

Town of Anytown
RESIDENTIAL PROPERTY ASSESSMENT RECORD


#4 Date Printed: 10/23/2012
#5 Assessment Year: 2012

#1 Map & Lot: 123-456-789-10

#3 Location: 81 HARTFORD LN

Parcel ID: 000937

#6 Card: 1 of 1

Owner Information				Current Assessment Summary				Parcel Data				
#2 SMITH, MARY 123 MAIN STREET ANYTOWN, NH 01234	#20	NICU Acres	1.9600	#9	Neighborhood	NEIGHBORHOOD #8	Electric	Electric				
	#21	CU Acres	15.0000	#9	Property Class	Residential	Water	Well	#15			
	#22	Total Acres	16.9600	#10	Prime Use	One Family	Waste	Septic				
	#23	Living Area Sq. Ft.	2,758	#11	Zone	Resid - Bretton Wds	P/U Year	4/01/2013	#16			
#7	Sale History			Assessed Values								
	Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land						\$268,400
	6/01/2012	JOHNSON, WILLIAM	Q/Valid	\$760,000	4321/765	Current Use						\$863
	5/01/2006	BROWN, ALBERT & KIMBERLY	Q/Valid	\$824,000	1234/897	#24 Total Land						\$269,263
						Improvements						\$455,376
						Total Assessment						\$724,639
					Total Market Value	\$756,892						
Notes												
2013 PICK-UP - NEW SHED 2011 PICK-UP - PUT 15 ACRES INTO CURRENT USE 2012 INFORMAL REVIEW - ADJ'D VIEW & ADD'D GEN FOR SALE: - PVT LISTING 2007 - INFORMAL REVIEW - ADDED 2 CUSTOM FPL'S.												
#25												
Assessed Land Valuation								Visit History				
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By		
HOMESITE IMPR	1.000			190,000	View	1.40	\$266,000	10/02/12	Informal Review-Ext	PB		
REAR ACRES	0.960			2,400			\$2,400	10/25/10	Measure - Exterior	JB		
								4/05/04	Pick-up Interior	UK		
								4/01/02	Land Only	UK		
#26								#17				
\$268,400								Assessment History				
								Date	Land	Curr. Use	Improvements	Total
								10/22/12	268,400	863	455,376	724,639
								4/01/11	299,463	863	512,833	776,883
								10/29/07	332,739	#18	480,420	813,159
Current Use												
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value			
Hrdwd No Stewar	4.500	Good	Good	Good	6	85	Yes	100.00	\$307			
Wetlands	1.000					20	Yes	100.00	\$16			
Other Forst NoSt	9.500	Good	Good	Good	6	71	Yes	100.00	\$540			
#26												
Building Permits												
								Date	Type	Number	Status	
								10/15/2012	Building	#19 5678-12	BLDG	
								4/01/2003	Building	1234-03	APPVL	
								12/01/2002	Septic Operation	2003-SEPT-	OPR	
								10/15/2002	Septic Construction	2003-SEPT	OPR	
								9/01/2002	Driveway Permit	2003-DW	APPVL	

