

SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01			
Description: RURAL	\$ 60,000	@	0.010 ac
Lot Size: 3.00	\$ 90,000	@	0.100 ac
Frontage: 300	\$ 100,000	@	0.250 ac
Lot Price: \$ 151,500	\$ 120,000	@	0.500 ac
Excess Acreage: \$ 3,500	\$ 144,500	@	1.000 ac
Excess Frontage: \$ 125	\$ 148,000	@	2.000 ac
Water Frontage: \$ 150,000	\$ 151,500	@	3.000 ac
View: \$ 100,000	\$ 151,500	@	3.000 ac

Zone 02			
Description: RESIDENTIAL 1 & 2	\$ 60,000	@	0.010 ac
Lot Size: 2.00	\$ 90,000	@	0.100 ac
Frontage: 200	\$ 100,000	@	0.250 ac
Lot Price: \$ 148,000	\$ 120,000	@	0.500 ac
Excess Acreage: \$ 3,500	\$ 144,500	@	1.000 ac
Excess Frontage: \$ 180	\$ 148,000	@	2.000 ac
Water Frontage: \$ 150,000	\$ 148,000	@	2.000 ac
View: \$ 100,000	\$ 148,000	@	2.000 ac

Zone 03			
Description: COMMERCIAL 1 & 2	\$ 60,000	@	0.010 ac
Lot Size: 2.00	\$ 90,000	@	0.100 ac
Frontage: 200	\$ 100,000	@	0.250 ac
Lot Price: \$ 148,000	\$ 120,000	@	0.500 ac
Excess Acreage: \$ 3,500	\$ 144,500	@	1.000 ac
Excess Frontage: \$ 180	\$ 148,000	@	2.000 ac
Water Frontage: \$ 150,000	\$ 148,000	@	2.000 ac
View: \$ 100,000	\$ 148,000	@	2.000 ac

Zone 04			
Description: INDUSTRIAL	\$ 60,000	@	0.010 ac
Lot Size: 3.00	\$ 90,000	@	0.100 ac
Frontage: 300	\$ 100,000	@	0.250 ac
Lot Price: \$ 151,500	\$ 120,000	@	0.500 ac
Excess Acreage: \$ 3,500	\$ 144,500	@	1.000 ac
Excess Frontage: \$ 125	\$ 148,000	@	2.000 ac
Water Frontage: \$ 150,000	\$ 151,500	@	3.000 ac
View: \$ 100,000	\$ 151,500	@	3.000 ac

Land Use Codes	
Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-G	EX ACTIVITY TAX AREA
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
R1	1F RES
R1A	1F RES WTR ACS
R1W	1F RES WTRFRNT
R2	2F RES
R2A	2F RES WTR ACS
R2W	2F RES WTRFRNT
R3	3F RES
R3A	3F RES WTR ACS
R3W	3F RES WTRFRNT
R4	4F RES
R4A	4F RES WTR ACS
R4W	4F RES WTRFRNT
UTL	UTILITY-OTHER
UTLE	UTILITY-ELEC
UTLG	UTILITY-GAS
UTLW	UTILITY-WATER

Neighborhoods		
Code	Adjustment	Factor
A	AVG-60	40
B	AVG -40	60
C	AVG -20	80
D	AVG -10	90
E	AVG	100
F	AVG +10	110
G	AVG +20	120
H	AVG +30	130
I	AVG +40	140
J	AVG +50	150
K	AVG +60 160%	160
L	AVG +70 170%	170
M	AVG +80 180%	180
N	AVG +90 190%	190
P	AVG +100 200%	200
Q	SPECIAL 225%	225
R	SPECIAL 250%	250
S	SPECIAL 275%	275
T	SPECIAL 300%	300
X	BACKLAND	100

Site Modifiers		
Code	Description	Factor
A	AVERAGE	100
B	BEST	125
E	EXC	115
F	FAIR	95
G	GOOD	105
H	N/A	100
N	NATURAL	90
U	UNDEV/WOODED	85
UC	UNDEV/CLEARED	90
Y	VERY GOOD	110

Topography Modifiers		
Code	Description	Factor
A	LEVEL	100
B	MILD	95
C	ROLLING	90
D	MODERATE	85
E	STEEP	75
F	SEVERE	50

Road Modifiers		
Code	Description	Factor
D	DIRT/GRAVEL	95
H	N/A	100
P	PAVED	100

Driveway Modifiers		
Code	Description	Factor
C	CONCRETE	100
D	DIRT/GRAVEL	95
G	GRASS	95
H	N/A	100
PV	PAVED	100
U	UND	90

Current Use Codes			
Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	\$ 0.00	\$ 0.00
CUFL	FARM LAND	\$ 25.00	\$ 425.00
CUMH	MNGD HARDWD	\$ 33.00	\$ 49.00
CUMO	MNGD OTHER	\$ 22.00	\$ 34.00
CUMW	MNGD PINE	\$ 71.00	\$ 106.00
CUUH	UNMNGD HARDWD	\$ 54.00	\$ 81.00
CUUL	UNPRODUCTIVE	\$ 22.00	\$ 22.00
CUUO	UNMNGD OTHER	\$ 37.00	\$ 56.00
CUUW	UNMNGD PINE	\$ 118.00	\$ 177.00
CUWL	WETLANDS	\$ 22.00	\$ 22.00

View Subjects		
Code	Description	Factor
HILL	HILLS	50
HAW	HILLS & WATER	75
HAM	HILLS AND MOUNTAIN	110
WTR	LAKES AND RIVERS	70
MTN	MOUNTAINS	100
MAW	MOUNTAINS AND WAT	115

View Widths		
Code	Description	Factor
AVG	AVERAGE	100
NAR	NARROW	50
PAN	PANORAMIC	125
TUN	TUNNEL	25
WID	WIDE	110

View Depths		
Code	Description	Factor
FULL	FULL	100
T25	TOP 25	25
T50	TOP 50	50
T75	TOP 75	75

View Distances		
Code	Description	Factor
CLS	CLOSE OR NEAR	50
DST	DISTANT	100
RXT	EXTREME	110

Auburn
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	100.00	61	84.00	112	68.00	163	52.00	214	36.00
11	99.00	62	84.00	113	68.00	164	52.00	215	36.00
12	99.00	63	83.00	114	67.00	165	51.00	216	36.00
13	99.00	64	83.00	115	67.00	166	51.00	217	35.00
14	98.00	65	83.00	116	67.00	167	51.00	218	35.00
15	98.00	66	82.00	117	66.00	168	51.00	219	35.00
16	98.00	67	82.00	118	66.00	169	50.00	220	34.00
17	98.00	68	82.00	119	66.00	170	50.00	221	34.00
18	97.00	69	81.00	120	65.00	171	50.00	222	34.00
19	97.00	70	81.00	121	65.00	172	49.00	223	33.00
20	97.00	71	81.00	122	65.00	173	49.00	224	33.00
21	96.00	72	80.00	123	65.00	174	49.00	225	33.00
22	96.00	73	80.00	124	64.00	175	48.00	226	32.00
23	96.00	74	80.00	125	64.00	176	48.00	227	32.00
24	95.00	75	79.00	126	64.00	177	48.00	228	32.00
25	95.00	76	79.00	127	63.00	178	47.00	229	32.00
26	95.00	77	79.00	128	63.00	179	47.00	230	31.00
27	94.00	78	79.00	129	63.00	180	47.00	231	31.00
28	94.00	79	78.00	130	62.00	181	46.00	232	31.00
29	94.00	80	78.00	131	62.00	182	46.00	233	30.00
30	93.00	81	78.00	132	62.00	183	46.00	234	30.00
31	93.00	82	77.00	133	61.00	184	46.00	235	30.00
32	93.00	83	77.00	134	61.00	185	45.00	236	29.00
33	93.00	84	77.00	135	61.00	186	45.00	237	29.00
34	92.00	85	76.00	136	60.00	187	45.00	238	29.00
35	92.00	86	76.00	137	60.00	188	44.00	239	28.00
36	92.00	87	76.00	138	60.00	189	44.00	240	28.00
37	91.00	88	75.00	139	60.00	190	44.00	241	28.00
38	91.00	89	75.00	140	59.00	191	43.00	242	27.00
39	91.00	90	75.00	141	59.00	192	43.00	243	27.00
40	90.00	91	74.00	142	59.00	193	43.00	244	27.00
41	90.00	92	74.00	143	58.00	194	42.00	245	27.00
42	90.00	93	74.00	144	58.00	195	42.00	246	26.00
43	89.00	94	74.00	145	58.00	196	42.00	247	26.00
44	89.00	95	73.00	146	57.00	197	41.00	248	26.00
45	89.00	96	73.00	147	57.00	198	41.00	249	25.00
46	88.00	97	73.00	148	57.00	199	41.00	250	25.00
47	88.00	98	72.00	149	56.00	200	41.00		
48	88.00	99	72.00	150	56.00	201	40.00		
49	88.00	100	72.00	151	56.00	202	40.00		
50	87.00	101	71.00	152	55.00	203	40.00		
51	87.00	102	71.00	153	55.00	204	39.00		
52	87.00	103	71.00	154	55.00	205	39.00		
53	86.00	104	70.00	155	55.00	206	39.00		
54	86.00	105	70.00	156	54.00	207	38.00		
55	86.00	106	70.00	157	54.00	208	38.00		
56	85.00	107	70.00	158	54.00	209	38.00		
57	85.00	108	69.00	159	53.00	210	37.00		
58	85.00	109	69.00	160	53.00	211	37.00		
59	84.00	110	69.00	161	53.00	212	37.00		
60	84.00	111	68.00	162	52.00	213	37.00		

