002/502/005//	11 CALDWELL DR #05	09	1	4021	19	IND CONDO	1	1,600	0001	1	A	A	6.47	10,352	A	0.1000	A	0.1500	7,919	7,919	INC	A	0.1100	72,000
2728	002/502/006//	11 CALDWELL DR #06	09	1	4021	19	IND CONDO	1	1,600	0001	1	A	A	6.47	10,352	A	0.1000	A	0.1500	7,919	7,919	INC	A	0.1100	72,000
2548	002/502/007//	11 CALDWELL DR #07	09	1	4021	19	IND CONDO	1	1,600	0001	1	A	A	6.47	10,352	A	0.1000	A	0.1500	7,919	7,919	INC	A	0.1100	72,000
2549	002/502/008//	11 CALDWELL DR #08	09	1	4021	19	IND CONDO	1	2,380	0001	1	A	A	6.24	14,851	A	0.1000	A	0.1500	11,361	11,361	INC	A	0.1100	103,300
2547	002/502/009//	11 CALDWELL DR #09	09	1	4021	19	IND CONDO	1	6,000	0001	1	A	G	7.23	43,380	A	0.1000	A	0.1500	33,186	33,186	INC	A	0.1100	301,700
817	002/503/001//	109 RTE 101A UNIT #01	21	1	3221	10	RETAIL	1	1,620	0001	1	E	G	23.22	37,616	G	0.0480	G	0.2550	26,679	26,678	RTC	G	0.1080	247,000
818	002/503/002//	109 RTE 101A UNIT #02	21	1	3221	10	RETAIL	1	3,780	0001	1	G	G	18.15	68,607	A	0.0800	A	0.3000	44,183	44,182	RTC	A	0.1200	368,200

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Pid	Mbhu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctr	Adj TVI	LA	UA	Rent/Unit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va	
819	002/503/003//	2 CALDWELL DR #03	21	1 3221		10	RETAIL	1	1,800	0001	1	G	19.79	35,622	G	0.0480	G	0.2550	25,265	25,264	RTC	A	0.1200	210,500
816	002/503/004//	2 CALDWELL DR #04	21	1 3221		10	RETAIL	1	1,200	0001	1	G	20.31	24,372	G	0.0480	G	0.2550	17,286	17,285	RTC	A	0.1200	144,100
814	002/503/005//	2 CALDWELL DR #05	21	1 3221		10	RETAIL	0	2,400	0001	1	G	19.53	46,872	G	0.0480	G	0.2550	33,243	33,243	RTC	A	0.1200	277,000
2558	002/504/001//	5 NORTHERN BLVD UNIT #01	09	1 9500		54	OFFICE CONDO	1	1,946	0001	1	G	16.77	32,694	A	0.1000	A	0.3000	20,560	20,560	OFC	A	0.1050	195,800
2570	002/504/002//	5 NORTHERN BLVD UNIT #02	09	1 4021		54	OFFICE CONDO	1	2,400	0001	1	A	10.81	25,944	A	0.1000	A	0.3000	16,345	16,345	OFC	G	0.0945	173,000
395	002/504/003//	5 NORTHERN BLVD UNIT #03	09	1 4021		54	OFFICE CONDO	1	2,400	0001	1	A	10.81	25,944	A	0.1000	A	0.3000	16,345	16,345	OFC	A	0.1050	155,700
396	002/504/004//	5 NORTHERN BLVD UNIT #04	09	1 4021		54	OFFICE CONDO	1	2,400	0001	1	A	10.81	25,944	A	0.1000	A	0.3000	16,345	16,345	OFC	A	0.1050	155,700
2559	002/504/005//	5 NORTHERN BLVD UNIT #05	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	A	15.48	18,576	A	0.1000	G	0.2550	12,455	12,455	OFC	A	0.1050	118,600
246	002/504/006//	5 NORTHERN BLVD UNIT #06	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	G	18.57	22,284	A	0.1000	G	0.2550	14,941	14,942	OFC	A	0.1050	142,300
2560	002/504/007//	5 NORTHERN BLVD UNIT #07	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	G	18.57	22,284	A	0.1000	A	0.3000	14,039	14,039	OFC	G	0.0945	148,600
2561	002/504/008//	5 NORTHERN BLVD UNIT #08	09	1 9500		50	OFFICE	1	1,200	0001	1	G	20.40	24,480	A	0.0800	A	0.3000	15,765	15,766	OFC	A	0.1050	150,100
2562	002/504/009//	5 NORTHERN BLVD UNIT #09	09	1 4021		50	OFFICE	1	1,200	0001	1	A	17.00	20,400	A	0.0800	A	0.3000	13,138	13,138	OFC	A	0.1050	125,100
2563	002/504/010//	5 NORTHERN BLVD UNIT #10	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	A	15.48	18,576	A	0.1000	G	0.2550	12,455	12,455	OFC	A	0.1050	118,600
2564	002/504/011//	5 NORTHERN BLVD UNIT #11	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	G	18.57	22,284	A	0.1000	G	0.2550	14,941	14,942	OFC	A	0.1050	142,300
2565	002/504/012//	5 NORTHERN BLVD UNIT #12	09	1 4021		54	OFFICE CONDO	1	1,200	0001	1	G	18.57	22,284	G	0.0600	A	0.3000	14,663	14,663	OFC	A	0.1050	139,600

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Pid	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctv	Adj TVI	LA	UA	RenUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va
2566	002/504/013/	5 NORTHERN BLVD UNIT #13	09	1 4021		50	OFFICE	1,200,000	1		A	G	17.00	20,400 A		0.0800 A	0.3000	13,138	13,138 OFC	A	0.1050	125,100	
2567	002/504/014/	5 NORTHERN BLVD UNIT #14	09	1 4021		54	OFFICE CONDO	1,200,000	1		G	G	18.57	22,284 A		0.1000 A	0.3000	14,039	14,039 OFC	A	0.1050	133,700	
2568	002/504/015/	5 NORTHERN BLVD UNIT #15	09	1 4021		54	OFFICE CONDO	2,400,000	1		A	A	10.81	25,944 A		0.1000 A	0.3000	16,345	16,345 OFC	A	0.1050	155,700	
2569	002/504/016/	5 NORTHERN BLVD UNIT #16	09	1 4021		54	OFFICE CONDO	2,460,000	1		A	A	10.77	26,494 A		0.1000 A	0.3000	16,691	26,784 OFC	A	0.1050	255,100	
2569	002/504/016/	5 NORTHERN BLVD UNIT #16	09	2 4021		54	OFFICE CONDO	2,000,000	1		F	F	8.01	16,020 A		0.1000 A	0.3000	10,093	26,784 OFC	A	0.1050	255,100	
4553	004/025/007/	48 PONEMAH RD	04	1 111C		42	APT 2 BR	4,000	1		A	G	15000.00	60,000 A		0.0500 G	0.2975	40,043	80,085 APT	A	0.0950	843,000	
4553	004/025/007/	48 PONEMAH RD	04	2 111C		42	APT 2 BR	4,000	1		A	G	15000.00	60,000 A		0.0500 G	0.2975	40,043	80,085 APT	A	0.0950	843,000	
2443	006/057/002/	1 LIMBO LN	20	1 3400		50	OFFICE	3,542,000	1		A	G	16.40	58,089 G		0.0480 G	0.2550	41,199	41,199 OFF	A	0.1075	406,800	
3056	006/059/000/	4 LIMBO LN	20	1 3400		50	OFFICE	4,796,000	1		A	G	13.83	66,329 A		0.0800 A	0.3000	42,716	42,716 OFF	A	0.1075	409,600	
2340	006/066/001/	199 RTE 101	10	1 3400		10	RETAIL	40,248,000	1		A	A	11.00	442,728 F		0.1600 A	0.3000	260,324	346,000 RET	A	0.1050	3,413,900	
2340	006/066/001/	199 RTE 101	10	2 3400		50	OFFICE	13,246,000	1		A	A	11.00	145,706 F		0.1600 A	0.3000	86,675	346,000 RET	A	0.1050	3,413,900	
2535	006/067/000/	212 RTE 101	10	1 3280		30	REST-LOC	8,653,000	1		G	G	10.74	92,933 G		0.0600 G	0.1445	74,734	74,734 REST	A	0.1100	788,400	
3766	008/003/001/	272 RTE 101	10	1 3220		10	RETAIL	6,480,000	1		A	A	11.36	73,613 A		0.0800 G	0.2550	50,454	50,454 RET	A	0.1050	608,100	
658	008/039/000/	22 PINE RD	20	1 3400		50	OFFICE	4,805,000	1		A	G	13.81	66,357 A		0.0800 A	0.3000	42,734	42,733 RET	A	0.1050	407,000	
5011	008/041/00A/	294 RTE 101 #1	10	1 3401		54	OFFICE CONDO	1,396,000	1		A	F	9.55	13,332 A		0.1000 A	0.3000	8,399	8,399 OFC	A	0.1050	80,000	
5012	008/041/00B/	294 RTE 101 #2	10	1 3401		54	OFFICE CONDO	1,442,000	1		A	F	9.48	13,670 A		0.1000 A	0.3000	8,612	8,612 OFC	A	0.1050	82,000	
5013	008/041/00C/	294 RTE 101 #3	10	1 3401		54	OFFICE CONDO	2,013,000	1		A	F	8.89	17,896 G		0.0600 A	0.3000	11,775	11,775 OFC	A	0.1050	112,100	

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Pld	Mblu	Location	Nbhd	LIN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctr	Adj TVI	LA	UA	Rent/Unit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va
5014	008/04/1/00D//	294 RTE 101 UNIT 4	10	1 3401	54	OFFICE CONDO	1	742,0001	1	A	A	A	13.30	9,869 A	0.1000 A	0.3000		6,217	6,217	OFC	A	0.1050	59,200
5015	008/04/1/00E//	294 RTE 101 #5	10	1 3401	54	OFFICE CONDO	1	749,0001	1	A	A	A	13.29	9,954 A	0.1000 A	0.3000		6,271	6,271	OFC	A	0.1050	59,700
5016	008/04/1/00F//	294 RTE 101 #6	10	1 3401	54	OFFICE CONDO	1	668,0001	1	A	A	A	13.43	8,971 G	0.0600 A	0.3000		5,903	5,903	OFC	A	0.1050	56,200
5017	008/04/1/00G//	294 RTE 101 #7	10	1 3401	54	OFFICE CONDO	1	777,0001	1	A	F	F	10.60	8,286 A	0.1000 A	0.3000		5,189	5,188	OFC	A	0.1050	49,400
5018	008/04/1/00H//	294 RTE 101 #8	10	1 3401	54	OFFICE CONDO	1	742,0001	1	A	F	F	10.64	7,895 G	0.0600 A	0.3000		5,195	5,195	OFC	A	0.1050	49,500
2557	008/04/1/00J//	292 RTE 101 (BLDG A)	10	1 3260	10	RETAIL	1	2,076,0001	1	F	A	A	11.79	24,476 F	0.1600 A	0.3000		14,392	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00K//	292 RTE 101 (BLDG A)	10	2 3220	10	RETAIL	3	3,261,0001	1	F	A	A	12.29	40,078 F	0.1600 A	0.3000		23,566	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00L//	292 RTE 101 (BLDG A)	10	3 3220	10	RETAIL	2	2,706,0001	1	F	A	A	12.08	32,688 F	0.1600 A	0.3000		19,221	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00M//	292 RTE 101 (BLDG A)	10	4 3220	10	RETAIL	1	1,440,0001	1	F	A	A	12.03	17,323 F	0.1600 A	0.3000		10,186	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00N//	292 RTE 101 (BLDG A)	10	5 3220	10	RETAIL	1	1,536,0001	1	F	A	A	11.98	18,401 F	0.1600 A	0.3000		10,820	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00O//	292 RTE 101 (BLDG A)	10	6 3220	10	RETAIL	4	4,414,0001	1	F	A	A	12.27	54,160 F	0.1600 A	0.3000		31,846	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00P//	292 RTE 101 (BLDG A)	10	7 3220	10	RETAIL	1	2,048,0001	1	F	A	A	11.80	24,166 F	0.1600 A	0.3000		14,210	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00Q//	292 RTE 101 (BLDG A)	10	8 3220	10	RETAIL	1	2,112,0001	1	F	A	A	11.78	24,879 F	0.1600 A	0.3000		14,629	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00R//	292 RTE 101 (BLDG A)	10	9 3220	10	RETAIL	1	3,158,0001	1	F	A	A	11.20	35,370 F	0.1600 A	0.3000		20,797	172,089	RET	A	0.1050	1,639,000
2557	008/04/1/00S//	292 RTE 101 (BLDG A)	10	10 3220	10	RETAIL	1	1,664,0001	1	F	A	A	11.93	19,852 F	0.1600 G	0.2550		12,423	172,089	RET	A	0.1050	1,639,000

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Pid	Mblu	Location	Nbhd	LN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctry	Adj TVI	LA	UA	RentUnit	Gross Rent	V/A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	Cap Rate	Income To Va
3944	008/04/004/001/	282 RTE 101-01 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3945	008/04/004/002/	282 RTE 101-02 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3946	008/04/004/003/	282 RTE 101-03 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3947	008/04/004/004/	282 RTE 101-04 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 G	0.2550	7,086	7,086	OFC	A	0.1050	67,500
3948	008/04/004/005/	282 RTE 101-05 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	1,600 0001	1	A	A	11.59	18,544 F		0.2000 A	0.3000	10,385	10,384	OFC	A	0.1050	98,900
3949	008/04/004/006/	282 RTE 101-06 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	1,600 0001	1	F	A	10.43	16,688 A		0.1000 A	0.3000	10,513	10,513	OFC	A	0.1050	100,100
3950	008/04/004/007/	282 RTE 101-07 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3951	008/04/004/008/	282 RTE 101-08 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3952	008/04/004/009/	282 RTE 101-09 LIBERTY PK	10	1 3401		50	OFFICE	1	1,600 0001	1	A	G	16.53	26,448 A		0.0800 A	0.3000	17,033	17,032	OFC	A	0.1050	162,200
3954	008/04/004/011/	282 RTE 101-11 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3955	008/04/004/012/	282 RTE 101-12 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3956	008/04/004/013/	282 RTE 101-13 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3957	008/04/004/014/	282 RTE 101-14 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	800 0001	1	A	A	13.21	10,568 A		0.1000 A	0.3000	6,658	6,658	OFC	A	0.1050	63,400
3958	008/04/004/015/	282 RTE 101-15 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	832 0001	1	A	A	13.17	10,957 A		0.1000 A	0.3000	6,903	6,902	OFC	A	0.1050	65,700
3959	008/04/004/016/	282 RTE 101-16 LIBERTY PK	10	1 3401		54	OFFICE CONDO	1	960 0001	1	A	A	13.04	12,518 A		0.1000 A	0.3000	7,887	7,886	OFC	A	0.1050	75,100

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2374	012006000// LN	1 CRAFTSMAN	21	1 3260		30	REST-LOC	1	7,536	0001	1	E	E	15.39	115,979	E	0.0400	E	0.1105	99,037	99,037	REST	A	0.1100	900,300
1403	012010000//	141 RTE 101A	21	1 3220		10	RETAIL	10	23,450	0001	1	A	A	13.03	305,554	F	0.1600	F	0.3750	160,416	235,682	RET	A	0.1050	2,246,500
1403	012010000//	141 RTE 101A	21	2 3220		10	RETAIL	10	10,500	0001	1	A	A	13.69	143,745	F	0.1600	F	0.3750	75,466	235,682	RET	A	0.1050	2,246,500
2430	012012000//	135 RTE 101A	21	1 3220		10	RETAIL	5	7,660	0001	1	A	A	13.31	102,221	F	0.1600	F	0.3750	53,666	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	2 3220		50	OFFICE	5	7,660	0001	1	F	F	9.55	73,344	F	0.1600	F	0.3750	38,506	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	3 3220		10	RETAIL	1	912	0001	1	A	A	13.87	12,649	F	0.1600	F	0.3750	6,641	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	4 3220		50	OFFICE	1	912	0001	1	F	F	10.13	9,239	F	0.1600	F	0.3750	4,850	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	5 3220		10	RETAIL	4	2,336	0001	1	A	A	14.64	34,199	F	0.1600	F	0.3750	17,954	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	6 3220		50	OFFICE	4	2,336	0001	1	F	F	10.92	25,509	F	0.1600	F	0.3750	13,392	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	7 3220		10	RETAIL	4	6,360	0001	1	A	A	13.29	84,524	F	0.1600	F	0.3750	44,375	214,235	MIX	F	0.1300	1,744,300
2430	012012000//	135 RTE 101A	21	8 3220		50	OFFICE	4	6,360	0001	1	F	F	9.53	60,611	A	0.0800	F	0.3750	34,851	214,235	MIX	F	0.1300	1,744,300
1766	012014000//	131 RTE 101A	21	1 3220		10	RETAIL	1	18,357	0001	1	E	G	19.25	353,372	E	0.0320	E	0.1950	275,362	275,361	RET	G	0.0945	2,913,900
1897	012017000//	130 RTE 101A	10	1 3220		10	RETAIL	1	8,500	0001	1	G	A	13.34	113,390	A	0.0800	G	0.2550	77,718	77,718	RET	A	0.1050	740,200
2918	012018000//	132 RTE 101A	21	1 3410		51	BANK	1	3,059	0001	1	E	E	31.50	96,359	E	0.0200	E	0.0650	88,293	88,294	BANK	A	0.0810	1,090,000
1303	012037000//	134 RTE 101A	21	1 3260		31	FAST FOOD	1	1,180	0001	1	E	A	33.60	39,648	A	0.0500	A	0.1700	31,262	31,263	FF	G	0.0900	347,400
1223	012038000//	136 RTE 101A	21	1 0340		50	OFFICE	2	2,060	0001	1	G	G	20.76	42,766	G	0.0480	G	0.2550	30,331	47,004	MIX	G	0.0900	522,300
1223	012038000//	136 RTE 101A	21	2 0340		43	APT 3 BR	1	1	0001	1	G	G	27000.00	27,000	A	0.0500	A	0.3500	16,673	47,004	MIX	G	0.0900	522,300
2654	012039000//	138 RTE 101A	21	1 3410		51	BANK	1	2,829	0001	1	G	G	22.50	63,653	A	0.0500	G	0.0850	55,330	109,907	BANK	A	0.0810	1,374,400

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Pid	Mbhu	Location	Nbhd	LN #	Prim Use	Code	Style Desc	Occ Area	Rent Ctr	Adj TVI	LA	UA	RentUnit	Gross Rent	V A	Vacancy %	EA	Exp %	Line NOI	Total NOI	Type	A	Cap Rate	Income To Va	
2654	012039/000//	138 RTE 101A	21	2	3410	51	BANK	1	2,837	0001	1	G	G	22.50	63,833	A	0.0500	A	0.1000	54,577	109,907	BANK	A	0.0810	1,374,400
736	0177034/000//	18 FOUNDRY ST	08	1	1110	41	APT 1 BR	2	2,000	1	A	G	14250.00	28,500	A	0.0500	G	0.2975	19,020	44,047	APT	A	0.0950	463,700	
736	0177034/000//	18 FOUNDRY ST	08	2	1110	42	APT 2 BR	1	1,000	1	A	G	15000.00	15,000	A	0.0500	G	0.2975	10,011	44,047	APT	A	0.0950	463,700	
736	017034/000//	18 FOUNDRY ST	08	3	1110	43	APT 3 BR	1	1,000	1	A	G	22500.00	22,500	A	0.0500	G	0.2975	15,016	44,047	APT	A	0.0950	463,700	
2473	0177086/000//	10 MAIN ST	14	1	3220	10	RETAIL	2	3,771	0001	1	A	G	16.45	62,033	G	0.0480	A	0.3000	41,339	41,338	RET	A	0.1050	393,700
1772	0177097/000//	12 MIDDLE ST	20	1	3420	50	OFFICE	1	3,631	0001	1	A	G	14.38	52,214	G	0.0480	G	0.2550	37,032	68,407	OFF	A	0.1075	636,300
1772	0177097/000//	12 MIDDLE ST	20	2	3420	50	OFFICE	1	2,971	0001	1	A	G	14.89	44,238	G	0.0480	G	0.2550	31,375	68,407	OFF	A	0.1075	636,300
860	0177103/000//	148 AMHERST ST	20	1	3340	60	GAS	1	1,000	1	F	F	35280.00	35,280	A	0.0500	F	0.1875	27,232	41,621	SSTA	A	0.0950	438,100	
860	0177103/000//	148 AMHERST ST	20	2	3340	61	GARAGE	1	3,046	0001	1	F	F	6.12	18,642	A	0.0500	F	0.1875	14,389	41,621	SSTA	A	0.0950	438,100

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Gr Area	AYB	EYB	Bldg FCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	QuBldg Value	Parcel Value	Total Income	CI Ratio
51	002/05/000/ 21		4020 OFF		105 RTE 101A	55080 C+	1980	1997	3346122	24		10	5.00	424100	2208400	161300	2793800	2781200	100
79	001/02/3/003/ 21		3220 RET		17 RTE 101A	3266 C+	1972	1993	268376	28			1.18	260100	207500	21200	488800	520400	94
125	002/04/2/000/ 10		0401 IND		116 RTE 101A	52277 C	2000	2005	2033752	16			19.67	1147500	1883900	60500	3091900	2968300	104
243	002/50/1015/ 09		4021 OFC		10 NORTHERN BLVD BLDG A-15	1200	1982	1999	121588	22			0.00	0	94800	0	94800	89100	106
246	002/50/4/006/ 09		4021 OFC		5 NORTHERN BLVD UNIT #06	1200	1985	2001	171346	20			0.00	0	137100	0	137100	142300	96
261	001/02/3/004/ 20		3400 OFF		103 PONEMAH RD	5180 C+	1972	1993	449849	28			0.70	136500	323900	19600	480000	459900	104
266	002/11/2/000/ 20		3400 OFF		102 PONEMAH RD	9965 C+	1785	1991	762045	30			0.82	147400	549500	16300	713200	688100	104
310	002/06/6/001/ 21		3220 RET		85 RTE 101A	200008 C	1997	2005	13342748	16			31.83	6146300	11938100	848700	18933100	17973300	105
374	002/02/8/009/ 09		4000 IND		10 COLUMBIA DR	62680 C	1985	1999	3845966	22			5.94	582800	3103100	55400	3741300	3850800	97
395	002/50/4/003/ 09		4021 OFC		5 NORTHERN BLVD UNIT #03	2400	1985	2001	203238	20			0.00	0	162600	0	162600	155700	104
396	002/50/4/004/ 09		4021 OFC		5 NORTHERN BLVD UNIT #04	2400	1985	2001	203946	20			0.00	0	163200	0	163200	155700	105
432	002/105/000/ 10		3520 OFF		29 RTE 101A	4407 C	1982	1991	323150	30			1.00	324100	230400	7600	562100	579300	97
501	002/086/001/ 11		4000 IND		60 RTE 101A	14560 C	1963	1989	514270	32			3.40	309300	662000	14300	985600	926200	106



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PID	MBLU	Nbhd	Prin Use	Inc Type	Location	Income Area	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OurBldg Value	Parcel Value	Total Income	C/I Ratio
532	002/50/101/1/ 09		3221 RTC		10 NORTHERN BLVD BLDG B-11	1200	1983	1999	107996	22			0.00	0	84200	0	84200	87200	97
622	002/03/1002/ 09		4020 OFF		5 MANHATTAN PK	10304 C	1980	1997	605273	24			1.22	129300	471900	4100	605300	574200	105
632	002/06/2000/ 21		3400 OFF		89 RTE 101A	4959 C	1976	1995	433854	26	0	0	0.70	273000	321100	16300	610400	579000	105
637	002/50/1005/ 09		4021 OFC		10 NORTHERN BLVD BLDG C-05	1200	1983	1999	120036	22			0.00	0	93600	0	93600	89100	105
638	002/50/1012/ 09		4021 OFC		10 NORTHERN BLVD BLDG B-12	1200	1983	1999	101651	22			0.00	0	79300	0	79300	79600	100
658	008/039/000/ 20		3400 RET		22 PINE RD	4805 C-	1970	1993	294989	28		0	2.70	176500	212400	12200	401200	407000	99
669	002/50/2004/ 09		4021 INC		11 CALDWELL DR #04	1840	1977	1995	89695	26			0.00	0	90400	0	90400	81600	111
670	002/50/2002/ 09		4021 INC		11 CALDWELL DR #02	3030	1977	1997	146279	24			0.00	0	135600	400	136000	129400	105
671	002/50/2003/ 09		4021 INC		11 CALDWELL DR #03	2400	1977	1995	127090	26		0	0.00	0	94000	0	94000	104200	90
710	002/04/2002/ 10		3220 RET		114 RTE 101A	15840 B	2018	2018	1270033	3	0	0	0.96	238200	1258000	27000	1523200	1576300	97
736	017/034/000/ 08		1110 APT		18 FOUNDRY ST	4	1853	1986	432088	35	0	10	0.62	195500	237600	21800	454900	463700	98
757	002/14/001/ 20		3130 IND		82 PONEMAH RD (A)	12405 C	2003	2005	431254	16	0	0	6.54	167800	751700	41100	960600	957700	100
761	002/089/001/ 10		3220 RET		48 RTE 101A	5250 C+	1965	1991	368751	30			2.08	321900	258100	12300	592300	656300	90
779	002/090/001/ 10		3220 RET		42 RTE 101A	4812 C+	1965	1993	287135	28	0	0	1.75	297800	213400	44500	555700	518800	107

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PID	MBLU	Nbhd	Prm Use	Inc Type	Location	Income Area	Gr	AVB	EVB	Bldg FCN	EVB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
814	002/503/005/ 21	/	3221	RTC	2 CALDWELL DR #05	2400		1981	1997	347580	24	0	0	0.00	0	267700	0	267700	277000	97
816	002/503/004/ 21	/	3221	RTC	2 CALDWELL DR #04	1200		1981	1997	183286	24	0	0	0.00	0	139300	0	139300	144100	97
817	002/503/001/ 21	/	3221	RTC	109 RTE 101A UNIT #01	1620		1981	1997	247436	24	0	0	0.00	0	188100	73100	261200	247000	106
818	002/503/002/ 21	/	3221	RTC	109 RTE 101A UNIT #02	3780		1981	1997	480340	24	0	0	0.00	0	365100	0	365100	368200	99
819	002/503/003/ 21	/	3221	RTC	2 CALDWELL DR #03	1800		1981	1997	274929	24	0	0	0.00	0	208900	0	208900	210500	99
840	002/148/000/ 20	/	3250	RET	432 BOSTON POST RD	2252	C-	1940	1981	194407	40	0	0	5.32	165800	135100	5100	306000	336000	91
860	017/103/000/ 20	/	3340	SSTA	148 AMHERST ST	3047	C+	1945	1983	243425	38	0	0	0.57	123000	152400	120300	395700	438100	90
981	002/066/002/ 21	/	3220	CARS	75 RTE 101A (& 73)	5445	C+	1980	1999	212892	22	0	0	3.16	1024200	570000	278300	1872500	1825700	103
1066	002/031/004/ 09	/	4010	IND	6 MANHATTAN DR	5224	C	1997	2003	232742	16	0	5	2.17	220600	182200	1700	404500	433100	93
1067	002/033/004/ 09	/	4010	IND	13 CALDWELL DR	12884	C+	1970	1993	669313	28	0	0	3.13	214000	486300	10100	720400	706900	102
1068	002/031/005/ 09	/	4000	IND	4 MANHATTAN PK	10000	C	1998	2003	558716	18	0	0	1.91	155100	475800	8100	639000	619900	103
1069	002/033/011/ 09	/	4010	IND	1 HOWE DR	8050	C	1972	1993	388155	28	0	0	2.05	144900	279500	17400	441800	479700	92
1205	002/058/000/ 21	/	3400	OFF	92 RTE 101A	6093	C+	1960	1989	798240	32	0	0	0.71	275100	542800	9900	827800	793900	104
1223	012/038/000/ 21	/	0340	MIX	136 RTE 101A	2061	C	1967	1991	325207	30	0	0	0.99	322500	227600	9000	559100	522300	107

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg FCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
1291	002/501/018/ 09		4021 OFC		10 NORTHERN BLVD BLDG A-18	1200		1982	1999	133801	22			0.00	0	104400	0	104400	99100	105
1297	002/501/010/ 09		4021 OFC		10 NORTHERN BLVD BLDG B-10	1200		1983	1999	101408	22			0.00	0	79100	0	79100	79800	99
1303	012/037/000/ 21		3260 FF		134 RTE 101A	1180 C		1953	1988	157387	33	0	0	0.57	246000	112600	16300	374900	347400	108
1310	002/047/002/ 21		3220 OFF		104 RTE 101A	4924 C+		1930	1986	367262	35			0.56	244000	238700	13100	495800	500600	99
1341	002/019/000/ 13		4010 IND		15 OLD NASHUA RD	5200 C		1997	2003	248677	18			2.50	212300	212400	3400	428100	411900	104
1393	002/028/017/ 09		4022 IND		9 COLUMBIA DR (A)	92600 B		1975	1999	5231715	22	0	0	6.22	677100	4151900	50900	4879900	4677400	104
1403	012/010/000/ 21		3220 RET		141 RTE 101A	33950 C		1982	1997	2277247	24		15	4.19	861300	1425500	67100	2353900	2246500	105
1434	002/028/006/ 24		4010 IND		7 NORTHERN BLVD	25400 C+		1978	1999	1391732	22			3.36	407500	1120300	42900	1570700	1725500	91
1442	002/033/005/ 09		4010 IND		15 CALDWELL DR	9600 C		1975	1995	501223	26	0	0	1.00	194400	370900	22100	587400	613400	96
1494	002/084/000/ 10		0326 MIX		63 RTE 101A	2542 C		1955	1987	436204	34	0	0	0.90	307800	287900	12500	608200	607300	100
1531	0021/06/001/ 20		3400 OFF		27 RTE 101A	3890 C		1961	1991	299152	30	0	0	1.36	294300	214000	8100	516400	471700	109
1546	002/502/001/ 09		4021 INC		11 CALDWELL DR #01	5640		1977	1995	292672	26			0.00	0	216600	0	216600	229500	94
1554	002/044/000/ 10		3220 OFF		110 RTE 101A	8918 C		1960	1999	536897	32	0	0	0.63	193900	365100	5700	564700	587700	96
1570	002/035/000/ 10		3230 RET		123 RTE 101A	31090 C		2008	2008	2628660	13		5	5.04	1568300	2198800	144100	3911200	3657300	107

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PID	MBLU	Nbhd	Prin Use	Inc Type	Location	Income Gr Area	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fric Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
1571	002/037/000/ 10		3220 RET	RET	120 RTE 101A	31188 B-	1999	2005	1720032	16			4.43	720300	1470500	41800	2232600	2072300	108
1572	002/036/000/ 21		3220 RET	RET	124 RTE 101A	132186 B-	2006	2007	9192851	14			14.16	3422000	8179000	562000	12163000	12198900	100
1582	002/049/000/ 21		3220 RET	RET	98 RTE 101A	20353 D	1976	1995	814580	26		30	4.18	769500	463500	31200	1264200	1350800	94
1683	002/501/016/ 09		4021 OFC	OFC	10 NORTHERN BLVD BLDG A-16	1200	1982	1999	120036	22			0.00	0	93600	0	93600	94900	99
1738	002/020/005/ 13		3401 IND	IND	5 TECH CIR	6800 C+	1999	2003	647115	18	0	0	2.18	147900	530600	29100	707600	729500	97
1766	012/014/000/ 21		3220 RET	RET	131 RTE 101A	18357 C+	2012	2012	1247436	9			3.80	979200	1870200	108200	2957600	2913900	101
1772	017/097/000/ 20		3420 OFF	OFF	12 MIDDLE ST	6602 B-	1888	1986	794847	35			0.95	158000	516700	16300	691000	636300	109
1855	002/501/009/ 09		4021 OFC	OFC	10 NORTHERN BLVD BLDG B-09	1200	1983	1999	119918	22			0.00	0	93500	0	93500	89100	105
1895	002/501/008/ 09		4021 OFC	OFC	10 NORTHERN BLVD BLDG C-08	1200	1983	1999	120036	22			0.00	0	93600	0	93600	89100	105
1896	002/501/007/ 09		4021 OFC	OFC	10 NORTHERN BLVD BLDG C-07	1200	1983	1999	119508	22			0.00	0	93200	0	93200	89100	105
1897	012/017/000/ 10		3220 RET	RET	130 RTE 101A	8500 B-	1981	2001	521628	20	0	0	1.00	324100	417300	32600	774000	740200	105
1898	002/501/017/ 09		4021 OFC	OFC	10 NORTHERN BLVD BLDG A-17	1200	1982	1999	120725	22			3.44	0	94200	0	94200	89100	106
1914	002/500/006/ 09		4021 INC	INC	11 COLUMBIA DR #06B	1440	1981	1999	121560	22			0.00	0	105300	0	105300	98400	107
1915	002/500/010/ 09		4021 INC	INC	11 COLUMBIA DR #10B	1440	1981	1997	126346	24	0	0	0.00	0	101100	0	101100	100200	101

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AVB	EYB	Bidg	FCN	EYB	Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bidg Value	OutBidg Value	Parcel Value	Total Income	C/I Ratio
1916	002/500/005/ 09		4021	INC	11 COLUMBIA DR #5B	1200		1981	1999	121560			22	0	0	0.00	0	94800	0	94800	103100	92
1917	002/500/013/ 09		4021	INC	11 COLUMBIA DR #13B	1600		1981	1999	168735			22	0	0	0.00	0	135000	0	135000	139000	97
1918	002/500/007/ 09		4021	INC	11 COLUMBIA DR #07A	1680		1981	1997	121560			24	0	0	0.00	0	97900	0	97900	94100	104
1919	002/500/008/ 09		4021	INC	11 COLUMBIA DR #08A	1680		1981	1997	126875			24	0	0	0.00	0	106600	0	106600	98200	109
1920	002/500/007/ 09		4021	INC	11 COLUMBIA DR #07B	1640		1981	1999	121560			22	0	0	0.00	0	105300	0	105300	96300	109
1921	002/500/008/ 09		4021	INC	11 COLUMBIA DR #08B	1640		1981	1999	121560			22	0	0	0.00	0	98200	0	98200	92200	107
1922	002/500/001/ 09		4021	INC	11 COLUMBIA DR #01A	1600		1981	1997	176092			24	0	0	0.00	0	150800	0	150800	139000	108
1923	002/500/004/ 09		4021	INC	11 COLUMBIA DR #04A	1680		1981	1997	126875			24	0	0	0.00	0	101500	0	101500	98200	103
1924	002/500/004/ 09		4021	INC	11 COLUMBIA DR #04B	1620		1981	1999	121560			22	0	0	0.00	0	104000	0	104000	111000	94
1925	002/500/002/ 09		4021	INC	11 COLUMBIA DR #02A	1600		1981	1997	176092			24	0	0	0.00	0	138900	0	138900	139000	100
1926	002/500/002/ 09		4021	INC	11 COLUMBIA DR #02B	1600		1981	1999	168735			22	0	0	0.00	0	139500	0	139500	135400	103
1927	002/500/003/ 09		4021	INC	11 COLUMBIA DR #03A	1200		1981	1997	126875			24	0	0	0.00	0	106300	0	106300	105100	101
1928	002/500/003/ 09		4021	INC	11 COLUMBIA DR #03 B	2400		1981	1999	121560			22	0	0	0.00	0	121000	0	121000	111700	108
1929	002/500/011/ 09		4021	INC	11 COLUMBIA DR #11A	2176		1981	1997	176092			24	0	0	0.00	0	146100	0	146100	142900	102

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
1930	002/500/011/ 09 B/		4021 INC		11 COLUMBIA DR #11B	1440		1981	1999	121560	22			0.00	0	98200	0	98200	98400	100
1931	002/500/009/ 09 A/		4021 INC		11 COLUMBIA DR #09A	1680		1981	1997	126875	24			0.00	0	99700	0	99700	98200	102
1932	002/500/014/ 09 B/		4021 INC		11 COLUMBIA DR #14B	2000		1981	1999	196342	22			0.00	0	153100	0	153100	158400	97
1933	002/500/009/ 09 B/		4021 INC		11 COLUMBIA DR #09B	1440		1981	1999	121560	22			0.00	0	98200	0	98200	98400	100
1934	002/500/012/ 09 A/		4021 INC		11 COLUMBIA DR #12A	2080		1981	1997	176092	24			0.00	0	140400	0	140400	137000	102
1935	002/500/006/ 09 A/		4021 INC		11 COLUMBIA DR #06A	1600		1981	1997	126875	24			0.00	0	101900	0	101900	108000	94
1936	002/500/012/ 09 B/		4021 INC		11 COLUMBIA DR #12B	1440		1981	1999	121560	22			0.00	0	98200	0	98200	100200	98
1937	002/500/010/ 09 A/		4021 INC		11 COLUMBIA DR #10A	2000		1981	1997	121560	24	0	0	0.00	0	109400	0	109400	110000	99
1938	002/500/005/ 09 A/		4021 INC		11 COLUMBIA DR #05A	1600		1981	1997	121560	24			0.00	0	101800	0	101800	94000	108
1961	002/039/009/ 09 /		4000 IND		14 COLUMBIA DR	25400	C+	1973	1995	1438364	26	0	0	2.16	227100	1112200	49800	1389100	1285200	108
1962	002/039/010/ 09 /		4020 OFF		16 COLUMBIA DR	9988	D	1973	1993	504841	28		0	1.63	144200	363500	28400	536100	528900	101
2294	002/501/009/ 09 /		4021 OFC		10 NORTHERN BLVD BLDG C-06	1200		1983	1999	120036	22			0.00	0	93600	0	93600	89100	105
2302	002/087/003/ 21 /		3321 CARS		54 RTE 101A	5580	C+	1997	2003	363931	18			5.79	273600	298400	10300	582300	594800	98
2340	006/066/001/ 10 /		3400 RET		199 RTE 101	53494	C	1978	1995	2358100	26		25	32.22	1013300	1984100	117300	3114700	3413900	91

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PID	MBLU	Nbhd	Print Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
2374	012006/000/ 21		3260	REST	1 CRAFTSMAN LN	7536 A-		1955	1989	851787	32	0	0	0.84	298100	601300	47200	946600	900300	105
2385	002090/000/ 10		3410	BANK	40 RTE 101A	2281 C+		1900	1991	474504	30	0	0	2.54	348800	377500	35100	762400	767600	99
2430	012012/000/ 21		3220	MIX	135 RTE 101A	34576 C		1981	1997	729738	24	0	25	2.99	744600	904800	66600	1716000	1744300	98
2443	006057/002/ 20		3400	OFF	1 LIMBO LN	3542 C+		1975	1999	302249	22	0	0	1.50	186400	236600	8500	431500	406800	106
2464	002077/002/ 21		3410	BANK	69 RTE 101A	8810 B-		2004	2006	1346993	15	0	0	1.45	367900	1253800	61400	1683100	1717700	98
2465	002070/000/ 21		3220	RET	76 RTE 101A	11163 C		1983	1997	691108	24	0	0	1.00	324100	525200	8100	857400	881900	97
2473	017086/000/ 14		3220	RET	10 MAIN ST	3771 C		1952	1988	282349	33	0	0	0.14	197700	189200	2900	389800	393700	99
2497	001023/006/ 21		3401	OFC	OVERLOOK DR BLDG C UNIT 7	695		1985	2001	108944	20	0	0	0.00	0	87200	0	87200	87400	100
2498	001023/006/ 21		3401	OFC	OVERLOOK DR BLDG C UNIT 6	618		1985	2001	93835	20	0	0	0.00	0	75100	0	75100	75300	100
2505	002028/008/ 09		4000	IND	8 COLUMBIA DR	26450 C+		1996	2005	1480877	16	0	0	3.10	267300	1312600	48800	1628700	1469500	111
2506	002036/001/ 21	B/	322L	FF	125 B RTE 101A	3305 B		2007	2009	694608	12	0	0	0.00	0	636100	15600	651700	694900	94
2507	002036/001/ 21	/	3260	REST	126 RTE 101A	5543 B-		2006	2008	733676	13	0	0	1.22	395400	670300	92900	1158600	1192000	97
2508	002041/000/ 21	/	3230	RET	123 RTE 101A	92898 C+		2008	2009	8133967	12	0	0	8.92	2746700	7651000	388300	10786000	11145700	97
2530	002100/000/ 10	/	388L	RET	36 RTE 101A	11903 C		1960	1989	148984	32	0	0	3.89	624000	370500	7800	1002100	1103000	91

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AVB	EVB	Bldg RCN	EVB Dep	Eco Obs	Fin Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
2535	006/067/000/ 10		3260 REST		212 RTE 101	8553 C		1950	1985	825017	36		10	2.57	357600	459200	22100	838900	788400	108
2547	002/502/009/ 09		4021 INC		11 CALDWELL DR #09	6000		1973	1993	400875	28	0	0	0.00	0	288600	0	288600	301700	96
2548	002/502/007/ 09		4021 INC		11 CALDWELL DR #07	1600		1977	1995	89695	26		0	0.00	0	71400	0	71400	72000	99
2549	002/502/008/ 09		4021 INC		11 CALDWELL DR #08	2380		1977	1995	125701	26	0	0	0.00	0	96700	0	96700	103300	94
2553	002/501/001/ 09		4021 OFC		10 NORTHERN BLVD BLDG C-01	1200		1983	1999	145161	22			0.00	0	113200	0	113200	123900	91
2554	002/501/002/ 09		4021 OFC		10 NORTHERN BLVD BLDG C-02	1200		1983	1999	101408	22			0.00	0	79100	0	79100	79600	99
2555	002/066/004/ 09		4020 OFF		3 NORTHERN BLVD	18362 C		1980	1997	368651	24		12	1.92	232800	792100	18600	1043500	1032000	101
2557	008/044/003/ 10		3220 RET		292 RTE 101 (BLDG A)	24415 C+		1985	1999	328073	22	30	27	4.70	544000	942700	2100	1488800	1639000	91
2558	002/504/001/ 09		9500 OFC		5 NORTHERN BLVD UNIT #01	1946		1985	2001	248825	20			0.00	0	199100	0	199100	195800	102
2559	002/504/005/ 09		4021 OFC		5 NORTHERN BLVD UNIT #05	1200		1985	2001	146780	20	0	0	0.00	0	117400	0	117400	118600	99
2560	002/504/007/ 09		4021 OFC		5 NORTHERN BLVD UNIT #07	1200		1985	2001	171346	20			0.00	0	137100	0	137100	148600	92
2561	002/504/008/ 09		9500 OFC		5 NORTHERN BLVD UNIT #08	1200		1985	2001	185731	20			0.00	0	148600	0	148600	150100	99
2562	002/504/009/ 09		4021 OFC		5 NORTHERN BLVD UNIT #09	1200		1985	1999	172091	22			0.00	0	134200	0	134200	125100	107
2563	002/504/010/ 09		4021 OFC		5 NORTHERN BLVD UNIT #10	1200		1985	2001	144294	20			0.00	0	115400	0	115400	118600	97



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2564	002/504/011/ 09		4021	OFC	5 NORTHERN BLDV UNIT #11	1200		1985	2001	172091	20	0	0	0.00	0	137700	0	137700	142300	97
2565	002/504/012/ 09		4021	OFC	5 NORTHERN BLDV UNIT #12	1200		1985	2001	172091	20	0	0	0.00	0	137700	0	137700	139800	99
2566	002/504/013/ 09		4021	OFC	5 NORTHERN BLDV UNIT #13	1200		1985	2001	172091	20	0	0	0.00	0	137700	0	137700	125100	110
2567	002/504/014/ 09		4021	OFC	5 NORTHERN BLDV UNIT #14	1200		1985	2001	172091	20	0	0	0.00	0	138700	0	138700	133700	104
2568	002/504/015/ 09		4021	OFC	5 NORTHERN BLDV UNIT #15	2400		1985	2001	202584	20	0	0	0.00	0	162100	0	162100	155700	104
2569	002/504/016/ 09		4021	OFC	5 NORTHERN BLDV UNIT #16	4460		1985	2001	315150	20	0	0	0.00	0	252100	0	252100	255100	99
2570	002/504/002/ 09		4021	OFC	5 NORTHERN BLDV UNIT #02	2400		1985	2001	201770	20	0	0	0.00	0	161400	0	161400	173000	93
2630	002/046/008/ 10		3220	RET	111 RTE 101A	3498	C	1978	1995	322747	26	0	0	2.48	495000	242700	8100	745800	759700	98
2635	001/023/006/ 21		3401	OFC	OVERLOOK DR BLDG C UNIT 1	1440		1985	1999	180801	22	0	0	0.00	0	141000	0	141000	128000	110
2636	001/023/006/ 21		3401	OFC	OVERLOOK DR BLDG C UNIT 2	1200		1985	2001	159878	20	0	0	0.00	0	127900	0	127900	133700	96
2637	001/023/006/ 21		3401	OFC	OVERLOOK DR BLDG C UNIT 3	1200		1985	2001	161605	20	0	0	0.00	0	129300	0	129300	133700	97
2640	001/023/006/ 21		3401	OFC	OVERLOOK DR BLDG B UNIT 1	1144		1986	2001	154519	20	0	0	0.00	0	123600	0	123600	129000	96
2641	001/023/006/ 21		3401	OFC	OVERLOOK DR BLDG A UNIT 1	1375		1986	2001	172544	20	0	0	0.00	0	138000	0	138000	148300	93
2642	001/023/006/ 21		3401	OFC	OVERLOOK DR BLDG B UNIT 2	1188		1986	1999	157924	22	0	0	0.00	0	123200	0	123200	122900	100

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2643	001/023/006/ A2/		3401	OFC	OVERLOOK DR BLDG A UNIT 2	1325		1986	2001	166374	20			0.00	0	134700	0	134700	144100	93
2644	001/023/006/ B5/		3401	OFC	OVERLOOK DR BLDG B UNIT 5	2794		1986	2001	281859	20			0.00	0	225500	0	225500	222000	102
2645	001/023/006/ B3/		3401	OFC	OVERLOOK DR BLDG B UNIT 3	1188		1986	2001	157924	20			0.00	0	126300	0	126300	131900	96
2646	001/023/006/ A3/		3401	OFC	OVERLOOK DR BLDG A UNIT 3	1272		1986	1999	164560	22			0.00	0	128400	0	128400	116400	110
2647	001/023/006/ C5/		3401	OFC	OVERLOOK DR BLDG C UNIT 5	900		1985	2001	140748	20			0.00	0	112600	0	112600	110800	102
2649	001/023/006/ C8/		3401	OFC	3 OVERLOOK DR BLDG C UNIT 8	1500		1985	2001	185306	20			0.00	0	148200	0	148200	158700	93
2651	002/501/003/ /		4021	OFC	10 NORTHERN BLVD BLDG C-03	1200		1983	1999	120036	22			0.00	0	93600	0	93600	89100	105
2652	002/501/004/ /		4021	OFC	10 NORTHERN BLVD BLDG C-04	1200		1983	1999	120036	22			0.00	0	93600	0	93600	89100	105
2654	012/039/000/ /		3410	BANK	138 RTE 101A	5666 B-		2001	2006	950126	15	0	0	1.18	341600	864300	31600	1237500	1374400	90
2685	001/021/001/ /		3220	RET	105 PONEWAH RD	5640 B-		1950	1994	675083	27			0.86	150700	492800	7600	651100	618500	105
2727	002/083/000/ /		3311	CARS	66 RTE 101A	6144 C		1960	1991	359731	30		0	1.80	518600	254100	20200	792900	760100	104
2728	002/502/006/ /		4021	INC	11 CALDWELL DR #06	1600		1977	1995	86418	26			0.00	0	69200	0	69200	72000	96
2729	002/502/005/ /		4021	INC	11 CALDWELL DR #05	1600		1977	1995	86418	26			0.00	0	69200	0	69200	72000	96
2733	002/076/000/ /		3220	RET	74 RTE 101A	8736 B-		1992	2005	649351	16			0.81	293200	545500	9000	847700	892100	95