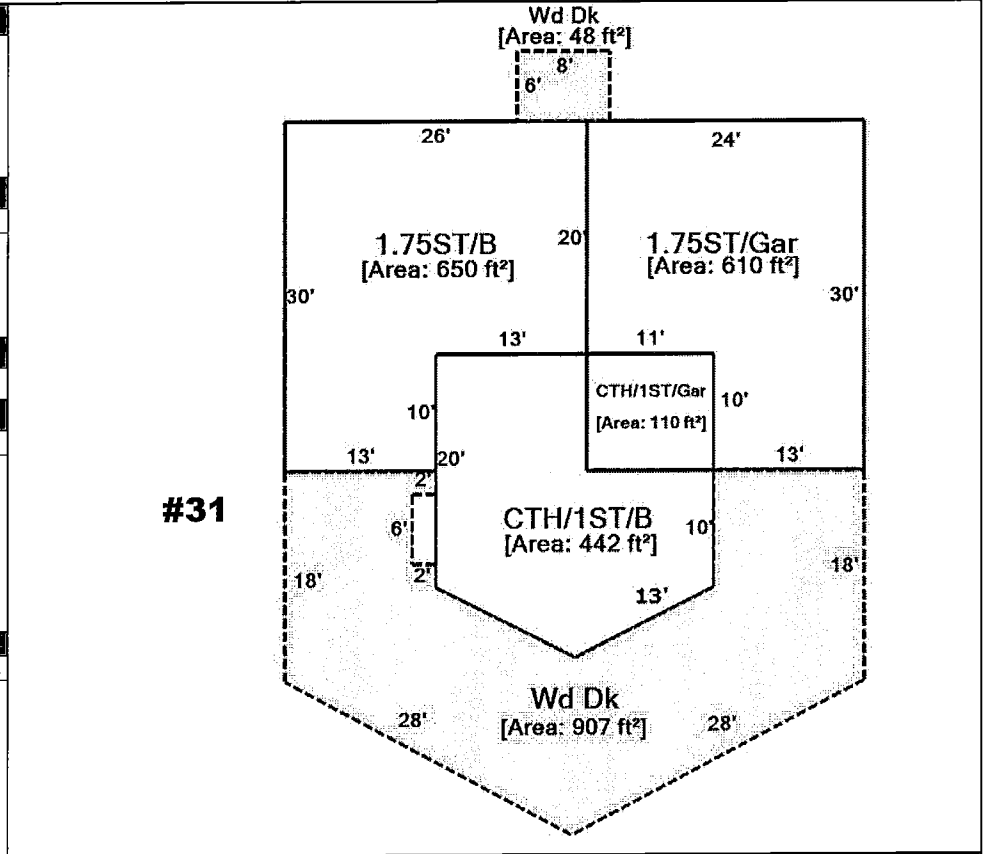
General Information	
Prop. Class	Residential
Building Style	Contemporary (1)
Year Built	2003
Effective Year	2003
Grade/Quality	VGd+
Condition	Very Good
# of Rooms	6
# of Bedrooms	4
Color	Natural #27
Foundation	Concrete
Framing	Wood frame
Insulation	Yes
Roof Type	Gable
Roof Material	Asphalt shingles
Exterior Siding	Log solid
Flooring	Hardwood/Tile
Interior Walls	Wood
Heating Fuel	Propane
Heating Type	Radiant - floor
Cooling Type	Central air

Building Computation	
Base Value	\$202,024
Size Adj. Factor	1.00
Building Adj. #33	\$11,932
Grade Adj. Factor	1.85
Extra Features	\$40,225
Replacement Cost	\$496,044
Influences/Obsolescence	
Depreciation %	3
Functional Obs %	0
External Influ. % #34	0
% Unfinished	0
Depreciated Value	422,963
Location Adj. #35	0
Building Value	\$422,963
Plumbing Fixtures	
# 2-Fixture Baths	0
# 3-Fixture Baths	3
# 4-Fixture Baths	0
# 5-Fixture Baths #28	0
# Extra Fixtures	0
# Kitchen Sinks	1
# Hot Water	1

Building Adjustments		
Description	#/sf	Amount
EXTRA FIXTURES	1	\$900
EXTERIOR SIDING		\$2,758
COOLING SYSTEM		\$8,274
#30		

Extra Features		
Description	#/sf	Amount
Basement Fin - Good	1,092	\$24,625
Fireplace - Custom	2	\$15,600
#29		

Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf.
	Sketch	Living	Effective			
CTH/1ST/B	442	442	1,326	32.41	\$42,976	
Wd Dk	955		955	8.17	\$7,802	
1.75ST/Gar	610	1,068	1,678	40.21	\$67,467	
1.75ST/B #32	650	1,138	1,788	40.53	\$72,468	
CTH/1ST/Gar	110	110	330	34.28	\$11,311	



Outbuildings									
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr. %	FO %	% Unf.	Value
Deck	2003	8 x 12	\$768	1.28	Avg 1.00	EX 2			\$963
Garage - 1.5st	2003	28 x 24	\$15,584	0.83	VGd+ 1.85	EX 2			\$23,450
Generator 3kw-5kw	2007	1	\$3,000	1.00	Avg 1.00	AV			\$3,000
Paving	999	0	\$5,000	1.00	Avg 1.00	AV			\$5,000
#36									

