

**SECTION 1**  
**Letter of Transmittal**

February 12, 2021

Board of Assessors  
Municipality of Concord  
41 Green Street.  
Concord, NH 03301

### LETTER OF TRANSMITTAL

Dear Municipal Officials:

The following report is intended to document the entire process associated with the data collection, review, analysis and reporting necessary to render a credible opinion of value(s) of all property within the City of Concord in accordance with RSA 21-J:14-b, and “Standard 6” of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2019).

**The Intended Use of this Report:** is to provide a basis for the revaluation of all residential, commercial, and industrial real property in the City of Concord, N.H. as required by the In-House Work Plan. A copy of this work plan is contained in Appendix “A”.

**The Intended Client of This Report:** the Board of Assessors and the assessing employees of the City of Concord, N.H.

**Other Users of This Report:** include the general public, property owners, municipal officials, the Assessing Standards Board (ASB), and the Department of Revenue Administration (DRA).

**The Date of Value Utilized in this Report:** is April 1, 2020, as required by RSA 74:1 and RSA 76:2.

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

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

- (a) Is the most probable price, not the highest, lowest or average price;
- (b) Is expressed in terms of money;
- (c) Implies a reasonable time for exposure to the market;
- (d) Implies that both buyer and seller are informed of the uses to which the property may be put;
- (e) Assumes an arm’s length transaction in the open market;
- (f) Assumes a willing buyer and a willing seller, with no advantage being taken by either buyer or seller; and
- (g) Recognizes both the present use and the potential use of the property. The term includes “full and true value.” (NH Department of Revenue, Property Appraisal Division, “600 Rules”; Rev 601.32.)

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

"Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat (the right of government to take title to property when there are no apparent heirs)." <sup>2</sup> (The Dictionary of Real Estate Appraisal, Third Edition, 1993, Page 140.)

**Extent of Property Inspections:** As required by the City’s in-house work plan, properties throughout the City of Concord are continuously inspected as a result of on-going neighborhood inspections, building permits, abatement applications, owner’s requests, and sale qualifications. These inspections generally involve complete inspections of both the interiors and exteriors conducted in the presence of the property owner or the property owner’s representative. Exterior and interior inspections did not occur if the property owner did not respond to requests for inspection such as a letter, a door card knocker, or refused to allow an inspection.

**If No Physical Inspections, an explanation for this decision:** Not applicable. See above.

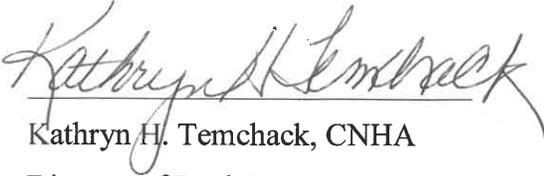
### Certification of Value:

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

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) The analyses, opinions and conclusions were developed, and this report has been prepared in conformity with "Standard 6" of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2019).
- 8) I, Kathryn H. Temchack *have not* made personal inspections of the properties, that are the subject of this report, that were involved in on-going neighborhood inspections, sale verifications, building permits, at the owner's requests, and abatement requests. The Assessing Office has not made a personal inspection of all the properties that are the subject of this report. Those individuals, and/or anyone providing significant mass appraisal assistance to the individual signing this report, are identified in Appendix "B", at the back of this report.
- 9) I, Susan E. Golden have made personal inspections of the commercial properties that are the subject of this report, that were involved in on-going neighborhood inspections, sale verifications, building permits, at the owner's requests, and abatement requests. The Assessing Office has not made a personal inspection of all the properties that are the subject of this report. Those individuals, and/or anyone providing significant mass appraisal assistance to the individual signing this report, are identified in Appendix "B", at the back of this report.
- 10) My opinion of the market values, pursuant to RSA 75:1, and the NH Department of Revenue, Property Appraisal Division "600" Rules, Rev. 601.32, for the assessed properties identified in Section I of this report, as of April 1, 2020, are indicated in the City of Concord's Vision Property CAMA System and may be

viewed online or via a printed property assessment card available in the City of Concord Assessor's Office.

- 11) A copy of the final MS-1 submission to the Department of Revenue for the 2020 tax rate setting and the City of Concord's Vision Property CAMA printouts with the cumulative final values of all property in the City with individual totals for the Merrimack Valley School District and Concord School District are provided.



