

Appendices

Appendix A

Copy of Contract Specific to this Report

CYCLICAL REVALUATION, STATISTICAL UPDATE, AND PROPERTY INSPECTION CONTRACT

SUBJECT: CYCLICAL REVALUATION is the revaluation of all taxable and non-taxable properties in a Municipality, combining a complete measure and listing of all taxable and nontaxable properties over time and updating an establishment of the new base year, to arrive at full and true value as of April 1, 2023.

STATISTICAL UPDATE is the process of analyzing market sales throughout the entire municipality and identifying and implementing needed value changes to the affected areas, or classes of property, to bring all properties to market value, including the establishment of a new base tax year and providing an addendum to the existing Appraisal Report or a new Appraisal Report as needed to comply with the Uniform Standards of Professional Appraisal Practice (USPAP). Statistical updates will be performed as needed, and will have effective dates of April 1, 2019, 2020, 2021 and 2022.

PROPERTY INSPECTION is the process of visiting, collecting and recording changes to the physical description of properties based on the issuance of a building permit by the Town of Moultonborough, reviewing properties previously described as under construction, the creation of new assessment records for lots established by subdivision, the creation of records for lots that have been merged, and the creation of records when a condominium declaration is filed.

TERM: January 1, 2019 through December 31, 2023.

The Town of Moultonborough, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called Municipality; and, Whitney Consulting Group, LLC, a business organization existing under the laws of the State of New Hampshire, and having a principal place of business at 69 Grove Avenue, Salem, NH, hereinafter called Contractor, hereby mutually agree as follows:

GENERAL PROVISIONS

1. PARTIES

1.1 Name of Municipality:	<u>Town of Moultonborough</u>
1.2 Mailing Address of Municipality:	<u>P.O. Box 139, Moultonborough, NH 03254</u>
1.3 Contracting Official(s) name(s) and title(s) for the Municipality:	<u>Josephine Belville, Assessor</u>
1.4 Telephone number:	<u>(603) 476-2347</u>
1.5 E-mail Address, if applicable:	<u>jbelville@moultonboroughnh.gov</u>
1.6 Name of Contractor:	<u>Whitney Consulting Group, LLC</u>
1.7 Mailing Address of Contractor:	<u>P.O Box 514, Salem, NH 03079</u>
1.8 Principal Place of Business:	<u>69 Grove Avenue, Salem NH 03079</u>
1.9 E-mail Address, if applicable:	<u>Stevehamilton.WCG@gmail.com</u>
1.10 Telephone number:	<u>(603) 560-0629</u>
1.11 Name and Title of Authorized Contractor:	<u>Stephan W. Hamilton, President</u>
1.12 Type of Business Organization:	<u>Single Member LLC</u>

DEFINITIONS:

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 601.01**

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 601.02**

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 601.05**

Assessing Standards Board (ASB) means the State of New Hampshire assessing standards board as established pursuant to RSA 21-J:14-a. **Rev 601.06**

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 601.07**

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

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 601.09**

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 601.10**

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 601.11**

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 601.13**

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

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 601.15**

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

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

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 601.20**

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 601.22**

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

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 601.24

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 601.25

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 601.26

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

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 601.29

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 601.30

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 601.31

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 601.32

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 601.33

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

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 601.36

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

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 601.38

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 601.40

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 601.41

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

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 601.44

USPAP Compliant Report means an appraisal report based upon the standards established by the ASB pursuant to RSA 21-J:14-b 1, (c.) Rev 601.45

DUTIES OF:

DRA-Certified Building Measurer and Lister Duties Asb 304.01

- (a) A DRA-certified building measurer and lister may collect data as described in Asb 303.02 for the sales survey.
- (b) A DRA-certified building measurer and lister shall not validate or invalidate any property sales.
- (c) A DRA-certified building measurer and lister shall not determine, or change, the quality grade or depreciation of structures.

DRA-Certified Property Assessor Assistant Duties Asb 304.02 A DRA-certified property assessor assistant may, under the guidance and review of a DRA-certified property assessor or DRA-certified property assessor supervisor in accordance with Asb 303.03:

- (a) Appraise various types of real estate for tax purposes; and,
- (b) Validate or invalidate sales for the sales survey.

DRA-Certified Property Assessor Duties Asb 304.03

- (a) A DRA-certified property assessor may, in accordance with Asb 303.04:
 - (1) Appraise property for tax purposes including:
 - (a) The annual maintenance of assessments by using sales surveys, charts, and schedules; and,
 - (b) Using cost data established by a DRA-certified property assessor supervisor during the year of the last revaluation;
 - (2) Validate or invalidate sales for the sales survey; and,
 - (3) Submit a signed and dated statement to the DRA attesting to the qualifications of a building measurer and lister 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 tables resulting in a change to the values without the approval of a DRA-certified property assessor supervisor.

DRA-Certified Property Assessor Supervisor Duties Asb 304.04 A DRA-certified property assessor supervisor, may, in accordance with Asb 303.05:

- (a) Exercise general supervision over a revaluation;
- (b) Conduct sales surveys and establish base values for land and buildings;
- (c) Prepare the sales survey;
- (d) Establish charts and schedules to be used in the revaluation;
- (e) Prepare reports;

- (f) Supervise informal reviews of property assessments with the property owner;
- (g) Oversee any revaluation by assisting the municipality to ensure the revaluation is performed in accordance with state laws and rules;
- (h) Assist the municipality to ensure that compliance with the contract is adhered to; and,
- (i) 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 Municipality within 10 working days of receipt by the department. 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.

2.2 Assessment of all Property

2.2.1 The cyclical revaluation shall commence in tax year 2019 and run through tax year 2023.

2.2.2 Statistical updates shall occur annually as needed in tax year 2019, 2020, 2021 and 2022.

2.2.3 Contractor shall measure and list all taxable property (RSA 72:6) within Municipality in a good and workmanlike manner in accordance with RSA 75:1.

2.2.4 Contractor shall measure and list all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of Municipality in the same manner as taxable property.

2.2.5 Contractor shall measure, list and verify all sales used to determine benchmarks for the revaluation.

2.2.6 The contractor shall update the existing assessment information to correct errors or omissions pertaining to:

- (1) Incorrect measurements; and
- (2) Physical changes, which may include, but not be limited to:
 - a. Additions;
 - b. Renovations;
 - c. Finished areas;
 - d. Structural alterations;
 - e. Outbuildings; or
 - f. Other site factors or improvements;

2.2.7 Contractor shall measure and list all new construction brought to their attention by Municipality via building permits, inventories and any other source.

2.2.8 Contractor shall utilize Municipality's current Vision CAMA System, or Avitar CAMA system if converted during the contract period, to appraise properties.

2.3 Completion of Work

2.3.1 Contractor shall complete all work and deliver the taxable values in final form to the municipal assessing officials on or before September 1 annually.

2.3.2 A penalty of \$100 per day liquidated damages shall be paid by Contractor for each day required beyond the above stated completion date for delays caused by Contractor. The contractor shall not be liable for damages due to delays caused by any other entity.

- 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 electronic format;
 - (2) The Appraisal Report or Appraisal Report Addendum that complies with USPAP (within 30 days of delivery of values);
 - (3) Revisions as needed to the existing Data Collection Manual;
 - (4) Any other products as deemed necessary by the municipal assessing officials (as described in Section 3).
- 2.3.4 The cyclical 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 all assessment appeals through tax year 2023 (subject to additional fees); 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 cyclical 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 on site a minimum of four (4) days per month for the duration of the contract.

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 cyclical 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 an estimated total annual sum of \$86,750 dollars pursuant to the terms of the agreement as defined in Section 3. Payment shall be dispersed and/or invoiced as follows:

Cyclical inspection work will be invoiced in the month following its completion as follows:

Year of Work	# of Parcels	Type of Work	Rate	Annual Estimated
2019	1,250	Measure/List	\$27.00	\$ 33,750
2020	1,250	Measure/List	\$27.00	\$ 33,750
2021	1,250	Measure/List	\$27.00	\$ 33,750
2022	1,250	Measure/List	\$27.00	\$ 33,750
2023	1,250	Measure/List	\$27.00	\$ 33,750

Property inspection work for new construction, subdivision, etc. will be invoiced in the month following its completion as follows:

Year of Work	Est # of Parcels	Type of Work	Rate	Annual Estimated
2019	380	Pickup	\$50.00	\$ 19,000
2020	380	Pickup	\$50.00	\$ 19,000
2021	380	Pickup	\$50.00	\$ 19,000
2022	380	Pickup	\$50.00	\$ 19,000
2023	380	Pickup	\$50.00	\$ 19,000

Annual Statistical Update and Full Reappraisal work will be invoiced on the 15th of each month, beginning on January 15, 2019 and continuing with 12 monthly installments on the 15th of each month as follows:

Year of Work	Type of Work	Annual	Monthly Installment
2019	Statistical Update	\$ 34,000	\$2,833
2020	Statistical Update	\$ 34,000	\$2,833
2021	Statistical Update	\$ 34,000	\$2,833
2022	Statistical Update	\$ 34,000	\$2,833
2023	Cyclical Revaluation	\$ 34,000	\$2,833

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 are in addition to the above cited rates and will be billed at a rate of: \$1,000 per day/\$500 per half day for any fraction of a day up to one half day.

2.7.3 Except as provided in Section 2.7.2, the amounts stated and estimated in Section 2.7.1 represents the total payment for all contracted services.

3. DETAIL OF SERVICES TO BE PERFORMED BY CONTRACTOR

3.1 Collection of Property Data

- 3.1.1 All 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; deed restrictions and other factors that might affect the market value.
- 3.1.2 Every 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 Prior to January 1st, the Municipality will send a notice to each property that will have a cyclical inspection in the ensuing year.
- 3.1.4 Contractor shall attempt to inspect each identified property, and if the attempt is unsuccessful, Contractor will, at the discretion of the Municipality, leave a notification card at the property requesting that the property owner call the Municipality to arrange an inspection appointment. Contractor shall attempt a second inspection, even if no contact has been made by the property owner. If the second attempt is not successful, Contractor will identify the property to the Municipality for them to send a letter requesting an inspection appointment. For billing purposes, the second attempt will count as an inspection of the property. If a subsequent inspection is arranged, no further billing will be made for that inspection.
- 3.1.5 Under no circumstances will an inspection be attempted or made when the only person at the premises is less than 18 years old.
- 3.1.6 If the no interior inspection, or entrance to a building or parcel of land, Contractor shall:
 - (a) Estimate the value of the improvements and land using the best evidence available; and,
 - (b) Annotate the property record card accordingly.
- 3.1.7 Contractor shall complete interior inspection of all properties except:
 - (a) Vacant or unoccupied structures;
 - (b) Where multiple attempts for inspection have been made without success and the owner or occupant has not responded to Contractor or the municipal assessing officials' notifications;
 - (c) Where postings prevent access;
 - (d) Unsafe structures;
 - (e) When the owner has refused access to Contractor or designee;
 - (f) When inhabitants appear impaired, dangerous or threatening; and,
 - (g) Any other reason for which the municipal assessing officials agree that the property is inaccessible.

Under these circumstances, Contractor will identify the property to the Municipality for them to send a letter requesting an inspection appointment. For billing purposes, the first attempt will count as an inspection of the property. If a subsequent inspection is arranged, no further billing will be made for that inspection.
- 3.1.8 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.
- 3.1.9 Contractor shall provide quarterly progress reports indicating the percentage of completion of the cyclical revaluation to the municipal assessing officials and the DRA.

3.2 Property Record Cards

3.2.1 Contractor shall utilize existing individual property record cards for each separate parcel of property in Municipality that are 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 Full Statistical Revaluation Market Analysis

3.3.1 A DRA-certified property assessor supervisor shall conduct the 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 The 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 Full Statistical Revaluation Approaches to Value

3.4.1 The valuation of property for the revaluation shall be considered and completed when appropriate 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 specifications; 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 enter and document adjustments made to properties for depreciation factors, which may include,

but not be limited to: physical; functional; and, economic conditions.

3.5 Full Statistical Revaluation Special Use Properties

- 3.5.1 The Contractor shall identify any special use properties within Municipality by:
- (1) Providing documentation of the methodology and analysis that was utilized by Contractor in the establishment of the assessed value(s); and,
 - (2) Indicating the properties that were not part of the appraisal work performed under the cyclical revaluation contract by:
 - (a) Identification of the property; and,
 - (b) Identification of the source of the appraisal of the property for the revaluation.

3.6 Full Statistical Revaluation 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 Municipality shall mail, first class, to all property owners, the notification of the newly established value of their property by sending to the property owner a letter stating the newly established value of their property and a description of how the owner may access a list of every value in the 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 Manuals and Full Statistical Revaluation Appraisal Reporting

- 3.7.1 Contractor shall utilize the towns existing 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 an Appraisal Report that complies with USPAP 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 to the municipal assessing officials, to be retained by the municipal assessing officials until the next revaluation and a copy to the DRA.
- 3.7.5 Contractor shall provide a USPAP compliant report to the municipal assessing officials for any special use properties included in Section 2.7.3, and a copy to the DRA.
- 3.8 **Full Statistical Revaluation 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 been agreed upon by the parties to the contract as stipulated in Section 2.7.2; 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.
 - (2) Contractor will support and defend values that may have been lowered by the

municipal assessing officials during the course of the RSA 76:16 abatement process but will not support or defend values that have been increased by the municipal assessing officials.

- (3) Depending upon the complexity of the property being appealed, the services of an expert may be required and shall be covered under a separate contract for the services rendered.
- (4) Additional charges apply pursuant to Section 2.7.2.

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

3.9 Annual Statistical Revaluation

3.9.1 Annually, by May 31, Contractor shall provide to Municipality a report of assessment equity detailing any needed updated areas as follows:

- (1) The report will detail an analysis performed on the prior 18 months of sales to understand the equity of assessments in Municipality; and,
- (2) The report will identify areas of potential inequities and specify recommended action items that will adjust values by reappraisal to make improvements in equity.

3.9.2 The Revaluation will rely on the same processes and procedures outlined in 3.3, 3.4 and 3.6 relevant to the adjusted classes of property. Field review identified in section 3.3.6 shall be completed upon request of the Municipality or the discretion of the Contractor.

3.9.3 An addendum to the 2018 Appraisal Report will be completed and will detail all adjustments to the specification of the mass appraisal model for affected areas and classes. If the entire town is updated, a new Appraisal Report that complies with USPAP will be completed.

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 cyclical 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 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, errors and omissions, and property damage which arises from Contractor's negligent performance or breach of the contract.

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, errors and omissions insurance, automobile liability insurance and workmen's compensation insurance unless Contractor is not required to carry workers compensation by New Hampshire law.
 - 5.3.1 The public liability insurance shall be in the form of commercial general liability with the inclusion of contractual liability coverage and errors and omissions coverage and shall provide limits of \$1,000,000 each occurrence, and \$2,000,000 aggregate; 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 combined single limit.
- 5.4 Prior to starting any work under this agreement, Contractor shall provide certificates of insurance by a State of NH licensed insurer confirming the required insurance coverage.
- 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. **REVALUATION AND PARTIAL UPDATE PERFORMANCE ASSURANCE HOLD-BACK**
 - 6.1 It is agreed between the parties that the Municipality shall notify the Contractor, by November 1 of each Tax Year, that no deficiencies in the performance of the contract are found. If any items of non-performance or deficiencies are identified by the Municipality, then a letter detailing such deficiencies will be sent instead. If there are any outstanding deficiencies that have not been remediated, the monthly amounts invoiced as outlined in Section 2.7 for November and December are to be held back until any deficiencies are corrected to the satisfaction of the Municipality. Failure on the part of the Municipality to notify the Contractor by November 1 of that year shall mean that the contract terms have been satisfied.
- 7. **ESTIMATED SIZE OF CYCLICAL REVALUATION**
 - 7.1 It is agreed between the parties that the entire revaluation consists of an estimate of 7,452 parcels as defined by RSA 75:9. In the event that the number of parcels should exceed 5% of this estimate, Contractor shall be entitled to additional remuneration of \$45.00 for each parcel that exceeds the original estimate.
- 8. **TERMINATION RIGHTS**
 - 8.1 It is agreed by the parties that the terms of this contract may be terminated by either party for any reason upon provision of thirty (30) days written notice, and final termination of the contract will be on the that last day of the notice period.
 - 8.2 If such termination is initiated, Contractor shall provide to Municipality all work completed to that point and an invoice of all work completed through the last day of the notice period within thirty (30) days of that day. Municipality agrees to promptly pay all outstanding invoices, including the final invoice.
- 9. **ADDENDUMS, AMENDMENTS AND APPENDIXES**
 - 9.1 Addendums, amendments and appendixes pertaining to this contract may be added only by separate instrument in writing and shall meet all requirements of Section 2.1.

10. SIGNATURE PAGE

By signing the contract, Contractor attests that pursuant to RSA 21-J:11 and Rev 602.01 (c)&(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: 12-06-18

In the Presence of:

Municipality of: Moultonborough _____

By Authorized Municipal Assessing Officials or Agent:

Hyun K Kohas
Witness Signature

Walter P. Johnson
Walter P. Johnson, Town Administrator

In the Presence of:

By Contractor:

Karen J. Crandell
Witness Signature

Stephan W. Hamilton
Stephan W. Hamilton, President

Appendix B

Individuals Responsible/Assisting in Completion of Report

Supervising Assessor

Stephan W. Hamilton

Analysis/Appraisal/Data Collection (DRA Certified Supervisors)

Stephan W. Hamilton

Emily C. W. Goldstein

Josephine Belville

Courtney Bowler

Stephen Della Pelle

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

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

Stephan W. Hamilton

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, 2023

Given this day of December 18, 2018



Thomas P. Hughes, Assistant Director

NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION

THIS CERTIFIES THAT

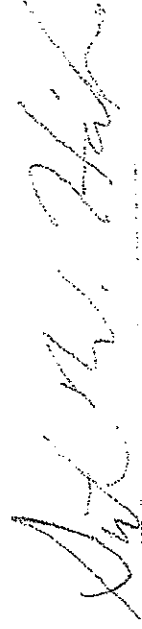
Emily Goldstein

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, 2022

Given this day of July 25, 2018



Stephan W. Hamilton, Director

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

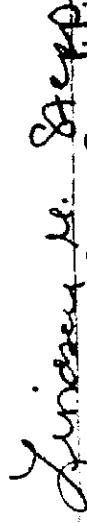
Josephine Belville

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 April 05, 2019


Lindsey M. Stepp, Commissioner

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

Stephen Della Pelle

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. Gerry, Director

10

Appendix C

Qualifications

WHITNEY CONSULTING GROUP, LLC

STEPHAN HAMILTON, CNHA

PRESIDENT

Specializes in assessing standards and laws, valuation updates, effectively running an assessing office, and defending values. Reviews and responds to abatement applications, meets with taxpayers regarding technical valuation questions, assists in preparing appeal cases, and supervises assessing staff in various communities.

CERTIFICATIONS & DESIGNATIONS

- NH DRA-Certified Property Assessor Supervisor
- Certified New Hampshire Assessor

PROFESSIONAL EXPERIENCE

PRESIDENT, WHITNEY CONSULTING GROUP, LLC

2018 - Present

Provides contract assessing to varying degrees including providing statistical valuation updates for multiple communities throughout New Hampshire.

DIRECTOR OF MUNICIPAL AND PROPERTY DIVISION, NH DRA

2008 - 2018

Established rates of taxation, supervised collection of property taxes, supervised municipal officials, and equalization of taxable property.

COMMERCIAL ASSESSOR, CITY OF MANCHESTER

2003 - 2008

Responsible for the valuation and updates to commercial property.

SENIOR TAX REVIEW APPRAISER, NH BOARD OF TAX AND LAND APPEALS

1999 - 2003

Investigated and reported on valuation of individual, entire classes of property, and entire taxing jurisdictions for taxation purposes to the Board.

ASSISTANT ASSESSOR, TOWN OF LONDONDERRY

1998 - 1999

Assisted in conducting appraisal of properties and prepared for appeals.

VICE PRESIDENT, HAMILTON APPRAISAL SERVICES, INC.

1984 - 1998

Supervised residential appraisers, completed desk reviews, completed commercial appraisals, and conducted field reviews.

WHITNEY CONSULTING GROUP, LLC

EMILY GOLDSTEIN, CNHA

VICE PRESEIDENT AND SENIOR ASSESSOR SUPERVISOR

Specializes in valuation updates and evaluating assessing practices to create consistency. Reviews and responds to abatement applications, meets with taxpayers regarding technical valuation questions, assists in preparing appeal cases, and supervises assessing staff in various communities.

CERTIFICATIONS & DESIGNATIONS

- NH DRA-Certified Property Assessor Supervisor - 2018
- Certified New Hampshire Assessor - 2016

PROFESSIONAL EXPERIENCE

SENIOR ASSESSOR SUPERVISOR, WHITNEY CONSULTING GROUP, LLC

4/2019 - Present

Provides contract assessing to varying degrees including providing statistical valuation updates for multiple communities throughout New Hampshire.

DEPUTY ASSESSOR, CITY OF PORTSMOUTH

5/2016 - 4/2019

Supervised assessing office; performed reviews for revaluations, updates and data collection; reviewed and responded to abatements; prepared the MS-1; and assisted preparing for appeal cases.

APPRAISER, CITY OF PORTSMOUTH

4/2013 - 5/2016

Conducted inspection visits, reviewed sales, created condominium complexes, worked closely with the tax collector, and implemented subdivision plans and changes.

DATA COLLECTOR/OFFICE MANAGER, KRT APPRAISAL

9/2012 - 3/2013

Collected and entered data as a NH Certified Measurer and Lister pertaining to residential properties for towns in New Hampshire and Massachusetts.

ASSESSING CLERK, TOWN OF HAMPTON, NH

2/2012 - 8/2012

Processed deeds, exemptions and credits, and responded to taxpayer inquiries.

EDUCATION

UNIVERISTY OF NH –DURHAM, NH –BACHELOR OF ARTS

WHITNEY CONSULTING GROUP, LLC

JOSEPHINE BELVILLE, CNHA

ASSESSOR SUPERVISOR

Specializes in gravel and excavation, current use, valuation updates, and assessing standards and laws. Reviews and responds to abatement applications, meets with taxpayers regarding technical valuation questions, assists in preparing appeal cases, and supervises assessing staff in various communities.

CERTIFICATIONS & DESIGNATIONS

- NH DRA-Certified Property Assessor Supervisor
- Certified New Hampshire Assessor

PROFESSIONAL EXPERIENCE

ASSESSOR SUPERVISOR, WHITNEY CONSULTING GROUP, LLC

2/2021 - Present

Provides contract assessing to varying degrees including providing statistical valuation updates and improve assessing practices and consistency for multiple communities throughout New Hampshire.

ASSESSOR, TOWN OF MOULTONBOROUGH

11/2017 - 1/2021

Managed the Assessing Department of the town. Oversaw equitable processes, supervised employees, reviewed exemptions, and all aspects of assessing.

ASSISTANT DIRECTOR, NH DEPARTMENT OF REVENUE

1/2017 - 11/2017

Oversaw all assessment practices in New Hampshire and conducted statistical tests to determine quality and accuracy. Supervised appraisers and managed monitoring goals.

REAL ESTATE APPRAISER SUPERVISOR, NH DEPARTMENT OF REVENUE

2009 - 2017

Supervised appraisers during revaluation projects, analyzed of cost and adjustment schedules, and reviewed final assessed values.

REAL ESTATE APPRAISER MONITOR, NH DEPARTMENT OF REVENUE
2002-2009

ASSESSING ASSISTANT/FINANCE ASSISTANT, TOWN OF GILFORD
1997-2002

ASSESSING ASSISTANT, TOWN OF OSSIPEE
1991-1997

WHITNEY CONSULTING GROUP, LLC

LORIE ROULEAU

MEASURER AND LISTER	Collects and enters data as it pertains to physical property attributes for towns in New Hampshire.
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CERTIFICATIONS & DESIGNATIONS	• NH DRA-Certified Measurer and Lister
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PROFESSIONAL EXPERIENCE	MEASURER AND LISTER, WHITNEY CONSULTING GROUP, LLC 11/2021 - Present Provides contracted physical property data collection and entry to communities throughout New Hampshire. BOOKKEEPER, SELF EMPLOYED 2016 - Present Process daily invoices and payments to keep accounting records current. Prepare and submits tax forms. Maintains organized and efficient information. OFFICE ADMINISTRATION, CONWAY EYE CARE 2013 - 2018 Conducted reception duties including greet patients, answer phones, filing, scheduling, and preparing charts. HEALTH INSURANCE NAVIGATOR, WHITE MOUNTAIN COMMUNITY HEALTH CENTER 2014 - 2016 Educated residents and organizations on enrolling and using health insurance. OFFICE ASSISTANT, SEACOAST GENERAL SURGERY 2011 - 2013 TEAM LEADER, X-RAY PROFESSIONAL ASSOCIATION 2006 - 2010 BED PLACEMENT COORDINATOR, CONCORD HOSPITAL 2004 - 2006
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EDUCATION	NH TECHNICAL INSTITUTE – CONCORD, NH –ASSOCIATE IN HEALTH SCIENCE
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WHITNEY CONSULTING GROUP, LLC

STEPHEN DELLA PELLE

ASSESSOR ASSISTANT

Collects and enters data as it pertains to physical property attributes and assists with assessing tasks for towns in New Hampshire.

CERTIFICATIONS & DESIGNATIONS

- NH DRA-Certified Assessor Assistant

PROFESSIONAL EXPERIENCE

ASSESSOR ASSISTANT, WHITNEY CONSULTING GROUP, LLC

2/2020 - Present

Provides contracted physical property data collection and entry to communities throughout New Hampshire.

ASSISTANT PROPERTY MANAGER, BOZZUTO MANAGEMENT

9/2019 - 2/2020

Managed rent collection, operational tasks, supervised staff, and tracked property analytics to ensure goals were achieved.

SALES & MARKETING ASSOCIATE, BOZZUTO MANAGEMENT

5/2018 - 9/2019

Assisted in creation and execution of leases and lease renewals, managed marketing of vacancies, and showed properties to perspective tenants.

INVESTMENT OPERATIONS SPECIALIST, EATON VANCE

4/2017 - 5/2018

Communicated between clients or financial advisors and portfolio managers. Assisted in creating new accounts, maintaining existing accounts, and provided customer service

OPERATIONS SPECIALIST, STATE STREET BANK

9/2013 - 3/2017

EDUCATION

UNIVERSITY OF MA — AMHERST, MA —BACHELOR OF ARTS

Appendix D
2021 Summary Report of Value
MS-1 Report



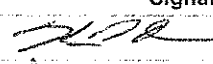
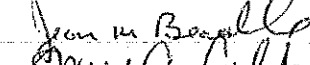
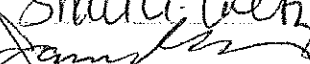
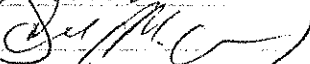
Moultonborough
Summary Inventory of Valuation

Reports Required: RSA 21-J:34 as amended, provides for certification of valuations, appropriations, estimated revenues and such other information as the Department of Revenue Administration may require upon reports prescribed for that purpose.

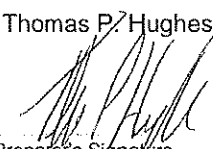
Note: The values and figures provided represent the detailed values that are used in the city/towns tax assessments and sworn to uphold under Oath per RSA 75:7.

For assistance please contact:
NH DRA Municipal and Property Division
(603) 230-5090
<http://www.revenue.nh.gov/mun-prop/>

Thomas P. Hughes (Town of Moultonborough)

Name	Position	Signature
Kevin D. Quinlan	Chairman	
Jean M. Beadle	Selectman	
Shari Colby	Selectman	
James F. Gray	Selectman	
Charles M. McGee	Selectman	

Name	Phone	Email
Thomas P. Hughes	476-2347	thughes@moultonboroughnh.gov


Preparer's Signature



New Hampshire
Department of
Revenue Administration

2021
MS-1

Land Value Only		Acres	Valuation
1A	Current Use RSA 79-A	15,202.46	\$894,967
1B	Conservation Restriction Assessment RSA 79-B	5,506.03	\$323,714
1C	Discretionary Easements RSA 79-C	0.00	\$0
1D	Discretionary Preservation Easements RSA 79-D	3.51	\$24,700
1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0
1F	Residential Land	12,504.47	\$2,119,936,400
1G	Commercial/Industrial Land	1,643.79	\$59,959,600
1H	Total of Taxable Land	34,860.26	\$2,181,139,381
1I	Tax Exempt and Non-Taxable Land	1,959.64	\$20,029,000

Buildings Value Only		Structures	Valuation
2A	Residential	0	\$1,646,039,887
2B	Manufactured Housing RSA 674:31	0	\$3,318,700
2C	Commercial/Industrial	0	\$82,411,100
2D	Discretionary Preservation Easements RSA 79-D	16	\$150,019
2E	Taxation of Farm Structures RSA 79-F	0	\$0
2F	Total of Taxable Buildings	0	\$1,731,919,706
2G	Tax Exempt and Non-Taxable Buildings	0	\$64,478,394

Utilities & Timber		Valuation
3A	Utilities	\$31,938,489
3B	Other Utilities	\$0
4	Mature Wood and Timber RSA 79:5	\$0

5	Valuation before Exemption	\$3,944,997,576
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Exemptions		Total Granted	Valuation
6	Certain Disabled Veterans RSA 72:36-a	0	\$0
7	Improvements to Assist the Deaf RSA 72:38-b V	0	\$0
8	Improvements to Assist Persons with Disabilities RSA 72:37-a	0	\$0
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	0	\$0
10A	Non-Utility Water & Air Pollution Control Exemption RSA	0	\$0
10B	Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0

11	Modified Assessed Value of All Properties	\$3,944,997,576
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Optional Exemptions		Amount Per	Total	Valuation
12	Blind Exemption RSA 72:37	\$25,000	3	\$75,000
13	Elderly Exemption RSA 72:39-a,b	\$0	12	\$1,050,000
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$50,000	1	\$50,000
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	15	\$261,600
18	Wind Powered Energy Systems Exemption RSA 72:66	\$0	0	\$0
19	Additional School Dining/Dorm/Kitchen Exemptions RSA 72:23	\$0	0	\$0
19A	Electric Energy Storage Systems RSA 72:85	\$0	0	\$0
19B	Renewable Generation Facilities & Electric Energy Systems	\$0	0	\$0

20	Total Dollar Amount of Exemptions	\$1,436,600
21A	Net Valuation	\$3,943,560,976
21B	Less TIF Retained Value	\$0
21C	Net Valuation Adjusted to Remove TIF Retained Value	\$3,943,560,976
21D	Less Commercial/Industrial Construction Exemption	\$0
21E	Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction	\$3,943,560,976
22	Less Utilities	\$31,938,489
23A	Net Valuation without Utilities	\$3,911,622,487
23B	Net Valuation without Utilities, Adjusted to Remove TIF Retained Value	\$3,911,622,487



New Hampshire
Department of
Revenue Administration

2021
MS-1

Utility Value Appraiser

Whitney Consulting Group

The municipality **DOES NOT** use DRA utility values. The municipality **IS NOT** equalized by the ratio.

Electric Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
NEW HAMPSHIRE ELECTRIC COOP	\$28,710,500	\$0	\$0	\$0	\$28,710,500
PSNH DBA EVERSOURCE ENERGY	\$1,467,400	\$0	\$0	\$0	\$1,467,400
	\$30,177,900	\$0	\$0	\$0	\$30,177,900

Water Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
LAKES REGION WATER COMPANY	\$1,760,589	\$0	\$0	\$0	\$1,760,589
	\$1,760,589	\$0	\$0	\$0	\$1,760,589



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Veteran's Tax Credits

	Limits	Number	Est. Tax Credits
Veterans' Tax Credit RSA 72:28	\$500	256	\$127,525
Surviving Spouse RSA 72:29-a	\$700	1	\$700
Tax Credit for Service-Connected Total Disability RSA 72:35	\$1,400	16	\$21,350
All Veterans Tax Credit RSA 72:28-b	\$500	38	\$17,875
Combat Service Tax Credit RSA 72:28-c	\$0	0	\$0
		311	\$167,450

Deaf & Disabled Exemption Report

Deaf Income Limits	
Single	\$0
Married	\$0

Deaf Asset Limits	
Single	\$0
Married	\$0

Disabled Income Limits	
Single	\$25,000
Married	\$35,000

Disabled Asset Limits	
Single	\$100,000
Married	\$100,000

Elderly Exemption Report

First-time Filers Granted Elderly Exemption for the Current Tax Year

Age	Number
65-74	0
75-79	0
80+	1

Total Number of Individuals Granted Elderly Exemptions for the Current Tax Year and Total Number of Exemptions Granted

Age	Number	Amount	Maximum	Total
65-74	1	\$50,000	\$50,000	\$50,000
75-79	4	\$75,000	\$300,000	\$300,000
80+	7	\$100,000	\$700,000	\$700,000
	12		\$1,050,000	\$1,050,000

Income Limits	
Single	\$25,000
Married	\$35,000

Asset Limits	
Single	\$100,000
Married	\$100,000

Has the municipality adopted an exemption for Electric Energy Systems? (RSA 72:85)

Granted/Adopted? No

Properties:

Has the municipality adopted an exemption for Renewable Gen. Facility & Electric Energy Storage? (RSA 72:87)

Granted/Adopted? No

Properties:

Has the municipality adopted Community Tax Relief Incentive? (RSA 79-E)

Granted/Adopted? Yes

Structures: 0

Has the municipality adopted Taxation of Certain Chartered Public School Facilities? (RSA 79-H)

Granted/Adopted? No

Properties:

Has the municipality adopted Taxation of Qualifying Historic Buildings? (RSA 79-G)

Granted/Adopted? No

Properties:

Has the municipality adopted the optional commercial and industrial construction exemption? (RSA 72:76-78 or RSA 72:80-83)

Granted/Adopted? No

Properties:

Percent of assessed value attributable to new construction to be exempted:

Total Exemption Granted:

Has the municipality granted any credits under the low-income housing tax credit tax program? (RSA 75:1-a)

Granted/Adopted? No

Properties:

Assessed value prior to effective date of RSA 75:1-a:

Current Assessed Value:



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Current Use RSA 79-A	Total Acres	Valuation
Farm Land	302.97	\$105,284
Forest Land	7,194.03	\$558,881
Forest Land with Documented Stewardship	6,722.15	\$211,308
Unproductive Land	147.48	\$2,896
Wet Land	835.83	\$16,598
	15,202.46	\$894,967

Other Current Use Statistics

Total Number of Acres Receiving 20% Rec. Adjustment	Acres:	6,935.31
Total Number of Acres Removed from Current Use During Current Tax Year	Acres:	8.55
Total Number of Owners in Current Use	Owners:	149
Total Number of Parcels in Current Use	Parcels:	260

Land Use Change Tax

Gross Monies Received for Calendar Year		\$11,360
Conservation Allocation	Percentage: 0.00%	Dollar Amount: \$20,000
Monies to Conservation Fund		\$11,360
Monies to General Fund		\$0

Conservation Restriction Assessment Report RSA 79-B

	Acres	Valuation
Farm Land	73.30	\$28,816
Forest Land	4,870.85	\$278,007
Forest Land with Documented Stewardship	544.43	\$16,526
Unproductive Land	2.23	\$49
Wet Land	15.22	\$316
	5,506.03	\$323,714

Other Conservation Restriction Assessment Statistics

Total Number of Acres Receiving 20% Rec. Adjustment	Acres:	549.40
Total Number of Acres Removed from Conservation Restriction During Current Tax Year	Acres:	0.00
Owners in Conservation Restriction	Owners:	20
Parcels in Conservation Restriction	Parcels:	36



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Discretionary Easements RSA 79-C	Acres	Owners	Assessed Valuation
	0.00	0	\$0

Taxation of Farm Structures and Land Under Farm Structures RSA 79-F

Number Granted	Structures	Acres	Land Valuation	Structure Valuation
0	0	0.00	\$0	\$0

Discretionary Preservation Easements RSA 79-D

Owners	Structures	Acres	Land Valuation	Structure Valuation
7	16	3.51	\$24,700	\$150,019

Map	Lot	Block	%	Description
000014	005000	000000	75	79-D HISTORIC BARN
000014	005000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000050	002000	000000	75	79-D HISTORIC BARN
000050	002000	000000	75	79-D HISTORIC BARN
000115	012000	000000	75	79-D HISTORIC BARN
000115	012000	000000	75	79-D HISTORIC BARN
000115	012000	000000	75	79-D HISTORIC BARN
000169	034000	000000	50	79-D HISTORIC BARN
000013	005000	000000	25	79-D HISTORIC BARN
000013	005000	000000	25	79-D HISTORIC BARN
000084	005000	000000	75	79-D HISTORIC BARN

Tax Increment Financing District	Date	Original	Unretained	Retained	Current
<i>This municipality has no TIF districts.</i>					

Revenues Received from Payments in Lieu of Tax	Revenue	Acres
State and Federal Forest Land, Recreational and/or land from MS-434, account 3356 and 3357	\$0.00	0.00
White Mountain National Forest only, account 3186	\$0.00	0.00

Payments in Lieu of Tax from Renewable Generation Facilities (RSA 72:74)	Amount
<i>This municipality has not adopted RSA 72:74 or has no applicable PILT sources.</i>	

Other Sources of Payments in Lieu of Taxes (MS-434 Account 3186)	Amount
Camp Tecumseh	\$25,758
Geneva Point	\$7,000
West Wynde	\$2,277
Lakes Region Conservation	\$1,350
WRC - (Winnepesaukee River Basin Project)	\$29
	\$36,414

Notes

Valuation Update completed in 2021.



Bay District Summary Inventory of Valuation

Reports Required: RSA 21-J:34 as amended, provides for certification of valuations, appropriations, estimated revenues and such other information as the Department of Revenue Administration may require upon reports prescribed for that purpose.

Note: The values and figures provided represent the detailed values that are used in the city/towns tax assessments and sworn to uphold under Oath per RSA 75:7.

For assistance please contact:
NH DRA Municipal and Property Division
(603) 230-5090
<http://www.revenue.nh.gov/mun-prop/>

Thomas P. Hughes (Town of Moultonborough)

Name

Thomas Hughes

Phone

476-2347

Email

thughes@moultonboroughnh.gov

Preparer's Signature



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Land Value Only		Acres	Valuation	
1A	Current Use RSA 79-A	0.00	\$0	
1B	Conservation Restriction Assessment RSA 79-B	0.00	\$0	
1C	Discretionary Easements RSA 79-C	0.00	\$0	
1D	Discretionary Preservation Easements RSA 79-D	0.00	\$0	
1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0	
1F	Residential Land	59.94	\$8,772,800	
1G	Commercial/Industrial Land	33.32	\$3,863,300	
1H	Total of Taxable Land	93.26	\$12,636,100	
1I	Tax Exempt and Non-Taxable Land	5.41	\$0	
Buildings Value Only		Structures	Valuation	
2A	Residential	0	\$30,174,200	
2B	Manufactured Housing RSA 674:31	0	\$0	
2C	Commercial/Industrial	0	\$10,709,200	
2D	Discretionary Preservation Easements RSA 79-D	0	\$0	
2E	Taxation of Farm Structures RSA 79-F	0	\$0	
2F	Total of Taxable Buildings	0	\$40,883,400	
2G	Tax Exempt and Non-Taxable Buildings	0	\$726,800	
Utilities & Timber			Valuation	
3A	Utilities		\$119,100	
3B	Other Utilities		\$0	
4	Mature Wood and Timber RSA 79:5		\$0	
5	Valuation before Exemption		\$53,638,600	
Exemptions		Total Granted	Valuation	
6	Certain Disabled Veterans RSA 72:36-a	0	\$0	
7	Improvements to Assist the Deaf RSA 72:38-b V	0	\$0	
8	Improvements to Assist Persons with Disabilities RSA 72:37-a	0	\$0	
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	0	\$0	
10A	Non-Utility Water & Air Pollution Control Exemption RSA 72:12-	0	\$0	
10B	Utility Water & Air Polution Control Exemption RSA 72:12-a	0	\$0	
11	Modified Assessed Value of All Properties		\$53,638,600	
Optional Exemptions		Amount Per	Total	Valuation
12	Blind Exemption RSA 72:37	\$25,000	0	\$0
13	Elderly Exemption RSA 72:39-a,b	\$0	0	\$0
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$50,000	0	\$0
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	0	\$0
18	Wind Powered Energy Systems Exemption RSA 72:66	\$0	0	\$0
19	Additional School Dining/Dorm/Kitchen Exemptions RSA 72:23	\$0	0	\$0
19A	Electric Energy Storage Systems RSA 72:85	\$0	0	\$0
19B	Renewable Generation Facilities & Electric Energy Systems	\$0	0	\$0
20	Total Dollar Amount of Exemptions			\$0
21A	Net Valuation			\$53,638,600
21B	Less TIF Retained Value			\$0
21C	Net Valuation Adjusted to Remove TIF Retained Value			\$53,638,600
21D	Less Commercial/Industrial Construction Exemption			\$0
21E	Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction			\$53,638,600
22	Less Utilities			\$119,100
23A	Net Valuation without Utilities			\$53,519,500
23B	Net Valuation without Utilities, Adjusted to Remove TIF Retained Value			\$53,519,500



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Notes

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Appendix E
2020 Summary Report of Value
MS-1 Report



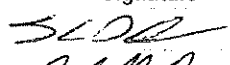
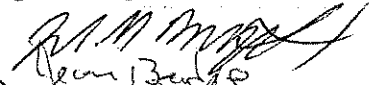
Moultonborough
Summary Inventory of Valuation

Reports Required: RSA 21-J:34 as amended, provides for certification of valuations, appropriations, estimated revenues and such other information as the Department of Revenue Administration may require upon reports prescribed for that purpose.