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PID	MBLU	Nbhd	Firm Use	Inc Type	Location	Income Area	Gr	AYB	EVB	Bldg RCN	EVB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
2914	002/046/003/ 09		4010 IND	IND	3 CALDWELL DR	7900 C-		1973	1989	266878	32	0	0	3.33	206100	213300	8100	427500	452900	94
2918	012/018/000/ 21		3410 BANK	BANK	132 RTE 101A	3059 B-		2007	2009	630876	12	0	0	0.94	314300	652100	37500	1003900	1090000	92
2936	001/014/000/ 04		0310 MIX	MIX	125 HOLLIS RD (RTE 122)	6371		1955	1991	291932	30	0	0	6.34	168200	465800	21300	655300	661000	99
2981	002/063/000/ 21		3321 CARS	CARS	88 RTE 101A	3960 B		2000	2005	400799	16	0	0	0.82	294800	346900	9800	651500	674200	97
3021	002/082/000/ 21		3222 RET	RET	65 RTE 101A	3696 C-		1958	1983	231634	38	0	0	0.57	184800	143600	7600	336000	330300	102
3037	001/023/006/ 21		3401 OFC	OFC	OVERLOOK DR BLDG B UNIT 6	2650		1986	1999	270363	22	0	0	0.00	0	210900	0	210900	212100	99
3045	002/046/002/ 09		4010 IND	IND	1 CALDWELL DR	37062 C		1971	1989	1262532	32	0	0	3.90	359400	873900	138200	1370500	1438400	95
3056	006/058/000/ 20		3400 OFF	OFF	4 LIMBO LN	4796 C		1982	1999	326170	22	0	0	2.58	134400	255200	7300	396900	409600	97
3079	002/031/003/ 09		4010 IND	IND	8 MANHATTAN PK	21510 C		1983	1997	861681	24	0	1	2.11	233900	680300	17500	931700	946500	98
3148	001/023/006/ 21		3401 OFC	OFC	OVERLOOK DR BLDG C UNIT 4	1500		1985	2001	187007	20	0	0	0.00	0	149600	0	149600	158700	94
3244	001/023/007/ 20		3400 OFF	OFF	101 PONEMAH RD	2718 B		1950	1994	272792	27	0	0	0.69	135500	201900	5000	342400	340200	101
3304	002/080/001/ 21		3220 RET	RET	68 RTE 101A	7284 C		1998	2003	388517	18	0	0	1.39	362000	318600	10600	691200	717800	96
3316	002/018/000/ 04		111C APT	APT	9 OLD NASHUA RD	8 C+		1998	2003	400795	18	0	0	4.80	156400	676700	0	833100	843000	99
3333	002/028/015/ 09		4010 IND	IND	9 COLUMBIA DR	30240 C		1978	1995	1861153	26	0	0	5.73	548000	1377300	57500	1982800	2015600	98

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3334	002/04/005/ 09		4022 IND		6 CALDWELL DR	68834 B		1999	2003	1378561	18	0	0	4.55	551800	2272600	62500	2878900	3026300	95
3335	002/04/001/ 21		3321 CARS		107 RTE 101A	4500 C+		1996	2003	336132	18	0	0	2.02	555500	275800	20300	851400	919400	93
3333	002/04/000/ 21		3220 RET		105 RTE 101A (A)	3176 C-		1965	1991	243888	30	0	0	0.21	147900	174500	7300	329700	338900	97
3356	002/06/000/ 10		3311 CARS		78 RTE 101A	4505 C		1973	1995	258791	26	0	0	0.84	283200	191500	20500	495200	518400	96
3403	002/03/002/ 09		4000 IND		19 COLUMBIA DR	25400 C+		1973	1995	1391431	26	0	0	1.95	219500	1061600	43900	1325000	1344500	99
3441	002/08/000/ 09		3160 IND		62 RTE 101A	56450 A		1996	2005	3773600	16			3.93	280800	3239900	62800	3583500	3459100	104
3541	002/03/006/ 09		4010 IND		14 CALDWELL DR	21514 C		1974	1993	672469	28	0	0	3.42	292500	495900	70800	859200	907800	95
3552	002/08/002/ 10		3400 OFF		46 RTE 101A	3978 C		1975	1997	236918	24			3.50	244700	186100	9600	440400	398600	110
3571	002/50/1019/ 09		4021 OFC		10 NORTHERN BLVD BLDG A-19	1392		1982	1999	128241	22			0.00	0	100000	0	100000	99700	100
3572	002/50/1020/ 09		4021 OFC		10 NORTHERN BLVD BLDG A-20	1328		1982	1999	125301	22			0.00	0	97700	0	97700	96200	102
3574	002/04/3008/ 10		3160 IND		108 RTE 101A	12000 C+		1980	1997	541435	24			1.55	300200	444700	11400	756300	774600	98
3644	002/02/8012/ 09		4000 IND		15 COLUMBIA DR	25400 C		1973	1995	1295843	26	0	0	3.66	378700	1042300	40600	1461600	1359400	108
3710	002/50/1013/ 09		4021 OFC		10 NORTHERN BLVD BLDG B-13	1200		1983	1999	120036	22			0.00	0	93600	0	93600	94900	99
3711	002/50/1014/ 09		4021 OFC		10 NORTHERN BLVD BLDG B-14	1200		1983	1999	120325	22			0.00	0	93900	0	93900	99100	95

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3766	008/003/001/10		3220	RET	272 RTE 101	6480	C-	1976	1997	318760	24	0	5	2.80	374400	226300	32800	633500	608100	104
3788	001/023/006/21		3401	OFC	1 OVERLOOK DR BLDG A UNIT 4	1272		1986	1999	164560	22	0	0	0.00	0	128400	0	128400	116400	110
3863	002/028/024/09		4010	IND	29 NORTHERN BLVD	11520	C	1983	1999	526404	22	0	0	5.05	266600	432200	35600	736400	716300	103
3944	008/044/004/10		3401	OFC	282 RTE 101-01 LIBERTY PK	800		1986	2001	86451	20	0	0	0.00	0	69200	0	69200	63400	109
3945	008/044/004/10		3401	OFC	282 RTE 101-02 LIBERTY PK	800		1986	1999	86451	22	0	0	0.00	0	67400	0	67400	63400	106
3946	008/044/004/10		3401	OFC	282 RTE 101-03 LIBERTY PK	800		1986	1999	86776	22	0	0	0.00	0	67700	0	67700	63400	107
3947	008/044/004/10		3401	OFC	282 RTE 101-04 LIBERTY PK	800		1986	1999	86776	22	0	0	0.00	0	67700	0	67700	67500	100
3948	008/044/004/10		3401	OFC	282 RTE 101-05 LIBERTY PK	1600		1986	2001	128458	20	0	0	0.00	0	102800	0	102800	99900	104
3949	008/044/004/10		3401	OFC	282 RTE 101-06 LIBERTY PK	1600		1986	2001	128458	20	0	0	0.00	0	102800	0	102800	100100	103
3950	008/044/004/10		3401	OFC	282 RTE 101-07 LIBERTY PK	800		1986	2001	86451	20	0	0	0.00	0	69200	0	69200	63400	109
3951	008/044/004/10		3401	OFC	282 RTE 101-08 LIBERTY PK	800		1986	2001	82694	20	0	0	0.00	0	66200	0	66200	63400	104
3952	008/044/004/10		3401	OFC	282 RTE 101-09 LIBERTY PK	1600		1986	1999	213528	22	0	0	0.00	0	166600	0	166600	162200	103
3954	008/044/004/10		3401	OFC	282 RTE 101-11 LIBERTY PK	800		1986	2001	87202	20	0	0	0.00	0	69800	0	69800	63400	110
3955	008/044/004/10		3401	OFC	282 RTE 101-12 LIBERTY PK	800		1986	1999	87202	22	0	0	0.00	0	68000	0	68000	63400	107

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3956	008/04/004/ 013/	10	3401	OFC	282 RTE 101-13 LIBERTY PK	800	1986	1999	86451	22	0	0	0.00	0	67400	0	67400	63400	106
3957	008/04/004/ 014/	10	3401	OFC	282 RTE 101-14 LIBERTY PK	800	1986	1999	86451	22	0	0	0.00	0	67400	0	67400	63400	106
3958	008/04/004/ 015/	10	3401	OFC	282 RTE 101-15 LIBERTY PK	832	1987	1999	88630	22	0	0	0.00	0	69100	0	69100	65700	105
3959	008/04/004/ 016/	10	3401	OFC	282 RTE 101-16 LIBERTY PK	960	1987	1999	97553	22	0	0	0.00	0	76100	0	76100	75100	101
3975	002/02/001/ 007/	04	4021	OFC	17 OLD NASHUA RD UNIT #07	1404	1989	2001	148639	20	0	0	0.00	0	118900	0	118900	125500	95
3976	002/02/001/ 008/	04	4021	OFC	17 OLD NASHUA RD UNIT #08	1828	1989	2001	173462	20	0	0	0.00	0	138800	0	138800	146600	95
3977	002/02/001/ 009/	04	4021	OFC	17 OLD NASHUA RD UNIT #09	1010	1989	2001	157020	20	0	0	0.00	0	125600	0	125600	123000	102
4237	002/02/000/ 001/	04	3401	OFC	31 OLD NASHUA RD UNIT 01	1764	1988	1999	186665	22	0	0	0.00	0	145600	0	145600	157300	93
4238	002/02/000/ 002/	04	3401	OFC	31 OLD NASHUA RD UNIT 02	1764	1988	1999	187954	22	0	0	0.00	0	146600	0	146600	150600	97
4239	002/02/000/ 003/	04	3401	OFC	31 OLD NASHUA RD UNIT 03	1764	1988	1999	190760	22	0	0	0.00	0	148800	0	148800	147100	101
4244	002/02/000/ 008/	04	9300	OFC	31 OLD NASHUA RD UNIT 08	1764	1988	2001	202043	20	0	0	0.00	0	161600	0	161600	150600	107
4245	002/02/000/ 009/	04	9300	OFC	31 OLD NASHUA RD UNIT 09	1932	1988	2001	212515	20	0	0	0.00	0	170000	0	170000	162200	105
4246	002/02/000/ 010/	04	9300	OFC	31 OLD NASHUA RD UNIT 10	2100	1988	1999	202128	22	0	0	0.00	0	157700	0	157700	173900	91
4247	002/02/000/ 011/	04	4021	OFC	31 OLD NASHUA RD UNIT 11	1770	1988	1999	176528	22	0	0	0.00	0	137700	0	137700	150900	91

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PID	MBLU	Nbhd	Plm Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg Rcn	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
4248	002/024/000/ 012/	04	4021	OFC	31 OLD NASHUA RD UNIT 12	1790		1988	1999	185249	22	0	0	0.00	0	144500	0	144500	152300	95
4249	002/024/000/ 013/	04	4021	OFC	31 OLD NASHUA RD UNIT 13	2412		1988	1999	229085	22	0	0	0.00	0	178700	0	178700	195400	91
4250	002/024/000/ 014/	04	4021	OFC	31 OLD NASHUA RD UNIT 14	1932		2001	2005	228841	16	0	0	0.00	0	192200	0	192200	207100	93
4251	002/024/000/ 015/	04	4021	OFC	31 OLD NASHUA RD UNIT 15	1932		2001	2005	283002	16	0	0	0.00	0	237700	0	237700	240400	99
4256	002/024/000/ 020/	04	9400	OFC	31 OLD NASHUA RD UNIT 20	2520		1988	1999	256633	22	0	0	0.00	0	200200	0	200200	203100	99
4257	002/024/000/ 021/	04	9400	OFC	31 OLD NASHUA RD UNIT 21	1872		1988	1999	208696	22	0	0	0.00	0	162800	0	162800	157900	103
4258	002/024/000/ 022/	04	9400	OFC	31 OLD NASHUA RD UNIT 22	2196		1988	1999	232670	22	0	0	0.00	0	181500	0	181500	180500	101
4259	002/024/000/ 023/	04	9400	OFC	31 OLD NASHUA RD UNIT 23	1764		1988	1999	201387	22	0	0	0.00	0	157100	0	157100	157300	100
4260	002/024/000/ 024/	04	9400	OFC	31 OLD NASHUA RD UNIT 24	1764		1988	1999	201830	22	0	0	0.00	0	157400	0	157400	157300	100
4295	001/023/008/ B4/	21	3401	OFC	OVERLOOK DR BLDG B UNIT 4	1144		1986	1999	154519	22	0	0	0.00	0	120500	0	120500	119400	101
4330	001/020/019/ A/	04	3401	OFC	109 PONEMAH RD - UNIT A	1330		1988	2001	183954	20	0	0	0.00	0	147200	0	147200	137100	107
4331	001/020/019/ B/	04	3401	OFC	109 PONEMAH RD - UNIT B	1340		1988	2001	184875	20	0	0	0.00	0	147900	0	147900	134600	110
4332	001/020/019/ C/	04	3401	OFC	109 PONEMAH RD - UNIT C	1250		1988	2001	177428	20	0	0	0.00	0	141900	0	141900	138100	103
4333	001/020/019/ D/	04	3401	OFC	109 PONEMAH RD - UNIT D	1218		1988	2001	175425	20	0	0	0.00	0	140300	0	140300	152100	92

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AVB	EVB	Bldg RCN	EVB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
4334	001/020/019/ 04		3401	OFC	109 PONEMAH RD - UNIT E	1362		1988	1999	168988	22			0.00	0	145800	0	145800	140200	104
4335	001/020/019/ 04		3401	OFC	109 PONEMAH RD - UNIT F	1358		1988	2001	186525	20			0.00	0	149200	0	149200	144600	103
4336	001/020/019/ 04		3401	OFC	109 PONEMAH RD - UNIT G	1701		1988	1999	215439	22			0.00	0	168800	0	168800	155400	108
4337	001/020/019/ 04		3401	OFC	109 PONEMAH RD - UNIT H	1575		1988	1999	204673	22			0.00	0	159600	0	159600	152700	105
4338	001/020/019/ 04		3401	OFC	109 PONEMAH RD - UNIT I	1386		1988	1999	189042	22			0.00	0	147500	0	147500	138200	107
4339	002/028/013/ 09		4020	OFE	13 COLUMBIA DR	82600	C	1983	1997	460501	24		13	5.22	607700	2901500	146500	3655700	3611800	101
4343	002/020/001/ 04		4021	OFC	17 OLD NASHUA RD UNIT #01	2410		1989	2001	209860	20	0	0	0.00	0	167900	0	167900	166400	101
4375	002/020/001/ 04		4021	OFC	17 OLD NASHUA RD UNIT #02	1200		1989	2001	132294	20	0	0	0.00	0	105800	0	105800	106500	99
4376	002/020/001/ 04		4021	OFC	17 OLD NASHUA RD UNIT #03	1200		1989	2001	134096	20			0.00	0	107300	0	107300	106500	101
4394	002/077/001/ 21		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20			0.00	0	89700	0	89700	91900	98
4395	002/077/001/ 21		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20			0.00	0	89700	0	89700	91900	98
4407	002/077/001/ 21		3401	OFC	71 RTE 101A	1205		1989	2001	110367	20			0.00	0	88300	0	88300	89400	99
4408	002/077/001/ 21		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20			0.00	0	89700	0	89700	91900	98
4409	002/077/001/ 21		3401	OFC	71 RTE 101A	1205		1989	2001	110367	20			0.00	0	88300	0	88300	89400	99



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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EVB	Bldg RCN	EVB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
4410	002/077/001/ 017/		3401	OFC	71 RTE 101A	1250		1989	2001	111111	20			0.00	0	88900	0	88900	91900	97
4411	002/077/001/ 018/		3401	OFC	71 RTE 101A	1250		1989	2001	111111	20			0.00	0	88900	0	88900	91900	97
4412	002/077/001/ 001/		3401	OFC	71 RTE 101A	1250		1989	2003	110419	18			0.00	0	90500	0	90500	91900	98
4413	002/077/001/ 002/		3401	OFC	71 RTE 101A	1200		1989	2001	112092	20			0.00	0	89700	0	89700	89100	101
4414	002/077/001/ 003/		3401	OFC	71 RTE 101A	1250		1989	2001	110190	20			0.00	0	88200	0	88200	91900	96
4415	002/077/001/ 004/		3401	OFC	71 RTE 101A	1250		1989	1999	111111	22			0.00	0	86700	0	86700	91900	94
4416	002/077/001/ 005/		3401	OFC	71 RTE 101A	1200		1989	2001	110190	20			0.00	0	88200	0	88200	89100	99
4417	002/077/001/ 006/		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20			0.00	0	89700	0	89700	91900	98
4418	002/077/001/ 009/		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20	0	0	0.00	0	89700	0	89700	91900	98
4419	002/077/001/ 010/		3401	OFC	71 RTE 101A	1250		1989	2001	111111	20			0.00	0	88900	0	88900	91900	97
4420	002/077/001/ 011/		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20			0.00	0	89700	0	89700	91900	98
4421	002/077/001/ 012/		3401	OFC	71 RTE 101A	1232		1986	2001	109802	20			0.00	0	87700	0	87700	90800	97
4422	002/077/001/ 013/		3401	OFC	71 RTE 101A	1250		1989	2001	112092	20			0.00	0	89700	0	89700	91900	98
4509	002/034/003/ /		4010	IND	5 HOWE DR	28800 C+		1993	2001	1685526	20	0	0	3.00	277200	1361400	55500	1694100	1769500	96

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PID	MBLU	Nbhd	Print Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
4517	002/034/002/ 001/	09	4021 INC		3 HOWE DR UNIT 1	5000		1987	1999	328419	22	0	0	0.00	0	256200	0	256200	250700	102
4518	002/034/002/ 002/	09	4021 INC		3 HOWE DR UNIT 2	5000		1987	1999	328419	22	0	0	0.00	0	256200	0	256200	250700	102
4519	002/034/002/ 003/	09	4021 INC		3 HOWE DR UNIT 3	5000		1987	1999	328419	22	0	0	0.00	0	256200	0	256200	260800	98
4520	002/034/002/ 004/	09	4021 INC		3 HOWE DR UNIT 4	4000		1987	1999	245650	22	0	0	0.00	0	191600	0	191600	210900	91
4521	002/034/002/ 005/	09	4021 INC		3 HOWE DR UNIT 5	5000		1987	1999	328419	22	0	0	0.00	0	256200	0	256200	260800	98
4526	001/023/006/ 001/	21	3401 OFF		5 OVERLOOK DR BLDG D	14073		1985	2001	1348776	20	0	0	0.00	0	1079000	23900	1102900	1053400	104
4553	004/025/007/ 004	04	111C APT		48 PONEMAH RD	8	C+	1997	2003	394160	18	0	0	6.15	185300	656000	0	851300	843000	101
4759	001/029/006/ 001/	0001	3401 OFC		1 RTE 101A LEDGES UNIT 1	3040		1984	1999	288764	22	0	0	0.00	0	225200	0	225200	229500	98
4760	001/029/006/ 003/	0001	3401 OFC		1 RTE 101A LEDGES UNIT 3	7227		1988	2001	606282	20	0	0	0.00	0	485000	0	485000	482000	101
4761	001/029/006/ 004/	0001	3401 OFC		1 RTE 101A LEDGES UNIT 4	8865		1984	1997	611251	24	0	0	0.00	0	484600	0	484600	474100	98
4821	002/034/004/ 009	09	4010 IND		14 HOWE DR	16578	B-	1997	2006	841062	15	0	0	3.42	253400	769700	29900	1052900	986900	107
4837	002/034/006/ 009	09	4010 IND		12 HOWE DR	30617	C+	1997	2003	1783012	18	0	0	3.02	289000	1528700	69000	1886700	2086900	90
4922	002/028/030/ 001/	09	4021 INC		6 COLUMBIA DR UNIT 1	16760		1999	2005	1349344	16	0	0	0.00	0	1155100	0	1155100	1053800	110
4923	002/028/030/ 002/	09	4021 INC		6 COLUMBIA DR UNIT 2	15200		1999	2005	1349344	16	0	0	0.00	0	1155100	0	1155100	1084600	107

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AVB	EVB	Bldg FCN	EVB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
5011	008/04/00A //	10	3401	OFC	294 RTE 101 #1	1396		1987	2001	100844	20	0	0	0.00	0	80700	0	80700	80000	101
5012	008/04/00B //	10	3401	OFC	294 RTE 101 #2	1442		1987	2001	102963	20	0	0	0.00	0	82400	0	82400	82000	100
5013	008/04/00C //	10	3401	OFC	294 RTE 101 #3	2013		1987	2001	153572	20	0	0	0.00	0	122900	0	122900	112100	110
5014	008/04/00D //	10	3401	OFC	294 RTE 101 UNIT 4	742		1987	2001	68455	20	0	0	0.00	0	54800	0	54800	59200	93
5015	008/04/00E //	10	3401	OFC	294 RTE 101 #5	749		1987	2001	69101	20	0	0	0.00	0	55300	0	55300	59700	93
5016	008/04/00F //	10	3401	OFC	294 RTE 101 #6	668		1987	1999	66426	22	0	0	0.00	0	51800	0	51800	56200	92
5017	008/04/00G //	10	3401	OFC	294 RTE 101 #7	777		1987	1999	67022	22	0	0	0.00	0	52300	0	52300	49400	106
5018	008/04/00H //	10	3401	OFC	294 RTE 101 #8	742		1987	1999	64288	22	0	0	0.00	0	50100	0	50100	49500	101
100082	002/06/000/ /	10	3220	RET	25 RTE 101A	5734	C+	2003	2006	384231	15	0	0	3.56	340400	338600	18900	697900	639700	109
100442	002/04/007/ /	10	3220	RET	2 PAULS WAY	8320	C	1988	1999	511014	22	0	0	1.20	291700	558400	10000	860100	864400	100
100463	002/02/002/ 011/	0001	4021	INC	23 OLD NASHUA RD UNIT 11	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100464	002/02/002/ 012/	0001	4021	INC	23 OLD NASHUA RD UNIT 12	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100465	002/02/002/ 013/	0001	4021	INC	23 OLD NASHUA RD UNIT 13	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100482	002/02/002/ 016/	0001	4021	INC	23 OLD NASHUA RD UNIT 16	525		2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97

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PID	MBLU	Nbid	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
100483	002/023/002/ 015/	0001	4021	INC	23 OLD NASHUA RD UNIT 15	525		2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100702	002/023/002/ 021/	0001	4021	INC	23 OLD NASHUA RD UNIT 21	392		2003	2005	28239	16	0	0	0.00	0	23700	0	23700	22800	104
100743	002/023/002/ 001/	0001	4021	INC	23 OLD NASHUA RD UNIT 01	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100744	002/023/002/ 002/	0001	4021	INC	23 OLD NASHUA RD UNIT 2	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100745	002/023/002/ 003/	0001	4021	INC	23 OLD NASHUA RD UNIT 3	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100746	002/023/002/ 004/	0001	4021	INC	23 OLD NASHUA RD UNIT 4	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100747	002/023/002/ 005/	0001	4021	INC	23 OLD NASHUA RD UNIT 5	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100748	002/023/002/ 006/	0001	4021	INC	23 OLD NASHUA RD UNIT 6	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100749	002/023/002/ 007/	0001	4021	INC	23 OLD NASHUA RD UNIT 7	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100750	002/023/002/ 008/	0001	4021	INC	23 OLD NASHUA RD UNIT 8	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100751	002/023/002/ 009/	0001	4021	INC	23 OLD NASHUA RD UNIT 9	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100753	002/023/002/ 010/	0001	4021	INC	23 OLD NASHUA RD UNIT 10	450		2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
100754	002/023/002/ 014/	0001	4021	INC	23 OLD NASHUA RD UNIT 14	525		2003	2005	41641	16	0	0	1.00	0	35000	0	35000	36000	97
100755	002/023/002/ 017/	0001	4021	INC	23 OLD NASHUA RD UNIT 17	525		2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97

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PID	MBLU	Nbhd	Prm Use	Inc Type	Location	Income Gr Area	AYB	EVB	Bldg RCN	EVB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio
100756	002/023/002/ 018/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 18	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100757	002/023/002/ 019/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 19	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100758	002/023/002/ 020/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 20	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100759	002/023/002/ 022/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 22	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100760	002/023/002/ 023/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 23	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100761	002/023/002/ 024/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 24	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100762	002/023/002/ 025/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 25	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100763	002/023/002/ 026/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 26	525	2003	2005	41641	16	0	0	0.00	0	35000	0	35000	36000	97
100802	002/042/001/ /	10	3220 RET	RET	112 RTE 101A	7520 B-	1983	1997	574378	24			1.19	289300	436500	31400	757200	688700	110
101122	002/028/004/ /	0001	3160 IND	IND	1 BON TERRAIN DRIVE	330316 B	2004	2006	16527551	15	0	0	40.23	5464100	15400800	359100	21224000	21170000	100
101142	002/023/002/ 028/	0001	4021 INC	INC	23 OLD NASHUA RD UNIT 28	450	2003	2005	35693	16	0	0	0.00	0	30000	0	30000	31300	96
101251	001/029/003/ 001/	10	3401 OFC	OFC	7 RTE 101A	2998	1986	2001	330250	20			0.00	0	264200	0	264200	264200	100
101252	001/029/003/ 003/	10	3401 OFC	OFC	7 RTE 101A	2638	1986	2001	300169	20			0.00	0	240100	0	240100	234700	102
101253	001/029/003/ 002/	10	3401 OFC	OFC	7 RTE 101A	2954	1986	2001	327892	20			0.00	0	262300	0	262300	259100	101

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PID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	OutBldg Value	Parcel Value	Total Income	C/I Ratio		
101254	001/029/003/ 004/	10	3401	OFC	7 RTE 101A	2950		1986	2001	326190	20			0.00	0	261000	0	261000	248300	105		
101482	002/035/001/ A/	21	322L	FF	125 A RTE 101A	2110	B	2005	2009	485936	12			0.00	0	452100	13500	465600	466900	100		
101722	002/036/002/ /	21	3220	RET	126 RTE 101A	24630	B-	2006	2007	1483711	14	0	0	8.36	2096500	3587000	144200	5827700	5820400	100		
102791	002/023/002/ 030/	0001	4021	INC	23 OLD NASHUA RD #30	525		2003	2005	41641	16			0.00	0	35000	0	35000	36000	97		
103320	002/068/000/ /	01	3310	RET	80 RTE 101A	3000	C	1980	1997	194700	24			0.81	293200	148000	12800	454000	443300	102		
																			207,256,900	206,548,500		

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020

## AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
APT	04	002/018/ 000//	9 OLD NASHUA RD	0001	8	120,000	6,000	33,915	80,085	0.095	843,000	105375.00
APT	04	004/025/ 007//	48 PONEMAH RD	0001	8	120,000	6,000	33,915	80,085	0.095	843,000	105375.00
APT	08	017/034/ 000//	18 FOUNDRY ST	0001	4	66,000	3,300	18,653	44,047	0.095	463,700	115925.00
BANK	21	002/077/ 002//	69 RTE 101A	0001	8810	158,580	7,929	15,065	135,586	0.081	1,673,900	194.97
BANK	10	002/090/ 000//	40 RTE 101A	0001	2281	61,587	3,079	4,973	53,535	0.081	660,900	336.52
BANK	21	012/018/ 000//	132 RTE 101A	0001	3059	96,359	1,927	6,138	88,294	0.081	1,090,000	356.33
BANK	21	012/039/ 000//	138 RTE 101A	0001	5666	127,485	6,374	11,204	109,907	0.081	1,356,900	242.57
CARS	21	002/046/ 001//	107 RTE 101A	0001	4500	103,950	2,079	9,932	91,939	0.100	919,400	204.31
CARS	21	002/063/ 000//	88 RTE 101A	0001	3960	76,230	1,525	7,284	67,421	0.100	674,200	170.25
CARS	21	002/066/ 002//	75 RTE 101A (& 73)	0001	5445	181,380	3,760	22,432	155,188	0.085	1,825,700	335.30
CARS	10	002/069/ 000//	78 RTE 101A	0001	4505	64,196	3,210	9,148	51,838	0.100	518,400	115.07
CARS	10	002/083/ 000//	66 RTE 101A	0001	6144	70,042	3,502	9,981	56,559	0.100	565,600	123.71
CARS	21	002/087/ 003//	54 RTE 101A	0001	5580	73,656	3,683	10,496	59,477	0.100	594,800	106.59
FF	21	002/035/ 001/A/	125 A RTE 101A	0001	2110	50,640	1,519	7,098	42,023	0.090	466,900	221.28

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
FF	21	002/035/ 001/B /	125 B RTE 101A	0001	3305	79,320	3,966	12,810	62,544	0.090	694,900	210.26
FF	21	012/037/ 000 /	134 RTE 101A	0001	1180	39,648	1,982	6,403	31,263	0.090	347,400	294.41
INC	0001	002/023/ 002/001 /	23 OLD NASHUA RD UNIT 01	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/002 /	23 OLD NASHUA RD UNIT 2	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/003 /	23 OLD NASHUA RD UNIT 3	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/004 /	23 OLD NASHUA RD UNIT 4	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/005 /	23 OLD NASHUA RD UNIT 5	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/006 /	23 OLD NASHUA RD UNIT 6	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/007 /	23 OLD NASHUA RD UNIT 7	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/008 /	23 OLD NASHUA RD UNIT 8	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/009 /	23 OLD NASHUA RD UNIT 9	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/010 /	23 OLD NASHUA RD UNIT 10	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/011 /	23 OLD NASHUA RD UNIT 11	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/012 /	23 OLD NASHUA RD UNIT 12	0001	450	4,500	450	608	3,442	0.110	31,300	69.56



# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
INC	0001	002/023/ 002/013 /	23 OLD NASHUA RD UNIT 13	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/014 /	23 OLD NASHUA RD UNIT 14	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/015 /	23 OLD NASHUA RD UNIT 15	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/016 /	23 OLD NASHUA RD UNIT 16	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/017 /	23 OLD NASHUA RD UNIT 17	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/018 /	23 OLD NASHUA RD UNIT 18	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/019 /	23 OLD NASHUA RD UNIT 19	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/020 /	23 OLD NASHUA RD UNIT 20	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/021 /	23 OLD NASHUA RD UNIT 21	0001	392	3,136	188	442	2,506	0.110	22,800	58.16
INC	0001	002/023/ 002/022 /	23 OLD NASHUA RD UNIT 22	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/023 /	23 OLD NASHUA RD UNIT 23	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/024 /	23 OLD NASHUA RD UNIT 24	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/025 /	23 OLD NASHUA RD UNIT 25	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	0001	002/023/ 002/026 /	23 OLD NASHUA RD UNIT 26	0001	525	5,177	518	699	3,960	0.110	36,000	68.57

## ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
INC	0001	002/023/ 002/028/	23 OLD NASHUA RD UNIT 28	0001	450	4,500	450	608	3,442	0.110	31,300	69.56
INC	0001	002/023/ 002/030/	23 OLD NASHUA RD #30	0001	525	5,177	518	699	3,960	0.110	36,000	68.57
INC	09	002/028/ 030/001/	6 COLUMBIA DR UNIT 1	0001	16760	127,208	7,633	15,246	104,329	0.099	1,053,800	62.88
INC	09	002/028/ 030/002/	6 COLUMBIA DR UNIT 2	0001	15200	135,792	8,148	20,273	107,371	0.099	1,084,600	71.36
INC	09	002/034/ 002/001/	3 HOWE DR UNIT 1	0001	5000	36,050	3,605	4,867	27,578	0.110	250,700	50.14
INC	09	002/034/ 002/002/	3 HOWE DR UNIT 2	0001	5000	36,050	3,605	4,867	27,578	0.110	250,700	50.14
INC	09	002/034/ 002/003/	3 HOWE DR UNIT 3	0001	5000	37,500	3,750	5,063	28,687	0.110	260,800	52.16
INC	09	002/034/ 002/004/	3 HOWE DR UNIT 4	0001	4000	30,320	3,032	4,093	23,195	0.110	210,900	52.73
INC	09	002/034/ 002/005/	3 HOWE DR UNIT 5	0001	5000	37,500	3,750	5,063	28,687	0.110	260,800	52.16
INC	09	002/500/ 001A/	11 COLUMBIA DR #01A	0001	1600	18,640	1,118	2,234	15,288	0.110	139,000	86.88
INC	09	002/500/ 002A/	11 COLUMBIA DR #02A	0001	1600	18,640	1,118	2,234	15,288	0.110	139,000	86.88
INC	09	002/500/ 002B/	11 COLUMBIA DR #02B	0001	1600	18,640	1,118	2,628	14,894	0.110	135,400	84.63
INC	09	002/500/ 003A/	11 COLUMBIA DR #03A	0001	1200	14,472	868	2,041	11,563	0.110	105,100	87.58
INC	09	002/500/ 003B/	11 COLUMBIA DR #03B	0001	2400	14,976	899	1,795	12,282	0.110	111,700	46.54

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
INC	09	002/500/ 004/A /	11 COLUMBIA DR #04A	0001	1680	13,524	811	1,907	10,806	0.110	98,200	58.45
INC	09	002/500/ 004/B /	11 COLUMBIA DR #04B	0001	1620	15,957	1,596	2,154	12,207	0.110	111,000	68.52
INC	09	002/500/ 005/A /	11 COLUMBIA DR #05A	0001	1600	12,944	777	1,825	10,342	0.110	94,000	58.75
INC	09	002/500/ 005/B /	11 COLUMBIA DR #05B	0001	1200	14,820	1,482	2,001	11,337	0.110	103,100	85.92
INC	09	002/500/ 006/A /	11 COLUMBIA DR #06A	0001	1600	15,536	1,554	2,097	11,885	0.110	108,000	67.50
INC	09	002/500/ 006/B /	11 COLUMBIA DR #06B	0001	1440	14,155	1,416	1,911	10,828	0.110	98,400	68.33
INC	09	002/500/ 007/A /	11 COLUMBIA DR #07A	0001	1680	13,524	1,352	1,826	10,346	0.110	94,100	56.01
INC	09	002/500/ 007/B /	11 COLUMBIA DR #07B	0001	1640	13,251	795	1,868	10,588	0.110	96,300	58.72
INC	09	002/500/ 008/A /	11 COLUMBIA DR #08A	0001	1680	13,524	811	1,907	10,806	0.110	98,200	58.45
INC	09	002/500/ 008/B /	11 COLUMBIA DR #08B	0001	1640	13,251	1,325	1,789	10,137	0.110	92,200	56.22
INC	09	002/500/ 009/A /	11 COLUMBIA DR #09A	0001	1680	13,524	811	1,907	10,806	0.110	98,200	58.45
INC	09	002/500/ 009/B /	11 COLUMBIA DR #09B	0001	1440	14,155	1,416	1,911	10,828	0.110	98,400	68.33
INC	09	002/500/ 010/A /	11 COLUMBIA DR #10A	0001	2000	15,820	1,582	2,136	12,102	0.110	110,000	55.00
INC	09	002/500/ 010/B /	11 COLUMBIA DR #10B	0001	1440	14,414	1,441	1,946	11,027	0.110	100,200	69.58

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
INC	09	002/ 500/ 011A/	11 COLUMBIA DR #11A	0001	2176	20,541	2,054	2,773	15,714	0.110	142,900	65.67
INC	09	002/ 500/ 011B/	11 COLUMBIA DR #11B	0001	1440	14,155	1,416	1,911	10,828	0.110	98,400	68.33
INC	09	002/ 500/ 012A/	11 COLUMBIA DR #12A	0001	2080	19,698	1,970	2,659	15,069	0.110	137,000	65.87
INC	09	002/ 500/ 012B/	11 COLUMBIA DR #12B	0001	1440	14,414	1,441	1,946	11,027	0.110	100,200	69.58
INC	09	002/ 500/ 013B/	11 COLUMBIA DR #13B	0001	1600	20,636	1,581	3,761	15,294	0.110	139,000	86.88
INC	09	002/ 500/ 014B/	11 COLUMBIA DR #14B	0001	2000	22,780	2,278	3,075	17,427	0.110	158,400	79.20
INC	09	002/ 502/ 001/	11 CALDWELL DR #01	0001	5640	32,994	3,299	4,454	25,241	0.110	229,500	40.69
INC	09	002/ 502/ 002/	11 CALDWELL DR #02	0001	3030	18,604	1,860	2,512	14,232	0.110	129,400	42.71
INC	09	002/ 502/ 003/	11 CALDWELL DR #03	0001	2400	14,976	1,498	2,022	11,456	0.110	104,200	43.42
INC	09	002/ 502/ 004/	11 CALDWELL DR #04	0001	1840	11,739	1,174	1,585	8,980	0.110	81,600	44.35
INC	09	002/ 502/ 005/	11 CALDWELL DR #05	0001	1600	10,352	1,035	1,398	7,919	0.110	72,000	45.00
INC	09	002/ 502/ 006/	11 CALDWELL DR #06	0001	1600	10,352	1,035	1,398	7,919	0.110	72,000	45.00
INC	09	002/ 502/ 007/	11 CALDWELL DR #07	0001	1600	10,352	1,035	1,398	7,919	0.110	72,000	45.00
INC	09	002/ 502/ 008/	11 CALDWELL DR #08	0001	2380	14,851	1,485	2,005	11,361	0.110	103,300	43.40

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
INC	09	002/ 502/ 009/ /	11 CALDWELL DR #09	0001	6000	43,380	4,338	5,856	33,186	0.110	301,700	50.28
IND	13	002/ 019/ 000/ /	15 OLD NASHUA RD	0001	5200	37,440	3,744	5,054	28,642	0.087	329,200	79.21
IND	13	002/ 020/ 005/ /	5 TECH CIR	0001	6800	82,960	8,296	11,200	63,464	0.087	729,500	107.28
IND	0001	002/ 026/ 004/ /	1 BON TERRAIN DRIVE	0001	330316	2,246,149	67,384	370,390	1,808,375	0.087	20,785,900	64.09
IND	24	002/ 028/ 006/ /	7 NORTHERN BLVD	0001	25400	191,262	19,126	25,820	146,316	0.087	1,681,800	67.93
IND	09	002/ 028/ 008/ /	8 COLUMBIA DR	0001	26450	157,642	15,764	18,089	123,789	0.087	1,422,900	55.56
IND	09	002/ 028/ 009/ /	10 COLUMBIA DR	0001	62680	431,238	43,124	58,217	329,897	0.087	3,791,900	61.44
IND	09	002/ 028/ 012/ /	15 COLUMBIA DR	0001	25400	152,908	15,291	20,643	116,974	0.087	1,344,500	53.52
IND	09	002/ 028/ 015/ /	9 COLUMBIA DR	0001	30240	241,200	24,120	41,723	175,357	0.087	2,015,600	66.65
IND	09	002/ 028/ 017/ /	9 COLUMBIA DR (A)	0001	92600	509,300	30,558	71,811	406,931	0.087	4,677,400	50.51
IND	09	002/ 028/ 024/ /	29 NORTHERN BLVD	0001	11520	86,656	6,838	17,502	62,316	0.087	716,300	62.18
IND	09	002/ 031/ 003/ /	8 MANHATTAN PK	0001	21510	121,104	24,220	14,532	82,349	0.087	946,500	44.00
IND	09	002/ 031/ 004/ /	6 MANHATTAN DR	0001	5224	37,613	3,761	5,078	28,774	0.087	330,700	82.91
IND	09	002/ 031/ 005/ /	4 MANHATTAN PK	0001	10000	70,500	7,050	9,518	53,932	0.087	619,900	61.99

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
IND	09	002/033/ 002//	19 COLUMBIA DR	0001	25400	152,908	15,291	20,643	116,974	0.087	1,344,500	52.93
IND	09	002/033/ 004//	13 CALDWELL DR	0001	12884	90,446	18,089	10,853	61,504	0.087	706,900	54.87
IND	09	002/033/ 005//	15 CALDWELL DR	0001	9600	74,912	7,491	14,057	53,364	0.087	613,400	63.90
IND	09	002/033/ 006//	14 CALDWELL DR	0001	21514	108,000	10,800	18,225	78,975	0.087	907,800	42.20
IND	09	002/033/ 009//	14 COLUMBIA DR	0001	25400	152,908	15,291	25,803	111,814	0.087	1,285,200	50.60
IND	09	002/033/ 011//	1 HOWE DR	0001	8050	57,075	5,707	9,631	41,737	0.087	479,700	59.59
IND	09	002/034/ 003//	5 HOWE DR	0001	28800	210,528	21,053	35,527	153,948	0.087	1,769,500	61.44
IND	09	002/034/ 004//	14 HOWE DR	0001	16578	112,233	11,223	15,151	85,859	0.087	986,900	59.53
IND	09	002/034/ 006//	12 HOWE DR	0001	30617	221,361	13,282	26,530	181,549	0.087	2,086,800	68.16
IND	10	002/042/ 000//	116 RTE 101A	0001	52277	287,524	57,505	43,129	186,890	0.087	2,148,200	56.78
IND	10	002/043/ 006//	108 RTE 101A	0001	12000	84,360	8,436	11,389	64,535	0.087	741,800	64.55
IND	09	002/046/ 002//	1 CALDWELL DR	0001	37062	165,297	16,530	27,894	120,873	0.087	1,389,300	38.81
IND	09	002/046/ 003//	3 CALDWELL DR	0001	7900	53,878	5,388	9,092	39,398	0.087	452,900	57.33
IND	09	002/046/ 005//	6 CALDWELL DR	0001	68834	550,672	82,601	204,781	263,290	0.087	3,026,300	43.97

## ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
IND	09	002/086/ 000/ /	62 RTE 101A	0001	56450	393,383	39,338	53,107	300,938	0.087	3,459,100	61.28
IND	11	002/086/ 001/ /	60 RTE 101A	0001	14560	103,550	10,355	12,618	80,577	0.087	926,200	63.61
IND	20	002/114/ 001/ /	82 PONEMAH RD (A)	0001	12405	108,916	10,892	14,704	83,320	0.087	957,700	77.20
MIX	04	001/014/ 000/ /	125 HOLLIS RD (RTE 122)	0001	6371	100,405	4,414	29,888	66,103	0.100	661,000	103.75
MIX	10	002/084/ 000/ /	63 RTE 101A	0001	2542	71,031	4,082	12,290	54,659	0.090	607,300	238.91
MIX	21	012/012/ 000/ /	135 RTE 101A	0001	34576	402,296	59,519	128,542	214,235	0.130	1,648,000	50.45
MIX	21	012/038/ 000/ /	136 RTE 101A	0001	2061	69,766	3,403	19,359	47,004	0.090	522,300	253.42
OFC	04	001/020/ 019/A /	109 PONEMAH RD - UNIT A	0001	1330	22,357	1,789	6,171	14,397	0.105	137,100	103.08
OFC	04	001/020/ 019/B /	109 PONEMAH RD - UNIT B	0001	1340	20,180	1,211	4,837	14,132	0.105	134,600	100.45
OFC	04	001/020/ 019/C /	109 PONEMAH RD - UNIT C	0001	1250	21,163	1,693	4,965	14,505	0.105	138,100	110.48
OFC	04	001/020/ 019/D /	109 PONEMAH RD - UNIT D	0001	1218	24,798	1,984	6,844	15,970	0.105	152,100	124.88
OFC	04	001/020/ 019/E /	109 PONEMAH RD - UNIT E	0001	1362	22,854	1,828	6,308	14,718	0.105	140,200	102.94
OFC	04	001/020/ 019/F /	109 PONEMAH RD - UNIT F	0001	1358	22,787	1,094	6,508	15,185	0.105	144,600	106.48
OFC	04	001/020/ 019/G /	109 PONEMAH RD - UNIT G	0001	1701	24,341	2,434	5,586	16,321	0.105	155,400	91.36

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	04	001/020/ 019/H /	109 PONEMAH RD - UNIT H	0001	1575	22,901	1,374	5,489	16,038	0.105	152,700	96.95
OFC	04	001/020/ 019/I /	109 PONEMAH RD - UNIT I	0001	1386	20,721	1,243	4,967	14,511	0.105	138,200	99.71
OFC	21	001/023/ 006/A1 /	OVERLOOK DR BLDG A UNIT 1	0001	1375	24,709	2,471	6,671	15,567	0.105	148,300	107.85
OFC	21	001/023/ 006/A2 /	OVERLOOK DR BLDG A UNIT 2	0001	1325	24,009	2,401	6,482	15,126	0.105	144,100	108.75
OFC	21	001/023/ 006/A3 /	OVERLOOK DR BLDG A UNIT 3	0001	1272	19,398	1,940	5,237	12,221	0.105	116,400	91.51
OFC	21	001/023/ 006/A4 /	1 OVERLOOK DR BLDG A UNIT 4	0001	1272	19,398	1,940	5,237	12,221	0.105	116,400	91.51
OFC	21	001/023/ 006/B1 /	OVERLOOK DR BLDG B UNIT 1	0001	1144	21,507	2,151	5,807	13,549	0.105	129,000	112.76
OFC	21	001/023/ 006/B2 /	OVERLOOK DR BLDG B UNIT 2	0001	1188	18,426	1,106	4,417	12,903	0.105	122,900	103.45
OFC	21	001/023/ 006/B3 /	OVERLOOK DR BLDG B UNIT 3	0001	1188	20,208	1,617	4,741	13,850	0.105	131,900	111.03
OFC	21	001/023/ 006/B4 /	OVERLOOK DR BLDG B UNIT 4	0001	1144	17,915	1,792	4,837	11,286	0.095	119,400	104.37
OFC	21	001/023/ 006/B5 /	OVERLOOK DR BLDG B UNIT 5	0001	2794	36,993	3,699	9,988	23,306	0.105	222,000	79.46
OFC	21	001/023/ 006/B5 /	OVERLOOK DR BLDG B UNIT 6	0001	2650	35,351	3,535	9,545	22,271	0.105	212,100	80.04
OFC	21	001/023/ 006/C1 /	OVERLOOK DR BLDG C UNIT 1	0001	1440	21,326	2,133	5,758	13,435	0.105	128,000	88.89
OFC	21	001/023/ 006/C2 /	OVERLOOK DR BLDG C UNIT 2	0001	1200	22,284	2,228	6,017	14,039	0.105	133,700	111.42



# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	21	001/023/ 006/C3 /	OVERLOOK DR BLDG C UNIT 3	0001	1200	22,284	2,228	6,017	14,039	0.105	133,700	111.42
OFC	21	001/023/ 006/C4 /	OVERLOOK DR BLDG C UNIT 4	0001	1500	26,445	2,645	7,140	16,660	0.105	158,700	105.80
OFC	21	001/023/ 006/C5 /	OVERLOOK DR BLDG C UNIT 5	0001	900	17,685	1,061	4,987	11,637	0.105	110,800	123.11
OFC	21	001/023/ 006/C6 /	OVERLOOK DR BLDG C UNIT 6	0001	618	12,545	1,255	3,387	7,903	0.105	75,300	121.84
OFC	21	001/023/ 006/C7 /	OVERLOOK DR BLDG C UNIT 7	0001	695	13,949	837	3,934	9,178	0.105	87,400	125.76
OFC	21	001/023/ 006/C8 /	3 OVERLOOK DR BLDG C UNIT 8	0001	1500	26,445	2,645	7,140	16,660	0.105	158,700	105.80
OFC	10	001/029/ 003/001 /	7 RTE 101A	0001	2998	44,041	4,404	11,891	27,746	0.105	264,200	88.13
OFC	10	001/029/ 003/002 /	7 RTE 101A	0001	2954	38,845	2,331	9,311	27,203	0.105	259,100	87.71
OFC	10	001/029/ 003/003 /	7 RTE 101A	0001	2638	35,191	2,111	8,435	24,645	0.105	234,700	88.97
OFC	10	001/029/ 003/004 /	7 RTE 101A	0001	2950	37,229	2,234	8,924	26,071	0.105	248,300	84.17
OFC	0001	001/029/ 006/001 /	1 RTE 101A LEDGES UNIT 1	0001	3040	38,243	3,824	10,326	24,093	0.105	229,500	75.49
OFC	0001	001/029/ 006/003 /	1 RTE 101A LEDGES UNIT 3	0001	7227	72,270	4,336	17,323	50,611	0.105	482,000	66.69
OFC	0001	001/029/ 006/004 /	1 RTE 101A LEDGES UNIT 4	0001	8865	78,012	8,522	19,707	49,783	0.105	474,100	53.48
OFC	04	002/020/ 001/001 /	17 OLD NASHUA RD UNIT #01	0001	2410	26,052	2,605	5,979	17,468	0.105	166,400	69.05

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	04	002/020/ 001/002/	17 OLD NASHUA RD UNIT #02	0001	1200	16,320	1,306	3,829	11,185	0.105	106,500	88.75
OFC	04	002/020/ 001/003/	17 OLD NASHUA RD UNIT #03	0001	1200	16,320	1,306	3,829	11,185	0.105	106,500	88.75
OFC	04	002/020/ 001/007/	17 OLD NASHUA RD UNIT #07	0001	1404	20,920	2,092	5,648	13,180	0.105	125,500	89.39
OFC	04	002/020/ 001/008/	17 OLD NASHUA RD UNIT #08	0001	1828	23,910	1,913	6,599	15,398	0.105	146,600	80.20
OFC	04	002/020/ 001/009/	17 OLD NASHUA RD UNIT #09	0001	1010	19,634	1,178	5,537	12,919	0.105	123,000	121.78
OFC	04	002/024/ 000/001/	31 OLD NASHUA RD UNIT 01	0001	1764	25,102	1,506	7,079	16,517	0.105	157,300	89.17
OFC	04	002/024/ 000/002/	31 OLD NASHUA RD UNIT 02	0001	1764	25,102	2,510	6,777	15,815	0.105	150,600	85.37
OFC	04	002/024/ 000/008/	31 OLD NASHUA RD UNIT 08	0001	1764	25,102	2,510	6,777	15,815	0.105	150,600	85.37
OFC	04	002/024/ 000/009/	31 OLD NASHUA RD UNIT 09	0001	1932	27,029	2,703	7,298	17,028	0.105	162,200	83.95
OFC	04	002/024/ 000/010/	31 OLD NASHUA RD UNIT 10	0001	2100	28,980	2,898	7,825	18,257	0.105	173,900	82.81
OFC	04	002/024/ 000/011/	31 OLD NASHUA RD UNIT 11	0001	1770	25,152	2,515	6,791	15,846	0.105	150,900	85.25
OFC	04	002/024/ 000/012/	31 OLD NASHUA RD UNIT 12	0001	1790	25,382	2,538	6,853	15,991	0.105	152,300	85.08
OFC	04	002/024/ 000/013/	31 OLD NASHUA RD UNIT 13	0001	2412	32,562	3,256	8,792	20,514	0.105	195,400	81.01
OFC	04	002/024/ 000/014/	31 OLD NASHUA RD UNIT 14	0001	1932	32,438	3,244	7,445	21,749	0.105	207,100	107.19