Kathryn H. Temchack, CNHA  
Director of Real Estate Assessments  
City Of Concord, N.H.



Susan E. Golden, CNHA  
Deputy Assessor  
City of Concord, N.H.



**Concord**  
**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/>

Assessor  
Kathryn Temchack (City of Concord, Assessing Office)

Municipal Officials		
Name	Position	Signature
George Hildum III	Board of Assessors	
Guy Petell	Board of Assessors	
Jon Duhamel	Board of Assessors	

Preparers		
Name	Phone	Email
Kathryn Temchack	603-225-8550	ktemchack@concordnh.gov
Kathryn Temchack	603-225-8550	ktemchack@concordnh.gov

Preparer's Signature



**New Hampshire**  
**Department of**  
**Revenue Administration**

**2020**  
**MS-1**

<b>Land Value Only</b>		<b>Acres</b>	<b>Valuation</b>
1A	Current Use RSA 79-A	14,989.84	\$1,841,774
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	0.54	\$16,122
1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0
1F	Residential Land	8,411.06	\$772,800,878
1G	Commercial/Industrial Land	5,015.78	\$489,710,000
1H	<b>Total of Taxable Land</b>	<b>28,417.22</b>	<b>\$1,264,368,774</b>
1I	Tax Exempt and Non-Taxable Land	10,851.58	\$330,246,050

<b>Buildings Value Only</b>		<b>Structures</b>	<b>Valuation</b>
2A	Residential	0	\$1,996,889,300
2B	Manufactured Housing RSA 674:31	0	\$58,952,900
2C	Commercial/Industrial	0	\$1,165,092,768
2D	Discretionary Preservation Easements RSA 79-D	10	\$50,200
2E	Taxation of Farm Structures RSA 79-F	0	\$0
2F	<b>Total of Taxable Buildings</b>	<b>0</b>	<b>\$3,220,985,168</b>
2G	Tax Exempt and Non-Taxable Buildings	0	\$1,240,114,800

<b>Utilities &amp; Timber</b>		<b>Valuation</b>
3A	Utilities	\$239,004,500
3B	Other Utilities	\$0
4	Mature Wood and Timber RSA 79:5	\$0

**5 Valuation before Exemption \$4,724,358,442**

<b>Exemptions</b>		<b>Total Granted</b>	<b>Valuation</b>
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	2	\$91,200
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	1	\$150,000
10A	Non-Utility Water & Air Pollution Control Exemption RSA 72:12	0	\$0
10B	Utility Water & Air Pollution Control Exemption RSA 72:12-a	1	\$3,275,000

**11 Modified Assessed Value of All Properties \$4,720,842,242**

<b>Optional Exemptions</b>		<b>Amount Per</b>	<b>Total</b>	<b>Valuation</b>
12	Blind Exemption RSA 72:37	\$120,234	32	\$3,438,884
13	Elderly Exemption RSA 72:39-a,b	\$0	203	\$21,767,168
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$0	0	\$0
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	150	\$543,400
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

20	<b>Total Dollar Amount of Exemptions</b>		<b>\$25,749,452</b>
21A	<b>Net Valuation</b>		<b>\$4,695,092,790</b>
21B	<b>Less TIF Retained Value</b>		<b>\$62,291,431</b>
21C	<b>Net Valuation Adjusted to Remove TIF Retained Value</b>		<b>\$4,632,801,359</b>
21D	<b>Less Commercial/Industrial Construction Exemption</b>		<b>\$0</b>
21E	<b>Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction</b>		<b>\$4,632,801,359</b>
22	<b>Less Utilities</b>		<b>\$235,729,500</b>
23A	<b>Net Valuation without Utilities</b>		<b>\$4,459,363,290</b>
23B	<b>Net Valuation without Utilities, Adjusted to Remove TIF Retained Value</b>		<b>\$4,397,071,859</b>



New Hampshire  
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Utility Value Appraiser  
DRA, Federal Appraisal, Kathryn Temchack