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Description	Rate	DPR
20 PRISCILLA LANE	125,000.00 ea	0.00
320 ROCKINGHAM RD	100,000.00 ea	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
88 PRISCILLA CONDO	45,000.00 ea	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMT	20.00 sf	40.00
BARN-1STY/LOFT	22.00 sf	40.00
BARN-1STY/LOFT/BSMT	24.00 sf	40.00
BARN-2STY	26.00 sf	40.00
BARN-2STY/BSMT	28.00 sf	40.00
BARN-2STY/LOFT	29.00 sf	40.00
BARN-2STY/LOFT/BSMT	30.00 sf	40.00
BASKETBALL COURT	18,000.00 ea	0.00
BATH HOUSE	25.00 sf	50.00
BERRY PATCH LANE	5,000.00 ea	0.00
BOAT DOCKS- COMMERC	10.00 sf	0.00
BOAT HOUSE	30.00 sf	75.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	75.00
CAMBRIDGE COMMON	5,000.00 ea	0.00
CAMPER	40.00 sf	0.00
CAMPSITE W/S/E	4,500.00 ea	0.00
CANOPY	23.00 sf	0.00
CARPORT METAL	8.00 sf	50.00
CARPORT WOOD	11.00 sf	50.00
COHAS PRESERVE COMM	35,000.00 ea	0.00
COLD STORAGE	50.00 sf	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
CRICKET COMMON	5,000.00 ea	0.00
CU VALUE	200.00 ea	0.00
DECK	7.00 sf	50.00
DRIVE UP WINDOW	10,000.00 ea	0.00
DRIVE UP/PNEUMATIC T	19,000.00 ea	0.00
ELEVATOR-FREIGHT	30,000.00 ea	0.00
ELEVATOR-PASSENGER	20,000.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 ea	0.00
FIREPLACE 1-CUST	5,000.00 ea	0.00
FIREPLACE 1-STAND	3,000.00 ea	0.00
FIREPLACE 2-CUST	8,500.00 ea	0.00
FIREPLACE 2-STAND	5,000.00 ea	0.00
FIREPLACE 3-CUST	12,000.00 ea	0.00
FIREPLACE 3-STAND	6,500.00 ea	0.00
FIREPLACE 4-CUST	15,000.00 ea	0.00
FIREPLACE 4-STAND	8,000.00 ea	0.00
FIREPLACE 5-CUST	17,500.00 ea	0.00
FIREPLACE 5-STAND	9,500.00 ea	0.00
FIREPLACE 6-CUST	19,000.00 ea	0.00
FIREPLACE 6-STAND	11,000.00 ea	0.00
FOREST	5,000.00 ea	0.00
FOUNDATION	20.00 sf	60.00
GARAGE-1 STY	30.00 sf	60.00
GARAGE-1 STY/ATTIC	33.00 sf	60.00
GARAGE-1 STY/BSMT	34.00 sf	60.00
GARAGE-1.5 STY	34.00 sf	0.00
GARAGE-1.5 STY/BSMT	35.00 sf	0.00
GARAGE-1.75 STY	36.00 sf	0.00
GARAGE-1.75 STY/BSMT	38.00 sf	0.00
GARAGE-2 STY	36.00 sf	60.00
GARAGE-2 STY/BSMT	39.00 sf	60.00
GARAGE-ATTIC/BSMT	35.00 sf	60.00
GAZEBO	12.00 sf	75.00
GENERATOR COMMERCIAL	10,000.00 ea	0.00
GREENHOUSE-GLASS	24.00 sf	0.00
GREENHOUSE-POLY	5.00 sf	0.00
GRIFFIN QUARRY	5,000.00 ea	0.00
HAWTHORNE DR	5,000.00 ea	0.00
HISTORIC BARN	0.00 ea	0.00
HOT TUB	1,500.00 ea	0.00
ILLSLEY HILLS	5,000.00 ea	0.00
KENNELS	12.00 sf	50.00
LEAN-TO	4.00 sf	50.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS/PARKING DOUBL	2,700.00 ea	0.00

Description	Rate	DPR
LIGHTS/PARKING QUAD	4,700.00 ea	0.00
LIGHTS/PRKNG TRIPLE	3,700.00 ea	0.00
LIGHTS-PARKING SINGL	1,700.00 ea	0.00
LOAD LEVELER	2,900.00 ea	0.00
LOADING DOCKS	5,000.00 ea	0.00
LONG POND WOODS	5,000.00 ea	0.00
NATHANIEL	5,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00
POLE BARN	8.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	60.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	15.00 sf	0.00
PUMP-GAS/OIL-DOUBLE	9,400.00 ea	75.00
PUMP-GAS/OIL-SINGLE	7,500.00 ea	75.00
PUMP-MIXING	8,200.00 ea	75.00
RIDING ARENA	18.00 sf	75.00
SADDLE HILL	5,000.00 ea	0.00
SAUNA	75.00 sf	50.00
SCALE 40 TON	43,000.00 ea	0.00
SCALE 50 TON	48,700.00 ea	0.00
SCALE 60 TON	55,000.00 ea	0.00
SCALE 70 TON	63,500.00 ea	0.00
SCREENHOUSE	14.00 sf	50.00
SEVERANCE BROOK	170,000.00 ea	0.00
SHED VINYL	7.00 sf	0.00
SHED-EQUIPMENT	8.00 sf	50.00
SHED-METAL	6.00 sf	60.00
SHED-WOOD	10.00 sf	50.00
SHOP-AVE	18.00 sf	0.00
SHOP-EX	25.00 sf	0.00
SHOP-GOOD	21.00 sf	0.00
SILO-BRICK	32.00 sf	0.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SOLAR ELEC PANEL	600.00 ea	0.00
SOLAR H2O PANEL	600.00 ea	0.00
SPINKLERED AREA	3.00 sf	75.00
STABLES	21.00 sf	50.00
SUTTON CIRCLE CONDO	100,000.00 ea	0.00
TANKS-FUEL/WATER	3.00 ea	0.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOWER HILL	150,000.00 ea	0.00
VAULTS	150.00 sf	75.00
VILLAGE AT MT MINOR	225,000.00 ea	0.00
WETHERSFIELD	5,000.00 ea	0.00
WILLOWCOURT COMMON	5,000.00 ea	0.00
WINDMILL	15,000.00 ea	0.00

Auburn
Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
50	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
55	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
60	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
65	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
70	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
75	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
80	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,000	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,280	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

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Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.25	80.00	RES
CAU	AUTO DEALERSHIP	1.15	70.00	COM
CBA	BANKS	1.25	125.00	COM
CCS	CONVENIENCE STORES	1.25	75.00	COM
CFF	FAST FOOD/ DRIVE INS	1.15	85.00	COM
CGA	GARAGE/SHOP	1.25	51.00	RES
CHO	HOSPITALS	1.15	130.00	COM
CHS	CHURCH	1.25	92.00	COM
CLC	LODGE/CLUB	1.15	80.00	COM
CLM	ENGINEERING/R&D	1.25	60.00	COM
CMM	MINI MARKET W/ GAS	1.15	110.00	COM
CMW	MINI WAREHOUSE	1.25	33.00	COM
COF	OFFICES	1.25	95.00	COM
CPE	PRIVATE EDUCATION	1.00	88.00	COM
CRE	HOUSE	1.25	80.00	RES
CRS	RESTAURANTS	1.25	91.00	COM
CSG	SERVICE GARAGE	1.25	46.00	COM
CST	STORES	1.15	72.00	COM
CWH	WAREHOUSE	1.50	36.00	COM
ESC	SAFETY COMPLEX	1.25	113.00	COM
EXC	CHURCHES	1.25	92.00	COM
EXF	FIRESTATION BLDGS	1.25	60.00	COM
EXH	EXEMPT HOUSING	1.25	80.00	RES
EXM	MUNICIPAL BUILDINGS	1.25	80.00	RES
EXR	CHURCH RECTORY	1.25	80.00	RES
EXS	SCHOOLS/ COLLEGES	1.25	111.00	COM
MHD	DOUBLE WIDE MH	1.00	60.00	RES
MHS	MOBILE HOMES	3.00	50.00	MFH
MRV	RV/CAMPER	6.25	40.00	MFH
RCD	CONDOMINIUMS	1.25	80.00	RES
RCT	CONDO TOWNHOUSES	1.25	80.00	RES
RMF	MULTI FAMILY	1.30	80.00	RES
RSA	RESIDENTIAL	1.25	80.00	RES

Building Quality Adjustments		
Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B5	BARE MINIMUM	0.50
B4	BELOW MINIMUM	0.60
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
A9	LUXURIOUS	2.50
B3	MINIMUM	0.70
AA	SPECIAL USE	3.00

Building Sub Area Codes & Values		
Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRANCE	0.10
EPF	ENCLSD PORCH	0.70
EPU	COVERED BASEMENT ENT	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTACHED	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.25
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
PRS	PIER FOUNDATION	-0.05
RBF	RAISED BSMNT FIN	0.50
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLB FOUNDATION	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.35
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.50
VLT	VAULTED CEILING	0.05

Building Story Codes & Values		
Code	Description	Factor
A	1.00 STORY FRAME	1.00
B	1.50 STORY FRAME	0.99
C	1.75 STORY FRAME	0.98
D	2.00 STORY FRAME	0.98
E	2.50 STORY FRAME	0.96
F	2.75 STORY FRAME	0.96
G	3.00 STORY FRAME	0.94
H	3.50+ STORY FRAME	0.92
I	SPLIT LEVEL	1.10

Building Roof Structures		
Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Roof Materials		
Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
F	ASBESTOS	3.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	RUBBER MEMBRANE	5.00
M	STANDING SEAM	7.00
N	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials		
Code	Description	Points
1	CEMENT CLAPBOARD	36.00
2	DECORATIVE BLOCK	36.00
A	MINIMUM	18.00
B	BELOW AVG	24.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD/BATTEN	34.00
F	ASBEST SHNGL	30.00
G	LOGS	34.00
H	ABOVE AVG	37.00
I	CLAP BOARD	34.00
J	CEDAR/REDWD	37.00
K	PREFAB WD PNL	32.00
L	WOOD SHINGLE	34.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
X	MASONITE	28.00
Z	STONE VENEER	38.00

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	100.00
E	SPECIAL	115.00

Building Interior Wall Materials		
Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD PANEL	30.00
F	PLYWOOD PANEL	27.00
G	WOOD/LOG	30.00
H	AVERAGE FOR USE	22.00
J	CONCRETE	8.00

Building Interior Floor Materials		
Code	Description	Points
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
K	VCT	12.00
P	LAMINATE/VINYL	9.00

Building Heating Fuel Types		
Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	NONE	0.00

Building Heating System Types		
Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
J	HEAT PUMP	8.00

Building Accessories	
Description	Points
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	2.00
FIREPLACE	0.00
GENERATOR	3.00

Building Bedroom & Bathroom Points							
		Bedrooms					
		0	1	2	3	4	> 4
Bathrooms	0.0	0	2	3	4	5	6
	0.5	6	7	7	8	8	9
	1.0	9	10	10	11	11	12
	1.5	12	11	12	13	14	15
	2.0	13	12	13	14	15	16
	2.5	14	13	13	14	15	16
	3.0	15	14	14	15	16	17
	3.5	16	14	14	15	16	17
	4.0	17	14	15	16	17	18
	> 4.0	18	14	15	16	17	18

Standard Age Only Building Depreciation Schedule

Age	Building Age Condition Classifications						
	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	-5	-4	-3	-1	-1	-1	-1
5	-11	-9	-7	-5	-4	-3	-2
10	-16	-13	-9	-8	-6	-5	-3
15	-19	-15	-12	-10	-8	-6	-4
20	-22	-18	-13	-11	-9	-7	-4
30	-27	-22	-16	-14	-11	-8	-5
40	-32	-25	-19	-16	-13	-9	-6
50	-35	-28	-21	-18	-14	-11	-7
60	-39	-31	-23	-19	-15	-12	-8
70	-42	-33	-25	-21	-17	-13	-8
80	-45	-36	-27	-22	-18	-13	-9
90	-47	-38	-28	-24	-19	-14	-9
100	-50	-40	-30	-25	-20	-15	-10
125	-56	-45	-34	-28	-22	-17	-11
150	-61	-49	-37	-31	-24	-18	-12
175	-66	-53	-40	-33	-26	-20	-13
200	-71	-57	-42	-35	-28	-21	-14
225	-75	-60	-45	-38	-30	-23	-15
250	-79	-63	-47	-40	-32	-24	-16
275	-83	-66	-50	-41	-33	-25	-17
300	-87	-69	-52	-43	-35	-26	-17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.