PROPERTY RECORD CARD DESCRIPTION

GENERAL CARD DESCRIPTION PAGE 1

1. Map and Lot Number.
2. Owner Name and Mailing Address.
3. Property Location.
4. Date Printed: the day the card was printed.
5. Assessment Year: The year the revaluation or statistical update was completed.
6. Cards for this parcel (Card 1 of 1). Parcels may have more than one building requiring additional cards under the same parcel number.
7. Transfer information: date of sale, seller's name, book and page, and sale price.
8. Name of the neighborhood in which parcel is located. Smaller towns typically have few neighborhoods. Market influences, typical lot sizes, subdivisions or some other common thread determines a neighborhood. The base land value would be the same for all parcels within a neighborhood.
9. Property Class: residential, commercial, exempt, etc.
10. Primary Use describes the class of property. For a list of these categories see Property Class Types in the Table Code Description.
11. Zone identifies which zone the land is in based on town zoning.
12. Topography describes the land: *ie.* wet, rolling, flat, steep, etc.
13. Road Surface describes the road surface: *ie.* paved, gravel, etc.
14. Special District identifies any special assessing districts within a town.
15. Utilities identifies if the parcel has electric, well, septic, public water/sewer etc.
16. P/U Year identifies if the parcel has been flagged for annual assessing review due to unfinished construction, a new permit, sub-division, current use, etc.
17. Visit History lists the initials of who visited the property, the date and reason.
18. Assessment History lists changes in value over the years due to revaluations, pick-ups, corrections, hearings, abatements, etc.
19. Building Permit History lists permits that were issues, the date and type of permit, number and the status.
20. NICU Acres identifies any acreage NOT in current use.
21. CU Acres identifies any acreage in current use.
22. Total Acres: Total acreage of the parcel.
23. Living Area Sq Ft. is the total living area of the dwelling.
24. **Assessed Values:**
 - NICU land is the total assessment of the land not in Current Use
 - Current Use is the total assessment of any land in Current Use
 - Total Land is the total "Assessed" value of the land
 - Improvements is the total of all buildings on the parcel
 - Total Assessment is the total "Assessed" value of the entire property
 - Total Market Value is the total "Ad valorem or Market" value of the entire property
25. Notes section identifies all the notes about the parcel. For example, 2013 PICK-UP would be a pick-up for 2013 such as new construction, a building that was not complete in the prior year, new Current Use Application, Sub-divisions or any other change that would require a field inspection by the appraiser.

26. Assessed Land Valuation has two sections.

The upper section “Assessed Land Valuation” identifies the “Ad valorem or Market” land lines – i.e. any land in the parcel that is not in current use. The detail identifies:

- The land Type [see descriptions below]
- The area or acreage of the land line
- The number of units if the per unit pricing method is used
- The road or water frontage if applicable
- The base value of the land line
- Any adjustments, such as topography, access, view, etc.
- The factor for the adjustment listed
- The final value of the land line. A total of these values is at the bottom of this section

The lower section “Current Use” identifies any land that is in Current Use.

The land Type [See descriptions below. For more information on the Current Use program, contact the Department of Revenue Administration or go to <http://www.nh.gov/revenue> for booklets and answers to questions.]

- The acreage of the Current Use land line
- The Current Use Site Rating for Location, Grade and Site
- The rating result of the location, grade & site rating or the Farm Land SPI if used
- The rate per acre [see summit land tables or current use booklet]
- Recreation Adjustment if applicable
- The towns current ratio
- The final Current Use value. A total of these values is at the bottom of this section

AD valorem or Market land line descriptions

- A. The Homesite Improved is the area where the house and any other improvements are located on the property. Vacant lots are identified as Homesite Vacant. It is common to use a standard area for all improved sites. *I.e.* 1-acre Homesite.
- B. Excess Frontage is used for parcels that meet the frontage and acreage zoning requirements for subdivision.
- C. Excess Rear (commonly referred to as backland) is land assessed for its contributory value as an addition to the site value. Most of the value is typically in the home site, therefore, excess rear rates are at a considerably lower per acre value. A parcel may have multiple entries for rear land if the parcel is in different categories for current use. Each category of current use should have a matching ad valorem category with matching acreage.
- D. Excess Waste is a category of backland that because of its distance from the road, terrain, accessibility or lack of potential use is assessed at a lower rate than Excess Rear land.