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 ENGLAND HYDRO TRANSMISSION CORP					\$873,700
NEW ENGLAND POWER COMPANY					\$149,500
PSNH DBA EVERSOURCE ENERGY	\$5,784,700			\$63,828,600	\$69,613,300
UNITIL ENERGY SYSTEMS INC					\$71,989,400
WHEELABRATOR CONCORD COMPANY LP			\$23,030,000		\$23,030,000
	<b>\$5,784,700</b>		<b>\$23,030,000</b>	<b>\$63,828,600</b>	<b>\$165,655,900</b>
Gas Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
LIBERTY UTILITIES (ENERGYNORTH NATURAL GAS) CORP	\$69,359,900		\$3,063,300		\$72,423,200
TENNESSEE GAS PIPELINE COMPANY				\$925,400	\$925,400
	<b>\$69,359,900</b>		<b>\$3,063,300</b>	<b>\$925,400</b>	<b>\$73,348,600</b>



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Veteran's Tax Credits	Limits	Number	Est. Tax Credits
Veterans' Tax Credit RSA 72:28	\$150	844	\$125,900
Surviving Spouse RSA 72:29-a	\$2,000	0	\$0
Tax Credit for Service-Connected Total Disability RSA 72:35	\$2,000	64	\$128,000
All Veterans Tax Credit RSA 72:28-b	\$150	24	\$3,600
Combat Service Tax Credit RSA 72:28-c	\$0	0	\$0
		<b>932</b>	<b>\$257,500</b>

**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	\$0	Single	\$0
Married	\$0	Married	\$0

**Elderly Exemption Report**

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

Age	Number
65-74	10
75-79	4
80+	3

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	64	\$73,000	\$4,672,000	\$3,829,768
75-79	47	\$119,000	\$5,593,000	\$4,116,500
80+	92	\$203,000	\$18,676,000	\$13,820,900
	<b>203</b>		<b>\$28,941,000</b>	<b>\$21,767,168</b>

Income Limits		Asset Limits	
Single	\$34,300	Single	\$95,000
Married	\$47,200	Married	\$95,000

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

Granted/Adopted? Yes

Structures: 6

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? Yes

Properties: 12

Assessed value prior to effective date of RSA 75:1-a: 13,160,500

Current Assessed Value: \$10,645,268



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<b>Current Use RSA 79-A</b>	<b>Total Acres</b>	<b>Valuation</b>
Farm Land	2,507.22	\$913,924
Forest Land	8,796.93	\$717,650
Forest Land with Documented Stewardship	2,801.37	\$190,800
Unproductive Land		
Wet Land	884.32	\$19,400
	<b>14,989.84</b>	<b>\$1,841,774</b>

**Other Current Use Statistics**

Total Number of Acres Receiving 20% Rec. Adjustment	<b>Acres:</b>	4,751.31
Total Number of Acres Removed from Current Use During Current Tax Year	<b>Acres:</b>	45.34
Total Number of Owners in Current Use	<b>Owners:</b>	290
Total Number of Parcels in Current Use	<b>Parcels:</b>	513

**Land Use Change Tax**

Gross Monies Received for Calendar Year		\$67,100
Conservation Allocation	<b>Percentage: 50.00%</b>	<b>Dollar Amount:</b>
Monies to Conservation Fund		\$33,550
Monies to General Fund		\$33,550

**Conservation Restriction Assessment Report RSA 79-B**

	<b>Acres</b>	<b>Valuation</b>
Farm Land	0.00	\$0
Forest Land	0.00	\$0
Forest Land with Documented Stewardship	0.00	\$0
Unproductive Land	0.00	\$0
Wet Land	0.00	\$0
	<b>0.00</b>	<b>\$0</b>

**Other Conservation Restriction Assessment Statistics**

Total Number of Acres Receiving 20% Rec. Adjustment	<b>Acres:</b>	0.00
Total Number of Acres Removed from Conservation Restriction During Current Tax Year	<b>Acres:</b>	0.00
Owners in Conservation Restriction	<b>Owners:</b>	0
Parcels in Conservation Restriction	<b>Parcels:</b>	0



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<b>Discretionary Easements RSA 79-C</b>	<b>Acres</b>	<b>Owners</b>	<b>Assessed Valuation</b>
	0.00	0	\$0

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

<b>Discretionary Preservation Easements RSA 79-D</b>					
<b>Owners</b>	<b>Structures</b>	<b>Acres</b>	<b>Land Valuation</b>	<b>Structure Valuation</b>	
4	10	0.54	\$16,122	\$50,200	

Map	Lot	Block	%	Description
98	3	13	25	BARN
100	4	11	30	BRN4, LNT, SHP5, SHD1
100	3	2	25	BRN4, FGR3
98	1	3	25	BRN3, SHD1, BRN5