Auburn

Residential Building Area Size Adjustment Factors

Median Effective Area = 2500sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
192	4.00	259	3.16	359	2.49	584	1.82	1,563	1.15
193	3.99	260	3.15	361	2.48	590	1.81	1,603	1.14
194	3.97	262	3.14	363	2.47	595	1.80	1,645	1.13
195	3.96	263	3.13	365	2.46	601	1.79	1,689	1.12
196	3.94	264	3.12	368	2.45	607	1.78	1,736	1.11
197	3.93	265	3.11	370	2.44	613	1.77	1,786	1.10
198	3.91	266	3.10	372	2.43	619	1.76	1,838	1.09
199	3.89	267	3.09	374	2.42	625	1.75	1,894	1.08
200	3.88	268	3.08	377	2.41	631	1.74	1,953	1.07
201	3.86	269	3.07	379	2.40	638	1.73	2,016	1.06
202	3.85	271	3.06	381	2.39	644	1.72	2,083	1.05
203	3.83	272	3.05	383	2.38	651	1.71	2,155	1.04
204	3.82	273	3.04	386	2.37	658	1.70	2,232	1.03
205	3.80	274	3.03	388	2.36	665	1.69	2,315	1.02
206	3.79	275	3.02	391	2.35	672	1.68	2,404	1.01
207	3.77	277	3.01	393	2.34	679	1.67	2,500	1.00
208	3.76	278	3.00	396	2.33	687	1.66	2,604	0.99
209	3.74	279	2.99	398	2.32	694	1.65	2,717	0.98
210	3.73	280	2.98	401	2.31	702	1.64	2,841	0.97
211	3.71	282	2.97	403	2.30	710	1.63	2,976	0.96
212	3.70	283	2.96	406	2.29	718	1.62	3,125	0.95
213	3.69	284	2.95	408	2.28	727	1.61	3,289	0.94
214	3.67	285	2.94	411	2.27	735	1.60	3,472	0.93
215	3.66	287	2.93	414	2.26	744	1.59	3,676	0.92
216	3.65	288	2.92	417	2.25	753	1.58	3,906	0.91
217	3.63	289	2.91	419	2.24	762	1.57	4,167	0.90
218	3.62	291	2.90	422	2.23	772	1.56	4,464	0.89
219	3.61	292	2.89	425	2.22	781	1.55	4,808	0.88
220	3.59	293	2.88	428	2.21	791	1.54	5,208	0.87
221	3.58	295	2.87	431	2.20	801	1.53	5,682	0.86
222	3.57	296	2.86	434	2.19	812	1.52	6,250	0.85
223	3.55	298	2.85	437	2.18	822	1.51	6,944	0.84
224	3.54	299	2.84	440	2.17	833	1.50	7,813	0.83
225	3.53	300	2.83	443	2.16	845	1.49	8,929	0.82
226	3.52	302	2.82	446	2.15	856	1.48	10,417	0.81
227	3.50	303	2.81	450	2.14	868	1.47	12,500	0.80
228	3.49	305	2.80	453	2.13	880	1.46	15,625	0.79
229	3.48	306	2.79	456	2.12	893	1.45	20,833	0.78
230	3.47	308	2.78	460	2.11	906	1.44	31,250	0.77
231	3.46	309	2.77	463	2.10	919	1.43	62,500	0.76
232	3.44	311	2.76	466	2.09	933	1.42	100,000	0.76
233	3.43	312	2.75	470	2.08	947	1.41	200,000	0.7531
234	3.42	314	2.74	473	2.07	962	1.40	300,000	0.7521
235	3.41	316	2.73	477	2.06	977	1.39	400,000	0.7516
236	3.40	317	2.72	481	2.05	992	1.38	500,000	0.7512
237	3.39	319	2.71	484	2.04	1,008	1.37	600,000	0.7510
238	3.38	321	2.70	488	2.03	1,025	1.36	700,000	0.7509
239	3.37	322	2.69	492	2.02	1,042	1.35	800,000	0.7508
240	3.35	324	2.68	496	2.01	1,059	1.34	900,000	0.7507
241	3.34	326	2.67	500	2.00	1,078	1.33	1,000,000	0.7506
242	3.33	327	2.66	504	1.99	1,096	1.32		
243	3.32	329	2.65	508	1.98	1,116	1.31		
244	3.31	331	2.64	512	1.97	1,136	1.30		
245	3.30	332	2.63	517	1.96	1,157	1.29		
246	3.29	334	2.62	521	1.95	1,179	1.28		
247	3.28	336	2.61	525	1.94	1,202	1.27		
248	3.27	338	2.60	530	1.93	1,225	1.26		
249	3.26	340	2.59	534	1.92	1,250	1.25		
250	3.25	342	2.58	539	1.91	1,276	1.24		
251	3.24	343	2.57	543	1.90	1,302	1.23		
252	3.23	345	2.56	548	1.89	1,330	1.22		
253	3.22	347	2.55	553	1.88	1,359	1.21		
254	3.21	349	2.54	558	1.87	1,389	1.20		
255	3.20	351	2.53	563	1.86	1,420	1.19		
256	3.19	353	2.52	568	1.85	1,453	1.18		
257	3.18	355	2.51	573	1.84	1,488	1.17		
258	3.17	357	2.50	579	1.83	1,524	1.16		

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Commercial Building Area Size Adjustment Factors

Median Effective Area = 4400sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
338	4.00	431	3.30	595	2.60	957	1.90	2,444	1.20
340	3.99	433	3.29	598	2.59	965	1.89	2,500	1.19
341	3.98	435	3.28	601	2.58	973	1.88	2,558	1.18
342	3.97	437	3.27	604	2.57	982	1.87	2,619	1.17
343	3.96	438	3.26	608	2.56	991	1.86	2,683	1.16
344	3.95	440	3.25	611	2.55	1,000	1.85	2,750	1.15
345	3.94	442	3.24	615	2.54	1,009	1.84	2,821	1.14
346	3.93	444	3.23	618	2.53	1,019	1.83	2,895	1.13
347	3.92	445	3.22	621	2.52	1,028	1.82	2,973	1.12
348	3.91	447	3.21	625	2.51	1,038	1.81	3,056	1.11
349	3.90	449	3.20	629	2.50	1,048	1.80	3,143	1.10
350	3.89	451	3.19	632	2.49	1,058	1.79	3,235	1.09
351	3.88	453	3.18	636	2.48	1,068	1.78	3,333	1.08
353	3.87	455	3.17	640	2.47	1,078	1.77	3,437	1.07
354	3.86	456	3.16	643	2.46	1,089	1.76	3,548	1.06
355	3.85	458	3.15	647	2.45	1,100	1.75	3,667	1.05
356	3.84	460	3.14	651	2.44	1,111	1.74	3,793	1.04
357	3.83	462	3.13	655	2.43	1,122	1.73	3,929	1.03
358	3.82	464	3.12	659	2.42	1,134	1.72	4,074	1.02
359	3.81	466	3.11	663	2.41	1,146	1.71	4,231	1.01
361	3.80	468	3.10	667	2.40	1,158	1.70	4,400	1.00
362	3.79	470	3.09	671	2.39	1,170	1.69	4,583	0.99
363	3.78	472	3.08	675	2.38	1,183	1.68	4,783	0.98
364	3.77	474	3.07	679	2.37	1,196	1.67	5,000	0.97
365	3.76	476	3.06	683	2.36	1,209	1.66	5,238	0.96
367	3.75	478	3.05	687	2.35	1,222	1.65	5,500	0.95
368	3.74	480	3.04	692	2.34	1,236	1.64	5,789	0.94
369	3.73	482	3.03	696	2.33	1,250	1.63	6,111	0.93
370	3.72	485	3.02	701	2.32	1,264	1.62	6,471	0.92
372	3.71	487	3.01	705	2.31	1,279	1.61	6,875	0.91
373	3.70	489	3.00	710	2.30	1,294	1.60	7,333	0.90
374	3.69	491	2.99	714	2.29	1,310	1.59	7,857	0.89
375	3.68	493	2.98	719	2.28	1,325	1.58	8,462	0.88
377	3.67	495	2.97	724	2.27	1,341	1.57	9,167	0.87
378	3.66	498	2.96	728	2.26	1,358	1.56	10,000	0.86
379	3.65	500	2.95	733	2.25	1,375	1.55	11,000	0.85
381	3.64	502	2.94	738	2.24	1,392	1.54	12,222	0.84
382	3.63	505	2.93	743	2.23	1,410	1.53	13,750	0.83
383	3.62	507	2.92	748	2.22	1,429	1.52	15,714	0.82
385	3.61	509	2.91	753	2.21	1,447	1.51	18,333	0.81
386	3.60	512	2.90	759	2.20	1,467	1.50	22,000	0.80
387	3.59	514	2.89	764	2.19	1,486	1.49	27,500	0.79
389	3.58	516	2.88	769	2.18	1,507	1.48	36,667	0.78
390	3.57	519	2.87	775	2.17	1,528	1.47	55,000	0.77
391	3.56	521	2.86	780	2.16	1,549	1.46	110,000	0.7600
393	3.55	524	2.85	786	2.15	1,571	1.45	200,000	0.7555
394	3.54	526	2.84	791	2.14	1,594	1.44	300,000	0.7537
396	3.53	529	2.83	797	2.13	1,618	1.43	400,000	0.7528
397	3.52	531	2.82	803	2.12	1,642	1.42	500,000	0.7522
399	3.51	534	2.81	809	2.11	1,667	1.41	600,000	0.7518
400	3.50	537	2.80	815	2.10	1,692	1.40	700,000	0.7516
401	3.49	539	2.79	821	2.09	1,719	1.39	800,000	0.7514
403	3.48	542	2.78	827	2.08	1,746	1.38	900,000	0.7512
404	3.47	545	2.77	833	2.07	1,774	1.37	1,000,000	0.7511
406	3.46	547	2.76	840	2.06	1,803	1.36		
407	3.45	550	2.75	846	2.05	1,833	1.35		
409	3.44	553	2.74	853	2.04	1,864	1.34		
410	3.43	556	2.73	859	2.03	1,897	1.33		
412	3.42	558	2.72	866	2.02	1,930	1.32		
414	3.41	561	2.71	873	2.01	1,964	1.31		
415	3.40	564	2.70	880	2.00	2,000	1.30		
417	3.39	567	2.69	887	1.99	2,037	1.29		
418	3.38	570	2.68	894	1.98	2,075	1.28		
420	3.37	573	2.67	902	1.97	2,115	1.27		
421	3.36	576	2.66	909	1.96	2,157	1.26		
423	3.35	579	2.65	917	1.95	2,200	1.25		
425	3.34	582	2.64	924	1.94	2,245	1.24		
426	3.33	585	2.63	932	1.93	2,292	1.23		
428	3.32	588	2.62	940	1.92	2,340	1.22		
430	3.31	591	2.61	948	1.91	2,391	1.21		

Auburn

Industrial Building Area Size Adjustment Factor:

Median Effective Area = 8000sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
615	4.00	784	3.30	1,081	2.60	1,739	1.90	4,444	1.20
617	3.99	787	3.29	1,087	2.59	1,754	1.89	4,545	1.19
619	3.98	791	3.28	1,093	2.58	1,770	1.88	4,651	1.18
621	3.97	794	3.27	1,099	2.57	1,786	1.87	4,762	1.17
623	3.96	797	3.26	1,105	2.56	1,802	1.86	4,878	1.16
625	3.95	800	3.25	1,111	2.55	1,818	1.85	5,000	1.15
627	3.94	803	3.24	1,117	2.54	1,835	1.84	5,128	1.14
629	3.93	806	3.23	1,124	2.53	1,852	1.83	5,263	1.13
631	3.92	810	3.22	1,130	2.52	1,869	1.82	5,405	1.12
633	3.91	813	3.21	1,136	2.51	1,887	1.81	5,556	1.11
635	3.90	816	3.20	1,143	2.50	1,905	1.80	5,714	1.10
637	3.89	820	3.19	1,149	2.49	1,923	1.79	5,882	1.09
639	3.88	823	3.18	1,156	2.48	1,942	1.78	6,061	1.08
641	3.87	826	3.17	1,163	2.47	1,961	1.77	6,250	1.07
643	3.86	830	3.16	1,170	2.46	1,980	1.76	6,452	1.06
645	3.85	833	3.15	1,176	2.45	2,000	1.75	6,667	1.05
647	3.84	837	3.14	1,183	2.44	2,020	1.74	6,897	1.04
649	3.83	840	3.13	1,190	2.43	2,041	1.73	7,143	1.03
651	3.82	844	3.12	1,198	2.42	2,062	1.72	7,407	1.02
654	3.81	847	3.11	1,205	2.41	2,083	1.71	7,692	1.01
656	3.80	851	3.10	1,212	2.40	2,105	1.70	8,000	1.00
658	3.79	855	3.09	1,220	2.39	2,128	1.69	8,333	0.99
660	3.78	858	3.08	1,227	2.38	2,151	1.68	8,696	0.98
662	3.77	862	3.07	1,235	2.37	2,174	1.67	9,091	0.97
664	3.76	866	3.06	1,242	2.36	2,198	1.66	9,524	0.96
667	3.75	870	3.05	1,250	2.35	2,222	1.65	10,000	0.95
669	3.74	873	3.04	1,258	2.34	2,247	1.64	10,526	0.94
671	3.73	877	3.03	1,266	2.33	2,273	1.63	11,111	0.93
673	3.72	881	3.02	1,274	2.32	2,299	1.62	11,765	0.92
676	3.71	885	3.01	1,282	2.31	2,326	1.61	12,500	0.91
678	3.70	889	3.00	1,290	2.30	2,353	1.60	13,333	0.90
680	3.69	893	2.99	1,299	2.29	2,381	1.59	14,286	0.89
683	3.68	897	2.98	1,307	2.28	2,410	1.58	15,385	0.88
685	3.67	901	2.97	1,316	2.27	2,439	1.57	16,667	0.87
687	3.66	905	2.96	1,325	2.26	2,469	1.56	18,182	0.86
690	3.65	909	2.95	1,333	2.25	2,500	1.55	20,000	0.85
692	3.64	913	2.94	1,342	2.24	2,532	1.54	22,222	0.84
694	3.63	917	2.93	1,351	2.23	2,564	1.53	25,000	0.83
697	3.62	922	2.92	1,361	2.22	2,597	1.52	28,571	0.82
699	3.61	926	2.91	1,370	2.21	2,632	1.51	33,333	0.81
702	3.60	930	2.90	1,379	2.20	2,667	1.50	40,000	0.80
704	3.59	935	2.89	1,389	2.19	2,703	1.49	50,000	0.79
707	3.58	939	2.88	1,399	2.18	2,740	1.48	66,667	0.78
709	3.57	943	2.87	1,408	2.17	2,778	1.47	100,000	0.77
712	3.56	948	2.86	1,418	2.16	2,817	1.46	200,000	0.7600
714	3.55	952	2.85	1,429	2.15	2,857	1.45	300,000	0.7567
717	3.54	957	2.84	1,439	2.14	2,899	1.44	400,000	0.7550
719	3.53	962	2.83	1,449	2.13	2,941	1.43	500,000	0.7540
722	3.52	966	2.82	1,460	2.12	2,985	1.42	600,000	0.7533
725	3.51	971	2.81	1,471	2.11	3,030	1.41	700,000	0.7529
727	3.50	976	2.80	1,481	2.10	3,077	1.40	800,000	0.7525
730	3.49	980	2.79	1,493	2.09	3,125	1.39	900,000	0.7522
733	3.48	985	2.78	1,504	2.08	3,175	1.38	1,000,000	0.7520
735	3.47	990	2.77	1,515	2.07	3,226	1.37		
738	3.46	995	2.76	1,527	2.06	3,279	1.36		
741	3.45	1,000	2.75	1,538	2.05	3,333	1.35		
743	3.44	1,005	2.74	1,550	2.04	3,390	1.34		
746	3.43	1,010	2.73	1,563	2.03	3,448	1.33		
749	3.42	1,015	2.72	1,575	2.02	3,509	1.32		
752	3.41	1,020	2.71	1,587	2.01	3,571	1.31		
755	3.40	1,026	2.70	1,600	2.00	3,636	1.30		
758	3.39	1,031	2.69	1,613	1.99	3,704	1.29		
760	3.38	1,036	2.68	1,626	1.98	3,774	1.28		
763	3.37	1,042	2.67	1,639	1.97	3,846	1.27		
766	3.36	1,047	2.66	1,653	1.96	3,922	1.26		
769	3.35	1,053	2.65	1,667	1.95	4,000	1.25		
772	3.34	1,058	2.64	1,681	1.94	4,082	1.24		
775	3.33	1,064	2.63	1,695	1.93	4,167	1.23		
778	3.32	1,070	2.62	1,709	1.92	4,255	1.22		
781	3.31	1,075	2.61	1,724	1.91	4,348	1.21		

Auburn

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 325sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
25	4.00	61	2.09	98	1.58	173	1.22	739	0.86
26	3.93	62	2.07	99	1.57	177	1.21	813	0.85
27	3.81	63	2.05	100	1.56	181	1.20	903	0.84
28	3.70	64	2.02	102	1.55	185	1.19	1,016	0.83
29	3.60	65	2.00	103	1.54	189	1.18	1,161	0.82
30	3.50	66	1.99	104	1.53	193	1.17	1,354	0.81
31	3.41	67	1.97	106	1.52	198	1.16	1,625	0.80
32	3.32	68	1.95	107	1.51	203	1.15	2,031	0.79
33	3.24	69	1.93	108	1.50	208	1.14	2,708	0.78
34	3.17	70	1.91	110	1.49	214	1.13	4,062	0.77
35	3.10	71	1.90	111	1.48	220	1.12	8,125	0.76
36	3.03	72	1.88	113	1.47	226	1.11	100,000	0.75
37	2.97	73	1.87	114	1.46	232	1.10	200,000	0.7504
38	2.91	74	1.85	116	1.45	239	1.09	300,000	0.7503
39	2.86	75	1.84	118	1.44	246	1.08	400,000	0.7502
40	2.80	76	1.82	119	1.43	254	1.07	500,000	0.7502
41	2.75	77	1.81	121	1.42	262	1.06	600,000	0.7501
42	2.70	78	1.79	123	1.41	271	1.05	700,000	0.7501
43	2.66	79	1.78	125	1.40	280	1.04	800,000	0.7501
44	2.61	80	1.77	127	1.39	290	1.03	900,000	0.7501
45	2.57	81	1.75	129	1.38	301	1.02	1,000,000	0.7501
46	2.53	82	1.74	131	1.37	312	1.01		
47	2.49	83	1.73	133	1.36	325	1.00		
48	2.46	84	1.72	135	1.35	339	0.99		
49	2.42	85	1.71	138	1.34	353	0.98		
50	2.39	86	1.70	140	1.33	369	0.97		
51	2.35	87	1.68	143	1.32	387	0.96		
52	2.32	88	1.67	145	1.31	406	0.95		
53	2.29	89	1.66	148	1.30	428	0.94		
54	2.26	90	1.65	150	1.29	451	0.93		
55	2.24	91	1.64	153	1.28	478	0.92		
56	2.21	92	1.63	156	1.27	508	0.91		
57	2.18	93	1.62	159	1.26	542	0.90		
58	2.16	94	1.61	162	1.25	580	0.89		
59	2.13	96	1.60	166	1.24	625	0.88		
60	2.11	97	1.59	169	1.23	677	0.87		

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Code	Description
00	INVESTIG IN PROGRESS
11	NOT ASSESSD SEPARATE
12	SUBDIVIDED POST ASMT
13	IMPROVED POST SALE
14	IMPROVED POST ASMT
15	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	NON-PRICE MPC
20	MULTI-TOWN PROPERTY
21	MPC-CAN SELL SEPRTRY
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUF CNT MKT EXPOSUR
26	MINERAL RIGHTS ONLY
27	LESS THAN 100% INT
28	LIFE EST/DEFER 1YR+
29	PLOTAGE/ASMBL IMPACT
30	TIMESHARE
31	EASEMENT/BOATSLIPS
32	TIMBER RIGHTS
33	LNDLRD/TENANT SALE
34	PUBLIC UTIL GRNTR/E
35	GOVMT AGENCY GRNTR/E
36	REL/CHAR/EDU GRNTR/E
37	FINANCIAL CO GRNTR/E
38	FAMILY/RELAT GRNTR/E
39	DIVORCE PRTY GRNTR/E
40	BUSIN AFFIL GRNTR/E
41	GOV REL ENT/NHH/FNMA
43	SHORT SALE RQ 3RDPTY
44	NONMKT TRUST GRNTR/E
45	BOUNDARY ADJUSTMT
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
54	DEED TO QUIET TITLE
55	UNSPECFIED DEED CONV
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE OLD/INCMPL
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SOLAR PANELS

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

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

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

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. Docks are not separately assessed, as the value is inherent in the waterfront value.

Although the total market value of the property is expressed or displayed in separate parts, such as land, building, views and waterfront, it is the total value of the property that is most important. You may feel the view, waterfront, building or land is high or low, but if the total value represents market value and is equitable with similar properties, then your assessment is reasonable and fair.

The quality and desirability of waterfront varies widely as does the value attributed to various bodies of water and even the same body of water in two different municipalities.

Topography and access to the site, as well as to the waterfront itself varies and can greatly affect the market value. Because of this, it is rare to find two properties that are identical and as such adjustments must be made for water quality and access based on 3rd party data such as, NH DES when sales are lacking or limited.

Despite the possible lack of sales data, the assessor must still produce an equitable opinion of value for each and every property in town; sometimes making subjective adjustments for differences from property to property for what they feel affects the market value positively and/or negatively. This unfortunately may not always be demonstrated in sales data due to the lack of sales, so experience and common sense play a large part in this process, when local direct sales are lacking.

Base Waterfront \$150,000 – Each water body is conditioned up/or down to reflect the contributory value of that water body and each parcel's site specific conditions.

Massabesic Lake

The largest water body is Massabesic Lake and is largely owned by Manchester Water Works. Pursuant to an agreement/settlement with the town, they make annual payments in lieu of taxes. There are several other property owners (4) with frontage on Massabesic (Map 3 Lots 3 & 6 and Map 6 Lots 2 & 3). They are assessed at the base WF amount and then conditioned site specifically for use (# of users), linear WF amount, site improvements, view, topography, access, etc. Conditions range from 100 to 500 (many users).