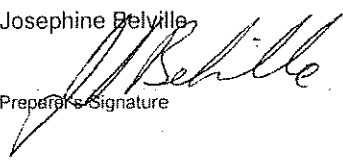
Note: The values and figures provided represent the detailed values that are used in the city/towns tax assessments and sworn to uphold under Oath per RSA 75:7.

For assistance please contact:
NH DRA Municipal and Property Division
(603) 230-5090
<http://www.revenue.nh.gov/mun-prop/>

Josephine Belville (Town of Moultonborough)

Name	Position	Signature
Kevin D. Quinlan	Chairman	
Joel R Mudgett	Selectman	
Jean M. Beadle	Selectman	
James F. Gray	Selectman	
Charles M. McGee	Selectman	

Name	Phone	Email
Josephine Belville	603-476-2347	jbelville@moultonboroughnh.gov


Preparer's Signature



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Land Value Only		Acres	Valuation
1A	Current Use RSA 79-A	15,211.01	\$860,573
1B	Conservation Restriction Assessment RSA 79-B	5,505.20	\$308,394
1C	Discretionary Easements RSA 79-C	0.00	\$0
1D	Discretionary Preservation Easements RSA 79-D	3.01	\$24,200
1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0
1F	Residential Land	12,543.08	\$1,892,461,188
1G	Commercial/Industrial Land	1,643.04	\$56,082,000
1H	Total of Taxable Land	34,905.34	\$1,949,736,355
1I	Tax Exempt and Non-Taxable Land	1,958.43	\$19,151,800

Buildings Value Only		Structures	Valuation
2A	Residential	0	\$1,511,110,477
2B	Manufactured Housing RSA 674:31	0	\$2,674,400
2C	Commercial/Industrial	0	\$76,759,700
2D	Discretionary Preservation Easements RSA 79-D	16	\$150,019
2E	Taxation of Farm Structures RSA 79-F	0	\$0
2F	Total of Taxable Buildings	0	\$1,590,694,596
2G	Tax Exempt and Non-Taxable Buildings	0	\$62,337,504

Utilities & Timber		Valuation
3A	Utilities	\$35,106,799
3B	Other Utilities	\$0
4	Mature Wood and Timber RSA 79:5	\$0
5	Valuation before Exemption	\$3,575,537,740

Exemptions		Total Granted	Valuation
6	Certain Disabled Veterans RSA 72:36-a	0	\$0
7	Improvements to Assist the Deaf RSA 72:38-b V	0	\$0
8	Improvements to Assist Persons with Disabilities RSA 72:37-a	0	\$0
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	0	\$0
10A	Non-Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0
10B	Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0
11	Modified Assessed Value of All Properties		\$3,575,537,740

Optional Exemptions		Amount Per	Total	Valuation
12	Blind Exemption RSA 72:37	\$25,000	3	\$75,000
13	Elderly Exemption RSA 72:39-a,b	\$0	12	\$1,021,900
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$50,000	1	\$50,000
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	15	\$261,600
18	Wind Powered Energy Systems Exemption RSA 72:66	\$0	0	\$0
19	Additional School Dining/Dorm/Kitchen Exemptions RSA 72:23 IV	\$0	0	\$0
19A	Electric Energy Storage Systems RSA 72:85	\$0	0	\$0
20	Total Dollar Amount of Exemptions			\$1,408,500
21A	Net Valuation			\$3,574,129,240
21B	Less TIF Retained Value			\$0
21C	Net Valuation Adjusted to Remove TIF Retained Value			\$3,574,129,240
21D	Less Commercial/Industrial Construction Exemption			\$0
21E	Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction Exemption			\$3,574,129,240
22	Less Utilities			\$35,106,789
23A	Net Valuation without Utilities			\$3,539,022,451
23B	Net Valuation without Utilities, Adjusted to Remove TIF Retained Value			\$3,539,022,451



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Utility Value Appraiser
Whitney Consulting Group LLC

The municipality DOES NOT use DRA utility values. The municipality IS NOT equalized by the ratio.

Electric Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
NEW HAMPSHIRE ELECTRIC COOP	\$0	\$31,177,600	\$0	\$0	\$31,177,600
PSNH DBA EVERSOURCE ENERGY	\$0	\$2,065,700	\$0	\$0	\$2,065,700
	\$0	\$33,233,300	\$0	\$0	\$33,233,300

Water Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
LAKES REGION WATER COMPANY	\$0	\$1,873,489	\$0	\$0	\$1,873,489
	\$0	\$1,873,489	\$0	\$0	\$1,873,489



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Veteran's Tax Credits	Limits	Number	Est. Tax Credits
Veterans' Tax Credit RSA 72:28	\$500	268	\$133,525
Surviving Spouse RSA 72:29-a	\$700	1	\$700
Tax Credit for Service-Connected Total Disability RSA 72:35	\$1,400	17	\$22,750
All Veterans Tax Credit RSA 72:28-b	\$500	39	\$18,375
Combat Service Tax Credit RSA 72:28-c	\$0	0	\$0
		325	\$175,350

Deaf & Disabled Exemption Report

Deaf Income Limits		Deaf Asset Limits	
Single	\$0	Single	\$0
Married	\$0	Married	\$0
Disabled Income Limits		Disabled Asset Limits	
Single	\$25,000	Single	\$100,000
Married	\$35,000	Married	\$100,000

Elderly Exemption Report

First-time Filers Granted Elderly Exemption for the Current Tax Year		Total Number of Individuals Granted Elderly Exemptions for the Current Tax Year and Total Number of Exemptions Granted				
Age	Number	Age	Number	Amount	Maximum	Total
65-74	0	65-74	1	\$50,000	\$50,000	\$50,000
75-79	0	75-79	4	\$75,000	\$300,000	\$300,000
80+	1	80+	7	\$100,000	\$700,000	\$671,900
			12		\$1,050,000	\$1,021,900

Income Limits		Asset Limits	
Single	\$25,000	Single	\$100,000
Married	\$35,000	Married	\$100,000

Has the municipality adopted Community Tax Relief Incentive? (RSA 79-E)

Granted/Adopted? No

Structures:

Has the municipality adopted Taxation of Certain Chartered Public School Facilities? (RSA 79-H)

Granted/Adopted? No

Properties:

Has the municipality adopted Taxation of Qualifying Historic Buildings? (RSA 79-G)

Granted/Adopted? No

Properties:

Has the municipality adopted the optional commercial and industrial construction exemption? (RSA 72:76-78 or RSA 72:80-83)

Granted/Adopted? No

Properties:

Percent of assessed value attributable to new construction to be exempted:

Total Exemption Granted:

Has the municipality granted any credits under the low-income housing tax credit tax program? (RSA 75:1-a)

Granted/Adopted? No

Properties:

Assessed value prior to effective date of RSA 75:1-a:

Current Assessed Value:



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Current Use RSA 79-A	Total Acres	Valuation
Farm Land	315.91	\$113,611
Forest Land	7,145.23	\$528,209
Forest Land with Documented Stewardship	6,766.27	\$200,624
Unproductive Land	170.31	\$3,116
Wet Land	813.29	\$15,013
	15,211.01	\$860,573

Other Current Use Statistics

Total Number of Acres Receiving 20% Rec. Adjustment	Acres:	7,118.49
Total Number of Acres Removed from Current Use During Current Tax Year	Acres:	24.50
Total Number of Owners in Current Use	Owners:	148
Total Number of Parcels in Current Use	Parcels:	260

Land Use Change Tax

Gross Monies Received for Calendar Year		\$11,360
Conservation Allocation	Percentage: 0.00%	Dollar Amount: \$20,000
Monies to Conservation Fund		\$11,360
Monies to General Fund		

Conservation Restriction Assessment Report RSA 79-B

	Acres	Valuation
Farm Land	73.30	\$29,225
Forest Land	4,870.85	\$263,662
Forest Land with Documented Stewardship	544.43	\$15,184
Unproductive Land	1.40	\$29
Wet Land	15.22	\$294
	5,505.20	\$308,394

Other Conservation Restriction Assessment Statistics

Total Number of Acres Receiving 20% Rec. Adjustment	Acres:	549.40
Total Number of Acres Removed from Conservation Restriction During Current Tax Year	Acres:	0.00
Owners in Conservation Restriction	Owners:	20
Parcels in Conservation Restriction	Parcels:	35



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Discretionary Easements RSA 79-C	Acres	Owners	Assessed Valuation
	0.00	0	\$0

Taxation of Farm Structures and Land Under Farm Structures RSA 79-F	Number Granted	Structures	Acres	Land Valuation	Structure Valuation
	0	0	0.00	\$0	\$0

Discretionary Preservation Easements RSA 79-D	Owners	Structures	Acres	Land Valuation	Structure Valuation
	7	16	3.01	\$24,200	\$150,019

Map	Lot	Block	%	Description
000014	005000	000000	75	79-D HISTORIC BARN
000014	005000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000003	001000	000000	75	79-D HISTORIC BARN
000050	002000	000000	75	79-D HISTORIC BARN
000050	002000	000000	75	79-D HISTORIC BARN
000115	012000	000000	75	79-D HISTORIC BARN
000115	012000	000000	75	79-D HISTORIC BARN
000115	012000	000000	75	79-D HISTORIC BARN
000169	034000	000000	50	79-D HISTORIC BARN
000013	005000	000000	25	79-D HISTORIC BARN
000013	005000	000000	25	79-D HISTORIC BARN
000084	005000	000000	75	79-D HISTORIC BARN

Tax Increment Financing District	Date	Original	Unretained	Retained	Current
This municipality has no TIF districts.					

Revenues Received from Payments in Lieu of Tax	Revenue	Acres
State and Federal Forest Land, Recreational and/or land from MS-434, account 3356 and 3357	\$0.00	0.00
White Mountain National Forest only, account 3186	\$0.00	0.00

Payments in Lieu of Tax from Renewable Generation Facilities (RSA 72:74)	Amount
This municipality has not adopted RSA 72:74 or has no applicable PILT sources.	

Other Sources of Payments in Lieu of Taxes (MS-434 Account 3186)	Amount
Camp Tecumseh	\$21,592
Geneva Point	\$7,000
West Wynde	\$2,344
Lakes Region Conservation	\$1,350
	\$32,286

Notes



Bay District
Summary Inventory of Valuation

Reports Required: RSA 21-J:34 as amended, provides for certification of valuations, appropriations, estimated revenues and such other information as the Department of Revenue Administration may require upon reports prescribed for that purpose.

Note: The values and figures provided represent the detailed values that are used in the city/towns tax assessments and sworn to uphold under Oath per RSA 75:7.

For assistance please contact:

NH DRA Municipal and Property Division
(603) 230-5090
<http://www.revenue.nh.gov/mun-prop/>

Josephine Belville (Town of Moultonborough)

Name

Josephine Belville

Phone

603-476-2347

Email

jbelville@moultonboroughnh.gov

Preparer's Signature



New Hampshire
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Land Value Only		Acres	Valuation	
1A	Current Use RSA 79-A	0.00	\$0	
1B	Conservation Restriction Assessment RSA 79-B	0.00	\$0	
1C	Discretionary Easements RSA 79-C	0.00	\$0	
1D	Discretionary Preservation Easements RSA 79-D	0.00	\$0	
1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0	
1F	Residential Land	61.32	\$8,230,000	
1G	Commercial/Industrial Land	33.28	\$3,671,300	
1H	Total of Taxable Land	94.60	\$11,901,300	
1I	Tax Exempt and Non-Taxable Land	4.34	\$38,400	
Buildings Value Only		Structures	Valuation	
2A	Residential	0	\$27,522,300	
2B	Manufactured Housing RSA 674:31	0	\$0	
2C	Commercial/Industrial	0	\$10,103,000	
2D	Discretionary Preservation Easements RSA 79-D	0	\$0	
2E	Taxation of Farm Structures RSA 79-F	0	\$0	
2F	Total of Taxable Buildings	0	\$37,625,300	
2G	Tax Exempt and Non-Taxable Buildings	0	\$636,200	
Utilities & Timber			Valuation	
3A	Utilities		\$119,100	
3B	Other Utilities		\$0	
4	Mature Wood and Timber RSA 79:5		\$0	
5	Valuation before Exemption		\$49,645,700	
Exemptions		Total Granted	Valuation	
6	Certain Disabled Veterans RSA 72:36-a	0	\$0	
7	Improvements to Assist the Deaf RSA 72:38-b V	0	\$0	
8	Improvements to Assist Persons with Disabilities RSA 72:37-a	0	\$0	
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	0	\$0	
10A	Non-Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0	
10B	Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0	
11	Modified Assessed Value of All Properties		\$49,645,700	
Optional Exemptions		Amount Per	Total	Valuation
12	Blind Exemption RSA 72:37	\$25,000	0	\$0
13	Elderly Exemption RSA 72:39-a,b	\$0	0	\$0
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$50,000	0	\$0
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	0	\$0
18	Wind Powered Energy Systems Exemption RSA 72:66	\$0	0	\$0
19	Additional School Dining/Dorm/Kitchen Exemptions RSA 72:23 IV	\$0	0	\$0
19A	Electric Energy Storage Systems RSA 72:85	\$0	0	\$0
20	Total Dollar Amount of Exemptions			\$0
21A	Net Valuation			\$49,645,700
21B	Less TIF Retained Value			\$0
21C	Net Valuation Adjusted to Remove TIF Retained Value			\$49,645,700
21D	Less Commercial/Industrial Construction Exemption			\$0
21E	Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction Exemption			\$49,645,700
22	Less Utilities			\$119,100
23A	Net Valuation without Utilities			\$49,526,600
23B	Net Valuation without Utilities, Adjusted to Remove TIF Retained Value			\$49,526,600

Notes

Appendix F

2021 Final Equalization Ratio Study



Lindsey M. Stepp
Commissioner

Carolyn J. Lear
Assistant Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

Mar 24, 2022

TOWN OF MOULTONBOROUGH
OFFICE OF SELECTMEN
PO BOX 139
MOULTONBOROUGH, NH 03254

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Moultonborough between October 1, 2020 and September 30, 2021. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2021.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Moultonborough for Tax Year 2021 to be **91.7%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Moultonborough.

We have also determined the overall equalization assessment - sales ratio for the land, buildings, utilities, and manufactured housing in Moultonborough for Tax Year 2021 to be **84.4%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, utilities, and manufactured housing in Moultonborough.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Moultonborough's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

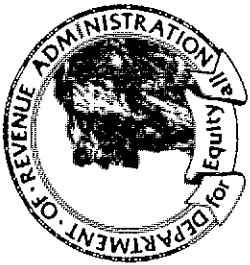
You will be notified of Moultonborough's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
Supervisor

James Gerry
Municipal and Property Director

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



2021 Ratio Study Summary Report

5/10/2022 10:01:48 AM

Town Name: Moultonborough, Carroll County

Date Range: 10/01/2020 through 09/30/2021

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	83.90	87.21	77.68	82.64	88.72	17.00	1.02	190	78	74 38.9%	38 51.4%	74 100%		
70	Waterfront	84.99	83.03	79.36	85.81	92.83	19.88	0.99	77	28	27 35.1%	11 40.7%	26 96.3%		
12	Multi Family 2-4 Units	0	0	0	0	0	0	0	14	4	3 21.4%	2 66.7%	3 100%		
14	Single Res Condo Unit	94.91	95.27	0	95.13	0	1.09	1.00	7	6	4 57.1%	4 100%	4 100%		
17	Mfg Housing With Land	0	0	0	0	0	0	0	4	1	3 75.0%	1 33.3%	3 100%		
18	Mfg Housing Without Land	0	0	0	0	0	0	0	2	1	1 50.0%	1 100%	1 100%		
19	Unclass/Unk Imp Res	0	0	0	0	0	0	0	2	1	1 50.0%	1 100%	1 100%		
22	Residential Land	103.93	100.00	75.80	85.26	94.45	31.09	1.22	103	44	49 47.6%	26 53.1%	48 98.0%		
71	Water Access	94.88	90.59	69.99	79.41	85.75	29.51	1.19	130	63	55 42.3%	32 58.2%	55 100%		
23	Commercial Land	0	0	0	0	0	0	0	2	0	2 100%	0 0%	2 100%		
33	Commercial L&B	0	0	0	0	0	0	0	7	4	3 42.9%	1 33.3%	3 100%		
35	Mixed Use Res/Cmcl L&B	0	0	0	0	0	0	0	1	0	1 100%	0 0%	1 100%		
55	Boatslip Only	73.99	70.71	58.30	68.65	78.86	28.41	1.08	23	14	15 65.2%	9 60.0%	15 100%		
A3	Arcadia Campground	0	0	0	0	0	0	0	2	1	1 50.0%	1 100%	1 100%		
74	View Influence - Positive	0	0	0	0	0	0	0	3	2	2 66.7%	2 100%	2 100%		
AA	Any & All	88.19	91.73	80.24	84.37	88.96	22.23	1.05	359	155	156 43.5%	83 53.2%	153 98.1%		
GC2	Area Improved Non-Res	97.85	99.46	0	95.71	0	11.90	1.02	8	4	4 50.0%	1 25.0%	4 100%		
GC3	Area Unimproved	104.44	100.08	76.78	86.32	95.35	30.50	1.21	107	45	51 47.7%	26 51.0%	50 98.0%		
GC4	Area Misc	73.99	70.71	58.35	68.65	78.91	28.41	1.08	24	14	15 62.5%	9 60.0%	15 100%		



2021 Ratio Study Summary Report

5/10/2022 10:01:48 AM

Town Name: Moultonborough, Carroll County

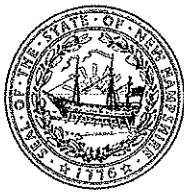
Date Range: 10/01/2020 through 09/30/2021

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#
All (AA)	Any & All	86.74	91.73	94.70	0.99	1.05	1.09	22.23	153
Group (GC2)	Area Improved Non-Res	0	99.46	0	0	1.02	0	11.90	4
Group (GC3)	Area Unimproved	94.94	100.08	107.63	1.12	1.21	1.36	30.50	50
Title									
Description									
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110								Criteria Met
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03								True
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0								True
Strata-GC2	Median Confidence Interval should overlap overall median +/- 5%								False
Strata-GC3	Median Confidence Interval should overlap overall median +/- 5%								N/A
									True

Appendix G

2020 Equalization Ratio Study



Lindsey M. Stepp
Commissioner

Carolyn J. Lear
Assistant Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
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MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

Apr 08, 2021

TOWN OF MOULTONBOROUGH
OFFICE OF SELECTMEN
PO BOX 139
MOULTONBOROUGH, NH 03254

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Moultonborough between October 1, 2019 and September 30, 2020. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2020.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Moultonborough for Tax Year 2020 to be **92.5%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Moultonborough.

We have also determined the overall equalization assessment - sales ratio for the land, buildings, and manufactured housing in Moultonborough for Tax Year 2020 to be **92.8%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, and manufactured housing in Moultonborough. This ratio does not include any public utility property, nor will it be used to equalize the net local assessed value of public utilities.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Moultonborough's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of Moultonborough's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
Supervisor

James Gerry
Municipal and Property Director

TDD Access: Relay NH 1-800-735-2964

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2020 Ratio Study Summary Report

5/10/2022 10:03:42 AM

Town Name: Moultonborough, Carroll 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	88.86	89.56	86.32	89.43	92.39	13.52	0.99	180	132	132 73.3%	96 72.7%	128 97.0%		
70	Waterfront	94.99	95.23	89.12	93.94	99.97	15.84	1.01	70	49	45 64.3%	32 71.1%	45 100%		
12	Multi Family 2-4 Units	0	0	0	0	0	0	0	4	4	3 75.0%	3 100%	3 100%		
14	Single Res Condo Unit	102.06	101.03	0	101.78	0	3.06	1.00	5	4	4 80.0%	3 75.0%	4 100%		
15	Res Condo 2-4 Unit Bldg	0	0	0	0	0	0	0	1	1	1 100%	1 100%	1 100%		
17	Mfg Housing With Land	0	0	0	0	0	0	0	1	1	1 100%	1 100%	1 100%		
18	Mfg Housing Without Land	99.50	100.00	0	98.12	0	8.84	1.01	9	4	7 77.8%	3 42.9%	7 100%		
19	Unclass/Unk Imp Res	67.95	68.47	0	69.29	0	22.84	0.98	12	8	4 33.3%	4 100%	4 100%		
22	Residential Land	127.68	123.73	100.35	109.78	118.78	25.05	1.16	49	38	35 71.4%	27 77.1%	35 100%		
71	Water Access	89.54	88.65	83.52	87.13	90.74	17.90	1.03	84	62	66 78.6%	48 72.7%	65 98.5%		
23	Commercial Land	0	0	0	0	0	0	0	1	1	1 100%	1 100%	1 100%		
33	Commercial L&B	101.47	104.39	0	105.29	0	5.29	0.96	6	2	4 66.7%	1 25.0%	4 100%		
34	Industrial L&B	0	0	0	0	0	0	0	1	1	1 100%	1 100%	1 100%		
55	Boatslip Only	86.93	91.35	76.68	86.04	96.67	18.36	1.01	15	14	14 93.3%	13 92.9%	14 100%		
A3	Arcadia Campground	99.50	100.00	0	98.12	0	8.84	1.01	10	5	7 70.0%	3 42.9%	7 100%		
A4	Utility Lockers	78.35	73.80	0	67.14	0	38.19	1.17	6	5	6 100%	5 83.3%	6 100%		
74	View Influence - Positive	131.58	123.87	0	120.89	0	21.08	1.09	8	6	5 62.5%	4 80.0%	5 100%		
AA	Any & All	94.94	92.51	89.87	92.81	96.48	18.74	1.02	287	211	207 72.1%	154 74.4%	202 97.6%		
GC1	Area Improved Res	88.90	89.66	86.93	89.95	92.79	14.14	0.99	212	154	152 71.7%	111 73.0%	148 97.4%		
GC2	Area Improved Non-Res	105.89	105.93	0	106.71	0	1.41	0.99	8	4	5 62.5%	2 40.0%	4 80.0%		
GC3	Area Unimproved	128.16	123.80	100.88	110.37	119.20	24.82	1.16	51	39	36 70.6%	28 77.8%	36 100%		
GC4	Area Misc	86.93	91.35	76.58	86.04	96.75	18.36	1.01	16	14	14 87.5%	13 92.9%	14 100%		



Town Name: Moultonborough, Carroll 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#
All (AA)	Any & All	90.80	92.51	94.84	0.99	1.02	1.05	18.74	202
Group (GC1)	Area Improved Res	88.09	89.66	92.28	0.97	0.99	1.01	14.14	148
Group (GC2)	Area Improved Non-Res	0	105.93	0	0	0.99	0	1.41	4
Group (GC3)	Area Unimproved	113.46	123.80	138.15	1.10	1.16	1.26	24.82	36
Title		Description							Criteria Met
Strata-Any and All (Median)		Overall Median Point Estimate confidence interval should overlap range of 90-110							True
Strata-Any and All (PRD)		Overall PRD Confidence Interval should overlap range of .98-1.03							True
Strata-Any and All (COD)		Coefficient of Dispersion < 20.0							True
Strata-GC1		Median Confidence Interval should overlap overall median +/- 5%							True
Strata-GC2		Median Confidence Interval should overlap overall median +/- 5%							N/A
Strata-GC3		Median Confidence Interval should overlap overall median +/- 5%							True

Appendix H
All Sales Used

Moultonborough Sales Report 4/1/2019 to 3/31/2021

Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000067	004	000	000	000	89	LEE ROAD	L-R1	N-5	Colonial	\$ 384,200	7/29/2020	I	\$ 405,000
000067	010	000	000	000	13	HAYES LANE	L-R1	N-8	Conventional	\$ 383,800	12/11/2020	I	\$ 439,000
000068	007	000	000	000	246	GOV. WENTWORTH HWY	L-R1	N-4	Cape Cod	\$ 258,400	4/6/2020	I	\$ 265,000
000068	016	000	000	000	47	HAYES LANE	L-R1	N-8	Colonial	\$ 428,100	12/22/2020	I	\$ 442,400
000069	015	000	000	000	6	WHITETAIL CIRCLE	L-R1	N-8	Cape Cod	\$ 519,300	12/4/2019	I	\$ 550,000
000069	024	001	000	000		GOV. WENTWORTH HWY	L-R1	N-4		\$ 71,300	11/5/2020	V	\$ 110,000
000072	076	000	000	000	12	MOUNTAIN VIEW DRIVE	L-R1A	N-5	Chalet	\$ 224,100	10/1/2019	I	\$ 225,000
000072	018	000	000	000	85	PARADISE DRIVE	L-R1A	N-5	Chalet	\$ 226,600	11/21/2019	I	\$ 319,000
000072	097	000	000	000	384	GOV. WENTWORTH HWY	L-R2	N-G	Duplex	\$ 188,600	12/9/2019	I	\$ 250,000
000072	047	000	000	000	44	MOUNTAIN VIEW DRIVE	L-R1A	N-5	Chalet	\$ 281,200	4/3/2020	I	\$ 339,066
000072	055	000	000	000	18	MOUNTAIN VIEW DRIVE	L-R1A	N-5	Chalet	\$ 181,600	7/2/2020	I	\$ 228,000
000072	048	000	000	000	42	MOUNTAIN VIEW DRIVE	L-R1A	N-5	Cape Cod	\$ 259,000	7/6/2020	I	\$ 265,000
000072	023	000	000	000	48	MELLY LANE	L-R1	N-5	Tri/Split Level	\$ 299,600	9/1/2020	I	\$ 340,000
000072	001	000	000	000	399	GOV. WENTWORTH HWY	L-R1	N-4	Cape Cod	\$ 318,000	10/19/2020	I	\$ 289,000
000072	052	000	000	000	28	MOUNTAIN VIEW DRIVE	L-R1A	N-5	Chalet	\$ 190,000	1/15/2021	I	\$ 275,000
000073	006	000	000	000	62	HAYES LANE	L-R1	N-8	Ranch	\$ 449,900	5/26/2020	I	\$ 450,000
000073	007	000	000	000	60	HAYES LANE	L-R1	N-8	Colonial	\$ 413,400	7/31/2020	I	\$ 400,000
000073	005	000	000	000	64	HAYES LANE	L-R1	N-8	Ranch	\$ 520,400	11/13/2020	I	\$ 549,000
000074	013	000	000	000	127	LEES MILL ROAD	L-R1	N-5	Ranch	\$ 328,800	8/19/2019	I	\$ 301,000
000074	004	000	000	000	152	LEES MILL ROAD	L-R1	N-5		\$ 63,900	2/18/2021	I	\$ 89,000
000075	006	000	000	000	151	BLAKE ROAD	L-R1	N-5	Mobile Home	\$ 85,500	8/19/2020	I	\$ 130,000
000075	008	000	000	000	171	BLAKE ROAD	L-R1	N-5		\$ 60,000	2/11/2021	V	\$ 60,000
000076	003	000	000	000	822	WHITTIER HIGHWAY	L-Ci	N-H	Rest Comm	\$ 231,100	1/27/2020	I	\$ 254,000
000079	010	000	000	000	28	HERON POND ROAD	L-R1	N-5	Cape Cod	\$ 273,200	4/30/2019	I	\$ 307,533
000079	014	000	000	000	567	RED HILL ROAD	L-R1	N-5		\$ 86,500	8/3/2020	V	\$ 54,000
000088	004	000	000	000	641	WHITTIER HIGHWAY	L-R1	N-4	Cape Cod	\$ 128,800	12/22/2020	I	\$ 110,000
000089	011	000	000	000	33	ACORN LANE	L-R1W	N-9	Ranch	\$ 454,900	5/31/2019	I	\$ 470,000
000089	007	000	000	000	71	BUONIELLO ROAD	L-R1W	N-9	Camp	\$ 303,500	9/9/2019	I	\$ 274,000
000089	017	002	000	000	94	FOX HOLLOW ROAD	L-R1	N-5	Ranch	\$ 225,800	10/18/2019	I	\$ 250,000
000089	018	000	000	000	48	FOX HOLLOW ROAD	L-R1	N-5	Ranch	\$ 368,400	3/2/2021	I	\$ 410,000
000090	001	000	BS0	015		LEES MILL BOATSLIP	L-R1	N-5		\$ 41,000	2/26/2021	I	\$ 60,000
000092	023	000	000	000	22	SUNRISE DRIVE	L-R1A	N-5		\$ 85,300	5/23/2019	V	\$ 85,000
000092	048	000	000	000	22	MEADOW GLEN DRIVE	L-R1A	N-5	Chalet	\$ 139,700	3/13/2020	I	\$ 140,000
000092	054	000	000	000	25	GLEN FOREST DRIVE	L-R1A	N-5	Chalet	\$ 196,400	9/4/2020	I	\$ 249,000
000092	046	000	000	000	26	MEADOW GLEN DRIVE	L-R1A	N-5	Cape Cod	\$ 267,700	9/4/2020	I	\$ 290,000

Moultonborough Sales Report 4/1/2019 to 3/31/2021

Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000092	039	000	000	000	14	GLEN FOREST DRIVE	L-R1A	N-5	Chalet	\$ 223,200	10/22/2020	I	\$ 290,000
000092	013	000	000	000	42	GLEN FOREST DRIVE	L-R1A	N-5	Chalet	\$ 196,700	3/8/2021	I	\$ 310,000
000093	004	000	000	000	30	MELLY LANE	L-R1	N-5	Tri/Split Level	\$ 316,600	10/3/2019	I	\$ 319,000
000093	027	000	000	000	151	PARADISE DRIVE	L-R1A	N-5	Modern/Contemp	\$ 421,100	4/27/2020	I	\$ 372,000
000093	005	000	000	000	28	MELLY LANE	L-R1	N-5	Cape Cod	\$ 408,700	5/11/2020	I	\$ 325,000
000093	008	000	000	000	17	BUCKINGHAM TERRACE	L-R1	N-5	Tri/Split Level	\$ 388,200	6/17/2020	I	\$ 374,933
000093	034	000	000	000	26	LILAC LANE	L-R1A	N-5	Chalet	\$ 180,400	8/5/2020	I	\$ 235,000
000093	085	000	000	000	8	HICKORY LANE	L-R1A	N-5	Chalet	\$ 191,200	9/18/2020	I	\$ 250,000
000093	059	000	000	000	7	LILAC LANE	L-R1A	N-5		\$ 60,500	10/1/2020	V	\$ 92,000
000093	009	000	000	000	19	BUCKINGHAM TERRACE	L-R1	N-5	Tri/Split Level	\$ 359,500	10/2/2020	I	\$ 370,000
000093	093	000	000	000	7	LEISURE DRIVE	L-R1A	N-5	Conventional	\$ 204,100	10/14/2020	V	\$ 85,000
000093	092	000	000	000		LILAC LANE	L-R1A	N-5		\$ 58,000	11/6/2020	V	\$ 95,000
000093	074	000	000	000	32	HICKORY LANE	L-R1A	N-5	Chalet	\$ 177,600	11/17/2020	I	\$ 240,000
000093	083	000	000	000	14	HICKORY LANE	L-R1A	N-5	Chalet	\$ 261,400	11/23/2020	I	\$ 342,000
000094	016	000	000	000		VICTORY LANE	L-R1	N-5		\$ 63,100	7/20/2020	V	\$ 39,000
000094	018	000	000	000		VICTORY LANE	L-R1	N-5		\$ 64,400	12/22/2020	V	\$ 39,933
000094	012	000	000	000	3	VICTORY LANE	L-R1	N-5		\$ 63,700	3/9/2021	V	\$ 41,000
000096	004	000	000	000	7	VAPPI VALE	L-R1	N-5	West Wynde	\$ 168,800	9/9/2019	I	\$ 179,000
000096	004	000	000	000	6	VAPPI VALE	L-R1	N-5	West Wynde	\$ 143,400	12/9/2020	I	\$ 142,000
000098	010	000	000	000	126	LOCARNO STREET	L-R1A	N-5	Cape Cod	\$ 278,500	7/2/2019	I	\$ 275,000
000098	047	000	000	000	33	ST MORITZ STREET	L-R1A	N-5	Chalet	\$ 346,100	10/9/2020	I	\$ 390,000
000098	023	000	000	000	50	INTERLAKEN STREET	L-R1A	N-5	Modern/Contemp	\$ 264,500	10/23/2020	I	\$ 280,000
000099	098	000	000	000	295	PARADISE DRIVE	L-R1W	N-9	Cottage	\$ 283,100	8/7/2019	I	\$ 300,000
000099	139	000	000	000	103	GLEN FOREST DRIVE	L-R1A	N-5	Chalet	\$ 225,800	10/4/2019	I	\$ 355,000
000099	088	000	000	000	10	BLACKBIRD LANE	L-R1W	N-9	Cottage	\$ 276,400	10/10/2019	I	\$ 335,000
000099	155	000	000	000	16	PLEASURE LANE	L-R1W	N-9	Colonial	\$ 462,200	11/5/2019	I	\$ 470,000
000099	142	000	000	000	115	GLEN FOREST DRIVE	L-R1A	N-5	Modern/Contemp	\$ 259,800	11/8/2019	I	\$ 285,000
000099	057	000	000	000	17	EDEN LANE	L-R1A	N-5	Cottage	\$ 136,000	11/21/2019	I	\$ 130,000
000099	078	000	000	000	15	BROOKSIDE CIRCLE	L-R1A	N-5	Cape Cod	\$ 253,700	8/4/2020	I	\$ 322,000
000099	222	000	000	000	26	DUFAULT ROAD	L-R1W	N-9	Colonial	\$ 437,900	8/11/2020	I	\$ 317,533
000099	161	000	000	000	106	GLEN FOREST DRIVE	L-R1W	N-9	Chalet	\$ 565,800	9/3/2020	I	\$ 525,000
000099	090	000	000	000	4	BLACKBIRD LANE	L-R1W	N-9	Cottage	\$ 265,000	10/30/2020	I	\$ 240,000
000099	140	000	000	000	105	GLEN FOREST DRIVE	L-R1A	N-5	Chalet	\$ 215,900	11/5/2020	I	\$ 344,000
000099	045	000	000	000	221	PARADISE DRIVE	L-R1A	N-5	Raised Ranch	\$ 220,400	2/4/2021	I	\$ 245,000
000103	009	000	000	000	517	WHITTIER HIGHWAY	L-CI	N-H	Store	\$ 265,900	12/23/2020	I	\$ 230,000

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Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000107	065	000	000	000	16	EVERGREEN DRIVE	L-R1A	N-5	Ranch	\$ 215,700	6/30/2020	I	\$ 260,000
000107	052	000	000	000	13	EVERGREEN DRIVE	L-R1A	N-5	Cape Cod	\$ 250,900	11/9/2020	I	\$ 273,000
000117	016	001	000	000		GILMAN POINT ROAD	L-R1	N-5		\$ 67,100	12/20/2019	V	\$ 34,000
000117	003	000	000	000	30	BADGER ISLAND POINT	L-R1W	N-9	Chalet	\$ 458,700	12/27/2019	I	\$ 400,000
000118	001	000	000	000	371	FOX HOLLOW ROAD	L-R1W	N-9		\$ 340,200	4/15/2019	V	\$ 255,000
000119	004	000	000	000	17	BLUEBERRY LANE	L-R1W	N-9	Modern/Contemp	\$ 582,300	9/29/2020	I	\$ 930,000
000119	010	000	000	000	18	BLUEBERRY LANE	L-R1A	N-5	Chalet	\$ 186,500	10/22/2020	I	\$ 279,000
000120	070	000	000	000	42	BASEL STREET	L-R1A	N-5	Chalet	\$ 329,400	9/9/2019	I	\$ 345,000
000120	087	000	000	000	68	CASTLE SHORE ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,168,400	1/3/2020	I	\$ 1,010,000
000120	059	000	000	000	8	GREYHOUND STREET	L-R1A	N-5	Modern/Contemp	\$ 363,800	8/20/2020	I	\$ 330,000
000120	050	000	000	000	15	GREYHOUND STREET	L-R1A	N-5	Raised Ranch	\$ 267,300	8/26/2020	I	\$ 320,000
000120	057	000	000	000		BADEN STREET	L-R1A	N-5		\$ 60,200	10/22/2020	V	\$ 42,533
000120	052	000	000	000	35	GREYHOUND STREET	L-R1A	N-5	Chalet	\$ 369,600	11/10/2020	I	\$ 539,933
000120	096	000	000	000	210	STATES LANDING ROAD	L-R1W	N-9	Camp	\$ 595,000	2/1/2021	I	\$ 725,000
000121	118	000	000	000	55	SUNDORF STREET	L-R1A	N-5	Cape Cod	\$ 329,700	6/25/2019	I	\$ 360,000
000121	073	000	000	000	83	CANNES STREET	L-R1A	N-5	Modern/Contemp	\$ 262,000	8/24/2020	I	\$ 267,000
000121	179	000	000	000	64	GENEVE STREET	L-R1A	N-5	Chalet	\$ 279,900	8/27/2020	I	\$ 259,000
000121	096	000	000	000	71	BADEN STREET	L-R2A	N-5	Raised Ranch	\$ 336,900	10/9/2020	I	\$ 214,000
000121	072	000	000	000	79	CANNES STREET	L-R1A	N-5	Conventional	\$ 303,300	3/4/2021	I	\$ 405,000
000122	018	000	000	000	49	GRINDEL STREET	L-R1A	N-5	Raised Ranch	\$ 391,400	5/21/2019	I	\$ 388,800
000122	019	000	000	000	46	GRINDEL STREET	L-R1A	N-5	Chalet	\$ 294,200	11/3/2020	I	\$ 405,000
000128	015	000	000	000	22	CONTE DRIVE	L-R1A	N-5	Chalet	\$ 319,200	3/27/2020	I	\$ 315,533
000128	018	000	000	000	50	OLYMPIA STREET	L-R1A	N-5	Cape Cod	\$ 422,400	6/15/2020	I	\$ 388,533
000128	055	000	000	000	84	LANGDORF STREET	L-R1A	N-5	Conventional	\$ 286,500	6/25/2020	I	\$ 399,000
000128	084	000	000	000	35	BLANC STREET	L-R1A	N-5	Cape Cod	\$ 256,600	8/31/2020	I	\$ 260,000
000128	091	000	000	000	123	WINTERSPORT STREET	L-R1A	N-5	Modern/Contemp	\$ 320,600	9/25/2020	I	\$ 385,000
000128	083	000	000	000	27	BLANC STREET	L-R1A	N-5	Cape Cod	\$ 401,500	11/20/2020	I	\$ 417,666
000129	135	000	000	000	133	SUISSEVALE AVENUE	L-R1A	N-5	Chalet	\$ 264,000	7/30/2019	I	\$ 301,000
000129	011	000	000	000	64	LANGDORF STREET	L-R1A	N-5	Cape Cod	\$ 264,300	1/29/2020	I	\$ 265,000
000129	123	000	000	000	44	BRENNER STREET	L-R1A	N-5	Chalet	\$ 363,400	8/28/2020	I	\$ 460,000
000129	016	000	000	000	23	OBENDORF STREET	L-R1A	N-5	Chalet	\$ 234,800	10/27/2020	I	\$ 302,533
000130	065	005	000	000		GANSY ISLAND	L-R1W	N-9		\$ 160,100	5/24/2019	V	\$ 139,800
000130	003	000	000	000	17	BASEL STREET	L-R1A	N-5	Cape Cod	\$ 299,200	9/30/2019	I	\$ 357,000
000130	067	000	000	000	12	GANSY ISLAND	L-R1W	N-9	Chalet	\$ 445,300	10/1/2019	I	\$ 635,000
000130	065	003	000	000		GANSY ISLAND	L-R1W	N-9		\$ 155,800	11/4/2019	V	\$ 140,000