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	04	002/024/ 000/015/	31 OLD NASHUA RD UNIT 15	0001	1932	32,438	1,946	7,775	22,717	0.095	240,400	124.43
OFC	04	002/024/ 000/020/	31 OLD NASHUA RD UNIT 20	0001	2520	33,844	3,384	9,138	21,322	0.105	203,100	80.60
OFC	04	002/024/ 000/021/	31 OLD NASHUA RD UNIT 21	0001	1872	26,320	2,632	7,106	16,582	0.105	157,900	84.35
OFC	04	002/024/ 000/022/	31 OLD NASHUA RD UNIT 22	0001	2196	30,085	3,009	8,123	18,953	0.105	180,500	82.19
OFC	04	002/024/ 000/023/	31 OLD NASHUA RD UNIT 23	0001	1764	25,102	1,506	7,079	16,517	0.105	157,300	89.17
OFC	04	002/024/ 000/024/	31 OLD NASHUA RD UNIT 24	0001	1764	25,102	1,506	7,079	16,517	0.105	157,300	89.17
OFC	21	002/077/ 001/001/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/002/	71 RTE 101A	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	21	002/077/ 001/003/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/004/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/005/	71 RTE 101A	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	21	002/077/ 001/006/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/007/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/008/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	21	002/077/ 001/009/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/010/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/011/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/012/	71 RTE 101A	0001	1232	15,141	1,514	4,088	9,539	0.105	90,800	73.70
OFC	21	002/077/ 001/013/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/014/	71 RTE 101A	0001	1205	14,894	1,489	4,021	9,384	0.105	89,400	74.19
OFC	21	002/077/ 001/015/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/016/	71 RTE 101A	0001	1205	14,894	1,489	4,021	9,384	0.105	89,400	74.19
OFC	21	002/077/ 001/017/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	21	002/077/ 001/018/	71 RTE 101A	0001	1250	15,313	1,531	4,134	9,648	0.105	91,900	73.52
OFC	09	002/501/ 001/	10 NORTHERN BLVD BLDG C-01	0001	1200	18,576	1,115	4,453	13,008	0.105	123,900	103.25
OFC	09	002/501/ 002/	10 NORTHERN BLVD BLDG C-02	0001	1200	14,856	1,486	5,014	8,356	0.105	79,600	66.33
OFC	09	002/501/ 003/	10 NORTHERN BLVD BLDG C-03	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/501/ 004/	10 NORTHERN BLVD BLDG C-04	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	09	002/ 501/ 005 / /	10 NORTHERN BLVD BLDG C-05	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 006 / /	10 NORTHERN BLVD BLDG C-06	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 007 / /	10 NORTHERN BLVD BLDG C-07	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 008 / /	10 NORTHERN BLVD BLDG C-08	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 009 / /	10 NORTHERN BLVD BLDG B-09	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 010 / /	10 NORTHERN BLVD BLDG B-10	0001	1200	14,856	1,486	5,014	8,356	0.105	79,600	66.33
OFC	09	002/ 501/ 012 / /	10 NORTHERN BLVD BLDG B-12	0001	1200	14,856	1,486	5,014	8,356	0.105	79,600	66.33
OFC	09	002/ 501/ 013 / /	10 NORTHERN BLVD BLDG B-13	0001	1200	14,856	1,486	3,409	9,961	0.105	94,900	79.08
OFC	09	002/ 501/ 014 / /	10 NORTHERN BLVD BLDG B-14	0001	1200	14,856	891	3,561	10,404	0.105	99,100	82.58
OFC	09	002/ 501/ 015 / /	10 NORTHERN BLVD BLDG A-15	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 016 / /	10 NORTHERN BLVD BLDG A-16	0001	1200	14,856	1,486	3,409	9,961	0.105	94,900	79.08
OFC	09	002/ 501/ 017 / /	10 NORTHERN BLVD BLDG A-17	0001	1200	14,856	1,486	4,011	9,359	0.105	89,100	74.25
OFC	09	002/ 501/ 018 / /	10 NORTHERN BLVD BLDG A-18	0001	1200	14,856	891	3,561	10,404	0.105	99,100	82.58
OFC	09	002/ 501/ 019 / /	10 NORTHERN BLVD BLDG A-19	0001	1392	16,620	1,662	4,488	10,470	0.105	99,700	71.62

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	09	002/ 501/ 020/ /	10 NORTHERN BLVD BLDG A-20	0001	1328	16,029	1,603	4,328	10,098	0.105	96,200	72.44
OFC	09	002/ 504/ 001/ /	5 NORTHERN BLVD UNIT #01	0001	1946	32,634	3,263	8,811	20,560	0.105	195,800	100.62
OFC	09	002/ 504/ 002/ /	5 NORTHERN BLVD UNIT #02	0001	2400	25,944	2,594	7,005	16,345	0.095	173,000	72.08
OFC	09	002/ 504/ 003/ /	5 NORTHERN BLVD UNIT #03	0001	2400	25,944	2,594	7,005	16,345	0.105	155,700	64.88
OFC	09	002/ 504/ 004/ /	5 NORTHERN BLVD UNIT #04	0001	2400	25,944	2,594	7,005	16,345	0.105	155,700	64.88
OFC	09	002/ 504/ 005/ /	5 NORTHERN BLVD UNIT #05	0001	1200	18,576	1,858	4,263	12,455	0.105	118,600	98.83
OFC	09	002/ 504/ 006/ /	5 NORTHERN BLVD UNIT #06	0001	1200	22,284	2,228	5,114	14,942	0.105	142,300	118.58
OFC	09	002/ 504/ 007/ /	5 NORTHERN BLVD UNIT #07	0001	1200	22,284	2,228	6,017	14,039	0.095	148,600	123.83
OFC	09	002/ 504/ 008/ /	5 NORTHERN BLVD UNIT #08	0001	1200	24,480	1,958	6,756	15,766	0.105	150,100	125.08
OFC	09	002/ 504/ 009/ /	5 NORTHERN BLVD UNIT #09	0001	1200	20,400	1,632	5,630	13,138	0.105	125,100	104.25
OFC	09	002/ 504/ 010/ /	5 NORTHERN BLVD UNIT #10	0001	1200	18,576	1,858	4,263	12,455	0.105	118,600	98.83
OFC	09	002/ 504/ 011/ /	5 NORTHERN BLVD UNIT #11	0001	1200	22,284	2,228	5,114	14,942	0.105	142,300	118.58
OFC	09	002/ 504/ 012/ /	5 NORTHERN BLVD UNIT #12	0001	1200	22,284	1,337	6,284	14,663	0.105	139,600	116.33
OFC	09	002/ 504/ 013/ /	5 NORTHERN BLVD UNIT #13	0001	1200	20,400	1,632	5,630	13,138	0.105	125,100	104.25

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	09	002/ 504/ 014/ /	5 NORTHERN BLVD UNIT #14	0001	1200	22,284	2,228	6,017	14,039	0.105	133,700	111.42
OFC	09	002/ 504/ 015/ /	5 NORTHERN BLVD UNIT #15	0001	2400	25,944	2,594	7,005	16,345	0.105	155,700	64.88
OFC	09	002/ 504/ 016/ /	5 NORTHERN BLVD UNIT #16	0001	4460	42,514	4,251	11,479	26,784	0.105	255,100	57.20
OFC	10	008/ 041/ 00A/ /	294 RTE 101 #1	0001	1396	13,332	1,333	3,600	8,399	0.105	80,000	57.31
OFC	10	008/ 041/ 00B/ /	294 RTE 101 #2	0001	1442	13,670	1,367	3,691	8,612	0.105	82,000	56.87
OFC	10	008/ 041/ 00C/ /	294 RTE 101 #3	0001	2013	17,896	1,074	5,047	11,775	0.105	112,100	55.69
OFC	10	008/ 041/ 00D/ / 4	294 RTE 101 UNIT	0001	742	9,869	987	2,665	6,217	0.105	59,200	79.78
OFC	10	008/ 041/ 00E/ /	294 RTE 101 #5	0001	749	9,954	995	2,688	6,271	0.105	59,700	79.71
OFC	10	008/ 041/ 00F/ /	294 RTE 101 #6	0001	668	8,971	538	2,530	5,903	0.105	56,200	84.13
OFC	10	008/ 041/ 00G/ /	294 RTE 101 #7	0001	777	8,236	824	2,224	5,188	0.105	49,400	63.58
OFC	10	008/ 041/ 00H/ /	294 RTE 101 #8	0001	742	7,895	474	2,226	5,195	0.105	49,500	66.71
OFC	10	008/ 044/ 004/ 001/ /	282 RTE 101-01 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/ 044/ 004/ 002/ /	282 RTE 101-02 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/ 044/ 004/ 003/ /	282 RTE 101-03 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFC	10	008/044/ 004/004/	282 RTE 101-04 LIBERTY PK	0001	800	10,568	1,057	2,425	7,086	0.105	67,500	84.38
OFC	10	008/044/ 004/005/	282 RTE 101-05 LIBERTY PK	0001	1600	18,544	3,709	4,451	10,384	0.105	98,900	61.81
OFC	10	008/044/ 004/006/	282 RTE 101-06 LIBERTY PK	0001	1600	16,688	1,669	4,506	10,513	0.105	100,100	62.56
OFC	10	008/044/ 004/007/	282 RTE 101-07 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/044/ 004/008/	282 RTE 101-08 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/044/ 004/009/	282 RTE 101-09 LIBERTY PK	0001	1600	26,448	2,116	7,300	17,032	0.105	162,200	101.38
OFC	10	008/044/ 004/011/	282 RTE 101-11 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/044/ 004/012/	282 RTE 101-12 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/044/ 004/013/	282 RTE 101-13 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/044/ 004/014/	282 RTE 101-14 LIBERTY PK	0001	800	10,568	1,057	2,853	6,658	0.105	63,400	79.25
OFC	10	008/044/ 004/015/	282 RTE 101-15 LIBERTY PK	0001	832	10,957	1,096	2,959	6,902	0.105	65,700	78.97
OFC	10	008/044/ 004/016/	282 RTE 101-16 LIBERTY PK	0001	960	12,518	1,252	3,380	7,886	0.105	75,100	78.23
OFF	20	001/023/ 004/ /	103 PONEMAH RD	0001	5180	85,988	6,879	29,666	49,443	0.108	459,900	88.78
OFF	21	001/023/ 006/D /	5 OVERLOOK DR BLDG D	0001	14073	181,448	18,145	48,991	114,312	0.108	1,063,400	75.56



# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFF	20	001/023/ 007//	101 PONEMAH RD	0001	2718	49,413	2,372	14,112	32,929	0.097	340,200	125.17
OFF	04	002/024/ 000/003/	31 OLD NASHUA RD UNIT 03	0001	1764	25,102	2,510	6,777	15,815	0.108	147,100	83.39
OFF	09	002/028/ 013//	13 COLUMBIA DR	0001	82600	616,448	123,290	104,886	388,272	0.108	3,611,800	43.73
OFF	09	002/031/ 002//	5 MANHATTAN PK	0001	10304	97,576	9,539	26,311	61,726	0.108	574,200	55.73
OFF	09	002/033/ 010//	16 COLUMBIA DR	0001	9988	98,881	7,910	34,114	56,857	0.108	528,900	52.95
OFF	10	002/044/ 000//	110 RTE 101A	0001	8918	98,098	7,848	27,075	63,175	0.108	587,700	65.90
OFF	21	002/047/ 002//	104 RTE 101A	0001	4924	83,568	6,685	23,065	53,818	0.108	500,600	101.67
OFF	21	002/050/ 000//	105 RTE 101A	0001	55080	471,031	40,644	131,411	298,976	0.108	2,781,200	50.49
OFF	21	002/058/ 000//	92 RTE 101A	0001	6093	132,523	10,602	36,576	85,345	0.108	793,900	130.30
OFF	21	002/062/ 000//	89 RTE 101A	0001	4959	93,400	4,483	26,675	62,242	0.108	579,000	116.76
OFF	09	002/066/ 004//	3 NORTHERN BLVD	0001	18362	172,268	13,781	47,546	110,941	0.108	1,032,000	56.20
OFF	10	002/089/ 002//	46 RTE 101A	0001	3978	55,910	2,684	10,379	42,847	0.108	398,600	100.20
OFF	10	002/105/ 000//	29 RTE 101A	0001	4407	79,059	3,795	19,192	56,072	0.097	579,300	131.45
OFF	20	002/106/ 001//	27 RTE 101A	0001	3890	78,734	6,299	21,730	50,705	0.108	471,700	121.26

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020

## AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
OFF	20	002/112/ 000//	102 PONEMAH RD	0001	9965	107,921	8,634	25,318	73,969	0.108	688,100	69.05
OFF	20	006/057/ 002//	1 LIMBO LN	0001	3542	58,089	2,788	14,102	41,199	0.108	383,200	114.85
OFF	20	006/058/ 000//	4 LIMBO LN	0001	4796	66,329	5,306	18,307	42,716	0.108	397,400	85.40
OFF	20	017/097/ 000//	12 MIDDLE ST	0001	6602	96,452	4,630	23,415	68,407	0.108	636,300	96.38
REST	21	002/036/ 001//	126 RTE 101A	0001	5543	166,290	8,315	26,856	131,119	0.110	1,192,000	215.05
REST	10	006/067/ 000//	212 RTE 101	0001	8653	92,933	5,576	12,623	74,734	0.110	679,400	91.11
REST	21	012/006/ 000//	1 CRAFTSMAN LN	0001	7536	115,979	4,639	12,303	99,037	0.110	900,300	119.47
RET	20	001/021/ 001//	105 PONEMAH RD	0001	5640	97,459	4,678	27,834	64,947	0.105	618,500	109.66
RET	21	001/023/ 003//	17 RTE 101A	0001	3266	84,851	6,788	23,419	54,644	0.105	520,400	159.34
RET	10	002/035/ 000//	123 RTE 101A	0001	31090	596,306	47,704	164,581	384,021	0.105	3,657,300	117.64
RET	21	002/036/ 000//	124 RTE 101A	0001	132186	1,685,372	84,269	320,221	1,280,882	0.105	12,198,900	92.29
RET	21	002/036/ 002//	126 RTE 101A	0001	24630	724,122	23,172	113,904	587,046	0.105	5,590,900	236.31
RET	10	002/037/ 000//	120 RTE 101A	0001	31188	265,098	7,953	43,715	213,430	0.105	2,032,700	66.45
RET	21	002/041/ 000//	123 RTE 101A	0001	92898	1,707,465	136,597	400,571	1,170,297	0.105	11,145,700	119.98

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
RET	10	002/042/ 001//	112 RTE 101A	0001	7520	105,506	8,440	24,752	72,314	0.105	688,700	91.58
RET	10	002/042/ 002//	114 RTE 101A	0001	15840	257,004	20,560	70,933	165,511	0.105	1,576,300	99.51
RET	10	002/043/ 007//	2 PAULS WAY	0001	8320	140,941	11,275	38,900	90,766	0.105	864,400	103.89
RET	10	002/046/ 008//	111 RTE 101A	0001	3498	83,952	6,716	23,171	54,065	0.105	514,900	217.18
RET	21	002/048/ 000//	105 RTE 101A (A)	0001	3176	55,262	4,421	15,252	35,589	0.105	338,900	106.71
RET	21	002/049/ 000//	98 RTE 101A	0001	20353	214,792	17,216	55,742	141,834	0.105	1,350,800	66.37
RET	21	002/066/ 001//	85 RTE 101A	0001	200008	2,040,082	102,004	387,616	1,550,462	0.095	16,407,000	89.86
RET	01	002/068/ 000//	80 RTE 101A	0001	3000	49,500	1,485	6,122	41,893	0.095	443,300	147.77
RET	21	002/070/ 000//	76 RTE 101A	0001	11163	176,375	28,220	55,558	92,597	0.105	881,900	79.00
RET	21	002/076/ 000//	74 RTE 101A	0001	8736	145,454	11,636	40,145	93,673	0.105	892,100	102.12
RET	21	002/080/ 001//	68 RTE 101A	0001	7284	106,274	5,101	25,799	75,374	0.105	717,800	98.54
RET	21	002/082/ 000//	65 RTE 101A	0001	3696	53,851	4,308	14,863	34,680	0.105	330,300	89.37
RET	10	002/089/ 001//	48 RTE 101A	0001	5250	91,350	4,385	26,090	60,875	0.105	579,800	125.01
RET	10	002/090/ 001//	42 RTE 101A	0001	4812	84,595	6,768	23,348	54,479	0.105	518,800	107.81

# ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
RET	10	002/ 100/ 000/ /	36 RTE 101A	0001	11903	132,614	12,866	18,407	101,341	0.105	965,200	92.67
RET	10	002/ 106/ 000/ /	25 RTE 101A	0001	5734	97,994	7,840	22,989	67,165	0.105	639,700	111.56
RET	20	002/ 148/ 000/ /	432 BOSTON POST RD	0001	2252	52,945	2,541	15,121	35,283	0.105	336,000	149.20
RET	10	006/ 066/ 001/ /	199 RTE 101	0001	53494	588,434	94,149	148,285	346,000	0.105	3,295,200	63.82
RET	10	008/ 003/ 001/ /	272 RTE 101	0001	6480	73,613	5,889	17,270	50,454	0.105	480,500	93.84
RET	20	008/ 039/ 000/ /	22 PINE RD	0001	4805	66,357	5,309	18,315	42,733	0.105	407,000	84.70
RET	10	008/ 044/ 003/ /	292 RTE 101 (BLDG A)	0001	24415	291,393	46,623	72,681	172,089	0.105	1,639,000	67.13
RET	21	012/ 010/ 000/ /	141 RTE 101A	0001	33950	449,299	71,888	141,529	235,882	0.105	2,246,500	66.17
RET	21	012/ 014/ 000/ /	131 RTE 101A	0001	18357	353,372	11,308	66,703	275,361	0.095	2,913,900	158.74
RET	10	012/ 017/ 000/ /	130 RTE 101A	0001	8500	113,390	9,071	26,601	77,718	0.105	740,200	87.08
RET	14	017/ 086/ 000/ /	10 MAIN ST	0001	3771	62,033	2,978	17,717	41,338	0.105	393,700	104.40
RTC	09	002/ 501/ 011/ /	10 NORTHERN BLVD BLDG B-11	0001	1200	16,248	1,300	4,484	10,464	0.120	87,200	72.67
RTC	21	002/ 503/ 001/ /	109 RTE 101A UNIT #01	0001	1620	37,616	1,806	9,132	26,678	0.108	247,000	152.47
RTC	21	002/ 503/ 002/ /	109 RTE 101A UNIT #02	0001	3780	68,607	5,489	18,936	44,182	0.120	368,200	97.41

## ECONOMIC INCOME SPREADSHEET FOR YEAR 2020 AMHERST, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val / Unit
RTC	21	002/ 503/ 003/ /	2 CALDWELL DR #03	0001	1800	35,622	1,710	8,648	25,264	0.120	210,500	116.94
RTC	21	002/ 503/ 004/ /	2 CALDWELL DR #04	0001	1200	24,372	1,170	5,917	17,285	0.120	144,100	120.08
RTC	21	002/ 503/ 005/ /	2 CALDWELL DR #05	0001	2400	46,872	2,250	11,379	33,243	0.120	277,000	115.42
SSTA	20	017/ 103/ 000/ /	148 AMHERST ST	0001	3047	53,922	2,696	9,605	41,621	0.095	438,100	143.78
Record Count: 312					2,631,430	27,743,464	2,231,841	5,783,608	19,728,015		201,768,800	

## **Appendix 'I': Definitions**

**Abatement:** (1) An official reduction or elimination of one's assessed valuation after completion of the original assessment. (2) An official reduction or elimination of one's tax liability after completion of the tax roll.

**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 residual land 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.

**Adjustments:** Modifications in the reported value of a variable, such as sale price. For example, adjustments can be used to estimate market value in the sales comparison approach by modifications for differences between comparable and subject properties. Note: Adjustments are applied to the characteristics of the comparable properties in a particular sequence that depends on the method of adjustment selected.

**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 by Abstraction:** A method of separating a whole property value into land and improvement components. The appraiser estimates replacement cost new, subtracts an appropriate amount for depreciation, and subtracts the remainder from the whole property value to estimate the land value.

**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.

**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 Card, Building:** A card used by an assessor or appraiser on which is carried a 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 by which such cost and depreciation are estimated. Note: The building appraisal card is frequently combined with the land appraisal card into a single document. In such event, the combination card may be used for a composite appraisal as well as for a summation appraisal. **Also called a “property record card”.**

**Appraisal Card, Land:** A card used by an assessor or appraiser on which is carried a sketch or an adequate description of a parcel of land, a description of its location, a list of the principal factors affecting its market value, and the calculations by which the market value is estimated.

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

**Appraisal Foundation:** The organization authorized by the United States Congress as the source of appraisal standards and appraiser qualifications. The Appraisal Foundation publishes the Uniform Standards of Professional Appraisal Practice (USPAP).

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

**Appraisal Report:** The oral or written communication of a completed appraisal.

**Appraisal-Sale Price Ratio:** The ratio of the appraised value to the sale price (or adjusted sale price) of a property; a simple indication of appraisal accuracy.

**Appraisal Standards Board:** The division of The Appraisal Foundation that develops, publishes, interprets, and amends the Uniform Standards of Professional Appraisal Practice on behalf of appraisers and users of appraisal services. The New Hampshire Legislature has empowered New Hampshire's own Appraisal Standards Board, under RSA 21-J:14-b.



**Appraiser:** One who estimates the value of property; more commonly, one of a group of professionally skilled persons holding themselves out as experts in valuation

**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.

**Appurtenance:** In appraisal, an appurtenance is any addition to a property that becomes a part of that property. Generally, an appurtenance differs from a fixture in that the fixture was once personal property.

**Arm's-Length Sale:** A sale in the open market between two unrelated parties, each of who 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 and personal property 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:** (1) In general, the official act of determining the amount of the tax base. (2) As applied to property taxes, the official act of discovering, listing, and appraising property, whether performed by an assessor, a board of review, or a court. (3) The value placed on property in the course of such act.

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

**Assessment Progressivity or Regressivity:** An appraisal bias such that high-value properties are appraised higher (or lower) than low-value properties in relation to market values. See "price-related differential" (PRD).

**Assessor:** (1) The head of an assessment agency; sometimes used collectively to refer to all administrators of the assessment function. (2) The public officer or member of a public body whose duty it is to make the original assessment.

**Assessment Year:** A year beginning on the day after the assessment date and ending on the assessment date in the calendar year next following. (2) The 365 days beginning with the appraisal date.

**Automated Valuation Model (AVM):** An automated valuation model (AVM) is a mathematically based computer software program that produces an estimate of market value based on market analysis of location, market conditions, and real estate characteristics from information that was previously and separately collected. The distinguishing feature of an AVM is that it is a market appraisal produced through mathematical modeling. Credibility of an AVM is dependent on the data used and the skills of the modeler producing the AVM.

**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. In assessment administration, assessment progressivity or regressivity is one kind of possible bias.

**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 appraiser in estimating value.

**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.

**Cost Approach:** (1) One of the three approaches to value, the cost approach is based on the principle of substitution—that a rational, informed purchaser would pay no more for a property than the cost of building an acceptable substitute with like utility. The cost approach seeks to determine the replacement cost new of an improvement less depreciation plus land value. (2) The method of estimating the value of property by: (a) estimating the cost of construction based on replacement or reproduction cost new or trended historic cost (often adjusted by a local multiplier); (b) subtracting depreciation; and, (c) adding the estimated land value. The land value is most frequently determined by the sales comparison approach.

**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).

**Effective Tax Rate:** (1) The tax rate expressed as a percentage of market value; will be different from the nominal tax rate when the assessment ratio is not equal to 1. (2) The relationship between dollars of tax and dollars of market value of a property. The rate may be calculated either by dividing tax by value or by multiplying a property's assessment level by its nominal tax rate.

**Escheat:** The right to have property revert 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 appraisal 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.

**Factor:** (1) An underlying characteristic of something (such as a house) that may contribute to the value of a variable (such as its sale price) but is observable only indirectly. For example, construction quality is a factor defined by workmanship, spacing of joists, and materials used. Factor definition and measurement may be done subjectively or by a computer-assisted statistical algorithm known as factor analysis. (2) Loosely, any characteristic used in adjusting the sales prices of comparables. (3) The reciprocal of a rate. Assessments may be equalized by multiplying them by a factor equal to the reciprocal of the assessment ratio, and value can be estimated using the income approach by multiplying income by a factor equal to the reciprocal of the discount rate.

**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, sometimes by examining their interiors but more often by looking at their exteriors.

**Fixture:** (1) Attached improvements that can be real or personal property. If attached to the realty in such a manner that its removal would damage the real property or the fixture, the fixture is realty. If the fixture is removable without damage, it is generally considered personal property. (2) An item of equipment that, because of the way it is used, the way it is attached, or both, has become an integral part of a building or other improvement. A fixture, such as a bathtub, is classified as real property, but trade fixtures (fixtures used in the conduct of business) are classified as personal property.

**Full-Market-Value Assessment Standard:** Assessments for which a law or other standard requires that the assessment ratio equals 100%.

**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.

**Highest and Best Use:** A principle of appraisal and assessment requiring that each property be appraised as though it were being put to its most profitable use (highest possible present net worth), given probable legal, physical, and financial constraints. The principle entails first identifying the most appropriate market, and, second, the most profitable use within that market. The concept is most commonly discussed in connection with underutilized land.

**Horizontal Inequity:** Differences based on criteria other than value range in the levels of assessment of groups of properties. For example, properties in one neighborhood may have a higher level of assessment than similar properties in another neighborhood. See vertical inequity.

**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.

**Intangible Personal Property:** Property that has no physical existence beyond merely representational, nor any extrinsic value; includes rights over tangible real and personal property, but not rights of use and possession. Its value lies chiefly in what it represents. Examples include corporate stock, bonds, money on deposit, goodwill, restrictions on activities (for example, patents and trademarks), and franchises. Note: Thus, in taxation, the rights evidenced by outstanding corporation stocks and bonds constitute intangible property of the security holders because they are claims against the assets owned and income received by the corporation rather than by the stockholders and bondholders; interests in partnerships, deeds, and the like are not ordinarily considered intangible property for tax purposes because they are owned by the same persons who own the assets and receive the income to which they attach.

**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, that is, the owner of a leasehold estate.

**Lessor:** The person granting a possessory interest in property by lease, that is, the conveyer of a leasehold estate, the holder of a leased fee estate.

**Level of Assessment; Assessment Ratio:** The common or overall ratio of assessed values to market values. Compare level of appraisal. Note: The two terms are sometimes distinguished, but there is no convention determining their meanings when they are. 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. When level of assessment is distinguished from assessment ratio, "level of assessment" usually means either the legal requirement or the true ratio, and "assessment ratio" usually means the true ratio or the sample statistic.

**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:** The process by which the assessor ensures that records for the taxable property identified during discovery are preserved with integrity, available for use in valuation activities, and ultimately reflected in the assessment roll.

**Long-lived Items:** Items that are the basic structure of a building and are not usually replaced during economic life. For example: foundation, roof structure, and framing

**Market Approach:** A valuation term with several meanings. In its broadest use, it might denote any valuation procedure intended to produce an estimate of market value, or any valuation procedure that incorporates market-derived data, such as the stock and debt technique, gross rent multiplier method, and allocation by ratio. In its narrowest use, it might denote the sales comparison approach.

**Market-Value:** Is defined in RSA 75:1 as: "the property's full and true value as the same would be appraised in payment of a just debt due from a solvent debtor". An expanded definition of "Market Value" as defined within the NH Department of Revenue, Property Appraisal Division's "600 Rules", establishes the market value of a property must meet the following criteria:

- (a) Is the most probable price, not the highest, lowest or average price;
- (b) Is expressed in terms of money;
- (c) Implies a reasonable time for exposure to the market;

- (d) Implies that both buyer and seller are informed of the uses to which the property may be put;
- (e) Assumes an arm's length transaction in the open market;
- (f) Assumes a willing buyer and a willing seller, with no advantage being taken by either buyer or seller; and
- (g) Recognizes both the present use and the potential use of the property.

**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.

**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.

**Mill Rate:** A tax rate expressed as mills per dollar. For example, a 2 percent tax rate is \$2 per \$100, \$20 per \$1,000, or 20 mills per dollar.

**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 (in which there are typically fewer than several thousand properties) 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.

**Nominal Tax Rate:** The stated tax rate, which does not necessarily correspond to the effective tax rate.

**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.

**Personal Property:** Consists of every kind of property that is not real property; movable without damage to itself or the real estate; subdivided into tangible and intangible. Also called "personality."

**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".

**Possessory Interest:** (1) The right to occupy and use any benefit in a transferred property, granted under lease, licenses, permit, concession, or other contract. (2) A private taxable interest in public tax-exempt property, for example, a private service station in a federal military base. Assessment of this interest presents complex valuation problems. Among the issues are whether the ownership or the use is exempt, whether the parcel should be split, and whether market rent differs from contract rent.

**Price Related Differential (PRD):** The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity.

**Principle of Contribution:** The principle of contribution requires an appraiser to measure the value of any improvement to a property by the amount it contributes to market value, not by its cost.

**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.

**Property Record Card:** An assessment document with blanks for the insertion of data for property identification and description, for value estimation, and for property owner satisfaction. The basic objectives of property record forms are, first, to serve as a repository of most of the information deemed necessary for identifying and describing a property, valuing a property, and assuring property owners that the assessor is conversant with their properties, and, second, to document property appraisals. Use of properly designed property record forms permits an organized and uniform approach to amassing a property inventory

**Ratio Study:** A study of the relationship between appraised or assessed values and market values. Indicators of market values may be either sales (sales ratio study) or independent "expert" appraisals (appraisal ratio study). Of common interest in ratio studies are the level and uniformity of the appraisals or assessments. See also level of appraisal and level of assessment.

**Real Property:** Consists of the interests, benefits, and rights inherent in the ownership of land plus anything 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."

**Reconciliation:** The final step in the valuation process wherein consideration is given to the relative strengths and weaknesses of the three approaches to value, the nature of the property appraised, and the quantity and quality of available data in formation of an overall opinion of value (either a single point estimate or a range of value). Also termed "correlation" in some texts.

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

**Residual Value of Improvements:** A value ascribed to improvements on a parcel of land by deducting from the total value of land and improvements (as determined by composite appraisal) the value of the land alone (as determined by comparison with other parcels). Contrast residual value of land. Note: A residual value of improvements is usually estimated only when the land is obviously not improved to its highest and best use.

**Residual Value of Land:** A value ascribed to land alone by deducting from the total value of land and improvements (as determined by composite appraisal) the value of the improvements (as determined by the depreciated reproduction cost method). Contrast residual value of improvements.

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

**Right-of-Way:** (1) An easement consisting of a right of passage through the servient estate (preferred). (2) 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.

**Sales Comparison Approach:** One of three approaches to value, the sales comparison approach estimates a property's value (or some other characteristic, such as its depreciation) by reference to comparable sales.

**Short-lived Items:** Items of a structure that have a shorter life than the basic structure. For example, roofing, water heaters, floor covering, and interior finish.

**Site Amenities:** The specific location-related positive attributes of a property: topography, utilities, street traffic, view, and so on.

**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.

**Standard Error:** A measure of the precision of a measure of central tendency; the smaller the standard error, the more reliable the measure of central tendency. Standard errors are used in calculating a confidence interval about the arithmetic mean and the weighted mean.

**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, Progressive:** (1) A tax in which the effective rate is higher for a taxpayer subject to taxation on a large tax base than for a taxpayer subject to taxation on a small tax base. (2) Loosely used to refer to any tax that absorbs a larger proportion of the wealth or income of the well-to-do classes than of the poorer classes. Contrast tax, proportional; tax, special property; tax, graduated.

**Tax, Proportional:** A tax in which the effective tax rate is the same for all taxpayers regardless of the sizes of the tax bases on which they are subject to taxation. Contrast tax, progressive; tax, regressive

**Tax Rate:** (1) The amount of tax stated in terms of a unit of the tax base, for example, 30 mills per dollar, 2 percent, 2 cents per gallon. (2) For the property tax, the percentage of assessed value at which each property is taxed in a given district. Distinguish between effective tax rate and nominal tax rate.

**Tax, Regressive:** (1) A tax in which the effective rate is higher for a taxpayer subject to taxation on a small tax base than for a taxpayer subject to taxation on a large tax base. (2) Loosely used to refer to any tax that absorbs a smaller proportion of the wealth or income of the well-to-do classes than of the poorer classes. Note: A tax is said to be regressive in administration, though not legally regressive, when the ratio of the actual base to the statutory base declines as the statutory base increases, in such manner as to nullify a proportional statutory rate or to make a progressive statutory rate actually regressive. The same usage is conversely applicable to the terms "progressive tax" and "proportional tax," but is less commonly associated with them. Contrast tax, progressive; tax, proportional.

**Tenement:** (1) Real property and the rights to ownership, especially those of a permanent nature that relate to and pass with the land

**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.

**Time Value of Money:** The principle that an amount of money anticipated as income in the future is always worth less than an equal amount in hand at the present time.

**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.

**Trade Fixture:** Property attached to a rented space or building by a tenant, used in conducting a business and owned by the tenant. Also called "chattel fixture."

**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.

**Uniform Standards of Professional Appraisal Practice:** Annual publication of the Appraisal Standards Board of The Appraisal Foundation: "These Standards deal with the procedures to be followed in performing an appraisal, review or consulting service and the manner in which an appraisal, review or consulting service is communicated. . . .STANDARD 6 sets forth criteria for the development and reporting of mass appraisals for ad valorem tax purposes or any other universe of properties"

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

**Unweighted Mean:** A mean in which each value is considered only once. See weighted mean.

**Use Code:** A code (used on a property record form) to indicate a property's use class or, less often, potential use.

**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. See also property use category.

**Vacancy and Collection Loss:** The amount of money deducted from potential annual gross income to reflect the effect of probable vacancy and turnover, or nonpayment of rent by tenants. Vacancy and collection loss are commonly expressed as a percentage of potential annual gross income, and it should be based on market research, not actual rental history of a property.

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

**Vertical Inequity:** Differences in the levels of assessment of properties related to the value ranges of the properties. That is, properties of higher value have assessment levels different from properties of lower value. See horizontal inequity.

**Weighted Average Method:** In personal property appraisal, a method of inventory cost accounting whereby inventory is valued according to the unit price of all units owned throughout

the year, calculated by dividing total acquisition cost of all inventory by the number of units owned.

**Weighted Coefficient of Dispersion:** The coefficient of dispersion when the absolute differences between individual assessment ratios and the measure of central tendency (for example, median ratio) are weighted on the basis of sale price.

**Weighted Coefficient of Variation:** The coefficient of variation when the squared differences between individual assessment ratios and the arithmetic mean ratio are weighted on the basis of sale price.

**Weighted Mean Ratio:** Sum of the appraised values divided by the sum of the sales prices, which weights each value in proportion to its sale price.

**Weighted Mean; Weighted Average:** An average in which each value is adjusted by a factor reflecting its relative importance in the whole before the values are summed and divided by their number.

**Yield Rate:** (1) The return on investment applicable to a series of incomes that results in the present worth of each. Examples of yield rates are interest rate, discount rate, equity yield rate, and internal rate of return. (2) The required rate of return on equity capital; a component of the capitalization rate (or discount rate or mortgage-equity overall rate) that must be separately specified in band-of investment analysis and mortgage equity analysis.

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

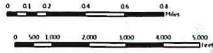
**Appendix 'J': Zoning Ordinance**



# THE TOWN OF AMHERST

## NEW HAMPSHIRE

### ZONING



#### Zoning

- Residential/Rural
- Northern Rural
- Commercial
- Limited Commercial
- General Office
- Industrial
- Northern Transitional
- Historic District Overlay

- State Route
- Local Road
- Private Road
- Class VI Road
- Lot Lines
- Open Water
- Wetlands
- Streams

Map prepared by the Northern Regional Planning Commission for planning purposes only. NRPC does not guarantee the accuracy of zoning or other data shown on this map. No warranty is made or intended as to the accuracy of any data shown on this map.

Copyright © 2017 by the Northern Regional Planning Commission. All rights reserved. Planning boundaries and lot lines.

#### PERMITTED USES

For quick reference only. For complete language, exceptions, and overlay restrictions, see official town ordinance.

##### RESIDENTIAL/RURAL 13,736 acres (62.47% of total area)

- a. One family dwelling and accessory buildings and structures
- b. Planned Residential Development (PRD)
- c. Farm, Agriculture, or Nursery Use
- d. Retail sale of farm products or nursery products
- e. Home Occupation
- f. Open Space Plan
- g. Affordable Housing
- h. Non-commercial sports and recreation uses

##### NORTHERN RURAL 5,373 acres (24.43% of total area)

- a. One family dwelling and accessory buildings and structures
- b. Farm, Agriculture, or Nursery Use
- c. Retail sale of farm products or nursery products
- d. Home Occupation
- e. Open Space Plan
- f. Affordable Housing
- g. Planned Residential Development (PRD)
- h. Amusement, sports, and recreation uses

##### COMMERCIAL 220 acres (1.00% of total area)

- a. Planned Residential Development (PRD)
- b. Home Occupation
- c. Amusement, sports, and recreation uses subject to obtaining Planning Board site approval
- d. Retail Establishments
- e. Hotel and Motel
- f. Public utility building, structure or facility
- g. Planned Development
- h. All family day care home facilities subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the town of Amherst

##### LIMITED COMMERCIAL 88 acres (0.40% of total area)

- a. Planned Residential Development (PRD)
- b. Home Occupation
- c. Affordable Housing
- d. Amusement, sports, and recreation uses subject to obtaining Planning Board site approval
- e. Planned Development
- f. Retail, personal service and business establishments of a type consistent with the purpose of the zone to serve limited commercial needs of the surrounding residential area
- g. Business and professional offices for individual or group practice
- h. Veterinary clinic
- i. Gasoline service station which may have a garage for repair to automobiles only but not to include body or fender repair, paint spraying or used car sales lot
- j. Interior recreational establishments

##### GENERAL OFFICE 68 acres (0.31% of total area)

- a. Amusement, sports, and recreation uses subject to obtaining Planning Board site approval
- b. Professional Offices
- c. General offices of individuals or groups for the handling of administrative functions
- d. Hand use development, limited to office and residential uses

##### INDUSTRIAL 587 acres (2.67% of total area)

- a. Home Occupation
- b. Affordable Housing
- c. Amusement, sports, and recreation uses subject to obtaining Planning Board site approval
- d. Retail Establishments
- e. Public utility building, structure or facility
- f. Veterinary clinic
- g. Interior recreational establishments
- h. Light Manufacturing
- i. Assembly of personally prepared material
- j. Metalworking
- k. Equipment sales and services
- l. Cannery, bakery and soft drink bottling plants
- m. Distribution plants, service stations and parcel delivery
- n. Laboratories
- o. Corporate and business offices compatible with other permitted uses in the zone and/or professional offices for individual or group practice
- p. Wholesale business and storage
- q. Storage yards (not just parking)
- r. Banks
- s. Office or sandwich shops (except fast service type)

##### NORTHERN TRANSITIONAL 1,089 acres (4.95% of total area)

- a. One family dwelling and accessory buildings and structures
- b. Farm, Agriculture, or Nursery Use
- c. Retail sale of farm products or nursery products
- d. Home Occupation
- e. Open Space Plan
- f. Planned Residential Development (PRD) PRD shall be encouraged as the principal method of future development of this zone
- g. Amusement, sports, and recreation uses subject to obtaining Planning Board site approval
- h. Other development of development in this zone other than Planned Residential

# ORDINANCES, LAWS, AND REGULATIONS FOR THE TOWN OF AMHERST



**MARCH 2020**

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Town of Amherst Zoning Ordinance

**SECTION A**

**ZONING ORDINANCE**

**ARTICLE I -- PREAMBLE**

**Section 1.1 Purpose and Authority.**

The regulations as set forth in this ordinance are for the purpose of promoting the public health, safety, and general welfare of the Town of Amherst as provided for by Chapter 672, New Hampshire Revised Statutes Annotated, as may be amended. (3-14-67, 3-14-89, 3-13-90, 3-9-99, 3-11-14, 3-14-17, 3-12-19)

The purpose of the Zoning Ordinance of the Town of Amherst is to implement the goals of the orderly development and growth of the Town as set forth in the Master Plan adopted in November 1980 and future revisions of the Master Plan as the needs of the Town dictate. (11-2-82)

**ARTICLE II -- ESTABLISHMENT OF DISTRICTS**

**Section 2.1 Division of Town into Districts.**

For the purpose of this ordinance, the Town of Amherst is divided into the following districts as shown on the official tax map overlays. (3-12-63)

AC	Aquifer Conservation District	(3-13-84)
C	Commercial Zone	(3-12-63)
FP	Flood Plain Conservation District	(3-10-70)
GO	General Office	(3-12-85)
HD	Historic District	(3-11-86)
I	Industrial Zone	(3-2-76)
LC	Limited Commercial Zone	(3-2-76)
NR	Northern Rural Zone	(3-2-76)
NTR	Northern Transitional Zone	(3-8-88)
RR	Residential / Rural Zone	(3-11-93)
W	Wetland Conservation District	(3-6-73)
WP	Watershed Protection District	(3-2-76)

**Section 2.2 Zoning Map.**

The several districts provided for in Section 2.1 above shall be bounded as shown on tax map overlays of the Town of Amherst, New Hampshire, and by the Flood Plain Conservation District overlay and the Wetlands Conservation District overlay, the Aquifer Conservation District, together with the Historic District overlay, and all amendments and explanatory matter thereon, which is hereby declared to be a part of the Zoning Ordinance. As amended (3-11-80, 3-13-84, 3-14-89)

## Town of Amherst Zoning Ordinance

### **Section 2.3 Interpretation of Zoning District Boundary Lines.**

The zoning district boundary lines, as shown on tax map overlays are the center lines of streets and other public ways, the middle of the channel of waterways, or the center line of main tracts of railroad lines, unless otherwise indicated. Where the zoning district boundaries are so indicated that they parallel the center lines of streets and other public rights-of-way, such boundaries shall be interpreted as parallel thereto. Where an uncertainty exists as to the location of a boundary, the Board of Adjustment shall determine the exact line. (3-12-63)

## **ARTICLE III -- GENERAL ZONING PROVISIONS**

### **Section 3.1 Nuisance Provision.**

Any use or other establishment that may be injurious or obnoxious because of the production or emission of smoke, fumes, dust, odor, refuse material, noise, vibration, radiation, or like condition; or that endangers the health, safety, peace, or enjoyment of the community; or tending to its disturbance or annoyance is prohibited. (3-11-63)

### **Section 3.2 Non-conforming Uses and Non complying Setbacks.**

- A. A PRE-EXISTING NON-CONFORMING use of land or structures may be continued although such use does not conform to the provisions of this ordinance. Structures containing preexisting non-conforming uses may be enlarged or extended subject to the following:
  - 1. If the conduct of the property owner is such that it will not substantially change the nature and the purpose of the original use and,
  - 2. The proposed change would involve no substantially different impact on the neighborhood. (3-6-73, 3-9-82, 3-14-89, 3-11-93)
- B. A NON-CONFORMING USE may be changed only to a use permitted in the district in which it is located. A permit is required for any change of use. (See Use Groups, Section 3.10) (3-6-73, 3-14-89)
- C. IF A STRUCTURE contains a non-conforming use or does not comply with Zoning setbacks and it is damaged by fire, flood, wind, or act of God, such structure may be reconstructed and used as before, provided such reconstruction is commenced within eighteen (18) months. (3-6-73, 3-14-89, 3-9-10)
- D. A STRUCTURE WHICH DOES NOT comply with zoning setbacks may be repaired or structurally altered provided the repairs or alterations do not increase the degree of non-compliance. (3-6-73, 3-14-89)
- E. STRUCTURES WHICH DO NOT COMPLY with zoning setbacks, when demolished for new construction, may be reconstructed where located before, providing there is no increase in non-compliance. (3-14-89)

## Town of Amherst Zoning Ordinance

- F. EXISTING CONFORMING LOTS shall not be made non-conforming and existing non-conforming lots shall not be made more non-conforming by altering lot lines. (3-14-89)
- G. A NON-CONFORMING USE which has been abandoned, vacated or discontinued for a period of eighteen (18) consecutive months, said non-conforming use shall be discontinued.

### **Section 3.3 Water Pollution Control Regulations.**

Water pollution control requirements shall be those required by laws and regulations of the State of New Hampshire as well as local ordinances. (3-6-73, 3-14-89)

NOTE: See Section G for Water Pollution Control Regulations

### **Section 3.4 Signs. (3-12-91)**

#### A. DEFINITIONS.

Awning. Any visual message incorporated into an awning attached to a building.

Banner. Any sign, painted, printed, or otherwise displayed on cloth, plastic film, or similar material. (3-8-94)

Business Sign District. Shall include the Industrial, Commercial, and Limited Commercial Zones in the Town of Amherst and shall include those lots in the General Office Zone with frontage on NH Route 101A. (3-10-92, 3-13-07)

Copy-Change Sign. A sign on which the visual message be periodically changed.

Directional Sign. A sign limited to providing directional or guide information, on the most direct or simple route, on the location of an activity, business, or event.

Event-Specific Sign. A temporary sign used to announce an event such as a festival, parade, dance, meeting, church, or club-sponsored event or tournament, or appearance by a political candidate or other speaker. (3-9-10)

Free-Standing. Any sign not attached or part of any building but separate and affixed in or upon the ground. Included are pole signs, pylon signs, and masonry wall-type signs.

General Sign District. Shall include the General Office (except for those lots included in the Business Sign District), Residential/Rural, Northern Transitional, and Northern Rural zones in the Town of Amherst. (3-10-92)

Illuminated Sign. Any sign illuminated by electricity, gas, or other artificial light either from the interior or exterior of the sign and which includes reflective and phosphorescent light.

Information Sign. A sign, without advertising, designed and intended to convey information about a permitted use to the general public, to convey regulations or restrictions, or to otherwise provide needed guidance.

## Town of Amherst Zoning Ordinance

Lineal Building Frontage. The length of a ground-level straight line or lines parallel to and equaling the length of the building front that fronts on the principal public roadway. In the case of a multi-unit development, the frontage of each separate building is additive for the purpose of determining permissible sign area. (3-13-07)

Off -Premises Sign. A sign unrelated to a business or a profession conducted, or to a commodity or service sold or offered, upon the premises where such sign is located.

Portable Sign. A sign, whether on its own trailer, wheels, motor vehicle, or otherwise, designed to be movable and not attached to the ground, a building, a structure, or another sign. (3-13-07)

Prohibited Signs. No banners, pennants, ribbons, streamers, spinners of similar moving, fluttering or revolving devices shall be permissible for display as signs, except as exempted above as New Hampshire or United States flags.

Projecting Sign. That which is attached to the building, wall, or structure and which extends horizontally more than fifteen (15) inches from the plane of such wall; or a sign which is perpendicular to the face of such wall or structure.

Representational Sign. A three-dimensional sign built so as to physically represent the object advertised.

Sign. Any material, structure, or device, or part thereof, composed of lettered or pictorial matter that is located out-of-doors, or on the exterior of any building, or indoors as a window sign, displaying an advertisement, announcement, notice, or name, and shall include any declaration, demonstration, display, representation, illustration, or insignia used to advertise or promote the interests of any person, or business, or cause when such is placed in view of the general public. Signs shall include: Any sign defined in this section or otherwise regulated under this ordinance; flags, banners, pennants, streamers, balloons, spinners or similar devices; and any other fixed or portable device or vehicle placed on a parcel of land and used as a sign to convey information to the public. (3-10-98)

Sign Directory. A listing of two (2) or more business enterprises, consisting of a matrix and sign components.

Sign Structure. The supports, uprights, bracing, and framework for the sign.

Sign Surface Area. The entire area within a single, continuous perimeter enclosing all elements which form an integral part of the sign. The structure supporting a sign and pole covers or architectural embellishments shall be excluded unless the structure is designed in a way to form an integral background for the display. Only one face of a double-faced, free-standing sign shall be included as surface or area of such a sign. In the case of a sign consisting of two (2) or more sides where the angle formed between any two (2) or more sides or the projections thereof exceeds thirty (30) degrees, each side shall be considered a separate sign area. (3-10-92)



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Temporary Sign. A sign having a continuous display duration of no more than thirty (30) days. (3-13-07)

Wall Sign. A sign that is painted on or attached to the outside wall of a building with the face of the sign in the plane parallel to such wall, and not extending more than fifteen (15) inches from the face of such wall.

Window Sign. A sign visible from a sidewalk, street, or other public place, painted or affixed, on glass or other window material, or located inside within two (2) feet of the window, but not including graphics in connection with customary window display of products.