Calef Pond – Base condition 50 (contributory value is \$75,000)

There are 13 parcels with frontage on Calef Pond. There was one sale property (Map 5 Lot 60 that sold on 5/11/17 for \$475,000). This parcel has cleared waterfrontage and a beach area condition factor is at 65 (contributory value \$97,500). Wooded parcels with distance to water are conditioned at 50 (contributory value is \$75,000). This applies to Map 5 Lots 58, 58-1, 58-2, 58-3, 58-4 and Map 8 Lot 32 Sublot 2). Map 5 Lot 59 has a +5 for small beach and is conditioned at 55 (contributory value is \$82,500). Map 5 Lot 63 is conditioned at 65 (contributory value is \$97,500) for cleared and landscaped. Map 5 Lot 61 is an undeveloped lot.

Beaver Pond – Base condition 25 (contributory value is \$37,500)

This is a small private pond that 4 properties abut. Parcels abutting are 5-71-12 (cond 25), 5-71-13 (cond 35 +10 views), 5-82 (cond 50 +25 XCS ftg) and 5-82-1 (cond 50 +25 XCS ftg).

Massabesic Inlet/Outlet – Base condition 10 (contributory value is \$30,000)

There are 4 properties with access to Massabesic Lake via this inlet/outlet. They are Map 7 Lots 29 & 29-1 and Map 10 Lots 26 & 28. They are fractionally assessed for their limited access/frontage on the main lake.

Auburn Waterfront Report

Sorted By Waterfront Value



Map Lot Sub: 000003 000007 000000
Location: LONDONDERRY TURNPIKE
Owner: MANCHESTER WATER WORKS
Waterfront Value: \$ 0

Condition: 0
Notes: WF



Map Lot Sub: 000007 000029 000000
Location: 0014 GRIFFIN MILL ROAD
Owner: FUSCO, JANICE A.
Waterfront Value: \$ 15,000

Condition: 10
Notes: WF



Map Lot Sub: 000007 000029 000001
Location: 0015 GRIFFIN MILL ROAD
Owner: FUSCO, JAMES R.
Waterfront Value: \$ 15,000

Condition: 10
Notes: WF



Map Lot Sub: 000010 000026 000000
Location: 0049 HOOKSETT ROAD
Owner: GROCHOWSKI, KRIS A.
Waterfront Value: \$ 15,000

Condition: 10
Notes: WF MASSABESIC RVR



Map Lot Sub: 000010 000028 000000
Location: 0051 HOOKSETT ROAD
Owner: CHAMPAGNE, SCOTT G.
Waterfront Value: \$ 30,000

Condition: 10
Notes: WF MASSABESIC RVR



Map Lot Sub: 000005 000061 000000
Location: CHESTER ROAD
Owner: NGUYEN, KIM H.
Waterfront Value: \$ 37,500

Condition: 25
Notes: WF/UND



Map Lot Sub: 000005 000071 000012
Location: 0056 MAVERICK DRIVE
Owner: MAMULASHVILI, EKATERINA
Waterfront Value: \$ 37,500

Condition: 25
Notes: WF BEAVER POND



Map Lot Sub: 000005 000071 000013
Location: 0050 MAVERICK DRIVE
Owner: MESSENGER, KEVIN T.
Waterfront Value: \$ 52,500

Condition: 35
Notes: WF/VIEWS



Map Lot Sub: 000005 000058 000000
Location: 0481 CHESTER ROAD
Owner: BURNHAM, RICHARD J.
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF



Map Lot Sub: 000005 000058 000001
Location: 0519 CHESTER ROAD
Owner: DOUCET, WILLIAM E., TRUSTEE
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF CALEF POND



Map Lot Sub: 000005 000058 000002
Location: 0507 CHESTER ROAD
Owner: GERLITZ, WAYNE T., TRUSTEE
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF AVEFPOND/NO BCH



Map Lot Sub: 000005 000058 000003
Location: 0495 CHESTER ROAD
Owner: KILEY, RICHARD A.
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF CALEF POND



Map Lot Sub: 000005 000058 000004
Location: 0487 CHESTER ROAD
Owner: WHITING, TIMOTHY
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF CALEF POND



Map Lot Sub: 000005 000082 000000
Location: 0530 BUNKER HILL ROAD
Owner: RAMOS, RICHARD
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF BEAVER POND



Map Lot Sub: 000005 000082 000001
Location: 0538 BUNKER HILL ROAD
Owner: ORIOL, GILBERT
Waterfront Value: \$ 75,000

Condition: 50
Notes: WF



Map Lot Sub: 000005 000059 000000
Location: 0529 CHESTER ROAD
Owner: LEWIS, REID B.
Waterfront Value: \$ 82,500

Condition: 55
Notes: WF CALEF POND BCH



Map Lot Sub: 000005 000062 000000
Location: 0549 CHESTER ROAD
Owner: KNOWLES, WILLIAM D.
Waterfront Value: \$ 82,500

Condition: 55
Notes: WF CALEF POND



Map Lot Sub: 000005 000064 000000
Location: 0591 CHESTER ROAD
Owner: COOPER, WILLIAM G, III
Waterfront Value: \$ 82,500

Condition: 55
Notes: CALEF POND/BCH/LOC



Map Lot Sub: 000005 000060 000000
Location: 0547 CHESTER ROAD
Owner: ELLSTON, CLIFFORD A.
Waterfront Value: \$ 97,500

Condition: 65
Notes: WF CALEF POND

	Date	Book/Page	Type	Price
Most Recent Sale:	05/11/17	5817/2843	Q I	\$475,000
Current Assessment:				\$482,900



Map Lot Sub: 000005 000063 000000
Location: 0589 CHESTER ROAD
Owner: HESSE, MARK E.
Waterfront Value: \$ 97,500

Condition: 65
Notes: WF



Map Lot Sub: 000006 000002 000000
Location: 0082 DESCHENES ROAD
Owner: INTIMATE FRIENDS SOCIETY
Waterfront Value: \$ 150,000

Condition: 100
Notes: WF



Map Lot Sub: 000005 000065 000000
Location: 0593 CHESTER ROAD
Owner: CALEF LAKE CAMPING AREA, LLC
Waterfront Value: \$ 225,000

Condition: 150
Notes: WF 1377' CALEF PND



Map Lot Sub: 000006 000003 000000
Location: 0052 DESCHENES ROAD
Owner: ARCIDY, MARK
Waterfront Value: \$ 225,000

Condition: 150
Notes: WF



Map Lot Sub: 000003 000006 000000
Location: LONDONDERRY TURNPIKE
Owner: ANDREW FOX, LLC
Waterfront Value: \$ 750,000

Condition: 500
Notes: MASSABESIC WF/USE

B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review Section 7, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town than were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in Section 1. D. Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.

There are 71 parcels in town noted with positive view attributes. Parcels with views are depicted on the following pages and are described denoting the views subject matter, depth, distance and width with pictures illustrating each for ease of review.

Auburn View Report

Sorted By View Value



Map Lot Sub: 000008 000015 000000
Location: 0213 EATON HILL ROAD
Owner: EATON, HARLAND W.
View Value: \$ 3,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000023 000005 000000
Location: 0081 CHESTER ROAD
Owner: MCCARTHY, DENNIS G.
View Value: \$ 4,000
Subject: LAKES AND RIVERS
Width: TUNNEL
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000021 000015 000000
Location: 0225 CHESTER ROAD
Owner: RILEY, LEE ANN
View Value: \$ 8,000
Subject: HILLS & WATER
Width: NARROW
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 80
Notes: obst/pl



Map Lot Sub: 000028 000003 000000
Location: 0380 MANCHESTER ROAD
Owner: RAYCHEL, CHRISTOPHER ROBERT
View Value: \$ 8,000
Subject: HILLS & WATER
Width: TUNNEL
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: OBST/PL

	Date	Book/Page	Type	Price
Most Recent Sale:	08/02/17	5841/1593	Q I	\$213,000
Current Assessment:				\$218,900



Map Lot Sub: 000008 000033 000000
Location: 0346 BUNKER HILL ROAD
Owner: DEWITT, SHEILA H.
View Value: \$ 9,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000017 000071 000000
Location: 0136 APPLETREE ROAD
Owner: LANDRY, JOSEPH M., TRUSTEE
View Value: \$ 9,000
Subject: LAKES AND RIVERS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 50
Notes: SEAS WTR VU



Map Lot Sub: 000021 000008 000000
Location: 0210 CHESTER ROAD
Owner: DAVIS, ROGER E., TRUSTEE
View Value: \$ 9,000
Subject: HILLS & WATER
Width: NARROW
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000023 000006 000000
Location: 0083 CHESTER ROAD
Owner: MCCARTHY, DENNIS
View Value: \$ 9,000
Subject: LAKES AND RIVERS
Width: NARROW
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000023 000007 000000
Location: 0087 CHESTER ROAD
Owner: ROY, THOMAS R.
View Value: \$ 9,000
Subject: LAKES AND RIVERS
Width: NARROW
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes: SEAS/OBST

	Date	Book/Page	Type	Price
Most Recent Sale:	10/06/17	5860/1078	Q I	\$257,533
Current Assessment:				\$258,300



Map Lot Sub: 000008 000014 000006
Location: 0077 COLEMAN ROAD
Owner: ESPANA BUILDING & DEVELOPMENT
View Value: \$ 11,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: CLOSE OR NEAR
Condition: 80
Notes: OBST/SEAS



Map Lot Sub: 000008 000008 000012
Location: 0024 NOLL'S FARM ROAD
Owner: FRANKLIN, PATRICIA A.
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000013 000005
Location: 0025 PASTURE ROAD
Owner: POLTAK, RONALD F., TRUSTEE
View Value: \$ 13,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000008 000014 000002
Location: 0113 COLEMAN ROAD
Owner: BURNS, JEFFREY S.
View Value: \$ 13,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/19/18	5931/477	Q I	\$335,000
Current Assessment:				\$360,100



Map Lot Sub: 000008 000032 000001
Location: 0330 BUNKER HILL ROAD
Owner: JOYCE, CRAIG M., TRUSTEE
View Value: \$ 13,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000007 000000
Location: 0264 CHESTER ROAD
Owner: GELINAS, CHARLES GARY
View Value: \$ 14,000
Subject: MOUNTAINS AND WATER
Width: TUNNEL
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000021 000012 000000
Location: 0206 CHESTER ROAD
Owner: HAYWARD, DOUGLAS
View Value: \$ 17,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 90
Notes: CTD/OBST



Map Lot Sub: 000023 000004 000000
Location: 0079 CHESTER ROAD
Owner: VINCENT, THERESE D.
View Value: \$ 18,000
Subject: LAKES AND RIVERS
Width: NARROW
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000009 000028 001-21
Location: 0028 CEDAR CREST LANE
Owner: HARRIS, STEVEN E.
View Value: \$ 19,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000021 000005 000000
Location: 0226 CHESTER ROAD
Owner: GAGNON, GEORGE L., TRUSTEE
View Value: \$ 19,000
Subject: HILLS & WATER
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000021 000006 000000
Location: 0222 CHESTER ROAD
Owner: TASILLO, JAMES J. JR.
View Value: \$ 19,000
Subject: HILLS & WATER
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000023 000002 000000
Location: 0073 CHESTER ROAD
Owner: GRAHAM, PHILLIP
View Value: \$ 19,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 50
Notes: loc to launch/pl



Map Lot Sub: 000023 000002 00000A
Location: 0075 CHESTER ROAD
Owner: EISMAN, ALEX M.
View Value: \$ 19,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 50
Notes: loc/boat launch/pl