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Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000130	069	000	000	000	2	LITTLE GANSY ISLAND	L-R1W	N-9	Camp	\$ 167,400	10/15/2020	I	\$ 285,000
000130	081	000	000	000	112	CASTLE SHORE ROAD	L-R1W	N-9	Camp	\$ 775,900	12/9/2020	I	\$ 1,000,000
000133	009	000	000	000	229	GILMAN POINT ROAD	L-R1W	N-9	Modern/Contemp	\$ 942,400	6/6/2019	V	\$ 500,000
000133	006	000	000	000	201	GILMAN POINT ROAD	L-R1W	N-9		\$ 557,600	1/11/2021	V	\$ 600,000
000134	008	000	000	000	32	SCHNEIDER ROAD	L-R1W	N-9		\$ 663,700	9/17/2020	V	\$ 895,000
000137	036	000	000	000	10	AVON SHORES ROAD	L-R1	N-5	Cape Cod	\$ 412,100	7/24/2020	I	\$ 420,000
000139	004	001	000	000		BEAN ROAD	L-R1	N-5		\$ 71,100	11/3/2020	V	\$ 125,000
000140	002	000	000	000	144	BEAN ROAD	L-R1	N-5	Conventional	\$ 90,400	10/9/2020	I	\$ 70,000
000141	012	000	000	000	87	WHITTIER HIGHWAY	L-CI	N-H	Rest Comm	\$ 305,300	7/31/2019	I	\$ 348,000
000141	029	000	000	000	7	NETTIE WAY	L-R1W	N-9	Cottage	\$ 518,200	11/5/2019	I	\$ 448,000
000141	003	000	000	000	130	WHITTIER HIGHWAY	L-CI	N-H	Office/Warehouse	\$ 1,225,000	11/15/2019	I	\$ 1,102,533
000141	001	000	000	000	14	BENTLEY ROAD	L-R1	N-7	Colonial	\$ 286,200	12/11/2019	I	\$ 353,000
000142	030	000	000	000	159	LAKE SHORE DRIVE	L-R1	N-5	Ranch	\$ 210,700	8/19/2019	I	\$ 180,000
000142	014	000	000	000	65	BIRCH LANE	L-R1	N-8	Raised Ranch	\$ 280,400	8/19/2019	I	\$ 260,000
000142	034	000	000	000	9	NETTIE WAY	L-R1W	N-9	Cottage	\$ 499,500	9/12/2019	I	\$ 485,000
000143	002	000	000	000		JENNIFERS PATH	L-R1	N-5		\$ 150,900	3/13/2020	V	\$ 175,000
000143	007	000	000	000	45	REDDING LANE	L-R1	N-6	Ranch	\$ 259,600	7/6/2020	I	\$ 279,000
000143	013	000	000	000	85	REDDING LANE	L-R1	N-6	Ranch	\$ 210,600	10/15/2020	I	\$ 262,400
000143	015	000	000	000	84	REDDING LANE	L-R1	N-6	Raised Ranch	\$ 216,600	12/22/2020	I	\$ 280,000
000144	029	000	000	000		HIGH MEADOW ROAD	L-R1	N-6		\$ 66,800	9/15/2020	V	\$ 79,933
000144	036	004	000	000	41	BLACKADAR LANE	L-R1	N-5		\$ 103,800	1/15/2021	V	\$ 75,000
000144	036	003	000	000		BLACKADAR LANE	L-R1	N-5		\$ 101,500	2/16/2021	V	\$ 87,000
000145	023	000	000	000	11	FIRST POINT ROAD	L-R1W	N-9	Cape Cod	\$ 1,365,300	7/23/2020	I	\$ 1,710,533
000145	022	000	000	000	3	FIRST POINT ROAD	L-R1W	N-9	Cape Cod	\$ 967,500	10/27/2020	I	\$ 1,300,000
000146	004	000	BS0	028		ARCADIA BOATSLIP	L-R1	N-5		\$ 45,000	5/21/2019	I	\$ 50,000
000146	004	000	088	000	201	HANSON MILL ROAD	L-R1	N-5	Park Model	\$ 103,600	7/1/2019	I	\$ 107,533
000146	004	000	027	000	201	HANSON MILL ROAD	L-R1	N-5	Travel Trailer	\$ 86,400	8/16/2019	I	\$ 75,533
000146	004	000	094	000	201	HANSON MILL ROAD	L-R1A	N-5	Park Model	\$ 104,100	12/19/2019	I	\$ 125,000
000146	004	000	095	000	201	HANSON MILL ROAD	L-R1A	N-5	Park Model	\$ 98,500	12/19/2019	I	\$ 102,000
000146	004	000	125	000	201	HANSON MILL ROAD	L-R1	N-5	Park Model	\$ 97,600	6/25/2020	I	\$ 88,000
000146	004	000	107	000	201	HANSON MILL ROAD	L-R1	N-5	Park Model	\$ 100,300	7/20/2020	I	\$ 95,533
000146	004	000	144	000	201	HANSON MILL ROAD	L-R1	N-5	Park Model	\$ 97,300	1/21/2021	I	\$ 115,000
000147	009	000	000	000	36	BRAE BURN ROAD	L-R1	N-7	Ranch	\$ 220,000	5/22/2019	I	\$ 250,000
000147	017	000	000	000	5	COUNTRY SIDE LANE	L-R1	N-7	Raised Ranch	\$ 227,600	7/23/2019	I	\$ 259,000
000147	004	000	000	000	21	BRAE BURN ROAD	L-R1	N-7	Cape Cod	\$ 227,400	2/26/2020	I	\$ 239,000

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Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000148	002	000	000	000	12	COUNTRY SIDE LANE	L-R1	N-7	Cape Cod	\$ 231,900	6/25/2019	I	\$ 245,000
000148	010	000	000	000	20	SUSAN DRIVE	L-R1	N-7	Raised Ranch	\$ 253,300	7/30/2019	I	\$ 185,000
000149	028	000	000	000	330	CASTLE SHORE ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,111,100	6/28/2019	I	\$ 1,125,000
000149	027	000	000	000	334	CASTLE SHORE ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,001,200	11/26/2019	I	\$ 1,350,000
000149	031	000	000	000	316	CASTLE SHORE ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,175,200	8/28/2020	I	\$ 1,640,000
000149	007	000	000	000	20	BLACKS LANDING ROAD	L-R1W	N-9	Modern/Contemp	\$ 873,300	11/9/2020	I	\$ 875,000
000150	039	000	000	000	73	OLYMPIA STREET	L-R1A	N-5	Modern/Contemp	\$ 376,300	7/21/2020	I	\$ 335,000
000150	041	000	000	000	848	GOV. WENTWORTH HWY	L-R1A	N-5	Cape Cod	\$ 402,800	10/2/2020	I	\$ 380,000
000152	008	000	000	000	34	CLOUDVIEW DRIVE	L-R1	N-6	Colonial	\$ 338,600	6/27/2019	I	\$ 350,000
000152	018	005	000	000	7	LADY SLIPPER LANE	L-R1	N-5		\$ 33,500	12/3/2019	V	\$ 29,533
000152	018	004	000	000		LADY SLIPPER LANE	L-R1	N-5		\$ 33,600	4/24/2020	V	\$ 28,000
000159	006	000	000	000	9	SEVERANCE ROAD	L-R1	N-5	Cape Cod	\$ 197,900	2/25/2020	I	\$ 231,000
000160	015	000	000	000	25	BREEZY CORNERS LANE	L-R1W	N-9	Modern/Contemp	\$ 1,429,400	10/1/2019	I	\$ 1,265,000
000160	027	000	000	000	14	BLACK POINT ROAD	L-R1	N-7		\$ 106,500	4/1/2020	V	\$ 118,400
000160	031	000	000	000		CLARKS LANDING ROAD	L-R1	N-5		\$ 78,000	6/8/2020	V	\$ 85,000
000161	003	000	000	000	79	JEREMIAH SMITH ROAD	L-R1W	N-9	Chalet	\$ 966,400	7/24/2019	I	\$ 1,050,000
000161	009	000	000	000	48	FRYE ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,249,600	4/17/2020	I	\$ 1,310,000
000161	015	000	000	000	469	SHAKER JERRY ROAD	L-R1	N-5	Colonial	\$ 337,600	9/1/2020	I	\$ 355,000
000161	018	000	000	000		FRYE ROAD	L-R1W	N-9		\$ 137,900	12/3/2020	V	\$ 150,000
000161	016	000	000	000	475	SHAKER JERRY ROAD	L-R1	N-5	Cape Cod	\$ 320,100	3/22/2021	I	\$ 391,400
000162	093	000	000	000	463	SHAKER JERRY ROAD	L-R1	N-5	Raised Ranch	\$ 295,400	9/13/2019	I	\$ 288,800
000162	092	000	000	000		SHAKER JERRY ROAD	L-R1	N-5		\$ 266,200	12/4/2020	V	\$ 266,000
000163	018	000	000	000	19	BRAE BURN ROAD	L-R1	N-7	Ranch	\$ 261,500	9/30/2019	I	\$ 225,000
000166	024	000	000	000	56	DRIFTWOOD DRIVE	L-R1W	N-9	Modern/Contemp	\$ 797,800	5/10/2019	I	\$ 830,000
000166	029	000	000	000	44	DRIFTWOOD DRIVE	L-R1W	N-9	Modern/Contemp	\$ 1,172,700	3/3/2020	I	\$ 1,120,000
000166	034	000	000	000	53	ROSS PATH	L-R1	N-5		\$ 79,700	10/5/2020	V	\$ 79,933
000166	005	000	000	000	19	ROSE LANE	L-R1	N-5	Ranch	\$ 177,700	3/31/2021	I	\$ 185,000
000167	001	000	000	000	99	REDDING LANE	L-R1	N-6	Conventional	\$ 182,000	5/18/2020	I	\$ 185,000
000167	026	000	000	000	127	REDDING LANE	L-R1	N-6	Colonial	\$ 562,100	7/27/2020	I	\$ 525,000
000167	029	000	000	000	116	REDDING LANE	L-R1	N-6	Ranch	\$ 242,800	7/30/2020	I	\$ 275,000
000167	046	000	000	000	72	BIRCH LANE	L-R1	N-8	Colonial	\$ 356,700	11/3/2020	I	\$ 389,533
000168	021	000	000	000	140	LAKE SHORE DRIVE	L-R1W	N-9	Century/Victorian	\$ 1,096,400	7/16/2019	I	\$ 920,000
000169	025	000	000	000	15	BENTLEY ROAD	L-R1	N-7	Cape Cod	\$ 332,800	12/17/2019	I	\$ 479,000
000169	001	000	000	000	68	WHITTIER HIGHWAY	L-CI	N-H	Shop Center	\$ 1,508,900	6/18/2020	I	\$ 1,350,000
000169	003	000	000	000	60	WHITTIER HIGHWAY	L-CI	N-H	Shop Center	\$ 1,484,300	6/18/2020	I	\$ 1,350,000

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000169	055	000	002	008	42	LAKE SHORE DRIVE	L-R1	N-5	Staffordshire	\$ 215,700	12/17/2020	I	\$ 228,000
000171	007	000	000	000	66	ALPINE PARK ROAD	L-R4W	N-9	Cottage	\$ 1,932,700	11/13/2020	I	\$ 1,935,000
000173	015	000	000	000	193	HANSON DRIVE	L-R1W	N-9	Modern/Contemp	\$ 780,400	4/14/2020	I	\$ 810,000
000173	006	000	000	000	125	HANSON DRIVE	L-R1W	N-9	Ranch	\$ 764,100	7/1/2020	I	\$ 850,000
000174	039	000	000	000	19	DEEPWATER POINT	L-R1W	N-9	Colonial	\$ 1,081,100	6/17/2019	I	\$ 880,000
000176	026	000	000	000	116	SHAKER JERRY ROAD	L-R1	N-5	Cape Cod	\$ 228,400	8/6/2020	I	\$ 275,000
000177	024	000	000	000	306	SHAKER JERRY ROAD	L-R1	N-5	Ranch	\$ 263,400	8/15/2019	I	\$ 280,000
000177	027	000	000	000	254	SHAKER JERRY ROAD	L-R1	N-5		\$ 106,600	7/1/2020	V	\$ 65,000
000177	013	000	000	000	281	SHAKER JERRY ROAD	L-R1A	N-5	Modern/Contemp	\$ 356,900	7/7/2020	I	\$ 329,533
000178	001	000	000	000	338	SHAKER JERRY ROAD	L-R1	N-5	Ranch	\$ 294,600	10/21/2019	I	\$ 276,000
000181	009	000	000	000	CHRISTMAS TREE LANE		L-R1A	N-5		\$ 281,900	11/13/2020	V	\$ 265,000
000181	008	000	000	000	CHRISTMAS TREE LANE		L-R1A	N-5		\$ 290,600	12/1/2020	V	\$ 270,000
000186	027	000	000	000	30	BEACH ROAD	L-R1A	N-5	Modern/Contemp	\$ 939,700	1/14/2021	I	\$ 1,925,000
000188	011	000	000	000	11	CHIPMUNK LANE	L-R1W	N-9	Cottage	\$ 726,900	9/30/2020	I	\$ 835,000
000189	003	000	000	000	FERRY ROAD		L-R1A	N-5		\$ 74,400	8/7/2020	V	\$ 145,000
000191	002	000	000	000	207	SHAKER JERRY ROAD	L-R1	N-5	Cape Cod	\$ 384,600	9/3/2020	I	\$ 430,000
000192	009	000	000	000	26	REEDY ROAD	L-R1	N-6	Modern/Contemp	\$ 397,900	7/17/2019	I	\$ 391,000
000192	017	000	000	000	502	MOULTONBORO NECK RD	L-R1	N-5	Ranch	\$ 267,600	5/28/2020	V	\$ 49,000
000194	030	000	000	000	125	EAGLE SHORE ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,717,100	2/21/2020	I	\$ 2,349,000
000194	042	000	000	000	EAGLE SHORE ROAD		L-R1	N-5		\$ 89,600	5/26/2020	I	\$ 154,000
000195	007	000	000	000	75	EAGLE SHORE ROAD	L-R1A	N-9		\$ 894,300	7/29/2019	V	\$ 750,000
000195	007	001	000	000	55	EAGLE SHORE ROAD	L-R1W	N-9		\$ 750,000	4/24/2020	V	\$ 700,000
000196	007	000	000	000	312	REDDING LANE	L-R2W	N-9	Cottage	\$ 1,525,100	7/25/2019	I	\$ 1,300,000
000196	002	000	000	000	328	REDDING LANE	L-R1W	N-9	Modern/Contemp	\$ 2,404,500	9/3/2019	I	\$ 2,100,000
000198	006	000	000	000	33	GRASSY POND ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,794,700	7/8/2019	I	\$ 1,175,000
000200	037	000	019	020	20	WINDWARD WAY	L-R1	N-5	Windward	\$ 673,500	7/8/2019	I	\$ 660,000
000200	037	000	018	018	18	WINDWARD WAY	L-R1	N-5	Windward	\$ 693,800	8/29/2019	I	\$ 710,000
000200	037	000	023	023	23	WINDWARD WAY	L-R1	N-5	Windward	\$ 893,000	8/3/2020	I	\$ 871,000
000201	012	000	000	000	77	KONA FARM ROAD	L-R1	N-5	Ranch	\$ 192,100	7/27/2020	I	\$ 190,000
000204	001	000	000	000	BUZZELL COVE ROAD		L-R1W	N-9		\$ 798,000	7/26/2019	V	\$ 670,000
000207	005	000	001	002	160	BALD PEAK DRIVE	L-R1	N-5	Bald Peak 3	\$ 441,100	6/26/2020	I	\$ 412,000
000215	012	000	000	000	22	KINGS COURT	L-R1	N-5	Colonial	\$ 283,200	6/11/2019	I	\$ 320,000
000215	009	000	000	000	17	KINGS COURT	L-R1	N-5	Raised Ranch	\$ 611,700	2/7/2020	I	\$ 575,000
000216	039	000	000	000	11	GRAPPONE ROAD	L-R1A	N-5	Modern/Contemp	\$ 540,400	7/16/2020	I	\$ 589,933
000216	045	000	000	000	12	KONA BAY ROAD	L-R1A	N-5	Cape Cod	\$ 377,000	12/21/2020	I	\$ 439,000

Moultonborough Sales Report 4/1/2019 to 3/31/2021

Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000217	044	000	000	000	44	BLACK CAT ISLAND RD	L-R1W	N-9	Colonial	\$ 1,618,000	10/18/2019	I	\$ 1,695,000
000221	015	000	000	000	36	FORTY ACRE FIELD RD	L-R1	N-6	Ranch	\$ 421,800	3/16/2020	I	\$ 457,400
000221	058	000	000	000	64	COLBY ROAD	L-R1A	N-5		\$ 120,300	4/22/2020	V	\$ 120,000
000221	016	000	000	000	32	FORTY ACRE FIELD RD	L-R1	N-6	Ranch	\$ 259,900	6/2/2020	I	\$ 220,000
000221	005	000	000	000	12	STAGE ROAD	L-R1	N-5	Cape Cod	\$ 276,800	8/31/2020	I	\$ 285,000
000221	030	000	000	000	32	LONG POINT ROAD	L-R1	N-8	Ranch	\$ 199,300	9/21/2020	I	\$ 199,933
000221	034	000	000	000	14	LONG POINT ROAD	L-R1A	N-5	Ranch	\$ 335,800	2/17/2021	I	\$ 389,000
000222	009	000	000	000	21	MATZ LANE	L-R1W	N-9	Cape Cod	\$ 1,128,300	4/19/2019	I	\$ 950,000
000223	009	000	000	000	21	WAYS WAY	L-R1A	N-5	Ranch	\$ 253,800	9/3/2019	I	\$ 235,000
000223	064	000	000	000	2	CAMP ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,130,600	6/25/2020	I	\$ 1,442,000
000224	004	000	000	000	15	HARBOURSIDE DRIVE	L-R1A	N-8	Modern/Contemp	\$ 683,600	1/20/2021	I	\$ 740,000
000233	004	000	000	000	15	WINACRES ROAD	L-R1W	N-9	Adirondack	\$ 2,946,500	1/3/2020	I	\$ 2,950,000
000236	024	000	000	000	33	HARBOURSIDE DRIVE	L-R1W	N-9	Modern/Contemp	\$ 1,408,600	7/8/2019	I	\$ 1,400,000
000237	016	000	000	000	140	LONG POINT ROAD	L-R1	N-8	Ranch	\$ 274,500	12/22/2020	I	\$ 395,000
000238	035	000	000	000	116	LONG POINT ROAD	L-R1	N-8	Colonial	\$ 311,400	11/1/2019	I	\$ 350,400
000238	021	000	000	000	124	HAUSER ESTATES ROAD	L-R2W	N-9	Adirondack	\$ 5,144,800	10/16/2020	I	\$ 5,250,000
000242	005	000	000	000		EAST SPUR ROAD	L-R1	N-8		\$ 102,600	5/28/2019	V	\$ 78,000
000245	104	000	000	000	15	WHITESSELL ROAD	L-R1A	N-5	Cottage	\$ 234,400	10/30/2019	I	\$ 254,000
000245	112	000	000	000	3	ECHO LANDING ROAD	L-R2W	N-9	Modern/Contemp	\$ 2,014,900	12/2/2019	I	\$ 1,765,800
000245	005	000	000	000	1152	MOULTONBORO NECK RD	L-R1A	N-5	Modern/Contemp	\$ 398,900	4/17/2020	I	\$ 280,000
000245	053	000	000	000		SPARROW LANE	L-R1A	N-5		\$ 116,900	1/7/2021	V	\$ 237,533
000251	013	000	000	000	24	SPECTACLE CIRCLE	L-R1W	N-9	Modern/Contemp	\$ 1,364,900	11/24/2020	I	\$ 1,750,000
000252	003	000	000	000	9	CLUBHOUSE DRIVE	L-R1A	N-5	Modern/Contemp	\$ 684,500	3/25/2021	I	\$ 800,000
000255	016	000	000	000	29	OAK LANDING ROAD	L-R1W	N-9	Ranch	\$ 701,000	5/29/2019	I	\$ 628,000
000255	009	000	000	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 30,300	7/23/2019	I	\$ 29,133
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 49,500	7/23/2019	I	\$ 55,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 86,600	10/30/2019	I	\$ 75,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 33,000	3/11/2020	I	\$ 35,600
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 33,000	4/27/2020	I	\$ 35,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 49,500	6/1/2020	I	\$ 50,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 59,400	6/12/2020	I	\$ 78,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 59,400	9/9/2020	I	\$ 69,533
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 59,400	9/15/2020	I	\$ 60,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 86,600	9/30/2020	I	\$ 115,000
000255	009	000	BS0	BS0	16	LONG ISLAND ROAD	L-R1	N-5		\$ 22,000	11/5/2020	I	\$ 21,000

Moultonborough Sales Report 4/1/2019 to 3/31/2021

Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000255	009	000	BS0	081	16	LONG ISLAND ROAD	L-R1	N-5		\$ 27,500	11/10/2020	I	\$ 49,933
000255	009	000	BS0	085	16	LONG ISLAND ROAD	L-R1	N-5		\$ 27,500	11/12/2020	I	\$ 26,000
000255	009	000	BS0	068	16	LONG ISLAND ROAD	L-R1	N-5		\$ 49,500	12/1/2020	I	\$ 70,000
000255	009	000	BS0	040	16	LONG ISLAND ROAD	L-R1	N-5		\$ 86,600	1/20/2021	I	\$ 90,000
000255	009	000	BS0	093	16	LONG ISLAND ROAD	L-R1	N-5		\$ 59,400	2/1/2021	I	\$ 60,000
000255	009	000	BS0	013	16	LONG ISLAND ROAD	L-R1	N-5		\$ 59,400	3/26/2021	I	\$ 90,000
000263	059	000	000	000	33	WEST POINT ROAD	L-R1A	N-5	Modern/Contemp	\$ 399,500	8/21/2019	I	\$ 429,000
000263	017	000	000	000	2	PINERIDGE ROAD	L-R1A	N-5	Ranch	\$ 218,500	10/15/2019	I	\$ 248,533
000263	078	000	000	000	58	WEST POINT ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,869,500	1/23/2020	I	\$ 1,495,000
000264	007	001	000	000	71	LEEWARD SHORES ROAD	L-R1W	N-9	Ranch	\$ 1,046,200	6/25/2019	V	\$ 699,933
000264	028	000	000	000	28	WOODVALE ROAD	L-R1A	N-5		\$ 73,800	3/3/2021	V	\$ 169,000
000270	012	000	000	000	18	DEERHAVEN ROAD	L-R1W	N-9		\$ 704,700	10/30/2019	I	\$ 610,000
000272	041	000	000	000	83	WOODRIN ROAD	L-R1A	N-5	Ranch	\$ 269,400	10/19/2020	I	\$ 350,000
000278	033	000	000	000	15	ALDERBERRY LANE	L-R1W	N-9	Adirondack	\$ 2,675,900	11/24/2020	I	\$ 2,635,000
000281	008	000	000	000	34	MAYER ROAD	L-R1W	N-9	Colonial	\$ 1,088,300	8/4/2020	I	\$ 1,275,000
000283	014	000	003	009	3	STARBOARD LANE	L-R1	N-5	Jon Landing	\$ 679,200	5/28/2019	I	\$ 635,000
000283	014	000	014	056	26	TOPSIDE ROAD	L-R1	N-5	Jon Landing	\$ 552,500	1/17/2020	I	\$ 550,000
000283	034	000	000	000		RIVERS ROAD	L-R1A	N-7		\$ 127,500	10/6/2020	V	\$ 92,533
000283	040	000	000	000	24	RIVERS ROAD	L-R1A	N-7	Colonial	\$ 398,400	11/10/2020	I	\$ 439,800
000287	013	000	000	000	30	MAHALA ROAD	L-R1W	N-9	Modern/Contemp	\$ 1,715,600	11/19/2019	I	\$ 1,310,000
000288	008	000	BS0	034	484	LONG ISLAND ROAD	L-R1	N-5		\$ 18,000	7/26/2019	I	\$ 23,000
000288	008	000	LOC	015	484	LONG ISLAND ROAD	L-R1	N-5		\$ 24,000	8/19/2019	I	\$ 25,000
000288	008	000	BS0	028	484	LONG ISLAND ROAD	L-R1	N-5		\$ 22,000	9/6/2019	I	\$ 24,000
000288	008	000	LOA	036	484	LONG ISLAND ROAD	L-R1	N-5		\$ 21,000	1/13/2020	I	\$ 14,000
000288	008	000	LOB	002	484	LONG ISLAND ROAD	L-R1	N-5		\$ 24,000	1/13/2020	I	\$ 25,000
000288	017	000	000	000	75	WINDERMERE ROAD	L-R1W	N-9	Adirondack	\$ 3,088,700	3/13/2020	I	\$ 2,750,000
000288	008	000	LOA	003	484	LONG ISLAND ROAD	L-R1	N-5		\$ 21,000	8/14/2020	I	\$ 16,000
000288	007	000	000	000	477	LONG ISLAND ROAD	L-R1	N-6		\$ 63,600	9/10/2020	V	\$ 80,000
000288	008	000	LOA	038	484	LONG ISLAND ROAD	L-R1	N-5		\$ 21,000	9/21/2020	I	\$ 12,000
000288	008	000	BS0	022	484	LONG ISLAND ROAD	L-R1	N-5		\$ 22,000	12/22/2020	I	\$ 40,000
000288	008	000	BS0	043	484	LONG ISLAND ROAD	L-R1	N-5		\$ 23,000	3/4/2021	I	\$ 24,000
000291	043	000	010	026	9	WINDERMERE ROAD	L-R1W	N-9	Lands End	\$ 737,600	7/18/2019	I	\$ 657,000
000291	043	000	011	028	7	WINDERMERE ROAD	L-R1W	N-9	Lands End	\$ 729,300	10/21/2020	I	\$ 759,933
000291	035	000	000	000	148	WINDERMERE ROAD	L-R1A	N-5	Cape Cod	\$ 268,100	12/28/2020	I	\$ 250,000
000291	043	000	006	014	12	LANDS END LANE	L-R1	N-5	Lands End	\$ 292,600	3/4/2021	I	\$ 305,000

Moultonborough Sales Report 4/1/2019 to 3/31/2021

Map	Lot	Lot Cut	Unit	Unit Cut	St #	Street	Land Use	Neigh Code	Style	Assessed	Sale Date	Vac/ Impr	Sale Price
000291	043	000	006	012	12	LANDS END LANE	L-R1	N-5	Lands End	\$ 358,600	3/16/2021	I	\$ 385,000

Appendix I
All Unqualified Sales

Code	Description
11	NOT ASSESSD SEPARATE
12	SUBDIVIDED POST ASMT
13	IMPROVED POST SALE
14	IMPROVED POST ASMT
15	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
21	MPC-CAN SELL SEPRTL
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUFNT 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 PRY 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
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRL SALE
67	UNK PERSONAL PROPRY
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
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

Moultonborough Sales Analysis Report

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.799	000002 / 008 / 000 / 000 / 000 OUTLIER	01	6.30	R1	5	RCC	C 3,452	\$ 210,000	\$ 377,800 11/14/2019	I	U	UNCLASSFYD EXCLUSION RITCHIE JOHN L	\$ 377,800
1.412	000004 / 001 / 000 / 000 / 000	01	91.40	R1	5			\$ 220,000	\$ 310,600 10/20/2020	V	U	RSA 79-A CURRENT USE ABBOTT FAMILY TRUST	\$ 252,300
0.904	000006 / 002 / 000 / 000 / 000	01	3.81	R1	5			\$ 80,000	\$ 72,300 03/13/2020	V	U	MPC-CAN SELL SEPRPLY BICKFORD FRED M TRUST	\$ 72,300
0.889	000006 / 003 / 000 / 000 / 000	01	3.50	R1	5	RRA	A 2,345	\$ 80,000	\$ 71,100 03/13/2020	V	U	MPC-CAN SELL SEPRPLY BICKFORD FRED M TRUST	\$ 71,100
0.646	000006 / 004 / 000 / 000 / 000 SOLD WITH 006-005	01	24.66	CUMW	5			\$ 225,000	\$ 145,400 03/22/2021	V	U	RSA 79-A CURRENT USE DAVIS RONALD M JR	\$ 87,900
0.463	000006 / 005 / 000 / 000 / 000 SOLD WITH 006-004	01	12.44	CUMW	5			\$ 225,000	\$ 104,100 03/22/2021	V	U	RSA 79-A CURRENT USE DAVIS RONALD M JR	\$ 46,800
5.763	000008 / 001 / 000 / 000 / 000	01	12.00	R1	5			\$ 16,000	\$ 92,200 02/16/2021	V	U	ABUTTER SALE MAYER DALE S TRUST	\$ 25,600
1.085	000018 / 008 / 000 / 000 / 000 2020-PER SALES QUESTIONNAIRE, GRANTOR AND GRANTEE A	01	1.91	R1	7	RRR	A 2,001	\$ 255,000	\$ 276,600 01/22/2020	I	U	FAMILY/RELAT GRNTR/E LEIGHTON BRENT ALAN	\$ 276,600
1.406	000018 / 017 / 000 / 000 / 000 PER MLS; THE SELLER WAS MOTIVATED TO SELL.	03	2.52	CI	G	HW	A 8,800	\$ 250,000	\$ 351,500 09/20/2019	I	U	OTHER FORCED SALE NOVUS PRINTING EQUIPME	\$ 351,500
1.206	000018 / 018 / 000 / 000 / 000 SOLD WITH 023-018-000 & 023-020-0A-005	03	54.13	CI	G	COF	A 350	\$ 120,000	\$ 144,700 08/11/2020	I	U	MPC-CAN SELL SEPRPLY MOULTONBOROUGH AIRBASE	\$ 144,700
0.931	000021 / 011 / 000 / 000 / 000	01	3.86	R1	5			\$ 70,000	\$ 65,200 12/30/2020	V	U	ABUTTER SALE BUTCHER-NESBITT FAMILY	\$ 67,500
1.220	000023 / 018 / 000 / 000 / 000 SOLD WITH 018-000 & 023-020-0A-005	03	0.92	CI	G			\$ 15,000	\$ 18,300 08/11/2020	V	U	MPC-CAN SELL SEPRPLY MOULTONBORO AIRBASE LL	\$ 62,900
2.220	000023 / 020 / 000 / 00A / 005 SOLD WITH 018-0018-000 & 023-018-000	03	0.00	CI	G	CIR	A 983	\$ 15,000	\$ 33,300 08/11/2020	I	U	MPC-CAN SELL SEPRPLY MOULTONBORO AIRBASE LL	\$ 33,300
1.384	000023 / 031 / 000 / 000 / 000 FAMILY OWNS 023-032 & 018-036	01	1.30	R1	5			\$ 45,000	\$ 62,300 06/15/2020	V	U	ABUTTER SALE LINCOLN FAMILY REV TRU	\$ 62,300
1.393	000023 / 032 / 000 / 000 / 000 FAMILY OWNS 023-031 & 018-036	01	1.39	R1	5			\$ 45,000	\$ 62,700 06/23/2020	V	U	ABUTTER SALE LINCOLN FAMILY REV TRU	\$ 62,700
1.370	000023 / 033 / 000 / 000 / 000	01	1.82	R1	5	RRA	A 1,552	\$ 47,000	\$ 64,400 10/08/2019	V	U	ESTATE SALE/FDCY COV LINCOLN FAMILY REV TRU	\$ 169,500
1.477	000024 / 004 / 000 / 000 / 000 2019- GRANTEE AND GRANTOR WERE IN A CONTRACT FOR 2	01	2.44	R1A	8	RCC	B 3,326	\$ 305,600	\$ 451,300 08/21/2019	I	U	LNDLRD/TENANT SALE KENNISH LYNNE S	\$ 451,300
1.644	000024 / 004 / 008 / 000 / 000	01	1.99	R1A	8	RCC	C 3,104	\$ 85,000	\$ 139,700 05/13/2019	V	U	IMPROVED POST SALE CORREIA GEORGE M & JEN	\$ 422,100
1.161	000027 / 002 / 000 / 000 / 000 THIS LOT WAS NOT ON THE MARKET;	01	96.00	R1	5			\$ 175,000	\$ 203,200 09/23/2020	V	U	INSUF CNT MKT EXPOSUR SWEDBERG FAMILY REV TR	\$ 222,300
1.580	000027 / 008 / 000 / 000 / 000 ONGOING RENOS AFTER SALE	01	4.31	R1	5	RCE	D 3,202	\$ 210,000	\$ 331,800 11/16/2020	I	U	IMPRVMNT U/C AT ASMT SWEDBERG FAMILY REV TR	\$ 269,000

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.420	000027 / 008 / 002 / 000 / 000	01	3.38	R1	5			\$ 49,733	\$ 70,600 12/11/2020	V	U	FAMILY/RELAT GRNTR/E SWEDBERG FAMILY REV TR	\$ 70,600
0.345	000044 / 014 / 000 / 000 / 000	01	1.47	R1	5			\$ 182,800	\$ 63,000 11/21/2019	I	U	ABUTTER SALE WHITE JOEL P	\$ 63,000
62,700.000	000044 / 014 / 001 / 000 / 000 2021-SUBDIVIDED; SEE PLAN BK 243/PAGE 0069	01	1.41	R1	5			\$ 1	\$ 62,700 11/21/2019	V	U	ABUTTER SALE WHITE JOEL P	\$ 62,700
63,600.000	000044 / 014 / 002 / 000 / 000 2021-SUBDIVIDED; PLAN BOOK243/PAGE 0069	01	1.62	R1	5			\$ 1	\$ 63,600 11/21/2019	V	U	ABUTTER SALE WHITE JOEL P	\$ 63,600
65,800.000	000044 / 014 / 003 / 000 / 000 LAND SUBDIVIDED IN 2021; PLAN= BK 243/PAGE0069	01	2.18	R1	5			\$ 1	\$ 65,800 11/21/2019	V	U	ABUTTER SALE WHITE JOEL	\$ 65,800
1.346	000044 / 018 / 000 / 000 / 000	01	1.20	R1	5	RCC	B 1,965	\$ 46,000	\$ 61,900 12/12/2019	V	U	ABUTTER SALE LINCOLN FAMILY REV TRU	\$ 269,200
1.473	000044 / 031 / 001 / 000 / 000	03	0.92	CI	H			\$ 60,000	\$ 88,400 10/26/2020	V	U	ABUTTER SALE LINCOLN FAMILY REV TRU	\$ 52,000
1.619	000044 / 034 / 000 / 000 / 000	01	4.23	R1	5	RCC	C 2,082	\$ 172,000	\$ 278,500 03/27/2020	I	U	GOVMT AGENCY GRNTR/E SECRETARY OF HOUSING &	\$ 271,800
2.695	000048 / 009 / 000 / 000 / 000	01	73.18	R1	4	RCN	C 1,469	\$ 140,000	\$ 377,300 10/20/2020	I	U	FAMILY/RELAT GRNTR/E VIANO PETER & COLANGEL	\$ 382,900
3.000	000049 / 011 / 000 / 000 / 000	01	0.91	R1	5			\$ 18,000	\$ 54,000 12/06/2019	V	U	UNCLASSFYD EXCLUSION JENKINS RICHARD K	\$ 48,000
0.848	000052 / 027 / 000 / 000 / 000	03	1.68	CI	H	CCO	A 3,267	\$ 875,000	\$ 742,400 08/05/2019	I	U	FAMILY/RELAT GRNTR/E ERRIS 2 LLC	\$ 742,400
1.523	000052 / 028 / 000 / 000 / 000	01	0.48	R1	4	RCL	D 3,312	\$ 35,000	\$ 53,300 06/30/2020	I	U	REL/CHAR/EDU GRNTR/E MOULTONBOROUGH HISTORI	\$ 53,300
4.886	000066 / 008 / 000 / 000 / 000	01	1.20	R1	5	RRA	A 2,923	\$ 80,000	\$ 390,900 01/16/2020	I	U	FAMILY/RELAT GRNTR/E LIVELY SHERYL L & DAVI	\$ 390,900
4.325	000069 / 005 / 000 / 000 / 000	01	1.30	R1	4	RC1	B 1,641	\$ 45,800	\$ 198,100 09/03/2020	I	U	GOVMT AGENCY GRNTR/E US SECRETARY OF HOUSIN	\$ 185,600
1.885	000072 / 016 / 000 / 000 / 000	01	0.48	R1A	5	RC1	B 1,703	\$ 130,000	\$ 245,100 05/15/2020	I	U	IMPROVED POST SALE TAFT CYNTHIA A	\$ 245,100
0.710	000072 / 018 / 000 / 000 / 000	01	0.50	R1A	5	RC1	B 1,367	\$ 319,000	\$ 226,600 11/21/2019	I	U	IMPROVED POST SALE PTZ PROPERTIES LLC	\$ 226,600
0.694	000072 / 020 / 000 / 000 / 000	01	0.51	R1A	5	RC1	B 1,071	\$ 270,000	\$ 187,300 12/09/2020	I	U	IMPROVED POST ASMT MCKEE MELVIN R & LINDA	\$ 187,300
1.393	000072 / 021 / 000 / 000 / 000	01	0.52	R1A	5	RC1	B 1,333	\$ 135,000	\$ 188,100 05/16/2019	I	U	IMPROVED POST SALE MARTORANA TAMMY	\$ 188,100
1.277	000073 / 001 / 000 / 000 / 000 PER GRANTEE SALE PRICE WAS ADJUSTED DUE TO SEPTIC R	01	2.56	R1	8	RCC	C 4,518	\$ 420,000	\$ 536,400 01/17/2020	I	U	UNCLASSFYD EXCLUSION HORSCH MICHAEL & PATRI	\$ 531,300
0.995	000075 / 012 / 000 / 000 / 000	02	1.24	R1W	9	RRA	A 2,123	\$ 419,000	\$ 416,700 09/08/2020	V	U	MPC-CAN SELL SEPRTLY LEES MICHAEL J & DOWNI	\$ 323,300
0.421	000075 / 020 / 001 / 000 / 000	02	3.11	R1W	9			\$ 419,000	\$ 176,200 09/08/2020	V	U	MPC-CAN SELL SEPRTLY LEES MICHAEL J & DOWNI	\$ 183,800

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0.418	000075 / 020 / 002 / 000 / 000	02	2.46	R1W	9			\$ 419,000	\$ 175,200 09/08/2020	V	U	MPC-CAN SELL SEPRTRY LEES MICHAEL J & DOWNI	\$ 175,200
1.579	000076 / 015 / 001 / 000 / 000	01	11.65	R1	F			\$ 140,000	\$ 221,000 09/27/2019	V	U	RSA 79-A CURRENT USE LEMIEN DONALD J REVOCA	\$ 221,000
406,400.000	000079 / 015 / 000 / 000 / 000	01	2.40	R1	5	RCC	C 3,413	\$ 1	\$ 406,400 03/24/2020	I	U	FAMILY/RELAT GRNTR/E CAIRA BRUNO	\$ 406,400
1.049	000084 / 008 / 000 / 000 / 000 2019-SALE INCLUDES FURNISHINGS, LIGHTS, AND ARTWORK	02	12.26	R2W	9	RMO	A 2,579	\$ 8,300,000	\$ 8,705,400 09/19/2019	I	U	UNK PERSONAL PROPRTY CAMBI SQUAM LAKE REALT	\$ 8,705,400
0.011	000085 / 003 / 000 / 000 / 000	01	12.40	R1	5			\$ 8,300,000	\$ 93,200 09/19/2019	V	U	MPC-CAN SELL SEPRTRY CAMBI SQUAM LAKE REALT	\$ 93,200
0.086	000087 / 003 / 000 / 000 / 000 SOLD W 87-4 & 87-5	01	17.65	R1	5			\$ 1,500,000	\$ 128,500 03/29/2021	V	U	MPC-CAN SELL SEPRTRY LSPS BALD PEAK NOMINEE	\$ 128,500
0.093	000087 / 004 / 000 / 000 / 000 SOLD W 87-3 & 87-5	01	22.25	R1	5			\$ 1,500,000	\$ 139,200 03/29/2021	V	U	MPC-CAN SELL SEPRTRY LSPS BALD PEAK NOMINEE	\$ 139,200
1.399	000087 / 005 / 000 / 000 / 000 SOLD W 87-3 & 87-4	01	22.38	R1	5	RRA	A 6,509	\$ 1,500,000	\$ 2,098,100 03/29/2021	I	U	MPC-CAN SELL SEPRTRY LSPS BALD PEAK NOMINEE	\$ 2,098,100
1.356	000089 / 003 / 000 / 000 / 000 TENANTS DESTROYED HOME;	01	3.60	R1	4	RCC	A 1,495	\$ 115,000	\$ 155,900 07/22/2019	I	U	OTHER FORCED SALE DOLAN JAMES P & BURKE	\$ 155,900
1.102	000089 / 008 / 000 / 000 / 000 2019-PER SALES QUESTIONNAIRE, SALE INCLUDES PERSONA	02	0.92	R1W	9	RCT	A 902	\$ 333,000	\$ 367,000 08/01/2019	I	U	UNK PERSONAL PROPRTY SCHULTZ EUGENE F & JUL	\$ 367,000
1.478	000089 / 017 / 001 / 000 / 000	01	2.41	R1	5			\$ 45,000	\$ 66,500 06/02/2020	V	U	ABUTTER SALE STEPHENS FAMILY TRUST	\$ 63,500
1.093	000092 / 002 / 000 / 000 / 000	01	0.30	R1A	5	RMO	C 1,762	\$ 275,000	\$ 300,500 09/01/2020	I	U	IMPROVED POST SALE FEMINO RICHARD A & MEL	\$ 300,500
0.926	000092 / 007 / 000 / 000 / 000 2019-PER MLS SALE INCLUDES FURNISHINGS	01	0.60	R1A	5	RRR	A 1,828	\$ 285,000	\$ 264,000 11/22/2019	I	U	UNK PERSONAL PROPRTY FLAHERTY PAMELA B	\$ 264,000
0.731	000092 / 008 / 000 / 000 / 000 2021-SALE TO ABUTTER	01	0.20	R1A	5	RC1	C 1,223	\$ 287,000	\$ 209,800 07/22/2020	I	U	ABUTTER SALE EVANS DANIEL R JR	\$ 209,800
1.050	000092 / 033 / 000 / 000 / 000 2020-PER SALES QUESTIONNAIRE; FAMILY SALE; MOTHER AN	01	0.20	R1A	5	RC1	B 1,359	\$ 180,000	\$ 189,000 03/17/2020	I	U	FAMILY/RELAT GRNTR/E CONNOLLY FAMILY REALTY	\$ 189,000
0.504	000093 / 059 / 000 / 000 / 000	01	0.26	R1A	5	RMO	C 2,809	\$ 150,000	\$ 75,600 08/07/2020	V	U	MPC-CAN SELL SEPRTRY NYDER SHARON L	\$ 60,500
0.740	000093 / 074 / 000 / 000 / 000 KIMBERLY RENTED FROM JANUARY 2019 TO CURRENT PURC	01	0.25	R1A	5	RC1	A 1,046	\$ 240,000	\$ 177,600 11/17/2020	I	U	LNDLRD/TENANT SALE QUINLAN J&A REALTY LLC	\$ 177,600
0.816	000093 / 076 / 000 / 000 / 000 SALE INCLUDES FURNITURE;	01	0.34	R1A	5	RC1	B 1,392	\$ 238,000	\$ 194,200 07/02/2019	I	U	UNK PERSONAL PROPRTY HERRICK CHRISTOPHER &	\$ 194,200
0.387	000093 / 092 / 000 / 000 / 000 2021-RESTORED 1 LOT TO 3 LOTS INVOL MERGED	01	0.20	R1A	5			\$ 150,000	\$ 58,000 08/06/2020	V	U	MPC-CAN SELL SEPRTRY NYDER SHARON L	\$ 58,000
0.499	000093 / 093 / 000 / 000 / 000	01	0.24	R1A	5	RCN	B 2,812	\$ 150,000	\$ 74,800 08/06/2020	V	U	MPC-CAN SELL SEPRTRY NYDER SHARON L	\$ 204,100
1.135	000095 / 001 / 000 / 000 / 000	01	10.02	R1	E			\$ 100,000	\$ 113,500 12/31/2019	I	U	ABUTTER SALE ST JAMES JEREMY P & BU	\$ 271,600