Current Use Land Type Descriptions

Farm land means any cleared land devoted to or capable of agricultural or horticultural use as determined and classified by criteria developed by the commissioner of agriculture, markets, and food and adopted by the board.

Forest land means any land growing trees and classifications shall be as follows:

- (1) White pine forest stands in which white pine trees make up the majority of the stocking;
- (2) Hardwood forest stands in which any combination of hardwood trees;
- (3) All other forest stands in which tree species not included in (1) and (2) above, make up the majority of the stocking.

Unproductive land means land, including wetlands, which by its nature is incapable of producing agricultural or forest products due to poor soil or site characteristics, or the location of which renders it inaccessible or impractical to harvest agricultural or forest products, as determined and classified by criteria developed by the board.

Wetlands means those areas of farm, forest and unproductive land that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Current Use Site Quality descriptions

Grade: (a) Steep slopes; (b) the presence of boulders and rock outcrops; (c) Ravines; (d) Wetland or bodies of water; and (e) Any other physical qualifications.

Location: (a) Legal restrictions to access; (b) Abutting a maintained public highway; or (c) Any other characteristics affecting accessibility.

Site Quality: (a) The quality of the soil; (b) The climate and elevation; (c) Physical geography; and (d) Any other factors that would affect the management of the land

GENERAL CARD DESCRIPTION PAGE 2

27. General information – detail of the construction and component of the dwelling:
- Property Class:** Residential, commercial, exempt, etc.
 - Building Style:** Style of bldg such as Log Home, Cape, Ranch, Contemporary, etc.
 - Year Built:** Year the home was built
 - Effective Year Built:** Effective age for the dwelling based on year built and condition
 - Grade/Quality:** Construction quality of the components that make up the dwelling
 - Condition:** Overall physical condition of the dwelling
 - # of Rooms:** Total number of rooms
 - # of Bedrooms:** Total number of bedrooms above grade
 - Color:** Color of dwelling
 - Foundation:** Construction material of foundation
 - Framing:** Construction material of framing
 - Insulation:** Describes if the bldg insulated, partially insulated or not at all
 - Roof Type:** Design/roof structure
 - Roof Material:** Type of roof cover
 - Exterior Siding:** Type of exterior siding
 - Flooring:** Type in interior flooring
 - Interior Walls:** Type interior walls
 - Heat Fuel:** Type of heat fuel
 - Heating Type:** Type of heat
 - Cooling Type:** Type of cooling, if applicable
 - Plumbing fixtures:** Count of full bathrooms or partial and extra fixtures
28. **Extra Features:** Items such as basement finish, fireplace, etc. The count or number of square feet and value.
29. **Building Adjustments:** Adjustments for items such as additional plumbing fixtures, exterior siding, roof cover; heating; interior wall cover; floor cover, etc. The count or number of square feet and value. These adjustments can be applied to construction items that above or below average construction quality.
30. **Sketch Area:** Sketch of the dwelling using exterior dimensions which identifies different areas of the dwelling such as different story heights, cathedral areas, basement or crawl space areas, decks, porches, attached garages, etc.. A list of the sketch codes can be found in the tables section.
31. **Bldg Segments:** This area of the card identifies the segments of the sketch, the square foot, the living area, the square foot cost and the base value. The % Unf column can be used to identify construction of new additions that are not complete. The total square footage and replacement cost of the building segments is listed at the bottom of this section.
32. **Building Computation:**
- Base Value:** is the replacement cost new total of the bldg segments in section 32.
 - Size Adjustment Factor:** is used for commercial properties to adjust the rate based on size
 - Building Adj:** is the total of the building adjustments in section 30.
 - Grade Factor:** Adjustment for the construction quality of the dwelling. See Quality or Grade Factors in Section 7.
 - Extra Features:** is the total of the extra features in section 29.
 - Replacement Cost:** is the total replacement cost of the dwelling before depreciation.
- 33.

34. **Influences / Obsolescence:** This is a percentage of depreciation that is deducted from the Replacement cost of the dwelling in Section #33. The total depreciated value is listed at the bottom of this section.