Zoning Official. The Planning Director, Building Inspector, or Code Enforcement Officer, whichever is responsible for the administration of these provisions. (3-13-07)

- B. **PURPOSE OF THE SIGN ORDINANCE.** The purpose of this section of the Town of Amherst Zoning Ordinance is to provide for reasonable uniformity in the size, treatment and presentation of signs used to call attention to the existence of a business, activity, product or service. This section recognizes the need to protect public health and safety and welfare by reducing conflicting, ambiguous and unnecessary information presented through sign messages and structures, while understanding the need for adequate business identification and advertising. The Town does not want signs in any district to detract from the rural character which the Town, through its adopted Master plan, has expressed a strong desire to maintain.
- C. **GENERAL REGULATION.** Except as otherwise provided, no person shall erect, alter, or relocate any sign without first obtaining a permit from the Zoning Office. Subsequent to this initial application, no permit shall be required for a sign to be repainted or repaired provided that the sign is returned to its original design, condition, placement or presentation. (3-13-07)
1. **Application Procedure.** Applications shall be made in writing to the Zoning Office on forms prescribed and provided by the Town and shall contain the applicable information requested on that form and accompanying sign specification sheet. (3-13-07)
  2. **Permit.**
    - a. Upon the filing of a completed application for a sign permit and the payment of the required fee, the Zoning Official shall examine the plans, specifications, and other data submitted, and the premises on which the sign is to be erected. If it shall appear that the sign will be in compliance with all the requirements of this local ordinance, he shall then, within thirty (30) days, issue a permit for the erection of the proposed sign. The issuance of a permit shall not excuse the applicant from conforming to the other laws and ordinances of the Town or sign master planning provisions. (3-13-07)
    - b. If the erection of the sign authorized under any such permit has not been completed within two (2) years from the date of issuance, the permit shall become null and void, but may be renewed upon filing of a subsequent completed application and compliance with current requirements.

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3. Exempt Signs (require no permit). The following types of signs may be erected and maintained without permits or fees, providing such signs comply with the general requirements of this local ordinance and other conditions specifically imposed by all other regulations. No two (2) permitted signs may be combined to create a larger sign.
  - a. Historical markers, tablets and statues, memorial signs and plaques; names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze, stainless steel or similar material; and emblems installed by governmental agencies, religious, or non-profit organizations; not exceeding six (6) square feet. Such signs may fall under the regulation of the Historic District Commission, and these provisions shall not supersede such requirements.
  - b. Flags and insignia of any government, except when displayed in connection with commercial promotion.
  - c. On-premise directional signs for the convenience of the general public, identifying public parking areas, fire zones, entrances, and exits, and similar signs, not exceeding six (6) square feet per face and three (3) feet in height. Not to include any names or logos. (3-14-00)
  - d. Non-illuminated warning, private drive, posted or no trespassing signs, not exceeding two (2) square feet per face.
  - e. Number and name plates identifying residents, mounted on house, apartment or mailbox, not exceeding two (2) square feet in area.
  - f. Lawn signs identifying residents, with no more than two (2) faces and not exceeding two (2) square feet per face. Such signs are to be non-illuminated except by a light which is an integral part of a lamp post if used as a support, with no advertising message thereon.
  - g. Private owner merchandise sale signs for garage sales and auctions, not exceeding two (2) square feet per face for a period not exceeding fourteen (14) continuous days during any calendar year. (Amended 3-8-94, 3-13-07)
  - h. One (1) off-premises directional sign for the purpose of directing the public to an "OPEN HOUSE." Such sign may not exceed four (4) square feet of sign surface area. Messages must include the words "Open House" and shall be otherwise limited to name/address or identification, arrow or direction, and distance. Off-premises directional signs may be erected no earlier than one (1) day prior to the "OPEN HOUSE" and must be removed by the end of the day the "OPEN HOUSE" ends.
  - i. Up to two (2) temporary signs for a roadside stand selling agricultural produce in season, providing that such signs do not exceed a total of thirty-two (32) square feet and set back beyond the public right-of-way at least fifteen (15) feet from the edge of the roadway. (Amended 3-8-94)
  - j. Temporary (for thirty [30] continuous days only), non-illuminated window signs, and posters not exceeding twenty-five (25) percent, up to a maximum of four (4) square feet, of a single window surface of a single wall opening on which the sign(s) is displayed. (Amended 3-8-94, 3-13-07)
  - k. Holiday decorations, including lighting, are exempt from the provisions of this local and may be displayed in any district without a permit.
  - l. Integral graphics or attached price signs on gasoline pumps at gasoline stations.
  - m. Decals used to reference authorized services (e.g. credit or bank cards) when not exceeding one hundred forty-four (144) square inches in total display area per business.

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- n. Political posters, banners, promotional devices, and similar signs, not exceeding four (4) square feet in the General Sign District or sixteen (16) square feet in the Business Sign District, providing:
    - i. Placement shall not exceed thirty (30) days, and all signs must be retrieved within three (3) days following the election for which they were used.
    - ii. The names and addresses of the sponsor and the person responsible for removal are identified on the sign.
    - iii. No signs are attached to any trees, shrubs, bushes, traffic control devices, historical markers or placed on private property without the consent of the property owner.
  - o. One "OPEN" sign may be displayed for each separate business unit. Open signs may be displayed during business hours only. Open signs, if illuminated, must be displayed in or in the building, except as provided for in an approved sign master plan. Open signs shall be no more than thirteen (13) inches in height and thirty-two (32) inches in width. No name, logo, or lettering other than the word "OPEN" may be displayed on such signs. (3-14-00)
  - p. In the Business Sign District, one (1) non-illuminated "OPEN" flag may be displayed for each separate business unit. No name, logo, or lettering other than the word "OPEN" may be displayed on such flags. Open flags may be displayed at the building during business hours and must be displayed at the building entrance. Open flags shall be no more than three (3) feet in height and six (6) feet in length. Flag colors are limited to standard, non-fluorescent red, white, and blue. (3-9-10)
4. Prohibitions. These prohibitions shall apply to all signs erected in the Town of Amherst, whether exempted or regulated under this section:
- a. No off-premises signs shall be allowed other than as permitted under the provision of an approved sign master plan.
  - b. No sign shall be illuminated by or contain flashing, intermittent, rotating moving lights or lettering and graphics except to show time and temperature. (3-13-07)
  - c. No sign shall impair or cause confusion of vehicular pedestrian traffic in its design, color, placement or display characteristics. No sign shall impair visibility for the motorist at a street corner or intersection by placement and location within twenty-five (25) feet of the intersection of the street or highway lines.
  - d. No sign shall consist of banners, pennants, ribbons, streamers, spinners or similar moving, fluttering or revolving devices. (3-10-92, 3-14-95, 3-14-00)
  - e. No advertising message shall be extended over more than one (1) sign placed along a street or highway unless included as an integral part of a sign master plan. No sign shall be placed within the road, street, or intersection right-of-way of the Town or State, except as provided for under off-premise directional signs as part of an approved master plan.
  - f. No sign consisting of the message "Sold," "Under Contract," or a similar message denoting a closed or completed transaction, shall be permitted.
  - g. No signs shall be attached to fences, trees, utility poles, rocks, or other parts of a natural landscape, nor in a position that will obstruct or impair traffic or in any manner create a hazard or disturbance to the health, safety, and welfare of the general public.

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h. No portable signs shall be allowed in any district. (3-10-92)

### D. SIGN STANDARDS.

1. Temporary Signs for Activities or Events. Temporary signs for special events must receive a temporary sign permit from the Community Development Office. No more than four special event sign permits shall be issued to any business, non-profit organization or individual in any calendar year, except within its first year of operation where no more than six shall be issued. Special event signs shall not exceed sixteen (16) square feet in the Business Sign District nor eight (8) square feet in the General Sign District. No more than two (2) signs may be permitted for any special event. Such signs may be displayed for a maximum of twenty-one (21) days and must be removed at the end of the event. Temporary signs for special events shall not be attached to trees, rocks, other parts of a natural landscape, utility poles or fences, nor be placed in a position that will obstruct or impair traffic or in any manner create a hazard or disturbance to the health, safety and welfare of the general public. In addition, up to ten (10) off premises directional signs, not to exceed two (2) square feet may be permitted. (3-8-16)
2. (Deleted 3-8-16)
3. Permanent Signs. Within any zoning district, unless otherwise specified, the following permanent signs may be erected; provided, however, that this subsection shall not serve to expand the number or area of signs otherwise allowed, and pursuant to the following:
  - a. Special cases.
    - i. A non-illuminated, single-sided real estate development sign, including industrial and commercial development, residential subdivision or construction sign denoting the architect, engineer and/or contractor, not exceeding thirty-two (32) square feet in Business Sign District nor sixteen (16) square feet in General Sign District, may be erected on property being sold, leased or developed. Such sign shall be erected parallel to the fronting highway, set back a minimum of fifteen (15) feet from the property line or attached to the building face. Such sign shall be removed upon completion of the project and shall be in place for a period not exceeding two (2) years, renewable for an additional two years, upon filing of a subsequent completed application and payment of the appropriate fee. (3-13-07)
    - ii. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs or societies, may be erected on the premises of such institutions. One (1) such sign or bulletin board not exceeding twenty-four (24) square feet may be erected.
    - iii. For multiple commercial or industrial units, or residential dwellings or apartment developments one (1) sign identifying the name of the development, located at the entrance of the development, not exceeding thirty-two (32) square feet. (3-13-07)
  - b. Business Sign District (I, C, LC, GO on Rt. 101A). Unless otherwise specified, the following permanent sign provisions shall apply:

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- i. The area of the freestanding sign permitted on any lot shall be two (2) square feet of sign area per lineal foot of building front, but in no case shall exceed sixty-four (64) square feet, whichever is less, excepting sign master planned developments. A minimum sign area of thirty-two (32) square feet shall be permitted on any lot regardless of building frontage. (3-11-03, 3-13-07)
  - ii. The total number of permitted signs on a single business or industrial lot shall not exceed two (2), of which only one (1) may be free-standing, excepting master planned developments.
  - iii. A lot with approved entrances on two (2) public roads shall be permitted a secondary sign, not on the same public road as the principal sign, provided that such sign does not exceed forty (40) square feet, notwithstanding Para. "i" and "ii" above.
  - iv. In addition to the above, one (1) wall sign shall be permitted each separated business unit, not to exceed twenty-five (25) square feet per unit.
  - v. Temporary, non-illuminated "For Sale" or "For Rent" real estate signs and signs of similar nature concerning the premises upon which the sign is located: in the General Sign District, one (1) sign per lot not exceeding four (4) square feet per side; in the Business Sign District, one (1) sign per lot not exceeding thirty-two (32) square feet per side set back at least fifteen (15) feet from all property and highway R.O.W. lines. All such signs shall be removed within three (3) days after the sale, lease, or rental of the premises. (See Prohibitions, Item g) (Amended 3-8-94, 3-13-07, 3-9-10)
- c. GENERAL SIGN DISTRICT (RR, NR, NTR,GO). Unless otherwise specified, the following permanent sign provisions shall apply to non-residential uses:
- i. The total number of permitted signs on a single lot shall not exceed two (2) of which only one (1) may be free-standing, excepting master planned developments.
  - ii. The total cumulative area of all signs permitted on such lot shall not exceed twenty-four (24) square feet, excepting wall signs for multiple tenants/units. The free-standing sign shall not exceed fourteen (14) square feet. (3-13-07)
  - iii. One wall or projecting sign, not to exceed ten (10) square feet per sign, shall be permitted for each separated business unit in the development.
  - iv. One (1) on-premise sign, either free-standing or attached, in connection with any residential building in any zoning district for permitted professional offices or home occupations, not exceeding six (6) square feet and set back at least fifteen (15) feet from the highway right-of-way. Such sign shall state name, street address, and vocation only. Illumination shall not produce a direct glare beyond the limits of the property line and shall be mounted on the sign and directed downward. (3-11-03)
  - v. Temporary, non-illuminated "For Sale" or "For Rent" real estate signs and signs of similar nature concerning the premises upon which the sign is located: in the General Sign District, one (1) sign per lot not exceeding four (4) square feet per side; in the Business Sign District, one (1) sign per lot not exceeding thirty-two (32) square feet per side set back at least fifteen (15) feet from all property and highway R.O.W. lines. All such signs shall be removed within three (3) days after the sale, lease or rental of the premises. (See Prohibitions, Item "g.") (Amended 3-8-94, 3-13-07, 3-9-10)

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4. New Business Signs. A new business, or a business in a new location, awaiting installation of a permanent sign, may utilize a temporary sign for a period of not more than thirty (30) days until installation of a permanent sign. Such sign must meet all appropriate construction standards of the Town. A separate temporary sign permit for such a new business sign shall be required. (3-13-07)

### E. WALL SIGNS.

1. Wall signs shall not extend beyond the ends or over the top of the walls to which attached, and shall not extend above the floor level of the second floor of the building, with a maximum height of fifteen (15) feet measured from the adjacent ground level. (3-13-07)
2. Wall signs shall not extend more than fifteen (15) inches from the face of the buildings to which attached.
3. Any part of a sign extending over pedestrian traffic areas shall have a minimum clearance of seven (7) feet, six (6) inches.
4. Wall signs may be mounted on roofs or eaves as long as they are mounted no more than five (5) feet up from the eaves, provided that the sign height shall not exceed fifteen (15) feet when measured from the highest part of the sign to the ground directly below. (3-10-92)

### F. FREE-STANDING SIGNS.

1. No free-standing sign shall be located less than fifteen (15) feet from the curb, edge of pavement, or inside of sidewalk, provided the sign is not within the governmental right-of-way and is located on the applicant's property. No free-standing sign may be located less than one hundred (100) feet from any other free-standing sign. (3-14-00)
2. If for any reason the property line is changed at some future date, any free-standing sign made non-conforming thereby must be relocated within ninety (90) days to conform with the minimum setback requirements to the extent possible.
3. No free-standing sign shall be more than sixty-four (64) square feet, except as provided for in an approved sign master plan.
4. The top of the free-standing sign shall not be more than twelve (12) feet in height above road level. (3-11-03, 3-13-07)
5. No free-standing sign shall extend over or into the public right-of-way, pedestrian walkway, or driveway; nor shall it overhang the property lines.

### G. AWNING SIGNS.

1. No sign shall project from an awning.
2. Awning graphics may be painted or affixed flat to the surface of the front or sides, shall

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indicate only the name and/or address of the enterprise or premises.

3. Awning graphics shall be a single line of lettering not exceeding six (6) inches in height, but if over three (3) inches in height, shall be debited against the permitted wall sign surface area.
4. No awning sign shall be internally illuminated.
5. There shall be no more than one (1) awning sign at each separate business location. (3-13-07)

### H. EXISTING SIGNS.

Non-Conforming Signs. In the event a sign lawfully erected prior to the effective date of this ordinance does not conform to the provisions herein, such shall meet the following specifications:

1. A non-conforming sign shall not be enlarged or replaced by another more non-conforming sign. (3-12-91, 3-10-92)
2. No non-conforming sign shall be permitted within a development under a sign master plan.

### I. REMOVAL OF SIGNS.

1. Any sign existing on or after the effective date of this ordinance, whether in conformance with this ordinance or not, which no longer advertises an existing business conducted or product sold on the premises upon which such sign is located, shall be removed within fifteen (15) days.
2. If the Zoning Official shall find that any sign regulated in the local ordinance is not used, coded in advertising, is abandoned, unsafe or insecure, or is a menace to the public, the administrator shall give written notice to the named owner of the land upon which it is located, who shall remove or repair the sign within fifteen (15) days from the date of the said time period. The Selectmen shall revoke the permit issued for such sign and may invoke court action. Failure to remove or repair such sign would be considered a violation of this provision. (3-13-07)

### J. CONSTRUCTION STANDARDS.

This section provides guidance and standards for construction of signs requiring permits and shall serve as guidance for the construction of exempt signs. It identifies the specifications needed so that signs are constructed to ensure the community's safety.

### K. GENERAL.

1. All signs installed after the effective date of this local ordinance shall have attached to the sign a name plate giving the sign permit number and the name and address of the owner, person, or corporation responsible for general requirements and maintenance as outlined in this ordinance.

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2. All free-standing signs shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of surface area.
3. All signs, including wall-mounted and projecting signs, shall be securely anchored and shall not spin or move in any manner. (3-10-92, 3-8-94)
4. All signs, sign finishes, supports, and electrical work shall be kept clean, neatly painted, and free and from all hazards, such as, but not limited to, faulty wiring and loose supports, braces, guys, and anchors.
5. All projecting, free-standing or wall signs shall employ acceptable safety materials and shall not constitute a hazard to pedestrian travel or the general public.
6. All signs shall be painted/fabricated in accordance with generally accepted standards.
7. All signs shall be in accordance with the BOCA Code and shall not conflict with the Manual on Uniform Traffic Control Devices for Streets and Highways (USDOT/FHWA) or the Life Safety Code (NFPA101). All electrical wiring of signs shall conform to the National Electrical Code. (NFPA-70)
8. Underground wiring shall conform to the National Electrical Code. (NFPA-70)

### L. DESIGN GUIDELINES FOR SIGN MASTER PLANS.

1. Where groups of three (3) or more contiguous commercial or industrial units are to be located together in a development or where a lesser number of businesses total not less than twenty thousand (20,000) square feet of gross leasable area, the development may adopt a Sign Master Plan to govern advertising. The intent of this section is to promote a uniform and aesthetic message presentation that is designed to provide information to the general public through its design and coordination of elements. (3-13-07)
2. The development of a sign master plan shall be governed by the specifications of this section and generally reflect the requirements of the applicable sign district. Application of the sign master planning provisions should not detract from the rural character which the Town, through its adopted Master Plan, has expressed a strong desire to maintain. (3-10-92)
3. General Requirements. Total sign area permitted for the entire development or center shall be calculated at the rate of two (2) square feet of sign per foot of lineal building front with a maximum area of five hundred (500) square feet. The Planning Board may waive the maximum area at its discretion. Each sign master planned development may have one (1) common free-standing sign denoting the name of the facility not exceeding eighty (80) square feet per side and with the bottom panel not less than five (5) feet above road level and a maximum height of fifteen (15) feet. All other signs shall be attached to buildings, a wall, projecting or soffit type, and coordinated in material, shape, lettering, color, and/or decorative elements. Information and directional signage, with the exception of uniform traffic control



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devices, shall be consistent with the general sign design of the development and is exempt from the sign area calculation provided that it does not contain advertising. (3-13-07)

- a. Signs shall be designed to be compatible with the surroundings and appropriate to the architectural character of the building on which they are placed. Sign panels and graphics should relate with and not cover architectural features, and should be in proportion to them.
- b. Signs should be appropriate to the types of activities they represent.
- c. Layout should be orderly and graphics should be of simple shape, such as rectangle, circle, or oval.
- d. The number of colors used should be the minimum consistent with the design and must provide a reference or relationship to the enterprise or activity being advertised.
- e. Illumination should be appropriate to the character of the sign and surroundings and shall bear a relationship to the operating hours of the enterprise or activity being advertised. Illumination of signs permitted only from one (1) hour before opening until one (1) hour after closing.
- f. Groups of related signs shall express uniformity, create a harmonious appearance, and provide visual and aesthetic coordination of the information presented to the public. (3-13-07)
- g. Height and physical placement shall be consistent throughout the master planned area.
- h. The sign master plan, including a site plan, shall be approved by the Planning Board, at a public hearing, and detail placement, design, color coordination, visibility, information messages and compatibility with the general design of the development.
- i. Off-premises directional signs for the convenience of the general public and for the purpose of directing persons to a business, activity, service, or community facility operating within the Town of Amherst may be erected as part of the sign master plan, providing such signs do not exceed four (4) square feet per sign nor total more than two (2) such signs per development. Messages shall be limited to name or identification, arrow or direction, and distance. Advertising messages shall be prohibited.
- j. Off-premise directional signs shall be classified as free-standing signs and shall not be placed within one hundred (100) feet of another free-standing sign. Illumination is prohibited. Such signs shall be limited to Major Arterial and Minor Arterial roads as defined in the 1988 Functional Classification System for Amherst Street Network published in the Town-Wide Transportation Master plan. Such signs may be permitted on Collector streets, as defined in the same classification system, within the Business Sign District.
- k. Sign panels may be made of any conventional weather resistant and rigid sign material acceptable to the Town of Amherst Planning Board. They shall be fully reflectorized and shall be similar to "Engineering Grade," reflective sheeting with respect to color (day and night), brightness, reflectivity, and durability as specified in the latest edition of the Manual on Traffic Control Devices for Streets and Highways. The panel shall have white legend on a blue background with a half (1/2) inch white border. The legend shall be white and four (4) inch minimum "Highway Type" letters, except that nationally, regionally, or locally-known commercial symbols or trademarks, in their customary colors, may be used when applicable. Sign colors may be coordinated with the development master plan color scheme provided that such a display does not conflict with standardized traffic control

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devices and is specifically approved by the Planning Board. Nationally recognized approved symbols for services may be incorporated as alternates to word messages. All off-premise sign legends are subject to approval by the Town of Amherst Planning Board. (3-13-07)

### M. ADMINISTRATION.

#### 1. Review and Appeals.

Any person aggrieved by a decision of the Zoning Administrator relative to the provisions of this local ordinance may appeal such decision, in writing, to the Board of Appeals as provided in the Zoning Regulations and shall comply with all procedural requirements prescribed by such board. In granting any variance from the provisions of this ordinance, the Board of Appeals must find that the variance is necessary for the reasonable use of the land or buildings, that granting the variance is in harmony with the general purposes and intent of this ordinance, that such will not be injurious to the neighborhood character or otherwise detrimental to the public welfare, and that denial of the variance would result in unnecessary hardship to the applicant.

#### 2. Violations and Penalties.

- a. Any person, firm or corporation, whether as owner, lessee, agent or employee, who proceeds to erect, re-erect, construct or structurally alter any sign without first applying for and obtaining the necessary permit, or who, in any other way, violates any provision of this local ordinance shall be guilty of an offense and receive punishment as established in the RSA's. Each day's continuous violation shall constitute a separate additional violation.
- b. In case of a violation of this local ordinance, the Town and its officers may, in addition to any other remedies specifically conferred by ordinance, institute any appropriate proceedings to prevent unlawful erection, construction, reconstruction, alteration or use of any sign not in compliance with this ordinance. (3-12-91)
- c. Any sign, permitted or not, placed within any public or private right-of-way or placed so as to impede public access, shall be considered to be a threat to public safety and may be removed at the direction of the public safety officers or Zoning Officials.

### N. INTERNALLY ILLUMINATED SIGNS.

#### 1. Purpose.

The purpose of this ordinance is to permit the installation and operation of internally illuminated signs within the Town of Amherst, recognizing their value in providing information to the general public and an aid in the advertising of businesses.

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### 2. General Provisions.

- a. Internally illuminated signs shall be permitted in the Business Sign District within the Town of Amherst only when incorporated as an integral part of an approved sign master plan.
- b. The total area of internally illuminated signage shall not exceed twenty-five (25%) percent of the permitted sign area for the master planned development.
- c. Internally illuminated signs shall conform to all other applicable provisions of the Town of Amherst sign regulations with respect to design, placement, presentation, and other regulated features.
- d. Only one (1) internally illuminated sign shall be permitted per physically separated business unit and shall replace another otherwise permitted sign.
- e. One (1) free-standing internally illuminated sign shall be permitted per development and shall be equal in all other regulated aspects to the free-standing sign it shall replace excepting for the illuminated area limitation of twenty-five (25%) percent as in provision (2) above.
- f. The area of the internally illuminated sign shall not exceed the area of the sign it shall replace for the business or development.
- g. No internally illuminated sign may be erected within three hundred (300) feet of any residential zone within the Town. (3-12-91)
- h. No internally illuminated sign erected as part of a sign master plan may be illuminated until the full master plan is implemented, unless a phasing plan is approved by the Planning Board.

### **Section 3.5 Accessory Apartments**

- A. PURPOSE AND AUTHORITY. The Purpose of this ordinance provision is to provide for accessory apartments while protecting the character of the residential neighborhoods in which they are located. Accessory Apartments shall not detract from the character of the neighborhood, nor shall they create traffic, environmental or aesthetic impacts substantially different than the impacts created by other permitted uses in the neighborhood. (3-12-19)
- B. DEFINITION. An accessory apartment is a second dwelling unit incorporated within an existing or proposed single family home which is structurally integrated with the existing principal dwelling.
- C. REQUIREMENTS FOR ALL ACCESSORY APARTMENTS.
  1. The accessory apartment shall occupy no more than seventy percent (70%) of the existing, gross heated floor area of the primary residence, up to a maximum of one thousand one hundred (1,100) square feet of gross floor area. Accessory apartments shall have no more than two (2) bedrooms.
  2. One (1) accessory apartment may be permitted on a single lot.
  3. Accessory apartments are prohibited when associated with attached housing (i.e.

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townhouse or duplex buildings), condominiums or manufactured housing as defined in NH RSA 674:31.

4. Subsequent conveyance of an accessory apartment separate from that of the principal dwelling unit is prohibited.
5. Any changes to the total number of bedrooms per lot will require a new state-approved septic plan to be placed on file with the Community Development Office prior to the issuance of a building permit.
6. Accessory apartments located in an accessory building, detached from the principal dwelling, may be permitted as a Conditional Use in accordance with the provisions of Section 3.18.

### **Section 3.6 Mobile Homes and Trailers.**

- A. The use as a permanent residence of a house trailer or a mobile home is permitted in all zones of the Town which permit residential uses, and within and subject to the criteria of a Planned Residential Development, and subject to SECTION G, Town of Amherst Septic System Ordinance. (3-10-64, 3-10-87, 3-8-88, 3-11-03, 3-8-16)
- B. Registered recreational vehicles, as defined in RSA 259:84-a, may be stored unoccupied in all zones of the Town. (3-12-64, 3-8-16)
- C. The temporary use of a registered recreational vehicle by a person for whom a residence is being built on the property may be permitted by the Zoning Administrator. The Zoning Administrator shall grant permission for a period not to exceed three months, excepting that he may renew at his discretion such permission at the expiration of the three-month period (3-8-16).
- D. A property owner or lessee may accommodate one trailer of a nonpaying guest on their property for a period not exceeding 30 days in any one year (3-8-16).

### **Section 3.7 Building Regulations.**

- A. No building or structure shall be erected, unless in compliance with the following: (3-14-67)
  1. See New Hampshire Building Code. (3-10-98, 3-9-10)
  2. On all new buildings, construction must be at least seventy-five percent (75%) complete before occupied as a dwelling, as determined by the Administrative Official. (3-11-80, 3-14-89)
  3. No building permit for a new dwelling shall be issued unless it meets State mandated minimum size requirements. (3-11-80, 3-11-86, 3-12-91)

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**Section 3.8 Earth Material Removal.**

A. AUTHORITY.

Clay, loam, sand, gravel, minerals, and similar earth materials may be removed for either private use, or for sale from any lot parcel of land in any zoning district, except the Historic District and Wetlands Conservation District, only after a special permit for such operation has been issued by the Zoning Administrator, in accordance with the provisions of this section. (3-4-75, 11-2-82)

B. APPLICATION.

No Earth Material Removal Permit shall be issued unless application is made in writing on the forms provided for this purpose by the Town and accompanied by the payment of a fee in such amount as the Board of Selectmen may determine from time to time. The application form shall be accompanied by a plan which describes the proposed Earth Material Removal operation. (3-4-75)

C. PROCEDURE.

1. Prior to the approval or denial of an Earth Material Removal Permit application, the Selectmen or their agent, shall hold a public hearing. The applicant and all abutters within five hundred (500) feet of the parcel or parcels proposed to have earth material removed, shall be notified of the time and place of such hearing, not less than five (5) days prior to the date affixed for said hearing. (3-4-75)
2. In order to ensure the applicant's performance in adherence with these regulations, the applicant shall post a bond with the Town of Amherst in such amount as the Board of Selectmen may determine from time to time. Such bond shall not be less than five hundred dollars (\$500) per acre and shall be posted prior to the issuance of said permit. (3-4-75)
3. During the period of the permit, the Zoning Administrator shall conduct on-site inspections of the earth material removal operation plan. Not less than sixty (60) days prior to the expiration of the permit, the Zoning Administrator shall conduct a compliance review. This review shall indicate what action is necessary by the operator to: (3-4-75)
  - a. Close out the operation within the permit period in conformance with the plan, or (3-4-75)
  - b. Be eligible to apply for a renewal of the Earth Material Removal Permit. (3-4-75)
    - i. If the operator requests a renewal of his permit, the new application together with an amended operation plan shall be submitted at least forty-five (45) days prior to the expiration of the current permit. (3-4-75)
    - ii. If, at the expiration of the permit, the operator has failed to carry out the reclamation of the site as required by this ordinance in conformance with the operation plan and permit, the bond posted by the operator shall be forfeited and the proceeds used to carry out the reclamation of the site. If the reclamation is performed in accordance with

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the operation plan, the bond shall be returned to the operator upon establishment of the cover crop for two (2) full growing seasons or earlier upon certification of the Hillsborough County Conservation District. (3-4-75)

### D. STANDARDS.

All work executed under an Earth Material Removal Permit shall conform to the following standards:

1. No excavation shall occur within fifty (50) feet of any property line, road right-of-way or zoning district boundary in which district earth material removal is not permitted and the natural vegetation shall be retained in this buffer area. (3-4-75)
2. All finished grades shall in no case be steeper than 2:1 horizontal/vertical slope. (3-4-75)
3. No land shall be excavated below the seasonal high water table except as part of a plan to develop water conservation or recreational uses. This plan must be submitted at the time of application together with a written review of the plan conducted by the Hillsborough County Conservation District. (3-4-75)
4. The excavation shall proceed in a manner which will not allow it to hold standing surface water in excess of two (2) inches in depth except as approved as part of a surface water absorption system designed to minimize surface water runoff. (3-4-75)
5. Upon completion of all excavation, the entire site shall be re-spread with loam to a depth of four (4) inches or the average depth of loam prior to the commencement of excavation, whichever is less. Loam sufficient to meet this requirement shall be stockpiled on the excavation site. (3-4-75)
6. Unless a special waiver is granted at the time the permit is issued, the land area disturbed by the operation and in an un-restored condition shall not exceed a total of five (5) acres at any one time. (3-4-75)
7. When the removal of material is completed, the finished grades, as specified in the approved plan shall have a permanent cover crop established, except when ledge rock is exposed, to assure adequate drainage and prevent erosion. (3-4-75)
8. All excavating, handling, processing, and storage facilities shall be removed, the land cleared of all stumps, logs, brush, and rocks, the final grades indicated on the plan established and the site reclaimed prior to the expiration of the Earth Material Removal Permit unless application has been made and approval granted for the renewal of the permit. (3-4-75)
9. All earth material removal operations shall be maintained in a safe condition at all times. No overhanging banking, potential earth slides, or any other unsafe condition shall be permitted at any time. (3-4-75)

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E. EXCEPTIONS.

The removal of loam, sand, gravel, clay, and other similar materials from a site shall require an Earth Material Removal Permit. The following activities conducted on a lot or site shall not require an Earth Material Removal Permit:

1. The removal of less than two hundred (200) cubic yards of material. (3-4-75, 11-2-82, 3-11-03)

**Section 3.9 Reduced Frontage Lots.**

No building permit shall be issued for any structure on any lot within any subdivision approved subsequent to March 4, 1975, which includes any streets, driveways, or highways associated with reduced frontage lots unless such private driveways shall have been constructed in a fashion consistent with the requirements of the Town of Amherst subdivision regulations as adopted from time to time by the Town of Amherst Planning Board dealing with construction requirements and specifications for private driveways. (3-10-87)

**NOTE:** See Town of Amherst Subdivision Regulations, Section 5-2. (3-4-75, 5-1-82)

**Section 3.10 Use Group Classifications.**

A classification system is necessary in order that appropriate fire, health, building regulations can be recognized and applied to proposed new structures or those to be altered.

- A. SCOPE. The provisions of this section shall control the classification of all buildings and structures as to use groups.
- B. The provisions of this section shall not be deemed to nullify any provisions of the Zoning Ordinance.
- C. GENERAL. All buildings and structures shall be classified with respect to use in one of the use groups listed below and such existing or proposed use shall be specified on the application for permit.
  1. Use Group A. Assembly
  2. Use Group B. Business
  3. Use Group E. Educational
  4. Use Group F. Factory and Industrial
  5. Use Group H. High Hazard
  6. Use Group I. Institutional
  7. Use Group M. Mercantile
  8. Use Group R. Residential
  9. Use Group S. Storage
  10. Use Group U. Utility and miscellaneous
- D. DOUBTFUL USE CLASSIFICATION. When a building or structure is proposed for a use not

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specifically provided for, the use classification shall be in the use group which it most nearly resembles; and the building or structure shall meet the health and safety requirements of that group.

- E. MIXED USES AND OCCUPANCY. When a building is proposed to be occupied for two (2) or more uses, the provision of associated codes securing the greater public health and safety shall be applied.
- F. INCIDENTAL USES. Where the use is supplemental to the main use of the building and the area devoted to such use does not occupy more than ten percent (10%) of the floor area, the building shall be classified according to the main use. (3-8-88)

### **Section 3.11 Scenic Setbacks.**

- A. PURPOSE. The purpose of this section is to preserve and enhance the rural, open character of the Town as viewed from the main roads leading through the Town and scenic roads within the Town and to prevent unsightly development along these routes.
- B. REGULATIONS. To accomplish the purpose of this section, a setback requirement for all structures of one hundred (100) feet from the highway right-of-way is established on the following roads, and said setbacks shall apply notwithstanding any other setback requirements which may be applicable as a result of other zone regulations: (3-2-76)
  - 1. Rte 122 from Hollis Town line north to Old Rte 101, Horace Greeley Highway. (3-14-00)
  - 2. Boston Post Rd from Stearns Rd north to Route 122
  - 3. Boston Post Rd from Beaver Brook north to Mt. Vernon Rd.
  - 4. Mt. Vernon Rd from Boston Post Rd north to Mt. Vernon Town line
  - 5. Amherst Street (3-9-99, 3-14-00)
  - 6. Horace Greeley Highway from Milford Town line north to Bedford Town line. (3-9-99)
  - 7. New Boston Rd from Boston Post Rd north to Mt. Vernon Town Line
  - 8. Christian Hill Rd from Davis Lane to Route 13
  - 9. Corduroy Rd from Merrimack Rd north to Boston Post Rd.
  - 10. Merrimack Rd from Boston Post Rd north to Corduroy Rd.
  - 11. Mack Hill Rd from Manchester Rd north to Austin Rd.
  - 12. All scenic Roads (see Section E) 3-2-76
- C. EXCEPTIONS TO SCENIC SETBACK REQUIREMENTS.
  - 1. Any person aggrieved by the operation of this section may apply to the Board of Adjustment for a variance herefrom in like manner as in other situations where the existence of a hardship is alleged. (3-2-76)
  - 2. In the event that a lot of record at time of passage of this section is of such size and dimension that the application of the foregoing setback in combination with all other setbacks as may be required for such lot precludes the use of more than sixty percent (60%) of the area of such lot, then the foregoing one hundred (100) foot setback shall not apply to such lot; however, if a lot



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qualifies for this exception and is also subject to Non-Residential Site Plan Review by the Planning Board, the Planning Board shall determine that appropriate provision has been provided so as to reasonably achieve the purpose of this section as set forth in Paragraph 1 above. (3-2-76)

The regulations set forth herein, are intended to apply only to the construction of new structures which take place on and after the effective date of this section. Any dwelling or other structure which was in existence at the time of passage of this section, may be enlarged, modified, or otherwise altered without the necessity of complying with the requirements of this section, provided that such alterations do not reduce the setback from the front lot line to an amount less than the setback which exists on the building to be altered. Provided further, however, that such construction or alterations must comply with any other setback requirements applicable in the respective zones other than the scenic setback. (3-2-76, 3-9-82)

### **Section 3.12 Farming.**

#### A. INTENT.

1. In keeping with the goals of the Master Plan, a Right to Farm Ordinance is hereby written to encourage and protect farms and farming in the Town of Amherst. In order to protect the existing farms in the Town of Amherst and to encourage others who might want to farm, it is recognized that “the right to farm” is a natural right and is allowed to exist as a permitted use in the Town of Amherst and State Health and Sanitary Codes for intensive fowl and livestock farms.
2. The right to farm as used in this ordinance includes use of necessary equipment, farm machines, farm laborers, application of fertilizers, etc., for the purpose of producing agricultural products such as vegetables, grains, hay, fruit, trees, plants, etc. The right to farm shall also include the right to use land for grazing by animals and raising of livestock and fowl, when conducted in accordance with generally accepted agricultural practices and may take place on holidays, Sundays, weekends, night and day. (3-13-84)
3. Agricultural operations and Equestrian operations shall be conducted in accordance with the “Manual of Best Management Practices (BMP) for Agriculture in New Hampshire” published by the New Hampshire Department of Agriculture, Markets, and Food. (3-8-05)
4. Two (2) signs totaling twelve (12) square feet are permitted for farm stands.

### **Section 3.13 Dish Antennae.**

PURPOSE. To provide for the safe and aesthetically pleasing installation of dish antennae in the Town of Amherst.

#### A. STANDARDS.

1. These standards shall apply to antennae of four (4) feet in diameter or greater.

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2. Only one (1) antenna shall be allowed for each lot.
3. Antennae shall be placed at least one hundred (100) feet back from front property line and shall meet the setback requirements for the particular zone in which it is located.
4. All antennae shall be securely mounted to the ground and shall not be placed on any vehicle or other movable structure.
5. The antennae shall be visually screened from the roadway and adjoining property by the use of vegetation to the maximum extent possible without impairing efficiency so that said screening is effective year-round.
6. No portion of the antenna may exceed fifteen (15) feet in height from the natural ground level.
7. Must be painted matte black or earth tones to blend with surrounding vegetation. (3-11-86)

### **Section 3.14 Renewable Energy Systems. (3-11-08, 3-10-09)**

PURPOSE. The purpose of this ordinance is to promote the safe, effective, and efficient use of small renewable energy systems designed to reduce reliance on fossil fuels. In accordance with NH RSA 674:17(j), small renewable energy systems such as, but not limited to, solar, wind, and biomass facilities may be permitted in any Zone (except the Historic District overlay for Small Wind Energy Systems). Systems proposed within the Historic District are also subject to approval of the Historic District Commission. For purposes of this ordinance small energy systems shall be those capable of generating not more than 60 KW. Systems rated for production of more than 60 KW shall be considered commercial uses. (3-9-10)

#### A. SMALL WIND ENERGY SYSTEMS.

##### 1. Purpose:

This small wind energy systems ordinance is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:1-III-a. The purpose of this ordinance is to accommodate small wind energy systems in appropriate locations, while protecting the public's health, safety, and welfare. In addition, this ordinance provides a permitting process for small wind energy systems to ensure compliance with the provisions of the requirements and standards established herein.

##### 2. Definitions.

Meteorological tower (met tower). Includes the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this ordinance, met towers shall refer only to those whose purpose is to analyze the environmental factors needed to assess the potential to install,

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construct or erect a small wind energy system.

Modification. Any change to the small wind energy system that materially alters the size, type or location of the small wind energy system. Like-kind replacements shall not be construed to be a modification.

Net metering. The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.

Power grid. The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

Shadow flicker. The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

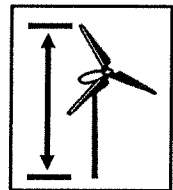
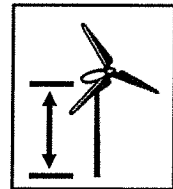
Small wind energy system. A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of sixty (60) kilowatts or less and will be used primarily for on-site consumption.

System height. The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.

Tower. The monopole, guyed monopole, or lattice structure that supports a wind generator.

Tower height. The height above grade of the fixed portion of the tower, excluding the wind generator.

Wind generator. The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.



### 3. Procedure for Review.

- a. **Building Permit.** Small wind energy systems and met towers are an accessory use permitted in all zoning districts where structures of any sort are allowed. No small wind energy system shall be erected, constructed, or installed without first receiving a building permit from the Building Inspector. A building permit shall be required for any physical modification to an existing small wind energy system. Met towers that receive a building permit shall be permitted on a temporary basis not to exceed three (3) years from the date the building permit was issued.
- b. **Application.** Applications submitted to the Building Inspector shall contain a site plan with the following information:
- c. Property lines and physical dimensions of the applicant's property.
- d. Location, dimensions, and types of existing major structures on the property.

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- e. Location of the proposed small wind energy system, foundations, guy anchors, and associated equipment.
  - f. Tower foundation blueprints or drawings.
  - g. Tower blueprints or drawings.
  - h. Setback requirements as outlined in this ordinance.
  - i. The right-of-way of any public road that is contiguous with the property.
  - j. Any overhead utility lines.
  - k. Small wind energy system specifications, including manufacturer, model, rotor diameter, tower height, tower type, nameplate generation capacity.
  - l. Small wind energy systems that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider.
  - m. Sound level analysis prepared by the wind generator manufacturer or qualified engineer.
  - n. Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the NH State Building Code.
  - o. Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
  - p. List of abutters to the applicant’s property. Three sets of typed gummed labels (1” x 2.5”).
4. Abutter and Regional Notification. In accordance with RSA 674:66, the Building Inspector shall notify all abutters and the local governing body by certified mail upon application for a building permit to construct a small wind energy system. The public will be afforded thirty (30) days to submit comments to the Building Inspector prior to the issuance of the building permit. The Building Inspector shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the Building Inspector shall follow the procedures set forth in RSA 36:57, IV.
5. Standards. The Building Inspector shall evaluate the application for compliance with the following standards:
- a. Setbacks. The setback shall be calculated by multiplying the minimum setback requirement number by the system height and measured from the center of the tower base to property line, public roads, or nearest point on the foundation of an occupied building.

Minimum Setback Requirements			
Occupied Buildings on Participating Landowner Property	Occupied Buildings on Abutting Property	Property Lines of Abutting Property and Utility Lines	Public Roads
0	1.5	1.1	1.5

- b. Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located.
  - c. Guy wires used to support the tower are exempt from the small wind energy system setback requirements.
6. Tower. The maximum tower height shall be restricted to thirty-five (35) feet above the tree

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canopy within three hundred (300) feet of the small wind energy system. In no situation shall the tower height exceed one hundred fifty (150) feet.

7. Sound Level. The small wind energy system shall not exceed fifty-five (55) decibels using the A scale (dBA), as measured at the site property line, except during short-term events such as severe wind storms and utility outages.
8. Shadow Flicker. Small wind energy systems shall be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than thirty (30) hours per year on abutting occupied buildings. The applicant has the burden of proving that the shadow flicker will not have significant adverse impact on neighboring or adjacent uses. Potential shadow flicker will be addressed either through siting or mitigation measures.
9. Signs. All signs including flags, streamers and decorative items, both temporary and permanent, are prohibited on the small wind energy system, except for manufacturer identification or appropriate warning signs.
10. Code Compliance. The small wind energy system shall comply with all applicable sections of the New Hampshire State Building Code.
11. Aviation. The small wind energy system shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-b and RSA 424.
12. Visual Impacts. It is inherent that small wind energy systems may pose some visual impacts due to the tower height needed to access wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to the optimal wind resources on the property.
  - a. The applicant shall demonstrate through project site planning and proposed mitigation that the small wind energy system's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind generator design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be underground, except when the financial costs are prohibitive.
  - b. The color of the small wind energy system shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment. Approved colors include but are not limited to white, off-white or gray.
  - c. A small wind energy system shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the small wind energy system.
13. Approved Wind Generators. The manufacturer and model of the wind generator to be used in

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the proposed small wind energy system must have been approved by the California Energy Commission or the New York State Energy Research and Development Authority, or a similar list approved by the state of New Hampshire, if available.

14. Utility Connection. If the proposed small wind energy system is to be connected to the power grid through net metering, it shall adhere to RSA 362-A:9.
15. Access. The tower shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of eight (8) feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
16. Clearing. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the small wind energy system and as otherwise prescribed by applicable laws, regulations, and ordinances.
17. Abandonment.
  - a. At such time that a small wind energy system is scheduled to be abandoned or discontinued, the applicant will notify the Building Inspector by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.
  - b. Upon abandonment or discontinuation of use, the owner shall physically remove the small wind energy system within ninety (90) days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Building Inspector. "Physically remove" shall include, but not be limited to:
    - i. Removal of the wind generator and tower and related above-grade structures.
    - ii. Restoration of the location of the small wind energy system to its natural condition, except that any landscaping, grading or below-grade foundation may remain in its same condition at initiation of abandonment.
  - c. In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out-of-service for a continuous twelve (12) month period. After the twelve (12) months of inoperability, the Building Inspector may issue a Notice of Abandonment to the owner of the small wind energy system. The owner shall have the right to respond to the Notice of Abandonment within thirty (30) days from Notice receipt date. After review of the information provided by the owner, the Building Inspector shall determine if the small wind energy system has been abandoned. If it is determined that the small wind energy system has not been abandoned, the Building Inspector shall withdraw the Notice of Abandonment and notify the owner of the withdrawal.
  - d. If the owner fails to respond to the Notice of Abandonment or if, after review by the Building Inspector, it is determined that the small wind energy system has been abandoned or discontinued, the owner of the small wind energy system shall remove the wind generator and tower at the owner's sole expense within three (3) months of receipt of the Notice of Abandonment. If the owner fails to physically remove the small wind energy system after the Notice of Abandonment procedure, the Building Inspector may

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pursue legal action to have the small wind energy system removed at the owner's expense.

18. Violation. It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this ordinance. Small wind energy systems installed prior to the adoption of this ordinance are exempt from this ordinance except when modifications are proposed to the small wind energy system.

19. Penalties. Any person who fails to comply with any provision of this ordinance or a building permit issued pursuant to this ordinance shall be subject to enforcement and penalties as allowed by NH Revised Statutes Annotated Chapter 676:17.

### **Section 3.15 Home Occupations. (3-14-95, 3-11-08)**

- A. PURPOSE AND AUTHORITY. The Purpose of this ordinance is to provide for home-based businesses while protecting the character of the residential neighborhoods in which they operate. The activities associated with home occupations are not to detract from the rural character of the Town nor shall they create traffic, environmental or aesthetic impacts substantially different than the impacts created by other permitted uses in the neighborhood.
- B. DEFINITION. An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use.
- C. REQUIREMENTS FOR ALL HOME OCCUPATIONS.
1. The home occupation shall occupy no more than twenty percent (20%) of the existing, gross heated floor area of the primary residence or, if the home occupation is conducted in an outbuilding, shall not occupy an area greater than fifty percent (50%) of the existing, gross heated floor area of the primary residence. Up to a maximum of one thousand (1,000) square feet of covered area may be dedicated to the home occupation.
  2. No emissions of dust, fumes, smoke, noise (greater than sixty-five [65] decibels), vibration, light, or water attributable to the home occupation shall be allowed across the property line.
  3. No outdoor display advertising or storage of any products or materials associated with the home occupation shall be allowed except as provided below.
  4. No more than two (2) trips per day by commercial delivery vehicles (on average) shall be allowed.
- D. CLASSES OF HOME OCCUPATION.
1. Class A Home Occupation. A Class A Home Occupation has no impact on the neighborhood.
    - a. The business is not visible to the surrounding properties or the street.

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- b. Activity is carried out entirely within the residence or accessory buildings, there is no sign other than a rural delivery mailbox.
  - c. No vehicle other than the residents' personal vehicles, which are not lettered or painted to advertise the business.
  - d. The business has no employees other than the residents of the dwelling.
  - e. No clients or customers come to the house to transact business, and any deliveries are made by standard delivery truck (no large freight vehicles are involved in the day-to-day operation).
  - f. Operators of Class A Home Occupations may choose to register with the Town, using the Home Occupation Registration form. A copy of the registration form, signed by the Planning Director, will be provided to the operator if requested.
2. Class B Home Occupation. A Class B Home Occupation has minimal impact on the surrounding neighborhood.
- a. No structural change or addition to the existing buildings indicates the business use of the property.
  - b. The business has no employees other than the residents of the dwelling.
  - c. One non-illuminated sign not to exceed six square feet per side may be displayed.
  - d. One vehicle displaying text or decoration promoting the business may be allowed.
  - e. Up to three clients or customers per day (on average) may be received.
  - f. Hours of outside operation may be 8:00 a.m. to 6:00 p.m., Monday thru Saturday.
  - g. Operators of Class B Home Occupations must register with the Town, using the Home Occupation Registration form. A copy of the registration form, signed by the Planning Director, will be kept on the premises in a readily accessible location.
3. Class C Home Occupation. A Class C Home Occupation has minor impact on the surrounding neighborhood.
- a. No structural change or addition to the existing buildings indicates the business use of the property.
  - b. The business has no more than two employees other than the residents of the dwelling.
  - c. One non-illuminated sign not to exceed six (6) square feet per side, may be displayed.
  - d. One vehicle displaying text or decoration promoting the business may be allowed.
  - e. Up to ten clients or customers per day (on average) may be received.
  - f. Hours of outside operation are 8:00 a.m. to 6:00 p.m., Monday thru Friday, 9:00 am to 8:00 pm Saturday.
  - g. Deliveries other than those by standard delivery truck must be received between 10:00 am and 2:00 pm.
  - h. The site must accommodate parcel pick-up and delivery with facilities for drop-off storage.
  - i. Operators of Class C Home Occupations must register with the Town, using the Home Occupation Registration form.
  - j. In addition the operator must provide documentation of the adequacy of the septic system for the proposed use, and a sketch of the property demonstrating adequate areas designated for parking of employees and clients/customers, access and turning of delivery vehicles, and safe pedestrian access for clients/customers to the business where applicable. A copy



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of the registration form, signed by the Planning Director, will be kept on the premises in a readily accessible location.