Map Lot Sub: 000009 000028 001-13
Location: 0090 CEDAR CREST LANE
Owner: KUSLAKA-CLEMENT, KATHLEEN, TR
View Value: \$ 20,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: obst

	Date	Book/Page	Type	Price
Most Recent Sale:	09/06/17	5851/1970	Q I	\$592,000
Current Assessment:				\$595,000



Map Lot Sub: 000009 000028 001-17
Location: 0060 CEDAR CREST LANE
Owner: YANG, VICKI J.
View Value: \$ 20,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: obst/oc



Map Lot Sub: 000004 000009 000000
Location: 0447 LONDONDERRY TURNPIKE
Owner: PEABODY LAKESIDE PROPERTIES, L
View Value: \$ 23,000
Subject: MOUNTAINS AND WATER
Width: NARROW
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL OBST



Map Lot Sub: 000009 000028 001-19
Location: 0044 CEDAR CREST LANE
Owner: MCGRATH, BONITA F., TRUSTEE
View Value: \$ 23,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 90
Notes: HOUSE IN VIEW



Map Lot Sub: 000004 000011 0002-9
Location: 0025 WILDWOOD ROAD
Owner: KING, STANLEY J.
View Value: \$ 25,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/27/18	5924/2125	Q I	\$550,000
Current Assessment:				\$646,300



Map Lot Sub: 000008 000008 000003
Location: 0025 NOLL'S FARM ROAD
Owner: HYBSCH, BRIAN P.
View Value: \$ 25,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes: LTDVU/THEY CONTROL



Map Lot Sub: 000008 000017 000009
Location: 0106 COLEMAN ROAD
Owner: BEAURIVAGE, ROBERT G., TRUSTEE
View Value: \$ 25,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000009 000028 001-18
Location: 0050 CEDAR CREST LANE
Owner: MORAN, SUSAN M., TRUSTEE
View Value: \$ 25,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000014 000005
Location: 0099 COLEMAN ROAD
Owner: ESPANA BUILDING & DEVELOPMENT
View Value: \$ 28,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: CLOSE OR NEAR
Condition: 100
Notes:



Map Lot Sub: 000019 000009 000000
Location: 0248 CHESTER ROAD
Owner: GREGG, DAVID A.
View Value: \$ 28,000
Subject: LAKES AND RIVERS
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: CTD/OBST



Map Lot Sub: 000025 000038 000000
Location: 0408 MANCHESTER ROAD
Owner: AZAROVA PROPERTIES, LLC
View Value: \$ 30,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: obst



Map Lot Sub: 000028 000001 000000
Location: 0360 MANCHESTER ROAD
Owner: RIIK, JUDITH
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL/OBST



Map Lot Sub: 000028 000001 000001
Location: 0368 MANCHESTER ROAD
Owner: MACDONALD, PAULINE
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: OBST/OC



Map Lot Sub: 000028 000002 000000
Location: 0374 MANCHESTER ROAD
Owner: GABLE, RICHARD A.
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL OBST



Map Lot Sub: 000028 000004 000000
Location: 0376 MANCHESTER ROAD
Owner: WOOD, MALCOLM A.
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL OBST



Map Lot Sub: 000028 000005 000001
Location: 0382 MANCHESTER ROAD
Owner: MESMER, FRANK B., TRUSTEE
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL/OBST/RD



Map Lot Sub: 000028 000005 000002
Location: 0392 MANCHESTER ROAD
Owner: MESMER, FRANK B, TRUSTEE
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL OBST



Map Lot Sub: 000028 000006 000000
Location: 0394 MANCHESTER ROAD
Owner: BRETON, PHYLLIS J.
View Value: \$ 33,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 80
Notes: PL OBST



Map Lot Sub: 000003 000005 000000
Location: 0464 LONDONDERRY TURNPIKE
Owner: BLACKWOOD, CATHERINE
View Value: \$ 38,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 75
Notes: SEAS/OBST VU



Map Lot Sub: 000008 000008 000006
Location: 0066 NOLL'S FARM ROAD
Owner: LACROIX, THOMAS G.
View Value: \$ 41,000
Subject: MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: EXTREME
Condition: 100
Notes:



Map Lot Sub: 000007 000013 000000
Location: 0095 BUNKER HILL ROAD
Owner: HESELTON, SR., BRIAN J.
View Value: \$ 43,000
Subject: MOUNTAINS AND WATER
Width: NARROW
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000002 000009 000009
Location: 0064 WINCHESTER WAY
Owner: LACOURSE, SUSAN D., TRUSTEE
View Value: \$ 44,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST



Map Lot Sub: 000008 000014 000001
Location: 0228 EATON HILL ROAD
Owner: EATON, CECILIA, TRUSTEE
View Value: \$ 44,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 80
Notes: OBST



Map Lot Sub: 000002 000043 000000
Location: 0608 PINGREE HILL ROAD
Owner: GUINESSO, JASON R.
View Value: \$ 50,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000014 000000
Location: 0093 COLEMAN ROAD
Owner: FELIX, JESSICA C.
View Value: \$ 50,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000009 000028 001-20
Location: 0034 CEDAR CREST LANE
Owner: DAMBACH, TIMOTHY J.
View Value: \$ 50,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: VU



Map Lot Sub: 000008 000008 000004
Location: 0086 NOLL'S FARM ROAD
Owner: PARISEAU, DANIEL W.
View Value: \$ 55,000
Subject: MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000031 000001
Location: 0333 BUNKER HILL ROAD
Owner: MANCINI, JOSEPH M.
View Value: \$ 55,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: LTD/SEAS/PL/OC

	Date	Book/Page	Type	Price
Most Recent Sale:	10/12/17	5862/0046	Q I	\$635,000
Current Assessment:				\$605,700



Map Lot Sub: 000009 000028 001-22
Location: 0020 CEDAR CREST LANE
Owner: HENRY, STEVEN
View Value: \$ 55,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000004 000010 000000
Location: 0477 LONDONDERRY TURNPIKE
Owner: SOCHA, WILLIAM R.
View Value: \$ 58,000
Subject: MOUNTAINS AND WATER
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000002 000009 000016
Location: 0059 WINCHESTER WAY
Owner: FOLSOM, NICHOLAS L.
View Value: \$ 61,000
Subject: HILLS AND MOUNTAINS
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/07/16	5770/2686	Q I	\$612,533
Current Assessment:				\$629,300



Map Lot Sub: 000003 000003 000001
Location: 0546 LONDONDERRY TURNPIKE
Owner: MILNE, WALTER P., TRUSTEE
View Value: \$ 63,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000004 000011 000002
Location: 0547 LONDONDERRY TURNPIKE
Owner: SOCHA, WILLIAM- EJS TRUST
View Value: \$ 63,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000004 000011 000001
Location: 0569 LONDONDERRY TURNPIKE
Owner: MILNE, JR., NORMAN F., TRUSTEE
View Value: \$ 69,000
Subject: MOUNTAINS AND WATER
Width: AVERAGE
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: PL/OBST



Map Lot Sub: 000004 000011 002-11
Location: 0489 LONDONDERRY TURNPIKE
Owner: E.J.S. TRUST
View Value: \$ 76,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 80
Notes: WTR SEAS/OBST



Map Lot Sub: 000004 000013 000000
Location: 0223 SPOFFORD ROAD
Owner: HYVONEN, LINDSAY A.
View Value: \$ 83,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 75
Distance: EXTREME
Condition: 80
Notes: WTR SEAS/OBST



Map Lot Sub: 000002 000009 000014
Location: 0079 WINCHESTER WAY
Owner: AMPUJA, MARK J., TRUSTEE
View Value: \$ 91,000
Subject: HILLS AND MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000002 000009 000015
Location: 0069 WINCHESTER WAY
Owner: SHEEHAN, MARY
View Value: \$ 91,000
Subject: HILLS AND MOUNTAINS
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/10/17	5834/0150	Q I	\$711,733
Current Assessment:				\$718,700



Map Lot Sub: 000025 000001 000000
Location: 0415 MANCHESTER ROAD
Owner: PROVOST, MATTHEW J.
View Value: \$ 94,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 250
Notes: obst/wtr infl



Map Lot Sub: 000025 000002 000000
Location: 0417 MANCHESTER ROAD
Owner: PROVOST, MATTHEW J.
View Value: \$ 94,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 250
Notes: obst/wtr infl



Map Lot Sub: 000025 000003 000000
Location: 0423 MANCHESTER ROAD
Owner: PIPER, DEBRA J.
View Value: \$ 94,000
Subject: HILLS & WATER
Width: AVERAGE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 250
Notes: obst/wtr infl



Map Lot Sub: 000004 000011 0002-2
Location: LONDONDERRY TURNPIKE
Owner: ZAMOIDA, CRAIG C., TRUSTEE
View Value: \$ 95,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000004 000011 0002-3
Location: 0563 LONDONDERRY TURNPIKE
Owner: ZAMOIDA, CRAIG C., TRUSTEE
View Value: \$ 95,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000008 000008 000005
Location: 0074 NOLL'S FARM ROAD
Owner: PEPIN, MICHAEL
View Value: \$ 95,000
Subject: MOUNTAINS AND WATER
Width: WIDE
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes:



Map Lot Sub: 000025 000004 000000
Location: 0425 MANCHESTER ROAD
Owner: BOOTH, KENNETH W.
View Value: \$ 103,000
Subject: HILLS & WATER
Width: WIDE
Depth: FULL
Distance: CLOSE OR NEAR
Condition: 250
Notes: obst/wtr infl

	Date	Book/Page	Type	Price
Most Recent Sale:	05/11/17	5817/2897	Q I	\$467,066
Current Assessment:				\$466,800

C. BUILDING GRADING

B5 – Bare Minimum House – Minimum camp. Typically no interior finish, foundation, central heat, plumbing or electric service.

B4 – Below Minimum House – Basic camp style construction, typically no interior finish, may lack central heat. May lack plumbing and/or electric service. Typically no foundation.

B3 - Minimum House – Average camp style construction. No specific style and having minimal interior and/or exterior finish and features. May not have enclosed foundation and may lack water, sewer or electric.

B2 - Basic Weather Tight House - Very plain shelter with few doors or windows, low grade design interior and exterior. Typically without an enclosed foundation.

B1 - Below Average House - Basic box, minimal to no fenestration, little to no design, low quality materials and windows may consist of a mix of average grade material and low grade design, or may be an average house without an enclosed foundation.

A0 - Average House - Basic box, reasonable number of windows, may be double hung single pane with or without storm windows or double pane windows, no extras, plain interior and exterior.

A1 - Above Average House - Typically more than a box with some design features, roof overhang, and upgraded windows or not, may have some angles or roof cuts, appealing layout of windows and initial appeal somewhat better than average. Generally above average materials for trim and floor finish.

A2 - Good Quality House - Generally of good to high quality materials or a mix of average and high, has good exterior trim design normally with roof overhang, some designer roof cover and/or trim accents, not plain, windows are typically casement or thermopane, entrance may be elaborate, roof may have multiple angles.

A3 - Very Good Quality House - All of A2 above, but also custom work on trim, kitchen & baths, recessed lighting, high quality floor cover, exterior high quality and design, exterior and interior trim of good quality and design, may have features like window “eyebrows” and a splash board around the lower exterior walls. May have some custom windows and cathedral areas typically with good lighting.

