

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2020 MILFORD, NH
63		4	Rolling	2	Public Water	1	Paved	2	Medium	Description	Code	Appraised	Assessed	
				3	Public Sewer					RESIDNTL	1010	228,600	228,600	
		4								RES LAND	1010	90,000	90,000	
										RESIDNTL	1010	700	700	
SUPPLEMENTAL DATA														
Alt Prcl ID 039-018-000-000						6								
Cyclical Re 2015						Adtnl Info								
Stwrdsip						EXEMPTI								
VILLAGE						9								
Timber Cut						Res/Com X:X								
TIF DIST														
GIS ID						Assoc Pid#								
										Total		319,300	319,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		62 PREVIOUS ASSESSMENTS (HISTORY)										
64		9456	2499	04-19-2021	Q	I				360,000	00			Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	
		8741	0742	04-08-2015	Q	I				219,933	00		2021	1010	172,600	2020	1010	171,800	2019	1010	171,800			
		7319	0732	09-16-2004	Q	I				260,000	00			1010	62,500		1010	62,500		1010	62,500			
		5780	0426	12-31-1996	Q	I				104,300	00			1010	500		1010	500		1010	500			
										Total		235,600	Total	234,800	Total	234,800	Total	234,800						

EXEMPTIONS 7				OTHER ASSESSMENTS 8				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
			0.00									

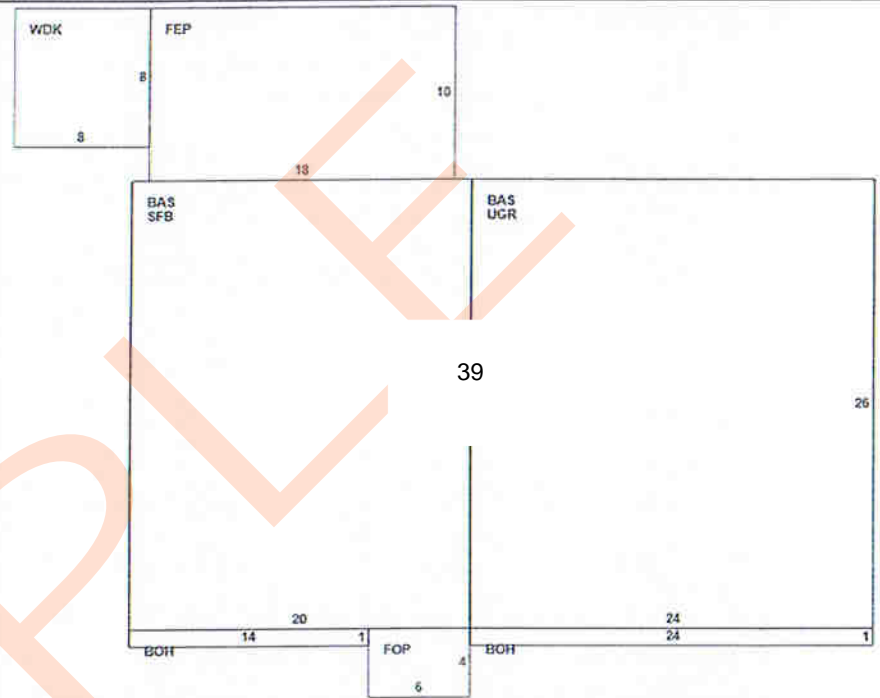
ASSESSING NEIGHBORHOOD 10				APPRAISED VALUE SUMMARY 9			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	55	223,900
100					Appraised Xf (B) Value (Bldg)	56	4,700
					Appraised Ob (B) Value (Bldg)	57	700
					Appraised Land Value (Bldg)	58	90,000
					Special Land Value	59	0
					Total Appraised Parcel Value	60	319,300
					Valuation Method	61	C
					Total Appraised Parcel Value		319,300

BUILDING PERMIT RECORD 12										VISIT / CHANGE HISTORY 13					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										07-08-2021	KR		1	25	KRT-Field Review
										06-07-2021	MN	SL	3	07	Measur/Inf/Dr Info taken at
										05-06-2021	MN	SL	1	79	MLS/Agent
										05-18-2015	MN	SL	1	73	Measure/Info by phone
										04-10-2006	DK			00	Measur+Listed
										01-24-2006	RT			15	Sales Review
										06-15-2004	BH			01	Measur+1Visit

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Is Rec	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	A		0.500	AC	105,000	1.71428	5	1.00	R05	1.000				90,000
	14		15		16	17	18	19	20	21	22	23	24	25	26	27
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			90,000