### E. SPECIAL PROVISIONS.

1. Any Bed & Breakfast operated under this section of the ordinance shall be limited to a maximum of five (5) bedrooms for guest use.
2. Scale of operation of any Class B or C Home Occupation may be limited by the capacity of the existing septic system.
3. Adequate off-street parking must be provided for any Class B or C Home Occupation.

### F. RENEWAL OR EXPIRATION OF REGISTRATION.

1. Class B and C Home Occupation registrations and the uses provided for therein, shall automatically terminate five years after the date of issuance but shall be renewed by the Town provided that the dwelling owner shall certify that the use is in compliance with this ordinance.
2. Class B Home Occupations that grow to exceed the requirements under Section 3.15.D. 2 shall comply with the requirements of Section 3.15.D.3 within six (6) months.
3. Class C Home Occupations shall not exceed the requirements of Section 3.15.D.3 and may be directed by the Planning Director or designated officer to reduce the impact of the operation or move to a non-residential site within sixty (60) days.
4. Home Occupation permits are not transferable.

### G. PROHIBITED USES.

Home Occupation uses shall not include the following:

1. Any use that generates, stores or uses regulated hazardous substances, receives or ships hazardous materials regulated under Chapter 49 - Code of Federal Regulations, or that generates or disposes of hazardous waste as regulated under Chapter 40 - Code of Federal Regulations. This prohibition includes dry cleaning facilities, metal extraction and salvage operations, most landscaping businesses, machine shops, photo-developing operations, and laboratories.
2. Sales or repairs of automobiles, snowmobiles, jet skis or other motorized vehicles.
3. Hair or nail salons, barber, or beauty shops.
4. Medical or dental group practice clinics or veterinary clinics.
5. Clothing cleaners or dyers.

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6. Banks.
7. Coffee or sandwich shops or other restaurant facilities.
8. Daycare facilities larger than a maximum of six (6) children. (3-9-10)

### H. PERMITTED USES NOT REGULATED AS HOME OCCUPATIONS.

Certain activities conducted in residential zones are regulated by other parts of the Amherst Zoning Ordinance:

1. Farming and Agricultural Uses, including Farming. (Section 3-12)
2. Personal Wireless Service Facilities. (Section 3-16)
3. Equestrian Facilities and Events. (Section 3-17)
4. Non-commercial sports and recreational uses.
5. By Special Exception in certain zones:
  - a. Kennels
  - b. Sawmills
  - c. Religious Uses
  - d. Funeral Homes
  - e. Nursing Homes

### **Section 3.16 Personal Wireless Service Facilities. (3-12-13)**

#### A. PURPOSE AND INTENT.

It is the express purpose of this Article to permit carriers to locate personal wireless service facilities within particular areas of the Town of Amherst consistent with appropriate land use regulations that will ensure compatibility with the visual and environmental features of the Town. Compatibility with the visual features of Amherst is measured based on the change in community scale and character in relation to the height, mass, materials, contrasts, or proportion within the surroundings of a proposed Personal Wireless Service Facility. This Article enables the review of the locating and siting of Personal Wireless Service Facilities by the Town of Amherst so as to eliminate or mitigate the visual and environmental impacts of Personal Wireless Service Facilities.

The intent of this ordinance is to implement the following goals and objectives throughout the Town of Amherst, while conforming to federal and local laws and regulations:

1. Facilitate the provisions of Personal Wireless Services to the residents and businesses of Amherst;

## Town of Amherst Zoning Ordinance

2. Provide for the appropriate location and development of Personal Wireless Service Facilities;
3. Minimize adverse visual and environmental effects of towers and antennas through careful design and siting standards;
4. Encourage cooperation and co-location whenever possible; and,
5. Minimize economic impacts on adjacent property values.

### B. APPLICABILITY.

The terms of this Article and the Site Plan Review Regulations shall apply to Personal Wireless Services Facilities proposed to be located on property owned by the Town of Amherst, on privately-owned property, and on property that is owned by any other governmental entity that acts in its proprietary capacity to lease such property to a carrier.

### C. DEFINITIONS. For the purpose of this Article, the following terms shall have the meaning given herein:

Antenna. The surface from which wireless radio signals are sent and/or received by a Personal Wireless Service Facility.

Antenna Array. A collection of antennas attached to a mount to send and receive radio signals.

Average Tree Canopy Height. An average height found by inventorying the height at above ground level (AGL) of all trees over twenty (20) feet in height for a defined area. The AGL shall be calculated on the trees within a radius of fifty (50) feet from the proposed Tower, (trees to be removed at tower site cannot be used in calculations.) (3/13/01)

Camouflaged. A Personal Wireless Service Facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure. All paint shall be flat to avoid any reflection. (3/13/01)

Carrier. A Company that provides personal wireless services also sometimes referred to as a provider.

Co-location. The use of a single mount on the ground by more than one (1) carrier (vertical co-location) or the same carrier with multiple licenses, and/or the use of several mounts on an existing building or structure by more than one (1) carrier or the same carrier with multiple licenses.

Environmental Assessment (EA). An EA is a document required by the Federal Communications Commission (FCC) and the National Environmental Policy Act (NEPA) when a Personal Wireless Service Facility is placed in certain designated areas.

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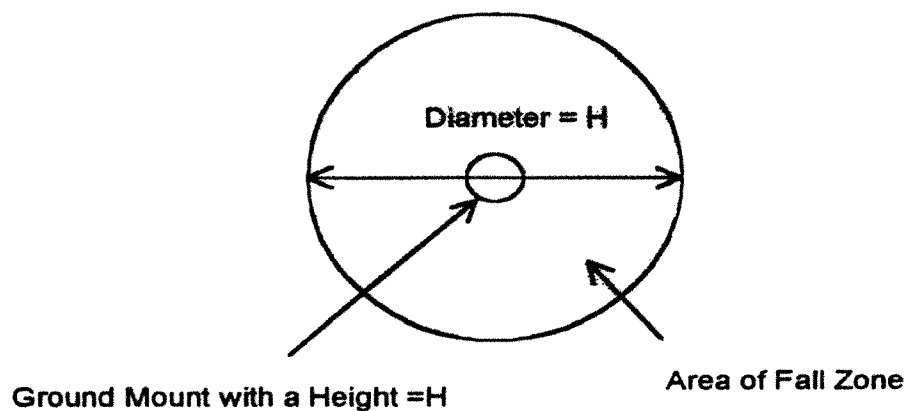
**Equipment Shelter.** An enclosed structure, cabinet, shed, vault, or box near the base of the mount within which is housed equipment for Personal Wireless Service Facilities such as batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.

**Existing Personal Wireless Service Facility.** A Personal Wireless Service Facility that has received Planning Board and Building Permit approvals, and a final Certificate of Operation. To be considered an Existing Facility a current security shall be on file with the Town in accordance with Section 3.16.H.3.

**Facility.** See Personal Wireless Service Facility.

**Fall Zone.** The area on the ground from the base of a ground mounted Personal Wireless Service Facility that forms a circle with a diameter equal to the height of the facility, including any antennas or other appurtenances, as set forth in Figure 1. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material. Fall zones may overlap.

**Figure 1**



**Guyed Tower.** A monopole or lattice tower that is secured to the ground or other surface by diagonal cables for lateral support.

**Height.** The height above ground level (AGL) from the natural grade of a site to the highest point of a structure.

**Lattice Tower.** A type of mount with multiple legs and structural cross bracing between the legs that is self-supporting and free-standing.

**Mast.** A thin pole that resembles a street light standard or a telephone pole. A dual-polarized antenna is typically deployed on a mast.

**Monopole.** A thicker type of mount than a mast that is self-supporting with a single shaft of wood, steel or concrete, or other material that is designed for the placement of antennas and arrays

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along the shaft.

Mount. The structure or surface upon which antennas are mounted, including the following four (4) types of mounts:

Roof-mounted. Mounted on the roof of a building.

Side-mounted. Mounted on the side of a building.

Ground-mounted. Mounted on the ground.

Structure-mounted. Mounted on a structure other than a building.

Personal Wireless Service Facility. Facility for the provision of personal wireless services, as defined by the Telecommunications Act of 1983 and 1996, as amended. Personal Wireless Service Facilities include a mount, antenna, equipment shelter, and other related equipment. Personal Wireless Service Facilities do not include private or non-commercial wireless communication facilities such as amateur ham radio and citizens band radio.

Personal Wireless Services. The three types of services regulated by this ordinance: commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as described in the Telecommunications Act of 1996, as amended.

Radio Frequency (RF) Engineer. An engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

Radio Frequency Radiation (RFR). The emissions from personal wireless service facilities.

Security Barrier. A wall, fence, or berm that restricts an area from unauthorized entry or trespass.

Separation. The distance between one carrier's array of antennas and another carrier's array.

### D. DISTRICT AND FEDERAL REGULATIONS.

1. Location – Personal Wireless Service Facilities shall be permitted in all Zoning Districts in accordance with this ordinance. Applicants seeking approval for Personal Wireless Service Facilities shall first evaluate existing structures for the siting of Personal Wireless Service Facilities. Only after finding that there are no suitable existing structures pursuant to Section 3.16.E herein, shall a provider propose a new ground mounted facility.
2. Existing Structures: Policy – When available, Personal Wireless Service Facilities shall be located on existing structures, including but not limited to buildings, water towers, existing Personal Wireless Service Facilities, utility poles or towers, and related facilities, provided that such installation preserves the character and integrity of those structures.

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3. Existing Structures: Burden of Proof – The applicant shall have the burden of proving that there are no existing structures which are suitable to locate its Personal Wireless Service Facility and/or transmit or receive radio signals. To meet that burden, the applicant shall take all the following actions to the extent applicable:
  - a. The applicant shall submit to the Planning Board a list of all contacts made with owners of potential sites regarding the availability of potential space for a Personal Wireless Service Facility. If the Planning Board informs the applicant that additional existing structures may be satisfactory, the applicant shall contact the property owner(s) of those structures.
  - b. The applicant shall provide copies of all letters of inquiry made to owners of existing structures and letters of rejection. If letters of rejections are not provided, at a minimum, unanswered “Return Receipt Requested” forms from the U.S. Post Office shall be provided for each owner of existing structures that was contacted.
  - c. If the applicant claims that a structure is not capable of physically supporting a Personal Wireless Service Facility, this claim must be certified by a licensed professional civil engineer. The certification shall, at a minimum, explain the structural issues and demonstrate that the structure cannot be modified to support the Personal Wireless Service Facility without unreasonable costs. The estimated cost shall be provided to the Planning Board.
  - d. Ground Mounted Facilities: Policy – New ground-mounted facilities are permitted but only when the use of existing structures and buildings are found to be not feasible. If the applicant demonstrates that it is not feasible to locate on an existing structure, ground mounted personal wireless service facilities shall be designed so as to be camouflaged to the greatest extent possible, including but not limited to: use of compatible building materials and colors, screening, landscaping, and placement within trees.
  - e. Federal Requirements: All facilities must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other agency of the federal government with the authority to regulate such facilities.

E. USE REGULATIONS. A Personal Wireless Service Facility shall require a building permit in all cases and is permitted as follows:

1. Existing Tower Structures: Subject to the issuance of a building permit, carriers may locate a Personal Wireless Service Facility on any guyed tower, lattice tower, mast, or monopole in existence prior to the adoption of this Article, or on any Personal Wireless Service Facility previously approved under the provisions of this Article so long as the co-location complies with the approved site plan. All the Performance Standards from this Article shall be met.
2. Reconstruction of Existing Tower Structures: An existing guyed tower, lattice tower, monopole, or mast in existence prior to the adoption of this Article may be reconstructed with a maximum twenty (20) foot increase in height so as to maximize co-location so long as the standards of this Article are met and so long as this twenty (20) foot increase in height does not cause a facility previously existing at less than two hundred (200) feet to exceed two

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hundred (200) feet in height. The mount shall be replaced with a similar mount that does not significantly increase the visual impact on the community.

3. Existing Structures: Subject to the provisions of this Section, a carrier may locate a Personal Wireless Service Facility on an existing structure, building, utility tower or pole, or water tower.
4. Ground Mounted Facility: A new Personal Wireless Service Facility involving construction of a ground mount shall require site plan review and be subject to the provisions of this Section.

F. DIMENSIONAL REQUIREMENTS. Personal Wireless Service Facilities erected, constructed, located, replaced, altered, or extended within the Town shall comply with the following dimensional requirements:

1. Height, Maximum: In no case shall a Personal Wireless Service Facility exceed two hundred (200) feet in height, unless the mount for the facility was greater than two hundred (200) feet in height prior to the adoption of this Section.
2. Height, Existing Structures and Utility Poles: Carriers that locate new Personal Wireless Service Facilities on water towers, electric transmission and distribution towers, utility poles and similar existing utility structures, guyed towers, lattice towers, masts, and monopoles may be permitted to increase the height of those structures no more than twenty (20) feet, or forty (40) feet at the discretion of the Planning Board, if the additional height will not materially impair the visual impacts of the site. This increase in height shall only be permitted once for each structure.
3. Height, Other Existing Structures: The height of a Personal Wireless Service Facility shall not increase the height of a structure by more than fifteen (15) feet, unless the facility is completely camouflaged; for example a facility completely within a flagpole, steeple, or chimney. The increase in the height of the structure shall be in scale and proportion to the structure as originally configured. A carrier may locate a Personal Wireless Service Facility on a building that is legally non-conforming with respect to height, provided that the provisions of this Section are met.
4. Height, Ground-Mounted Facilities: New ground-mounted Personal Wireless Service Facilities shall not project higher than twenty (20) feet above the average tree canopy height within a one hundred and fifty (150) foot radius of the mount, security barrier, or designated clear area for access to equipment, whichever is greatest.
5. Setbacks: In addition to compliance with the minimum zoning district setback requirements, ground-mounted facilities must be set back, at a minimum, the distance equal to the fall zone, as defined in Section 3.16.C Definitions and 3.16.F Dimensional Requirements. All personal wireless service facilities and their equipment shelters shall comply with the building setback provisions of the zoning district in which the facility is located and if the fence is six (6) feet or more in height, in accordance with the appropriate Zoning Ordinances and building codes.

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6. Fall Zone for Ground Mounts: In order to ensure public safety, the minimum distance from the base of any ground-mount of a Personal Wireless Service Facility to any property line, public road, habitable dwelling, business or institutional use, or public recreational area shall be, at a minimum, the distance equal to the fall zone, as defined in this Article. The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The area of the easement shall be shown on all applicable plans submitted to the Town, and the terms of the easement shall be provided as part of the site plan review. (Multiple fall zones may overlap.) (3-13-01)
7. Fall Zone for Non-Ground Mounts: In the event that an existing structure is proposed as a mount for a Personal Wireless Service Facility, a fall zone shall not be required, but the setback provisions of the zoning district shall apply. In the case of pre-existing non-conforming structures, Personal Wireless Service Facilities and their equipment shelters shall not increase any non-conformities.
8. Planning Board Flexibility: Heights – In reviewing a site plan application for a Personal Wireless Service Facility, the Planning Board may permit an increase in the height of a ground mounted facility up to forty (40) feet above the average tree canopy height, if no material increase in visual or environmental impacts will result from the increased height. The visual and environmental criteria of this Section and the Site Plan Review Regulations shall be the guidelines in making this determination.

### G. PERFORMANCE AND DESIGN STANDARDS.

#### 1. Visibility.

##### a. Visual impacts are measured on the basis of:

- i. Change in community scale, as exhibited in relative height, mass, or proportion of the Personal Wireless Service Facility within their proposed surroundings.
- ii. New visible elements proposed on a contrasting background.
- iii. Different colors and textures proposed against a contrasting background.
- iv. Use of materials that are foreign to the existing built environment.

##### b. Enhancements are measured on the basis of:

- i. Conservation of opportunities to maintain community scale, e.g. buffering areas and low-lying buildings should not be compromised so as to start a trend away from the existing community scale.
- ii. Amount and type of landscaping and/or natural vegetation.
- iii. Preservation of designated historic structures and districts, view corridors, vistas, and view sheds.
- iv. Continuation of existing colors, textures, and materials.

##### c. Visibility focuses on:

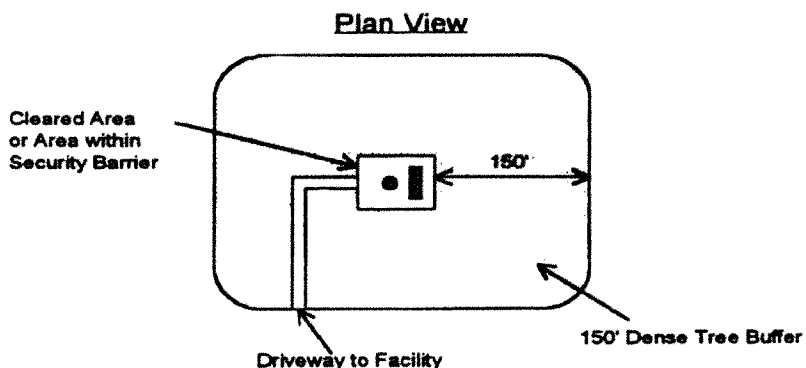
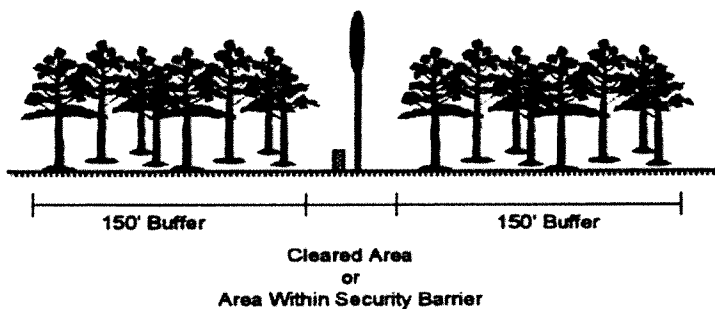
- i. Eliminating or mitigating visual impact.



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- ii. Protecting, continuing, and enhancing the existing environment.
  - d. Camouflage for Facilities on Existing Buildings or Structures – Roof Mounts: When a Personal Wireless Service Facility extends above the roof height of a building on which it is mounted, every effort shall be made to conceal or camouflage the facility within or behind existing or new architectural features to limit its visibility from public ways. Facilities mounted on a roof shall be stepped back from the front façade in order to limit their impact on the building’s silhouette.
  - e. Camouflage for Facilities on Existing Buildings or Structures – Side Mounts: Personal Wireless Service Facilities which are side mounted shall blend with the existing building’s architecture and, if individual antenna panels are over five (5) square feet, the panels shall be painted or shielded with material consistent with the design and materials of the building.
  - f. Camouflage for Ground Mounted Facilities: All ground-mounted Personal Wireless Service Facilities shall be surrounded by a buffer of dense tree growth that extends continuously for a minimum distance of one hundred and fifty (150) feet from the mount, and screens views of the facility in all directions, as set forth in Figure 2. These trees must be existing on the subject property, planted on site, or be within a landscape easement on an adjoining site. The Planning Board shall have the authority to decrease, relocate, or alter the required buffer based on-site conditions. The one hundred and fifty (150) foot vegetative buffer area shall be protected by a landscape easement or be within the area of the carrier’s lease. The easement or lease shall specify that the trees within the buffer shall not be removed or topped, unless the trees are dead or dying and present a hazard to persons or property.

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2. Color: To the extent that any Personal Wireless Service Facilities extend above the height of the vegetation immediately surrounding them, they shall be of a color which blends with the background or surroundings.
3. Equipment Shelters – Equipment shelters for Personal Wireless Service Facilities shall be designed consistent with one of the following design standards:
  - a. Equipment shelters shall be located in underground vaults; or
  - b. Equipment shelters shall be designed so that the shelters are architecturally consistent, with respect to materials and appearance, to the buildings in the area of the Personal Wireless Service Facility; or
  - c. Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building, and/or wooden fence. The Planning Board shall determine the style of fencing and/or landscape buffer that is compatible with the neighborhood; or
  - d. If mounted on a roof top, the equipment shelter shall be concealed or camouflaged so that the shelter either is not visible at grade or appears to be part of the original structure.

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### 4. Lighting, Signage, and Security.

- a. Lighting: Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the regulatory authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the abutters and travelers on Town roads. Lighting of equipment structures and any other facilities on-site shall be shielded from abutting properties. Foot-candle measurements at the property line shall be 0.0 initial foot candles.
- b. Signage: Signs shall be limited to those needed to identify the property and the owners and warn of any danger. All signs shall comply with the requirements of Article III, Section 3.4 of the Amherst Zoning Ordinance.
- c. Security Barrier: The Planning Board shall have final authority on whether a ground mounted Personal Wireless Service Facility should be surrounded by a security barrier.

### 5. Historic Buildings and Districts.

- a. Any Personal Wireless Service Facility located on or within an historic structure shall not alter the character-defining features, distinctive construction methods, or original historic materials of the building.
- b. Any alteration made to an historic structure to accommodate a Personal Wireless Service Facility shall be fully reversible.
- c. Personal Wireless Service Facilities authorized by this subsection shall be concealed within or behind existing architectural features, or shall be located so that they are not visible from public roads and viewing areas.
- d. Personal Wireless Service Facilities located in the Amherst Village Historic District are subject to review by the Historic District Commission and shall comply with the regulations of the Historic District.

### 6. Scenic Landscapes and Vistas – Ground-mounted facilities shall not be located within open areas that are clearly visible from public roads, recreational areas, or abutting properties. All ground-mounted Personal Wireless Service Facilities shall be surrounded by a buffer of dense tree growth as per Section 3.16.G.1.f.

### 7. Driveways – If available, existing entrances and driveways to serve a Personal Wireless Service Facility shall be utilized, unless the applicant can demonstrate that a new entrance and driveway will result in less visual, traffic, and environmental impact. New driveways to serve a Personal Wireless Service Facility shall not exceed eighteen (18) feet in width. A gravel or crushed stone surface is encouraged.

### 8. Antenna Types – Any antenna array placed upon an existing or proposed ground mount, utility pole or transmission line mount shall have a diameter of no more than four (4) feet, exclusive of the diameter of the mount. A larger diameter antenna array may be permitted after a finding by the Planning Board that the visual impacts of a larger antenna array are negligible.

### 9. Ground and Roof Mounts – All ground mounts shall be of a mast type mount. Lattice towers, guyed towers, and roof mounted monopoles are expressly prohibited, unless constructed as

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part of a reconstruction project permitted under Section 3.16.E.2.

10. Hazardous Waste and Materials – No hazardous waste shall be discharged on the site of any Personal Wireless Service Facility. If any hazardous materials are to be used on-site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least one hundred ten percent (110%) of the volume of the hazardous materials stored or used on the site.
11. Noise – Personal Wireless Service Facilities shall not generate noise in excess of that permitted under the Amherst Noise Ordinance.
12. Radio Frequency Radiation (RFR) Standards – All equipment proposed for Personal Wireless Service Facilities shall be fully compliant with the FCC Guidelines for Evaluating and Environmental Effects of Radio frequency Radiation (FCC Guidelines), under Report and Order, FCC 96-326, published on August 1, 1996, and all subsequent amendments.
13. Back-up Power Generation - All Personal Wireless Service Facilities shall have a back-up power generation source in case of power outages. The Planning Board shall approve the type of power source to be utilized which is most appropriate for each site location.

### H. MONITORING AND MAINTENANCE.

1. Maintenance – The owner of the facility shall maintain the Personal Wireless Service Facility in good condition. Such maintenance shall include, but shall not be limited to, painting, structural integrity of the mount and security barrier, and maintenance of the buffer areas and landscaping. The Zoning Administrator has the authority to inspect approved Personal Wireless Service Facilities for compliance with the approved site plan as necessary.
2. Monitoring – As part of the issuance of the site plan approval or building permit, the property owner shall agree that the Town of Amherst may enter the subject property to obtain RFR measurements and noise measurements at the expense of the carrier. The Town shall provide reasonable written notice to the carrier and landowner and provide them the opportunity to accompany the Town representatives when the measurements are conducted.
3. Security for Removal – Recognizing the hazardous situation presented by abandoned and unmonitored Personal Wireless Service Facilities, all owners of Personal Wireless Service Facilities shall obtain and maintain a bond or other approved form of security, in an amount set forth by the Planning Board. The Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned Personal Wireless Service Facilities in the event that a facility is abandoned and the facility owner is unwilling or unable to remove the facility in accordance with Section 3.16.J.
  - a. The amount of the security shall be based upon the removal cost plus fifteen percent (15%), provided by the applicant and certified by a professional structural engineer licensed in New Hampshire. The owner of the facility shall provide the Planning Board with a revised removal cost estimate and structural evaluation prepared by a professional

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structural engineer licensed in New Hampshire every five (5) years from the date of the Planning Board's approval of the site plan or at the time of Bond renewal. If the cost has increased more than fifteen percent (15%) then the owner of the facility shall provide additional security in the amount of the increase.

- b. The security shall contain the following language:
  - i. Now therefore, if the Principle (owner) well and truly complies with the requirement to remove and dispose of said tower in a timely manner in accordance with the following:
    - a) Section 3.16.J Abandonment or Discontinuation of Use, of the Personal Wireless Service Facilities,
    - b) any applicable town, state, or federal regulations; as well as,
    - c) any other conditions of approval relating to the maintenance of adequate security to insure to cover all costs related to such removal and disposal.
  - ii. The failure to provide a replacement bond no later than one hundred twenty (120) days prior to the expiration date of the within bond shall constitute a breach of the conditions of approval sufficient to permit the Planning Board to revoke the approval of the Personal Wireless Service Facility Non-residential Site Plan. In the event of such revocation, the obligation to remove shall immediately commence and the obligee shall be entitled to proceed to recover the costs of such removal from the security.

### I. PROCEDURAL REQUIREMENTS.

1. Application Process - All personal wireless service equipment installations and personal wireless service developments, except as provided elsewhere, are subject to review and site plan approval by the Planning Board. The Planning Board shall act upon the application in accordance with procedural requirements of the Non-Residential Site Plan Regulations and RSA 676:4, as amended.
2. Applicant must supply the Planning Board with the following information as part of the application:
  - a. An inventory of existing towers that are within the jurisdiction of the Town and those within two (2) miles of the border thereof, including specific information about the location, height, design of each tower, as well as economic and technological feasibility for the co-location on the inventoried towers. The Planning Board may share such information with other applicants applying for approvals under this section or other organizations seeking to locate antennas within the jurisdiction of the Town, provided, however, that the Planning Board is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.
  - b. If the applicant is proposing to build a new tower, the applicant shall submit written evidence demonstrating that no existing structure can accommodate the applicant's proposed antenna. This evidence may consist of:
    - i. Substantial evidence that no existing towers or structures are located within the

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- geographic area required to meet the applicant's engineering requirements, including a description of the geographic area required.
- ii. Substantial evidence that existing towers are not of sufficient height to meet the applicant's engineering requirements and why.
  - iii. Substantial evidence that the existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
  - iv. Substantial evidence that the applicant's proposed antenna would cause electromagnetic interference with antennae on existing towers or structures, or antennae on existing towers or structures would cause interference with the applicant's proposed antenna.
3. Plan Requirements: Each applicant requesting site plan approval under this ordinance shall submit a scaled plan showing or accompanied by the following information as part of any application package:
- a. Title block that shows the name of the development or project.
  - b. North arrow, date of plat, scale, name, address, and seal of all persons preparing the plat.
  - c. Signature block for Planning Board endorsement.
  - d. Vicinity sketch and zoning district(s).
  - e. Total area of parcel in acres and square feet.
  - f. Lot frontage.
  - g. Boundary lines and approximate dimensions and bearings.
  - h. Tax map and lot numbers.
  - i. Locations and descriptions of any existing or proposed easements, deed restrictions, or covenants.
  - j. Physical features on the site and within two hundred (200) feet of the site.
  - k. Soil information.
  - l. All natural features, such as streams, ponds, wetland, etc.
  - m. Existing and proposed grades and contours and base flood elevations.
  - n. Shape, size, height, location, and width of existing and proposed structures on-site.
  - o. Existing buildings, structures, and historic resources as defined in the Historic Resource Survey, 2010, as amended, within five hundred (500) feet of the site.
  - p. Access to the site, with location and width of existing and proposed driveways.
  - q. Locations, names, right-of-way, and travel widths of any existing and proposed roads on the property and within two hundred (200) feet of the site.
  - r. Final road profiles and cross sections for any new roads.
  - s. Locations and sizes of all utilities (i.e. electric, telephone, and water lines on the site).
  - t. Existing and proposed methods of handling stormwater runoff, and the direction of flow indicated by arrows.
  - u. Sizes and locations of all stormwater drainage lines, catch basins, drywells, drainage ditches, retentions basins, and culverts.
  - v. Location, types, and sizes of all existing and proposed landscaping and screening.
  - w. Location of any proposed lighting.
4. Review Process: Planning Board Approval and Building Permit Required - Non-residential and non-amateur Personal Wireless Service Facilities may be located within the Town of Amherst, subject to Planning Board approval and issuance of a building permit. Modifications

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to an existing installation which significantly alter the approved site plan shall also be subject to Planning Board approval. Construction or modification of an approved facility may not begin or continue without a valid building permit issued.

5. Once an application to the Planning Board is presented, the Town will refer the application to an independent professional consultant to determine the fee for review. The filing date of the application shall be defined as the date the application is presented and a cash deposit in the amount deemed necessary to defray the costs of the independent professional consultant review is submitted to the Town. All applications shall be assessed for a basic completeness review within thirty (30) days of the application's filing date by an outside professional consultant of the Board's choosing. All review costs are the responsibility of the applicant. Notice shall be sent if additional materials are needed by certified mail within thirty (30) days from the filing date of receipt of the application. Once notice of needed additional materials is sent, the ninety (90) or one hundred fifty (150) day clock is suspended until such materials are delivered. Incomplete applications will not be reviewed by the Planning Board. The Board must approve, approve with conditions, or deny the application in writing, within ninety (90) or (150) days of the filing date in accordance with FCC standards (Sec. 6409).
  - a. Co-location applications are subject to the ninety (90) day clock.
  - b. New siting applications are subject to the one hundred fifty (150) day clock.
6. Certificate of Operation: Operation of a facility may not begin until the applicant has completed all conditions of the Planning Board approval, submitted the Security for Removal (Section 3.16.H.3), and met all building permit requirements. All Personal Wireless Service Facilities are required to submit As-built drawings and color photographs (of sufficient size and scale to document the facility) of the facility to the Town prior to the issuance of a Certificate of Operation.

### J. ABANDONMENT OR DISCONTINUATION OF USE.

1. Notification – At such time that a carrier plans to abandon or discontinue operation of a Personal Wireless Service Facility, such carrier will notify the Town by certified U.S. mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than one hundred twenty (120) days prior to abandonment or discontinuation of operations. In the event that a carrier fails to give such notice, the Personal Wireless Service Facility shall be considered abandoned upon such discontinuation of operations.
2. Removal – Any Personal Wireless Service Facility tower that is declared abandoned shall be considered hazardous to the public health and safety. Upon abandonment or discontinuation of use, the owner shall remove the abandoned structure and restore the site to its natural appearance within ninety (90) days from the date of abandonment or discontinuation of use. “Physically remove” shall include, but not be limited to:
  - a. Removal of antennas, mount, equipment shelters, and security barriers from the subject property.
  - b. Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations.

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- c. Restoring the location of the Personal Wireless Service Facility to its natural condition, except that any landscaping and grading shall remain in the after-condition.
3. Failure to Remove – If the owner of the facility does not remove the facility upon the Zoning Administrator’s order, then the Board of Selectmen shall, after holding a public hearing with notice to the owner and abutters, issue a declaration of abandonment. The owner of the facility shall dismantle and remove the facility within ninety (90) days of receipt of the declaration of abandonment by the Board of Selectmen. If the abandoned facility is not removed within ninety (90) days, the Town may execute the security to pay for this action.

### **Section 3.17 Equestrian Facilities and Events.** (3-10-98)

#### INTENT OF THE ORDINANCE.

The Town of Amherst recognizes that equestrian activities and facilities are an integral part of the history and rural character of the town and, as such, can contribute to achieving the goals of the Master Plan. Through the preservation of open space and agricultural practices, the commercial elements of such ventures are of value to the entire community by providing recreational, competitive and other opportunities for public benefit.

The intent of this ordinance is to allow the development of private equestrian facilities and events in the residential zones of the Town of Amherst, while seeking to preserve the rural character of the Town. The provisions of this ordinance are further intended to limit the impact of these commercial ventures on public health, safety and welfare by the establishment of minimum standards and by requiring a review of the design, operating procedures and control of impacts. The ordinance seeks to promote the health, safety and welfare of rider and animal, as well as the public.

#### A. DEFINITIONS.

Equestrian Facility. A private facility with limited and/or occasional availability to the public; primarily for the boarding, training, breeding, sale, riding, and maintenance of horses, ponies, and other equids, with or without instruction for the rider.

Equestrian Events. Any event of more than thirty (30) participants per day involving horses and/or other animals which are on display or engaged in competition and organized and managed in accordance with the provision of a sanctioning state or national organization.

Riding Lessons. Any lesson or activity with limited availability to the public involving the riding, training or care of horses, whether saddled or otherwise, and including the training or instruction of riders or drivers.

#### B. GENERAL PROVISIONS.

1. Applicability: The provisions of this ordinance apply to all lessons or events involving horses that are open or available to the general public, regardless of whether there is a fee charged. Activities covered under this ordinance are allowed in all zones in the Town of Amherst.



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These provisions do not apply to the private ownership of horses or other farm animals not available for public use.

The ordinance shall be construed to cover and define uses permitted to equidae as a whole and not to limit permitted uses and activities to a size animal or a species or sub-species.

Allowable uses and activities involve the interaction between horses and humans and can be instructional, competitive, recreational, therapeutic, training, exercise, conditioning, or as otherwise approved by the Planning Board.

2. Prohibited Uses: Activities, operations, or events for the purpose of livestock auctions, commercial horse sales, the sale of transport equipment and vehicles, the manufacture or sale of feed, and animal hospitals are not allowable uses permitted under this ordinance. Outdoor lighting for night-time use of arenas, tracks, and like-training or competition areas is prohibited.
3. Equestrian Event Management. Equestrian events consist of horse shows, trials, or competitions open to the general public. All events shall be conducted under the rules or other provision of an applicable sanctioning state or national organization. Prior to conducting such events, the owner of the property shall apply for and obtain approval under the Non-Residential Site Plan Review Regulations of the Town. At a minimum the application shall include:
  - a. Name of land owner(s).
  - b. Map and Lot numbers of the parcel(s) to be used for equestrian events.
  - c. A plan showing the parcel, abutters, existing development, and planned improvements or alterations, parking areas, and traffic access and circulation.
  - d. A detailed description of the proposed equestrian events including activities, hours of operation, number of participants, bathroom facilities, water supply, etc.
  - e. A detailed description of the measures to be implemented to ensure that the proposed activities are compatible with the neighborhood, including but not limited to traffic management, dust, and noise control, disposal of manure.
  - f. The annual schedule of equestrian events.
  - g. Provisions for access to special populations if events are open to the general public.
  - h. A copy of the sanctioning organization's requirements for event management.
  - i. A traffic and parking plan shall designate areas for parking horse trailers and other oversize vehicles and for individual vehicles for those attending the equestrian events. All event parking shall be restricted to the designated areas and limited to the available spaces. No on-street parking shall be allowed. Traffic circulation shall ensure access for emergency vehicles at all times.
4. Riding Lessons. Riding lessons are all activities involving instruction, training, or participation in horse-back riding provided to the general public using horses not wholly owned by the individual receiving the instruction or training. Riding lessons to more than ten (10) individuals per day may be offered only by facilities approved under this ordinance. Prior to offering riding lessons to the public, the owner of the property shall apply for and obtain approval under the provision of the Non-Residential Site Plan Review Regulations of the

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Town. At a minimum the application shall include:

- a. Name of the land owner(s).
- b. Map and Lot numbers of the parcel(s) to be used for riding lessons.
- c. A plan showing the parcel, abutters, existing development, and planned improvements or alterations, parking areas, and traffic access and circulation.
- d. A detailed description of the proposed riding lesson operations including activities, hours of operation, maximum number of hourly and daily participants, bathroom facilities, waiting/classroom areas, water supply, etc.
- e. A detailed description of the measures to be implemented to ensure that the activities are compatible with the neighborhood, including but not limited to traffic management, dust, and noise control, disposal of manure.
- f. The schedule of operation of the riding center.
- g. Provisions for access to special populations if lessons are open to the general public.
- h. A copy of an emergency response plan to manage accidents and injuries.
- i. A traffic management plan must be prepared for any riding center offering lessons to more than 3 (three) riders per hour.

### C. OTHER PROVISIONS.

1. Barns or other structures used to stable horses under this ordinance shall be limited to one (1) animal per stall and one (1) stall per one (1.0) acres of pasture. Animals covered under this ordinance smaller than standard horses (fifty-eight inches [58 inches]) must be provided adequate pasture area.
2. Barns used to stable 5 (five) or more horses may contain up to eight hundred (800) sq. ft. of living space for a stable manager provided such space meets all applicable BOCA requirements and is issued an occupancy permit by the Town.
3. The restrictions on riding lessons contained in Section B.4 of this ordinance shall not apply to the owners of horses stabled or boarded at a facility not otherwise subject to this ordinance.
4. Nothing in this ordinance shall be construed to prohibit the private sale or maintenance of horses or farm livestock or to prohibit, or otherwise restrict, agricultural operations.
5. Agricultural operations and Equestrian operations shall be conducted in accordance with the "Manual of Best Management Practices (BMP) for Agriculture in New Hampshire" published by the New Hampshire Department of Agriculture, Markets, and Food. (3-8-05)

### **Section 3.18 Conditional Use Permits**

#### A. GENERAL.

Conditional Use Permits as herein provided for shall be deemed to be permitted uses in their respective zones, subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements and standards of this ordinance. All such cases are hereby

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declared to possess characteristics of such unique and special form that each specific use shall be considered as an individual case. The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence through testimony or otherwise, that the development, if completed as proposed, will comply with this Article and will satisfy the specific requirements for the use contained in the ordinance.

### B. PLANNING BOARD TO ADMINISTER.

Wherever a conditional use is authorized by this ordinance, the authority to administer or grant Conditional Use Permits shall be vested in the Planning Board.

### C. STANDARDS APPLICABLE TO ALL CONDITIONAL USE PERMITS.

#### 1. Conditions for Conditional Use Permits.

Before the Planning Board considers the approval of an application for a Conditional Use Permit, the applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

- a. That the property in question is in conformance with the dimensional requirements of the zone, or meets Planning Board standards for the reduction in dimensional requirements, and that the proposed use is consistent with the Amherst Master Plan. (3-10-15)
- b. That the proposal meets the purposes of the ordinance under which the application is proposed.
- c. That there will be no significant adverse impacts resulting from the proposed use upon the public health, safety, and general welfare of the neighborhood and the Town of Amherst.
- d. That the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, or inappropriate lighting than any use of the property permitted under the existing zoning district ordinances.
- e. That the proposed use will not adversely affect the ground water resources of Amherst, in particular the Aquifer Conservation District as defined in Section 4.13 of the Amherst Zoning Ordinance.
- f. The applicant shall file a Non-Residential Site Plan Review application in accordance with the "Non-Residential Site Plan Review Regulations" with the Amherst Planning Board.

#### 2. Conditions of Approval.

- a. The Planning Board may attach such conditions to its approval as are reasonable, necessary, and appropriate.
- b. All Conditional Use Permit uses are hereby declared to have special characteristics that shall be considered on a case-by-case basis.

#### 3. Limits on a Conditional Use Permit.

- a. Substantial construction must commence within one (1) year of the Planning Board approval of the Conditional Use Permit and Site Plan Approval.

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- b. If construction is not commenced within this period, the Conditional Use Permit approval may be extended for up to one (1) additional year upon Approval of the Amherst Planning Board. If construction is not commenced within this extended period the Conditional Use Permit is declared null and void.

### D. PERMITS FOR CONDITIONAL USE PERMITS.

A building permit for a Conditional Use Permit use shall not be issued by the Board of Selectmen or their duly appointed representative, the Administrative Official, until so directed by the Planning Board who shall first be satisfied that all the standards and conditions of this article and the ordinance have been met.

### Section 3.19 Phasing (3-13-07)

- A. PURPOSE. To ensure that the rate of growth of the Town does not unreasonably interfere with the Town's capacity for planned, orderly, and tangible expansion of its services to accommodate such growth, the Planning Board, at its discretion, may require phasing of subdivisions, as provided in RSA 674:21. Prior to requiring phasing, the Planning Board shall inquire into the impact which the proposed subdivision will have on Town services and shall exercise its discretion to require phasing so as to lessen or mitigate such impact.
- B. PHASING.
  1. In the event that the Board decides, in its discretion, that phasing is required, then each subdivision of land for a residential use producing four (4) lots or dwelling units and not more than six (6) lots or dwelling units shall be phased over a minimum of two (2) years, with not more than fifty percent (50 %) of the dwelling units receiving building permits in a one (1) year period. Every subdivision of seven (7) lots of dwelling units but not more than nine (9) lots or dwelling units shall be phased over a minimum of three (3) years, with not more than thirty-three percent (33 %) of the dwelling units receiving building permits in a one (1) year period. Every subdivision of ten (10) lots or dwelling units but not more than twenty (20) lots or dwelling units shall be phased over a minimum of four (4) years, with not more than twenty-five (25 %) of the dwelling units receiving building permits in a one (1) year period. Other larger subdivisions shall have phasing as determined by the Board at its discretion.
  2. The requirement shall apply to all forms of residential subdivision of land, as defined in RSA 672:14 (I), and RSA 674:21.
  3. The Planning Board may require any subdivision to adhere to a longer phasing plan if such phasing is deemed necessary to protect the health, safety, welfare and environment of the Town.

**ARTICLE IV -- ZONING REGULATIONS**

**Section 4.1 Application of Regulations.**

Subsequent to passage of this ordinance, buildings, or land shall hereafter be used, constructed, altered, or enlarged only in conformity with regulations specified herein for the zoning district in which it is located. (3-12-63)

**Section 4.2 Lots of Record.**

Any lot of record (See Art. IX, Sec. 9.1, Definitions, Lot of Record) in the Town of Amherst prior to the effective date of this section may be occupied by any use permitted in its zoning district, regardless of its size, provided it meets all applicable zoning setback, building, and water pollution control regulations for the Town of Amherst. Such lots shall provide for access on a publicly or privately maintained road. (3-12-63, 3-9-92, 3-13-82, 3-13-90, 3-11-03)

**Section 4.3 Residential/Rural Zone (RR). (3-12-63, 3-11-93, 3-10-15)**

A. PERMITTED USES.

1. One-family dwelling and accessory buildings or structures. (3-11-08)
2. Planned Residential Development. (See Art. IV, Sec. 4.17)
3. Farm, Agricultural or Nursery Use.
4. Roadside stand for the sale of farm produce or nursery products. (3-11-93)
5. Home Occupation. (3-11-93)
6. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)
7. Workforce Housing (See Section 4.14)
8. Non-commercial sports and recreation uses, subject to obtaining Planning Board site approval, which shall provide at minimum for applicable:
  - a. Setbacks,
  - b. Buffers,
  - c. Sanitary facilities,
  - d. Parking,
  - e. Mitigation of traffic impact, and
  - f. Adequate provision of emergency services, and subject to determination by the Planning Board of the following:
    - i. Such use shall not be the primary use of the lot;

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- ii. Such use shall be non-commercial in nature;
  - iii. Deleted (3-6-04);
  - iv. Deleted (3-6-04);
  - v. Such use shall be compatible with existing neighborhood uses;
  - vi. Such use complies with the spirit and letter of Section 3.1, Nuisance Provision; and
  - vii. No permanent buildings shall be permitted as part of such use, except for sheds to the extent necessary for storage of equipment for such use.
- g. Noise and lighting. Uses involving motor-driven objects producing sixty (60) or more decibels of sound at a range of ten feet as part of the sport or recreation are prohibited. Night lighting primarily for uses permitted under this section may be allowed by the Planning Board when more than five hundred (500) feet from any abutting lot line, but not between 9:00 p.m. and 7:30 a.m. (3-14-95)
9. Elderly Housing (See Article IV, Section 4.20) (3-10-15)
10. Accessory Apartment (3-8-16)
- B. USES PERMITTED BY SPECIAL EXCEPTION RESIDENTIAL/RURAL. (3-11-93)
1. Religious purposes. (3-1-05)
  2. Nursing Homes. (3-12-63)
  3. (Deleted 3-10-2015)
  4. (Deleted 3-8-2016)
- C. AREA AND FRONTAGE REQUIREMENTS.
1. The minimum lot area shall be two (2) acres. The minimum area shall contain no wetland as defined in Art. IV, Sec. 4.11, no flood plain as defined in Art. IV, Sec. 4.10, and no slopes greater than twenty percent (20 %). (3-5-74, 3-14-89, 3-6-04)
  2. Each new lot shall have a minimum frontage of two hundred (200) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s; in which event, thirty-five (35) feet shall be sufficient. (3-4-75, 3-10-87)
- D. YARD REQUIREMENTS.
1. Each dwelling, building, or structure shall be set back at least fifty (50) feet from the front lot line, or at such distance that will be no closer than an existing structure. An addition may not be extended laterally more than a maximum of a fifty percent (50%) increase of the lineal frontage of the existing structure and must conform to any other setback requirements on the lot. (3-12-63, 3-9-82, 3-12-02, 3-11-08)

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2. Except in the Historic District, each dwelling, building, or structure shall be set back at least twenty-five (25) feet from the side and rear property lines. In the case of corner property, this distance shall be increased to fifty (50) feet on that side bordering a street, lane, or public way. (3-12-63, 3-8-05, 3-11-08)
3. Any accessory buildings or structures shall be set back at least twenty (20) feet from side and rear lot lines and at least fifty (50) feet from the front lot line and not exceed twenty-two (22) feet in height. The height requirement may be waived for farm structures. (3-12-63, 3-10-87, 3-8-05, 3-11-08) In the Historic District, a new dwelling, building, or structure shall be at least twenty (20) feet from the side and rear property lines or no closer than twenty-five (25) feet from the principal dwelling, building, or structure on any abutting lot, whichever is greater. (3-8-05, 3-11-08)
4. No new principal dwelling, building, or structure shall be constructed to a height greater than forty (40) feet. No structure shall be constructed with more than four (4) floors/levels including basement and attic levels. No new dwelling, building, or structure, or addition to an existing dwelling, building, or structure that increases the total area of the structure, shall have a floor area ratio greater than fifteen percent (15%). The aggregate floor area ratio shall be no greater than fifteen percent (15%). (3-6-04, 3-13-07, 3-11-08, 3-11-14)

### E. PROHIBITED USES.

1. Aircraft landing fields. (3-10-98)

### **Section 4.4 Northern Transitional Zone (NTZ). (3-8-88)**

#### A. GENERAL. The purpose of establishing the Northern Transitional Zone is as follows:

1. To recognize, establish, and affirm an area of the Town in which lower density development is of itself, desirable.
2. To recognize the unique scenic and natural character of a portion of Town which forms a natural entry to the Northern Rural Zone.
3. To ensure that future development in this area of Town be of a type that is compatible with the area's scenic and natural character.
4. That the Northern Transitional Zone shall be bounded by Horace Greeley Road on the North, NH Route 101 on the South, and the Amherst Town line on the East. The Westerly boundary is the intersection of Horace Greeley Road and NH Route 101.

#### B. PERMITTED USES.

1. One-family dwelling and accessory buildings or structures. (3-8-88, 3-11-08, 3-10-15)
2. Farm, agricultural, or nursery use. (3-3-88)

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3. Roadside stand for the sale of farm products or nursery products.
4. Home occupation. (3-8-88)
5. Planned Residential Development (PRD) – (See Art. IV, Sec. 4.17) In order to achieve the purpose of this section, Planned Residential Development shall be encouraged as the principal method of future development of this zone. (3-8-88)
6. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)
7. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking, and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)
8. (Deleted 3-9-10)
9. Other Development. All development in this zone other than Planned Residential Development shall adhere to the following:
10. Accessory Apartment (3-8-16)

### C. AREA AND FRONTAGE REQUIREMENTS.

1. The minimum lot area for any permitted use shall be three and one-half (3 ½) acres. The minimum area shall contain no wetland as defined in Art. IV, Sec. 4.11, no flood plain as defined in Art. IV, Sec. 4.10), and no slopes greater than twenty percent (20%). (3-6-04)
2. Each lot shall have a minimum frontage of three hundred (300) feet on the principal route of access to the lot.
3. If frontage is provided by a Class A or Class B reduced frontage, thirty-five (35) feet of frontage on a publicly maintained road shall be sufficient for the lot or lots.