A4 - Excellent Quality House - All of the above, but with greater fenestration and attention to detail, custom trim, custom kitchen and/or baths. Multiple high quality floor cover, excellent design and curb appeal. Generally multi floor with angles and/or roof cuts. Generally high quality usually includes built-ins cabinets, bookcases and shelving.

A5 - Excellent + Quality House - All of the features of an A4 (Excellent) house, but with some additional custom details and design features. Typically older homes of high quality, center chimney, detailed cove molding, excellent roof overhang on four sides with custom design and molding, wide or detailed corner boards and window trim, generally multi-story with good fenestration having great curb presentation.

Grades Above A5 - Generally have all the features of the A5 grade, including some or all of the following: multi-story, angles, roof cuts, recessed lighting inside and out, built-ins, great curb presentation and marketability, features and appeal that in the marketplace make this building somewhat more desirable than the A5 grade building in stages up to luxurious which may contain all of the features above with a progressively higher degree of quality and design found in town.

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.

B2 – Generally 10' wide, 2x4 or 2x3 construction.

B1 – Generally 12' wide, 2x4 construction.

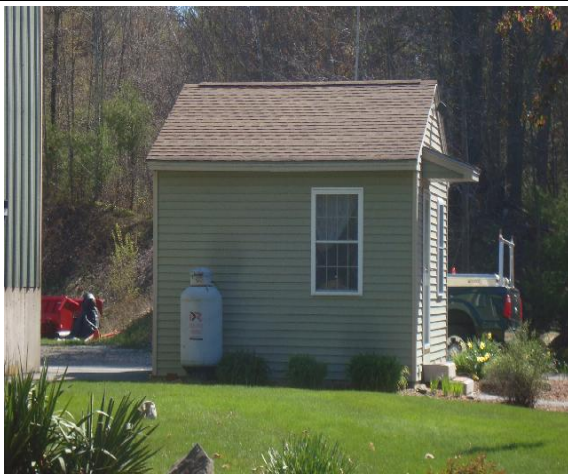
A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.

A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.

A2 – Generally 16' wide with 2x6 construction.

This is merely a guideline and a homes' quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

The following pictures samples will help, as words do not always express or capture the essence of the building as much as pictures do. The above text is meant as a guideline and not meant, nor would it be possible to describe or include every possible situation.



B5 -- BARE MINIMUM (000001 000036 000027)



B5 -- BARE MINIMUM (000003 000006 000013)



B4 -- BELOW MINIMUM (000001 000012 000002)



B4 -- BELOW MINIMUM (000001 000021 000000)



B3 -- MINIMUM (000001 000032 000000)



B2 -- AVG-20 (000003 000006 000004)



B2 -- AVG-20 (000013 000030 000000)



B2 -- AVG-20 (000027 000012 000000)



B2 -- AVG-20 (000031 000004 000000)



B1 -- AVG-10 (000003 000006 000009)



B1 -- AVG-10 (000003 000006 000002)



B1 -- AVG-10 (000003 000006 000003)



B1 -- AVG-10 (000002 000008 000007)



B1 -- AVG-10 (000003 000006 000015)



B1 -- AVG-10 (000005 000067 000000)



B1 -- AVG-10 (000005 000085 000003)



A0 -- AVG (000005 000093 000001)



A0 -- AVG (000005 000009 000005)



A0 -- AVG (000005 000009 000020)



A0 -- AVG (000009 000014 000005)



A0 -- AVG (000011 000042 000000)



A1 -- AVG+10 (000011 000042 000006)



A1 -- AVG+10 (000011 000001 000001)



A1 -- AVG+10 (000011 000004 000004)



A1 -- AVG+10 (000007 000027 000000)



A1 -- AVG+10 (000008 000002 000001)



A1 -- AVG+10 (000025 000036 000000)



A1 -- AVG+10 (000007 000012 000000)



A1 -- AVG+10 (000001 000015 000016)



A2 -- AVG+20 (000002 000003 000059)



A2 -- AVG+20 (000002 000009 000033)



A2 -- AVG+20 (000002 000027 000003)



A2 -- AVG+20 (000007 000025 000037)



A2 -- AVG+20 (000008 000008 000010)



A2 -- AVG+20 (000008 000014 000002)



A3 -- AVG+30 (000009 0028-1 003802)



A3 -- AVG+30 (000008 000013 000008)



A3 -- AVG+30 (000005 000019 000008)



A3 -- AVG+30 (000005 000029 000003)



A3 -- AVG+30 (000005 000043 000010)



A3 -- AVG+30 (000004 000011 0002-9)



A3 -- AVG+30 (000002 000004 000003)



A3 -- AVG+30 (000002 000009 000004)



A4 -- EXC (000004 000019 000006)



A4 -- EXC (000009 000028 0001-4)



A4 -- EXC (000006 000007 000000)



A4 -- EXC (000008 000042 000018)



A4 -- EXC (000009 000003 000017)



A5 -- EXC+10 (000012 000018 0003-2)



A5 -- EXC+10 (000009 000028 001-19)



A5 -- EXC+10 (000009 000028 001-26)



A5 -- EXC+10 (000004 000038 000000)



A5 -- EXC+10 (000006 000003 000000)



A5 -- EXC+10 (000004 000006 000000)



A5 -- EXC+10 (000002 000009 000006)



A6 -- EXC+20 (000002 000009 000009)



A6 -- EXC+20 (000004 000013 000000)

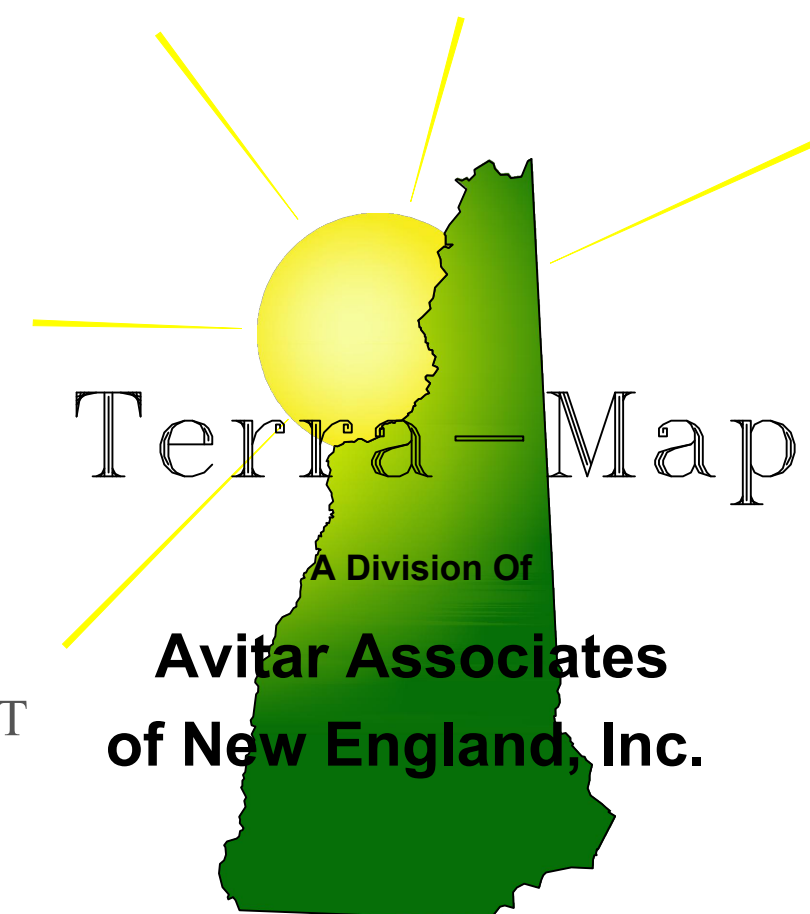
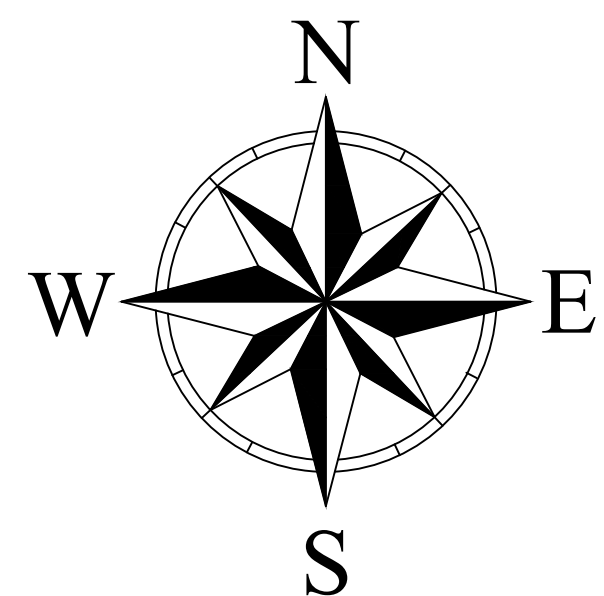
Town Of
AUBURN
 Rockingham County
 New Hampshire
 A NEIGHBORHOOD
 AND
 SALES MAP
 2018