Depreciation is the loss in value from any cause, and is typically associated with reasons that are “physical” (loss in value due to physical deterioration and/or ageing), “functional” (due to deficiencies in the structure’s design) and/or “economic” (loss in value due to factors external to the appraised property). See Depreciation information in Section 7.

35. **Location Adjustment:** The location adjustment factor is applied to condominium developments, mobile home parks and like developments. It is a way of capturing the value of a developments location, features and or amenity values.

36. **Outbuildings:** This section lists and describes all the outbuildings assessed on each property. The detail includes the following:

Description: Type/description of outbuilding [Shed, Garage, Barn, etc]

Year: Year the outbuilding was built

Size/Units: Dimensions, square feet or number of units

Base Value: Value of the outbuilding before depreciation

Size Adj: is not currently being used on outbuildings at this time

Grade/Adj: Construction quality of the outbuilding and the associated grade factor

Condition/ Depr %: Physical condition of the outbuilding and associated depreciation %

FO % [Functional Obsolescence] Depreciation as defined above in #34 applied to outbldg

% Unfin: Percent Complete of the outbuilding

Value: Adjusted assessed value of the outbuilding

SUMMIT ABBREVIATIONS

COMMON SKETCH/ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
.25ST	Quarter Story
.50ST	Half Story
.75ST	Three Quarter Story
1ST	One Story
1.50ST	One and a Half Story
1.75ST	One and Three Quarter Story
2.50ST	Two and a Half Story
2.75ST	Two and Three Quarter Story
2ST	Two Story
3 ST	Three Story
3.50ST	Three and a Half Story
3.75ST	Three and Three Quarter Story
4st	Four Story
B	Basement
C	Crawl Space
-CM	Commercial Bldg
CNPY	Canopy
CTH	Cathedral Area
EPF	Enclosed Frame Porch
EP-FIN	Enclosed Frame Porch - Finished Interior
FA	Finished Attic
Gar =	Attached Garage
LFT	Loft
OFFP	Open Frame Porch
P	Pairs
Patio - Brick	Brick Patio
Patio - Conc	Concrete Patio
Patio - Stone	Stone Patio
Patio - Wood	Wood Patio
S	Slab
SP	Screen Porch
UA	Unfinished Attic
UL	Unfinished Loft
UNF	Unfinished Section
Wd DK	Wood Deck
Gar	Attached Garage
LFT	Loft
OFFP	Open Frame Porch

SAMPLE LABELS FOUND ON A SKETCH	
ABBREVIATION	DESCRIPTION
.25ST/Gar	Quarter story finished over Garage
1.50ST/B	One and a half stories over Basement
1.50ST/B-CM	One and a half stories over Basement – Commercial
1.75ST/1/2B - 1/2C	One and three quarter stories over ½ Basement and ½ Crawl space
CTH/1ST/B	One Story over Basement with Cathedral Ceilings
FA/1.50ST/B	Finished attic over One and a half stories over Basement
Gar-1.50ST	One and a half story Garage
LFT/1.50ST/S	Loft over One and a half stories over Slab
UA/1.75ST/B	Unfinished Attic over One and three quarter stories over Basement
UL/1ST/B	Unfinished loft over one story over basement

SUMMARY OF GRADES	
ABBREVIATIONS	DESCRIPTION
Low	Low
Low+	Low +
Fair	Fair
Fr+	Fair +
Avg	Average
Avg+	Average +
Good	Good
Gd+	Good +
Vgd	Very Good
Vgd+	Very Good +
Exe	Excellent
Exe+	Excellent +
Comm Low	Commercial Low
Comm Low+	Commercial Low+
Comm Fr	Commercial Fair
Comm Fr+	Commercial Fair +
Comm Avg	Commercial Average
Comm Avg+	Commercial Average +
Comm Gd	Commer Good
Comm Gd+	Commercial Good +
Comm Vg	Commercial Very Good
Comm Vg+	Commercial Very Good +
Comm Exe	Commercial Excellent

SUMMARY OF CONDITIONS

CONDITION ABBREVIATIONS	DEFINITIONS
AV	AVERAGE
EX	EXCELLENT
FR	FAIR
GD	GOOD
PR	POOR
VG	VERY GOOD
VP	VERY POOR