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2.489	000095 / 001 / 002 / 000 / 000	01	2.24	R1	E	RRA	A 1,495	\$ 100,000	\$ 248,900 12/31/2019	I	U	ABUTTER SALE ST JAMES JEREMY P & BU	\$ 271,600
1.063	000096 / 004 / 000 / 000 / 014 PER SALES QUESTIONNAIRE; THIS WAS THROUGH A FRIEND A	01	0.00	R1	5	RVV	A 1,687	\$ 175,000	\$ 186,100 03/25/2020	I	U	FAMILY/RELAT GRNTR/E LOCKE BARBARA P TRUST	\$ 186,100
0.852	000098 / 029 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNITURE;	01	0.49	R1A	5	RRR	A 1,628	\$ 321,000	\$ 273,600 09/03/2020	I	U	UNK PERSONAL PROPRTY LAMARCHE JOHN & ANNE	\$ 273,600
101,700.000	000098 / 049 / 000 / 000 / 000 2020-TAX DEED;	01	0.33	EX-M	5			\$ 1	\$ 101,700 10/09/2020	V	U	TAX SALE GRAVALESE ELIZABETH ES	\$ 109,200
2.344	000098 / 064 / 000 / 000 / 000	01	0.27	R1A	5			\$ 4,266	\$ 10,000 05/17/2019	V	U	ABUTTER SALE TUFTS STEPHEN E & DIAN	\$ 10,000
1.075	000098 / 066 / 000 / 000 / 000 2020 SALE- PER OWER; THE GRANTOR AND GRANTEE WERE F	01	0.85	R1A	5	RRA	A 2,779	\$ 425,000	\$ 457,000 09/17/2020	I	U	INSUF CNT MKT EXPOSUR MBDONAHUE REVOCABLE TR	\$ 457,000
1.656	000099 / 042 / 000 / 000 / 000	01	0.21	R1A	5	RC1	A 821	\$ 95,600	\$ 158,300 12/16/2019	I	U	LESS THAN 100% INT FAGAN PETER & MARTELLI	\$ 158,300
1.922	000099 / 058 / 000 / 000 / 000	01	0.60	R1A	5	RMO	A 1,499	\$ 122,400	\$ 235,200 06/11/2020	I	U	FORECLOSURE GIBBONS VIRGINIA	\$ 155,800
4.225	000099 / 058 / 000 / 000 / 000	01	0.60	R1A	5	RMO	A 1,499	\$ 55,666	\$ 235,200 07/15/2020	I	U	FINANCIAL CO GRNTR/E THE BANK OF NEW YORK M	\$ 155,800
6.591	000099 / 118 / 000 / 000 / 000	01	0.20	R1A	5			\$ 8,800	\$ 58,000 04/22/2019	V	U	BUSIN AFFIL GRNTR/E MCKILLOP ROBERT W	\$ 58,000
1.029	000099 / 136 / 000 / 000 / 000	01	0.34	R1A	5	RRA	A 1,243	\$ 218,000	\$ 224,300 08/31/2020	I	U	FAMILY/RELAT GRNTR/E CARROLL KENNETH A & JU	\$ 224,300
0.815	000099 / 141 / 000 / 000 / 000 2021-SPOKE WITH OWNER; THE GRANTOR AND GRANTEE WER	01	0.23	R1A	5	RMO	D 2,801	\$ 439,000	\$ 357,600 11/06/2020	I	U	FAMILY/RELAT GRNTR/E FOREMAN HAROLD	\$ 357,600
1.352	000099 / 181 / 000 / 000 / 000 MICHAEL WALLACE 51%, THOMAS CAIN 49%	02	0.22	R1W	9	RC1	B 1,294	\$ 285,000	\$ 385,300 01/06/2020	I	U	FAMILY/RELAT GRNTR/E WALLACE MICHAEL G	\$ 385,300
0.791	000099 / 184 / 000 / 000 / 000 PER MLS 4838355 SALE INCLUDES FURNISHINGS & GOLF CAR	02	0.25	R1W	9	RCL	D 2,116	\$ 650,000	\$ 513,900 12/07/2020	I	U	UNK PERSONAL PROPRTY CAMPBELL WILLIAM A & P	\$ 513,900
1.440	000103 / 005 / 000 / 000 / 000	03	2.35	CI	H	CRS	A 4,183	\$ 440,000	\$ 633,700 09/30/2020	I	U	LNDLRD/TENANT SALE RPB HOSPITALITY LLC	\$ 633,700
0.368	000103 / 022 / 000 / 000 / 000 LOGGING RIGHTS?	01	29.58	R1	4			\$ 550,000	\$ 202,600 03/08/2021	V	U	UNCLASSFYD EXCLUSION AMBROSE LOGGING CO INC	\$ 202,600
0.038	000107 / 013 / 000 / 000 / 000	01	0.46	R1	5			\$ 665,000	\$ 25,300 07/01/2020	V	U	MPC-CAN SELL SEPRTLY DEER XING LLC	\$ 25,300
0.030	000108 / 001 / 000 / 000 / 000	01	0.47	R1	5			\$ 170,000	\$ 5,100 03/12/2021	V	U	MPC-CAN SELL SEPRTLY DUVAL ROBERT & REBECCA	\$ 5,100
0.805	000109 / 016 / 000 / 000 / 000 BEACH RIGHTS SOLD WITH THIS LOT ARE IN CENTER HARBO	01	6.30	R1	5	RCC	C 1,937	\$ 314,000	\$ 252,900 07/31/2019	I	U	MULTI-TOWN PROPERTY BABAR REALTY & DEVELOP	\$ 252,900
0.595	000109 / 017 / 000 / 000 / 000	01	11.66	R1	5			\$ 170,000	\$ 101,200 03/12/2021	V	U	MPC-CAN SELL SEPRTLY DUVAL ROBERT & REBECCA	\$ 101,200
1.594	000110 / 001 / 000 / 000 / 000 2019-SALE INCLUDES BEACH RIGHTS LOCATED IN CENTER H	01	0.67	R1	5			\$ 35,000	\$ 55,800 09/20/2019	V	U	UNK PERSONAL PROPRTY BABAR REALTY & DEVELOP	\$ 55,800

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55,800.000	000110 / 001 / 000 / 000 / 000 CONFIRMATORY DEED	01	0.67	R1	5			\$ 1	\$ 55,800 11/05/2019	V	U	FAMILY/RELAT GRNTR/E SACK HINKLEY 2019 TRUS	\$ 55,800
1.247	000112 / 015 / 000 / 000 / 000	02	0.52	R1W	9	RMO	A 2,261	\$ 605,000	\$ 754,600 10/26/2020	I	U	MPC-CAN SELL SEPRTRY TOPALIAN PAUL G & NAOM	\$ 531,200
588,700.000	000112 / 016 / 000 / 000 / 000 PROBATE COURT 312-2019-ET-421	02	0.68	R1W	9	RRA	A 1,261	\$ 1	\$ 588,700 11/05/2020	I	U	FAMILY/RELAT GRNTR/E RANDOLP MARGARET MARIE	\$ 588,700
30,800.000	000112 / 034 / 000 / 000 / 000 PROBATE COURT 312-2019-ET-421	01	1.10	R1	5			\$ 1	\$ 30,800 11/05/2020	V	U	FAMILY/RELAT GRNTR/E RANDOLPH MARGARET MARI	\$ 30,800
0.046	000112 / 035 / 000 / 000 / 000	01	0.65	R1	5			\$ 605,000	\$ 27,600 10/26/2020	V	U	MPC-CAN SELL SEPRTRY TOPALIAN PAUL G & NAOM	\$ 27,600
0.012	000112 / 045 / 000 / 000 / 000	01	4.50	R1	5			\$ 605,000	\$ 7,500 10/26/2020	V	U	MPC-CAN SELL SEPRTRY TOPALIAN PAUL G & NAOM	\$ 7,500
1.064	000112 / 049 / 000 / 000 / 000 PER MLS, SALE INCLUDES FURNISHINGS	02	0.35	R1W	9	RRA	A 1,211	\$ 470,000	\$ 500,000 12/04/2019	I	U	UNK PERSONAL PROPRTY HIGGINS LYNN A LIVING	\$ 500,000
0.973	000112 / 067 / 000 / 000 / 000	02	0.38	R1W	9	RRA	A 2,651	\$ 665,000	\$ 647,100 07/01/2020	I	U	MPC-CAN SELL SEPRTRY DEER XING LLC	\$ 647,100
1.345	000114 / 033 / 001 / 000 / 000	01	14.98	R1	5			\$ 75,000	\$ 100,900 08/09/2019	V	U	RSA 79-A CURRENT USE MALPEQUE BAY LLC	\$ 100,900
0.742	000114 / 033 / 001 / 000 / 000	01	14.98	R1	5			\$ 136,000	\$ 100,900 12/11/2020	V	U	RSA 79-A CURRENT USE FERLAZZO PETER M & LAU	\$ 100,900
0.000	000120 / 002 / 000 / 000 / 000	01	0.00	R1A	5			\$ 49,333	\$ 0 10/15/2020	V	U	ABUTTER SALE SKIFFINGTON SERENA F	\$ 60,800
0.000	000120 / 002 / 000 / 000 / 000	01	0.00	R1A	5			\$ 49,933	\$ 0 10/22/2020	V	U	ABUTTER SALE PROPERTY OWNERS AT SU	\$ 60,800
1.415	000120 / 057 / 000 / 000 / 000 LINDA GAVILL DEC'D BK 3540/PAGE 035	01	0.29	R1A	5			\$ 42,533	\$ 60,200 10/22/2020	V	U	INSUF CNT MKT EXPOSUR GAVILL ROBERT & LINDA	\$ 60,200
1.078	000121 / 011 / 000 / 000 / 000	01	0.96	R1A	5			\$ 59,000	\$ 63,600 11/10/2020	V	U	LESS THAN 100% INT GAINEY DONALD	\$ 63,600
0.210	000121 / 064 / 000 / 000 / 000	01	0.42	R1A	5			\$ 300,000	\$ 62,900 10/16/2020	V	U	MPC-CAN SELL SEPRTRY CAMBRIDGE PARKWAY REAL	\$ 62,900
1.330	000121 / 070 / 000 / 000 / 000	01	0.26	R1A	5			\$ 44,733	\$ 59,500 06/07/2019	V	U	ABUTTER SALE CIAMPA JOSEPH & MARIA	\$ 59,500
1.330	000121 / 070 / 000 / 000 / 000 CORRECTIVE DEED	01	0.26	R1A	5			\$ 44,733	\$ 59,500 06/12/2019	V	U	ABUTTER SALE CIAMPA MARIA D	\$ 59,500
0.870	000121 / 114 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNITURE, S	01	0.31	R1A	5	RC1	D 2,057	\$ 355,000	\$ 308,700 08/12/2019	I	U	UNK PERSONAL PROPRTY LOGAN THOMAS A & PAMEL	\$ 308,700
2.616	000121 / 131 / 000 / 000 / 000 OUTLIER	01	0.68	R1A	5	RMO	C 3,552	\$ 45,000	\$ 117,700 03/20/2020	V	U	UNCLASSFYD EXCLUSION MARIETTA CHANDLER WAYN	\$ 94,200
2.080	000121 / 165 / 000 / 000 / 000 PER SALES QUESTIONNAIRE THIS WAS SOLD VIA AUCTION.	01	0.52	R1A	5	RRR	A 1,325	\$ 111,000	\$ 230,900 11/02/2020	I	U	OTHR SALE OF CONVENC PROPERTY OWNERS AT SU	\$ 230,900
0.861	000128 / 037 / 000 / 000 / 000 SOLD WITH 128-039	01	3.33	R1A	5	RRR	A 1,573	\$ 340,000	\$ 292,800 06/14/2019	I	U	MPC-CAN SELL SEPRTRY HARDAWAY HENRY Z JR &	\$ 249,400

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0.318	000128 / 039 / 000 / 000 / 000 SOLD WITH 128-037	01	1.77	R1A	5			\$ 340,000	\$ 108,100 06/14/2019	V	U	MPC-CAN SELL SEPRTRY HARDAWAY MAUREEN	\$ 108,100
1.625	000128 / 040 / 000 / 000 / 000	01	1.09	R1A	5	RRA	A 2,857	\$ 79,400	\$ 129,000 06/06/2019	V	U	LESS THAN 100% INT HARDAWAY HENRY Z JR	\$ 439,200
1.195	000128 / 041 / 000 / 000 / 000	01	1.68	R1A	5			\$ 89,933	\$ 107,500 10/07/2019	V	U	LESS THAN 100% INT HARDAWAY HENRY Z JR &	\$ 107,500
2.336	000128 / 058 / 000 / 000 / 000	01	0.23	R1A	5			\$ 25,000	\$ 58,400 01/15/2021	V	U	BUSIN AFFIL GRNTR/E LETOURNEAU CRAIG I & K	\$ 69,700
2.336	000128 / 058 / 000 / 000 / 000	01	0.23	R1A	5			\$ 25,000	\$ 58,400 01/15/2021	V	U	ABUTTER SALE PROPERTY OWNERS AT SU	\$ 69,700
2.416	000128 / 066 / 000 / 000 / 000	01	0.46	R1A	5	RMO	D 2,993	\$ 44,000	\$ 106,300 06/11/2020	V	U	LESS THAN 100% INT OSTROTH D DAVID & TURR	\$ 63,800
2.336	000128 / 074 / 000 / 000 / 000 OUTLIER	01	0.23	R1A	5			\$ 25,000	\$ 58,400 07/24/2020	V	U	UNCLASSFYD EXCLUSION DOUCETTE TIM & HART RU	\$ 58,400
0.862	000128 / 079 / 000 / 000 / 000 PER SALES QUESTIONAIRE SALE INCLUDED FURNISHING.	01	0.31	R1A	5	RMO	D 2,160	\$ 398,000	\$ 343,200 11/02/2020	I	U	UNK PERSONAL PROPRTY BAUMANN NOMINEE TRUST	\$ 343,200
0.780	000128 / 089 / 000 / 000 / 000 PER MLS - SALE INCL FURNISHINGS	01	0.59	R1A	5	RCC	A 1,830	\$ 350,000	\$ 272,900 11/25/2020	I	U	UNK PERSONAL PROPRTY CEDERHOLM KURT D & DEB	\$ 272,900
0.923	000129 / 002 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNITURE	01	0.51	R1A	5	RCC	C 1,811	\$ 295,000	\$ 272,400 10/07/2019	I	U	UNK PERSONAL PROPRTY JACKSON ROBERT J & MAR	\$ 272,400
0.873	000129 / 019 / 000 / 000 / 000 2021 SALE-PER OWNER SALE INCLUDED FURNISHINGS; CANOE	01	0.70	R1A	5	RMO	C 2,075	\$ 387,466	\$ 338,200 02/08/2021	I	U	UNK PERSONAL PROPRTY STEIN GREGORY	\$ 316,800
1.669	000129 / 031 / 000 / 000 / 000	01	0.79	R1A	5	RCC	A 4,545	\$ 73,533	\$ 122,700 08/25/2020	V	U	LESS THAN 100% INT LANEN DANIEL P & LEAH	\$ 98,100
291,100.000	000129 / 034 / 000 / 000 / 000 VOLUNTARY MERGER - WITH 129-033	01	2.96	R1A	5	RCC	C 1,584	\$ 1	\$ 291,100 05/22/2020	I	U	BOUNDARY ADJUSTMT NOLL ALAN L & CAROL A	\$ 289,400
1.012	000129 / 035 / 000 / 000 / 000	01	3.10	R1A	5	RRA	A 4,274	\$ 500,000	\$ 506,100 03/16/2021	I	U	FAMILY/RELAT GRNTR/E STONE SHAWN M & SUSAN	\$ 366,600
0.943	000129 / 046 / 000 / 000 / 000 2019-PER SALES QUESTIONNAIRE, SALE INCLUDES FURNISHIN	01	0.23	R1A	5	RCC	B 1,615	\$ 315,000	\$ 297,000 12/10/2019	I	U	UNK PERSONAL PROPRTY CARRERA JILL M & IAN M	\$ 297,000
1.212	000129 / 061 / 000 / 000 / 000	01	0.96	R1A	5	RMO	C 3,389	\$ 105,000	\$ 127,300 10/22/2020	V	U	LESS THAN 100% INT MARKS EDWARD & PATRICI	\$ 101,800
0.809	000129 / 109 / 000 / 000 / 000	01	0.71	R1A	5			\$ 118,000	\$ 95,500 09/10/2020	V	U	ABUTTER SALE JUCHNIK DENNIS	\$ 95,500
2.113	000129 / 114 / 000 / 000 / 000	01	0.44	R1A	5			\$ 30,000	\$ 63,400 11/30/2020	V	U	BUSIN AFFIL GRNTR/E HAYNES NANCY J	\$ 63,400
2.113	000129 / 114 / 000 / 000 / 000 GRANTEE OWNS 129-115 ABUTTING LOT	01	0.44	R1A	5			\$ 30,000	\$ 63,400 11/30/2020	V	U	ABUTTER SALE PROPERTY OWNERS AT SUI	\$ 63,400
0.203	000129 / 119 / 000 / 000 / 000	01	0.32	R1A	5			\$ 300,000	\$ 60,800 10/16/2020	V	U	MPC-CAN SELL SEPRTRY CAMBRIDGE PARKWAY REAL	\$ 60,800
1.317	000129 / 120 / 000 / 000 / 000	01	0.92	R1A	5	RC1	B 1,459	\$ 200,000	\$ 263,400 07/19/2019	I	U	FAMILY/RELAT GRNTR/E HASTINGS HUGH J JR	\$ 263,400

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.209	000129 / 128 / 000 / 000 / 000	01	0.41	R1A	5			\$ 300,000	\$ 62,700 10/16/2020	V	U	MPC-CAN SELL SEPRTRY CAMBRIDGE PARKWAY REAL	\$ 62,700
0.210	000129 / 129 / 000 / 000 / 000	01	0.42	R1A	5			\$ 300,000	\$ 62,900 10/16/2020	V	U	MPC-CANT SELL SEPRTL CAMBRIDGE PARKWAY REAL	\$ 62,900
1.016	000130 / 028 / 000 / 000 / 000 2019- SALE INCLUDES FURNITURE PER SALES QUESTIONNAIRE	01	0.30	R1A	5	RMO	C 2,112	\$ 319,000	\$ 324,200 10/16/2019	I	U	UNK PERSONAL PROPRTY SALAMONE PAUL R & MARI	\$ 324,200
839,300.000	000130 / 047 / 000 / 000 / 000 PRE 2021 MERGER - TRANSFER INVOLVED FORMER LOT 130-	02	1.03	R1W	9	RCL	D 4,958	\$ 1	\$ 839,300 06/30/2020	V	U	FAMILY/RELAT GRNTR/E KING PHILIP E REVOCABL	\$ 2,103,800
0.126	000130 / 052 / 000 / 000 / 000	01	0.62	R1A	5	RGA	B 5,197	\$ 905,000	\$ 114,400 09/25/2020	V	U	MPC-CAN SELL SEPRTRY KEEFE LEDA M REVOCABLE	\$ 88,800
0.938	000130 / 064 / 000 / 000 / 000	02	0.73	R1W	9	RCA	A 946	\$ 905,000	\$ 849,200 09/25/2020	I	U	MPC-CANT SELL SEPRTL KEEFE LEDA M REVOCABLE	\$ 849,200
0.587	000130 / 069 / 000 / 000 / 000 2020- SALE INCLUDED FURNISHINGS	02	0.18	R1W	9	RCA	A 253	\$ 285,000	\$ 167,400 10/15/2020	I	U	UNK PERSONAL PROPRTY SMITH FAMILY TRUST	\$ 167,400
0.079	000130 / 071 / 000 / 000 / 000	02	0.14	R1W	9			\$ 905,000	\$ 71,900 09/25/2020	V	U	MPC-CAN SELL SEPRTRY KEEFE LEDA M REVOCABLE	\$ 71,900
1.161	000132 / 058 / 000 / 000 / 000	02	0.27	R1W	9	RCT	A 747	\$ 525,000	\$ 609,600 08/20/2019	I	U	UNK PERSONAL PROPRTY CASALE T&S TRUST	\$ 609,600
12,400.000	000133 / 003 / 000 / 000 / 000 MERRILL /MAYBEE INADVERTENTLY RECORDED AS OWNERS	02	0.03	R1W	9			\$ 1	\$ 12,400 04/01/2019	V	U	OTHR SALE OF CONVENC MERRILL H/TOWNE M/MAYB	\$ 12,400
1.239	000133 / 006 / 000 / 000 / 000	02	0.93	R1W	9	RAD	A 4,638	\$ 450,000	\$ 557,600 06/19/2020	V	U	OTHR SALE OF CONVENC RICHARDSON VERNE L	\$ 557,600
1.968	000133 / 029 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, FATHERS HOME;	02	0.40	R1W	9	RCC	C 2,220	\$ 400,000	\$ 787,000 04/23/2020	I	U	FAMILY/RELAT GRNTR/E ROUSSEAU MICHAEL & SHA	\$ 787,000
1.241	000134 / 008 / 000 / 000 / 000	02	3.79	R1W	9			\$ 535,000	\$ 663,700 08/05/2020	V	U	OTHR SALE OF CONVENC PRINCE ALAN G	\$ 663,700
2.929	000134 / 011 / 000 / 000 / 000 BUYER OWNS MBLU 134-012	02	1.70	R1W	9			\$ 250,000	\$ 732,200 04/07/2020	V	U	ABUTTER SALE JOHNSON CHRIS L & CORI	\$ 732,200
1.161	000134 / 012 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNISHINGS; B	02	1.40	R1W	9	RSL	A 1,218	\$ 750,000	\$ 871,100 04/07/2020	I	U	UNK PERSONAL PROPRTY JOHNSON CHRIS L & CORI	\$ 871,100
95,800.000	000135 / 008 / 000 / 000 / 000	01	0.98	R1	H	RCT	A 712	\$ 1	\$ 95,800 08/27/2019	V	U	FAMILY/RELAT GRNTR/E BLACKADAR WILLIAM J TR	\$ 148,900
2.420	000135 / 049 / 000 / 000 / 000 2021-ONGOING RENOVATIONS; CK FOR NEW HOME	02	2.49	R1W	9	RMO	A 3,283	\$ 435,000	\$ 1,052,600 10/30/2020	I	U	IMPRVMNT U/C AT ASMT DAVIS KAY-LEE & JESSE	\$ 456,600
0.909	000137 / 002 / 000 / 000 / 000	01	1.10	R1A	5	RCC	C 2,018	\$ 299,000	\$ 271,900 07/17/2020	I	U	ABUTTER SALE CHILD THMS/BECK SUSAN/	\$ 271,900
7,500.000	000138 / 013 / 000 / 000 / 000 PROBATE COURT 312-2019-ET-421	01	4.50	R1	5			\$ 1	\$ 7,500 11/05/2020	V	U	FAMILY/RELAT GRNTR/E RANDOLPH MARGARET MARI	\$ 7,500
0.899	000139 / 010 / 000 / 000 / 000	01	1.54	R1	5	RCN	A 1,518	\$ 226,000	\$ 203,200 08/28/2019	I	U	ABUTTER SALE VINZI BARBARA J	\$ 203,200
1.337	000139 / 016 / 000 / 000 / 000	01	0.94	R1	5	RCC	C 1,135	\$ 225,000	\$ 300,800 07/09/2020	I	U	FAMILY/RELAT GRNTR/E DOWNING DEBORAH ANN	\$ 300,800

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.921	000140 / 001 / 000 / 000 / 000 PER SALES QUESTIONNAIRE-FAMILY SALE.	01	1.40	R1	5	RCN	D 3,264	\$ 350,000	\$ 322,400 05/04/2020	I	U	FAMILY/RELAT GRNTR/E STEPHENS ROBERT H & MA	\$ 322,400
61,900.000	000140 / 011 / 007 / 000 / 000	01	1.20	EX-M	5			\$ 1	\$ 61,900 10/29/2019	V	U	TAX SALE LB REALTY TRUST	\$ 61,900
60,200.000	000140 / 011 / 009 / 000 / 000	01	0.93	EX-M	5			\$ 1	\$ 60,200 10/29/2019	V	U	TAX SALE LB REALTY TRUST	\$ 60,200
61,700.000	000140 / 011 / 011 / 000 / 000	01	1.16	EX-M	5			\$ 1	\$ 61,700 10/29/2019	V	U	TAX SALE BALDI LAWRENCE	\$ 61,700
57,300.000	000140 / 011 / 013 / 000 / 000	01	0.94	EX-M	5			\$ 1	\$ 57,300 10/29/2019	V	U	TAX SALE MOULTONBOROUGH TOWN OF	\$ 57,300
0.190	000140 / 016 / 000 / 000 / 000	03	11.54	CI	5			\$ 265,000	\$ 50,300 10/06/2020	V	U	MP-C-CAN SELL SEPRTRY WOODAMAN MICHAEL J	\$ 50,300
0.758	000141 / 013 / 000 / 000 / 000	03	1.30	CI	H	CSO	A 1,803	\$ 320,000	\$ 242,400 05/21/2019	I	U	UNK PERSONAL PROPRTY EASTMAN MICHELLE G & J	\$ 242,400
2.111	000142 / 039 / 000 / 000 / 000	02	0.29	R1W	9	RCA	A 830	\$ 137,000	\$ 289,200 06/10/2019	I	U	FAMILY/RELAT GRNTR/E SMALL MARGARET G ET AL	\$ 289,200
2.339	000142 / 049 / 000 / 000 / 000	02	0.48	R1W	9	RCE	C 1,801	\$ 152,000	\$ 355,500 11/20/2019	I	U	FAMILY/RELAT GRNTR/E CONWAY JUDITH A	\$ 355,500
2.530	000142 / 054 / 000 / 000 / 000	02	1.60	R1W	9			\$ 143,933	\$ 364,100 06/28/2019	V	U	COURT/SHERIFF SALE 4150 ESTERO LLC	\$ 364,100
1.377	000144 / 017 / 000 / 000 / 000	01	1.25	R1	6	RCC	C 2,923	\$ 48,000	\$ 66,100 07/21/2020	V	U	BUSIN AFFIL GRNTR/E BUKOWSKI ELLEN & GIOVO	\$ 62,800
1.889	000144 / 017 / 000 / 000 / 000 ALSO OWNS 144-015	01	1.25	R1	6	RCC	C 2,923	\$ 35,000	\$ 66,100 07/30/2020	V	U	ABUTTER SALE BONNER ANDREA & SINDOR	\$ 62,800
0.000	000144 / 035 / 000 / 000 / 000	01	5.90	EX-C	5			\$ 79,933	\$ 0 10/05/2020	V	U	LESS THAN 100% INT EVANS D/TANABE KK ET A	\$ 0
1.938	000144 / 036 / 002 / 000 / 000	01	3.82	R1	5			\$ 50,000	\$ 96,900 12/11/2019	V	U	FORECLOSURE CAMBRIDGE PARKWAY REAL	\$ 96,900
2.538	000144 / 036 / 003 / 000 / 000	01	4.98	R1	5			\$ 40,000	\$ 101,500 12/11/2019	V	U	FORECLOSURE CAMBRIDGE PARKWAY REAL	\$ 101,500
5.190	000144 / 036 / 004 / 000 / 000	01	5.55	R1	5	RMO	D 3,334	\$ 20,000	\$ 103,800 12/11/2019	V	U	FORECLOSURE CAMBRIDGE PARKWAY REAL	\$ 103,800
0.000	000145 / 011 / 000 / 000 / 000	01	0.70	EX-C	5			\$ 1	\$ 0 03/25/2020	V	U	BUSIN AFFIL GRNTR/E NOBLE DALE & EMMY	\$ 0
0.798	000145 / 023 / 000 / 000 / 000 PER MLS & THE OWNER, SALE INCLUDED FURNISHINGS, PAD	02	0.47	R1W	9	RCC	C 3,056	\$ 1,710,533	\$ 1,365,300 07/23/2020	I	U	UNK PERSONAL PROPRTY KAPLAN ROBERT	\$ 1,365,300
1.087	000146 / 004 / 000 / 013 / 000 2020-SALE INCLDES FURNISHINGS;	01	0.00	R1	5	RPM	A 664	\$ 140,000	\$ 152,200 03/20/2020	I	U	UNK PERSONAL PROPRTY MARINO ERIC J & MICHEL	\$ 152,200
2.026	000146 / 004 / 000 / 023 / 000	01	0.00	R1	5	RPM	A 648	\$ 73,000	\$ 147,900 06/28/2019	I	U	LESS THAN 100% INT HAMNETT PAUL R	\$ 147,900
1.738	000146 / 004 / 000 / 028 / 000	01	0.00	R1	5	RTT	A 426	\$ 50,000	\$ 86,900 09/06/2019	I	U	ABUTTER SALE HATHAWAY REVOCABLE TRU	\$ 86,900

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
2.100	000146 / 004 / 000 / 053 / 000	01	0.00	R1	5	RTT	A 210	\$ 42,000	\$ 88,200 07/31/2019	I	U	IMPROVED POST SALE SHALLOW JAMES D & LAND	\$ 88,200
0.875	000146 / 004 / 000 / 080 / 000 SALE INCLUDES FURITURE	01	0.00	R1	5	RPM	A 612	\$ 114,533	\$ 100,200 07/09/2019	I	U	UNK PERSONAL PROPRTY DICK BRIAN H & MICHELL	\$ 100,200
0.809	000146 / 004 / 000 / 082 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES PERSONAL PR	01	0.00	R1	5	RPM	A 620	\$ 125,000	\$ 101,100 09/24/2020	I	U	UNK PERSONAL PROPRTY LUNDBERG JENNIFER	\$ 101,100
1.333	000146 / 004 / 000 / 091 / 000	01	0.00	R1A	5			\$ 60,000	\$ 80,000 12/19/2019	I	U	XS PRP TYP IN SAMPLE MINNAROSE LLC	\$ 80,000
1.164	000146 / 004 / 000 / 092 / 000 PER MLS SALE INCLUDED FURNITURE;	01	0.00	R1	5	RPM	A 604	\$ 90,000	\$ 104,800 09/02/2020	I	U	UNK PERSONAL PROPRTY LAMPERT CHERYL A	\$ 104,800
0.000	000146 / 004 / 000 / 127 / 000	01	0.00	R1	5	RPM	A 602	\$ 40,000	\$ 0 11/05/2019	V	U	FAMILY/RELAT GRNTR/E CORRIVEAU MICHAEL A &	\$ 99,000
0.957	000146 / 017 / 000 / 000 / 000 PER OWNER HOUSE WAS SOLD FURNISED INCLUDES WATER S	02	0.95	R1W	9	RCC	B 1,979	\$ 1,015,000	\$ 971,000 05/29/2020	I	U	UNK PERSONAL PROPRTY CLYMER JOHN L	\$ 965,100
0.055	000146 / 018 / 000 / 000 / 000 SOLD WITH 146-017 - THIS IS BACK LOT FOR SEPTIC	01	0.68	R1	5			\$ 1,015,000	\$ 56,000 05/29/2020	V	U	MPC-CANT SELL SEPRTL CLYMER JOHN L	\$ 56,000
1.052	000149 / 004 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDED FURNISHINGS;	02	0.66	R1W	9	RAD	D 4,753	\$ 2,075,000	\$ 2,183,200 06/26/2020	I	U	UNK PERSONAL PROPRTY CRUPI CARL A & MARIBET	\$ 2,183,200
1.279	000149 / 008 / 000 / 000 / 000	02	0.44	R1W	9	RMO	C 3,713	\$ 922,000	\$ 1,179,100 05/15/2019	I	U	UNK PERSONAL PROPRTY HAMILTON LORRAINE A RE	\$ 1,179,100
1.609	000150 / 025 / 001 / 000 / 000	01	1.04	R1A	5	RMO	D 5,038	\$ 80,000	\$ 128,700 07/26/2019	V	U	L/B ASMT - L/O SALE CALANDRA RUTH-ANNE REV	\$ 690,400
1.459	000150 / 029 / 000 / 000 / 000	01	0.34	R1A	5			\$ 41,933	\$ 61,200 11/20/2020	V	U	LESS THAN 100% INT UNDERHILL EVAN L	\$ 61,200
1.772	000157 / 001 / 000 / 000 / 000	01	7.30	R1	4	RRA	A 3,014	\$ 50,000	\$ 88,600 11/27/2019	V	U	RSA 79-A CURRENT USE HUNTER STEPHEN W	\$ 85,500
0.573	000160 / 007 / 000 / 000 / 000	02	0.35	R1W	9			\$ 675,000	\$ 386,600 12/04/2020	V	U	MPC-CAN SELL SEPRTL MOORE ELEANOR D	\$ 401,600
0.516	000160 / 028 / 000 / 000 / 000	01	0.84	R1	7	RCL	D 2,946	\$ 675,000	\$ 348,000 12/04/2020	I	U	MPC-CAN SELL SEPRTL MOORE ELEANOR D	\$ 348,000
0.771	000160 / 049 / 000 / 000 / 000	01	5.00	R1	5	RMO	B 4,179	\$ 100,000	\$ 77,100 02/05/2021	V	U	RSA 79-A CURRENT USE BALD PEAK LAND COMPANY	\$ 77,100
0.332	000161 / 014 / 001 / 000 / 000	01	2.57	R1A	5			\$ 390,000	\$ 129,500 06/26/2020	V	U	MPC-CAN SELL SEPRTL CRUPI CARL A & MARIBET	\$ 129,500
0.322	000161 / 014 / 002 / 000 / 000	01	2.05	R1A	5			\$ 390,000	\$ 125,500 06/26/2020	V	U	MPC-CAN SELL SEPRTL CRUPI CARL A & MARIBET	\$ 125,500
0.303	000161 / 014 / 003 / 000 / 000	01	1.12	R1A	5			\$ 390,000	\$ 118,300 06/26/2020	V	U	MPC-CAN SELL SEPRTL CRUPI CARL A & MARIBET	\$ 118,300
1.632	000161 / 016 / 000 / 000 / 000	01	3.08	R1	5	RCC	B 2,179	\$ 42,533	\$ 69,400 12/23/2019	V	U	L/B ASMT - L/O SALE MCCARTHY JOHN J & TERR	\$ 320,100
0.521	000162 / 028 / 000 / 000 / 000 PER MLS THIS SALE WAS SOLD FURNISHED;	01	0.34	R1A	5	RRA	A 919	\$ 350,000	\$ 182,300 02/11/2021	I	U	UNK PERSONAL PROPRTY ORTON SHORE TRUST	\$ 182,300

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.712	000162 / 049 / 000 / 000 / 000 MLS - INDICATES SOLD FURNISHED -INCLUDING GOLF CART	01	0.26	R1A	5	RRA	A 957	\$ 276,400	\$ 196,700 12/11/2020	I	U	UNK PERSONAL PROPRTY BOURGEOIS FRANK G & LI	\$ 196,700
0.227	000162 / 084 / 000 / CG0 / 017	01	0.00	R1A	5	RCT	A 640	\$ 255,000	\$ 57,800 10/21/2020	I	U	UNCLASSFYD EXCLUSION MITTON STEVEN & MADEL	\$ 57,800
1.076	000163 / 006 / 000 / 000 / 000	02	1.30	R1W	9			\$ 150,000	\$ 161,400 01/29/2021	V	U	ABUTTER SALE SOLSHELTER	\$ 161,400
1.460	000163 / 016 / 000 / 000 / 000	01	8.32	R1	5	MHS	A 937	\$ 50,000	\$ 73,000 05/24/2019	I	U	ABUTTER SALE SOTTILE DEBRA J	\$ 73,000
0.124	000165 / 002 / 000 / 000 / 000 SOLD WITH 166-033	01	5.07	R1	5			\$ 625,000	\$ 77,400 06/24/2019	V	U	MPC-CAN SELL SEPRTRY GRZELAK CAMILLE REUTER	\$ 77,400
3.028	000166 / 033 / 000 / 000 / 000 SOLD WITH 165-002	01	17.36	R2	5	RCE	A 1,260	\$ 625,000	\$ 1,892,200 06/24/2019	I	U	MPC-CAN SELL SEPRTRY GRZELAK CAMILLE REUTER	\$ 357,800
1.309	000167 / 043 / 000 / 000 / 000 0 DAYS ON THE MARKET PER MLS 4801101	01	1.50	R1	8	RCC	C 2,428	\$ 230,000	\$ 301,100 04/13/2020	I	U	INSUF CNT MKT EXPOSUR O'CONNOR BRENDA L	\$ 301,100
0.586	000169 / 008 / 000 / 000 / 000 COOK PURCHASED THIS PROPERTY FROM ANN MARDIS; GR	03	0.16	CI	I	CST	D 640	\$ 285,000	\$ 167,000 11/02/2020	I	U	BUSIN AFFIL GRNTR/E COOK FRAN PROPERTIES L	\$ 167,000
0.000	000169 / 047 / 000 / 000 / 000 ENTITIES ARE MANAGED BY RELATED PARTIES, ALSO OWN A	02	1.10	EX-C	9			\$ 786,000	\$ 0 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 1,192,900
0.237	000169 / 047 / 000 / 001 / 001 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 631	\$ 786,000	\$ 186,000 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.210	000169 / 047 / 000 / 001 / 002 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 523	\$ 786,000	\$ 164,700 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.724	000169 / 047 / 000 / 001 / 007 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 2,676	\$ 786,000	\$ 569,300 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.197	000169 / 047 / 000 / 002 / 003 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 529	\$ 786,000	\$ 154,500 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.204	000169 / 047 / 000 / 002 / 004 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 575	\$ 786,000	\$ 160,600 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.204	000169 / 047 / 000 / 002 / 005 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 573	\$ 786,000	\$ 160,300 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.218	000169 / 047 / 000 / 002 / 006 LAKE SHORE MOTEL & COTTAGES	01	0.00	R1W	9	RLW	A 579	\$ 786,000	\$ 171,500 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.267	000169 / 047 / 000 / 003 / 008 LAKE SHORE MOTEL & COTTAGES;	02	0.00	R1W	9	RLV	A 409	\$ 786,000	\$ 209,900 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.306	000169 / 047 / 000 / 004 / 009 LAKE SHORE MOTEL & COTTAGES;	02	0.00	R1W	9	RLV	A 496	\$ 786,000	\$ 240,700 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.272	000169 / 047 / 000 / 005 / 010 LAKE SHORE MOTEL & COTTAGES;	02	0.00	R1W	9	RLV	A 371	\$ 786,000	\$ 214,000 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.272	000169 / 047 / 000 / 006 / 011 LAKE SHORE MOTEL & COTTAGES;	02	0.00	R1W	9	RLV	A 371	\$ 786,000	\$ 214,000 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0
0.258	000169 / 047 / 000 / 007 / 012 LAKE SHORE MOTEL & COTTAGES;	02	0.00	R1W	9	RLV	A 372	\$ 786,000	\$ 202,500 03/24/2021	I	U	FAMILY/RELAT GRNTR/E CHANNA ALLIANCE LLC	\$ 0

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.462	000169 / 048 / 000 / 000 / 000	01	0.18	R1	5	RCN	B 2,321	\$ 130,000	\$ 190,000 08/12/2019	I	U	INSUF CNT MKT EXPOSUR SAUNDERS WILLARD DARYL	\$ 190,000
0.863	000169 / 057 / 000 / 003 / 006	01	0.00	R1	5	ROA	A 677	\$ 230,800	\$ 199,100 08/21/2020	I	U	ABUTTER SALE BERGERON RICHARD E JR	\$ 199,100
0.000	000169 / 060 / 000 / 000 / 000 SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	1.50	EX-C	9			\$ 1,700,000	\$ 0 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.762	000169 / 060 / 000 / 001 / 001 SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	E 2,339	\$ 1,700,000	\$ 1,294,800 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.609	000169 / 060 / 000 / 001 / 00A SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	E 1,883	\$ 1,700,000	\$ 1,035,200 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.421	000169 / 060 / 000 / 002 / 00B SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	B 1,056	\$ 1,700,000	\$ 716,500 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.454	000169 / 060 / 000 / 003 / 00C SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	B 1,177	\$ 1,700,000	\$ 771,700 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.418	000169 / 060 / 000 / 004 / 00D SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	B 1,056	\$ 1,700,000	\$ 710,000 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.298	000169 / 060 / 000 / 005 / 00E SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	B 550	\$ 1,700,000	\$ 506,100 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.300	000169 / 060 / 000 / 006 / 00F SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	B 550	\$ 1,700,000	\$ 510,700 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.300	000169 / 060 / 000 / 007 / 00G SOLD W 169-61; ALSO THE ASSESSED VALUE DOES NOT REFL	02	0.00	R1W	9	RJC	B 550	\$ 1,700,000	\$ 510,700 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 1,985,000
0.535	000169 / 061 / 000 / 000 / 000 SOLD W 169-060	02	0.63	R1W	9	RMO	A 2,469	\$ 1,700,000	\$ 909,600 04/13/2020	I	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J LIV	\$ 909,600
0.024	000170 / 004 / 000 / 000 / 000 BELKNAP COUNTY REG DEED	01	0.10	R1	5			\$ 176,000	\$ 4,200 08/12/2019	V	U	MULTI-TOWN PROPERTY WHITMORR LLC	\$ 4,200
0.306	000170 / 012 / 000 / 000 / 000	01	6.03	R1	5			\$ 265,000	\$ 81,200 10/06/2020	V	U	MP-C-CAN SELL SEPR TLY WOODAMAN MICHAEL J	\$ 81,200
2.416	000171 / 006 / 000 / 000 / 000	02	1.71	R1W	9	RAD	D 6,864	\$ 1,400,000	\$ 3,382,800 11/22/2019	I	U	IMPROVED POST SALE MACARTHUR MARTIN & DIA	\$ 3,382,800
1.128	000171 / 006 / 000 / 000 / 000	02	1.71	R1W	9	RAD	D 6,864	\$ 3,000,000	\$ 3,382,800 07/06/2020	I	U	IMPROVED POST ASMT FULLER SCOTT C DEVELOP	\$ 3,382,800
1.342	000172 / 021 / 000 / 000 / 000	02	1.40	R1W	9	RCC	A 1,435	\$ 860,000	\$ 1,154,000 07/31/2020	I	U	COURT/SHERIFF SALE FERNALD BRIAN G & VALE	\$ 1,154,000
1.898	000174 / 006 / 000 / 000 / 000	02	0.98	R1W	9	RRA	A 2,144	\$ 346,266	\$ 657,100 09/11/2020	I	U	FAMILY/RELAT GRNTR/E GOVOSTES SOPHIE IRREV	\$ 657,100
0.869	000174 / 008 / 000 / 000 / 000 PER MLS THE SALE INCLUDES FURNISHINGS;	02	0.78	R1W	9	RRA	A 2,013	\$ 710,000	\$ 617,000 08/07/2020	I	U	UNK PERSONAL PROPRTY CAMERON DENA M	\$ 617,000
5.547	000174 / 046 / 000 / 000 / 000 25% FROM RITA AS EXECUTOR TO RITA INDIVIDUALLY	02	0.41	R1W	9	RMO	D 2,198	\$ 176,000	\$ 976,300 02/19/2021	I	U	FAMILY/RELAT GRNTR/E BOGDEN RITA EXEC. BOGD	\$ 976,300
0.007	000174 / 081 / 000 / 000 / 000 SEPTIC LOT - SOLD WITH 174/089	01	1.43	R1	5			\$ 900,000	\$ 6,300 05/07/2019	V	U	MP-C-CANT SELL SEPR TL LIGHTBOWN DONNA M 2016	\$ 6,300