### D. YARD REQUIREMENTS.

1. Each dwelling, building, or structure shall be set back at least fifty (50) feet from the front lot line, or at such distance that will be no closer than an existing structure. An addition may not be extended laterally more than a maximum of a fifty percent (50%) increase of the lineal frontage of the existing structure and must conform to any other setback requirements on the lot. (3-11-08)
2. Each dwelling, building, or structure shall be set back at least forty (40) feet from the side and rear lot lines. In the case of corner property, this distance shall be increased to fifty (50) feet on



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that side bordering a street, lane, or public way. (3-8-05, 3-11-08)

3. Any accessory building or structure shall be set back at least thirty (30) feet from the side and rear lot lines and at least fifty (50) feet from the front lot line and shall not exceed twenty-two feet in height. This requirement may be waived for farm structures or buildings. (3-8-88, 3-11-08)
4. No new principal dwelling, building, or structure shall be constructed to a height greater than forty (40) feet. No structure shall be constructed with more than four (4) floors/levels including basement and attic levels. No new dwelling, building, or structure, or addition to an existing dwelling, building, or structure that increases the total area of the dwelling, building, or structure shall have a floor area ratio greater than fifteen percent (15%). The aggregate floor area ratio shall be no greater than fifteen percent (15%). (3-6-04, 3-11-08, 3-11-14)

### E. USES PERMITTED BY SPECIAL EXCEPTION NORTHERN TRANSITIONAL ZONE.

1. Religious purposes. (3-14-89)
2. Private schools. (3-14-89)
3. Hospitals, clinics, nursing homes, and other similar uses. (3-14-89)
4. Professional offices. (3-14-89)
5. Funeral homes. (3-14-89)
6. Sawmills. (3-14-89)
7. (Deleted 3-8-2016)
8. Kennels. (3-14-89)

### F. PROHIBITED USES.

1. Aircraft landing fields. (3-10-98)

### **Section 4.5 Northern Rural Zone (NR). (3-2-76, 3-10-15)**

A. GENERAL. The purpose of establishing the Northern Rural Zone is the following:

1. To recognize, establish, and affirm an area of the Town in which lower density development is of itself, desirable. (3-11-86)
2. To recognize the unique rural, scenic, and natural character of a portion of Town which has remained essentially undeveloped and unchanged during the time that the remainder of the Town has experienced considerable physical development and change. (3-2-76)

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3. To identify a portion of Town that contains extensive areas of poor soils, steep slopes, and limited accessibility which limits the type of development which is compatible with these limitations as well as the areas in which development can suitably take place. (3-2-76)
4. To ensure that future development in this area of Town be of a type that is compatible with the area's extensive physical limitations as well as its unique rural, scenic, and natural character. (3-2-76)

### B. PERMITTED USES.

1. One (1) family dwelling and accessory buildings or structures. (3-2-76, 3-11-08)
2. Farm, agricultural, or nursery use. (3-2-76)
3. Roadside Stand for the sale of farm produce or nursery products. (3-2-76)
4. Home Occupation. (11-2-82)
5. Planned Residential Development (PRD). In order to achieve the purpose of this section, Planned Residential Development shall be encouraged as the principal method of future development of this zone. (See Art. IV, Sec. 4.17) (11-2-82)
6. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)
7. Workforce Housing (see Section 4.14)
8. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking, and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)
9. Accessory apartment (3-8-16)

### C. USES PERMITTED BY SPECIAL EXCEPTION NORTHERN RURAL ZONE.

1. Religious purposes. (3-2-76)
2. Private schools. (3-2-76)
3. Hospitals, clinics, nursing homes, and other similar uses. (3-2-76)
4. Professional offices. (3-2-76)
5. Funeral homes. (3-2-76)

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6. Sawmills. (3-2-76, 3-9-82)

7. (Deleted 3-8-16)

8. Kennels. (11-2-82)

### D. AREA AND FRONTAGE REQUIREMENTS.

1. The lot area shall be five (5) acres. The minimum area shall contain no wetland as defined in Art. IV, Sec. 4.11, no flood plain as defined in Art. IV, Sec. 4.10, and no slopes greater than twenty percent (20%). (3-14-89, 3-6-04)

2. Each new lot shall have minimum frontage of three hundred (300) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-9-82, 3-10-87)

### E. YARD REQUIREMENTS.

1. Each dwelling, building, or structure shall be set back at least fifty (50) feet from the front lot line, or at such distance that will be no closer than an existing structure. An addition may not be extended laterally more than a maximum of a fifty percent (50%) increase of the lineal frontage of the existing structure and must conform to any other setback requirements on the lot. (3-11-80, 3-9-82, 3-11-08)

2. Each dwelling, building, or structure shall be set back at least forty (40) feet from the side and rear lot lines. In the case of corner property, this distance shall be increased to fifty (50) feet on that side bordering a street, lane, or public way. (3-8-05, 3-11-08)

3. Any accessory building or structure shall be set back at least thirty (30) feet from side and rear lot lines and at least fifty (50) feet from the front lot line and shall not exceed twenty-two (22) feet in height. This height requirement may be waived for farm structures or buildings. (3-11-80, 3-9-82, 3-12-85, 3-10-87, 3-11-08)

4. No new principal dwelling, building, or structure shall be constructed to a height greater than forty (40) feet. No structure shall be constructed with more than four (4) floors/levels including basement and attic levels. No new dwelling, building, or structure, or addition to an existing dwelling, building, or structure that increases the total area of the dwelling, building, or structure, shall have a floor area ratio greater than fifteen percent (15%). The aggregate floor area ratio shall be no greater than fifteen percent (15%). (3-6-04, 3-11-08, 3-11-14)

### F. PROHIBITED USES.

1. Aircraft landing fields. (3-10-98)

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**Section 4.6 General Office Zone (GO). (3-12-85, 3-10-15)**

A. PERMITTED USES.

1. Professional offices. (3-12-85)
2. General offices of individuals or groups for the handling of administrative functions such as but not specifically limited to: executive offices, business offices handling sales or services off the premises, including salesmen, agents or representatives of manufacturing, distributing, insurance, and wholesale companies. Specifically excluded is the retail sale of any product from the premises. (3-12-85)
3. Mixed-use development, limited to office and residential uses. (See Article IX Definitions) (3-14-89, 3-13-90)
4. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking, and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)
5. Outside storage of materials and/or equipment, other than vehicles, shall be prohibited.
6. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)

B. AREA AND FRONTAGE REQUIREMENTS.

1. The minimum lot area shall be one (1) acre except for a residential use which shall be two (2) acres. (3-12-85)
2. Each lot shall have a minimum frontage of two hundred (200) feet on the principal route of access to the lot. (3-12-85)

C. YARD AND BUILDING REQUIREMENTS. (3-12-91)

1. Each new structure shall be set back either fifty (50) or one hundred (100) feet from the edge of the public road right-of-way.
  - a. The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs.
  - b. The hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way.
  - c. Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line.
  - d. On corner lots, parking areas shall be screened from the highway with fences, landscaping,

## Town of Amherst Zoning Ordinance

and natural vegetation.

2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines.
3. Any lot bordering a residential zone or an existing residential use shall have a landscape buffer between any buildings and such residential zone or use.
4. No structure shall be constructed to a height greater than forty (40) feet. (3-11-14)
5. The floor area ratio shall be a maximum of twenty percent (20%).
6. A minimum of thirty percent (30%) of the area of any lot shall remain landscaped open space and not be utilized for construction (including parking).
7. There shall be no more than one (1) access to any lot wherever desirable for traffic safety and consideration shall be given to combining access points where two (2) or more lots are being concurrently developed.
8. All storage and/or equipment parking areas shall be fenced, screened, or otherwise protected from view. (3-12-91)

### D. ARCHITECTURAL DESIGN.

As a condition of final approval, the applicant must obtain the Planning Board's approval of the exterior architectural design to ensure that it is in harmony with the neighborhood and the surrounding environment. (3-12-85)

### E. PROHIBITED USES.

1. Aircraft landing fields. (3-10-98)

### **Section 4.7 Commercial Zone (C). (3-10-15)**

GENERAL PURPOSE. To provide commercial areas to serve major commercial and business needs of the general public. (3-14-78)

#### A. PERMITTED USES. Uses which include, but are not limited to the following: (3-13-90)

1. Retail establishments. (3-12-63)
2. Hotel and motels. (3-12-63, 3-14-78)
3. Public utility building, structure or facility. (3-14-78)
4. Home occupation. (11-2-82)

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5. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)
  6. Mixed-use development. (3-14-89) (See Art. IX Definitions)
  7. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking, and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)
  8. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA 170-E:1, 170-E:2, 204-C:72, 161-G:4, and all other applicable State Laws. (3-12-91, 3-10-92)
  9. Accessory apartment (3-8-16)
- B. USES PERMITTED BY SPECIAL EXCEPTION COMMERCIAL ZONE.
1. Outside recreation establishments exclusive of outdoor theaters. (3-2-76)
  2. Outside storage of equipment and materials, but not including junk yards. (3-2-76)
  3. Religious uses. (3-2-76)
  4. Private schools. (3-2-76)
  5. Hospitals, nursing homes and other similar uses. (3-2-76)
  6. (Deleted 3-8-16)
  7. Kennels. (11-2-82)
- C. AREA AND FRONTAGE REQUIREMENTS.
1. The minimum lot area shall be one (1) acre. (3-14-89, 3-11-97)
  2. Each new lot shall have a minimum frontage of two hundred (200) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-14-78, 3-9-82)
- D. YARD AND BUILDING REQUIREMENTS.
1. Each new structure shall be set back either fifty (50) or one-hundred (100) feet from the public road right-of-way of New Hampshire Route 101A. (3-14-89, 3-10-92)

## Town of Amherst Zoning Ordinance

- a. The fifty (50) foot option requires that a natural vegetation of landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs. (3-14-89, 3-10-92)
  - b. The one-hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way. (3-14-89)
  - c. Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line. (3-14-89)
2. Each new structure shall be set back fifty (50) feet from the edge of the public road right-of-way on all roads within the Commercial Zone. (3-10-92)
  3. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines. (3-14-89)
  4. Any lot bordering a residential zone or an existing residential use shall have a landscaped buffer between any buildings and such residential zone or use. (3-4-75)
  5. No structure shall be constructed to a height greater than forty (40) feet. (3-11-86, 3-11-14)
  6. The floor area ratio shall be a maximum of twenty-five (25%) percent. (3-12-85, 3-10-87)
  7. A minimum of thirty (30%) percent of the area of any lot shall remain landscaped open space and not be utilized for construction (including parking). (3-4-75)
  8. There shall be no more than one (1) access to any lot wherever desirable for traffic safety, and consideration shall be given to combining access points where two (2) or more lots are being concurrently developed. (3-4-75)
  9. All storage and/or equipment parking areas shall be fenced, screened, landscaped, or otherwise protected from view. (3-14-78)

### E. PROHIBITED USES.

1. Aircraft landing fields. (3-10-98)

### **Section 4.8 Limited Commercial Zone (LC). (3-2-76, 3-10-15)**

GENERAL PURPOSE. To provide commercial area to serve limited commercial and business needs of the general public.

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### A. PERMITTED USES.

1. Retail, personal service, and business establishment of a type consistent with the purpose of this zone to serve limited commercial needs of various neighborhoods in Town. The foregoing shall include, but not necessarily be limited to:
  - a. Retail grocery, meat, produce, drugs, stationery, hardware, baked goods (3-2-76)
  - b. Barber and beauty shops (3-2-76)
  - c. Shops for the collection and distribution of clothing materials for dyeing and cleaning establishments (3-2-76)
  - d. Banks (3-2-76)
  - e. Coffee or sandwich shop (except for drive-in or fast service types) (3-2-76)
2. Business and/or professional offices for individual or group practice, including doctors and dentists (including medical or dental clinics), lawyers, counseling services, engineers, architects, planners, insurance and accountants. (3-2-76)
3. Veterinary clinic. (3-2-76)
4. Gasoline service station which may have a garage for repair to automobiles only but not to include body or fender repair, paint spraying, or used car sales lots. (3-2-76, 3-12-91)
5. Interior storage. (3-2-76, 3-8-05)
6. Interior recreational establishments. (3-2-76)
7. Home occupation. (11-2-82)
8. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)
9. Mixed-use development (See Art. IX Definitions). (3-14-89)
10. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)
11. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA: 170-E:1, 170-E:2, 204-C:72, 161-G:4 and all other applicable State Laws. (3-12-91). (3-10-92)
12. Accessory apartment (3-8-16)



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### B. USES PERMITTED BY SPECIAL EXCEPTION LIMITED COMMERCIAL ZONE.

1. (Deleted 3-8-16)
2. Religious purposes. (3-8-8)
3. Kennels. (3-13-01)

### C. AREA AND FRONTAGE REQUIREMENTS.

1. The minimum lot area shall be one (1) acre. (3-2-76, 3-14-89, 3-11-97)
2. Each new lot shall have a minimum frontage of two hundred (200) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-14-78, 3-9-82, 3-10-87)

### D. YARD AND BUILDING REQUIREMENTS.

1. Each new structure shall be set back either fifty (50) or one-hundred (100) feet from the edge of the public road right-of way.
  - a. The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs.
  - b. The one-hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way.
  - c. Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line.
  - d. On corner lots, parking areas shall be screened from the highway with fences, landscaping, and natural vegetation. (3-14-89)
2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines. (3-14-89)
3. Any lot bordering a residential zone or an existing residential use shall have a landscape buffer between any buildings and residential zone or use. (3-2-76)
4. No structure shall be constructed to a height greater than forty (40) feet. (3-2-76, 3-12-85, 3-11-86, 3-11-14)
6. The floor area ratio shall be a maximum of twenty percent (20%). (3-2-76, 3-12-85, 3-10-87)
7. A minimum of thirty percent (30%) of the area of any lot shall remain landscaped open space and not be utilized for construction (including parking). (3-4-75, 3-13-07)
8. There shall be no more than one (1) access to any lot wherever desirable for traffic safety and

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consideration shall be given to combining access points where two (2) or more lots are being concurrently developed. (3-2-76)

9. All storage and/or equipment parking areas shall be fenced, screened, or otherwise protected from view.

### E. PROHIBITED USES.

1. Aircraft landing fields. (3-10-98)

## **Section 4.9 Industrial Zone.**

### A. PERMITTED USES.

1. Light manufacturing. (3-12-63)
2. Assembly of previously prepared materials. (3-12-63)
3. Metal working. (3-12-63)
4. Equipment sales and service. (3-12-63)
5. Creamery, bakery, and soft drink bottling plants. (3-12-63)
6. Distribution plants, service industries and parcel delivery. (3-12-63)
7. Laboratories. (3-12-63)
8. Corporate and business offices compatible with other permitted uses in the zone and/or professional offices for individual or group practice, including doctors and dentists (including medical and dental clinics), counseling services, engineers, architects, planners, insurance, and accountants. (3-14-78, 3-10-87)
9. Wholesale business and storage. (3-14-78)
10. Storage yards (but not junk yards). (3-14-78)
11. Banks. (3-10-87)
12. Coffee or sandwich shops (except for fast service types). (3-10-87)
13. Veterinary clinic. (3-10-87)
14. Interior recreational establishments. (3-10-87)

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15. Home occupation. (11-1-82)
16. Public utility buildings, structures, or facility. (3-14-78, 3-10-87)
17. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)
18. Retail Establishments. Change of use permit from the Planning Board required for existing buildings. (3-11-97)
19. Integrated Innovative Housing (See Article IV, Section 4.16) (3-10-15)

### B. NO LAND, BUILDING, OR STRUCTURE SHALL BE USED FOR ANY OF THE PURPOSES ENUMERATED BELOW.

1. Manufacture or storage of explosives in bulk quantities greater than twenty-five (25) pounds. (3-12-63)
2. Fertilizer manufacture. (3-12-63)
3. Glue manufacture. (3-12-63)
4. Petroleum refining. (3-12-63)
5. Smelting of metallic ores. (3-12-63)
6. Preparation of cement, gypsum, lime or plaster of paris. (3-12-63)
7. Manufacture of acids. (3-12-63)
8. Fat rendering in preparation of grease or tallow. (3-12-63)
9. Animal reduction or garbage dumping except sewage disposal or incineration done by the Town of Amherst. (3-12-63)

### C. USES PERMITTED BY SPECIAL EXCEPTION INDUSTRIAL ZONE.

1. Kennels. (11-2-82)
2. Sexual oriented businesses. (3-14-00)

### D. AREA AND FRONTAGE REQUIREMENTS.

1. The minimum lot area shall be one (1) acre. (3-14-78, 3-13-84, 3-14-89)

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2. Each lot shall have a minimum frontage of two hundred (200) feet on the principal route of access. (3-14-78, 3-13-84)

### E. YARD AND BUILDING REQUIREMENTS.

1. Each new structure shall be set back either fifty (50) or one-hundred (100) feet from the edge of the public road right-of-way. (3-14-89)
    - a. The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs. (3-14-89)
    - b. The one-hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way. (3-14-89)
    - c. Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line. (3-14-89)
    - d. On corner lots, parking areas shall be screened from the highway with fences, landscaping and natural vegetation. (3-14-89)
  2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines. (3-14-89)
  3. Any lot bordering a residential zone or an existing residential use shall have a landscaped buffer between any building and such residential zone or use. (3-4-75)
  4. No structure shall be constructed to a height greater than forty (40) feet, excepting industrial structures south of the Boston & Maine Railroad which shall not exceed fifty (50) feet for inhabited and eighty (80) feet for uninhabited structures. (3-4-75, 3-11-86, 3-12-91, 3-11-14)
  5. The floor area ratio shall be a maximum of forty percent (40%). (3-4-75, 3-10-87)
  6. A minimum of thirty percent (30%) of the area of any lot shall remain open space and not be utilized for construction including parking. (3-4-75, 3-13-01)
  7. There shall be no outside storage of materials or equipment between the front of any buildings and the street. All storage and/or equipment parking areas shall be fenced, screened, landscaped or otherwise protected from view. (3-4-75)
- F. ACCESS. Access to any lot with frontage on Route 101A shall be by such other streets as are available and not by Route 101A unless no other access is available. (3-14-78)

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**Section 4.10 Flood Plain Conservation District. (3-10-70, 3-11-97)**

A. GENERAL. In the interest of public health, convenience, safety, and welfare, the regulations of this district are intended to guide the use of areas of flood plain subject to flood water and to encourage the retention of open land so as to constitute a harmonious and appropriate physical development of the Town, as developed from the Master Plan. The specific intent of this district is:

1. To prevent the development of buildings and uses in areas that are unsatisfactory and hazardous due to the threat of flooding.
2. Protection of natural flow and drainage.

B. PURPOSE. Certain areas of the Town of Amherst, New Hampshire, are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the Town of Amherst, New Hampshire, has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as detailed in this Floodplain Management Ordinance. (3-13-07)

C. DEFINITION. This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Amherst, New Hampshire, Flood Plain Conservation District. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Amherst, New Hampshire, Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Hillsborough, N. H." dated Sept. 25, 2009, or as amended, together with the associated Flood Insurance Rate Maps dated Sept. 25, 2009, or as amended, which are declared to be a part of this ordinance and are hereby incorporated by reference. (3-13-07, 7-16-09)

The following definitions shall apply only to this Floodplain development ordinance, and shall not be affected by the provisions of any other ordinance of the Town of Amherst, NH.

Area of Special Flood Hazard is the land in the floodplain within the Town of Amherst subject to a one (1) percent or greater chance of flooding in any given year. The area is designated as Zones A and AE on the Flood Insurance Rate Map. (3-13-07)

Base Flood means the flood having a one-percent possibility of being equaled or exceeded in any given year.

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Basement means any area of a building having its floor subgrade on all sides.

Building. (See structure)

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials. (3-13-07)

FEMA means the Federal Emergency Management Agency.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters, and
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM) means an official map incorporated with this ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Amherst.

Flood Insurance Study means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination and determination of mudslide (i.e. mudflow) and/or flood-related erosion hazards. (3-13-07)

Floodplain or Flood-prone area means any land area susceptible to being inundated by water from any source (see definition of “Flooding”).

Flood proofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

Floodway. (See Regulatory Floodway)

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking and port facilities that are necessary for the loading/unloading of cargo or passengers, and ship building/repair facilities but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure means any structure that is:

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1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved state program as determined by the Secretary of the Interior, or:
  - b. Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on-site for greater than one hundred eighty (180) consecutive days. This includes manufactured homes located in a manufactured home park or subdivision. (3-13-07)

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale. (3-13-07)

Mean Sea Level means the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New Construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. (3-13-07)

One Hundred (100) Year Flood. (See Base-Flood)

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Recreational Vehicle is defined as:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway means the channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. (3-13-07)

Special Flood Hazard Areas. (See Area of Special Flood Hazard) (3-13-07)

Structure means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Start of Construction includes substantial improvements, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on-site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial Improvement means any combination of repairs, reconstruction, alteration, or improvements to a structure in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure. The market value of the structure should equal:

1. The appraised value prior to the start of the initial repair or improvement, or
2. In the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term



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includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Violation means the failure of a structure or other development to be fully compliant with community’s flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR Sec. 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. (3-13-07)

Water Surface Elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in floodplains.

### C. PERMITTED USES.

Any of the following uses, which may require a permit, that do not result in the erection of any structures or require the addition of fill, and that are otherwise permitted by the Zoning Ordinance.

1. Minor fences, docks, wharfs, boat houses.
2. Agriculture.
3. Forestry.
4. Recreational purposes such as accessory tennis courts, swimming pools, playing fields.
5. Golf courses.
6. Parking lots, driveways, roads.
7. Non-commercial sports and recreation uses, subject to obtaining Planning Board site approval, which shall provide at minimum for applicable:
  - a. Setbacks,
  - b. Buffers,
  - c. Sanitary facilities,
  - d. Parking,
  - e. Mitigation of traffic impact, and
  - f. Adequate provision of emergency services, and subject to determination by the Planning Board of the following:
    - i. Such use shall not be the primary use of the lot;
    - ii. Such use shall be non-commercial in nature;

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- iii. Deleted (3-6-04);
  - iv. Deleted (3-6-04);
  - v. Such use shall be compatible with existing neighborhood uses;
  - vi. Such use complies with the spirit and letter of Section 3-1, Nuisance Provision.
  - vii. No permanent buildings shall be permitted as part of such use, except for sheds to the extent necessary for storage of equipment for such use; and
  - g. noise and lighting. Uses involving motor-driven objects producing sixty (60) or more decibels of sound at a range of ten feet as part of the sport or recreation are prohibited. Night lighting primarily for uses permitted under this section may be allowed by the Planning Board when more than five hundred (500) feet from any abutting lot line, but not between 9:00 p.m. and 7:30 a.m.
  - h. The Conservation Commission has determined, and the Planning Board agrees, that such use shall not:
    - i. Contribute to pollution of surface or groundwater;
    - ii. Damage or destroy habitats or reproductive areas for plants, fish, and wildlife of importance;
    - iii. Eliminate, depreciate, or obstruct the commerce, recreation or aesthetic enjoyment of the public;
    - iv. Be detrimental to adequate ground water levels;
    - v. Adversely affect stream channels and their ability to handle runoff of water; or
    - vi. Disturb or reduce the natural ability of wetlands to absorb floodwaters and salt. Uses involving motor-driven objects producing sixty (60) or more decibels of sound at a range of ten (10) feet as part of the sport or recreation are prohibited. Night lighting primarily for uses permitted under this section may be allowed by the Planning Board when more than five hundred (500) feet from any abutting lot line, but not between 9:00 p.m. and 7:30 a.m.
8. Recreational vehicles placed on sites within Zones A or AE shall be either;
- a. Be on-site for fewer than one hundred eighty (180) consecutive days;
  - b. Be fully licensed and ready for highway use; or
  - c. Meet all standards of Section 60.3 (b) (1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for manufactured homes in Paragraph c(6) of Section 60.3. (3-13-07)

### D. BUILDING PERMIT.

The Zoning Department shall review all building permit applications for new structures or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall: (3-13-07)

- 1. Be designated (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- 2. Be constructed with materials resistant to flood damage;

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3. Be constructed by methods and practices that minimize flood damages; and
  4. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- E. Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area the applicant shall provide the Zoning Department with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding. (3-13-07)
- F. For all new or substantially improved structures located in Zones A or AE, the applicant shall furnish the following information to the Zoning Department:
1. The as-built elevation (in relation to NGVD) of the lowest floor (including basement) and include whether or not such structures contain a basement.
  2. If the structure has been flood proofed, the as-built elevation (in relation to NGVD) to which the structure was flood proofed.
  3. Any certification of flood proofing.
- G. THE ZONING DEPARTMENT shall maintain for public inspection, and shall furnish such information upon request. (3-13-07)
- H. THE ZONING DEPARTMENT shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (3-13-07)
1. In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Zoning Department, in addition to the copies required by RSA 482-A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Zoning Department, including notice of all scheduled hearings before the Wetlands Bureau. (3-13-07)
  2. The applicant shall submit to the Zoning Department, certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained. (3-13-07)
  3. Along water courses with a designated Regulatory Floodway no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the

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floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge. (3-13-07)

4. Until a Regulatory Floodway is designated along watercourses, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE on the FIRM, unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. (3-13-07)
  5. The Zoning Department shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that all development located in Zone A meet the following floodway requirement: “No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge.” (3-13-07)
- I. IN SPECIAL FLOOD HAZARD AREAS, the Zoning Department shall determine the one hundred (100) year flood elevation in the following order of precedence according to the data available.
1. In Zone AE, refer to the elevation data provided in the community’s Flood Insurance Study and accompanying FIRM or FHBM. (3-13-07)
  2. In A Zones the Zoning Department shall obtain, review, and reasonably utilize any one hundred (100) year flood elevation data available from any federal, state, or other source including data submitted for development proposals submitted to the community (i.e. subdivisions, site approvals). (3-13-07)
- J. The Zoning Department’s one hundred (100) year flood elevation determination will be used as criteria for requiring in Zones A and AE that: (3-13-07)
1. All new construction or substantial improvement of residential structures have the lowest floor (including basement) elevated to or above the one hundred (100) year flood elevation;
  2. That all new construction or substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the one hundred (100) year flood level; or together with attendant utility and sanitary facilities, shall:
    - a. Be flood-proofed so that below the one hundred (100) year flood elevation the structure is watertight with walls substantially impermeable to the passage of water; (3-13-07)
    - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
    - c. Be certified by a registered professional engineer or architect that the design and methods

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of construction are in accordance with accepted standards of practice for meeting the provisions of this section.

- K. ALL MANUFACTURED HOMES to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind force.
- L. ALL RECREATIONAL VEHICLES placed on sites within Zones A and E shall either: (3-13-07)
1. Be on the site for fewer than one hundred eighty (180) consecutive days;
  2. Be fully licensed and ready for highway use; or
  3. Meet all standards of section 60.3(b)(1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for “manufactured homes” in Paragraph (c) (6) of section 60.3.
- M. FOR ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS, fully enclosed areas below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:
1. The enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage;
  2. The area is not a basement;
  3. Shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
    - a. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
    - b. The bottom of all openings shall be no higher than one (1) foot above grade.
    - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
- N. VARIANCES AND APPEALS.
1. Any order, requirement, decision or determination of the Building Inspector made under this ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
  2. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I(b), the

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applicant shall have the burden of showing in addition to the usual variance standards under state law:

- a. That the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
  - b. That if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
  - c. That the variance is the minimum necessary, considering the flood hazard, to afford relief.
3. THE ZONING BOARD OF ADJUSTMENT shall notify the applicant in writing that:
- a. The issuance of a variance to construct below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of Insurance coverage; and
  - b. Such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.

### **Section 4.11 Wetland and Watershed Conservation District.** (3-11-14)

- A. TITLE. The title of this District shall be the Wetland and Watershed Conservation District, and this section shall be identified as the Wetland and Watershed Conservation District Ordinance of the Town of Amherst, New Hampshire.
- B. AUTHORITY. This ordinance is adopted under authority granted pursuant to RSA 674:16 entitled Grant of Power and RSA 674:21 entitled Innovative Land Use Controls. In administering this Innovative Land Use Control Ordinance, the Planning Board shall enjoy the authority to grant Conditional Use Permits and Special Use Permits when an applicant is able to demonstrate to the satisfaction of the Planning Board that granting such permits will not compromise achievement of the stated purpose of this ordinance. Any appeal of a decision made by the Planning Board in administering this Innovative Land Use Control Ordinance must be made to Superior Court pursuant to the provisions of RSA 676:5, III and RSA 677:15.
- C. PURPOSE. The purpose of the Wetland and Watershed Conservation District is to protect the health, safety, and general welfare of the public by promoting both the most appropriate use of land and by protecting wetland and surface water ecosystems and water quality in accordance with the goals and objectives of Amherst's adopted Master Plan. Wetlands, surface waters, and associated buffers situated in the Town of Amherst are recognized as a valuable natural resource requiring careful management in order to preserve their benefits to public health, safety, and welfare. Correspondingly, the Town of Amherst hereby acknowledges wetlands, surface water, and associated buffers:
  1. Prevent the destruction of or significant changes to wetland and surface waters and adjoining land which provides flood protection;
  2. Protect persons and property against the hazards of flood inundation by ensuring the continuation of the natural flow patterns of streams and other watercourses;

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3. Provide for nutrient attenuation and augmentation of stream flow during dry periods;
4. Preserve and protect important wildlife habitat, flora, and fauna areas, including those critical to threatened and endangered species, and to maintain ecological balance;
5. Prevent the expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of abuse or inharmonious use of land situated within the District;
6. Protect wetlands, surface waters, and groundwater supply and recharge areas within the Town of Amherst from degradation;
7. Mitigate the effects of structures and associated land uses which have the potential to compromise surface and groundwater supplies through the introduction of sewage, nutrients, hazardous substances, and siltation; and
8. Preserve and enhance those aesthetic values associated with the Wetland and Watershed Conservation District.

D. **APPLICABILITY.** Unless exempted by specific provision, all proposed development, removal of vegetation in excess of Comprehensive Shoreland Protection Act (as amended) limits, and alteration of terrain within the Wetland and Watershed Conservation District shall be subject to the provisions of this section.

E. **DEFINITIONS OF WORDS AND TERMS.** Reference shall be made to Article IX of this ordinance for the definition of words and terms used throughout this Wetland and Watershed Conservation District Ordinance.

F. **DISTRICT BOUNDARIES.**

The Wetland and Watershed Conservation District shall be comprised of all wetlands and surface waters, together with associated buffers, having the following dimensions:

1. Wetlands:

- |                               |   |
|-------------------------------|---|
| a. Water protection wetlands: | 100 feet                                |
| b. Significant wetlands:      | 50 feet                                 |
| c. Other wetlands:            | 25 feet                                 |
| d. Vernal pools (*):          | Tier One: 100 feet<br>Tier Two: 50 feet |

\*For those lots created prior to March 11, 2014, the noted buffer widths for vernal pools shall not apply.

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### 2. Surface Waters:

- |                          |          |
|--------------------------|----------|
| a. Lakes and ponds:      | 100 feet |
| b. Ephemeral streams:    | 25 feet  |
| c. Intermittent streams: | 50 feet  |
| d. Perennial streams:    | 100 feet |

3. For the purposes of this ordinance, the reference line of all wetlands and surface waters shall be established by an on-ground delineation performed by a Certified Wetland Scientist (see buffer definition). All wetlands, surface waters, and vernal pools shall be field delineated and defined by a Certified Wetland Scientist.

4. The Wetland and Watershed Conservation District shall not include those wetlands which have developed as a result of the construction of storm water treatment and/or detention facilities, agricultural use, waste treatment, or other water dependent structures or uses, and manmade facilities. In the case of beaver activity, the reference line shall be determined by those areas that meet the jurisdiction of the NH Department of Environmental Services.

5. Wetlands located within New Hampshire Public Water Supply Wellhead Protection Areas, as delineated by the New Hampshire Department of Environmental Services, and wetlands within the Pennichuck Brook Watershed as shown on a plan entitled Watershed and Wetland Water Resource Map, 2013, shall be designated Public Water Protection Wetlands.

6. In order to permanently define boundaries of the Wetland and Watershed Conservation District, a durable disk or placard of a design acceptable to the Amherst Conservation Commission shall be installed and maintained along such boundaries at horizontal intervals of not more than fifty (50) feet.

7. **Boundary Disputes.** When any boundary of the Wetlands and Water Conservation District is disputed by either the Town of Amherst or by an applicant, the Planning Board, at the applicant's expense, may engage an independent Certified Wetland Scientist to determine the location of the Wetland and Watershed Conservation District. The independent Certified Wetland Scientist shall transmit his/her findings to the project engineer/surveyor who shall add said findings to the project plan. This revised plan, showing both wetland delineation boundaries, shall be presented to the Planning Board who shall make the final determination regarding District boundaries. The Town's Certified Wetland Scientist Agent shall convey said findings to the land owner and applicant.

G. **PERMITTED USES.** Each of the following uses shall be permitted by right in the Wetland and Watershed Conservation District:

1. **Forestry Uses,** subject to the provisions of RSA 227-J:6, as amended, and in accordance with applicable Best Management Practices.
2. **Agricultural Uses,** as defined by RSA 21:34-a, as amended, and in accordance with applicable Best Management Practices. The Planning Board reserves the right to reasonably regulate



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agricultural uses as provided for in RSA 674:32-b, as amended.

3. The installation and maintenance of water wells and surface water intake facilities and associated supply lines and appurtenances.
4. Public and private open space, conservation land, trails, wildlife refuges, parks, and passive recreational uses and other low impact uses of land consistent with the stated purpose of this ordinance.
5. Construction and maintenance of fences, footbridges, catwalks, wharves/docks, and other water dependent structures provided said structures are constructed on posts, pilings, or other means of support which do not substantially alter the existing ground surface. New construction activities may require a permit from the NHDES. For maintenance of a legally constructed structure(s) refer to RSA 482-A: 3 IV. (a), (b), (c), as amended. Maintenance of existing public and private roads, driveways, bridges, and culverts; utilities; fire protection and irrigation supply works; and stormwater management facilities.
6. Replacement or repair of any existing septic system confirmed to be in failure provided:
  - a. The system requiring replacement or repair was in place prior to the date of adoption of this ordinance;
  - b. Prior to commencement of such replacement or repair the property owner has obtained any and all required State and local construction approvals and permits; and
  - c. The planned replacement or repair will not expand the intensity of use of the structure(s) it is intended to serve.

### H. USES PERMITTED BY CONDITIONAL USE PERMIT.

Conditional Uses. Any use not identified as a permitted use under Paragraph G of this Section is recognized as having potential to adversely affect lands situated within the Wetland and Watershed Conservation District and, therefore, prove contrary to the stated purpose of this ordinance. However, the following uses of land in the Wetland and Watershed Conservation District may be permitted upon issuance of a Conditional Use Permit by the Planning Board, provided the Board finds, based upon competent evidence, that such use or uses will not be expected to significantly impair the function and values of resources situated within the District and meets the other criteria set forth herein:

1. Accessory structures associated with a legally existing primary structure, provided the applicant demonstrates that no practicable alternative exists elsewhere on the lot and outside of the Wetland and Watershed Conservation District.
2. Construction of streets, roads, and other access ways, including driveways, footpaths, bridges, and utilities if essential to the productive use of land beyond the Wetland and Watershed Conservation District. These uses shall be located and constructed in such a way as to minimize the potential for detrimental impact to the District and be planned, designed, and constructed in a manner consistent with applicable State and local standards. Such construction

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may be permitted within the District only when no viable alternative is available.

3. Water impoundments for the purposes of creating a water body for wildlife, fire protection, stormwater management, or recreational use. Construction of impoundments for on-site detention and/or treatment of stormwater runoff in the Wetland and Watershed Conservation District, provided the Planning Board finds that it is not practical or possible to locate them outside of the District.
  4. Non-conforming Uses and Structures: Expansion of a non-conforming use or structure situated within the Wetland and Watershed Conservation District may be permitted provided the Planning Board finds, in addition to the provisions outlined in Section I.2 a-g, that the proposed expansion conforms to the following additional standards:
    - a. The encroachment upon the surface water, wetland, or vernal pool is not increased;
    - b. The expansion is located as far from the surface water, wetland, or vernal pool as possible and located so as to minimize disturbance of existing vegetation within the District; and
    - c. The Planning Board finds that any potential decrease in wetland function and values resulting from the activity or use will be properly mitigated on the site. Mitigation strategies may include, but are not limited to, planting of indigenous vegetation in the District; improving existing or implementing new storm water management and treatment; removal and management on invasive species on the property; and the removal of excess impervious surfaces.
  5. Other uses which the applicant is able to demonstrate to the satisfaction of the Planning Board that will not significantly interfere with wetland functions and values, water quality, or wildlife habitat pursuant to the statement of purpose of this ordinance; or in the alternative, uses that will impact wetlands functions and values; but, in the opinion of the Planning Board, are not contrary to the public interest and will result in significant public benefit provided:
    - a. Compensatory mitigation is provided such that those Wetland and Watershed Conservation District functions and values to be impacted will be off-set in whole. Such mitigation may be located on- or off-site. As a guide to the type and extent of compensatory mitigation considered, reference shall be made to the New England District Compensatory Mitigation Guidance, US Army Corps of Engineers, New England District, Regulatory Division, 7-2-2010 as amended.
    - b. The applicant has demonstrated avoidance and minimization to the fullest extent practical.
- I. CONDITIONAL USE PERMIT REVIEW CRITERIA.
1. The Planning Board shall, in addition to referencing the findings referenced in the preceding section, consider all relevant facts and information prior to making a decision on any application for a Conditional Use Permit; find that the proposed project is consistent with the stated Purpose of this ordinance; and find, that to the extent possible, the project avoids and minimizes impacts to land situated within the District, including but not limited to the following:

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- a. The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools including but not limited to their capacity to:
  - i. Support fish and wildlife;
  - ii. Attenuate flooding;
  - iii. Supply and protect surface and ground water resources;
  - iv. Remove sediments;
  - v. Remove pollutants;
  - vi. Support wetland vegetation;
  - vii. Promote public health and safety; and
  - viii. Moderate fluctuations in surface water levels.
  
- b. The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including:
  - i. Increased potential for erosion, siltation, and turbidity of surface waters;
  - ii. Loss of fish and wildlife habitat;
  - iii. Loss of unique habitat having demonstrable natural, scientific, or educational value;
  - iv. Loss or decrease of beneficial aquatic organisms and wetland plants and their habitat;
  - v. Increased danger of flooding and/or transport of pollutants; and
  - vi. Destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community.
  
- c. The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland and Watershed Conservation District.
- d. The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services and/or other State agencies having jurisdiction.
- e. All applicable Federal and/or State permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules – Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.
- f. Where applicable, proof of application to all required State and/or Federal permits.
- g. Prior to making a decision in regard to the possible approval of any Conditional Use Permit application, the Planning Board shall afford the Conservation Commission an opportunity to provide written comment. In the case of applications involving land situated within the watershed of the Pennichuck Brook, the Planning Board shall also afford Pennichuck Water Works (PWW) an opportunity to review and comment on the application. Both the Conservation Commission and PWW, after consideration and review of an application for a Conditional Use Permit, may recommend the Planning Board impose conditions of approval, if deemed necessary, to mitigate the potential for adverse effects caused by the proposed activity or use.

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### J. CONDITIONAL USE APPLICATION REQUIREMENTS.

Application for a Conditional Use Permit shall be made on forms supplied by the Planning Board and shall include a narrative and/or site plan containing the following information on one or more pages at a scale suitable to illustrate relevant details of the project, as well as a report demonstrating compliance with the requirements of Section I. At a minimum, each application shall depict or identify:

1. North arrow and date of site plan preparation;
2. Property lines;
3. The location of Wetlands and other significant hydrological features, including provisions for the protection of ecologically sensitive areas and features of the site;
4. Names and addresses of owners and holders of conservation restrictions and easements on abutting properties;
5. Limits of surface waters, wetlands, vernal pools, and Wetland and Watershed Conservation District boundaries;
6. Soil types;
7. Vegetation types;
8. A report detailing how the function and values of the mapped on-site wetlands were determined and evaluated;
9. Topographic contours at no greater than two (2) foot intervals;
10. Surface drainage patterns;
11. Existing and proposed development, removal of vegetation, and alteration of the land surface conditions;
12. Computation of the extent of proposed impact to land situated within the Wetland and Watershed Conservation District. The extent of aerial impacts to the District shall be measured in square feet. The extent of volumetric impacts to the District shall be measured in cubic yards;
13. Stormwater management accommodations, both existing and proposed. The applicant shall demonstrate:
  - a. Post development peak stormwater discharge volumes exiting the site are less than or equal to pre-development discharge volumes for the ten (10) year return frequency design storm;
  - b. The volume of site generated stormwater to be infiltrated on-site by post-development conditions is greater than or equal to the volume infiltrated in the pre-development

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- condition based on evaluation of the two (2) year return frequency design storm; and
- c. Stormwater management facilities shall provide for sedimentation removal accommodations;
14. Erosion and sedimentation control measures proposed during construction;
  15. Identification of potential risks to the District anticipated as a result of proposed site development together with proposals for mitigation;
  16. A letter report issued by the New Hampshire Natural Heritage Inventory identifying any rare or endangered species known to exist within the project vicinity. In the event it is confirmed that rare or endangered species in fact exist on or immediately adjacent to the subject parcel, the applicant shall submit a proposal for mitigation of risk;
  17. Identification of hazardous materials to be stored or used on-site together with a plan for proper management of same;
  18. A statement acknowledging the applicant's intent to prohibit the use of lawn chemicals and deicing compounds, unless otherwise approved by the Planning Board; and
  19. If required by the Planning Board, provisions for monitoring ground and surface water quality;
  20. Provisions for future maintenance of the engineering design, operating, and monitoring controls to be implemented;
  21. A plan showing the estimated edge of wetlands within five hundred feet (500) of the nearest impact area; these wetland areas may be mapped based upon field observations, USGS maps, or other related map information that may be available.

### **Section 4.12 Watershed Protection District - Deleted.** (3-11-14)

### **Section 4.13 Aquifer Conservation and Wellhead Protection District.** (3-11-14)

- A. AUTHORITY. The Town of Amherst hereby adopts this Aquifer Conservation and Wellhead Protection District Ordinance pursuant to the authority granted under RSA 674:16 and RSA 674:21.
- B. PURPOSE. The Aquifer Conservation and Wellhead Protection District Ordinance (ACWPD) is established for the purpose of protecting quality and quantity of groundwater resources available to be used as current and/or future drinking water supplies. This ordinance is intended to:
  1. Maintain public health and welfare by protecting existing and potential sources of groundwater and associated recharge areas.
  2. Prevent land use practices and development that could reduce the volume of recharge available to aquifers identified as current or potential sources of drinking water.

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3. Prevent land use practices and development that could contaminate or adversely impair the quality of groundwater within aquifers identified as current or potential sources of drinking water.
  4. Provide for future growth, in accordance with the Town's Master Plan, by protecting the long-term availability of clean, safe, potable water.
  5. Identify land uses that can safely be sited in aquifer recharge areas and in the proximity of water supply wells.
- C. **APPLICABILITY.** This ordinance shall apply to all uses of land situated within the Aquifer Conservation and Wellhead Protection District, with the exception of those uses which enjoy an exemption under Section G of this ordinance.
- D. **DISTRICT BOUNDARIES.**
1. Aquifer Conservation and Wellhead Protection District boundaries are as identified on a map on file with the Community Development Office entitled "Environmental Features" produced by the Nashua Regional Planning Commission. The ACWPD is an overlay district which is superimposed over all underlying districts. Data resources used to produce the map include:
    - a. Aquifer areas that have been delineated on mapping prepared by the U.S. Geological Survey entitled, *Hydrogeology of Stratified-Drift Aquifers and Water Quality in the Nashua Regional Planning Commission Area, South-Central New Hampshire*, prepared Toppin, K.W., 1987: *U.S. Geological Survey Water-Resources Investigations Report 86-4358*, and as may be amended or superseded by the U.S.G.S.
    - b. Wellhead Protection Areas associated with public water supply wells shown on the ACWPD map and as inventoried by the New Hampshire Department of Environmental Services.
  2. **Incorrectly Designated Zones.** In instances where the actual boundary of the Aquifer Conservation and Wellhead Protection District are disputed, the Planning Board, at the applicant's expense and authorization, may engage a qualified professional geologist or hydrogeologist to determine the precise location of the ACWPD boundaries. A report of the professional's findings shall be submitted to the Planning Board, which shall include but not be limited to the following:
    - a. A revised soils map of the area in question along with a written report of on-site field inspection and test boring data.
    - b. If the information provided to the Planning Board is accepted by the Board, the boundary of the district shall be adjusted based on the evidence provided. The Planning Board may reserve the right to withhold action on any application pending the results of an on-site inspection by the Board or its appointed agent.
- E. **PERMITTED USES.** All uses permitted in the underlying district are permitted in the Aquifer Conservation and Wellhead Protection District unless identified as a prohibited use or a

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conditional use under this ordinance. All uses within the ACWPD shall comply with performance standards specified in Section 4.13.J unless specifically exempt under Section 4.13.G of this ordinance.

### F. PROHIBITED USES.

1. The following uses are prohibited in the Aquifer Conservation and Wellhead Protection District:
  - a. Development or operation of a hazardous waste disposal facility, as defined under RSA 147-A, as amended;
  - b. Development or operation of a solid waste landfill, as defined under RSA 149-M, as amended;
  - c. Outdoor storage of road salt or other deicing compounds;
  - d. Development or operation of a junkyard;
  - e. Development or operation of a snow dump;
  - f. Development or operation of a wastewater or septage lagoon;
  - g. Storage of bulk petroleum products, including operation of gasoline stations;
  - h. Development or operation of a commercial animal feedlot; and
  - i. Development or operation of a dry cleaning facility, using or storing dry cleaning chemicals on-site.
  
2. EXEMPTIONS. The following uses shall be exempt from the provisions of this ordinance provided they remain in compliance with all applicable local, state, and federal requirements:
  - a. Any single or two family dwelling or Integrated Innovative Housing Development by Conditional Use Permit (3-10-15);
  - b. Any business or facility where regulated substances are stored in containers having a capacity of not more than five (5) gallons;
  - c. Storage of heating fuels for on-site use or fuels for emergency electric power generation, provided that storage tanks are indoors on a concrete floor or have corrosion control, leak detection, and secondary containment accommodations;
  - d. Storage of motor fuel in tanks attached to vehicles fitted with permanent fuel lines to enable the fuel to be used by that vehicle;
  - e. Storage and use of office supplies;
  - f. Temporary storage of construction materials on a site where they are intended to be used;
  - g. The sale, transportation, and storage of pesticides, as defined in RSA 430:29 XXVI, as amended;
  - h. Household hazardous waste collection projects regulated under NH Code of Administrative Rules Env-Wm 401.03(b)(1) and 501.01(b);
  - i. Agricultural uses as defined under RSA 21:34-a, as amended.

### G. CONDITIONAL USES.

1. Any use not prohibited under Section F, but which will require one (1) or more of the following conditions, shall only be permitted by a Conditional Use Permit issued by the Planning Board in accordance with the following sections. A Conditional Use Permit under

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this section shall be required for any of the following:

- a. Storage, handling, and use of regulated substances in quantities exceeding one hundred (100) gallons or eight hundred (800) pounds dry weight at any one (1) time, provided an adequate Spill Prevention Control and Countermeasure (SPCC) Plan, is prepared in accordance with Section 4.13.J of this ordinance, and is approved by the Fire Department;
  - b. Any activities that involve blasting of bedrock;
  - c. Truck and automotive repair facilities; or
  - d. Expansion of existing non-conforming uses or structures shall be allowed when demonstrated that the expansion will result in a more conforming site or use with greater protection for groundwater resources.
2. In granting such approval the Planning Board shall find such use or uses will remain in compliance with the performance standards in Section 4.13.J of this ordinance as well as all applicable local, State, and Federal requirements. The Planning Board may, at its discretion, require a performance guarantee or bond in an amount and form acceptable to the Board, be posted to ensure compliance with terms and conditions of the Conditional Use Permit.

### H. CONDITIONAL USE PERMIT APPLICATION PROCEDURES.

1. Application for a Conditional Use Permit shall be made on forms supplied by the Planning Board and shall include a narrative and/or site plan containing the following information on one (1) or more pages at a scale suitable to illustrate relevant details of the project, as well as a report demonstrating compliance with applicable requirements of Section 4.13.I of this ordinance. As a minimum, each application shall depict or identify:
  - a. North arrow and date of site plan preparation;
  - b. Property boundaries and total parcel area;
  - c. Location of ACWPD boundaries;
  - d. Names and addresses of applicant, owners, abutters, and holders of conservation restrictions and easements on abutting properties;
  - e. Limits of wetlands, vernal pools and Wetland and Watershed Conservation District boundaries;
  - f. Soil mapping units;
  - g. Topographic contours at intervals not more than two (2) feet;
  - h. Existing and proposed development, including removal of vegetation and alteration of terrain;
  - i. Stormwater management accommodations, both existing and proposed. The applicant shall demonstrate:
    - i. post development peak stormwater discharge volumes exiting the site are less than or equal to predevelopment discharge volumes for the 10-year return frequency design storm;
    - ii. volume of site generated stormwater to be infiltrated on-site under post-development



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- conditions is greater than or equal to the volume infiltrated under the predevelopment condition based on evaluation of the 2 year return frequency design storm; and
- iii. stormwater management facilities shall provide for the removal of sediment;
  - j. Identification of potential risks to the district anticipated as a result of proposed site development together with proposals for mitigation;
  - k. Identification of hazardous materials to be stored or used on-site together with a plan for proper management of the same; and,
  - l. If required by the Planning Board, provisions for monitoring of groundwater and/or surface water quality.
2. Proposals for conditional uses, which involve regulated substances, shall also be required to submit a Spill Prevention Control and Countermeasure (SPCC) Plan to the Fire Department for review and approval. An SPCC Plan shall include:
- a. A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas;
  - b. A contact list with telephone numbers (including cell phone) and email addresses of the facility response coordinator, cleanup contractors, and all appropriate Federal, State, and local agencies who must be contacted upon release to the environment;
  - c. A list of all regulated substances to be stored on the premise;
  - d. A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground.
3. The Planning Board shall consider all relevant facts and information prior to making a decision on any application for a Conditional Use Permit; find the proposal is consistent with the stated purpose of this ordinance; and find that to the extent possible, the project avoids and minimizes impacts to land situated within the district, including but not limited to the following:
- a. The proposed activity minimizes degradation of land situated within the district.
  - b. The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water resources.
  - c. The proposed activity incorporates the use of those best management practices recommended by the New Hampshire Department of Environmental Services and/or other State agencies having jurisdiction.
  - d. All applicable Federal and/or State Permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules – Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.
  - e. Prior to making a decision in regard to the possible approval of any Conditional Use Permit application, the Planning Board shall afford the Conservation Commission, as well as Pennichuck Water Works (PWW), an opportunity to review and comment on the application. Both the Conservation Commission and PWW, after consideration and review of an application for a Conditional Use Permit may recommend the Planning Board impose conditions of approval, if deemed necessary, to mitigate the potential for adverse

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effects caused by the proposed activity or use.