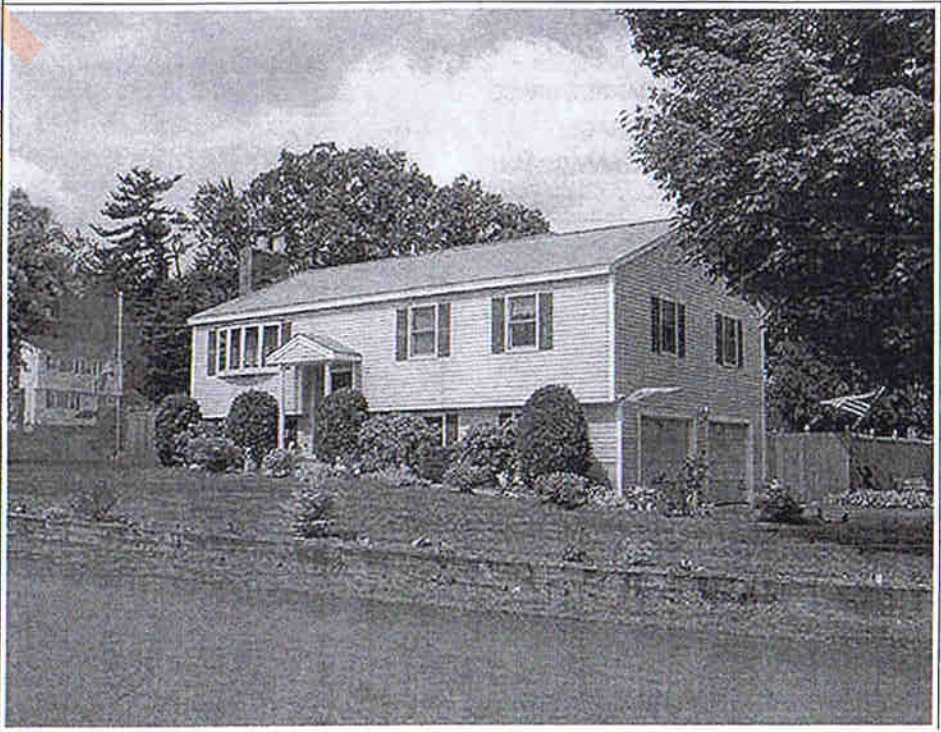
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08 28	R. Ranch/Split Entry			
Model	01	Residential			
Grade:	03 29	Average			
Stories:	1 30				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip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

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		283,362	47
Year Built		1972	48
Effective Year Built			
Depreciation Code		G	49
Remodel Rating			
Year Remodeled			
Depreciation %		21	50
Functional Obsol		51	
Economic Obsol		52	
Trend Factor			
Condition			
Condition %		79	53
Percent Good			
RCNLD		223,900	54
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	L/B	Units	Unit Pric	Yr Blt	Co	% Go	Grad	Grad	Appr. Value
FPL1	FIREPLA		B	1	4800.00	1992		79		0.00	3,800
SHD	SHED	FRAME/MSNRY	L	96	15.00	1995		50		0.00	700
FPO	EXTRA F		B	1	1200.00	1992		79		0.00	900
31	32		33	34	35	36		37			38

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



## Reading Your Property Record Card (Vision V8)

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

14. Use Code/Use Description: This (as in item 3) refers to the type of property that is being valued. The land use code of 1010, for example, is generating a description of Single Family Model 01. Model 01 will be described in further detail on item # 29.
15. Zone: Descriptive only, Town generated based on the zoning ordinances of the Town. Please see Town Zoning Ordinances for further descriptions
16. Units: These are land units expressed in Square Footage and or in Acreage. The number of units in this category will total the property's lot size. Lot size is Town generated. Please refer to Tax Maps for questions about your lot size.
17. SF / AC: SF refers to Square Feet and AC refers to Acres.
18. Unit Price: The price per unit that is generated. The price per unit for up to one acre on the first landline will be the same for everyone. The unit price was generated from the land sales or land residuals that took place in your Town over the last two years.
19. Size Adj: This table driven number adjusts the unit price based on the lot size. A one acre lot will have an adjustment of 1.00. Any lot below an acre will have a positive adjustment. This is called the "Land Curve" or in simple terms, an economy of scale. Just because one person has one acre and the next-door neighbor has a half-acre, does not mean that the neighbor's land is worth half. It is still a building lot and therefore buyers will pay a premium.
20. Site Index: This is a site specific influence on land value. An example of this would be a view or proximity to the water adjustment that is applied to the property's land value. This code will generate a multiplier to the left called I. Factor. This I Factor (influence) will act as a multiplier to the base rate/unit price. For example a Site Index of 1 is a multiplier of 1.00, which indicates an average site. However, a Site Index of 3 is a multiplier of 1.25, which when multiplied to the base rate will have a positive effect on value.
21. Cond.: Condition Factor. This is another multiplier to the equation that is put on the property for special circumstances/or conditions about the land. For example a property with a Right of Way across it, with excessive wetlands or topography issues. These issues, depending on severity, can generate a condition factor that decreases the value of the property. Generally a notation will be made (item 24) as to why the Condition Factor was applied.
22. Nbhd: This code represents the neighborhood/market area of the property. This code will generate a multiplier in the Adj. column to the right.
23. Nbhd. Adj: This is the adjustment generated from the Nbhd code.
24. Notes: Descriptive only. This will show why a condition factor (#21) was placed on the

property. Examples of notes include but not limited to: ROW/Topo/Wet.