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.903	000174 / 089 / 000 / 000 / 000 SOLD WITH 174-081 (SEPTIC LOT FOR THIS PARCEL)	02	0.81	R1W	9	RMO	B 2,134	\$ 900,000	\$ 813,100 05/07/2019	I	U	MPC-CANT SELL SEPRTL LIGHTBOWN DONNA M 2016	\$ 772,200
62,300.000	000175 / 012 / 003 / 000 / 000	01	2.04	EX-M	5			\$ 1	\$ 62,300 10/29/2019	V	U	TAX SALE MOULTONBOROUGH TOWN OF	\$ 62,300
65,500.000	000175 / 012 / 004 / 000 / 000	01	2.10	EX-M	5			\$ 1	\$ 65,500 10/29/2019	V	U	TAX SALE LBSF 2005 REALTY TRUST	\$ 65,500
71,100.000	000175 / 012 / 006 / 000 / 000	01	3.51	EX-M	5			\$ 1	\$ 71,100 10/20/2019	V	U	TAX SALE LBSF REALTY TRUST	\$ 71,100
3.200	000176 / 002 / 000 / 000 / 000	01	5.39	R1	5	RCC	D 1,746	\$ 75,000	\$ 240,000 06/23/2020	I	U	RESALE IN EQ PERIOD WAKEFIELD DAVID C	\$ 210,000
2.553	000176 / 002 / 000 / 000 / 000	01	5.39	R1	5	RCC	D 1,746	\$ 94,000	\$ 240,000 08/25/2020	I	U	IMPROVED POST SALE CLIFFORD DESTINY L	\$ 210,000
22,052.632	000179 / 028 / 000 / 000 / 000	02	2.10	R1W	9	RCC	B 3,552	\$ 38	\$ 838,000 07/01/2020	I	U	FAMILY/RELAT GRNTR/E DOYON DAVID B	\$ 838,000
2.054	000180 / 012 / 000 / 000 / 000	02	0.46	R1W	9	RMO	D 3,890	\$ 672,533	\$ 1,381,100 06/28/2019	I	U	MPC-CANT SELL SEPRTL HALL THOMAS F	\$ 1,224,600
1.841	000180 / 012 / 000 / 000 / 000	02	0.46	R1W	9	RMO	D 3,890	\$ 750,000	\$ 1,381,100 09/20/2019	I	U	MPC-CANT SELL SEPRTL MCWHIRTER DONALD J	\$ 1,224,600
0.903	000180 / 021 / 000 / 000 / 000 SOLD WITH 180-028	02	0.43	R1W	9	RMO	D 3,926	\$ 1,265,000	\$ 1,142,200 05/20/2019	I	U	MPC-CAN SELL SEPRTLY MORRISSEY CHRISTINE H	\$ 1,132,600
0.531	000180 / 024 / 000 / 000 / 000 SOLD W 188-005	02	0.39	R1W	9	RCL	D 2,629	\$ 1,800,000	\$ 956,000 11/23/2020	I	U	MPC-CAN SELL SEPRTLY BUCKNAM SUSAN REV TRUS	\$ 956,000
0.131	000180 / 025 / 000 / 000 / 000 SOLD WITH 188-002	02	0.25	R1W	9			\$ 600,000	\$ 78,500 09/10/2019	V	U	MPC-CAN SELL SEPRTLY MARRA JACQUES	\$ 78,500
0.018	000180 / 028 / 000 / 000 / 000 SOLD WITH 180-021	01	0.18	R1	5			\$ 1,265,000	\$ 22,300 05/20/2019	V	U	MPC-CAN SELL SEPRTLY MORRISSEY CHRISTINE H	\$ 22,300
0.041	000180 / 035 / 000 / 000 / 000	01	0.64	R1	5			\$ 672,533	\$ 27,500 06/28/2019	V	U	MPC-CANT SELL SEPRTL HALL THOMAS F	\$ 27,500
0.037	000180 / 035 / 000 / 000 / 000	01	0.64	R1	5			\$ 750,000	\$ 27,500 09/20/2019	V	U	MPC-CANT SELL SEPRTL MCWHIRTER DONALD J	\$ 27,500
0.964	000180 / 045 / 000 / 000 / 000	01	1.10	R1A	5	RCC	B 2,027	\$ 300,000	\$ 289,100 11/24/2020	I	U	ABUTTER SALE OLSON GEORGE L JR & NA	\$ 289,100
0.947	000181 / 001 / 000 / 000 / 000	01	6.25	R1A	5			\$ 250,000	\$ 236,800 01/02/2020	V	U	ABUTTER SALE BALD PEAK LAND COMPANY	\$ 236,800
1.236	000181 / 011 / 000 / 000 / 000	01	2.44	R1A	5	RMO	D 4,600	\$ 230,000	\$ 284,300 01/25/2021	V	U	RSA 79-A CURRENT USE BALD PEAK LAND COMPANY	\$ 284,300
1.843	000185 / 002 / 000 / 000 / 000	01	6.16	R1	4			\$ 40,000	\$ 73,700 02/06/2020	V	U	ABUTTER SALE HALE LEE K	\$ 73,700
0.824	000187 / 016 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNITURE, G	02	2.78	R1W	9	RRA	A 3,987	\$ 2,500,000	\$ 2,060,600 09/04/2019	I	U	UNK PERSONAL PROPRTY HOFFMAN ALEXA JH & BEN	\$ 2,060,600
1.206	000188 / 002 / 000 / 000 / 000 SOLD WITH 180-025	02	0.37	R1W	9	RCA	A 820	\$ 600,000	\$ 723,300 09/10/2019	I	U	MPC-CAN SELL SEPRTLY MARRA JACQUES	\$ 723,300

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.089	000188 / 005 / 000 / 000 / 000 SOLD W 180-024	01	0.38	R1	5	RGA	D 1,566	\$ 1,800,000	\$ 160,700 11/23/2020	I	U	MPC-CAN SELL SEPRTRY BUCKNAM SUSAN REV TRUS	\$ 160,700
0.836	000192 / 021 / 000 / 000 / 000 2020-PER SALES QUESTIONNAIRE, FAMILY SALE.	01	1.90	R1	5	RRR	A 1,623	\$ 305,000	\$ 255,000 01/30/2020	I	U	FAMILY/RELAT GRNTR/E PIERCE DANA M & WENDY	\$ 255,000
0.741	000192 / 022 / 000 / 000 / 000	01	2.55	R1	5	RGA	D 3,152	\$ 90,000	\$ 66,700 06/12/2019	V	U	ABUTTER SALE BEEDE CHARLES R & CYNT	\$ 293,200
0.830	000194 / 038 / 000 / 000 / 000 PER MLS SHEET, SALE INCLUDES FULLY FURNISHED;	02	0.58	R1W	9	RMO	D 2,846	\$ 1,900,000	\$ 1,577,000 09/30/2020	I	U	UNK PERSONAL PROPRTY MOE DOUGLAS A & JANET	\$ 1,577,000
2.005	000195 / 008 / 000 / 000 / 000 2021-DEMOLISHED BLDG AND REBUILT; UC FOR 2021	02	3.80	R1W	9	RMO	A 3,565	\$ 975,000	\$ 1,954,700 05/08/2019	I	U	IMPRVMNT U/C AT ASMT CRESPO IRVIN 2018 TRUS	\$ 1,908,600
0.974	000197 / 005 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, THIS WAS AN EXTENDED FAMIL	02	0.95	R1W	9	RCL	D 3,637	\$ 1,990,000	\$ 1,938,700 07/31/2020	I	U	FAMILY/RELAT GRNTR/E BRUCKMMANN MARK	\$ 1,938,700
1.613	000198 / 005 / 000 / 000 / 000	02	14.10	R1W	9	RCT	D 4,783	\$ 3,168,800	\$ 5,112,000 09/30/2019	I	U	FAMILY/RELAT GRNTR/E SCHIRRMEISTER ANDREW I	\$ 5,081,500
1.151	000199 / 014 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, GRANTOR AND GRANTEE WER	02	1.90	R1W	9	RCC	C 3,244	\$ 1,556,866	\$ 1,791,300 07/23/2020	I	U	FAMILY/RELAT GRNTR/E CHAFFEE PHILIP H REV T	\$ 1,791,300
1.338	000200 / 010 / 000 / 000 / 000 1/2 INT = JAMIE MAIR AND NATASHA COOPER & 1/2 INT = MIRI	02	0.35	R1W	9	RCT	A 1,622	\$ 700,000	\$ 936,700 11/04/2020	I	U	UNK PERSONAL PROPRTY VAN DOREN NH REALTY TR	\$ 936,500
0.877	000200 / 043 / 000 / 000 / 000 PER MLS SALE WAS FUNISHED;	02	0.37	R2W	9	RRA	A 2,289	\$ 1,300,000	\$ 1,139,500 10/09/2020	I	U	UNK PERSONAL PROPRTY MOYNIHAN BRENDAN J & K	\$ 1,127,800
0.012	000200 / 047 / 000 / 000 / 000	02	0.02	R1W	9			\$ 1,000,000	\$ 12,100 10/24/2019	V	U	FAMILY/RELAT GRNTR/E ZIMMERMAN BRIAN T 2013	\$ 12,100
2.051	000200 / 048 / 000 / 000 / 000	02	0.67	R1W	9	RAD	D 6,317	\$ 1,000,000	\$ 2,050,900 10/24/2019	I	U	FAMILY/RELAT GRNTR/E ZIMMERMAN BRIAN T 2013	\$ 2,050,900
0.842	000202 / 007 / 000 / 000 / 000 2021-THE GRANTORS AND GRANTEES WERE FRIENDS, THIS S	01	1.00	R1	5	RCC	B 2,418	\$ 350,000	\$ 294,700 01/26/2021	I	U	FAMILY/RELAT GRNTR/E CHARRON DAVID L & MARY	\$ 273,500
1.108	000204 / 002 / 000 / 000 / 000 SOLD WITH 204-003	02	1.60	R1W	9			\$ 720,000	\$ 798,000 10/01/2019	V	U	ABUTTER SALE BUZZELL COVE LAKESIDE	\$ 798,000
0.089	000204 / 003 / 000 / 000 / 000 SOLD WITH 204-002	01	1.70	R1	5			\$ 720,000	\$ 63,900 10/02/2019	V	U	ABUTTER SALE BUZZELL COVE LAKESIDE	\$ 63,900
0.596	000207 / 008 / 000 / 000 / 000 2019-SOLD W FURNISHINGS + 2 GOLF CARTS PER MLS	01	2.51	R1A	5	RCC	C 4,161	\$ 1,134,000	\$ 675,700 10/10/2019	I	U	UNK PERSONAL PROPRTY BRAGG STEVEN	\$ 675,700
1.636	000207 / 030 / 000 / 000 / 000 1/2 INT - HANNINGER SANDRA J TO BRANDT THOMAS J & SUSA	01	2.21	R1A	5	RCC	C 5,063	\$ 601,600	\$ 984,100 12/29/2020	I	U	FAMILY/RELAT GRNTR/E HALLINGER SANDRA J	\$ 984,100
9,100.000	000213 / 017 / 000 / CG0 / 001	01	0.00	R1	5	RTT	A 432	\$ 1	\$ 9,100 06/15/2019	I	U	UNCLASSFYD EXCLUSION GENTILE JOE	\$ 9,100
1.278	000216 / 045 / 000 / 000 / 000	01	1.54	R1A	5	RCC	C 2,370	\$ 300,000	\$ 383,500 06/12/2019	I	U	FORECLOSURE HAYES PATRICIA A ESTAT	\$ 377,000
1.682	000216 / 045 / 000 / 000 / 000	01	1.54	R1A	5	RCC	C 2,370	\$ 228,000	\$ 383,500 04/08/2020	I	U	FINANCIAL CO GRNTR/E BANK OF AMERICA NA	\$ 377,000
1.968	000217 / 005 / 000 / 000 / 000	02	0.74	R1W	9	RAD	B 4,578	\$ 1,100,000	\$ 2,164,400 04/22/2020	I	U	MPC-CAN SELL SEPRTRY MORSE PRISCILLA J REV	\$ 1,018,100

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1.493	000217 / 005 / 000 / 000 / 000 SALE INCLUDES FURNISHINGS;	02	0.74	R1W	9	RAD	B 4,578	\$ 1,450,000	\$ 2,164,400 07/10/2020	I	U	MP-CAN SELL SEPRTLY EDDY HOWARD F II & KAR	\$ 1,018,100
0.328	000217 / 007 / 000 / 000 / 000 SOLD W 217-047	02	0.11	R1W	9			\$ 855,000	\$ 280,300 07/02/2020	V	U	MP-CANT SELL SEPRTL SENTER LINDA REVOCABLE	\$ 284,800
1.059	000217 / 047 / 000 / 000 / 000	02	0.26	R1W	9	RRA	A 1,061	\$ 855,000	\$ 905,400 07/02/2020	I	U	MP-CANT SELL SEPRTL SENTER LINDA REVOCABLE	\$ 905,400
1.196	000217 / 051 / 000 / 000 / 000 SOLD WITH 217-054	02	0.52	R1W	9	RAD	C 3,631	\$ 1,500,000	\$ 1,793,900 10/31/2019	I	U	MP-CANT SELL SEPRTL CHILDS FAMILY TRUST	\$ 1,793,900
0.003	000217 / 054 / 000 / 000 / 000 SOLD W 217-051	01	0.21	R1	5			\$ 1,500,000	\$ 4,600 10/31/2019	V	U	MP-CANT SELL SEPRTL CHILDS FAMILY TRUST	\$ 4,600
0.051	000217 / 056 / 000 / 000 / 000	01	0.67	R1	5			\$ 1,100,000	\$ 55,800 04/22/2020	V	U	MP-CAN SELL SEPRTLY MORSE PRISCILLA J REV	\$ 55,800
0.038	000217 / 056 / 000 / 000 / 000	01	0.67	R1	5			\$ 1,450,000	\$ 55,800 07/10/2020	V	U	MP-CAN SELL SEPRTLY EDDY HOWARD F II & KAR	\$ 55,800
1.006	000221 / 021 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNISHINGS A	01	1.37	R1	8	RRA	A 3,617	\$ 509,000	\$ 511,900 11/26/2019	I	U	UNK PERSONAL PROPRTY SIMAS JOSEPH & PATRICI	\$ 511,900
1.161	000221 / 026 / 000 / 000 / 000	01	1.30	R1	6	RC1	B 1,059	\$ 165,000	\$ 191,500 10/11/2019	I	U	FAMILY/RELAT GRNTR/E FIRST JT & ML HARRIGAN	\$ 191,500
0.863	000221 / 034 / 000 / 000 / 000 2021-PER MLS SALE INCLUDES ALL FURNISHINGS	01	1.25	R1A	5	RRA	A 2,179	\$ 389,000	\$ 335,800 02/17/2021	I	U	UNK PERSONAL PROPRTY DERRY RYAN A & SZABO R	\$ 335,800
0.777	000223 / 011 / 000 / 000 / 000 2019-SALE INCLUDES FURNISHINGS PER SALES QUESTIONNAIR	01	0.34	R1A	5	RCC	B 1,730	\$ 405,000	\$ 314,700 10/16/2019	I	U	UNK PERSONAL PROPRTY NAI MARK & KATHY	\$ 314,700
0.835	000223 / 048 / 000 / 000 / 000 2021-PER OWNER, GRANTORS WERE FRIENDS, THIS WAS NEVE	02	1.50	R1W	9	RRA	A 1,664	\$ 950,000	\$ 793,400 09/30/2020	I	U	INSUF CNT MKT EXPOSUR ANGELO RICHARD T & VIR	\$ 793,400
0.889	000232 / 007 / 000 / 000 / 000 2021-PER OWNER SALE INCLUDES FURNITURE;	02	1.46	R1W	9	RMO	B 1,723	\$ 1,250,000	\$ 1,111,200 10/22/2020	I	U	UNK PERSONAL PROPRTY SIXTEEN GARNET POINT R	\$ 1,111,200
9.177	000233 / 001 / 000 / 000 / 000	02	1.41	R1W	9	RCT	A 1,604	\$ 127,133	\$ 1,166,700 07/08/2020	I	U	FAMILY/RELAT GRNTR/E GIVEN HEIDI A	\$ 1,166,700
1.044	000238 / 030 / 000 / 000 / 000 PER OWNER, SALE INCLUDED FULLY FURNISHED, WAVE RUN	02	8.60	R2W	9	RMO	D 9,184	\$ 5,000,000	\$ 5,217,500 08/20/2020	I	U	UNK PERSONAL PROPRTY BELLISSIMO MARK J	\$ 5,217,500
2.853	000243 / 004 / 000 / 000 / 000 PER BK 1307 PG 423 DAVID 1/2 INT, GEORGE 1/2 INT, MARGARE	02	0.69	R1W	9	RMO	C 3,206	\$ 475,000	\$ 1,355,400 12/11/2020	I	U	FAMILY/RELAT GRNTR/E CLABORN DAVID	\$ 990,700
1.109	000244 / 005 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES @ \$100K OF FU	02	0.71	R1W	9	RC1	C 2,681	\$ 1,500,000	\$ 1,664,100 02/10/2020	I	U	UNK PERSONAL PROPRTY MACINNIS R P REALTY TR	\$ 1,664,100
2.304	000244 / 007 / 000 / 000 / 000 2021-SALE HOUSE IS 75% COMPLETE AND RESOLD IN MAY 20	02	0.62	R1W	9	RAD	D 5,698	\$ 1,100,000	\$ 2,534,600 09/10/2020	I	U	IMPRVMNT U/C AT ASMT JOHNSTON HILARY TRUST	\$ 2,193,400
0.788	000245 / 011 / 000 / 000 / 000 MLS 4827198 -INCL. FURNISHINGS AND GOLF CART; NO BOAT	01	0.36	R1A	5	RCN	D 1,715	\$ 450,000	\$ 354,600 12/21/2020	I	U	UNK PERSONAL PROPRTY SIMON FAMILY REVOCABLE	\$ 354,600
0.000	000245 / 024 / 000 / BS0 / 002 BOAT SLIP # 2 ONLY; QUITCLAIM DEED;	02	0.00	R1W	9			\$ 60,000	\$ 0 01/02/2020	V	U	DEED TO QUIET TITLE DOLCINO LUIGI NITO IRR	\$ 0
0.000	000245 / 024 / 000 / BS0 / 002 BOAT SLIP #2, SALE INCLUDES 245-053;	02	0.00	R1W	9			\$ 237,533	\$ 0 01/07/2021	V	U	DEED TO QUIET TITLE SYLVESTER CHRISTOPHER	\$ 0

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0.000	000245 / 024 / 000 / BS0 / 026 SALE INCLUDED BOAT SLIP #26 AND 245-040;	02	0.00	R1W	9			\$ 85,000	\$ 0 07/20/2020	V	U	NOT ASSESSD SEPARATE SALTZBERG CHILDRENS' A	\$ 0
0.000	000245 / 024 / 000 / BS0 / 042 SALE INCLUDES BOAT SLIP #42 & 245-028;	02	0.00	R1W	9			\$ 625,000	\$ 0 01/04/2021	V	U	NOT ASSESSD SEPARATE SIMON ATTILA I & KAROL	\$ 0
1.083	000245 / 028 / 000 / 000 / 000 SOLD \$75K OVER LIST WITH BOAT SLIP 42 - DEED SAYS EXCL	01	0.25	R1A	5	RRR	A 3,335	\$ 625,000	\$ 676,700 01/04/2021	I	U	IMPRVMNT U/C AT ASMT SIMON FAMILY REVOCABLE	\$ 564,400
1.040	000245 / 040 / 000 / 000 / 000 SALE INCLUDED BOAT SLIP #26 (245-024-000-BS0-026) AND 24	01	0.29	R1A	5			\$ 85,000	\$ 88,400 07/20/2020	V	U	ABUTTER SALE SALTZBERG CHILDRENS AS	\$ 119,700
0.842	000245 / 053 / 000 / 000 / 000	01	0.29	R1A	5			\$ 105,000	\$ 88,400 01/02/2020	V	U	ABUTTER SALE DOLCINO LUIGI NITO IRR	\$ 116,900
2.213	000245 / 059 / 000 / 000 / 000	01	0.30	R1A	5			\$ 8,000	\$ 17,700 11/20/2020	V	U	LESS THAN 100% INT ESTANO CK SR & NG IRRE	\$ 17,700
0.987	000245 / 061 / 000 / 000 / 000	01	0.85	R1	5			\$ 60,000	\$ 59,200 11/20/2020	V	U	FAMILY/RELAT GRNTR/E WARDNER DAVID A & MARI	\$ 59,200
1.929	000245 / 098 / 000 / 000 / 000 ZACH NATALE DCD 10/10/13; NANCY NATALE 6/29/19	01	0.25	R1A	5	RC1	A 1,088	\$ 140,000	\$ 270,100 06/01/2020	I	U	FAMILY/RELAT GRNTR/E GESUALDO MARY ANN & NA	\$ 270,100
1.884	000249 / 040 / 000 / 000 / 000 SALE INCLDS BOATSLIP # 5	02	0.71	R1W	9	RCC	C 2,549	\$ 475,000	\$ 895,100 05/31/2019	I	U	FAMILY/RELAT GRNTR/E ORCUTT PAUL A	\$ 895,100
0.803	000249 / 049 / 000 / 000 / 000	02	3.01	R2W	9	RMO	D 1,806	\$ 1,600,000	\$ 1,285,000 12/16/2019	I	U	ABUTTER SALE SOBEL BART NH PROPERTY	\$ 1,285,000
0.626	000252 / 005 / 000 / 000 / 000 SOLD W 252-023	01	0.74	R1A	5	RCC	C 3,523	\$ 770,000	\$ 481,800 02/01/2021	I	U	MPC-CAN SELL SEPRTRY HAYDON LEON & CHERYL	\$ 481,800
1.611	000252 / 009 / 000 / 000 / 000	02	0.93	R1W	9	RCC	B 2,286	\$ 585,000	\$ 942,700 11/08/2019	I	U	BUSIN AFFIL GRNTR/E BENEROFE ANDREW R	\$ 942,700
0.007	000252 / 023 / 000 / 000 / 000 SOLD W 252-005	01	0.05	R1	7			\$ 770,000	\$ 5,300 02/01/2021	V	U	MPC-CAN SELL SEPRTRY HAYDON LEON & CHERYL	\$ 40,200
4.600	000254 / 035 / 000 / 000 / 000	02	0.55	R1A	5	RMO	B 4,021	\$ 125,000	\$ 575,000 06/14/2019	I	U	IMPRVMNT U/C AT ASMT POLEWARCZYK FAMILY REV	\$ 444,700
1.398	000254 / 051 / 000 / 000 / 000 25% DESROCHER SANDRA & RUSSELL 25% DESROCHER DANI	02	0.17	R1W	9			\$ 45,000	\$ 62,900 08/27/2019	V	U	ABUTTER SALE CLERMONT JEFFREY S FAM	\$ 62,900
0.794	000254 / 055 / 000 / 000 / 000 PER MLS SALE INCLUDES FURNISHINGS, POOL TABLE ETC.	02	0.91	R2W	9	RMO	C 3,097	\$ 1,725,000	\$ 1,368,800 11/20/2020	I	U	UNK PERSONAL PROPRTY SHEA JOHN J REV TRUST	\$ 1,368,800
0.762	000255 / 009 / 000 / BS0 / 014	01	0.00	R1	5			\$ 78,000	\$ 59,400 07/18/2019	I	U	MPC-CAN SELL SEPRTRY AVERSA DANIEL	\$ 59,400
86,600.000	000255 / 009 / 000 / BS0 / 030	01	0.00	R1	5			\$ 1	\$ 86,600 12/08/2020	I	U	FAMILY/RELAT GRNTR/E STEVENS CRAIG J & ILES	\$ 86,600
0.551	000255 / 009 / 000 / BS0 / 081 ALSO OWNS BTSLIP #120	01	0.00	R1	5			\$ 49,933	\$ 27,500 11/10/2020	I	U	ABUTTER SALE MURPHY MARK L REVOCABL	\$ 27,500
0.790	000263 / 031 / 000 / 000 / 000 GRANTEE OWNS 263-023	01	0.66	R1A	5	RCT	A 1,044	\$ 240,000	\$ 189,600 08/16/2019	I	U	ABUTTER SALE BRACKETT CHRISTIAN & D	\$ 189,600
3.369	000263 / 034 / 000 / 000 / 000	01	0.66	R1A	5	RRR	A 1,976	\$ 90,000	\$ 303,200 11/04/2019	I	U	FAMILY/RELAT GRNTR/E OLIVETO ROBERT G SR &	\$ 303,200

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.811	000263 / 060 / 000 / 000 / 000	01	0.48	R1A	5			\$ 45,000	\$ 81,500 03/01/2021	V	U	ABUTTER SALE ARNOLD EDWARD J & BLAN	\$ 81,500
1.760	000264 / 013 / 000 / 000 / 000	02	0.22	R1W	9	RCT	A 1,064	\$ 420,000	\$ 739,100 10/28/2020	I	U	FAMILY/RELAT GRNTR/E MINICHELLO ANTHONY &	\$ 739,100
1.355	000265 / 015 / 000 / 000 / 000 2021-NEW CONST; 20% COMPLETE AS OF 4-1-21;	02	0.36	R1W	9	RAD	B 4,931	\$ 1,350,000	\$ 1,828,700 01/25/2021	I	U	IMPRVMNT U/C AT ASMT HATTON FREDERICK C & M	\$ 885,800
0.734	000267 / 003 / 000 / 000 / 000 PER MLS SALE IS FULLY FURNISHED	02	0.49	R1W	9	RAD	D 4,289	\$ 2,900,000	\$ 2,129,900 10/19/2020	I	U	UNK PERSONAL PROPRTY KREICK JOHN R REV TRUS	\$ 2,129,900
1.224	000271 / 013 / 000 / 000 / 000	02	5.40	R3W	9	RMO	C 5,063	\$ 2,000,000	\$ 2,447,600 07/13/2020	I	U	IMPROVED POST SALE 112 DEERHAVEN ROAD LLC	\$ 2,447,600
1.239	000272 / 004 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, SALE INCLUDES FURNISHINGS;	02	0.89	R1W	9	RMO	D 5,116	\$ 1,950,000	\$ 2,416,900 07/11/2019	I	U	UNK PERSONAL PROPRTY BARRETT RYAN J & SARAH	\$ 2,416,900
0.889	000272 / 009 / 000 / 000 / 000 PER SLAES QUESTIONNAIRE, SALE INCLUDES FURNITURE;	01	1.40	R1A	7	RMO	C 1,666	\$ 430,000	\$ 382,300 09/18/2019	I	U	UNK PERSONAL PROPRTY LONG JAMES A & ANNE B	\$ 382,300
65.228	000272 / 047 / 000 / 000 / 000 RELEASE OF ALL CONSERVATION EASEMENT RIGHTS, TITLE &	02	2.00	R1W	9	RMO	C 2,426	\$ 21,667	\$ 1,413,300 10/20/2020	V	U	LESS THAN 100% INT BARRETT R J & BARRETT	\$ 1,759,900
1.208	000278 / 039 / 000 / 000 / 000 PER MLS THIS PROPERTY WAS FURNISHED.	01	1.47	R1A	7	RMO	D 2,551	\$ 340,000	\$ 410,700 05/16/2019	I	U	UNK PERSONAL PROPRTY LAYTON KEITH B & LISA	\$ 410,700
7.736	000280 / 009 / 000 / 000 / 000 PER SALES QUESTIONNAIRE, FAMILY SALE.	02	4.30	R1W	9	RCT	2 1,186	\$ 200,000	\$ 1,547,200 12/05/2019	I	U	FAMILY/RELAT GRNTR/E GAGNON FAMILY REV LIV	\$ 1,547,200
12.445	000281 / 003 / 000 / 000 / 000 PARSON ANDREW 23.3% INTEREST, ALL OTHERS EACH HAVE	02	0.71	R1W	9	RCA	A 1,465	\$ 20,000	\$ 248,900 02/19/2020	I	U	FAMILY/RELAT GRNTR/E PARSONS FAMILY REV TRU	\$ 248,900
1.189	000282 / 013 / 000 / 000 / 000	02	1.01	R1W	9			\$ 775,000	\$ 921,100 10/30/2020	V	U	OTHR SALE OF CONVENC WINNI LAND LLC	\$ 921,100
0.993	000283 / 014 / 000 / 006 / 023 SOLD WITH BOATSLIP 283-014-000-BS0-026	01	0.00	R1	5	RVB	D 2,742	\$ 665,000	\$ 660,200 06/27/2019	I	U	MP-CAN SELL SEPRPLY WRIGHT DAVID P & TAMMY	\$ 660,200
0.891	000283 / 014 / 000 / 010 / 040 SOLD WITH SLIP 33; SALE INCLUDES FURNITURE;	01	0.00	R1	5	RVD	D 2,970	\$ 628,000	\$ 559,700 06/04/2019	I	U	MP-CAN SELL SEPRPLY SMITH PAUL T & CAROLE	\$ 559,700
1.309	000283 / 014 / 000 / 010 / 041 SOLD WITH STORAGE GARAGES 26/26 BOOK 2443 PAGE 950 A	01	0.00	R1	5	RVD	D 3,080	\$ 451,400	\$ 590,800 05/23/2019	I	U	MP-CAN SELL SEPRPLY HEINRICH CARL J	\$ 590,800
1.182	000283 / 014 / 000 / 010 / 041	01	0.00	R1	5	RVD	D 3,080	\$ 500,000	\$ 590,800 07/11/2019	I	U	IMPROVED POST SALE 395 PURCHASE LLC	\$ 590,800
0.902	000283 / 014 / 000 / 014 / 057 SOLD WITH BSO 37	01	0.00	R1	5	RVE	D 3,147	\$ 709,000	\$ 639,200 03/22/2021	I	U	MP-CAN SELL SEPRPLY BOEHME KAREN A	\$ 639,200
1.048	000283 / 014 / 000 / 015 / 060 SOLD WITH BSO-003; PER MLS FULLY FURNISHED;	01	0.00	R1	5	RVE	D 3,259	\$ 650,000	\$ 681,100 12/04/2019	I	U	UNK PERSONAL PROPRTY JOHNSON REGINA RUTH RE	\$ 681,100
17.184	000283 / 014 / 000 / 015 / 063 STORAGE GAR; KIDD TO BOHNE	01	0.00	R1	5	RVE	D 3,236	\$ 42,533	\$ 730,900 05/01/2020	I	U	INSUF CNT MKT EXPOSUR BOHNE NANCY K REVOCABL	\$ 730,900
0.635	000283 / 014 / 000 / 09A / 037 SOLD W BSO 56	01	0.00	R1	5	RVD	B 2,245	\$ 790,000	\$ 502,000 11/10/2020	I	U	MP-CAN SELL SEPRPLY MITCHELL STEVEN D & WE	\$ 502,000
1.815	000283 / 014 / 000 / BSO / 031	01	0.00	R1	5			\$ 39,666	\$ 72,000 07/02/2019	I	U	ABUTTER SALE 395 PURCHASE LLC	\$ 72,000

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.000	000283 / 014 / 000 / BS0 / 037 SOLD WITH 283-14-000-14-57	01	0.00	R1	5			\$ 709,000	\$ 0 03/22/2021	V	U	MPC-CAN SELL SEPRPLY BOEHME KAREN A	\$ 72,000
0.000	000283 / 014 / 000 / BS0 / 056 SOLD W 283-014-000-09A-037	01	0.00	R1	5			\$ 790,000	\$ 0 11/10/2020	V	U	MPC-CAN SELL SEPRPLY MITCHELL STEVEN D & WN	\$ 72,000
0.002	000283 / 017 / 000 / 000 / 000 SOLD WITH 283-023	01	0.47	R1	5			\$ 2,405,000	\$ 5,100 10/18/2019	V	U	MPC-CAN SELL SEPRPLY BICKFORD REALTY TRUST	\$ 5,100
1.070	000283 / 023 / 000 / 000 / 000	02	1.05	R2W	9	RCL	D 6,879	\$ 2,405,000	\$ 2,572,500 10/18/2019	I	U	MPC-CAN SELL SEPRPLY BICKFORD REALTY TRUST	\$ 2,572,500
1.135	000283 / 027 / 000 / 000 / 000	02	1.12	R1W	9	RAD	D 6,211	\$ 3,000,000	\$ 3,406,300 08/30/2019	I	U	IMPROVED POST SALE FULLER SCOTT C DEVELOP	\$ 3,406,300
1.111	000288 / 008 / 000 / BS0 / 031	01	0.00	R1	5			\$ 18,000	\$ 20,000 09/04/2019	I	U	XS PRP TYP IN SAMPLE SAUNDERS WILLIAM & LOR	\$ 20,000
1.500	000288 / 008 / 000 / L0A / 011 PER SALES QUESTIONNAIRE, THIS WAS A TRADE OR EXCHANG	01	0.00	R1	5			\$ 14,000	\$ 21,000 10/09/2019	I	U	INDETERMINATE PRICE WATTS FAMILY REV TRUST	\$ 21,000
2.100	000288 / 008 / 000 / L0A / 019	01	0.00	R1	5			\$ 10,000	\$ 21,000 10/31/2019	I	U	ABUTTER SALE O'NEILL DONNA J	\$ 21,000
2.333	000288 / 008 / 000 / L0A / 033	01	0.00	R1	5			\$ 9,000	\$ 21,000 04/30/2019	I	U	XS PRP TYP IN SAMPLE POMERLEAU JAMES E & BO	\$ 21,000
0.335	000288 / 008 / 000 / L0A / 054 SOLD WITH COW ISLAND PROPERTY TUFTONBORO	01	0.00	R1	5			\$ 62,667	\$ 21,000 04/10/2019	I	U	MULTI-TOWN PROPERTY CRABTREE EDGEL & JOAN	\$ 21,000
2.279	000288 / 008 / 000 / L0B / 002	01	0.00	R1	5			\$ 10,533	\$ 24,000 09/11/2019	I	U	UNCLASSFYD EXCLUSION FISHER FAMILY MA AND N	\$ 24,000
0.686	000288 / 008 / 000 / L0C / 008	01	0.00	R1	5			\$ 35,000	\$ 24,000 10/20/2020	I	U	XS PRP TYP IN SAMPLE AMER JILL J MANAGEMENT	\$ 24,000
0.000	000288 / 008 / 000 / L0C / 013	01	0.00	R1	5			\$ 10,000	\$ 0 08/12/2020	V	U	FAMILY/RELAT GRNTR/E BUETTNER PAUL M & LISA	\$ 24,000
0.774	000288 / 008 / 000 / L0C / 016	01	0.00	R1	5			\$ 31,000	\$ 24,000 08/11/2020	I	U	XS PRP TYP IN SAMPLE BANKS FAMILY TRUST	\$ 24,000
0.774	000288 / 008 / 000 / L0C / 018	01	0.00	R1	5			\$ 31,000	\$ 24,000 10/15/2020	I	U	XS PRP TYP IN SAMPLE AMER JILL J MANAGEMENT	\$ 24,000
0.774	000288 / 008 / 000 / L0C / 020	01	0.00	R1	5			\$ 31,000	\$ 24,000 09/10/2020	I	U	XS PRP TYP IN SAMPLE ROYSRENT LLC	\$ 24,000
0.034	000288 / 008 / 000 / L0D / 008 2019-SALE INCLUDES ISLAND IN TUFTONBORO	01	0.00	R1	5			\$ 800,000	\$ 27,000 08/01/2019	I	U	MULTI-TOWN PROPERTY FAULKNER WILLIAM K EST	\$ 27,000
0.771	000288 / 008 / 000 / L0D / 035	01	0.00	R1	5			\$ 35,000	\$ 27,000 07/27/2020	I	U	XS PRP TYP IN SAMPLE KELLIHER GREGORY	\$ 27,000
2.077	000288 / 008 / 000 / L0E / 006	01	0.00	R1	5			\$ 13,000	\$ 27,000 02/14/2020	I	U	RESALE IN EQ PERIOD WHITTUM RONALD M & NOR	\$ 27,000
5.445	000288 / 009 / 000 / 000 / 000	02	0.27	R1W	9			\$ 20,000	\$ 108,900 02/19/2020	V	U	FAMILY/RELAT GRNTR/E PARSONS FAMILY REV TRU	\$ 112,100
0.905	000291 / 027 / 000 / 000 / 000	01	0.70	R1A	5	RRR	A 1,746	\$ 325,000	\$ 294,200 01/22/2021	I	U	ABUTTER SALE MORGAN RICHARD G & CIN	\$ 280,400

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.488	000291 / 032 / 000 / 000 / 000	02	0.76	R2W	9	RMO	A 5,170	\$ 1,450,000	\$ 2,157,100 05/15/2019	I	U	ABUTTER SALE SAYLOR JEFFREY S & MAU	\$ 2,056,700
1.694	000291 / 043 / 000 / 004 / 004 PER REALTOR, THERE IS ON GOING LITIGATION BETWEEN A	01	0.00	R1	5	RWB	D 2,102	\$ 385,000	\$ 652,200 06/26/2020	I	U	UNCLASSFYD EXCLUSION LANGAN STEPHEN/KATHERI	\$ 652,200
0.494	000409 / 006 / 000 / 000 / 000	01	145.00	R1	5			\$ 200,000	\$ 98,800 09/30/2020	V	U	RSA 79-A CURRENT USE CHOCORUA FORESTLANDS L	\$ 98,800

Appendix J
Land Valuation Reports

Moultonborough Sales Analysis Report

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.437	000264 / 028 / 000 / 000 / 000	01	1.10	R1A	5			\$ 169,000	\$ 73,800	V	Q	LENTZ DEBRA LEE	\$ 8,600
0.462	000245 / 053 / 000 / 000 / 000	01	0.29	R1A	5			\$ 237,533	\$ 109,700	V	Q	SYLVESTER CHRISTOPHER	\$ 109,700
0.513	000189 / 003 / 000 / 000 / 000	01	5.17	R1A	5			\$ 145,000	\$ 74,400	V	Q	ONTHANK ROBERT & SYLVIA	\$ 74,400
0.569	000139 / 004 / 001 / 000 / 000	01	3.51	R1	5			\$ 125,000	\$ 71,100	V	Q	VINZI ROCCO STEVEN	\$ 71,100
0.594	000093 / 093 / 000 / 000 / 000 2021-RESTORED 1 LOT TO 3 LOTS;	01	0.24	R1A	5	RCN C 2,266		\$ 85,000	\$ 50,500	V	Q	SCADUTO JASON	\$ 0
0.611	000093 / 092 / 000 / 000 / 000	01	0.20	R1A	5			\$ 95,000	\$ 58,000	V	Q	SCADUTO JASON	\$ 0
0.648	000069 / 024 / 001 / 000 / 000	01	3.96	R1	4			\$ 110,000	\$ 71,300	V	Q	DEBJO PROPERTIES LLC	\$ 71,300
0.658	000093 / 059 / 000 / 000 / 000 2021-LOT RESTORED FROM 1 LOT BACK TO 3 LOTS;	01	0.26	R1A	5			\$ 92,000	\$ 60,500	V	Q	SCADUTO JASON	\$ 62,800
0.742	000134 / 008 / 000 / 000 / 000	02	3.79	R1W	9			\$ 895,000	\$ 663,700	V	Q	MURPHY MARK L REVOCABL	\$ 607,100
0.795	000288 / 007 / 000 / 000 / 000	01	0.89	R1	6			\$ 80,000	\$ 63,600	V	Q	ROYSRENT LLC	\$ 63,600
0.836	000144 / 029 / 000 / 000 / 000	01	1.42	R1	6			\$ 79,933	\$ 66,800	V	Q	MARCEAU REAL ESTATE IN	\$ 66,800
0.876	000160 / 027 / 000 / 000 / 000	01	7.70	R1	7			\$ 118,400	\$ 103,700	V	Q	MOORE ELEANOR D	\$ 104,700
0.893	000176 / 002 / 001 / 000 / 000	01	3.95	R1	5			\$ 75,000	\$ 67,000	V	Q	WAKEFIELD DAVID C	\$ 67,000
0.918	000160 / 031 / 000 / 000 / 000	01	7.05	R1	5			\$ 85,000	\$ 78,000	V	Q	MOORE ELEANOR D	\$ 78,000
0.919	000161 / 018 / 000 / 000 / 000	02	11.60	R1W	9			\$ 150,000	\$ 137,900	V	Q	SMITH MARY C REV TRUST	\$ 129,800
0.929	000133 / 006 / 000 / 000 / 000	02	0.93	R1W	9			\$ 600,000	\$ 557,600	V	Q	WOLFE PROPERTY HOLDING	\$ 501,800
0.949	000215 / 002 / 000 / 000 / 000	01	4.90	R1	6			\$ 85,000	\$ 80,700	V	Q	CAHILL JAMES B & SUSAN	\$ 80,700
0.966	000023 / 034 / 000 / 000 / 000	03	1.70	R1	H			\$ 101,533	\$ 98,100	V	Q	KS LAND HOLDINGS LLC	\$ 98,100
0.970	000129 / 061 / 000 / 000 / 000	01	0.96	R1A	5			\$ 105,000	\$ 101,800	V	Q	MARKS EDWARD & PATRICI	\$ 84,900
0.988	000075 / 007 / 000 / 000 / 000	01	0.86	R1	5			\$ 60,000	\$ 59,300	V	Q	VIGNAND LILLIAN/MURRAY	\$ 59,300