- I. PERFORMANCE STANDARDS. The following performance standards shall apply to all uses of land in the Aquifer Conservation and Wellhead Protection District unless such use or uses enjoy an exemption under Article 4.13.G of this ordinance.
  1. For any use that will render more than fifteen (15) percent of the total parcel area impervious, a stormwater management plan consistent with New Hampshire Stormwater Manual Volumes 1-3, December 2008, as amended; published by NH Department of Environmental Services, shall be prepared and submitted to the Planning Board.
  2. Conditional uses, as defined under Article 4.13 H shall develop stormwater management and pollution prevention plans and include information consistent with *Developing Your Stormwater Pollution Prevention Plan: A Guide for Industrial Operators* (US EPA, Feb 2009, as amended). The plan shall:
    - a. Meet minimum stormwater discharge setbacks between water supply wells and constructed stormwater practices as found within the *Innovative Land Use Planning Techniques: A Handbook for Sustainable Development*, Section 2.1 Permanent (Post-Construction) Stormwater Management, (NHDES 2008, as amended);
    - b. Minimize, through a source control plan that identifies pollution prevention measures, the release of regulated substances into stormwater;
    - c. Stipulate that expansion or redevelopment activities shall require an amended stormwater plan and may not infiltrate stormwater through areas containing contaminated soils without completing a Phase I Environmental Site Assessment in conformance with ASTM E 1527-05; and,
    - d. Maintain a vertical separation between the bottom of a stormwater management facility which infiltrates or filters, of not less than four feet above seasonal high water table elevation as determined by a licensed hydrogeologist, soil scientist, engineer or other qualified professional as determined by the Planning Board.
  3. Animal manures, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets, and Food, July 2008, as amended;
  4. All regulated substances stored in containers with a capacity of more than five (5) gallons must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and the out-of-doors;
  5. Facilities where regulated substances are stored must be secured against unauthorized entry by means of a door and/or gate that is locked when authorized personnel are not present and must be inspected weekly by the facility owner;
  6. Outdoor storage areas for regulated substances, associated material, or waste must be protected from exposure to precipitation and must be located at least fifty (50) feet from surface water or storm drains; and outside of protective radii of wells;

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7. Secondary containment must be provided for outdoor storage of regulated substances in regulated containers and the containment structure must include a cover to minimize accumulation of water in the containment area and contact between precipitation and storage container(s);
8. Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred from one (1) container to another;
9. Prior to any land clearing or alteration of terrain, any inactive wells on the property shall be identified and must be decommissioned in accordance with Part We 604 Abandonment of Wells of the New Hampshire Water Well Board Rules, as amended. Proposed site activity shall not impact the integrity of any well located on the property.
10. Blasting activities shall be planned and conducted in a manner consistent with best management practices published by the NHDES to minimize groundwater contamination.
11. All transfers of petroleum products from delivery trucks and storage containers over five (5) gallons in capacity shall be conducted over an impervious surface having a positive limiting barrier at its perimeter.
12. At the option of the Planning Board, monitoring wells may be established for all industrial and commercial uses utilizing or storing hazardous or toxic materials. The number and location of monitoring wells shall be determined by the Planning Board. The required frequency and protocol for sampling and testing of groundwater shall be specified by the Planning Board.
13. Storage of pesticides, herbicides, fertilizers, manure, and other potentially dangerous leachables shall be set back from water supply wells in accordance with State regulations including Chapter PES 500, managed in accordance with NH Best Management Practices for Agriculture, and controlled in a manner determined by the Planning Board. Appropriate and applicable best management practices shall be implemented as recommended by the New Hampshire Department of Environmental Services.
14. When an industrial or commercial use within the ACWPD changes to one which involves the use, storage, or disposal of hazardous or toxic materials (regulated substances), Non-Residential Site Plan Review shall be required.
15. Not more than seventy percent (70%) of the total area of any lot or parcel shall be rendered impervious.
16. Sodium chloride salt stored and used for deicing activities shall be properly managed and applied in accordance with accepted best management practices as published by NHDES to minimize impacts to groundwater and reduce the amount necessary for public safety. Alternatives such as calcium magnesium acetate (CMA) and/or potassium acetate (KA) are encouraged.

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17. Floor drains are prohibited unless drain is directed to a dry well used to temporarily store fluids until such time they are legally removed.
  18. An impermeable barrier membrane (minimum of 20 mil) shall be installed beneath slab floors to prevent the infiltration of any spilled liquids within the building from percolating into the ground. The Planning Board has the discretion to impose any other requirements as necessary to achieve the stated purpose.
- J. EXISTING NON-CONFORMING USES. Existing non-conforming uses may continue to operate without complying with the terms of this ordinance provided that any expansion of said use shall require that a Conditional Use Permit be obtained as provided for herein. Existing non-conforming uses must be in compliance with all applicable State and Federal requirements, including Env-Wq 401, Best Management Practices Rules.
- K. ADMINISTRATION AND ENFORCEMENT
1. For uses requiring Planning Board approval under this ordinance, a narrative description of maintenance requirements for structures required to comply with performance standards shall be recorded at the Hillsborough County Registry of Deeds.
  2. Periodic inspections by the Community Development Office may be required to verify compliance with performance standards. Inspections may be completed by the Community Development staff or their agents, at reasonable times with prior notice to the landowner.
  3. All land in the ACWPD known to the Planning Board or designated agent as using or storing regulated substances in containers having a capacity of more than five (5) gallons shall be subject to inspections under this section unless such property enjoys an exemption pursuant to the provisions of Section 4.13.G of this ordinance.
  4. The Planning Board may require a fee for compliance inspections. The fee shall be paid by the property owner. A fee schedule shall be established by the Planning Board as provided for under RSA 41-9:a.
  5. Any substance spills that require notification under NHDES rules and procedures shall be reported to the Fire Department and the Planning Board.

### **Section 4.14 Workforce Housing.** (3-10-15)

- A. WORKFORCE HOUSING DEVELOPMENTS are permissible upon demonstration of the conditions set forth below.
- B. PURPOSE. Provide suitable opportunities for housing that is affordable (as that term is defined in RSA 674:58) for households of limited means, without sacrificing public health, safety, and welfare.

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Encourage creative approaches to providing affordable housing suitable for a variety of households, including (but not limited to) families, singles and seniors.

Comply with the provisions of RSA 674:58, et. seq.

- C. PRELIMINARY CONCEPTUAL CONSULTATION. The Applicant may make application for conceptual consultation to the Planning Board to construct Workforce Housing which shall include preliminary, conceptual plans, site drawings and building information sufficient for a non-binding discussion of the proposed project in accordance with RSA 676:4-II(a).
- D. DESIGN REVIEW. The Applicant may make application for design review to the Planning Board to construct Workforce Housing which shall include preliminary plans, site drawings and building information sufficient for review of the project in accordance with RSA 676:4-II(b).
- E. FINAL REVIEW. The applicant shall make application to the Planning Board to construct Workforce Housing, which shall include sufficient useful information for the Planning Board to review and determine the same as a suitable Workforce Housing application and project that meets the following criteria:
  - 1. General Criteria.
    - a. The complete Workforce Housing project shall be harmonious with its natural surroundings and compatible with neighboring developments and homes in terms of outside design, relative size, and finish.
    - b. The project shall not detract from either the ecological or the visual qualities of the environment.
    - c. The housing proposal shall be affordable in compliance with Section G.
    - d. The proposal meets the purposes of the ordinance under which the application is proposed.
    - e. There will be no significant adverse impacts resulting from the proposed use upon the public health, safety, and general welfare of the neighborhood and the Town of Amherst.
    - f. The proposed residential uses will not adversely affect nearby properties due to noise, fumes, vibration, or light. The project location shall not expose its residents to objectionable noise, fumes, vibration, or inappropriate light. (3-11-14)
    - g. The proposed use will not adversely affect the water resources of Amherst, as defined in the Aquifer Conservation and Wellhead Protection District as defined in Section 4.13 of the Amherst Zoning Ordinance.
    - h. The project shall comply with all applicable site plan and/or subdivision regulations, other than those waived hereunder.
    - i. An Applicant's request for a site density level that exceeds that provided for in the applicable district regulations is predicated on a showing that the same is required to achieve a reasonable expectation of Economic Viability (as defined herein). Accordingly, any project which is requesting such a density level shall, in addition to the demonstration of Economic Viability, also demonstrate to the satisfaction of the Planning Board the manner in which this project is promoting the purposes of this ordinance (as set forth above) and the spirit and intent of the Amherst Zoning Ordinance and the Amherst Master Plan.

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### 2. Specific Criteria

- a. Where there is an existing dwelling, the Net Tract Area shall be at least sufficient to provide a conforming conventional sized lot for the existing dwelling.
- b. The Planning Board may designate accessory apartments incorporated within an existing or proposed single-family home as Workforce Housing. Such designation will allow an accessory workforce dwelling unit within an existing freestanding structure if the structure can be legally adapted to such residential use and any such adaptation remains economically viable as defined herein. The total area of any workforce housing accessory apartment shall not be less than six hundred (600) square feet or exceed forty five percent (45%) of the total heated living area contained within the existing residential structure.
- c. The Planning Board reserves the right to modify density allowances if during its comprehensive site plan review it determines that physical land characteristics or other considerations do not support preliminary density allowances.

### 3. Preliminary Density

Density allowances and/or total unit count that result from "Design Review" determinations are preliminary. The Planning Board may vary both density allowances and total unit count based upon Section G and Section H if the completed project analysis reveals calculations or conditions are other than those upon which the Planning Board made its determinations under Design Review (See below).

- F. ZONING DISTRICT. Once the Planning Board designates a proposed project as suitable for Workforce Housing and determines that the same is satisfactory and compliant with the above standards, that project may be located on any suitable property irrespective of the zoning district classification.
- G. MODIFIED LOT SIZE, DENSITY, SETBACKS, and OPEN SPACE: The Planning Board may modify minimum lot area, density, setbacks, and open space requirements for each project as the Planning Board determines to be necessary in the best interest of the Town. The Planning Board may grant departures from general and specific standards based on economic criteria presented by the applicant in evidence of need for such departures so as to make the construction of Workforce Housing Economically Viable as defined herein.

When deliberating modifications to zoning requirements for Workforce Housing applications, the Planning Board shall consider the following:

- a. Open space shall be sufficient to accommodate the needs of the proposed occupants of the project. At least 25% of the total parcel area shall be open space.
- b. Setbacks shall be sufficient to buffer and protect adjacent properties. A perimeter setback of 50 feet of landscaped or natural vegetation shall provide a buffer to less dense neighborhood development.
- c. The Planning Board may waive dimensional standards of lot size, density, setbacks and open space, but only when it has been demonstrated that construction of a "workforce housing project" (as that term is defined below), cannot for economic

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reasons be feasibly constructed because of those standards. In making such a determination, however, the Planning Board shall ensure that the project complies with the general criteria. Further, the Planning Board, in making such waiver, shall grant only the minimum waiver(s) demonstrated to be necessary to render the project economically feasible.

- i. An applicant seeking to request a waiver under this section shall apply for the same to the Planning Board according to the procedure set forth in the Site Plan Regulations. When making that application, the applicant shall provide sufficient information to the Planning Board to demonstrate the following:
  - ii. The proposed project is incapable of being feasibly constructed within the existing area requirements specified for the applicable zoning district for economic reasons and that the limitations do not permit any other sufficient, realistic or reasonable opportunities to provide workforce housing; and, (NOTE: See Non-Residential Site Review Regulations for Project Suitability Procedure Regulations; “Affordable Housing”.)
  - iii. The granting of waivers will result in the project being Economically Viable and will allow for the construction of “workforce housing” units, which RSA 674:58, as amended defines as target income group(s) or lower income group(s) that the applicant defines; and,
  - iv. The applicant seeking a waiver will identify the general and specific standards for which a waiver is necessary and will provide appropriate documentation supporting the economic reasons by which the strict application of such general or specific standards causes the project to be economically infeasible to construct and,
  - v. The project design is such that it complies with all applicable standards related to environmental protection, water supply, sanitary disposal, traffic safety, and fire, and life safety protection; and,
  - vi. The applicant has provided a suitable mechanism to ensure that the proposed housing stock as constructed will be available to persons of the target income group for a period not less than twenty-five (25) years.
- d. The Planning Board may withdraw any regulatory allowances including lot size, density, setback, and other zoning or regulatory allowances for Workforce Housing before final Site Plan approval upon its determination that revocation of its voluntary measures is reasonable due to the following:
- i. A material reduction in project cost that renders unwarranted the basis for density or other allowances granted to promote Economic Viability;
  - ii. Fraud, misrepresentation of facts, or other deliberate actions that abuse or violate the intent of this ordinance;
- e. Projects that are to be constructed in a phased manner shall include construction of a proportional mix of units and amenities upon which allowances were based.
- f. Expiration of provision shall occur subject to the following:
- i. Any failure to implement development of a Workforce Housing project following site plan approval within a time frame set and approved by the Planning Board;
  - ii. Any failure to complete a Workforce Housing project within a timeframe set and approved by the Planning Board.

H. RULES AND REGULATIONS. The Planning Board may adopt appropriate rules and

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regulations to implement the review process contemplated hereunder. Such rules shall provide for the developer and subsequent owners to restrict the sale or lease of the units through appropriate recorded covenants to those who qualify, pursuant to the definition of affordable housing contained in this Ordinance.

Existing housing units previously designated as “Affordable Housing” units that do not have appropriate recorded covenants may elect to present to the Zoning Administrator appropriate covenants, to be approved by Planning Board, in exchange for a written waiver that allows such existing residential units to legally exceed the previously mandated 1,300 SF size limitation.

I. DEFINITIONS. “Workforce Housing,” as used in this ordinance, shall constitute qualifying housing, which is for sale or lease, and is affordable.

1. “Affordable” in this context shall mean:

1. Housing intended for sale with combined mortgage loan debt service, property taxes, and required insurance that shall not exceed thirty percent (30%) of household gross annual income;
  - i. Such annual gross income for homebuyers shall be no more than one hundred percent (100%) of the median income for a four (4) person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development or as otherwise modified by state or federal law. (3-11-14).
2. Housing intended for lease with combined rental and utility costs that do not exceed thirty percent (30%) of household gross annual income;
  - i. Such annual gross income for rental housing shall be no more than sixty percent (60%) of the median income for a three (3) person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development or as otherwise modified by state or federal law. (3-11-14).

2. Except for elderly housing as defined in this ordinance, “Workforce Housing” may include “Affordable” housing as defined above, but shall not include housing developments that exclude minor children from more than twenty percent (20%) of the units, or in which more than fifty percent (50%) of the dwelling units have fewer than two (2) bedrooms. “Workforce Housing” may also include “multi-family housing,” as that term is defined in RSA 674:58, (II), (as amended) which means a building or structure containing five (5) or more dwelling units, each designed for occupancy by an individual household. (3-14-17)

“Economic Viability” is the cost-benefit relationship of an economic endeavor expressed as an Annualized Return on Investment (ROI). An Annualized ROI shall be the sole measure of Economic Viability.

1. Application approvals *without* “Phasing Term” shall employ the Simplified Annual ROI expressed formulaically as follows:



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$$\text{Simple Annual ROI} = \left\{ \frac{\text{"Market Value" of "Completed Project"}}{\text{Total Cost of "Completed Project"}} \right\} - 1$$

2. Application approvals *with* a “Phasing Term” shall employ the Compound Annual ROI expressed formulaically as follows:

$$\text{Compounded Annual ROI} = \frac{\text{ROI}}{\text{Phasing Factor}}$$

Where:

$$\text{ROI} = \left\{ \frac{\text{"Market Value" of "Completed Project"}}{\text{Total Cost of "Completed Project"}} \right\}$$

$$\text{Phasing Factor} = \left\{ \left\{ \frac{\text{"Market Value" of "Completed Project"}}{\text{"Completed Project" Total Cost}} \right\}^{\left( \frac{1}{\text{Phasing Term}} \right)^*} \right\} - 1$$

\*  $\left( \frac{1}{\text{Phasing Term}} \right)$  is an exponent

The applicant shall validate to the Planning Board at the time of application that the project ROI is consistent with and proportional to the median Annualized ROI of competing and comparable properties regionally. Market analysis shall include appropriate economic adjustments for land characteristics, location, time, market conditions and other relevant project factors. The applicant shall document and present actual or projected cost of production to include, but not be limited to the true cost of land, labor, material, capital, coordination, entrepreneurial risk, and restrictiveness of covenants necessary under this ordinance.

Economic Viability shall be further subject to the following limitations by project type:

3. One-to-four family Workforce Housing units per structure, or multifamily Workforce Housing consisting of five (5) or more units per building within projects having 24 units or less that are available for rental or sale:
  - i. The analysis shall use the formula in I.2.a, irrespective of the number of structures that are for sale and/or rental, and treat rental units as condominium units available for sale within one year of project completion.
  - ii. The applicant shall derive and support the requisite Annualized ROI and may, as an alternative to a “real estate appraisal report”, demonstrate and support an opinion of “Market Value” through “Market Analysis” together with a “Feasibility Analysis”, “Cash Flow Analysis”, and/or “Investment Analysis”;
  - iii. The applicant shall provide and present quality market-derived project information of sufficient quantity, which is relevant, reliable, timely, and verifiable, in a format that is suitable and useful for Planning Board determinations.

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4. Multifamily Workforce Housing consisting of five (5) or more units per building within projects having 25 units or more, having both residential rental units or residential units for sale with or without commercial suites for rent or sale, shall support the requisite Annualized ROI with a “real estate appraisal report” as defined in RSA 310-B: 2, II, as amended.
    - i. The applicant shall derive and support the project’s requisite “Market Value” by at least one or by several of the following valuation models:
      1. Direct Sale Comparison method;
      2. Cost-of-Development method, or;
      3. Direct Capitalization of Net Operating Income method;
    - ii. The applicant may select at least one model based on the quality and quantity of market-derived information that is available, reliable, timely, and verifiable;
    - iii. The applicant shall support model conclusions with a Discounted Cash Flow (DCF) analysis, “Cash Flow Analysis”, or other such analysis determined by the Planning Board as acceptable evidence of model reliability;
    - iv. The applicant shall certify compliance with industry standard practices for the use of such models.
  5. The applicant shall provide a current land value appraisal, executed purchase contract, or purchase option contract to validate land valuation or cost, wherein appraisals shall measure current land value as though vacant and available for its highest and best use, which is economically feasible, socially acceptable, legally permissible, and physically possible at the time of application.
3. “Cash Flow Analysis” means a study of the anticipated movement of funds into or out of an investment. (NH CHAPTER Rab 100.01: (i); as amended)
  4. “Commercial” means a type of real property which is used or intended to be used for any purpose other than one to four family residential use. (NH CHAPTER Rab 100.01: (m) as amended)
  5. “Completed Project” means the project development is sufficiently complete to have all occupancy permits.
  6. “Feasibility Analysis” means a study of the cost-benefit relationship of an endeavor. (NH CHAPTER Rab 100.01: (r); as amended)
  7. “Investment Analysis” means a study that reflects the relationship between acquisition price and anticipated future benefits of a real estate investment. (NH CHAPTER Rab 100.01: (t); as amended)
  8. “Market Analysis” means a study of real estate market conditions for a specific type of property. (NH CHAPTER Rab 100.01: (w); as amended)
  9. “Market Value” as defined by “The Appraisal of Real Estate, 13th Ed.”, The Appraisal Institute; as amended: “The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self- interest, and assuming that neither is under undue duress.”
- J. FINAL DETERMINATION. The Planning Board may determine after testimony, examination, independent review, and deliberation of market evidence and/or independent

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findings that the Planning Board deems useful and reliable may make one of the following findings:

1. Allow the unit density proposed by the applicant;
2. Determine that increasing the unit density is necessary to accommodate a successful implementation of Workforce Housing, or;
3. Determine that a lower unit density will not diminish the economic viability of the Workforce Housing application.

### **Section 4.15 Historic District (HD), (3-11-86, 3-13-01)**

A. HISTORIC PRESERVATION PURPOSE. The purpose of this ordinance is to promote the educational, cultural, economic, and general welfare of the public for the protection, enhancement, perpetuation, and preservation of the Historic District. It is hereby declared that it is a public purpose that the heritage of Amherst will be safeguarded by:

1. Preserving districts in Amherst which reflect elements of the cultural, social, economic, political, and architectural history;
2. Conserving property values in such districts;
3. Fostering civic beauty;
4. Strengthening the local economy;
5. Promoting the use of an historic district for the education, pleasure, and welfare of the citizens of Amherst.

B. DEFINITIONS. (3-13-01) Unless specifically defined below, words or phrases in this ordinance shall be interpreted to give them the same meaning as they have in common usage and so as to give this ordinance its most reasonable application.

Abutter. Any person whose property is located in the Amherst Village Historic District and adjoins or is directly across the street or stream from the land under consideration by the Commission. For purposes of receiving testimony only and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his property will be directly affected by the proposal under consideration.

Alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Alternate Member. A member of the Commission who, at the direction of the chairperson, serves in the absence or disqualification of a regular member of the Commission.

Appearance. The architectural character and general composition of the exterior of a structure, including, but not limited to, the kind, color, and texture of the building materials and the type,

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design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

Appurtenance. Property that is situated on, but subordinate to, the structure or place, such as a hot tub, swimming pool, antennae, satellite dish, etc.

Building. Any structure that has a roof and is intended to shelter people, animals or chattel.

Building Permit (or Permit). A certificate issued by the Zoning Administrator permitting the building, alteration, installation, repair, or change of buildings, fences (within the Historic District), land, or uses as regulated by the Zoning Ordinance. (3-11-03)

Certificate of Approval (or Certificate). A certificate issued by the Historic District Commission indicating its approval of an application to alter, repair, construct, add onto, move, demolish, or change the use of a structure or a site within an Historic District.

Change of Use. A change in how a structure or place is utilized or developed, whether for industrial, commercial, residential or agricultural purposes.

Character. The aggregate of visible historic and architectural features and traits that together form the individual nature of an historic district.

Commission. Commission shall mean the Historic District Commission of the Town of Amherst, New Hampshire.

Construction. The act of adding an addition to an existing structure or the erection of a new principal accessory or structure on a lot or property.

Demolition. Any act or process that destroys in part or in whole a landmark or structure.

Designation. Act of identifying historic structures and districts subject to regulation in historic preservation ordinances or other preservation laws.

Design Guidelines (or Guidelines). Standards of appropriate design and activity developed by the Commission which offer property owners guidance in preserving the historic and architectural character of a structure, setting, or place, and which standards shall include the *Secretary of the Interior's Standards for Rehabilitation*. (See *Regulations*.)

Ex Officio Member. Any member of the Commission who holds office by virtue of an official position and who shall exercise all the powers of a regular member of the Commission.

Elevation. The orthographic projection of an object or structure on a vertical picture plane parallel to one of its sides, and usually drawn to scale.

Historic District. An area designated by ordinance of the Town of Amherst and which contains within definable geographic boundaries a significant concentration, linkage, or continuity of sites,

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buildings, structures, or objects united by past events or aesthetically by plan or physical development.

Historic Property (or Historic Resource). Any prehistoric or historic site, place, building, structure, or object that is deemed by the Commission to have historic, cultural, social, economic, political, or architectural significance.

Maintenance. Ordinary maintenance and repair of any architectural feature that does not involve removal or a change in design, dimensions, materials or outer appearance of such feature.

Moving. Any relocation or removal of a structure on its site or to another site.

National Register of Historic Places (or National Register). Official inventory of "districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture."

Orthographic Projection. A method of projection in which a three-dimensional object is represented by projecting lines perpendicular to a picture plane.

Place. An open space of land within the historic district.

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic structure, place, or feature.

Reconstruction. The act or process of reproducing by new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purposes of replicating its appearance at a specific period of time and in its historic location.

Regular Member. A member of the Commission who has full voting power.

Regulations. Local design guidelines and standards of review promulgated by the Commission that interpret and implement statutory requirements and are in conformance with the Historic District Zoning Overlay.

Rehabilitation. The process of returning property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Repair. Any change that is not construction, addition, demolition, moving, or alteration.

Restoration. The act or process of accurately recovering the form, features, and character of a property and its setting as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Rules of Procedure. A set of rules adopted by the Commission pursuant to RSA 676 concerning

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the method of conducting the Commission's business.

Scale. A certain proportionate size, extent, or degree, usually judged in relation to some standard or point of reference.

Street. Relates to and includes street, avenue, boulevard, road, lane, alley, viaduct, highway, freeway and other ways.

Structure-: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but not limited to: buildings, fences, stone walls, gazebos, signs, backstops for tennis courts and ballparks, antennae, above ground pools and hot tubs, air conditioning units, propane tanks, playground equipment, etc.

Texture. The visual and tactile quality of a surface, apart from its color or form.

Zoning Ordinance. The laws of the Town of Amherst regulating the building, alteration, installation, repair, or change of buildings, land, or uses within the borders of the entire Town.

### C. AMHERST VILLAGE HISTORIC DISTRICT.

Pursuant to RSA Chapter 674:46, there is hereby established an historic district known as the Amherst Village Historic District, the boundaries of which are delineated on the Zoning Map on file with the Zoning Administrator.

1. **Historic Significance.** The Amherst Village Historic District is hereby recognized as an area of unique character, and architectural nature which can contribute significantly to the attractiveness and vitality of Amherst. It is further recognized that the character and nature of the area depends on the unity of design of the complex in which each building contributes creating a value greater than the sum of the individual contributions. The character and value of the area as the county seat and center of government of Hillsborough County from 1771 to 1879, the continuity of rich architectural expression, quality and integrity in closely related styles, materials, scale and detail in individual buildings and throughout the area and the opportunities that the area offers to maintain its historical heritage. The opportunities that the area offers are recognized as including retention of the architectural and historic values of the area. This ordinance is intended to provide for regulations of activities that would alter the exterior appearance of existing and proposed structures and for activities that would alter the use and appearance of the exterior spaces adjoining these buildings.
2. **Criteria for designation of local historic districts.** Criteria for the designation of local historic districts shall be the same as the National Register criteria as set forth in 36 CFR 60 ["Code of Federal Regulations," Chapter 36, Part 60 published in the *Federal Register*]. (3-13-01)
3. **Procedures for designation of local historic districts.** An historic district shall be considered to be superimposed over the existing zoning districts and the rules and regulations applicable to an historic district shall be in addition to those applicable to the zoning

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districts which have been established for the area and as they may from time to time be amended. Procedures for the designation of local historic districts shall be in conformance with RSA 674:46 and other applicable statutory requirements.

### D. HISTORIC DISTRICT COMMISSION.

In order to carry out the purpose of this ordinance, a Historic District Commission known as the Amherst Historic District Commission is hereby established pursuant to RSA Chapter 673 which Historic District Commission is the successor to, and a continuation of the Historic District Commission established at the Annual Meeting in March 1970.

#### 1. Membership.

- a. The Commission shall consist of not fewer than five (5) nor more than seven (7) regular members, one (1) of whom shall be an *ex officio* member of the Board of Selectmen and one (1) of whom may be an *ex officio* member of the Planning Board. Not more than five (5) alternate members may be appointed. *Ex officio* members from the Planning Board and the Board of Selectmen shall be appointed by their respective boards. All other regular and alternate members shall be appointed by the Board of Selectmen. (3-13-01)
- b. The qualifications and terms of Commission members, the organization, election, and terms of its officers, and the scheduling of meetings shall be in accordance with the provisions of RSA Chapter 673 and any rules of procedure of the Commission not inconsistent with the State enabling statutes. At a minimum, in determining each member's qualifications, the Board of Selectmen shall take into consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purposes of the Commission. (3-13-01)

#### 2. Powers and Duties.

- a. The Commission shall have all the powers and duties vested in the Historic District Commissions under RSA Chapter 674 and 675.
- b. The Commission shall adopt rules of procedure (to prescribe the method of conducting its business) and regulations (to provide design guidelines and standards of review) consistent with this ordinance and RSA Chapters 673, 674 and 676.
- c. The Commission shall seek advice from such professional, educational, cultural, and other groups of persons that may be deemed necessary in the determination of a reasonable decision. The Commission shall have the power to engage such technical assistance and consultants as may be deemed necessary to carry out the purposes of this ordinance.
- d. The Commission shall have the power to accept and use gifts, grants, and contributions in the exercise of its function.
- e. The Commission may conduct surveys of the buildings for the purposes of determining those of historic and/or architectural significance and pertinent facts about them, formulate recommendations concerning the preparation of maps, brochures and historic markers for selected historic and/or architectural sites and buildings, cooperate with and advise the governing body, the Planning Board and other municipal agencies involving

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historic and/or architectural sites and buildings; advise owners of the buildings of the problems of preservation and restoration.

### E. CERTIFICATE OF APPROVAL REQUIRED.

1. Except as provided herein, it shall be unlawful for any owner or person (including without limitation any municipal or governmental entity) to alter, construct, repair, move, demolish, or change the use of any structure or place located within the Historic District without applying for and receiving from the Commission a Certificate of Approval for such activity. Activities which require Certificates of Approval are intended to include, but not limited to, such activities as changing the architectural detail of exterior walls, replacement or modification of windows, doors or siding, installation or removal of porches or fire escapes, roofing or chimney modification and installation of antennae or other appurtenances on or near the building exterior or similar activities for which a building or zoning permit are also intended to include, but not be limited to, such activities with regard to the balance of the site as re-grading, paving, repaving, removal of mature trees, installation or removal of fences, retaining walls, signage, on-site lighting, commercial style trash receptacles, telecommunication towers, and similar activities but are not intended to include or prevent ordinary maintenance, repair, or grounds-keeping activities.

2. Certificate of Approval Application Procedure.

For purposes of Administration, the Certificate of Approval application procedure involving a structure or place in an Historic District may be combined with building permits which may be required under the Zoning Ordinance and/or Building Code. Materials required as part of a Certificate of Approval application include materials necessary for such building permits as may be required under the Zoning Ordinance and/or Building Code, plus such renderings, elevations, photographs or other materials as the Historic District Commission may specify to the Zoning Administrator as being necessary for their review and consideration.

### F. REVIEW BY HISTORIC DISTRICT COMMISSION.

Prior to the issuance of a building permit for any exterior work or changes of use with respect to any property situated in an Historic District, the owner shall submit a Certificate of Approval application to the Historic District Commission for consideration. The Zoning Administrator may issue the building permit only following approval of that application by the Historic District Commission or as provided in RSA Chapter 676:8 and 676:9. In any case in which the Zoning Administrator is unclear as to the applicability of this ordinance to a particular case, he or she may consult with the Commission for an interpretation of the requirements of the Commission.

Although the provisions of this section are not intended to impede the Zoning Administrator in ordering the correction of unsafe conditions of an emergency nature, he or she shall make every effort to coordinate his or her actions with the interests of the Commission by advising



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it of any such orders or actions and by involving the Commission in the review of building permits for corrective measures to the extent feasible and practical.

### G. PERSONAL WIRELESS SERVICE FACILITIES.

Applications to erect personal wireless service facilities in an Historic District shall be reviewed by the Commission pursuant to its own design guidelines and standards of review as well as to Article III, Section 3-16, Paragraph G.8 of the Zoning Ordinance ("Personal Wireless Service Facilities: Historic Buildings and Districts"). (3-13-01)

### H. INTERPRETATION.

Nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any structure or place within any Historic District nor to prevent the construction, alteration, repair, moving, or demolition of any structure under a building permit issued by the Zoning Administrator, or any duly delegated authority, prior to the establishment of such district.

### I. MATTERS TO BE CONSIDERED in passing upon appropriateness of erection, reconstruction, or restoration of structures.

1. The Historic District Commission or Board of Adjustment, on appeal, shall only consider exterior arrangement or features. The Historic District Commission or Board of Adjustment, on appeal, shall consider the following criteria in passing upon an application for a Certificate of Approval. For purposes of this section, *The Secretary of the Interior's Standards for Rehabilitation* are incorporated herein. (3-13-01)
  - a. The special character of the area.
  - b. The historical and/or architectural value of the building/s, structure/s, and its setting, and also as it relates to its setting and to the welfare of the community.
  - c. The compatibility of exterior design, arrangement, texture, and materials proposed to be used in relationship to the existing building or structure and its setting or, if new construction, to the surrounding area.
  - d. The general size and scale of new construction in relation to the existing surroundings including consideration of such factors as the building's overall height, width, street front, number of stories, type of roofs, facade, openings (windows and doors), and architectural details.
  - e. The economic activity of the building and the needs of that activity as it relates to the welfare of the community.
2. Exceptions. The Zoning Administrator is not required to forward the following applications to the Historic District Commission for their review, provided the proposed project complies with the stipulations specified:
  - a. Ordinary maintenance and repair of any exterior architectural feature which does not involve a change in design, material, or outer appearance thereof; including but not limited to maintenance and repair of firewalls, roofs, chimneys, and temporary removal

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- of shutters.
- b. Storm doors and storm windows providing that the original architectural features are not removed or destroyed.
- c. Painting or repainting of a building/s or structure/s in any color.

### J. ENFORCEMENT.

This ordinance shall be enforced in accordance with the provisions of Article VI of the Zoning Ordinance, and violators shall be subject to the penalty provisions contained therein.

### K. REMEDIES.

In the case of any violation of this ordinance or regulations adopted hereunder, the Commission, in addition to other remedies, may institute any appropriate action or proceedings to prevent, restrain, correct, or abate such violation.

### L. APPEAL.

Any person aggrieved by a decision of the Historic District Commission shall have the right to appeal concerning such decision to the Zoning Board of Adjustment. Upon appeal, the Zoning Board of Adjustment shall review the decision of the Historic District Commission to determine whether the decision conforms to the provisions under this ordinance and the rules of procedure and regulations adopted hereunder. (3-13-01)

### M. VALIDITY.

If any section, subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

### N. EFFECTIVE DATE.

This ordinance shall take effect upon adoption. (3-11-86)

### **Section 4.16 Integrated Innovative Housing Ordinance (IIHO) Deleted (3-10-20)**

### **Section 4.17 Planned Residential Development (PRD). (11-2-82)**

### ALLOWED BY CONDITIONAL USE PERMIT. (3-6-04, 3-14-17)

- A. PURPOSE. Planned Residential Development allows an alternative pattern of land development to the pattern permitted in the Residential/Rural, Northern Rural, Northern Transitional, and Commercial Zones. It is intended to encourage the preservation of open space and, at the same time, provide for a greater variety of housing types and affordability in the Town of Amherst at somewhat greater densities than permitted elsewhere in the Zoning Ordinance, without causing a

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significant increase in the town-wide population density. It is envisioned that in a PRD, dwelling units will be constructed in clusters which are harmonious with neighborhood developments and housing, and with natural surroundings. These clusters shall detract neither from the ecological and visual qualities of the environment, nor from the value of the neighborhood, environment, or the Town. The PRD should contain a variety of housing types to accommodate the Master Plan purposes of encouraging a diversity of people, a variety of age groups of different interests, backgrounds, and economic levels. The overall site design and amenities should enhance the quality of living for the residents of the development and, in general, the neighborhood and the Town. The Board shall determine whether the proposed PRD, namely the site plan or layout, and number, type, and design of the proposed housing is suitable to the neighborhood within which it is to be located and is consistent with the Master Plan and its reasonable growth objectives. (3-14-89)

- B. **CONDITIONS.** An applicant for approval of a proposed PRD shall make application to the Planning Board in the same fashion as specified in the Subdivision Regulations and Section 4.16 - IIHO. In the course of review of the proposal by the Planning Board, the Board shall hear evidence presented by the applicant and determine whether, in its judgment, the proposal meets the objectives and purpose set forth above, in which event the Board may grant approval to the proposal subject to such reasonable conditions and limitations as it shall deem appropriate. (3-14-17)
- C. (Deleted 3-10-15)
- D. (Deleted 3-10-15).
- E. **PERMITTED USES.**
  - 1. There may permitted in any PRD, single family detached and single family attached, and multi-unit structures of any type without regard to dwelling unit configuration or form of ownership. It is envisioned that the housing types, while having different internal configurations, will have an external appearance that complements and is in general harmony with the natural surroundings of the PRD. Up to ten percent (10%) of the dwelling units may be mobile homes. The maximum height of any dwelling structure shall be thirty-five (35) feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation. For the purposes of this ordinance, the following definitions shall apply:
    - a. Single Family Detached Dwelling Unit - any building designed for and occupied by not more than one (1) family and which is not attached to any other dwelling unit by any means.
    - b. Single Family Attached Dwelling Unit - a single family dwelling attached to one other single family dwelling by a common vertical wall.
    - c. Multi-unit Structure - a building which contains from three (3) to six (6) dwelling units.
  - 2. The Board shall determine the mix of housing types, number of dwelling units and structures, and the number of bedrooms for each dwelling unit. These shall be determined at the Final Review and be noted on the Final Plat.

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### F. OPEN SPACE.

All land in the PRD which is not covered by buildings, septic systems, wells, paved areas, service areas, or which is not set aside as private yards, patios, or gardens for the residents shall be treated as open space. The area of the open space shall be at least forty percent (40%) of the total area of the PRD tract. Such land shall have a shape dimension, character, and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by at least all the residents of the PRD.

Provisions shall be made for the open space to be held in common, equally, by all the owners of the PRD. Such provision shall further hold that all the open space shall be readily accessible to all the residents of the PRD and that such open space shall be retained in perpetuity for one (1) or more of the following uses: conservation, agriculture, recreation, or park. No building or construction whether it be structures or septic systems shall take place in the open space. Harvesting of trees in the open space is permitted if it is done according to good forestry practice and with the expressed permission of the Planning Board. (3-13-84)

### G. (Deleted 3-10-15)

### H. ARCHITECTURAL DESIGN.

As a condition of final approval, the applicant must obtain the Board's approval of the external architectural design of the PRD to ensure that it complies with the goals of harmonious existence with the neighborhood and the environment as stated in the paragraph on PURPOSE at the beginning of this ordinance. The approval of the architectural design shall be a part of the Final Review approval.

### I. LIMITATION OF SUBDIVISION.

No lot shown on a plan for which a permit is granted under this ordinance may be further subdivided and a note to this effect shall be placed on the Final Plan.

### J. (Deleted 3-10-15)

## **Section 4.18 Sexually Oriented Business.**

### A. PURPOSE AND INTENT.

It is the purpose of this article to establish reasonable and uniform regulations to prevent the concentration of sexually oriented businesses within the Town of Amherst and, it is the intent to promote the health, safety, and general welfare of the Citizens of the Town of Amherst and, it is the intent of this article that the regulations be utilized to prevent problems of blight and deterioration which accompany and are brought about by the concentration of sexually oriented businesses; and, the provisions of this Article have neither the purpose nor the effect of imposing limitation or restriction on the content of any communicative materials, including sexually oriented

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materials; and, it is not the intent nor effect of this Article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market; and, neither is it the intent nor effect of this Article to condone or legitimize the distribution of obscene material. The nature of the proposed use shall not be sufficient grounds to support a finding that the use does not meet the criteria set forth in Section 5.2.

### B. DEFINITIONS OF SEXUALLY ORIENTED BUSINESSES.

A sexually oriented business is any place of business at which any of the following activities is conducted:

Adult Bookstore or Adult Video Store. A commercial establishment that devotes more than fifteen percent (15%) of the total display, shelf, rack, wall, table, stand, or floor area, utilized for the display and sale of the following; the establishment, as one of its principal business purposes, offers for sale or rental any form of consideration, any one or more of the following:

1. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, video reproductions, slides, tapes, records, CD-ROMs or other forms of visual or audio representations which depict or describe “specified sexual activities” or “specified anatomical areas” or meet the definition of “harmful to minors” and/or “sexual conduct” as set forth in RSA 571-B:1; or, Instruments, devices or paraphernalia which are designed for use in connection with “sexual conduct” as defined in RSA 571-6:1, other than birth control devices. A commercial establishment may have other principal business purposes that do not involve the offerings for sale or rental of material depicting or describing “specified sexual conduct or activities” and still be categorized as “Adult Video/Book Store.” Such other business purposes will not serve to exempt such commercial establishments from being categorized as an “Adult Video/Book Store” so long as one of its principal business purposes is offering for sale or rental for consideration to specified material which depict or describe “specified sexual conduct or activities” or “specified anatomical areas”. An adult bookstore or adult video store is not an establishment that sells books or periodicals as an incidental (less than fifteen percent [15%] of total display area) or accessory part of its principal stock and trade.

Specified sexual conduct or activities. Meaning the male genitals in a state of sexual arousal and/or vulva or more intimate parts of the female genitals.

Specified anatomical areas. Meaning and including any of the following: The fondling or other erotic touching of the human genitals, pubic region, buttocks, anus, or female breasts; sex acts, normal or perverted, actual or simulated, including intercourse, or copulation, or sodomy; masturbation, actual or simulated; or excretory function as part of or in connection with any of the activities set forth herein.

Adult Motion Picture Theatre. An establishment with a capacity of five (5) or more persons, where for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which meets the definition of “harmful to minors”

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and/or “sexual conduct” as set forth in RSA 571-B:1, for observation by patrons. For subsections C, D, E, and F a “substantial portion of the total presentation time” shall mean the presentation of films or shows described above for viewing on more than seven (7) days within any fifty-six (56) consecutive day period.

Adult Motion Picture Arcade. Any place to which the Public is permitted or invited wherein coin or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, in which a substantial portion of the total presentation time of the images so displayed is devoted to the showing of material which meets the definition of “harmful to minors” and/or “sexual conduct”, as set forth in RSA 571-6:1.

Adult Drive-In Theatre. An open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions, and other forms of visual productions, for any form of consideration to persons in motor vehicles or on outdoor seats, in which a substantial portion of the total presentation time being presented for observation by patrons is devoted to the showing of material which meets the definition of “harmful to minors” and/or “sexual conduct” as set forth in RSA 571-B:1.

Adult Cabaret. A nightclub, bar, restaurant, or similar establishment which during a substantial portion of the total presentation time features live performances which meet the definition of “harmful to minors” and/or “sexual conduct” as set forth in RSA 571-B: 1, and /or feature films, motion pictures, video cassettes, slides or other photographic reproductions, a substantial portion of the total presentation time of which is devoted to showing of material which meets the definition of “harmful to minors” and/or” sexual conduct” as set forth in RSA 571-B:1.

Adult Motel. A motel or similar establishment offering public accommodations of any form of consideration which provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions, a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis upon the depiction or description of materials which meet the definition of “harmful to minors” and/or “sexual conduct” as set forth in RSA 571-B:1.

Adult Theatre. A theatre, concert hall, auditorium, or similar establishment either indoor or outdoor in nature, which for any form of consideration, regularly features live performances, a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis on activities which meet the definition of “harmful to minors” and/or “sexual conduct” as set forth in RSA 571-B:1.

Nude Model Studio. A place where a person who appears in a state of nudity or displays male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals and is observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons who pay money or any form of consideration or such display is characterized by an emphasis on activities which meets the definition of “harmful to minors” and/or “sexual conduct”, as set forth in RSA 571-B:1.

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Sexual Encounter Center. A business or commercial enterprise that as one of its primary business purposes, offers for any form of consideration:

1. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
2. Activities between male and female persons and/or persons of the same sex when one or more persons is in the state of nudity; or
3. Where the activities are characterized by an emphasis on activities which meets the definition of "harmful to minors" and/or "sexual conduct", as set forth in RSA 571-B:1.

### C. ALLOWED LOCATIONS AND LOCATION RESTRICTIONS OF SEXUALLY ORIENTED BUSINESSES.

1. Sexually oriented businesses, as defined above, shall be permitted only in the Industrial Zone, by Special Exception, provided that all other regulations, requirements, and restrictions for the zone in which the sexually oriented business is to be located are met; and no sexually oriented business shall be permitted within one thousand (1,000) feet of another existing sexually oriented business or one which a building permit has been applied for; and,
2. No sexually oriented business shall be permitted within seven hundred fifty (750) feet of any other zoning boundary.
3. No sexually oriented business shall be permitted within seven hundred fifty (750) feet of any church, place of worship, parish house, convent, public, parochial, or private school, kindergarten, State approved day care center, or public sports/recreation parks; and no sexually oriented business shall be permitted within seven hundred fifty (750) feet of the Town boundaries; and,
4. No sexually oriented business shall be permitted within one thousand (1,000) feet of another existing sexually oriented business on the date of the passage of this article and, no sexually oriented business shall be permitted within a building, premise, structure, or other facility that contains a sexually oriented business as defined in Section 4.18.B above.
5. The Zoning Board of Adjustment shall grant the Special Exception provided the applicant demonstrates facts sufficient to support a finding that the conditions for the granting of a Special Exception within the underlying zoning district and Article 5 Special Exceptions have been met.

### D. MEASURE OF DISTANCE.

The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall or temporary or permanent physical divider between each of the businesses.

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### E. ADDITIONAL REASONABLE REGULATIONS.

The Planning Board is empowered hereunder to review and approve permit applications for sexually oriented businesses and impose reasonable restrictions for buffering, outdoor parking lighting, adequate ingress and egress from the site off of and onto public roads, pedestrian movement, and to provide for appropriate landscaping and building aesthetics in the “Non-Residential Site Plan Review Regulations of the Town of Amherst, New Hampshire”, and to avoid site development layout which may result in negative environmental impacts.

### F. SEVERABILITY.

The invalidity of any section or provision of this Article shall not invalidate any other section or provision thereof.

### **Section 4.19 Impact Fee Ordinance.**

A. PURPOSE. This ordinance is enacted pursuant to RSA 674:16, (II), 674:17, and 674:21, and in order to:

1. Promote the public health, safety, and welfare, and prosperity (3-10-09);
2. Provide for adequate and appropriate facilities are available to individuals who may come to be located in the Town of Amherst;
3. Help meet the needs occasioned by development for the construction or improvement of capital facilities owned or operated by the municipality, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage, and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing, and disposal facilities; public library facilities; and public recreational facilities not including public open space;

### B. SCOPE.

The regulatory scope of this ordinance is intended to implement and be consistent with the Town of Amherst’s Master Plan and Capital Improvements Program as well as to allocate a fair and equitable share of the cost of public capital facilities (including school construction) to new development, and require that new development contribute its proportionate share of funds necessary to accommodate its impact on those public facilities. It is intended to apply to all forms of development identified in RSA 674:21 (V).

### C. DEFINITIONS.

New Development. Any activity that results in:



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- a. The creation of a new dwelling unit or dwelling units;
- b. The conversion of a non-residential use to a dwelling unit or dwelling units;
- c. Construction of new non-residential facilities and/or accessory structures;
- d. The conversion of a residential use to non-residential use.
- e. New Development does not include:
  - i. The reconstruction of a residential or non-residential structure that has been destroyed by fire or natural disaster, provided there is no change in the number of dwelling units or size of the structure;
  - ii. The replacement of a manufactured home with another manufactured home provided there is no change in the number of dwelling units or size of the structure.

Public Capital Facilities. Facilities and equipment which are owned and operated by the Town of Amherst, the Amherst School System, or cooperatively with other municipalities and which have a useful life of no less than five (5) years. Public capital facilities do not include the costs associated with the operation, maintenance, or repair of such facilities, or with facility replacements that do not increase the capacity or level of service, but do include reasonable costs for planning, engineering, design, land acquisition, and other reasonable costs associated with such facilities.

Impact Fee. A fee or assessment imposed upon new development, including subdivision, building construction, or other land-use change, in order to help meet the needs occasioned by the development for the construction or improvement of capital facilities owned or operated by the municipality, including and limited to: water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public libraries; and public recreation facilities, not including permanently unimproved open space. This definition is intended to be the same as that set forth in RSA 674:21, (V), and, in the event of an amendment of that section, such amendment shall be incorporated into the within definition so that the within definition and the statutory definition are identical.

### D. AUTHORITY TO ASSESS IMPACT FEES.

The Planning Board is hereby authorized to assess impact fees, as herein defined, and in accordance with the standards herein set forth. Except for regulations establishing Impact Fee Formulae, the Planning Board shall have the authority to adopt regulations to implement the provisions of this ordinance so long as the same are consistent with the regulations contained herein.