25. Is Rec: If the land is in current use this column will notate whether the lot received the recreational discount.
11. \* Location Adjustment: This field offers another potential factor. (*\* This section not used in Belmont.*)
26. Land Value: This is the total landline value calculated by multiplying the land units by 18, 19, 21, 23 and 26.
27. Style: Describes the style of the property
28. Model: Describes the model of the property type, Vacant, Residential, Commercial, Industrial, Condominium, and Multi Family.
30. Grade: Describes the quality of construction of the building. This grade is derived from various costs services, local builders and recent sale properties.
31. Outbuilding/Extra Feature Code: The type of outbuilding and extra features to the property.
32. Description: The description of the outbuilding and or extra feature.
33. L/B: Is this feature a Land item (outbuilding, detached from the main structure) or a Building item (extra feature inside the main structure)
34. Units: Describes the number of units of the outbuilding and or extra feature.
35. Unit Price: A price per unit based on cost to replace as new.
36. Yr Built: The estimated year of an outbuilding or the table generated effective year of an extra feature that depreciates at the same rate as the home.
37. % Good: The condition of the outbuilding, regardless of year built. Extra features inside the structure will be at 100% then depreciated at the same rate as the main structure.
38. Appraised Value: This is the appraised value of the outbuilding and or extra features. This is derived by Units X Unit Price X % Condition
39. Sketch: This is the actual exterior measurement of the structure. The sketch will show all floor levels and will include any attached items such as garages and wood decks.
40. Code: This is the subarea code for each item on #39 (Sketch)

41. Sub-Area Description: This is the description of each code from #38.
42. Living Area: This is the calculated space of each code that is finished
43. Floor Area: This is the calculated gross area of each code.
44. Eff Area: Effective area is an adjusted area used as a unit of comparison that takes into account all sub areas of the structure. Each sub area's gross area is adjusted at the same percentage that the unit cost is adjusted. The calculation of effective area allows for the calculation of the total replacement cost of the building in one direct step. For example, a 528 square foot basement garage is priced at 50% of living area. The effective area of the garage would be 264 square feet (528 x 50%).
45. Unit Cost: This is the price, per square foot, for each sub — area code that is calculated to make an exact replica of the structure with current construction costs. This is an un-depreciated cost per unit. Unit cost is derived from local builders, Marshall and Swift, and the marketplace.
46. Undeprec Value: This is the Floor Area X Unit Cost. All sub-areas are then added together to calculate the total cost to replace as new.
47. Building Value New: This is the total Replacement Cost New (RCN) before adjustment for bathrooms and bedrooms.
48. Year Built: Actual Year Built of the structure.
49. Depreciation Code: Depreciation Code. This is the code that indicates how well maintained the home has been. Example, if a home built in 1975 has had only the basic updates and maintenance over the years; the Code may be A for Average. However, if the same home had recently been fully remodeled and immaculately maintained over the years, its effective age is newer and so the Code may be VG for Very Good.
50. Depreciation %: This is the percentage of depreciation the home is experiencing. This is derived from the analysis of sales of various aged homes as well as observances of the appraiser.
51. Functional Obsolescence: This would be additional depreciation allowance for poor functionality of the home. Poor layout of the home would be an example of allowable functional obsolescence.
52. Economic Obsolescence: This would be additional depreciation allowance for external issues that are affecting the property such as a residential home abutting commercial property.

53. Percent Good: This would be 100% minus the Depreciation % and any Functional or Economic Obsolescence to give a final, overall percent good.
54. RCNLD: This is the Building Value New multiplied by the Percent Good to calculate the Replacement Cost New Less Depreciation.
55. Appraised Bldg Value: This is the total of item # 54.
56. Appraised XF Value: This is the total of all extra features or Building items from item # 38.
57. Appraised OB: This is the total of all outbuildings or Yard Items from item # 38.
58. Appraised Land Value: The total of all landlines in # 27.
59. Special Land Value: This represents the assessed value of land participating in the NH Current Use program.
60. Total Appraised Parcel Value: This is the total of # 55, 56, 57, and 58 added together to generate the parcel total value.
61. Valuation Method: Notes which mass appraisal valuation technique is used for the property. For most properties it will be "C" for cost, but it could also be "O" for override or "I" for Income Approach.
62. Previous Assessment History: Shows historical values from previous years.
63. Current Owner: Shows the current owner for the property.
64. Record of Ownership: Shows the property transfer history with sale dates and price.