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH	Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.997	000166 / 034 / 000 / 000 / 000	01	6.40	R1	5				\$ 79,933	\$ 79,700	V	Q	EVANS DANIEL R JR	\$ 79,700
1.000	000075 / 008 / 000 / 000 / 000	01	0.91	R1	5				\$ 60,000	\$ 60,000	V	Q	VIGNAND LILLIAN/MURRAY	\$ 60,000
1.001	000162 / 092 / 000 / 000 / 000	01	87.00	R1	5				\$ 266,000	\$ 266,200	V	Q	SMITH MARY C REV TRUST	\$ 266,200
1.003	000221 / 058 / 000 / 000 / 000	01	0.43	R1A	5				\$ 120,000	\$ 120,300	V	Q	BOULTON RICHARD E & LO	\$ 110,300
1.064	000181 / 009 / 000 / 000 / 000	01	2.30	R1A	5				\$ 265,000	\$ 281,900	V	Q	BALD PEAK LAND COMPANY	\$ 281,900
1.071	000195 / 007 / 001 / 000 / 000	02	4.16	R1W	9				\$ 700,000	\$ 750,000	V	Q	KOONS KEVIN A & ELIZAB	\$ 682,100
1.076	000181 / 008 / 000 / 000 / 000	01	2.81	R1A	5				\$ 270,000	\$ 290,600	V	Q	BALD PEAK LAND COMPANY	\$ 290,600
1.078	000121 / 011 / 000 / 000 / 000	01	0.96	R1A	5				\$ 59,000	\$ 63,600	V	Q	GAINEY DONALD	\$ 53,000
1.138	000024 / 004 / 002 / 000 / 000	01	2.13	R1A	8				\$ 111,533	\$ 126,900	V	Q	2 FIELDSTONE WAY REALT	\$ 138,000
1.167	000144 / 036 / 003 / 000 / 000	01	4.98	R1	5				\$ 87,000	\$ 101,500	V	Q	MCALLISTER CONRAD REVO	\$ 107,900
1.200	000152 / 018 / 004 / 000 / 000	01	1.74	R1	5				\$ 28,000	\$ 33,600	V	Q	MORRILL NORMA G REV LI	\$ 33,600
1.252	000176 / 025 / 000 / 000 / 000	01	0.92	R1	5	RMO C			\$ 48,000	\$ 60,100	V	Q	CONSIDINE KAREN A	\$ 60,100
1.263	000192 / 017 / 000 / 000 / 000	01	1.20	R1	5	RRA A			\$ 49,000	\$ 61,900	V	Q	PITTORE SHIRLEY	\$ 61,900
1.293	000026 / 009 / 000 / 000 / 000	01	7.11	R1	5				\$ 70,000	\$ 90,500	V	Q	SHERIDAN VIEWS LLC	\$ 90,500
1.327	000018 / 037 / 000 / 000 / 000	01	1.97	R1	5				\$ 49,000	\$ 65,000	V	Q	LINCOLN FAMILY REV TRU	\$ 65,000
1.334	000129 / 031 / 000 / 000 / 000	01	0.79	R1A	5				\$ 73,533	\$ 98,100	V	Q	LANEN DANIEL P & LEAH	\$ 81,800
1.353	000144 / 036 / 003 / 000 / 000	01	4.98	R1	5				\$ 75,000	\$ 101,500	V	Q	HARDING JOSHUA	\$ 107,900
1.378	000283 / 034 / 000 / 000 / 000	01	1.68	R1A	7				\$ 92,533	\$ 127,500	V	Q	RUSSO ADRIAN A	\$ 85,900
1.382	000177 / 027 / 000 / 000 / 000	01	9.30	R1	5				\$ 65,000	\$ 89,800	V	Q	TREXLER SCOTT E 2014 T	\$ 89,800
1.384	000144 / 036 / 004 / 000 / 000	01	5.55	R1	5				\$ 75,000	\$ 103,800	V	Q	HARDING JOSHUA	\$ 111,100

Ratio	Parcel ID Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
1.415	000120 / 057 / 000 / 000 / 000 LINDA GAVILL DEC'D BK 3540/PAGE 035	01	0.29	R1A	5			\$ 42,533	\$ 60,200 10/22/2020	V	Q	GAVILL ROBERT & LINDA	\$ 50,200
1.422	000129 / 010 / 000 / 000 / 000	01	0.47	R1A	5			\$ 45,000	\$ 64,000 08/11/2020	V	Q	BIRCH HILL BUILDERS LL	\$ 53,300
1.449	000018 / 038 / 000 / 000 / 000	03	1.91	CI	G			\$ 67,000	\$ 97,100 05/27/2020	V	Q	LINCOLN FAMILY REV TRU	\$ 97,100
1.450	000128 / 066 / 000 / 000 / 000	01	0.46	R1A	5			\$ 44,000	\$ 63,800 06/11/2020	V	Q	OSTROTH D DAVID & TURR	\$ 53,200
1.459	000150 / 029 / 000 / 000 / 000	01	0.34	R1A	5			\$ 41,933	\$ 61,200 11/20/2020	V	Q	UNDERHILL EVAN L	\$ 51,000
1.484	000144 / 029 / 000 / 000 / 000	01	1.42	R1	6			\$ 45,000	\$ 66,800 04/23/2020	V	Q	DOMENICHELLO EDWARD C	\$ 66,800
1.554	000094 / 012 / 000 / 000 / 000	01	1.66	R1	5			\$ 41,000	\$ 63,700 03/09/2021	V	Q	CORNING VICTORY ESTATE	\$ 63,700
1.602	000079 / 014 / 000 / 000 / 000	01	3.90	R1	5			\$ 54,000	\$ 86,500 08/03/2020	V	Q	GILBERTSON JAMES L & A	\$ 86,500
1.613	000094 / 018 / 000 / 000 / 000	01	1.82	R1	5			\$ 39,933	\$ 64,400 12/22/2020	V	Q	CORNING VICTORY ESTATE	\$ 64,400
1.618	000094 / 016 / 000 / 000 / 000	01	1.50	R1	5			\$ 39,000	\$ 63,100 07/20/2020	V	Q	ALEXANDER REALTY TRUST	\$ 63,100
1.706	000072 / 045 / 000 / 000 / 000	01	0.49	R1A	5			\$ 48,000	\$ 81,900 01/05/2021	V	Q	PETITO FAMILY MOUNTAIN	\$ 55,300
2.162	000150 / 046 / 000 / 000 / 000	01	0.75	R1A	5			\$ 45,000	\$ 97,300 12/30/2020	V	Q	BLETZER JOHN C	\$ 81,000

All Vacant Land Sales

PID	Street	Street	LandUse	NeighCode	Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
0000690240010000000001	GOV. WENTWORTH HWY		L-R1	N-4	1	3.96	SCADUTO JASON	11/5/2020	3543	693 Q	V		\$110,000	\$ 27,778
0001030220000000000001	8 LINDAS WAY		L-R1	N-4	1	29.58	HEIGHTS TRUST	3/8/2021	3573	546 Q	V		\$550,000	\$ 18,594
0001803700000000000001	BEN BERRY ROAD		L-R1	N-5	1	1.97	MCLAUGHLIN MICHAEL & JOAN	1/8/2021	3559	608 Q	V		\$ 49,000	\$ 24,873
0000260090000000000001	SACHEM DRIVE		L-R1	N-5	1	7.11	SOUZA MICHAEL JR	1/6/2021	3558	981 Q	V		\$ 70,000	\$ 9,845
0000440210000000000001	34 LINCOLN DRIVE		L-R1	N-5	1	1.5	WYATT JOSEPH I & RUHM JUDITH L	9/30/2019	3465	1083 Q	V		\$ 42,000	\$ 28,000
0000490050000000000001	63 OSSPEE MOUNTAIN RD		L-R1	N-5	1	22.31	CLARKE MICHELLE M & PETER J	10/25/2019	3471	21 Q	V		\$154,000	\$ 6,903
0000750080000000000001	171 BLAKE ROAD		L-R1	N-5	1	0.91	DIONNE JOHN	2/11/2021	3567	1117 Q	V		\$ 60,000	\$ 65,934
0000790140000000000001	567 RED HILL ROAD		L-R1	N-5	1	3.9	BLACKBURN WAYNE M	8/3/2020	3520	889 Q	V		\$ 54,000	\$ 13,846
0000920230000000000001	22 SUNRISE DRIVE		L-RIA	N-5	1	0.52	ARMSTRONG SHAWN & KERI	5/23/2019	3444	67 Q	V		\$ 85,000	\$ 163,462
0000930590000000000001	7 LILAC LANE		L-RIA	N-5	1	0.26	BARRY RYAN	10/1/2020	3535	20 Q	V		\$ 92,000	\$ 353,846
0000930920000000000001	LILAC LANE		L-RIA	N-5	1	0.2	LAVASSEUR GREGG & HEATHER	11/6/2020	3544	54 Q	V		\$ 95,000	\$ 475,000
0000930930000000000001	7 LEISURE DRIVE		L-RIA	N-5	1	0.24	MONGAN PETER & THERESA	10/14/2020	3537	828 Q	V		\$ 85,000	\$ 354,167
0000940120000000000001	3 VICTORY LANE		L-R1	N-5	1	1.66	DAWSON MATHEW D	3/9/2021	3573	898 Q	V		\$ 41,000	\$ 24,699
0000940180000000000001	VICTORY LANE		L-R1	N-5	1	1.55	LANCASTER FAMILY REVOCABLE TRUST	7/20/2020	3517	430 Q	V		\$ 39,000	\$ 26,000
0000940180000000000001	VICTORY LANE		L-R1	N-5	1	1.82	JONES JOHN P & BRENNIA M	12/22/2020	3555	768 Q	V		\$ 39,933	\$ 21,941
0000940180000000000001	VICTORY LANE		L-R1	N-5	1	1.66	DAWSON MATHEW D	12/22/2020	3555	768 Q	V		\$ 39,933	\$ 21,941
0001170160010000000001	GILMAN POINT ROAD		L-R1	N-5	1	4.56	FITZPATRICK ROY G JR	12/20/2019	3482	580 Q	V		\$ 34,000	\$ 7,456
0001200570000000000001	BADEN STREET		L-RIA	N-5	1	0.29	SCOLA MICHAEL L & AMANDA M	10/22/2020	3539	713 Q	V		\$ 42,533	\$ 146,666
0001210110000000000001	CORTINA STREET		L-RIA	N-5	1	0.96	LEOFANTI PAUL J JR & ALCYIA A	11/10/2020	3545	139 Q	V		\$ 59,000	\$ 61,458
0001210110000000000001	9 INTERLAKEN STREET		L-RIA	N-5	1	0.68	BORCHERS TIMOTHY B & RUTH M	3/20/2020	3495	111 Q	V		\$ 45,000	\$ 66,176
0001280400000000000001	59 JUNGFRAU STREET		L-RIA	N-5	1	1.09	BEDRICK KRISTEN E	6/6/2019	3446	182 Q	V		\$ 79,400	\$ 72,844
0001280410000000000001	CASANNA STREET		L-RIA	N-5	1	1.68	SHINE BRITNI JULEEN & EDWARD PATRICK	10/7/2019	3467	484 Q	V		\$ 89,933	\$ 53,532
0001280660000000000001	128 WINTERSPORT STREET		L-RIA	N-5	1	0.46	PIANA COURTNEY M & UMBERTO	6/11/2020	3509	741 Q	V		\$ 44,000	\$ 95,652
0001280740000000000001	OSLO STREET		L-RIA	N-5	1	0.23	BENNETT SUSAN C	7/24/2020	3518	399 Q	V		\$ 25,000	\$ 108,696
0001290310000000000001	9 CASSON STREET		L-RIA	N-5	1	0.79	DALTON GERALD F JR & TAMARA M	8/25/2020	3525	657 Q	V		\$ 73,533	\$ 93,080
0001290610000000000001	265 CASTLE SHORE ROAD		L-RIA	N-5	1	0.96	LEOMBRUNO RONALD & LILIANA C	10/22/2020	3539	735 Q	V		\$105,000	\$ 109,375
0001390040010000000001	BEAN ROAD		L-R1	N-5	1	3.51	REGIS LORI A FAMILY TRUST	11/3/2020	3542	1067 Q	V		\$125,000	\$ 35,613
0001430020000000000001	JENNIFERS PATH		L-R1	N-5	1	34	LEWIS JUSTIN B	3/13/2020	3494	147 Q	V		\$175,000	\$ 5,147
0001440360030000000001	BLACKADAR LANE		L-R1	N-5	1	4.98	FITZGERALD KATHLEEN D	2/16/2021	3568	809 Q	V		\$ 87,000	\$ 17,470
0001440360040000000001	41 BLACKADAR LANE		L-R1	N-5	1	5.55	CARLSON LYNDASAY	1/15/2021	3561	24 Q	V		\$ 75,000	\$ 13,514
0001500250010000000001	38 BERNDORF AVENUE		L-RIA	N-5	1	1.04	DADDONA FAMILY REV TRUST 2005	7/26/2019	3454	460 Q	V		\$ 80,000	\$ 76,923
0001500290000000000001	JOANNA STREET		L-RIA	N-5	1	0.34	COLLINS SCOTT J & KELLY A	11/20/2020	3547	961 Q	V		\$ 41,933	\$ 123,332
0001504600000000000001	BLACKS LANDING ROAD		L-RIA	N-5	1	0.75	EF NOMINEE TRUST	12/30/2020	3557	562 Q	V		\$ 45,000	\$ 60,000
0001520180040000000001	LADY SLIPPER LANE		L-R1	N-5	1	1.74	DORVAL DWAYNE A	4/24/2020	3500	979 Q	V		\$ 28,000	\$ 16,092
0001600310000000000001	CLARKS LANDING ROAD		L-R1	N-5	1	7.05	VILLIARD MICHAEL G & SCOTT RUBY A	6/8/2020	3508	891 Q	V		\$ 85,000	\$ 12,057
0001620920000000000001	SHAKER JERRY ROAD		L-R1	N-5	1	87	PETER BERAN	12/4/2020	3550	816 Q	V		\$266,000	\$ 3,057
0001660340000000000001	53 ROSS PATH		L-R1	N-5	1	6.4	RANA ALEXANDER & MICHELE LEE	10/5/2020	3535	849 Q	V		\$ 79,933	\$ 12,490
0001770270000000000001	254 SHAKER JERRY ROAD		L-R1	N-5	1	9.3	EBERHARD STEVE & LAURA	7/1/2020	3513	870 Q	V		\$ 65,000	\$ 6,989
0001810090000000000001	CHRISTMAS TREE LANE		L-RIA	N-5	1	2.81	LEVY TOBIN V TRUST/TRUSTEE	12/1/2020	3549	1039 Q	V		\$270,000	\$ 96,085
0001850030000000000001	CHRISTMAS TREE LANE		L-RIA	N-5	1	2.3	MACCOLL MALCOLM & DOROTHY M REVOC TRUSTS	11/13/2020	3545	956 Q	V		\$265,000	\$ 115,217
0001890030000000000001	FERRY ROAD		L-RIA	N-5	1	5.17	KIRBY KATHLEEN M	8/7/2020	3521	1054 Q	V		\$145,000	\$ 28,046
0001920170000000000001	502 MOULTONBORO NECK RD		L-R1	N-5	1	1.2	WOODAMAN GREGORY J & ROBIN E	5/28/2020	3506	814 Q	V		\$ 49,000	\$ 40,833
0002210580000000000001	64 COLBY ROAD		L-RIA	N-5	1	0.43	RUSSO JANICE	4/22/2020	3500	248 Q	V		\$120,000	\$ 279,070
0002460280000000000001	28 WOODVALE ROAD		L-RIA	N-5	1	1.1	DIORIO DAVID A & KIMBERLY K	3/3/2021	3572	311 Q	V		\$169,000	\$ 153,636
0002460290000000000001	HIGH MEADOW ROAD		L-RIA	N-6	1	1.42	MCWHINNIE MARIA & ROBERT	9/15/2020	3530	844 Q	V		\$ 79,933	\$ 56,291
0002880070000000000001	477 LONG ISLAND ROAD		L-R1	N-6	1	0.89	DOLPHIN POINT DEVELOPMENT LLC	9/10/2020	3529	1029 Q	V		\$ 80,000	\$ 89,888
0001600270000000000001	14 BLACK POINT ROAD		L-R1	N-7	1	7.7	CONWAY JAMES M JR & COOK THERESA J	4/1/2020	3496	1083 Q	V		\$118,400	\$ 15,377
0002830340000000000001	RIVERS ROAD		L-RIA	N-7	1	1.68	DUBREUIL BRIAN & KRISHA	10/6/2020	3536	168 Q	V		\$ 92,533	\$ 55,079
0002400400200000000001	FIELDSTONE WAY		L-RIA	N-8	1	2.13	FLAHERTY DANIEL J & BERNADETTE	6/26/2020	3512	907 Q	V		\$111,533	\$ 52,363
0002420050000000000001	EAST SPUR ROAD		L-R1	N-8	1	2.6	CALITRI JOSEPH M	5/28/2019	3444	657 Q	V		\$ 78,000	\$ 30,000
0001180010000000000001	371 FOX HOLLOW ROAD		L-R1W	N-9	2	10.04	SABER JUDI A & RAYMUND J	4/15/2019	3438	431 Q	V		\$255,000	\$ 25,398
0001300650030000000001	GANSY ISLAND		L-R1W	N-9	2	1.24	SCHMIDT JOSEPH W & CLAUDETTE	11/4/2019	3473	259 Q	V		\$140,000	\$ 112,903
0001300650050000000001	GANSY ISLAND		L-R1W	N-9	2	1.58	MACARILLA ELIZABETH & PIWOWARSKI KEITH	5/24/2019	3444	480 Q	V		\$139,800	\$ 88,481

PID	Street	Street	LandUse	NeighCode	Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
000133006000000000000001	201	GILMAN POINT ROAD	L-R1W	N-9		2	0.93 ZUCK AVERY	1/11/2021	3559	922	Q	V	\$600,000	\$ 645,161
000133009000000000000001	229	GILMAN POINT ROAD	L-R1W	N-9		2	1.02 DAVIDOWSKY WILLIAM JR & DEBRA J	6/6/2019	3446	204	Q	V	\$500,000	\$ 490,196
000134008000000000000001	32	SCHNEIDER ROAD	L-R1W	N-9		2	3.79 KORN LAUREN MICHAELS & JERALD	9/17/2020	3531	441	Q	V	\$895,000	\$ 236,148
000161018000000000000001		FRYE ROAD	L-R1W	N-9		2	11.6 RIEHS MARTIN & CONNELLY SHELAGH TRUST	12/3/2020	3550	783	Q	V	\$150,000	\$ 12,931
000195007000000000000001	75	EAGLE SHORE ROAD	L-R1A	N-9		2	4.02 ANDERSON GEORGE A & GAIL	7/29/2019	3454	776	Q	V	\$750,000	\$ 186,567
0001950070010000000001	55	EAGLE SHORE ROAD	L-R1W	N-9		2	4.16 SCHNEEBERGER RAYMOND EMILE	4/24/2020	3500	891	Q	V	\$700,000	\$ 168,269
000204001000000000000001		BUZZELL COVE ROAD	L-R1W	N-9		2	1.6 HALL THOMAS & KIMBERLEE MODEHN TRUSTS	7/26/2019	3454	396	Q	V	\$670,000	\$ 418,750
0002640070010000000001	71	LEEWARD SHORES ROAD	L-R1W	N-9		2	0.46 PALMER PETER A & SUSAN R	6/25/2019	3448	982	Q	V	\$699,933	\$1,521,593
000018038000000000000001	1252	WHITTIER HIGHWAY	L-CI	N-G		3	1.91 SCHLEMMER JOHN P JR & SHANNON L	5/27/2020	3506	679	Q	V	\$ 67,000	\$ 35,079
000018039000000000000001		WHITTIER HIGHWAY	L-CI	N-G		3	1.31 CLIFFORD ERIC	8/2/2019	3455	1024	Q	V	\$ 65,000	\$ 49,618
000023034000000000000001	1232	WHITTIER HIGHWAY	L-R1	N-H		3	1.7 SM LAND HOLDINGS LLC	10/2/2020	3535	437	Q	V	\$101,533	\$ 59,725

Median Sale Price	\$ 85,000
Median Price Per Acre	\$ 56,291
Average Sale Price	\$ 168,696
Average Price Per Acre	\$ 125,003

N-4 Vacant Land Sales

PID	Street	Street	LandUse	NeighCode	Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
0000690240010000000001	GOV. WENTWORTH HWY	8 LINDAS WAY	L-R1	N-4	1	3.96	SCADUTO JASON	11/5/2020	3543	693	Q	V	\$110,000	\$ 27,778
0001030220000000000001			L-R1	N-4	1	29.58	HEIGHTS TRUST	3/8/2021	3573	546	Q	V	\$550,000	\$ 18,594

Median Sale Price	\$ 330,000
Median Price Per Acre	\$ 23,186
Average Sale Price	\$ 330,000
Average Price Per Acre	\$ 23,186

N-5 Vacant Land Sales

PID	Street	Street	LandUse	NeighCode Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
0000180370000000000001		BEN BERRY ROAD	L-R1	N-5	1	1.97 MCCLAUGHLIN MICHAEL & JOAN	1/8/2021	3559	608 Q	V		\$ 49,000	\$ 24,873
0000260090000000000001		SACHEM DRIVE	L-R1	N-5	1	7.11 SOUSA MICHAEL JR	1/6/2021	3558	981 Q	V		\$ 70,000	\$ 9,845
0000440210000000000001		34 LINCOLN DRIVE	L-R1	N-5	1	1.5 WYATT JOSEPH I & RUHM JUDITH L	9/30/2019	3465	1083 Q	V		\$ 42,000	\$ 28,000
0000490050000000000001		63 OSSIPPE MOUNTAIN RD	L-R1	N-5	1	22.31 CLARKE MICHELLE M & PETER J	10/25/2019	3471	21 Q	V		\$ 154,000	\$ 6,903
0000750080000000000001		171 BLAKE ROAD	L-R1	N-5	1	0.91 DIONNE JOHN	2/11/2021	3567	1117 Q	V		\$ 60,000	\$ 65,934
0000790140000000000001		567 RED HILL ROAD	L-R1	N-5	1	3.9 BLACKBURN WAYNE M	8/3/2020	3520	889 Q	V		\$ 54,000	\$ 13,846
0000920230000000000001		22 SUNRISE DRIVE	L-R1A	N-5	1	0.52 ARMSTRONG SHAWN & KERI	5/23/2019	3444	67 Q	V		\$ 85,000	\$ 163,462
0000930390000000000001		7 LILAC LANE	L-R1A	N-5	1	0.26 BARRY RYAN	10/1/2020	3535	20 Q	V		\$ 92,000	\$ 353,846
0000930920000000000001		LILAC LANE	L-R1A	N-5	1	0.2 LAVASSEUR GREGG & HEATHER	11/6/2020	3544	54 Q	V		\$ 95,000	\$ 475,000
0000930930000000000001		7 LEISURE DRIVE	L-R1A	N-5	1	0.24 MONGAN PETER & THERESA	10/14/2020	3537	828 Q	V		\$ 85,000	\$ 354,167
0000940120000000000001		3 VICTORY LANE	L-R1	N-5	1	1.66 DAWSON MATHEW D	3/9/2021	3573	898 Q	V		\$ 41,000	\$ 24,699
0000940160000000000001		VICTORY LANE	L-R1	N-5	1	1.5 LANCASTER FAMILY REVOCABLE TRUST	7/20/2020	3517	430 Q	V		\$ 39,000	\$ 26,000
0000940180000000000001		VICTORY LANE	L-R1	N-5	1	1.82 JONES JOHN P & BRENNIA M	12/22/2020	3555	768 Q	V		\$ 39,933	\$ 21,941
0001170160010000000001		GILMAN POINT ROAD	L-R1	N-5	1	4.56 FITZPATRICK ROY G JR	12/20/2019	3482	580 Q	V		\$ 34,000	\$ 7,456
0001200570000000000001		BADEN STREET	L-R1A	N-5	1	0.29 SCOLA MICHAEL L & AMANDA M	10/22/2020	3539	713 Q	V		\$ 42,533	\$ 146,666
0001210110000000000001		CORTINA STREET	L-R1A	N-5	1	0.96 LEOFANTI PAUL J JR & ALYCIA A	11/10/2020	3545	139 Q	V		\$ 59,000	\$ 61,458
0001211310000000000001		9 INTERLAKEN STREET	L-R1A	N-5	1	0.68 BORCHERS TIMOTHY B & RUTH M	3/20/2020	3495	111 Q	V		\$ 45,000	\$ 66,176
0001280400000000000001		59 JUNGFRAU STREET	L-R1A	N-5	1	1.09 BEDRICK KRISTEN E	6/6/2019	3446	182 Q	V		\$ 79,400	\$ 72,844
0001280410000000000001		CASANNA STREET	L-R1A	N-5	1	1.68 SHINE BRITNI JULEEN & EDWARD PATRICK	10/7/2019	3467	484 Q	V		\$ 89,933	\$ 53,532
0001280660000000000001		128 WINTERSPORT STREET	L-R1A	N-5	1	0.46 PIANA COURTNEY M & UMBERTO	6/11/2020	3509	741 Q	V		\$ 44,000	\$ 95,652
0001280740000000000001		OSLO STREET	L-R1A	N-5	1	0.23 BENNETT SUSAN C	7/24/2020	3518	399 Q	V		\$ 25,000	\$ 108,696
0001290310000000000001		9 CASSON STREET	L-R1A	N-5	1	0.79 DALTON GERALD F JR & TAMARA M	8/25/2020	3525	657 Q	V		\$ 73,533	\$ 93,080
0001290610000000000001		265 CASTLE SHORE ROAD	L-R1A	N-5	1	0.96 LEOMBRUNO RONALD & LILIANA C	10/22/2020	3539	735 Q	V		\$ 105,000	\$ 109,375
0001390040010000000001		BEAN ROAD	L-R1	N-5	1	3.51 REGIS LORI A FAMILY TRUST	11/3/2020	3542	1067 Q	V		\$ 125,000	\$ 35,613
0001430020000000000001		JENNIFERS PATH	L-R1	N-5	1	34 LEWIS JUSTIN B	3/13/2020	3494	147 Q	V		\$ 175,000	\$ 5,147
0001440360030000000001		BLACKADAR LANE	L-R1	N-5	1	4.98 FITZGERALD KATHLEEN D	2/16/2021	3568	809 Q	V		\$ 87,000	\$ 17,470
0001440360040000000001		41 BLACKADAR LANE	L-R1	N-5	1	5.55 CARLSON LYNDSEY	1/15/2021	3561	24 Q	V		\$ 75,000	\$ 13,514
0001500250010000000001		38 BERNDORF AVENUE	L-R1A	N-5	1	1.04 DADDONA FAMILY REV TRUST 2005	7/26/2019	3454	460 Q	V		\$ 80,000	\$ 76,923
0001500290000000000001		JOANNA STREET	L-R1A	N-5	1	0.34 COLLINS SCOTT J & KELLY A	11/20/2020	3547	961 Q	V		\$ 41,933	\$ 123,332
0001500460000000000001		BLACKS LANDING ROAD	L-R1A	N-5	1	0.75 EF NOMINEE TRUST	12/30/2020	3557	562 Q	V		\$ 45,000	\$ 60,000
0001520180040000000001		LADY SLIPPER LANE	L-R1	N-5	1	1.74 DORVAL DWAYNE A	4/24/2020	3500	979 Q	V		\$ 28,000	\$ 16,092
0001600310000000000001		CLARKS LANDING ROAD	L-R1	N-5	1	7.05 VILLIARD MICHAEL G & SCOTT RUBY A	6/8/2020	3508	891 Q	V		\$ 85,000	\$ 12,057
0001620920000000000001		SHAKER JERRY ROAD	L-R1	N-5	1	87 PETER BERAN	12/4/2020	3550	816 Q	V		\$ 266,000	\$ 3,057
0001660340000000000001		53 ROSS PATH	L-R1	N-5	1	6.4 RANA ALEXANDER & MICHELE LEE	10/5/2020	3535	849 Q	V		\$ 79,933	\$ 12,490
0001770270000000000001		254 SHAKER JERRY ROAD	L-R1	N-5	1	9.3 EBERHARD STEVE & LAURA	7/1/2020	3513	870 Q	V		\$ 65,000	\$ 6,989
0001810080000000000001		CHRISTMAS TREE LANE	L-R1A	N-5	1	2.81 LEVY TOBIN V TRUST/TRUSTEE	12/1/2020	3549	1039 Q	V		\$ 270,000	\$ 96,085
0001810090000000000001		CHRISTMAS TREE LANE	L-R1A	N-5	1	2.3 MACCOLL MALCOLM & DOROTHY M REVOC TRUSTS	11/13/2020	3545	956 Q	V		\$ 265,000	\$ 115,217
0001890030000000000001		FERRY ROAD	L-R1A	N-5	1	5.17 KIRBY KATHLEEN M	8/7/2020	3521	1054 Q	V		\$ 145,000	\$ 28,046
0001920170000000000001		502 MOULTONBORO NECK RD	L-R1	N-5	1	1.2 WOODAMAN GREGORY J & ROBIN E	5/28/2020	3506	814 Q	V		\$ 49,000	\$ 40,833
0002210580000000000001		64 COLBY ROAD	L-R1A	N-5	1	0.43 RUSSO JANICE	4/22/2020	3500	248 Q	V		\$ 120,000	\$ 279,070
0002640280000000000001		28 WOODVALE ROAD	L-R1A	N-5	1	1.1 DIORIO DAVID A & KIMBERLY K	3/3/2021	3572	311 Q	V		\$ 169,000	\$ 153,636

Median Sale Price	\$ 75,000
Median Price Per Acre	\$ 53,532
Average Sale Price	\$ 89,615
Average Price Per Acre	\$ 84,854

N-6 Vacant Land Sales

PID	Street	Street	LandUse	NeighCode	Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
000144029000000000000001		HIGH MEADOW ROAD	L-R1	N-6		1	1.42 MCWHINNIE MARIA & ROBERT	9/15/2020	3530	844	Q	V	\$ 79,933	\$ 56,291
000288007000000000000001		477 LONG ISLAND ROAD	L-R1	N-6		1	0.89 DOLPHIN POINT DEVELOPMENT LLC	9/10/2020	3529	1029	Q	V	\$ 80,000	\$ 89,888

Median Sale Price	\$ 79,967
Median Price Per Acre	\$ 73,089
Average Sale Price	\$ 79,967
Average Price Per Acre	\$ 73,089

N-7 Vacant Land Sales

PID	Street	Street	LandUse	NeighCode Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
0001600270000000000001	14	BLACK POINT ROAD	L-R1	N-7	1	7.7 CONWAY JAMES M JR & COOK THERESA J	4/1/2020	3496	1083	Q	V	\$118,400	\$ 15,377
0002830340000000000001		RIVERS ROAD	L-R1A	N-7	1	1.68 DUBREUIL BRIAN & KRISHA	10/6/2020	3536	168	Q	V	\$ 92,533	\$ 55,079

Median Sale Price	\$ 105,467
Median Price Per Acre	\$ 35,228
Average Sale Price	\$ 105,467
Average Price Per Acre	\$ 35,228

N-8 Vacant Land Sales

PID	Street	Street	LandUse	NeighCode	Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
0000240040020000000001	FIELDSTONE WAY	L-R1A	N-8	1	2.13	FLAHERTY DANIEL J & BERNADETTE		6/26/2020	3512	907	Q	V	\$111,533	\$ 52,363
0002420050000000000001	EAST SPUR ROAD	L-R1	N-8	1	2.6	CALTRI JOSEPH M		5/28/2019	3444	657	Q	V	\$ 78,000	\$ 30,000

Median Sale Price	\$ 94,767
Median Price Per Acre	\$ 41,181
Average Sale Price	\$ 94,767
Average Price Per Acre	\$ 41,181

N-9 Vacant Land Sales

PID	Street	Street	LandUse	NeighCode Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
000118001000000000000001	371	FOX HOLLOW ROAD	L-R1W	N-9	2	10.04 SABER JUDIA & RAYMUND J	4/15/2019	3438	431	Q	V	\$255,000	\$ 25,398
000113006500300000000001		GANSY ISLAND	L-R1W	N-9	2	1.24 SCHMIDT JOSEPH W & CLAUDETTE	11/4/2019	3473	259	Q	V	\$140,000	\$ 112,903
000130065005000000000001		GANSY ISLAND	L-R1W	N-9	2	1.58 MACARILLA ELIZABETH & PIWOWARSKI KEITH	5/24/2019	3444	480	Q	V	\$139,800	\$ 88,481
000133006000000000000001	201	GILMAN POINT ROAD	L-R1W	N-9	2	0.93 ZUCK AVERY	1/11/2021	3559	922	Q	V	\$600,000	\$ 645,161
000133009000000000000001	229	GILMAN POINT ROAD	L-R1W	N-9	2	1.02 DAVIDOWSKY WILLIAM JR & DEBRA J	6/6/2019	3446	204	Q	V	\$500,000	\$ 490,196
000134008000000000000001	32	SCHNEIDER ROAD	L-R1W	N-9	2	3.79 KORN LAUREN MICHAELS & JERALD	9/17/2020	3531	441	Q	V	\$895,000	\$ 236,148
000161018000000000000001		FRYE ROAD	L-R1W	N-9	2	11.6 RIEHS MARTIN & CONNELLY SHELAGH TRUST	12/3/2020	3550	783	Q	V	\$150,000	\$ 12,931
000195007000000000000001	75	EAGLE SHORE ROAD	L-R1A	N-9	2	4.02 ANDERSON GEORGE A & GAIL	7/29/2019	3454	776	Q	V	\$750,000	\$ 186,567
000195007001000000000001	55	EAGLE SHORE ROAD	L-R1W	N-9	2	4.16 SCHNEEBERGER RAYMOND EMILE	4/24/2020	3500	891	Q	V	\$700,000	\$ 168,269
000204001000000000000001		BUZZELL COVE ROAD	L-R1W	N-9	2	1.6 HALL THOMAS & KIMBERLEE MODEHN TRUSTS	7/26/2019	3454	396	Q	V	\$670,000	\$ 418,750
000264007001000000000001	71	LEEWARD SHORES ROAD	L-R1W	N-9	2	0.46 PALMER PETER A & SUSAN R	6/25/2019	3448	982	Q	V	\$699,933	\$1,521,593

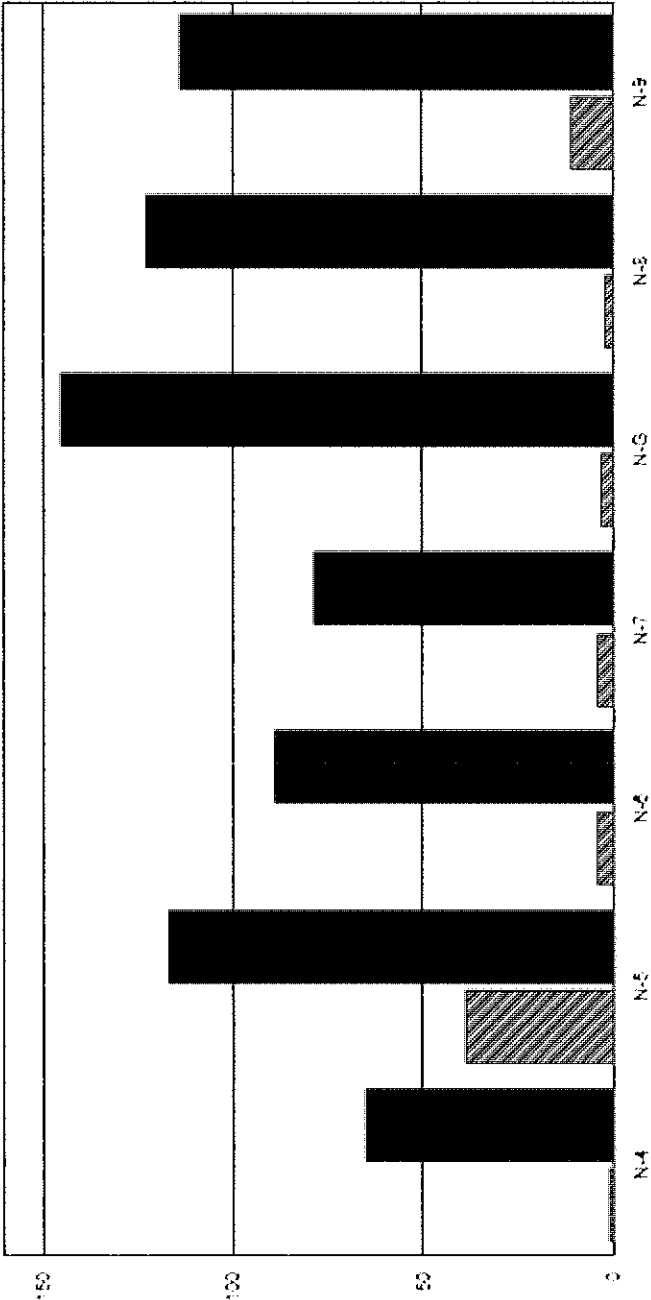
Median Sale Price	\$ 600,000
Median Price Per Acre	\$ 186,567
Average Sale Price	\$ 499,976
Average Price Per Acre	\$ 355,127

Commercial Location Vacant Land Sales

PID	Street	LandUse	NeighCode Zone	Acres	Owner1	SaleDate	SaleBook	SalePage	SaleQual	Vacant	SalePrice	Price/Acre
000018038000000000000001	1252 WHITTIER HIGHWAY	L-CI	N-G	3	1.91 SCHLEMMER JOHN P JR & SHANNON L	5/27/2020	3506	679 Q		V	\$ 67,000	\$ 35,079
000018039000000000000001	WHITTIER HIGHWAY	L-CI	N-G	3	1.31 CLIFFORD ERIC	8/2/2019	3455	1024 Q		V	\$ 65,000	\$ 49,618
000023034000000000000001	1232 WHITTIER HIGHWAY	L-R1	N-H	3	1.7 SM LAND HOLDINGS LLC	10/2/2020	3535	437 Q		V	\$101,533	\$ 59,725

Median Sale Price	\$ 67,000
Median Price Per Acre	\$ 49,618
Average Sale Price	\$ 77,844
Average Price Per Acre	\$ 48,141

Moultonborough:Median A/S Ratio by Neighborhood



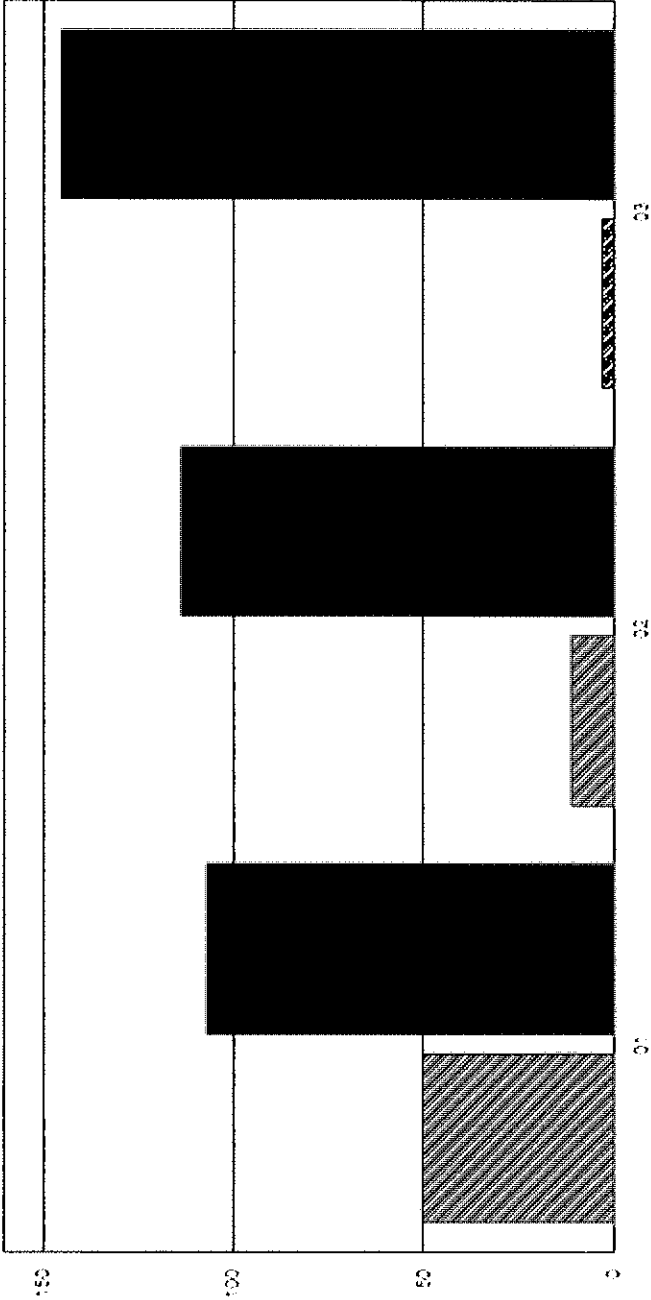
	# of Parcels	Median A/S x 100
N-4	1	64.82
N-5	39	116.67
N-6	4	89.26
N-7	4	78.34
N-8	3	144.93
N-9	2	122.66
	11	113.88