### E. AUTHORITY TO ESTABLISH IMPACT FEE FORMULAE.

Impact fee formulas shall be adopted by the Board of Selectmen, in the manner and subject to the criteria set forth herein.

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### F. IMPACT FEE SCHEDULES.

#### 1. Impact Fee Formula Methodology.

##### a. General Considerations.

- i. The amount of any impact fee formula shall be a proportional share of municipal capital improvement costs which are reasonably related to the capital needs created by new development, and to the benefits accruing to the new development from the capital improvements financed by the fee.
- ii. Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees.
- iii. In the case of development created by a change of use, redevelopment, expansion, or modification of an existing use, the capital facilities fee shall be based upon the net positive increase in the impact created by the new use as compared to that which was or would have been assessed for the previous use.

#### 2. Computation of Impact Fees.

##### a. Amount of impact fees and type of facilities: The amount of the impact fees shall be determined using the values contained in the Impact Fee Schedules for the following types of facilities:

- i. Stormwater, drainage, and flood control facilities.
- ii. Public road systems and rights-of-way.
- iii. Municipal office facilities.
- iv. Public school facilities.
- v. The municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality may be a member or any other cooperative joint governmental venture.
- vi. Public safety facilities.
- vii. Solid waste collection, transfer, recycling, processing, and disposal facilities.
- viii. Public library facilities.
- ix. Public recreational facilities not including public open space.
- x. Sewer and water facilities, if any.

#### 3. Impact fee schedules shall be established and reviewed as set forth in this Section and Sections 4.19.G below. In the case of change of use, redevelopment, or expansion or modification of an existing use which constitutes new development, the impact fees shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. (3-10-09)

### G. IMPACT FEE ESTABLISHMENT PROCEDURE. The Selectmen shall prepare a report describing a methodology or basis for calculating impact fee assessments and an Impact Fee Schedule, in accordance with RSA 674:21, and this ordinance. The Selectmen shall conduct a public hearing on the proposed schedule, and shall consider all comments received prior to

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finalizing the Schedule. The Selectmen, upon such finalization, shall then submit the schedule to the Planning Board for their review and recommendation. The Board of Selectmen at a regular meeting shall accept or modify the proposed schedule which may include modifications consistent with the recommendations of the Planning Board. The Impact Fee Schedule shall be in effect when a majority of the Board of Selectmen approves the schedule. (3-10-09, 3-10-20)

1. (Deleted 3-10-20)

H. Review of Impact Fees. The Selectmen may review and revise an Impact Fee Schedule whenever circumstances warrant and shall review an established Impact Fee Schedule, at a minimum, on an annual basis and shall modify the Impact Fee Schedule if it finds that new data is available that will refine the schedule. This may include the replacement of figures used in the Impact Fee Schedule with more accurate or recent projections, data and figures, as well as modifications in the Capital Improvements Program. The Selectmen shall submit the Impact Fee Schedule to the Planning Board for their review and recommendation before the adoption of any revised schedule.

I. Termination of Impact Fees.

1. Impact fees shall terminate when the Board finds that the appropriate conditions for assessment are no longer present. (3-10-09)

2. The Board of Selectmen may also by majority vote terminate an Impact Fee Schedule in effect, whenever there is occasion to do so. This may be done only after soliciting recommendations from the Planning Board, and after conducting a public hearing.

J. Administration of Impact Fees.

1. Accounting for Impact Fees. Each impact fee shall be accounted for separately, shall be segregated from the Town's general fund, may be spent upon order of the Selectmen and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs for which fees are collected to meet. In the event that bonds or other debt instruments have been issued for public capital facilities which were constructed in anticipation of new development, or are issued for advanced provision of capital facilities identified in this ordinance, impact fees may be used to pay debt service on such bonds or similar debt instruments. Each fee collected under a specific Impact Fee Schedule shall not be commingled with any other impact fee accounts or any other funds. (3-10-09)

2. Assessment of Impact Fees. All impact fees shall be assessed at the time of Planning Board approval of a subdivision plat or site plan. When no Planning Board approval is required, or has been made prior to the adoption or amendment of the impact fee ordinance, impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with new development. Impact fees shall be intended to reflect the effect of development upon municipal facilities at the time of the issuance of the building permit.

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3. Collection of Impact Fees. Impact fees shall be collected at the time a Certificate of Occupancy is issued. If no Certificate of Occupancy is required, impact fees shall be collected when the development is ready for its intended use. The Selectmen and the assessed party may establish an alternate, mutually acceptable schedule of payment of impact fees in effect at the time of subdivision plat or site plan approval by the planning board. If an alternate schedule of payment is established, the Selectmen may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of the assessed impact fees.
4. Refund of Unused Impact Fees. If, within six (6) years of the collection of an impact fee pursuant to this ordinance, any portion of such impact fee which has not become encumbered or otherwise legally bound to be spent for the purpose for which it was collected shall be refunded, with any accrued interest, to the owner of record of the property. Whenever the calculation of an impact fee has been predicated upon some portion of capital improvement costs being borne by the municipality, a refund shall be made upon the failure of the legislative body to appropriate the municipality's share of the capital improvement costs within said six (6) year period. (3-10-09)
5. Maintaining Records of Impact Fees and Related Projects - The Town Treasurer shall have custody of all accounts and shall pay out the same only upon written orders of the Board of Selectmen. At the end of each fiscal year, the Town Treasurer shall prepare a report, showing a full account of all impact fee transactions during the year and deliver same to the Board of Selectmen, the Planning Board, and the same shall be available to the public. (3-10-09)

### K. Waiver and Appeal of Fees.

1. Any person may request from the Planning Board, a full or partial waiver of impact fee payments required by this ordinance where it can be shown that, due to unique and/or mitigating circumstances, the impact of the particular new development is demonstrated to be nonexistent or less than anticipated.
2. On-site and off-site improvements which are required by the Planning Board as a result of subdivision or site plan review, including but not limited to, extension of water and sewer mains or the construction of roads or other infrastructure, which would have to be completed by the developer regardless of the capital facilities fee provisions, shall not be considered eligible for waiver under this ordinance.

### L. Credits.

1. Land or Improvement Construction in Kind in Lieu of Payment: Land for capital facilities and/or public capital facility improvements may be offered by the fee-payer as total or partial payment of the required fee. The offer must be determined to represent an identifiable dollar value computed in a manner acceptable to the Planning Board.

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### M. Applicability.

1. This ordinance shall not be deemed to affect the existing authority of the Planning Board over subdivisions and site plans, including, but not limited to the authority to declare a development to be premature or scattered in accordance with the regulations of the Board and in accordance with RSA 674:36, II(a).

### N. Off-site Improvements.

1. Definition of Off-site Improvement. A specific “off-site” capital facility or infrastructure improvement that is required by the Planning Board for either a site plan or subdivision that is necessary, in the judgment of the Planning Board, for the project to operate properly on the day that it opens shall be considered to be an Off-Site Improvement.
2. Imposition of Off-site Improvements Requirements. Off-site improvements for site specific applications shall be assessed on a case by case basis and shall be in addition to other impact fees imposed pursuant to this ordinance. In a case in which it is determined that such an improvement is necessary for the proper operation of the project, the Planning Board shall so notify the applicant.
3. Determination of Proportionate Share of Off-Site Improvement Cost(s). In circumstances where it can be demonstrated that such improvement will benefit the community at large, as well as the future occupants of the proposed new development, the Planning Board may require the applicant to present to the Board a study that identifies the proportionate share of the cost of the required improvement that pertains to the new development. In such a case, the Planning Board may, at the expense of the applicant, refer such study to a consultant of its own choosing to determine the reliability of the findings that shall be considered by the Board to arrive at an amount to be contributed by the applicant for the off-site improvement.
4. Reimbursement for Contributions in Excess of Proportionate Share. The applicant shall be assessed his/her proportionate share of the cost of the project. In cases where it is determined that an improvement is necessary for the proper functioning of a new development but the applicant, for whatever reason, is determined to contribute more than his/her proportionate share to the improvement under this section, and, therefore, that the improvement will also accommodate other future development, the Selectmen, at the request and expense of the applicant, may establish a separate, project related impact fee that assesses other new development for their proportionate share of the improvement to reimburse the applicant for such disproportionate contribution. Such future impact fees shall provide for the payment to the original applicant, with any interest.

### O. Applicability of Impact Fees.

1. Any person or agent, who after the effective date of this ordinance, seeks to undertake new development within the Town of Amherst, New Hampshire, by applying for site plan approval, subdivision approval or a building permit and which is not covered under an exemption pursuant to RSA 674:39, is hereby required to pay the appropriate impact fees

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in the manner set forth in this ordinance, in accordance with any Impact Fee Schedule adopted by the Board of Selectmen. (3-10-20)

2. No new building permit for an activity requiring payment of one or more impact fee(s) pursuant to this ordinance shall be issued unless and until the impact fee(s) hereby required have been assessed and/or otherwise agreed upon, and no Certificate of Occupancy or other permission for the use of said new development project shall be issued until the same have been paid or otherwise discharged.

### P. Other Assessments Unaffected.

Payment of an impact fee does not restrict the Town or the Planning Board from requiring other payments from the applicant, including without limitation such payments relating to the cost of the extensions of water and sewer mains or the construction or improvement of roads or streets or other infrastructure and facilities specifically benefitting the development which are required by the subdivision or site plan review regulations or as otherwise permitted by law.

### Q. Premature and Scattered Development.

Nothing in this ordinance shall be construed so as to limit the existing authority of the Amherst Planning Board to provide against development which is scattered or premature, which requires an excessive expenditure of public funds, or otherwise violates the Town of Amherst's Site Plan Review Regulations, Subdivision Regulations, or Zoning Ordinance.

### R. Severability.

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

### S. Effective Date.

This ordinance shall become effective on the date of its passage, subject to the limitations imposed by RSA 676:12.

- T. Any aggrieved party may appeal any decision under this ordinance in accordance with NH RSA 674:21, (V)(f).

### **Section 4.20 Elderly Housing**

- A. Single or multi- unit residential developments which comply with the Federal Definition of Elderly Housing are allowed by Conditional Use Permit (Section 3.18) and shall be required to meet any standards set forth in that section, subject to the following:
  1. Each structure may be a single dwelling unit or a cluster of units containing from two (2)

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- to twelve (12) dwelling units.
2. (Deleted 3-8-16)
3. Project density shall be determined using the base density and bonus densities as described in Section 4.16 - Integrated Innovative Housing Ordinance (IIHO) (3-14-17)
4. Ancillary facilities such as community meeting rooms, site management offices, and rooms for limited healthcare services are allowed.
5. No structure shall be constructed to a height greater than thirty-five (35) feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation.
6. Setbacks shall comply with the underlying zoning district. (3-10-15)

### ARTICLE V -- SPECIAL EXCEPTIONS

#### **Section 5.1 General.**

Special exceptions as herein provided for shall be deemed to be permitted uses in their respective zones, subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements and standards of this ordinance. All such cases are hereby declared to possess characteristics of such unique and special form that each specific use shall be considered as an individual case. (3-12-63)

#### **Section 5.2 Standards Applicable to All Special Exceptions.**

##### A. CONDITIONS FOR SPECIAL EXCEPTIONS.

1. Before the Board of Adjustment considers the approval of an application for a special exception, the applicant shall prove to the satisfaction of the Board of Adjustment that all the following conditions have been met:
  1. That the property in question is in conformance with the dimensional requirements of the zone; and that the minimum lot area shall contain no wetland as defined in Art. IV, Sec. 4.11; no flood plain as defined in Art. IV, Sec. 4.10; and no slopes greater than twenty percent (20%); and that the use is compatible with the Amherst Master Plan. (3-13-07)
  2. That there is safe vehicular and pedestrian access to and from the site.
  3. That there will be no significant adverse impacts resulting from the proposed use upon the public health, safety, and general welfare of the neighborhood and of the Town of Amherst.
  4. That the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, or inappropriate lighting than the existing use of the property.
  5. That the applicant describe in writing and on a scaled drawing, the location and size of the use, the nature and intensity of operations involved, the tract size, parking areas, and other physical land features of the site in question.
  6. That the proposed use will not adversely affect the ground water resources of Amherst, in particular the Aquifer Conservation District as defined in Section 4-13 of the Amherst Zoning Ordinance.
2. Response to each of the above conditions shall be provided in writing on forms available in the

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Amherst Zoning/Planning Office.

3. The Board of Adjustment may seek additional recommendations of the Amherst Planning Board. The applicant shall file a Non-Residential Site Plan Review application in accordance with Section C of the Amherst Zoning Ordinance with the Amherst Planning Board. (3-10-92)

### B. CONDITIONS OF APPROVAL.

The Board of Adjustment may attach such conditions to its approval as are reasonable, necessary and appropriate. All special exceptions uses are hereby declared to have special characteristics that shall be considered on a case-by-case basis. To ensure compliance with the spirit of the Zoning Ordinance, such conditions shall not conflict with the review and approval of the Planning Board. (3-10-92)

### C. LIMITS ON A SPECIAL EXCEPTION.

Substantial construction, or occupancy if no construction is involved, must commence within one (1) year of the Board of Adjustment approval of the special exception. If construction or occupancy is not commenced within this period, the special exception approval is declared null and void. (3-10-92)

### D. PERMITS FOR SPECIAL EXCEPTIONS.

A permit for a special exception use shall not be issued by the Board of Selectmen or their duly appointed representative, the Administrative Official, until so directed by the Board of Adjustment who shall first be satisfied that all of the standards and conditions of this article and the ordinance have been met. (3-12-63)

## ARTICLE VI--ADMINISTRATION

### **Section 6.1 Enforcement.**

This ordinance shall be enforced by the Board of Selectmen and the Board of Selectmen is hereby given power and authority to enforce the provisions of this ordinance. The Board of Selectmen is further empowered to confer upon an administrative official appointed by the Board of Selectmen, such official to also constitute Inspector of Buildings within the definition of 673:1, ii (as amended), the duty of administering the provisions of this ordinance in accordance with RSA 673:1, ii and 676:17, v (as amended) or as otherwise authorized by RSA. (3-12-63, 3-11-14)

### **Section 6.2 Building Permits, Certificates of Occupancy, Earth Removal Permits.**

#### A. BUILDING PERMITS.

1. No building or structure shall hereafter be erected or structurally altered, including the placement of a mobile home, until a building permit has been issued by the Selectmen or their authorized agents, the Building Inspector or Zoning Administrator stating that the building or



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structure, and use of land shall comply with the ordinances and regulations of the Town. (See the *Ordinances, Laws, and Regulations of the Town of Amherst*. Section H: Building Code for additional information.) (3-14-78, 3-9-10, 3-11-14)

2. No permits shall be issued to any lot upon which there is outstanding a recorded violation of the rules, regulations or ordinances of the Town of Amherst, excepting any permit required to correct such violation.
3. Deleted. (3-9-99, 3-8-05, 3-11-14)

### B. CERTIFICATE OF OCCUPANCY.

1. No building or structure hereafter erected or structurally altered shall be occupied or used until a Certificate of Occupancy has been issued by the Selectmen, or their authorized agents, the Building Inspector or Zoning Administrator. The certificate shall be issued only after the Building Inspector or Zoning Administrator makes a finding that the building or structure has been constructed, arranged, structurally altered, or is to be used in conformance with the provisions of this ordinance and all other health, safety and building laws, and that construction be in accordance with all representations made as part of the application for and granting of the building permit. (3-14-78, 3-11-14)
2. As-Built plans shall be submitted prior to the issuance of a Certificate of Occupancy for all new commercial and industrial construction, and may be required for other types of construction, as determined by the Building Inspector or Zoning Administrator. (3-11-14)
3. Uses and Certificate of Occupancy. No change shall be made in the use of a building or part thereof now or hereafter erected or structurally altered, or in the use of land now or hereafter occupied, nor shall any use of a building or land be undertaken, without a Certificate of Occupancy having first been issued by the Selectmen, or their authorized agents, the Building Inspector or Zoning Administrator. No such certificate shall be issued to make such change or undertake such use unless it is in conformity with the provisions of this ordinance or amendments thereto hereafter duly enacted. (3-14-78)

### C. EARTH MATERIAL REMOVAL.

No earth material as defined in Section 3.8 hereof shall be removed unless a permit has been applied for and obtained in a fashion consistent with the provisions of Section 3.8 hereof. (3-14-78)

1. The Board of Selectmen, or the Administrative Official, may require of any applicant for a permit such sketches, drawings, plot plans, or other materials as are deemed necessary to make a decision as to compliance with the provisions of this ordinance. They may require plans, details, specifications for new structures to have been prepared, or sealed, by a licensed architect or engineer. (3-12-63, 3-13-84)
2. If an applicant requests a permit to undertake an activity on a lot non-conforming in size and

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frontage as otherwise required by this ordinance and is making application under Article IV, Section 4.2 of this ordinance, such applicant shall file as part of his application, the date of the recording and the Registry of Deeds reference number of the recording of the non-conforming lot. (3-12-63)

3. (Deleted 3-8-2016)
4. All permits issued under the provision of this ordinance shall expire and become invalid two years from the date of issuance of the permit. (3-14-78)

### C. ADMINISTRATION

1. The Administrative Official shall be a salaried employee of the Town and shall be paid a salary as determined by the Selectmen and approved by the Town as part of the annual budget.
2. Effective this date, all non-residential site plans approved by the Planning Board shall expire four (4) years from the date of Planning Board approval. This expiration date shall not apply to plats that are exempt or vested because of the operation of RSA 674:39. (3-14-89, 3-9-10)
3. Upon receipt of the application for a permit with sufficient information to clearly establish the nature and extent of the proposed activity, the Administrative Official shall determine whether the proposed activity or use constitutes a permitted use within the provisions of this ordinance or whether a special exception or a variance is required. (3-14-78)
  - a. If the proposed use requires a special exception or a variance, the Administrative Official shall refer the application for permit to the Board of Adjustment for action. (3-14-78)
  - b. If the proposed use or activity is within the provisions of this ordinance, the Administrative Official shall post a notice in two public places in the Town of Amherst, one of which shall be at the Town Hall; and no permit shall be issued until said notice has been posted for a period of seven (7) days. If during that period the Administrative Official received objection to the issuance of the requested permit, he may issue the permit, refer the application to the Board of Adjustment for action, or deny the permit. (3-14-78).
  - c. Consistent with State Statues, public utility structures proposed for the Town of Amherst shall obtain building permits and meet zoning requirements. (3-13-84)

### Section 6.3 Board of Adjustment.

A. ESTABLISHMENT. In accordance with the provisions of the New Hampshire Revised Statutes Annotated 1955, Chapter 673 as amended and as hereinafter provided, a Board of Adjustment is established. (3-12-63)

#### B. ORGANIZATION.

1. The Board of Adjustment shall consist of five (5) members. (3-12-63, 3-8-16)
2. The members of the Board of Adjustment shall be elected at the annual Town Meeting. (3-5-74, 3-12-96)

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3. Vacancies in the Board, occurring other than through the expiration of a term, shall be filled in accordance with RSA 673:12.
  4. Members of the Board of Adjustment shall serve without compensation. (3-12-63)
  5. The Board shall have five (5) alternate members to be appointed by the Board of Adjustment in accordance with RSA 673:6 II-a. (3-8-16)
- C. **POWERS.** The Board of Adjustment shall perform all the duties and have all the powers provided by the New Hampshire Revised Statutes Annotated 1955 as Amended and as hereinafter provided. (3-12-63)
- D. **MEETINGS.** Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board of Adjustment may determine. All meetings shall be open to the public. (3-12-63) The Board shall keep a record of proceedings showing the vote upon every question. (3-12-63) Every rule or regulation, and every order, requirement, decision, or determination of the Board of Adjustment shall immediately be filed in the office of the Board of Adjustment and shall become a public record. (3-12-63)

The concurring vote of three (3) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination of the administrative office, or to decide in favor of the appellant, or to decide any matter upon which it is required to pass, or to effect any variance from the strict application of provisions of this ordinance. (3-12-63)

All applications shall be acted upon within ninety (90) days after the date of filing the application or within ninety (90) days of the date of filing of any additional information requested by the Board but no later than six (6) months after the date of filing; provided, however, when additional information is not furnished within a reasonable time, the Board may, on notice to the applicant, deny the application without prejudice to the right to re-file. When an application is denied on the merits, the application may not be re-filed for a period of one (1) year after the date of denial. (3-6-73)

- E. **PROCEDURE ON PERMITS** for special exceptions, variances, and appeals of administrative decisions.
1. The Board of Adjustment shall not authorize the issuance of a permit until after a hearing on the application is held.
  2. Upon receipt from the Administrative Official of an application for a special exception, variance, or appeal of an administrative decision, the Board of Adjustment shall hold a public hearing. (3-12-91) Notice thereof shall be given as follows:
    - a. The applicant and all of the abutters shall be notified of the hearing by certified mail, return receipt requested, stating the time and place of the hearing, and such notice shall be mailed not less than five (5) days before the date fixed for the hearing of the appeal.
    - b. A public notice of the hearing shall be published in a newspaper of the general circulation in the area, not less than five (5) days before the date fixed for the hearing of the appeal.
    - c. The public hearing shall be held within thirty (30) days of the receipt of the notice of the

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appeal.

- d. Any party may appear in person or by his agent or attorney at the hearing of an appeal.
- e. The cost of advertising and costs of mailing the notices of hearing shall be payable by the person making the appeal prior to the hearing. (3-9-82)

### F. Conditions for the Granting of a Variance. (3-10-64)

1. The Board of Adjustment may grant a variance from the terms of the Zoning Ordinance in accordance with RSA 674:33.

### G. Time Limits of Special Exceptions and Variances.

If, after a permit has been authorized by the Board of Adjustment as a result of a request for a special exception or variance, such permit has not been obtained within two (2) years from the date of such authorization, then such authorization shall become null and void; and no permit shall be issued thereunder. (3-4-75, 3-9-82, 3-10-15)

#### Scheduled Termination of Special Exceptions and Variances (3-10-20)

Pursuant to RSA 674:33 I-a. (b), and RSA 674:33 IV. (c), all variances and special exceptions that were authorized by the Amherst Zoning Board of Adjustment pursuant to the Amherst Zoning Ordinance and RSA 674:33 before August 19, 2013, and that have not been exercised, shall terminate according to the following procedure:

1. Upon adoption of this amendment, the Planning Board shall post notice of the termination in Town Hall. The notice shall be posted for one year and shall prominently state the expiration date of the notice.
2. The notice shall state that special exceptions and variances authorized before August 19, 2013, are scheduled to terminate, but shall be valid if exercised within two years of the expiration date of the notice or as further extended by the Zoning Board of Adjustment for good cause.

### H. APPEAL FROM ORDER OF THE BOARD OF ADJUSTMENT.

Within thirty (30) days after any order or decision handed down by the Board of Adjustment, any party to the action or proceedings of the Board of Adjustment, or any person directly affected thereby, may move for a re-hearing and thereafter, if necessary, appeal by petition to the Superior Court in accordance with the provisions of the laws of the State of New Hampshire and may pursue such remedies as are therein provided for said party. (3-12-63, 3-8-05)

### I. RULES OF PROCEDURE.

The Board of Adjustment shall adopt and promulgate rules of procedure for the guidance of all persons having business before the Board of Adjustment. Said rules shall not be inconsistent with the provisions of the Statutes of the State of New Hampshire nor with the provisions of this ordinance. (3-12-63)

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### J. COSTS.

Any person appearing before the Zoning Board of Adjustment may be represented by counsel, but the costs of retaining such counsel shall be borne by the party retaining them, and not by the Town of Amherst. (3-12-63)

#### **Section 6.4 Existing Ordinances.**

All existing ordinances or parts thereof inconsistent with the provisions of this ordinance are repealed upon passage of this ordinance. (3-12-63)

#### **Section 6.5 Severability Clause.**

If any section, subsection, sentence, clause, phrase, or other part of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. (3-12-63)

#### **Section 6.6 Governmental Services.**

No provision of this ordinance shall be interpreted as to prevent the Town of Amherst from providing for or performing any existing or necessary governmental, education, or protective services. (3-12-63)

#### **Section 6.7 Penalty.**

In accordance with RSA 676:17, as amended, any person, firm, or corporation violating the provisions of this ordinance is punishable by a civil fine of up to two hundred seventy-five dollars (\$275) per day, for every day after the conviction date that the violation continues, or after the date on which the violator received written notice from the municipality that is in violation, whichever date is earlier. (3-11-86)

## ARTICLE VII -- AMENDMENTS TO THE ZONING ORDINANCE

#### **Section 7.1 General.**

This ordinance may be amended in conformance with the New Hampshire State Statutes. (3-12-63) This ordinance is intended to be consistent with NHRSA enabling legislation and to the extent that any portion hereof is or shall become inconsistent with said enabling legislation this ordinance shall be invalid to that extent. (3-5-74)

#### **Section 7.2 Referral of Amendments to Planning Board.**

Upon the petition of twenty-five (25) voters for an amendment to the Zoning Ordinance, the Planning Board shall proceed and submit the amendment or amendments to the voters of the Town as prescribed in RSA 675:4. The Planning Board may not reject the amendment or amendments proposed by petition but shall submit the proposed amendment or amendments to the voters as offered by the petition. The petitioners shall submit the proposed amendment or amendments to the Zoning Ordinance in correct form

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as determined by the Selectmen. The following question shall be submitted to the voters: "Are you in favor of the adoption of the amendment to the Zoning Ordinance as proposed by petition of the voters of this Town?". The approval or disapproval of the Planning Board shall also be noted on the ballot immediately following the question. In the event that there shall be more than a single proposed amendment to be submitted to the voters at any given meeting, the issue as to the several amendments shall be put in the following manner: "Are you in favor of the adoption of Amendment No..... as proposed by petition of the voters for this Town?". (Here insert topical description of substance of amendment.) The approval or disapproval of the Planning Board shall also be noted on the ballot immediately following the question. An amendment proposed by petition shall be submitted to the voters at an annual Town or Village District meeting. (11-2-82)

### ARTICLE VIII -- MISCELLANEOUS PROVISIONS

#### **Section 8.1 Interpretation.**

In their interpretation and application, the provisions of this ordinance shall be held as the minimum requirements adopted for the promotion of the public health, morals, safety, or the general welfare. Whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

#### **Section 8.2 Short Title.**

This ordinance shall be known and may be cited as "The Town of Amherst Zoning Ordinance of 1963."

#### **Section 8.3 Effective Date.**

This ordinance shall take effect immediately upon adoption.

### ARTICLE IX -- DEFINITIONS

#### **Section 9.1 Meaning of Certain Words.**

The following terms, unless specifically indicated to the contrary in the ordinance, shall mean the following:

**Abutter.** Any person or persons holding legal title to land which adjoins or is directly across the street or stream from land under consideration. (3-12-63, 3-9-82)

**Accessory Apartment.** A second dwelling unit incorporated within an existing or proposed single family home which is structurally integrated with the existing principal dwelling. (3-8-16, 3-14-17, 3-12-19)

**Accessory Building.** A detached building or structure on the same lot with the primary building, the use of which is clearly incidental to that of the primary building or use of the land. (3-12-63, 3-11-08)

**Administrative Official.** The person delegated by the Board of Selectmen to administer the provisions of

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this ordinance. (3-12-63)

Amenities. (Within the Integrated Innovative Housing Ordinance) (3-10-15)

Community Space Public: Indoor (clubhouse, meeting room) or outdoor (garden, park, trail-network) space which is available to the public, subject to acceptance by the Planning Board and Board of Selectmen.

Community Space Restricted: Same as above but restricted to use by residents of the development.

Improved Access to Public Places: Footpaths or sidewalks connected to local sidewalk networks/community spaces, access to transportation services, or a fair share contribution determined by rational nexus evaluation to improve access to public places.

Open Space – Improved & Accessible to Public: Park, ball field, court, playground, or similar facility open to public use, subject to acceptance by the Planning Board and Board of Selectmen.

Open Space – Improved Non-Public: Same as above but restricted to use by residents of the development.

Open Space under Restrictive Covenant: Conservation/agricultural Land, “unimproved” open space. May be under easement/deed restriction to third party or Town.

Open to the Public: Where applicable to the Integrated Innovative Housing Ordinance, refers to amenities available for public use at no cost except for fees as may be assessed or collected by the Town.

Public Infrastructure Betterment: Improvements to including off-site access improvements, bicycle lanes, extension of public utility infrastructure or other improvements beyond those required to meet minimum NRSP criteria, or an in lieu contribution determined by rational nexus evaluation to improve public infrastructure.

Redevelopment: Conversion of an existing structure into housing units or mixed use (where permitted).

Walkability Internal (sidewalks, footpaths): Infrastructure designed to enable and encourage residents to walk from place to place within the development.

Apartment. A room or set of rooms arranged for occupancy as a dwelling and containing a kitchen or cooking range. (3-14-89)

Aquifer. A geologic formation composed of rock, sand, or gravel that contains significant amounts of potentially recoverable water. (3-13-84, 3-11-14)

Best Management Practices. A method or technique that has consistently shown results superior to those achieved with other means and that is used as a benchmark. In addition, a "best" practice can evolve to become better as improvements are discovered. BMP's derived from public agencies or other sources

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shall be utilized as guidelines, the Planning Board may approve an alternative method if it is found to achieve a similar result.

The most recent editions of the following publications are considered Best Management Practices:

- A. Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire prepared by the New Hampshire Department of Resources and Economic Development;
- B. Manual of Best Management Practices for Agriculture in New Hampshire as prepared by the Agricultural Best Management Practices Task Force and the USDA Natural Resources Conservation Service for the New Hampshire Department of Agriculture;
- C. Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire prepared by the New Hampshire Department of Environmental Services in conjunction with the Rockingham County Conservation District; and
- D. Manual of Best Management Practices to Control Nonpoint Source Pollution: A Guide for Citizens and Town Officials prepared by the New Hampshire Department of Environmental Services. (3-11-14)

Building. Any structure or dwelling greater than 32 square feet that has a roof and is intended to shelter people, animals, equipment or other chattel. (3-12-63, 3-11-08, 3-10-15)

Buffer. An upland area adjacent to a wetland or surface water of a specific dimension measured outward on a horizontal plane from the reference line or the delineated edge of wetland as applicable. (3-11-14)

Bulk Petroleum Plant or Terminal. Means that portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline, tank car, tank vehicle, portable tank, or container. (3-11-14)

Cabin. A building used or rented for the purpose of overnight sleeping accommodations, generally on a transient basis. (3-12-63)

Certified Soil Scientist. A person qualified in soil classification and mapping who is certified by the State of New Hampshire Board of Natural Scientists pursuant to RSA 310-A:84, I & II. (3-11-14)

Certified Wetland Scientist. A person qualified to delineate wetland boundaries and prepare wetland maps who is certified by the State of New Hampshire Board of Natural Scientists pursuant to RSA 310-A:84, II-a & II-b. (3-11-14)

Commercial Animal Feedlot. Are agricultural operations where animals are kept and raised in confined situations; generally congregate animals, feed, manure, dead animals, and production operations on a small land area. Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures. This operation is a lot or facility (other than an aquatic animal production facility) where the following conditions are met:

- A. Animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-



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five (45) days or more in any twelve (12) month period, and

- B. Crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility. (3-11-14)

Community Water System. A public water system having at least fifteen (15) service connections used by year-round residents or that regularly serves at least twenty-five (25) year-round residents. (3-11-14)

Development. Any man-made change to improved or unimproved land, including but not limited to buildings, structures, utilities and similar improvements, or alteration of the land surface that results in the removal of vegetation in excess of what is permitted under the Comprehensive Shoreland Protection Act – RSA 483-B, as amended. (3-11-14)

Driveway. A private lane from the public road traversing private property, ordinarily leading to a single residence. (3-10-87)

Dwelling. A structure or building that is designed or used as a place of residence for one family. (3-12-63, 3-11-08)

Dwelling Unit. A structure or building or part of a structure or building used as a place of residence for one family. (3-12-63, 3-11-08)

Family. One (1) or more persons who live as a single housekeeping unit in a dwelling unit. (3-12-63)

Flashing Sign. Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity or color at all times when in use including any revolving illuminated sign. (3-6-73)

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. (9-22-79)

Floor Area Ratio. The ratio of gross floor area to the total lot area. (3-4-75)

Frontage. The continuous distance of any property line of a lot which abuts a legally accessible public street as classified by RSA 229:5, or a private road approved by the Planning Board. (3-6-04)

Garage Type Sales. Limited to a maximum of ten (10) days a year. The sum of the horizontal area of the several floors of a building and its accessory buildings on the same lot, measured from the exterior faces of the walls, and not including cellars, attics, porches, etc. not used as part of the principal use. (3-4-73)

Gasoline Station. Means that portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and distributed for the purposes of retail sale. (3-11-14)

Groundwater. Subsurface water that occurs beneath the water table in soils and geologic formations. (3-11-14)

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Hazardous or Toxic Material or Liquids. Materials or liquids that pose a threat, present or future, to the environment, whether in use, storage or transit, including without exception hazardous waste identified and listed in accordance with section 3001 of the Resource Conservation and Recovery Act of 1976, and as may be amended from time-to-time. (3-13-84)

Home Occupation. A home occupation is an accessory non-retail business or professional use incidental and subordinate to the dwelling use, occupying no more than 20% of the existing gross, heated floor area of the dwelling. (3-2-80, 11-2-82, 3-10-92, 3-11-93, 3-8-94, 3-14-95)

Hotel/Motel. Structure/s which provide transients with temporary sleeping accommodations and do not include individual units which provide housekeeping accommodations in more than ten percent (10%) of the units.

House Trailer. A unit similar to a mobile home which is equipped with some or all of the following: running water, sanitary facilities, bath facilities, and toilet. (3-12-68)

Impervious. Not readily permitting the infiltration of water, including packed gravel surfaces such as parking areas, driveways or traveled ways. (3-11-14)

Impervious Surface. A surface through which regulated substances cannot pass when spilled. Impervious surfaces include concrete unless unsealed cracks or holes are present; earthen, wooden, or gravel surfaces; or other surfaces which could react with or dissolve when in contact with substances stored on them are not considered impervious surfaces. (3-11-14)

Inn. A structure intended or designed to be used or which is used for sleeping purposes or paying guests and where a general kitchen and/or dining room may or may not be provided. (3-12-63)

Junkyard. An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automotive recycling yard, as defined in RSA 236:112, as amended. The word does not include any motor vehicle dealers registered with the Director of Motor Vehicles under RSA 261:104 and controlled under RSA 236:126. (3-11-14)

Kennel. Any lot or premises on which four (4) or more dogs, other than personal pets, at least four (4) months of age, are kept, boarded, or trained whether in special structures or runways or not. The foregoing definition shall specifically exclude veterinary clinics which are defined as a structure in which small animals or pets are given medical or surgical treatment and are cared for during the time of such treatment only. (11-2-82)

Lot. A tract of land occupied or capable of being occupied by a building or use and by accessory uses, including the open space provided for in this ordinance. (3-12-63)

Lot of Record. A distinct tract of land recorded in a legal deed and plan filed in the records of Hillsborough County, New Hampshire. (3-12-63)

Minimal Impact Crossing. Minimal impact means the least environmentally damaging practicable alternative.

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Mixed Use Development. Any proposed or existing commercial development may have incorporated, a mixed use factor, consisting of residential units up to a maximum of twenty-five (25%) percent of the approved gross square footage of the commercial development. The residential units may be either attached or detached from the commercial structure/s and may have a maximum of one bedroom per five hundred (500) square feet of gross residential floor area. Such proposals are subject to Planning Board site review and all applicable health and safety requirements. (3-14-89)

Mobile Home. A dwelling accommodation designed to permit movement as a vehicle with or without wheels or skids in place and which is equipped with running water, sanitary facilities, bath facilities and toilet.

Multi-Family Housing. A structure or parcel of land containing more than one dwelling unit. (3-13-90)

Net Tract Area. The total area of a parcel of land less wetlands, floodplain and steep slopes over twenty (20) percent. (3-10-15)

Non-Conforming Use. A structure or land area that is lawfully occupied by a use that does not conform to the specifications of this ordinance. (3-12-63)

Open Space. As stated in Article IV, the Commercial, Limited Commercial and Industrial Zone shall not be utilized for construction, storage or parking/drives. (3-13-01)

Open Space Development. (Eliminated 11-2-82, 3-14-89)

Open Space Plan. Moved to Article IV, Section 4.16

Outdoor Storage. Storage of materials not protected from the elements by a roof, walls, and a floor with an Impervious Surface. (3-11-14)

Parking Space. An off-street space available for the parking of one motor vehicle and having an area of not less than 9' x 18' not including the driveways and passageways appurtenant thereto and giving access thereto and having direct access to a public way. (3-12-63, 3-12-85)

Planned Residential Development (PRD) (11-2-82) Moved to Art. IV, Sec. 4.17

Positive Limiting Barrier. A depression (e.g., groove) in the surface of an otherwise level impervious area designed to impede the flow of and contain spilled substances within the perimeter of the impervious area. These are typically constructed and maintained to contain small spills or releases (five [5] to fifteen [15] gallons). (3-11-14)

Primary Recharge Area. The area immediately overlying the stratified drift aquifer and adjacent areas of stratified drift which may not have sufficient thickness to be part of the Aquifer. The boundary of the primary recharge area is the contact between stratified drift and adjacent till or bedrock. (3-13-84)

Principal Route of Access. A principal route of access within the meaning of this ordinance shall be deemed to consist of any road, street, highway which is maintained. (3-3-75)

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Private Road. A road constructed to the Town of Amherst Subdivision Standards but that may have a reduced width right-of-way and roadway surface. The Planning Board shall require adequate covenants, restrictions, and agreements including a Home Owners Association to ensure that the Town will have no liability or responsibility to maintain said road.

Private Road. A road or road system layout, on private property, from the public road to the development. Such private property and private road shall be permanently encumbered with deed restrictions, satisfactory to Town Counsel, which shall insure that the private road does not become a Town road. (3-10-87)

Professional Office. A professional office shall be one, or a combination of the following type: doctors, dentist, lawyers, engineers, surgeons, veterinary clinic, accountants, architects.

Public Water Protection Wetlands. Wetlands identified in Section 4.11 for their critical role in protecting water supplies.

Recreation. (3-11-14) All recreational uses other than passive.

Recreation, passive. (3-11-14) Those recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed. Such uses include but are not limited to hiking, picnicking, jogging, bicycling, and horseback riding. Motorized vehicles uses are not included.

Reduced Frontage. A minimum of thirty-five (35) feet of frontage on a publicly maintained road. There are two (2) classes of reduced frontage:

- A. Class A frontage provides access to one building lot.
- B. Class B frontage provides access to two building lots. (3-10-87)
- C. (See Section 5-2, Subdivision Regulations re: Reduced Frontage Lots)

Reference Line (for ponds, lakes and streams). The term *ordinary high water mark* means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. The following physical characteristics should be considered when making an *ordinary high water mark* determination, to the extent that they can be identified and are deemed reasonably reliable: Natural line impressed on the bank, sediment sorting, shelving, leaf litter disturbed or washed away, changes in the character of soil, scour, destruction of terrestrial vegetation, deposition, presence of litter and debris, multiple observed flow events, wracking, bed and banks, vegetation matted down-bent or absent, water staining, or change in plant community. (3-11-14)

Regulated Substance. Any of the following, with the exclusion of ammonia; sodium hypochlorite; sodium hydroxide; acetic acid; sulfuric acid; potassium hydroxide; potassium permanganate; propane or other liquefied fuels which exist as gases at normal atmospheric temperature and pressure; oil as defined

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in RSA 146-A:2, III; any substance that contains a regulated contaminant for which an ambient groundwater quality standard has been established pursuant to RSA 485-C:6; and any substance listed in 40 CFR 302, 7-1-05 edition, as amended. (3-11-14)

Sanitary Protective Radius. The area around a public water supply well which must be maintained in its natural state as required by Env-Dw 301 or 302 (for community water systems); Env-Dw 373.12 and Env-Dw 372.14 (for other Community Water Systems), as amended. (3-11-14)

Seasonal. Any non-residential use which is intended to operate only during specific periods of the year. Such use may include temporary structures. Seasonal uses shall be subject to site plan review. Planning Board may also require removal of any temporary buildings or other structures during the off-season. (3-11-93)

Seasonal High Water Table. The depth from the mineral soil surface to the upper-most soil horizon that contains two percent (2%) or more distinct or prominent redoximorphic features that increase in percentage with increasing depth as determined by a licensed hydrogeologist, soil scientist, wetlands scientist, engineer, or other qualified professional approved by the Planning Board. (3-11-14)

Secondary Containment. A structure such as a berm or dike with an impervious surface which is adequate to hold at least one hundred ten percent (110%) of the volume of the largest regulated substance container stored within. (3-11-14)

Secondary Recharge Area. The land adjacent to primary recharge area from which ground water moves down a gradient into the aquifer. (3-11-84)

Shopping Center. A group of businesses centrally arranged and identified by a common ground sign. (3-13-90)

Sign. (3-12-63) See Section 3-4 (3-12-91)

Sign Advertising. (3-12-63) See Section 3-4, Off premise Signs (3-12-91)

Snow Dump. For the purposes of this ordinance, a location where snow, which is cleared from roadways and/or motor vehicle parking areas situated beyond the ACWPD, is placed for disposal. (3-11-14)

Special Exception Use. A use which because of its unique characteristics requires individual consideration in each case before it can become permitted in the Zone enumerated. (3-12-63)

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. (Crawl spaces, unfinished and unoccupied attic spaces, cellars when not to be occupied shall not be considered a story.) (3-11-86)

Stratified-Drift Aquifer. A geologic formation of predominantly well-sorted sediment deposited by or in bodies of glacial meltwater, including gravel, sand, silt, or clay which contains sufficient saturated permeable material to yield significant quantities of water to wells. (3-11-14)

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Stream Classification. For the purposes of this ordinance, streams shall be classified as follows:

- A. Ephemeral stream. A watercourse that is located above the water table year round and is not fed by groundwater with runoff from rainfall and snowmelt being the primary source of stream flow such that the stream has flowing water only during, and for a short duration after, precipitation or spring thaw events.
- B. Intermittent stream. A watercourse that is fed by groundwater for limited periods of the year, with runoff from rainfall and snowmelt being supplemental sources of flow, such that it typically does not contain flowing water during drier portions of the year.
- C. Perennial stream. A watercourse that is in the groundwater table for the majority of the year such that groundwater is the primary source of flow with runoff from rainfall and snowmelt as supplemental sources of flow such that it contains flowing water throughout a typical year. (3-11-14)

Structure. Anything constructed, erected, or assembled for occupancy or use, such as, but not limited to, a building, dwelling, stadium, platform, shelter, swimming pools, sports courts, or the like. The term structure shall not include: a/ fences or retaining walls; b/ radio towers or antennae which are for the exclusive use of amateur radio service and they shall be limited to a total height of 150 feet; or c/ structures smaller than 32 square feet. (3-12-63, 3-9-82, 3-12-85, 3-11-08, 3-10-15)

Structure, Height of. The vertical distance from the average finished grade adjoining the walls of the structure to the peak of the roof, exclusive of chimneys or cupolas. Height shall be measured from the average finished grade within five (5) feet of the front of the building, to the peak of the roof, exclusive of chimneys or cupolas. (3-11-14)

Surface Waters. Those portions of waters of the state, as defined by RSA 482-A:4 and Part Env-Wt 101.97, as amended, of the New Hampshire Code of Administrative Rules which have standing or flowing water at or on the surface of the ground. This includes but is not limited to streams, lakes, ponds, and wetlands, including marshes, water-courses and other bodies of water, natural or artificial. (3-11-14)

Temporary Structure. Any structure greater than 32 square feet designed to be movable or disassembled, which does not permanently alter the land or buildings on the lot. Temporary structures shall not have utilities or plumbing. Such structures shall be subject to ordinary requirements of the zone (setbacks, floor area ratio, green space, height, etc.) and may require non-residential site review. (3-11-93, 3-10-15)

Turnaround. The end area of a cul-de-sac used to reverse direction. (3-14-89)

Utility. Any public service subscribed to by an owner and/or tenant of a site which does not require surface transportation. (11-2-85)

Vernal Pool. Defined under Part Env-Wt 101.106, as amended, of the New Hampshire Code of Administrative Rules as a surface water or wetland, including an area intentionally created for purposes of compensatory mitigation, which provides breeding habitat for amphibians and invertebrates that have adapted to the unique environments provided by such pools and which:

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- A. Is not the result of on-going anthropogenic activities that are not intended to provide compensatory mitigation, including but not limited to:
1. Gravel pit operations in a pit that has been mined at least every other year; and
  2. Logging and agricultural operations conducted in accordance with all applicable New Hampshire statutes and rules; and
- B. Typically exhibits the following characteristics:
1. Cycles annually from flooded to dry conditions although the hydro-period, area and shape of may vary from year to year;
  2. Forms in a shallow depression or basin;
  3. Has no permanently flowing outlet;
  4. Holds water for at least 2 continuous months following spring ice-out;
  5. Lacks a viable fish population; and
  6. Supports one or more Primary Vernal Pool Indicators, or three or more Secondary Vernal Pool Indicators. (3-11-14)

Vernal Pool -- Primary Vernal Pool Indicators. The presence or physical evidence of breeding by marbled salamander, wood frog, spotted salamander, Jefferson-blue spotted salamander complex, or fairy shrimp. (3-11-14)

Vernal Pool -- Secondary Vernal Pool Indicators. Physical evidence used by wildlife biologists or Certified Wetland Scientists who are familiar with vernal pool habitats as evidence of the presence of a Vernal Pool, if Primary Vernal Pool Indicators are absent and other Vernal Pool characteristics suggest Vernal Pool habitat. Secondary Vernal Pool Indicators include, but are not limited to, caddisfly larvae and cases (Limnephilidae, Phryganeidae, or Polycentropodidae), clam shrimp and their shells (Laevicaudata, Spinicaudata), fingernail clams and their shells (Sphaeriidae), aquatic beetle larvae (Dytiscidae, Gyrinidae, Haliplidae, and Hydrophilidae), dragonfly larvae and exuviae (Aeshnidae, Libellulidae), spire-shaped snails and their shells (Physidae, Lymnaeidae), flat-spire snails and their shells (Planorbidae), damselfly larvae and exuviae (Coenagrionidae, Lestidae), and true fly larvae and pupae (Culicidae, Chaoboridae, and Chironomidae). (3-11-14)

Vernal Pool Tiers. Tier one vernal pools are those which are found to exhibit one (1) or more of the following: Fairy shrimp – presence in any life stage; or blue spotted salamanders – presence of ten (10) or more egg masses; spotted salamanders – presence of twenty (20) or more egg masses; wood frogs – presence of forty (40) or more egg masses. Tier two vernal pools are those which do not contain one (1) or more of the above species at sufficient abundance to warrant classification as a tier one vernal pool. (3-11-14)

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Watercourse. Any Surface Water that, pursuant to Part Env-Wt 101.107, as amended, of the New Hampshire Code of Administrative Rules:

- A. Develops and maintains a defined scoured channel, with evidence of sediment transport, that:
  - 1. Is greater than seventy-five (75) feet in length; or
  - 2. Is of any length and connected to another jurisdictional area at either end; and
- B. Is not a drainage swale. (3-11-14)

Water Dependent Structures. A structure such as a dock, wharf, pier, breakwater, manmade beach, boathouse, retaining wall, boat launch ramp, bridge, culvert, or other structure, or any part thereof, built, on, or in the surface waters of the State. (3-11-14)

Water Resource Management Plan. A written plan containing maps, base line data, and provisions for the protection of surface water, ground water and important wildlife resources associated with a development project.

Wellhead Protection Area. The surface and subsurface area surrounding a water well or wellfield supplying a community water system, through which contaminants are likely to move toward and reach such water well or wellfield. (3-11-14)

Wetland(s). Defined under RSA 482-A:2, X, as amended, as an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. The reference line of all wetlands shall be delineated in accordance with the methodology prescribed in the following reference document: U.S. Army Corps of Engineers, 2011: *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center (as amended). Wetland scores are determined using Method for Inventorying and Evaluating Freshwater Wetlands in New Hampshire (NH Method), University of New Hampshire Cooperative Extension, July, 2013, or latest revision.

For the purposes of this ordinance wetlands shall be classified as follows:

- A. Water Protection Wetlands. Wetlands having an area greater than or equal to one (1) acre, which also have an Ecological Integrity Score greater than or equal to 6.0; a Wetland-Dependent Wildlife Habitat Score greater than or equal to 4.0; and a Groundwater Score greater than or equal to 5.0.
- B. Significant Wetlands. Wetlands having an area greater than or equal to one (1) acre, which also have an Ecological Integrity Score greater than or equal to 5.0; and a Wetland-Dependent Wildlife Habitat Score greater than or equal 3.0.



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### C. Other Wetlands. All other wetlands.

When classifying wetlands for the purposes of this ordinance, separate evaluation units shall be considered and drawn at each location where the wetland narrows to less than fifty (50) feet. (Ammann, A.P., and A. Lindley Stone, 1991 Method for the Comparative Evaluation of Nontidal Wetlands in New Hampshire, published by the New Hampshire Department of Environmental Services; NHDES-WRD-1991-3, as amended.) (3-11-14)