LEGEND

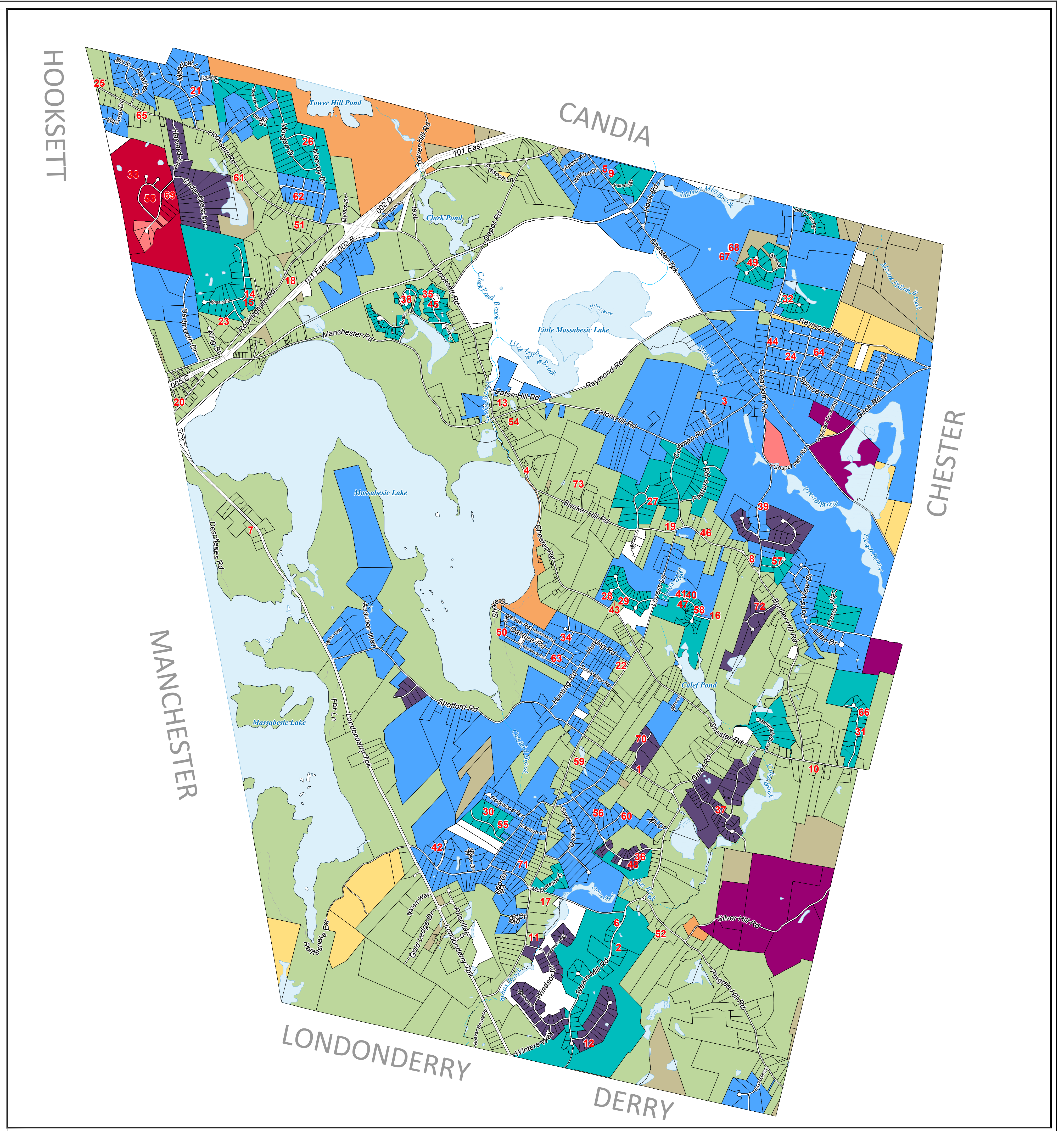
NEIGHBORHOODS

- AVERAGE -60%
- AVERAGE -40%
- AVERAGE -20%
- AVERAGE -10%
- AVERAGE
- AVERAGE +10%
- AVERAGE +20%
- AVERAGE +30%
- AVERAGE +40%
- AVERAGE +50%
- BACKLAND
- UNKNOWN PID #

1-73 SALE ID #



Map information was taken from GRANIT
 with some info added by Terra-Map.
 Sale information was acquired from
 Avitar.



TOWN OF AUBURN SALES LIST (10/1/2017-FORWARD)

<u>SALE ID #</u>	<u>PID</u>	<u>DATED</u>	<u>BOOK</u>	<u>PAGE</u>	<u>QUAL</u>	<u>PRICE</u>	<u>GRANTOR</u>
1	000005000019000008	2017-10-02	5858	1151	Q	\$ 550,000.00	STRATEGIC CONTRACTING CO., LLC
2	000002000009000033	2017-10-03	5859	717	Q	\$ 435,000.00	GAGNE BRENT W
3	000011000001000001	2017-10-06	5860	1558	Q	\$ 320,000.00	JACKMAN JEANNINE L
4	000023000007000000	2017-10-06	5860	1078	Q	\$ 257,533.00	CZEREMIN RUDI
5	000013000037000003	2017-10-10	5861	292	Q	\$ 369,933.00	A.E. BROWN PROPERTY MAINTENANCE, LLC
6	000002000003000059	2017-10-10	5861	1111	Q	\$ 456,933.00	ESPANA BUILDING & DEVELOPMENT
7	000006000007000000	2017-10-10	5860	2668	Q	\$ 599,000.00	SMITH CATHERINE C
8	000008000031000001	2017-10-12	5862	46	Q	\$ 635,000.00	RUSSELL, PAUL R
9	000013000037000004	2017-10-16	5862	2477	Q	\$ 375,000.00	BENSON DEBORAH ANN & JEFFREY W
10	000005000093000001	2017-10-18	5863	1652	Q	\$ 223,533.00	GLIDDEN, MARGUERITE L
11	000002000004000003	2017-10-18	5863	1859	Q	\$ 435,333.00	BELIZE REAL ESTATE HOLDINGS, LLC
12	000002000009000004	2017-10-20	5864	1140	Q	\$ 550,000.00	QUIMBY, HOWARD M., TRUSTEE
13	000026000010000000	2017-10-26	5865	2432	Q	\$ 190,000.00	DESROSIER, RONALD F., TRUSTEE
14	000009000003000017	2017-10-30	5866	2387	Q	\$ 600,000.00	DICKERSON, DAVID, TRUSTEE
15	000009000003000018	2017-10-30	5866	2415	Q	\$ 450,000.00	MEHLHORN DAVID C & PATRICIA D
16	000008000025000023	2017-10-31	5867	1334	Q	\$ 477,800.00	JMJ PROPERTIES, LLC
17	000002000004000000	2017-11-02	5868	373	Q	\$ 135,000.00	GARABEDIAN, JR, PAUL, TRUSTEE
18	000030000005000000	2017-11-02	5867	2926	Q	\$ 405,000.00	MARTINEAU, ASHLEY S.
19	000008000010000001	2017-11-03	5868	1363	Q	\$ 299,000.00	ZUCHOWSKI NEAL R
20	000022000019000000	2017-11-13	5870	1584	Q	\$ 248,333.00	BLACK, IRENE
21	000012000016000031	2017-11-13	5870	2953	Q	\$ 387,533.00	PARIAN RICHARD
22	000018000032000000	2017-11-16	5871	2370	Q	\$ 280,000.00	LACERTE KELLY J
23	000027000013000000	2017-11-16	5866	1453	Q	\$ 287,000.00	DUMAIS KEVIN G
24	000011000042000006	2017-11-17	5872	1349	Q	\$ 340,000.00	ANDRADE WILLIAM J
25	000012000002000001	2017-11-17	5872	335	Q	\$ 535,000.00	LEMAY MAUREEN E
26	000012000020000034	2017-11-17	5872	1089	Q	\$ 385,000.00	MILONAS, HEIDI M.
27	000008000008000010	2017-11-21	5873	1028	Q	\$ 465,000.00	GILDEA DANIEL F
28	000008000002000018	2017-11-27	5874	1133	Q	\$ 482,933.00	GAGNON, JEAN M., GAGNON, JEAN M, JR.
29	000008000002000012	2017-11-30	5875	1428	Q	\$ 459,933.00	GAGNON, JEAN M., GAGNON, JEAN M, JR.
30	000004000019000006	2017-12-01	5876	13	Q	\$ 639,933.00	TRW BUILDERS, LLC
31	000005000104000004	2017-12-01	5875	2058	Q	\$ 455,000.00	SENEL EROL
32	0000110000300002-3	2017-12-04	5876	1244	Q	\$ 420,000.00	LONGVAL, GLENN
33	0000090028-1003738	2017-12-05	5876	2619	Q	\$ 531,266.00	VILLAGE AT MT. MINER, LLC
34	000017000087000000	2017-12-07	5877	1534	Q	\$ 252,000.00	SCHOLBE ELIZABETH
35	000007000025000110	2017-12-08	5877	1909	Q	\$ 429,933.00	SPOFFORD LISA M TRUSTEE
36	000005000029000003	2017-12-14	5879	1151	Q	\$ 526,800.00	MAVERICK HOMES, INC.
37	000005000043000010	2017-12-14	5879	1338	Q	\$ 425,000.00	MAHER RYAN D
38	000007000025000037	2017-12-15	5879	1936	Q	\$ 319,933.00	DELNERO, CARL D

39	000008000042000018	2017-12-18	5880	1878	Q	\$	450,533.00	LIBERTY WOODS, LLC
40	000008000025000030	2017-12-19	5880	2064	Q	\$	489,933.00	JMJ PROPERTIES, LLC
41	000008000025000032	2017-12-20	5881	943	Q	\$	476,733.00	JMJ PROPERTIES, LLC
42	000001000015000016	2017-12-22	5882	625	Q	\$	360,000.00	DUDEK, RICHARD H
43	000008000002000016	2018-01-09	5885	1340	Q	\$	452,533.00	GAGNON, JEAN M., GAGNON, JEAN M, JR.
44	000011000042000001	2018-01-16	5886	2345	Q	\$	365,000.00	CAMELIO, ROBERT
45	000007000025000113	2018-01-19	5887	1884	Q	\$	399,000.00	LARSON KARA ANN
46	000008000021000000	2018-01-22	5888	191	Q	\$	520,000.00	PROULX DONALD J
47	000008000025000008	2018-02-15	5893	342	Q	\$	487,800.00	JMJ PROPERTIES, LLC
48	000005000029000006	2018-02-16	5893	817	Q	\$	599,800.00	MAVERICK HOMES, INC.
49	000011000018000010	2018-02-23	5894	1083	Q	\$	474,933.00	BLAIS RICKY
50	000017000065000000	2018-03-09	5897	292	Q	\$	237,933.00	JUST ANOTHER, LLC
51	000009000014000005	2018-03-14	5897	2955	Q	\$	305,000.00	MERCIER, DANIEL
52	000002000027000003	2018-03-19	5899	35	Q	\$	360,000.00	BRICKLEY RICHARD
53	0000090028-1003802	2018-03-20	5899	1103	Q	\$	542,133.00	VILLAGE AT MT. MINER, LLC
54	000026000019000000	2018-03-23	5900	972	Q	\$	310,000.00	ASHCARRIER LLC
55	000004000019000000	2018-03-27	5901	269	Q	\$	150,000.00	MATAM INVESTMENT ASSOC
56	000005000009000020	2018-03-30	5902	300	Q	\$	240,000.00	NICHOLSON NEIL B, TRUSTEE
57	000008000043000003	2018-04-02	5902	2318	Q	\$	585,000.00	DUDEK, JOSEPH A
58	000008000025000024	2018-04-04	5903	1070	Q	\$	479,933.00	JMJ PROPERTIES, LLC
59	000005000012000004	2018-04-20	5906	2662	Q	\$	240,000.00	WHITE, MAUREEN
60	000005000009000014	2018-04-23	5907	1970	Q	\$	355,000.00	NAVARRO, MICHAEL P
61	000009000041000000	2018-05-04	5910	2006	Q	\$	407,000.00	BERUBE, JUSTIN R.
62	000009000016000010	2018-05-07	5911	758	Q	\$	293,000.00	DOUVILLE, THERESA B
63	000017000006000000	2018-05-07	5911	1045	Q	\$	135,000.00	AUBURN, TOWN OF
64	000011000042000000	2018-05-11	5912	1207	Q	\$	300,000.00	DUMAIS JEAN A
65	000009000032000000	2018-05-25	5916	328	Q	\$	292,000.00	DESMARAIS WALTER A & GWENDOLYN
66	000005000104000008	2018-05-25	5916	1330	Q	\$	500,000.00	AINSCOUGH, JARED T
67	000011000018000008	2018-05-29	5916	2067	Q	\$	423,800.00	CRAGHEAD, STEVEN K
68	000011000018000009	2018-05-30	5917	640	Q	\$	479,933.00	COTE, JAMIE J
69	000009000028001-26	2018-05-30	5917	847	Q	\$	695,000.00	DIAMOND EDGE REALTY & DEVELOPMENT, LLC
70	000005000019000003	2018-05-31	5917	1852	Q	\$	719,933.00	STRATEGIC CONTRACTING CO., LLC
71	000014000019000000	2018-06-01	5918	271	Q	\$	350,000.00	CELLA, III, PAUL A.
72	000008000048000001	2018-06-04	5918	2855	Q	\$	609,933.00	PRAY, CRAIG
73	000007000012000000	2018-06-04	5918	2615	Q	\$	545,000.00	HOBBS, RYAN