Moultonborough: Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
0	1	0.00
0 to .5	8	91.21
.5 to 1	7	98.83
1 to 2	20	138.79
2 to 10	23	107.14
> 10	5	133.41
64		

Moultonborough:Median A/S Ratio by Zone



	# of Parcels	Median A/S x 100
01	50	107.00
02	11	113.88
03	3	144.93

Appendix K
Building Valuation Reports

Moultonborough NH Building Rates 2021

Local Cost and Adjustment Factors Calibrated to March 2021

Style

Split Level	Base rate at 1,600 square feet Living Area	\$	87.50
	Energy/Climate Adjustment	\$	2.33
		\$	89.83
	Second Quarter Adjustment Factor		1.04
	Local Cost Adjustment (Interpolated *)		1.01
	Adjusted Base rate	\$	94.36
	Utilities Adjustment	\$ 10,000.00	
		1600	\$ 6.25
	Adjusted Base Rate	\$	100.61
	Reconciled Per Square Foot Cost	\$	101.00
Ranch	Base rate at 1,600 square feet Living Area	\$	92.50
	Energy/Climate Adjustment	\$	2.40
		\$	94.90
	Second Quarter Adjustment Factor		1.04
	Local Cost Adjustment (Interpolated *)		1.01
	Adjusted Base rate	\$	99.68
	Utilities Adjustment	\$ 10,000.00	
		1600	\$ 6.25
	Adjusted Base Rate	\$	105.93
	Reconciled Per Square Foot Cost	\$	106.00

Moultonborough NH Building Rates 2021

Cape	Base rate at 1,800 square feet Living Area		\$	83.50
	Energy/Climate Adjustment		\$	2.04
			\$	85.54
	Second Quarter Adjustment Factor			1.04
	Local Cost Adjustment (Interpolated *)			1.01
	Adjusted Base rate		\$	89.85
	Utilities Adjustment	\$ 10,000.00		
		1800	\$	5.56
	Adjusted Base Rate		\$	95.41
	Reconciled Per Square Foot Cost *		\$	99.00
Colonial	Base rate at 2,200 square feet Living Area		\$	80.00
	Energy/Climate Adjustment		\$	2.27
			\$	82.27
	Second Quarter Adjustment Factor			1.04
	Local Cost Adjustment (Interpolated *)			1.01
	Adjusted Base rate		\$	84.03
	Utilities Adjustment	\$ 10,000.00		
		2200	\$	4.55
	Adjusted Base Rate		\$	88.58
	Reconciled Per Square Foot Cost *		\$	97.00

* Reconciled to a higher per square foot rate as local market demand high for style

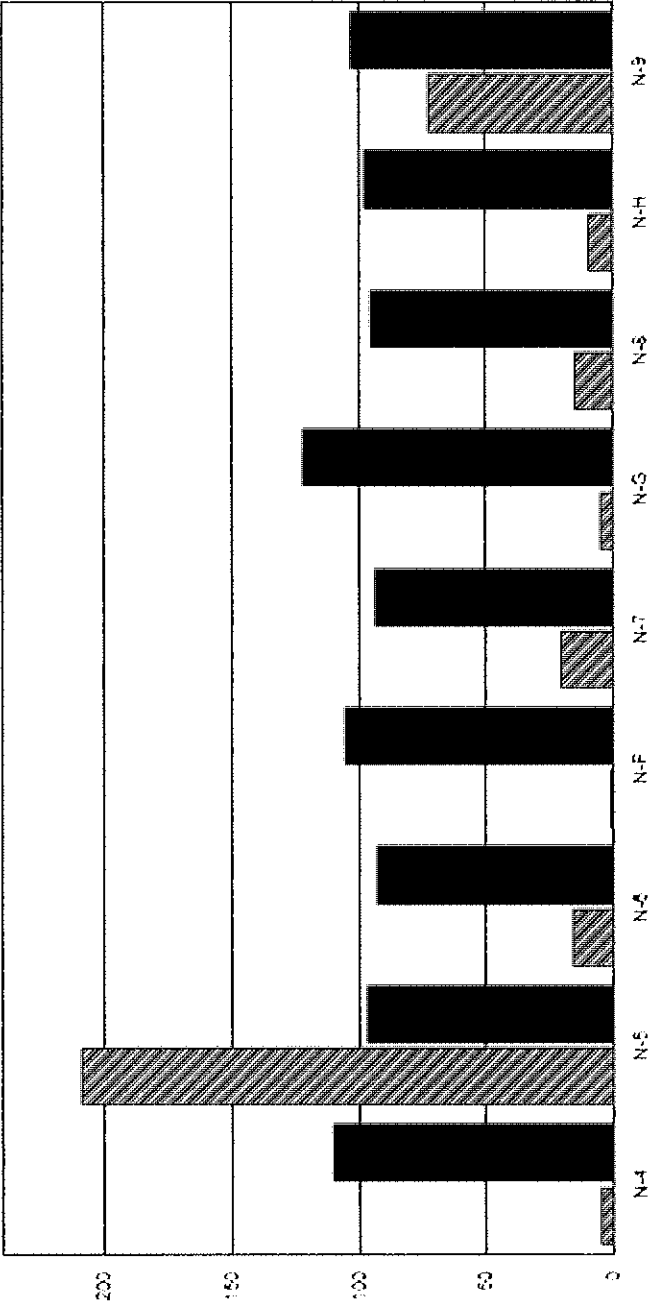
Sales Analysis Statistics

Number of Sales	352	Mean Sales	1.0144
Mean Price	0.0000	Mean Price	0.9720
Median Price	2.2757	Median Price	0.2799
Standard Deviation	0.9912	Standard Deviation	18.8307
		Price Sales Correlation	1.0233

Sales Analysis Criteria

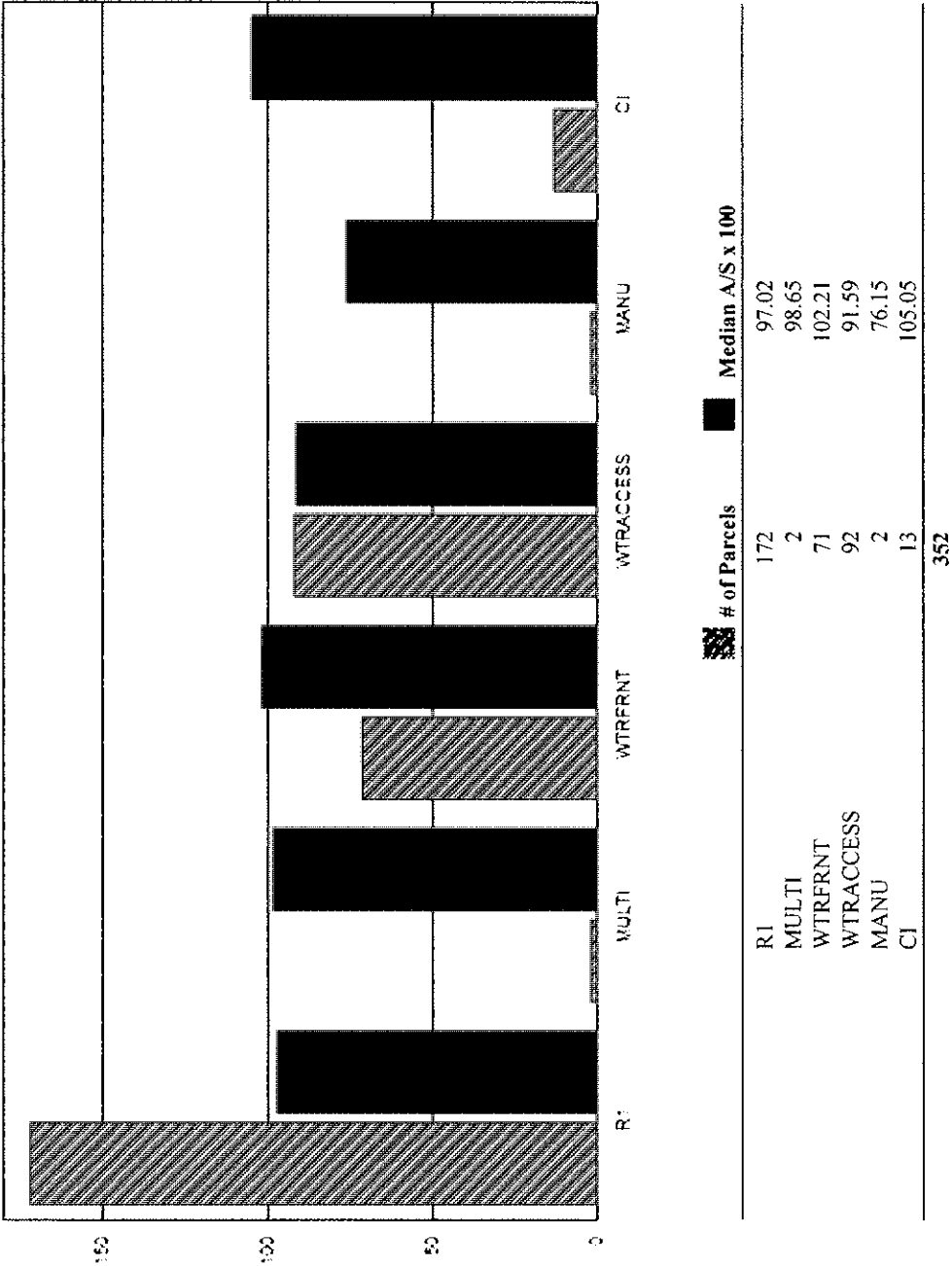
Product Name	Product Description	Product Price
Product A	Product A Description	Product A Price
Product B	Product B Description	Product B Price
Product C	Product C Description	Product C Price
Product D	Product D Description	Product D Price
Product E	Product E Description	Product E Price
Product F	Product F Description	Product F Price
Product G	Product G Description	Product G Price
Product H	Product H Description	Product H Price
Product I	Product I Description	Product I Price
Product J	Product J Description	Product J Price
Product K	Product K Description	Product K Price
Product L	Product L Description	Product L Price
Product M	Product M Description	Product M Price
Product N	Product N Description	Product N Price
Product O	Product O Description	Product O Price
Product P	Product P Description	Product P Price
Product Q	Product Q Description	Product Q Price
Product R	Product R Description	Product R Price
Product S	Product S Description	Product S Price
Product T	Product T Description	Product T Price
Product U	Product U Description	Product U Price
Product V	Product V Description	Product V Price
Product W	Product W Description	Product W Price
Product X	Product X Description	Product X Price
Product Y	Product Y Description	Product Y Price
Product Z	Product Z Description	Product Z Price

Moultonborough:Median A/S Ratio by Neighborhood

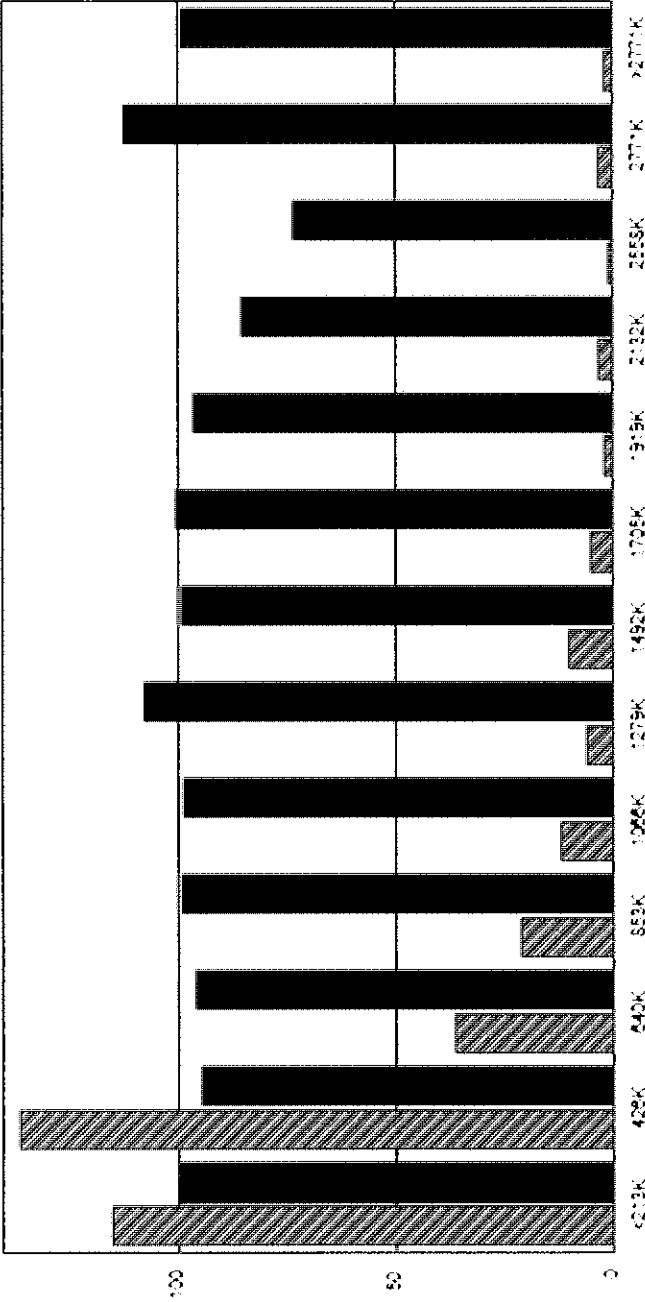


	# of Parcels	Median A/S x 100
N-4	5	110.03
N-5	209	96.22
N-6	16	92.63
N-7	1	105.05
N-8	20	93.08
N-9	5	121.86
		95.20
		97.56
		102.54
		352

Moultonborough:Median A/S Ratio by Improved Use

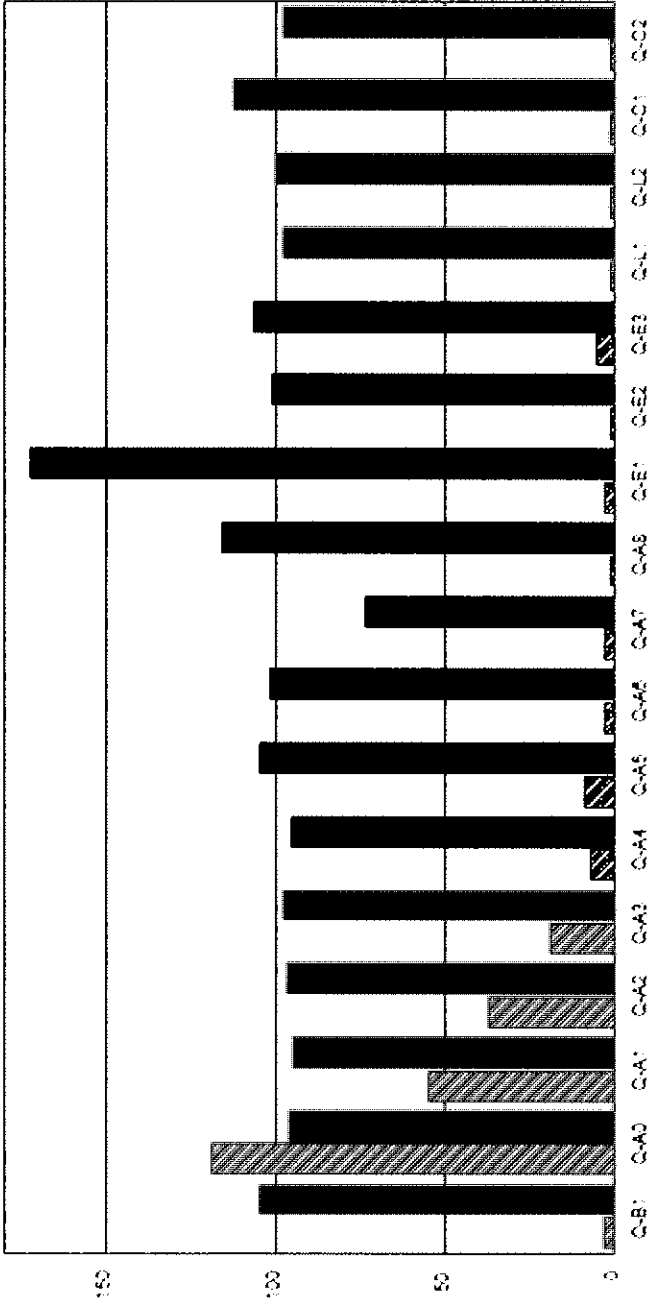


Moultonborough: Median A/S Ratio by Sale Price



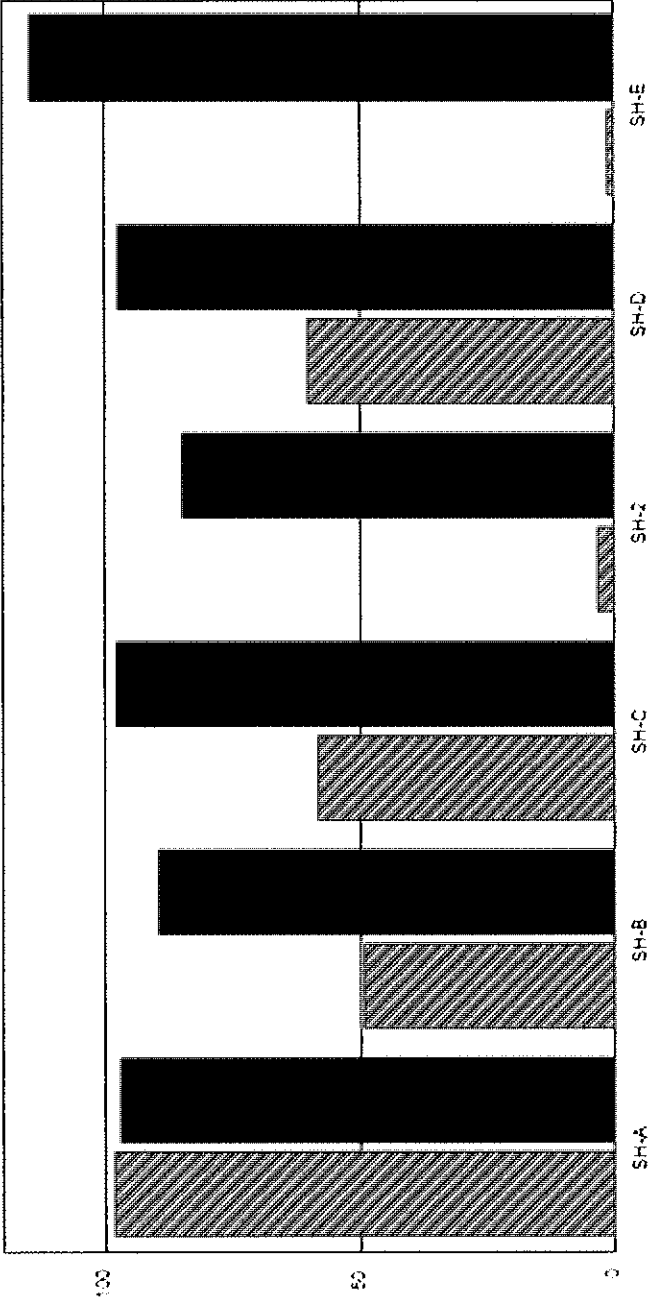
	# of Parcels	Median A/S x 100
<213K	115	99.79
213K - 426K	136	94.22
426K - 640K	36	95.99
640K - 853K	21	99.07
853K - 1066K	12	98.71
1066K - 1279K	6	107.91
1279K - 1492K	10	99.13
1492K - 1705K	5	100.26
1705K - 1919K	2	96.05
1919K - 2132K	3	85.01
2132K - 2344K	1	73.48
2344K - 2558K	3	112.32
2558K - 2771K	2	98.96
>2771K	352	

Moultonborough:Median A/S Ratio by Building Quality



	# of Parcels	Median A/S x 100
Q-B1	3	105.05
Q-A0	119	96.05
Q-A1	55	94.79
Q-A2	37	96.74
Q-A3	19	97.51
Q-A4	7	95.20
Q-A5	9	104.71
Q-A6	3	102.21
Q-A7	3	73.48
Q-A8	1	116.03
Q-E1	3	172.54
Q-E2	1	101.55
Q-E3	5	106.38
Q-L1	1	97.52
Q-L2	1	99.88
Q-C1	1	112.43
Q-C2	1	98.04

Moultonborough:Median A/S Ratio by Story Height



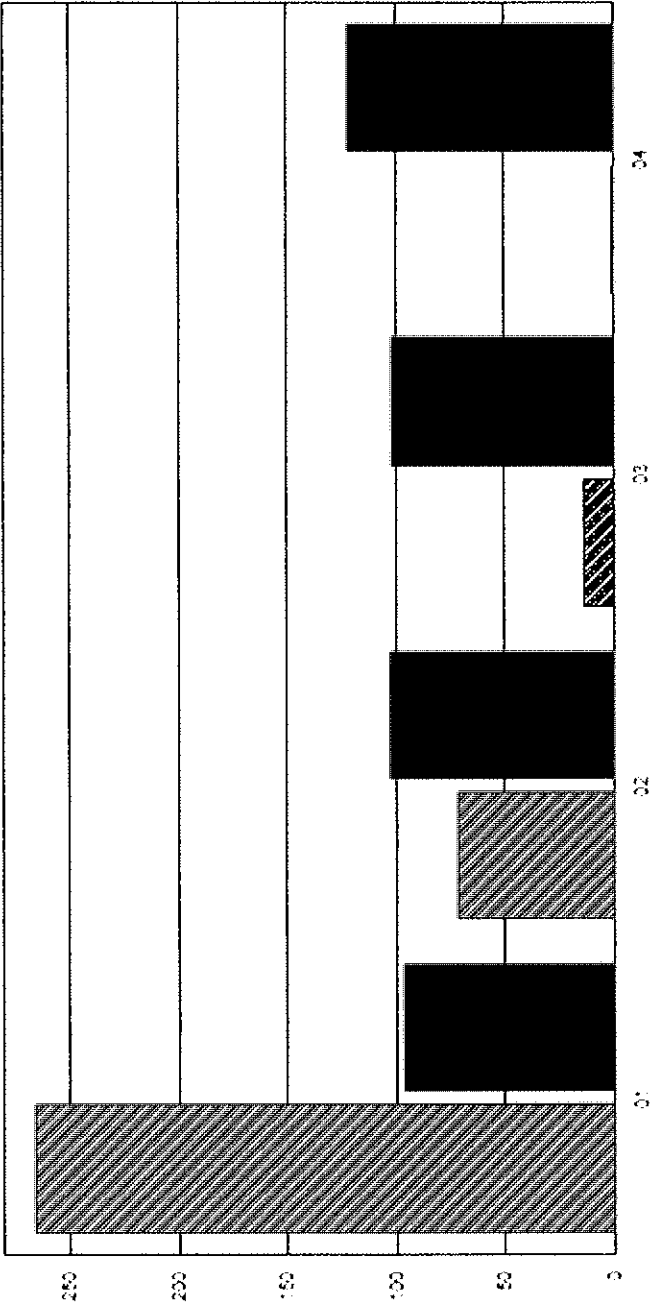
	# of Parcels	Median A/S x 100
SH-A	98	97.18
SH-B	49	89.44
SH-C	58	97.62
SH-2	3	84.77
SH-D	60	97.41
SH-E	1	114.68

Moultonborough:Median A/S Ratio by Effective Area



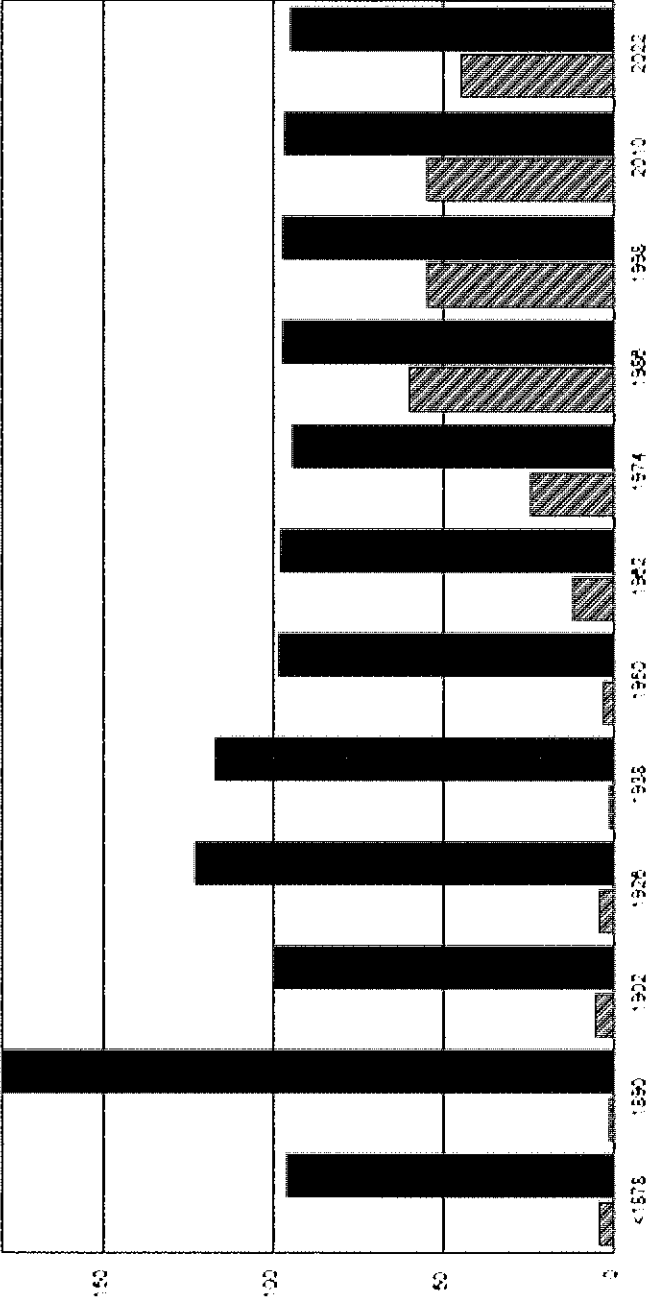
	# of Parcels	Median A/S x 100
<809	15	94.61
810 to 1,618	70	91.33
1,619 to 2,427	83	95.93
2,428 to 3,236	61	98.83
3,237 to 4,045	20	96.00
4,046 to 4,854	4	106.92
4,855 to 5,663	8	112.37
5,664 to 6,472	4	136.64
6,473 to 8,090	1	98.04
>10,517	3	111.11
	269	

Moultonborough:Median A/S Ratio by Zone



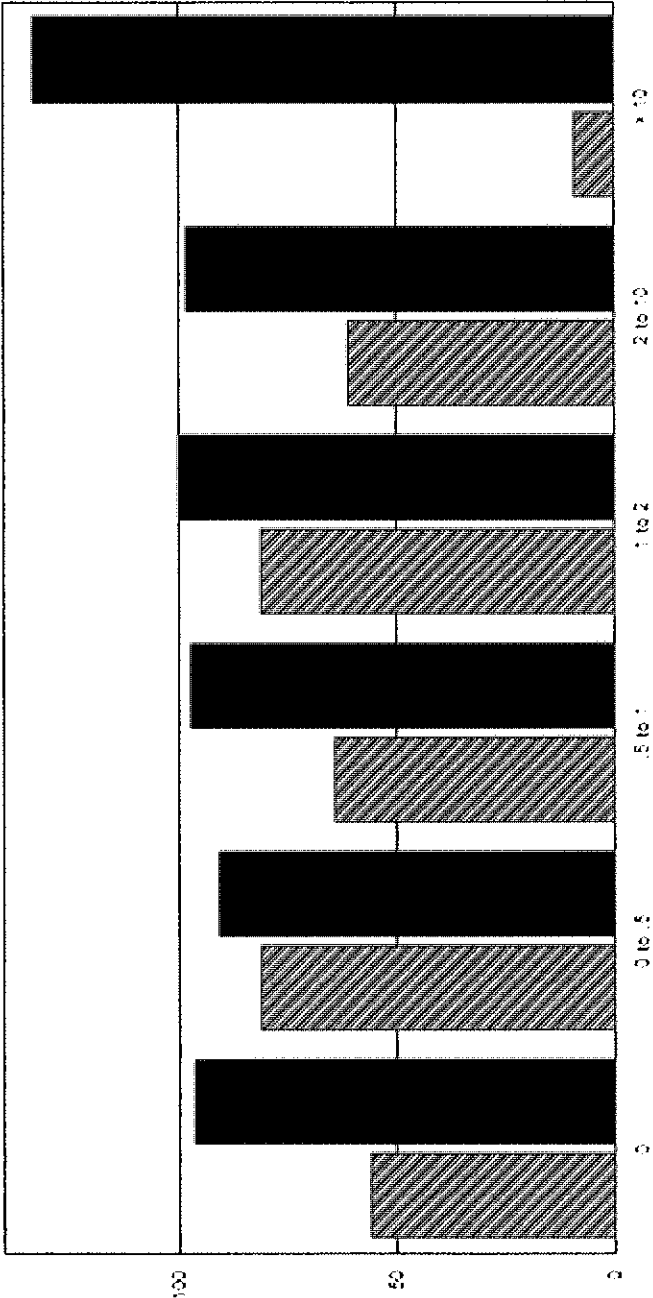
	# of Parcels	Median A/S x 100
01	266	95.88
02	71	102.87
03	14	101.30
04	1	121.86
	352	

Moultonborough:Median A/S Ratio by Year of Construction



	# of Parcels	Median A/S x 100
<1878	4	96.23
1878 to 1890	1	179.55
1890 to 1902	5	99.61
1902 to 1915	4	123.30
1915 to 1926	1	117.09
1926 to 1938	3	98.38
1938 to 1950	12	97.56
1950 to 1962	24	94.49
1962 to 1974	60	97.21
1974 to 1986	55	96.93
1986 to 1998	55	96.77
1998 to 2010	45	94.85
2010 to 2022		

Moultonborough:Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
0	56	96.28
0 to .5	81	90.58
.5 to 1	64	97.16
1 to 2	81	99.98
2 to 10	61	98.12
> 10	9	133.41
	352	

Appendix L
Land Valuation Tables

Land Pricing Zones

Zone 01		
Description: RES/AGRI	\$ 29,600 @	0.010 ac
Lot Size: 1.00	\$ 33,700 @	0.020 ac
Frontage: 100	\$ 38,600 @	0.100 ac
Lot Price: \$ 56,600	\$ 43,600 @	0.250 ac
Excess Acreage: \$ 4,000	\$ 47,500 @	0.500 ac
Excess Frontage: \$ 0	\$ 53,600 @	0.750 ac
	\$ 56,600 @	1.000 ac
	\$ 56,600 @	1.000 ac
	\$ 56,600 @	1.000 ac

Zone 02		
Description: RES/AGRI WATER	\$ 29,600 @	0.010 ac
Lot Size: 1.00	\$ 33,700 @	0.020 ac
Frontage: 150	\$ 38,600 @	0.100 ac
Lot Price: \$ 56,600	\$ 43,600 @	0.250 ac
Excess Acreage: \$ 28,000	\$ 47,500 @	0.500 ac
Excess Frontage: \$ 0	\$ 53,600 @	0.750 ac
	\$ 56,600 @	1.000 ac
	\$ 56,600 @	1.000 ac
	\$ 56,600 @	1.000 ac

Zone 03		
Description: COMMERCIAL	\$ 32,500 @	0.010 ac
Lot Size: 1.00	\$ 37,000 @	0.020 ac
Frontage: 150	\$ 42,400 @	0.100 ac
Lot Price: \$ 62,300	\$ 47,900 @	0.250 ac
Excess Acreage: \$ 4,000	\$ 52,300 @	0.500 ac
Excess Frontage: \$ 0	\$ 58,800 @	0.750 ac
	\$ 62,300 @	1.000 ac
	\$ 62,300 @	1.000 ac
	\$ 62,300 @	1.000 ac

Zone 04		
Description: MIXED USE	\$ 1,000 @	0.010 ac
Lot Size: 1.00	\$ 10,000 @	0.100 ac
Frontage: 100	\$ 20,000 @	0.250 ac
Lot Price: \$ 59,000	\$ 30,000 @	0.300 ac
Excess Acreage: \$ 4,000	\$ 40,000 @	0.500 ac
Excess Frontage: \$ 100	\$ 50,000 @	0.750 ac
View: \$ 50,000	\$ 59,000 @	1.000 ac
	\$ 59,000 @	1.000 ac
	\$ 59,000 @	1.000 ac

Zone 05		
Description: COMMERCIAL/WF	\$ 32,500 @	0.010 ac
Lot Size: 1.00	\$ 37,000 @	0.020 ac
Frontage: 150	\$ 42,400 @	0.100 ac
Lot Price: \$ 62,300	\$ 47,900 @	0.250 ac
Excess Acreage: \$ 4,000	\$ 52,300 @	0.500 ac
Excess Frontage: \$ 0	\$ 58,800 @	0.750 ac
	\$ 62,300 @	1.000 ac
	\$ 62,300 @	1.000 ac
	\$ 62,300 @	1.000 ac

Land Use Codes	
Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-C	EXEMPT-COMMON AREA
EX-F	EXEMPT-FED
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
1	AVG -60 - 40%	40
2	AVG -50 - 50%	50
3	AVG -40 - 60%	60
4	AVG -20 - 80%	80
5	AVG +8 - 108%	108
6	AVG +15 - 115%	115
7	AVG +50 - 150%	150
8	AVG +70 - 170%	170
9	AVG +720 - 800%	800
A	AVG - 60 - 40%	40
B	AVG - 50 - 50%	50
C	AVG - 40 - 60%	60
D	AVG - 20 - 80%	80
E	AVG 100%	100
F	AVG +130 - 130%	130
G	AVG +150 - 150%	150
H	AVG +170 - 170%	170
I	AVG +220 - 220%	220
J	AVG +400 - 400%	400
X	BACKLAND	100

Site Modifiers		
Code	Description	Factor
A	AVERAGE	100
B	BEST	100
BC1	BLACK CAT ISLAND	225
BCK	BUCKINGHAM ESTATE	170
BLD	BALD PEAK NO VW/WA	425
BM1	BALMORAL - INLAND	160
BM2	BALMORAL-MIDDLE B	82
BM3	BALMORAL-SHANNON B	55
BM4	BALMORAL-WF	110
BP1	BALD PEAK-HIGH RIDG	730
BP4	BALD PEAK -VIEW/WA	490
BP5	BALD PEAK-WF	300
BP6	BALD PEAK-WOOD LAN	190
BY1	BERRY POND-WF	30
C	UND CLEAR	100
DR1	DRIFTWOOD W/DOCKS	270
DR2	DRIFTWOOD-WF	360
E	EXCELLENT	100
F	FAIR	100
FH1	FAR ECHO HARBOR	370
FH2	FAR ECHO-LOC/VIEW	750
FH3	FAR ECHO HRBR-WF	235
G	GOOD	100
GD1	GARLAND POND	20
HC1	HERMIT COVE - WF	135
HC2	HERMIT COVE-NR WF	300
HD1	HARBOURSIDE-WF	165
HD2	HARBOURSIDE-INLAND	270
HT1	HEATHERWOOD	170
IQ	IROQUOIS/GRUNWALD-	275
IS1	ISLAND W/ELECTRIC	75
IS2	ISLAND W/O ELECTRIC	45
KN2	BRCHW-KNSTKA/WINN W	155
KN3	BIRCHWD/KNSATKA/B	140
KN4	LAKE KANASTKA LOC-	65
KW1	KILNWOOD	180
LE1	LEES POND	70
LW1	LEAWARD SHORES-W/	150
LY1	LEDGY POND-WF	35
MBY	MOULTONBORO BAY-	175
N	NATURAL	100
OR1	ORTON LANE - WA	150
PND	HERON/KANASATKA-W	105
SAN	SANDY COVE ASSOC-W	285
SQ1	SQUAM LAKE	430
SQ2	SQUAM LAKE ISLANDS	160
SV1	SUISSEVALE - INLAND	210
SV12	OFF CASTLE SHORE-WF	185
U	UNDEV WOODS	100
W01	WINDERMERE/WILDWO	310
W02	WINNI W/NICE VIEW	223
W05	SMALL WF / NR MARIN	205
W07	LAKE WINNI WF-NCE V	200
W09	COVE/WATER VW	127
W10	CAVALIER COVE WF	120
W12	WF/VIEWS - GOOD SZE	214
W13	WINNIPESAUKEE	250
W14	MLTNBORO BAY-SML L	192
W15	WATERFRNT COVE-NO V	180
W16	BLACKKEY COVE- WF	245
W17	GD ACCESS TO WINNI	360
W19	LEES MILLS MBAY-WF	125
WA1	SS/KB/SB - INLAND	240
WA2	STHRLIE SHRES - WF	214
WD1	WILDWOOD INLAND/	180
WIN	EAGLE SHR/STMBT LN	235
WK1	WAKONDAH POND	75
WN1	LAKE & MTN VIEWS	210
WPA	WA/PRTL VW- INLAND	135
WS1	WESTPOINT ASSOC - W	200
XW1	CROSSWINDS-WF NR B	150
XW2	CROSSWINDS-INLAND	450
Y	VERY GOOD	100

Topography Modifiers		
Code	Description	Factor
1	ABOVE STREET	100
2	BELOW STREET	100
3	LOW	100
4	SWAMPY	100
5	LEDGE	100
F	SEVERE	100
L	LEVEL	100
M	MILD	100
MO	MODERATE	100
R	ROLLING	100
S	STEEP	100

Road Modifiers		
Code	Description	Factor
1	SEMI-IMPROVED	100
2	PROPOSED	100
3	ALLEY	100
4	NONE	100
G	GRAVEL/DIRT	100
K	UNDEVELOPED	100
P	PAVED	100

Driveway Modifiers		
Code	Description	Factor
G	GRAVEL/DIRT	100
N	NATURAL/GRASS	100
P	PAVED	100
U	UNDEVELOPED	100

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	\$ 38.00	\$ 57.00
CUMO	MNGD OTHER	\$ 24.00	\$ 36.00
CUMW	MNGD PINE	\$ 73.00	\$ 110.00
CUUH	UNMNGD HARDWD	\$ 57.00	\$ 86.00
CUUL	UNPRODUCTIVE	\$ 24.00	\$ 24.00
CUUO	UNMNGD OTHER	\$ 40.00	\$ 60.00
CUUW	UNMNGD PINE	\$ 122.00	\$ 183.00
CUWL	WETLANDS	\$ 24.00	\$ 24.00

View Subjects		
Code	Description	Factor
	UNSPECIFIED	100
VU	VIEW - 98	100
VW	VIEW - 99	100

View Widths		
Code	Description	Factor
AV VW	AVERAGE VW	100
NV	NARROW VIEW	100
PANVW	PANORAMIC VW	100
TUN	TUNNEL VIEW	100
	UNSPECIFIED	100
WD VW	WIDE VW	100

View Depths		
Code	Description	Factor
PART	PARTIAL VW	100
UNOB	UNOBSTRUCTED VW	100
	UNSPECIFIED	100

View Distances		
Code	Description	Factor
CLS	CLOSE	100
DST	DISTANT	100
EXT	EXTREME	100
	UNSPECIFIED	100

Water Body Frontage Foot Factors			
Water Body Name	Base Value	Frontage Feet	Factor
WINNIPESAUKEE	\$ 0	100 ft.	100

Water Frontage Access		
Code	Description	Factor
WA	WATER ACCESS	0

Water Frontage Location		
Code	Description	Factor
WA	WATER FRONTAGE	0

Water Frontage Topography		
Code	Description	Factor
WF	LOCATION	0

Appendix M

Building Valuation Tables

Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.25	80.00	COM
CAR	HORSE STABLE/ARENA	1.00	39.00	COM
CBB	BRANCH BANK	1.00	125.00	COM
CC3	CAMP COMMERCIAL	1.00	77.00	COM
CCC	COUNTRY CLUB	1.00	82.00	COM
CCG	COMM-CAMPGROUND	1.00	77.00	COM
CCH	CHURCHES	1.00	143.00	COM
CCO	CONVENIENT STO	1.00	131.00	COM
CCW	CAR WASH	1.00	95.00	COM
CDC	DAY CARE	1.00	91.00	COM
CDD	DISC DEPT STRE	1.00	48.00	COM
CDK	COMMERCIAL BOAT DOCK	1.00	65.00	COM
CDL	DRY CLN/LAUNDR	1.00	69.00	COM
CFF	FAST FOOD REST	1.00	137.00	COM
CFL	FAST FOOD LOCA	1.00	81.00	COM
CGO	GARAGE/OFFICE	1.00	65.00	COM
CHC	HEALTH CLUB	1.00	91.00	COM
CHO	HOTEL	1.00	78.00	COM
CIN	INN	1.00	82.00	COM
CIR	AIRPORT HANGAR	2.00	63.00	COM
CLC	CLUBS/LODGES	1.00	88.00	COM
CMD	MEDICAL OFFICE BLDG	1.00	102.00	COM
CMT	MOTELS	1.00	84.00	COM
CNC	NIGHT CLUB/BAR	1.00	81.00	COM
COA	OFFICE/APT	1.00	76.00	COM
COF	OFFICE BLDG	1.00	88.00	COM
COW	OFFICE/WAREHS	1.00	60.00	COM
CPB	PROFESS. BLD	1.00	100.00	COM
CPG	PRE-ENG GARAGE	1.00	39.00	COM
CPO	POST OFFICES	1.25	101.00	COM
CPW	PRE-ENG WAREHS	1.00	39.00	COM
CQB	QUONSET BLDG	1.00	21.00	COM
CR1	RANCH (COM)	1.00	103.00	COM
CRA	RETAIL/APT	1.25	76.00	COM
CRE	RES STYLE COMM	1.00	103.00	COM
CRS	RESTAURANT	1.00	100.00	COM
CS2	SERV STATION	1.00	58.00	COM
CSC	SHOP CENTER	1.00	83.00	COM
CSE	SELF STORAGE	1.00	33.00	COM
CSO	STORE/OFFICE	1.00	75.00	COM
CSS	SERVICE REPR/SHOP	1.00	57.00	COM
CST	STORE	1.00	64.00	COM
CTE	THEATERS ENCL.	1.00	78.00	COM
CWH	COMM WAREHSE	1.00	43.00	COM
CYC	DORMITORY/YOUTH CAMP	1.00	83.00	COM
EAB	ACCESSORY BLDG (EXEM	1.00	1.00	RES
ECE	CENTURY + (EXEMPT)	1.00	108.00	RES
ECR	CHURCH RECTORY	1.00	129.00	RES
EF3	FIRE STATION	1.00	149.00	COM
EGA	EXEMPT GARAGE	1.00	43.00	COM
EHG	HIGHWAY GARAGE	1.00	54.00	COM
EIW	INDUS. WAREHSE (EXEM	1.00	38.00	RES
ELB	LIBRARY	1.00	154.00	COM
ELC	CLUBS/LODGES (EXEMPT	1.00	81.00	RES
EMA	MUSEUM/ART GAL	1.00	79.00	RES
EOA	OFFICE/APT (EXEMPT)	1.00	71.00	RES
EOF	EXEMPT OFFICE	1.00	84.00	COM
EOM	OTHER MUNICIP	1.00	81.00	RES
EPG	PRE-ENG GARAGE (EXEM	1.00	37.00	RES
ESC	SCHOOLS/COLLEGE	1.00	137.00	COM
ETH	TOWN HALL	1.00	137.00	COM
ETO	TOWN OFFICES	1.00	92.00	COM
EWB	COMM WAREHSE (EXEMPT	1.00	40.00	RES
IAB	ACCESSORY BLDG (IND)	1.00	1.00	IND
IC3	CAMP COMMERCIAL (IND	1.00	70.00	IND
IHV	HEAVY INDUST	1.00	74.00	IND
IIW	INDUS. WAREHSE	1.00	41.00	IND
IND	LIGHT INDUSTRIAL	1.00	38.00	IND
IPG	PRE-ENG GARAGE	1.00	36.00	IND
IPW	PRE-ENG WAREHS (IND)	1.00	36.00	IND

Building Sub Area Codes & Values		
Code	Description	Factor
ADU	ACCESS DWELLING UNIT	1.00
ARN	ARENA	1.00
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BM1	1-STORY BSMNT - FIN	0.80
BM2	1-STORY BSMNT -UNFIN	0.50
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
CAN	CANOPY	0.10
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DCK	COMMERCIAL BOAT DOCK	1.00
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
FSP	SCREEN PORCH	0.70
GAR	GARAGE ATTACHED	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.25
LDK	LOADING AREA	0.20
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
RBF	RAISED BSMNT FIN	0.50
RBU	RAISED BSMNT UNFIN	0.25
SLB	SLB FOUNDATION	0.00
STB	HORSE STABLE	1.00
STD	STORE DISPLAY AREA	1.00
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

ISS	SERVICE SHOPS (IND)	1.00	52.00	IND
ITB	TELEPHONE/CBLE BLDG	1.00	129.00	IND
MHS	MOBILE HOMES	3.00	58.00	MFH
RAB	ACCESSORY BLDG (RES)	1.00	1.00	RES
RAD	ADIRONDACK	1.00	117.00	RES
RCI	CHALET	1.00	93.00	RES
RCA	CAMP	1.00	60.00	RES
RCC	CAPE COD	1.00	99.00	RES
RCE	CENTURY/VICTORIAN	1.00	102.00	RES
RCL	COLONIAL	1.00	99.00	RES
RCN	CONVENTIONAL	1.00	97.00	RES
RCT	COTTAGE	1.00	68.00	RES
RCU	CUSTOM	1.00	180.00	RES
RFD	DUPLEX	1.00	95.00	RES
RGA	GARAGE/APT	1.00	81.00	RES
RMC	FAMILY CONVER.	1.00	91.00	RES
RMO	MODERN/CONTEMP	1.00	108.00	RES
RNA	ARENA/STABLE	1.00	31.00	RES
ROA	ARBOR	1.00	255.00	RES
ROB	ARBOR W/F	1.00	318.00	RES
RPA	BALD PK 2= + 2000 SF	1.00	305.00	RES
RPB	BALD PK 2= >2000 SF	1.00	370.00	RES
RPC	BALD PEAK 3	1.00	370.00	RES
RPM	PARK MODEL	4.00	55.00	MFH
RQA	CAV COVE WATERSIDE	1.00	350.00	RES
RQB	CAV COVE-DETHD UNIT	1.00	320.00	RES
RQC	CAV COVE-TOWNHOUSE	1.00	295.00	RES
RRR	RANCH	1.00	106.00	RES
RRR	RAISED RANCH	1.00	103.00	RES
RSL	TRI/SPLIT-LEVEL	1.00	95.00	RES
RTA	FAMILY TRUST	1.00	290.00	RES
RTT	TRAVEL TRAILER	4.00	28.00	MFH
RUA	HARBORSIDE-HOUSE	1.00	290.00	RES
RUB	HARBORSIDE - 2 STY	1.00	260.00	RES
RUC	HARBORSIDE WATERFRON	1.00	315.00	RES
RVA	JON LND BLD 1+8	1.00	385.00	RES
RVB	JON LND BLD 2-7	1.00	290.00	RES
RVC	JON LND BLD 11+12	1.00	290.00	RES
RVD	JON LND BLD 9/9A&10	1.00	230.00	RES
RVE	JON LND BLD13-15	1.00	245.00	RES
RVV	WEST WYNDE CONDO	1.00	110.00	RES
RWA	LNDS END-WATERSIDE	1.00	425.00	RES
RWB	LNDS END-DETHD UNIT	1.00	345.00	RES
RWC	LNDS END-HOUSE UNIT	1.00	210.00	RES
RXA	SLPY HOLLOW-WATER	1.00	480.00	RES
RXB	SLPY HOLLOW-RD SIDE	1.00	320.00	RES
RXC	SLPY HOLLOW-DET UNIT	1.00	340.00	RES
RXD	SLPY HOLLOW-BMT UNIT	1.00	235.00	RES
RYA	STAFFORSHIRE-WATER	1.00	390.00	RES
RYB	STAFFORSHIRE-RDSIDE/VW	1.00	210.00	RES
RYC	STAFFORSHIRE-MID UNIT	1.00	238.00	RES
RZA	WINDWARD WAY	1.00	380.00	RES
RZB	WINDWARD AVENUE	1.00	350.00	RES
RZC	WINDWARD SENTER COVE	1.00	288.00	RES
UOF	UTILITY-OFFICE	1.00	120.00	RES

Building Quality Adjustments		
Code	Description	Factor
A0	AVG 100%	1.05
A1	AVG+10	1.13
A2	AVG+20	1.20
B1	BELOW AVERAGE	0.80
C1	CUSTOM	4.00
C2	CUSTOM +70	4.60
C3	CUSTOM +90	5.40
E1	EXCELLENT	2.20
E2	EXCELLENT+20	2.50
E3	EXCELLENT+40	2.80
A3	GOOD	1.25
A4	GOOD+15	1.45
A5	GOOD+25	1.50
L1	LUXURIOUS	3.10
L2	LUXURIOUS +25	3.40
L3	LUXURIOUS +50	3.70
B2	MINIMUM	0.70
U1	UNIQUE	9.75
A6	VERY GOOD	1.60
A7	VERY GOOD +20	1.80
A8	VERY GOOD +40	1.90

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

Building Exterior Wall Materials		
Code	Description	Points
2	WOOD ON SHEATH	34.00
5	CEMENT CLAPBOARD	34.00
A	MINIMUM	18.00
B	BELOW AVERAGE	24.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD & BATTEN	34.00
F	ASBESTOS SHINGLE	30.00
G	LOGS	34.00
H	ABOVE AVERAGE	37.00
I	CLAPBOARD	34.00
J	CEDAR OR REDWOOD	37.00
K	PREFAB WOOD PANEL	32.00
L	WOOD SHINGLE	34.00
M	CONCRT / CINDER BLCK	28.00
N	STUCCO	34.00
O	ASPHALT	30.00
P	BRICK VENEER	37.00
Q	BRICK ON MASONRY	40.00
R	STONE ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUMINUM SIDING	35.00
U	PRE-FINISHED METAL	38.00
V	GLASS/THERMOPANE	40.00
Y	MASONITE	28.00

Building Story Codes & Values		
Code	Description	Factor
1	1.25 STORY FRAME	1.00
2	2.25 STORY FRAME	0.98
A	1 STORY FRAME	1.00
B	1.5 STORY FRAME	0.99
C	1.75 STORY FRAME	0.99
D	2.00 STORY FRAME	0.98
E	2.50 STORY FRAME	0.98
F	2.75 STORY FRAME	0.98
G	3.00 STORY FRAME	0.97
H	3.50+ STORY FRAME	0.97
I	SPLT LVL	1.00

Building Roof Materials		
Code	Description	Points
2	METAL SHINGLES	2.00
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
F	CLAY/TILE	7.00
G	WD SHINGLE	5.00
H	SLATE	6.00
L	RUBBER MEMBRANE	5.00
M	ASBEST SHINGL	3.00
S	STANDING SEAM	6.00

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00
Commercial Wall Factor Increases 2.1% per foot above 12 feet.		

Building Interior Wall Materials		
Code	Description	Points
2	K PINE/A WD	27.00
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTER	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD PANEL	27.00
G	AVERAGE FOR USE	22.00

Building Interior Floor Materials		
Code	Description	Points
1	DIRT/NONE	0.00
2	CONCRETE	5.00
5	INLAID SHT GDS	10.00
6	SLATE/TILE	12.00
A	MIN PLYWD	5.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
I	AVERAGE FOR USE	9.00
J	PERGO/LAMNATE/VNYL	10.00
Z	MARBLE	12.00

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

Building Heating System Types		
Code	Description	Points
1	GEO THERMAL	6.00
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	ELECT-RAD/BASEBOARD	3.00
H	RAD WATER	6.00
J	HEAT PUMP	7.00
K	WALL/FLR FURNACE	6.00

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

Building Bedroom & Bathroom Points							
		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

Building Age Condition Classifications

For Standard Depreciation 1.00 %

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

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

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

Moultonborough

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 1008sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
78	4.00	131	2.68	189	2.08	315	1.55	933	1.02
79	3.96	132	2.66	191	2.07	319	1.54	969	1.01
80	3.91	133	2.65	192	2.06	323	1.53	1,008	1.00
81	3.88	134	2.63	194	2.05	327	1.52	1,050	0.99
82	3.84	135	2.62	195	2.04	332	1.51	1,096	0.98
83	3.80	136	2.60	197	2.03	336	1.50	1,145	0.97
84	3.76	137	2.59	198	2.02	341	1.49	1,200	0.96
85	3.73	138	2.58	200	2.01	345	1.48	1,260	0.95
86	3.69	139	2.56	202	2.00	350	1.47	1,326	0.94
87	3.66	140	2.55	203	1.99	355	1.46	1,400	0.93
88	3.63	141	2.54	205	1.98	360	1.45	1,482	0.92
89	3.59	142	2.53	207	1.97	365	1.44	1,575	0.91
90	3.56	143	2.51	208	1.96	371	1.43	1,680	0.90
91	3.53	144	2.50	210	1.95	376	1.42	1,800	0.89
92	3.50	145	2.49	212	1.94	382	1.41	1,938	0.88
93	3.47	146	2.48	214	1.93	388	1.40	2,100	0.87
94	3.44	147	2.47	215	1.92	394	1.39	2,291	0.86
95	3.41	148	2.45	217	1.91	400	1.38	2,520	0.85
96	3.38	149	2.44	219	1.90	406	1.37	2,800	0.84
97	3.36	150	2.43	221	1.89	413	1.36	3,150	0.83
98	3.33	151	2.42	223	1.88	420	1.35	3,600	0.82
99	3.30	152	2.41	225	1.87	427	1.34	4,200	0.81
100	3.28	153	2.40	227	1.86	434	1.33	5,040	0.80
101	3.25	154	2.39	229	1.85	442	1.32	6,300	0.79
102	3.23	155	2.38	231	1.84	450	1.31	8,400	0.78
103	3.20	156	2.37	233	1.83	458	1.30	12,600	0.77
104	3.18	157	2.36	236	1.82	467	1.29	25,200	0.76
105	3.16	158	2.34	238	1.81	475	1.28	100,000	0.75
106	3.13	159	2.33	240	1.80	485	1.27	200,000	0.7513
107	3.11	161	2.32	242	1.79	494	1.26	300,000	0.7508
108	3.09	162	2.31	245	1.78	504	1.25	400,000	0.7506
109	3.07	163	2.30	247	1.77	514	1.24	500,000	0.7505
110	3.05	164	2.29	250	1.76	525	1.23	600,000	0.7504
111	3.03	165	2.28	252	1.75	536	1.22	700,000	0.7504
112	3.01	166	2.27	255	1.74	548	1.21	800,000	0.7503
113	2.98	167	2.26	257	1.73	560	1.20	900,000	0.7503
114	2.97	168	2.25	260	1.72	573	1.19	1,000,000	0.7503
115	2.95	169	2.24	263	1.71	586	1.18		
116	2.93	170	2.23	265	1.70	600	1.17		
117	2.91	171	2.22	268	1.69	615	1.16		
118	2.89	173	2.21	271	1.68	630	1.15		
119	2.87	174	2.20	274	1.67	646	1.14		
120	2.85	175	2.19	277	1.66	663	1.13		
121	2.84	176	2.18	280	1.65	681	1.12		
122	2.82	177	2.17	283	1.64	700	1.11		
123	2.80	179	2.16	286	1.63	720	1.10		
124	2.79	180	2.15	290	1.62	741	1.09		
125	2.77	181	2.14	293	1.61	764	1.08		
126	2.75	183	2.13	296	1.60	787	1.07		
127	2.74	184	2.12	300	1.59	813	1.06		
128	2.72	185	2.11	304	1.58	840	1.05		
129	2.71	187	2.10	307	1.57	869	1.04		
130	2.69	188	2.09	311	1.56	900	1.03		

Description	Rate	DPR
3000-10000 GAL	0.95 sf	0.00
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
AIR CONDITION	3.00 sf	0.00
ARCADIA SITE	80,000.00 ea	0.00
ARCADIA SITE W/VIEW	130,000.00 ea	0.00
ARCADIA SITE W/WF	130,000.00 ea	0.00
ARCADIA-LIMITED COMM	600,000.00 ea	0.00
ATM AUTOMATC TELLR	35,000.00 ea	0.00
AUTO LIFT-LIGHT	3,000.00 ea	0.00
BARN W/LOFT&BSMT	32.00 sf	0.00
BARN-1 STORY	25.00 sf	0.00
BARN-1 STORY W/BSMT	30.00 sf	0.00
BARN-1 STORY W/LOFT	30.00 sf	0.00
BARN-2 STORY	32.00 sf	0.00
BARN-2 STY W/BSMT	33.00 sf	0.00
BATH HOUSE-AV	18.00 sf	0.00
BATH HOUSE-GD	22.00 sf	0.00
BIDET	750.00 ea	0.00
BILLBOARD	28.00 sf	0.00
BOAT HOUSE CUSTOM	160.00 sf	0.00
BOAT HOUSE FIN	55.00 sf	0.00
BOAT HOUSE ONLY	70.00 sf	0.00
BOAT HOUSE UNFIN	30.00 sf	0.00
BOAT HOUSE/CAB	25.00 sf	0.00
BOAT HSE W/PLUMBING	35.00 sf	0.00
BOAT RACK	1,000.00 sf	0.00
BOAT SLIP	1,425.00 sf	0.00
BRKWTR LG >35 FT	30,000.00 ea	0.00
BRKWTR MED 20-35 FT	20,000.00 ea	0.00
BRKWTR SM < 20 FT	10,000.00 ea	0.00
CABIN-MINIMAL	25.00 sf	0.00
CABIN-W/PLUMBING ETC	35.00 sf	0.00
CAMP SITE W/WTR&ELEC	1,000.00 ea	0.00
CAMP/TENT SITE	500.00 ea	0.00
CANOPY-AVERAGE	28.00 sf	0.00
CANOPY-GOOD	36.00 sf	0.00
CARPORT	20.00 sf	0.00
CELL TWR SHED AVG	70.00 sf	0.00
CELL TWR SHED FAIR	35.00 sf	0.00
CELL TWR SHED GOOD	110.00 sf	0.00
COMM GRNHSE PLASTIC	7.00 sf	0.00
COMMERC PAVING CONC	5.85 sf	0.00
COMMERCIAL PAVING	3.00 sf	0.00
COOLER	50.00 sf	0.00
DOCK-ALUM COMP	55.00 sf	0.00
DOCKS-WOOD	40.00 sf	0.00
DRIVE UP WNDW W/TUBE	20,000.00 ea	0.00
DRIVE-UP -WIDE BAY	11,000.00 ea	0.00
DRIVE-UP WINDW	9,000.00 ea	0.00
ELEV FREIGHT	53,100.00 ea	0.00
ELEV PASSENGER	62,500.00 ea	0.00
ELEVATED TANK	2.40 sf	0.00
EXTRA FPL OPEN	2,500.00 ea	0.00
FENCE-10 FT	43.00 sf	0.00
FENCE-4 FT	22.00 sf	0.00
FENCE-5 FT	25.00 sf	0.00
FENCE-6 FT	30.00 sf	0.00
FENCE-8 FT	36.00 sf	0.00
FIREPLACE	5,000.00 ea	0.00
FIREPLACE 1 STORY	7,000.00 ea	0.00
FOUNDATION	15,000.00 ea	0.00
FPL-1.5 STORY CHIM	7,500.00 ea	0.00
FPL-2 STORY CHIM	8,000.00 ea	0.00
FREEZER TEMPS	75.00 sf	0.00
GAR W/ NO PLMB	60.00 sf	0.00
GAR W/ PLUMBING	65.00 sf	0.00
GAR W/LOFT-GOOD	55.00 sf	0.00
GARAGE-AVE	33.00 sf	0.00
GARAGE-GOOD	45.00 sf	0.00
GARAGE-POOR	27.00 sf	0.00
GAR-W/LOFT-AVG	45.00 sf	0.00
GAZEBO	28.00 sf	0.00
GENERATOR	5,000.00 ea	0.00
GREEN HOUSE-RS	14.00 sf	0.00

Description	Rate	DPR
GUARDHSE/PHT	150.00 sf	0.00
HEARTH	1,000.00 ea	0.00
HGH PRE-SOD PL	2,100.00 ea	0.00
HOT TUB	4,200.00 ea	0.00
IMPLEMENT SHED	11.00 sf	0.00
KENNEL-AVG	10.00 sf	0.00
KENNEL-GOOD	14.00 sf	0.00
KIOSK	90.00 sf	0.00
LEAN-TO	8.00 sf	0.00
LIFT DOCK	55.00 sf	0.00
LOAD LEVELERS	4,000.00 ea	0.00
MERC VAP/FLU	1,900.00 ea	0.00
MEZZANINE	20.00 sf	0.00
MEZZANINE PARTITONED	30.00 sf	0.00
MINI GOLF	5,000.00 ea	0.00
NITE DEPOSIT	10,000.00 sf	0.00
PATIO-AVG	7.00 sf	0.00
PATIO-GOOD	13.00 sf	0.00
PL DOUBLE LIGHT	2,800.00 ea	0.00
PL SINGLE LIGHT	1,600.00 ea	0.00
PL TRIPLE LIGHT	5,200.00 ea	0.00
PLTRY HSE 1 ST	16.00 sf	0.00
POLE BARN	20.00 sf	0.00
POOL-ABOVE GR ROUND	215.00 ea	0.00
POOL-ABVE GRND OVAL	215.00 sf	0.00
POOL-ABVE GRND RECT	22.00 sf	0.00
POOL-ENDLESS	3,200.00 ea	0.00
POOL-INGRND CONCRTE	80.00 sf	0.00
POOL-INGRND GUNITE	65.00 sf	0.00
POOL-INGRND VINYL	47.00 sf	0.00
PORCH, ENCLOSED	22.00 sf	0.00
PORCH, OPEN/SCREEN	25.00 sf	0.00
PUMP ELECTRONIC	8,800.00 ea	0.00
PUMP W/BLENDING	15,000.00 ea	0.00
RES PAVING <1200	1,600.00 ea	0.00
RES PAVING >2500	4,000.00 ea	0.00
RES PAVING 1200-2500	2,900.00 ea	0.00
RES PAVNG-SPECIALTY	13.00 sf	0.00
RIDING ARENA	18.00 sf	0.00
RIGHT OF WAY	1.00 ea	0.00
ROOT CELLAR	5.00 sf	0.00
RV SITE	1,700.00 ea	0.00
SAFE DEPOSIT	75.00 ea	0.00
SAUNA	4,000.00 ea	0.00
SCALES-ELECT	800.00 ea	0.00
SEAWALL CONCRETE	125.00 sf	0.00
SEAWALL RIP RAP	100.00 sf	0.00
SHED AVG	17.00 sf	0.00
SHED GOOD	18.00 sf	0.00
SHED METAL	11.00 sf	0.00
SHOP-W/IMPRVMNTS GD	29.00 sf	0.00
SIGN 1-SIDED	82.00 sf	0.00
SIGN 2-SIDED	112.00 sf	0.00
SIGN W/LIGHTS	160.00 sf	0.00
SILO-WD OR CNC	15.00 sf	0.00
SLIP ARCADIA	3,000.00 sf	0.00
SLIP CROSS WND	1,725.00 sf	0.00
SLIP HARILLAS FLOATI	1,000.00 ea	0.00
SLIP HARILLAS LANDNG	1,250.00 sf	0.00
SLIP JON LNDG	3,000.00 sf	0.00
SLIP LEE MILLS	2,280.00 sf	0.00
SLIP QUAYSIDE	2,750.00 sf	0.00
SLIP WINWARD	3,000.00 sf	0.00
SOLAR PANELS	600.00 ea	0.00
SOLAR PNLS	3,711,900.00 ea	0.00
SPRINKLER - DRY	2.50 sf	0.00
SPRINKLERS-WET	2.25 sf	0.00
STABLE	23.00 sf	0.00
STABLE W/IMPROVEMNTS	34.00 sf	0.00
SUBSTATION	514,100.00 ea	0.00
TANK-10,000	0.65 sf	0.00
TANK-UNDERGRND	1.20 sf	0.00
TELE POLE & CONDUIT	1.00 ea	0.00
TENNIS COURT	50,400.00 ea	0.00
TOWER	1,300.00 sf	0.00
TRAVEL TRAILER	33.00 sf	0.00
UTILITY-DISTRIBUTION	1.00 ea	0.00

Description	Rate	DPR
UTILITY-GENERATION	1.00 ea	0.00
UTILITY-NHEC	22,551,564.00 ea	0.00
UTILITY-PSNH	1,467,360.00 ea	0.00
UTILITY-TRANSMISSION	1.00 ea	0.00
VAULT-AVG	125.00 sf	0.00
WATER SYSTEM	747,111.00 ea	0.00
WHIRLPOOL TUB	4,000.00 ea	0.00
WOOD DECK	18.00 sf	0.00
WORK SHOP AVE	25.00 sf	0.00
WORK SHOP GOOD	26.00 sf	0.00

Moultonborough

Residential Building Area Size Adjustment Factors

Median Effective Area = 1904sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
146	4.00	209	3.03	290	2.39	471	1.76	1,253	1.13
147	3.99	210	3.02	292	2.38	476	1.75	1,286	1.12
148	3.97	211	3.01	294	2.37	481	1.74	1,322	1.11
149	3.95	212	3.00	296	2.36	486	1.73	1,360	1.10
150	3.93	213	2.98	297	2.35	491	1.72	1,400	1.09
151	3.91	214	2.97	299	2.34	496	1.71	1,442	1.08
152	3.89	215	2.96	301	2.33	501	1.70	1,487	1.07
153	3.87	216	2.95	303	2.32	506	1.69	1,535	1.06
154	3.85	217	2.94	305	2.31	512	1.68	1,587	1.05
155	3.83	218	2.93	307	2.30	517	1.67	1,641	1.04
156	3.81	219	2.92	309	2.29	523	1.66	1,700	1.03
157	3.79	220	2.91	311	2.28	529	1.65	1,763	1.02
158	3.77	221	2.90	313	2.27	535	1.64	1,831	1.01
159	3.75	222	2.89	315	2.26	541	1.63	1,904	1.00
160	3.73	223	2.88	317	2.25	547	1.62	1,983	0.99
161	3.71	225	2.87	319	2.24	553	1.61	2,070	0.98
162	3.69	226	2.86	322	2.23	560	1.60	2,164	0.97
163	3.67	227	2.85	324	2.22	567	1.59	2,267	0.96
164	3.66	228	2.84	326	2.21	573	1.58	2,380	0.95
165	3.64	229	2.83	328	2.20	580	1.57	2,505	0.94
166	3.62	230	2.82	331	2.19	588	1.56	2,644	0.93
167	3.60	231	2.81	333	2.18	595	1.55	2,800	0.92
168	3.59	232	2.80	335	2.17	603	1.54	2,975	0.91
169	3.57	233	2.79	338	2.16	610	1.53	3,173	0.90
170	3.55	234	2.78	340	2.15	618	1.52	3,400	0.89
171	3.54	236	2.77	342	2.14	626	1.51	3,662	0.88
172	3.52	237	2.76	345	2.13	635	1.50	3,967	0.87
173	3.50	238	2.75	347	2.12	643	1.49	4,327	0.86
174	3.49	239	2.74	350	2.11	652	1.48	4,760	0.85
175	3.47	240	2.73	353	2.10	661	1.47	5,289	0.84
176	3.46	242	2.72	355	2.09	670	1.46	5,950	0.83
177	3.44	243	2.71	358	2.08	680	1.45	6,800	0.82
178	3.43	244	2.70	361	2.07	690	1.44	7,933	0.81
179	3.41	245	2.69	363	2.06	700	1.43	9,520	0.80
180	3.40	247	2.68	366	2.05	710	1.42	11,900	0.79
181	3.38	248	2.67	369	2.04	721	1.41	15,867	0.78
182	3.37	249	2.66	372	2.03	732	1.40	23,800	0.77
183	3.35	251	2.65	375	2.02	744	1.39	47,600	0.76
184	3.34	252	2.64	378	2.01	756	1.38	100,000	0.75
185	3.32	253	2.63	381	2.00	768	1.37	200,000	0.7524
186	3.31	255	2.62	384	1.99	780	1.36	300,000	0.7516
187	3.30	256	2.61	387	1.98	793	1.35	400,000	0.7512
188	3.28	257	2.60	390	1.97	807	1.34	500,000	0.7510
189	3.27	259	2.59	393	1.96	821	1.33	600,000	0.7508
190	3.26	260	2.58	397	1.95	835	1.32	700,000	0.7507
191	3.24	262	2.57	400	1.94	850	1.31	800,000	0.7506
192	3.23	263	2.56	403	1.93	865	1.30	900,000	0.7505
193	3.22	264	2.55	407	1.92	881	1.29	1,000,000	0.7505
194	3.20	266	2.54	410	1.91	898	1.28		
195	3.19	267	2.53	414	1.90	915	1.27		
196	3.18	269	2.52	418	1.89	933	1.26		
197	3.17	270	2.51	421	1.88	952	1.25		
198	3.16	272	2.50	425	1.87	971	1.24		
199	3.14	274	2.49	429	1.86	992	1.23		
200	3.13	275	2.48	433	1.85	1,013	1.22		
201	3.12	277	2.47	437	1.84	1,035	1.21		
202	3.11	278	2.46	441	1.83	1,058	1.20		
203	3.10	280	2.45	445	1.82	1,082	1.19		
204	3.08	282	2.44	449	1.81	1,107	1.18		
205	3.07	283	2.43	453	1.80	1,133	1.17		
206	3.06	285	2.42	458	1.79	1,161	1.16		
207	3.05	287	2.41	462	1.78	1,190	1.15		
208	3.04	288	2.40	467	1.77	1,221	1.14		

Moultonborough

Commercial Building Area Size Adjustment Factors

Median Effective Area = 2138sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
164	4.00	229	3.08	318	2.43	519	1.78	1,407	1.13
165	3.99	230	3.07	320	2.42	524	1.77	1,445	1.12
166	3.97	231	3.06	322	2.41	529	1.76	1,485	1.11
167	3.96	232	3.05	324	2.40	534	1.75	1,527	1.10
168	3.94	233	3.04	326	2.39	540	1.74	1,572	1.09
169	3.92	234	3.03	328	2.38	545	1.73	1,620	1.08
170	3.90	235	3.02	330	2.37	551	1.72	1,670	1.07
171	3.88	237	3.01	332	2.36	557	1.71	1,724	1.06
172	3.86	238	3.00	334	2.35	563	1.70	1,782	1.05
173	3.84	239	2.99	336	2.34	569	1.69	1,843	1.04
174	3.83	240	2.98	338	2.33	575	1.68	1,909	1.03
175	3.81	241	2.97	340	2.32	581	1.67	1,980	1.02
176	3.79	242	2.96	343	2.31	587	1.66	2,056	1.01
177	3.77	243	2.95	345	2.30	594	1.65	2,138	1.00
178	3.76	244	2.94	347	2.29	601	1.64	2,227	0.99
179	3.74	245	2.93	349	2.28	607	1.63	2,324	0.98
180	3.72	246	2.92	352	2.27	614	1.62	2,430	0.97
181	3.71	247	2.91	354	2.26	622	1.61	2,545	0.96
182	3.69	249	2.90	356	2.25	629	1.60	2,673	0.95
183	3.67	250	2.89	359	2.24	636	1.59	2,813	0.94
184	3.66	251	2.88	361	2.23	644	1.58	2,969	0.93
185	3.64	252	2.87	364	2.22	652	1.57	3,144	0.92
186	3.63	253	2.86	366	2.21	660	1.56	3,341	0.91
187	3.61	255	2.85	369	2.20	668	1.55	3,563	0.90
188	3.60	256	2.84	371	2.19	677	1.54	3,818	0.89
189	3.58	257	2.83	374	2.18	685	1.53	4,112	0.88
190	3.57	258	2.82	376	2.17	694	1.52	4,454	0.87
191	3.55	259	2.81	379	2.16	703	1.51	4,859	0.86
192	3.54	261	2.80	382	2.15	713	1.50	5,345	0.85
193	3.52	262	2.79	385	2.14	722	1.49	5,939	0.84
194	3.51	263	2.78	387	2.13	732	1.48	6,681	0.83
195	3.49	265	2.77	390	2.12	742	1.47	7,636	0.82
196	3.48	266	2.76	393	2.11	753	1.46	8,908	0.81
197	3.47	267	2.75	396	2.10	764	1.45	10,690	0.80
198	3.45	269	2.74	399	2.09	775	1.44	13,362	0.79
199	3.44	270	2.73	402	2.08	786	1.43	17,817	0.78
200	3.42	271	2.72	405	2.07	798	1.42	26,725	0.77
201	3.41	273	2.71	408	2.06	810	1.41	53,450	0.76
202	3.40	274	2.70	411	2.05	822	1.40	100,000	0.76
203	3.38	276	2.69	414	2.04	835	1.39	200,000	0.7527
204	3.37	277	2.68	418	2.03	848	1.38	300,000	0.7518
205	3.36	278	2.67	421	2.02	862	1.37	400,000	0.7513
206	3.35	280	2.66	424	2.01	876	1.36	500,000	0.7511
207	3.33	281	2.65	428	2.00	891	1.35	600,000	0.7509
208	3.32	283	2.64	431	1.99	906	1.34	700,000	0.7508
209	3.31	284	2.63	435	1.98	922	1.33	800,000	0.7507
210	3.30	286	2.62	438	1.97	938	1.32	900,000	0.7506
211	3.28	287	2.61	442	1.96	954	1.31	1,000,000	0.7505
212	3.27	289	2.60	445	1.95	972	1.30		
213	3.26	290	2.59	449	1.94	990	1.29		
214	3.25	292	2.58	453	1.93	1,008	1.28		
215	3.24	294	2.57	457	1.92	1,028	1.27		
216	3.23	295	2.56	461	1.91	1,048	1.26		
217	3.21	297	2.55	465	1.90	1,069	1.25		
218	3.20	299	2.54	469	1.89	1,091	1.24		
219	3.19	300	2.53	473	1.88	1,114	1.23		
220	3.18	302	2.52	477	1.87	1,137	1.22		
221	3.17	304	2.51	482	1.86	1,162	1.21		
222	3.16	305	2.50	486	1.85	1,188	1.20		
223	3.15	307	2.49	490	1.84	1,215	1.19		
224	3.14	309	2.48	495	1.83	1,243	1.18		
225	3.13	311	2.47	500	1.82	1,273	1.17		
226	3.12	313	2.46	504	1.81	1,304	1.16		
227	3.10	314	2.45	509	1.80	1,336	1.15		
228	3.09	316	2.44	514	1.79	1,371	1.14		

Moultonborough

Industrial Building Area Size Adjustment Factors

Median Effective Area = 3672sf Fixed Site Cost Adjustment = 25%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
282	4.00	361	3.29	499	2.59	805	1.89	2,086	1.19
283	3.99	363	3.28	502	2.58	812	1.88	2,135	1.18
284	3.98	364	3.27	504	2.57	820	1.87	2,186	1.17
285	3.97	366	3.26	507	2.56	827	1.86	2,239	1.16
286	3.96	367	3.25	510	2.55	835	1.85	2,295	1.15
287	3.95	369	3.24	513	2.54	842	1.84	2,354	1.14
288	3.94	370	3.23	516	2.53	850	1.83	2,416	1.13
289	3.93	372	3.22	519	2.52	858	1.82	2,481	1.12
290	3.92	373	3.21	522	2.51	866	1.81	2,550	1.11
291	3.91	375	3.20	525	2.50	874	1.80	2,623	1.10
292	3.89	376	3.19	528	2.49	883	1.79	2,700	1.09
293	3.88	378	3.18	531	2.48	891	1.78	2,782	1.08
294	3.87	379	3.17	534	2.47	900	1.77	2,869	1.07
295	3.86	381	3.16	537	2.46	909	1.76	2,961	1.06
296	3.85	383	3.15	540	2.45	918	1.75	3,060	1.05
297	3.84	384	3.14	543	2.44	927	1.74	3,166	1.04
298	3.83	386	3.13	546	2.43	937	1.73	3,279	1.03
299	3.82	387	3.12	550	2.42	946	1.72	3,400	1.02
300	3.81	389	3.11	553	2.41	956	1.71	3,531	1.01
301	3.80	391	3.10	556	2.40	966	1.70	3,672	1.00
302	3.79	392	3.09	560	2.39	977	1.69	3,825	0.99
303	3.78	394	3.08	563	2.38	987	1.68	3,991	0.98
304	3.77	396	3.07	567	2.37	998	1.67	4,173	0.97
305	3.76	397	3.06	570	2.36	1,009	1.66	4,371	0.96
306	3.75	399	3.05	574	2.35	1,020	1.65	4,590	0.95
307	3.74	401	3.04	577	2.34	1,031	1.64	4,832	0.94
308	3.73	403	3.03	581	2.33	1,043	1.63	5,100	0.93
309	3.72	404	3.02	585	2.32	1,055	1.62	5,400	0.92
310	3.71	406	3.01	588	2.31	1,067	1.61	5,737	0.91
311	3.70	408	3.00	592	2.30	1,080	1.60	6,120	0.90
312	3.69	410	2.99	596	2.29	1,093	1.59	6,557	0.89
313	3.68	412	2.98	600	2.28	1,106	1.58	7,062	0.88
314	3.67	414	2.97	604	2.27	1,120	1.57	7,650	0.87
315	3.66	415	2.96	608	2.26	1,133	1.56	8,345	0.86
317	3.65	417	2.95	612	2.25	1,147	1.55	9,180	0.85
318	3.64	419	2.94	616	2.24	1,162	1.54	10,200	0.84
319	3.63	421	2.93	620	2.23	1,177	1.53	11,475	0.83
320	3.62	423	2.92	624	2.22	1,192	1.52	13,114	0.82
321	3.61	425	2.91	629	2.21	1,208	1.51	15,300	0.81
322	3.60	427	2.90	633	2.20	1,224	1.50	18,360	0.80
323	3.59	429	2.89	638	2.19	1,241	1.49	22,950	0.79
324	3.58	431	2.88	642	2.18	1,258	1.48	30,600	0.78
326	3.57	433	2.87	646	2.17	1,275	1.47	45,900	0.77
327	3.56	435	2.86	651	2.16	1,293	1.46	91,800	0.76
328	3.55	437	2.85	656	2.15	1,311	1.45	100,000	0.76
329	3.54	439	2.84	660	2.14	1,330	1.44	200,000	0.7546
330	3.53	441	2.83	665	2.13	1,350	1.43	300,000	0.7531
331	3.52	443	2.82	670	2.12	1,370	1.42	400,000	0.7523
333	3.51	446	2.81	675	2.11	1,391	1.41	500,000	0.7518
334	3.50	448	2.80	680	2.10	1,412	1.40	600,000	0.7515
335	3.49	450	2.79	685	2.09	1,434	1.39	700,000	0.7513
336	3.48	452	2.78	690	2.08	1,457	1.38	800,000	0.7511
337	3.47	454	2.77	695	2.07	1,481	1.37	900,000	0.7510
339	3.46	457	2.76	701	2.06	1,505	1.36	1,000,000	0.7509
340	3.45	459	2.75	706	2.05	1,530	1.35		
341	3.44	461	2.74	712	2.04	1,556	1.34		
343	3.43	464	2.73	717	2.03	1,583	1.33		
344	3.42	466	2.72	723	2.02	1,611	1.32		
345	3.41	468	2.71	729	2.01	1,639	1.31		
346	3.40	471	2.70	734	2.00	1,669	1.30		
348	3.39	473	2.69	740	1.99	1,700	1.29		
349	3.38	476	2.68	746	1.98	1,732	1.28		
350	3.37	478	2.67	752	1.97	1,765	1.27		
352	3.36	481	2.66	759	1.96	1,800	1.26		
353	3.35	483	2.65	765	1.95	1,836	1.25		
354	3.34	486	2.64	771	1.94	1,873	1.24		
356	3.33	488	2.63	778	1.93	1,913	1.23		
357	3.32	491	2.62	785	1.92	1,953	1.22		
359	3.31	494	2.61	791	1.91	1,996	1.21		
360	3.30	496	2.60	798	1.90	2,040	1.20		

Moultonborough
Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
50	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
55	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
60	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
65	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
70	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
75	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
80	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,005	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,285	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

Moultonborough
Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
8	96.00	50	80.00	92	68.00	134	60.00	176	53.00
9	96.00	51	80.00	93	68.00	135	60.00	177	53.00
10	95.00	52	79.00	94	68.00	136	60.00	178	53.00
11	95.00	53	79.00	95	68.00	137	59.00	179	53.00
12	94.00	54	79.00	96	68.00	138	59.00	180	53.00
13	94.00	55	78.00	97	67.00	139	59.00	181	52.00
14	93.00	56	78.00	98	67.00	140	59.00	182	52.00
15	93.00	57	78.00	99	67.00	141	59.00	183	52.00
16	93.00	58	78.00	100	67.00	142	58.00	184	52.00
17	92.00	59	77.00	101	66.00	143	58.00	185	52.00
18	92.00	60	77.00	102	66.00	144	58.00	186	52.00
19	91.00	61	77.00	103	66.00	145	58.00	187	52.00
20	91.00	62	76.00	104	66.00	146	58.00	188	52.00
21	90.00	63	76.00	105	66.00	147	58.00	189	51.00
22	90.00	64	76.00	106	65.00	148	57.00	190	51.00
23	90.00	65	75.00	107	65.00	149	57.00	191	51.00
24	89.00	66	75.00	108	65.00	150	57.00	192	51.00
25	89.00	67	75.00	109	65.00	151	57.00	193	51.00
26	88.00	68	75.00	110	65.00	152	57.00	194	51.00
27	88.00	69	74.00	111	64.00	153	57.00	195	51.00
28	88.00	70	74.00	112	64.00	154	56.00	196	51.00
29	87.00	71	74.00	113	64.00	155	56.00	197	50.00
30	87.00	72	74.00	114	64.00	156	56.00	198	50.00
31	87.00	73	73.00	115	63.00	157	56.00	199	50.00
32	86.00	74	73.00	116	63.00	158	56.00	200	50.00
33	86.00	75	73.00	117	63.00	159	56.00		
34	85.00	76	72.00	118	63.00	160	56.00		
35	85.00	77	72.00	119	63.00	161	55.00		
36	85.00	78	72.00	120	63.00	162	55.00		
37	84.00	79	72.00	121	62.00	163	55.00		
38	84.00	80	71.00	122	62.00	164	55.00		
39	84.00	81	71.00	123	62.00	165	55.00		
40	83.00	82	71.00	124	62.00	166	55.00		
41	83.00	83	71.00	125	62.00	167	54.00		
42	83.00	84	70.00	126	61.00	168	54.00		
43	82.00	85	70.00	127	61.00	169	54.00		
44	82.00	86	70.00	128	61.00	170	54.00		
45	82.00	87	70.00	129	61.00	171	54.00		
46	81.00	88	69.00	130	61.00	172	54.00		
47	81.00	89	69.00	131	60.00	173	54.00		
48	81.00	90	69.00	132	60.00	174	53.00		
49	80.00	91	69.00	133	60.00	175	53.00		