Tax Increment Financing District	Date	Original	Unretained	Retained	Current
NEOC TIF	3/12/2012	\$4,842,600	\$33,545,754	\$16,096,846	\$54,485,200
Sears TIF	9/8/2003	\$14,548,800	\$0	\$41,266,185	\$55,814,985
<i>Note: 27 S State St was previously unimproved – They have begun improvements and are now paying into the TIF.</i>					
Tannery	10/14/2010	\$1,490,500	\$0	\$4,928,400	\$6,418,900

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	\$515.00	651.00
White Mountain National Forest only, account 3186	\$0.00	

Payments in Lieu of Tax from Renewable Generation Facilities (RSA 72:74)	Amount
BRIAR HYDRO ASSOCIATES	\$180,001
	<b>\$180,001</b>

Other Sources of Payments in Lieu of Taxes (MS-434 Account 3186)	Amount
CENTER AT TRIANGLE PARK INC	\$76,116
CONCORD HOUSING AUTHORITY	\$89,370
UNITED CHURCH OF CHRIST - HAVENWOOD HERITAGE	\$330,425
FAYETTE STREET PROJECT INC	\$3,263
FELLOWSHIP APARTMENT INC	\$4,990
FELLOWSHIP HOUSE INC	\$4,652
FELLOWSHIP HOUSING OPP INC	\$3,494
FELLOWSHIP HOUSING OPP INC	\$3,855
FELLOWSHIP HOUSING OPP INC	\$7,188
GRANITE STATE INDEPENDENT LIVING FOUNDATION	\$14,680
GSMR	\$3,445
GSMR	\$74,147
GSMR	\$3,296
NH INTERSCHOLASTIC ATHLETIC ASSOCIATION	\$6,577
PENACOOK ASSISTED LIVING ASSOCIATION	\$79,501
WASHINGTON COURT INC	\$4,485
CONCORD REGIONAL VNA	\$14,000
	<b>\$723,484</b>



**New Hampshire**  
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**Notes**

LOW INCOME SUBSIDIZED HOUSING - ELECTION YEAR TOTAL INCLUDES ASSESSMENT FOR COMPLETED RENOVATION  
NEW ENGLAND HYDRO TRANSMISSION CORP & NEW ENGLAND POWER COMPANY - DRA VALUES USED UNTIL \* AS INSTRUCTED BY OUR ATTORNEY, WE WERE TO USE OUR SETTLEMENT AGREEMENT FOR VALUATION THIS YEAR. 2020 IS THE LAST YEAR OF THE AGREEMENT.

## MS1 Report CONCORD NH District: ALL

PROPERTY TYPE	PARCEL COUNT	ACREAGE	LAND VALUE	BUILDING VALUE	TOTAL VALUE	USE CODES
All Other	84	5,642.10	240,150	0	240,150	6300,6301,6302,6303,6304,6305,6306,6307,6308,6309,6310,6311
Commercial Improved	911	2,214.83	391,454,500	864,551,302	1,256,005,802	03XX,0310,12XX,1400,3XXX,1111,1120,317R,031R,1121,112R,112I,3225,3226,3402,3403
Commercial Vacant	135	420.43	34,172,000	8,692,900	42,864,900	3900,3910,3920,3930,3960,310V,316V,317V,322V,323V,332V,335V,337V,338V,340V,341V,342V,352V,354V,380V,386V,390V,112V,123V,322A,3940
Exempt	926	10,871.16	330,250,350	1,240,114,800	1,570,365,150	9XXX,9022,9910,5010,501C,501V,9400,8XXX,995,8400,5110,5111,5112,8301,9410,9170,5224,9180,5225,9175,9036,9037,5113
Farm Land	59	2,572.97	913,924	600	914,524	6000,6001,6002,6003
Hardwood	12	1,407.75	79,100	0	79,100	6200,6201,6202,6203,6204,6205,6206,6207,6208,6209,6210,6211
Industrial Improved	185	831.12	39,596,200	108,834,600	148,430,800	040X,40XX,041X,41XX,4180
Industrial Vacant	52	1,465.54	7,166,000	1,981,800	9,147,800	4400,4410,4420,400V,402V,410V,415V,4430,4175,4185
Loudon Prop	13	0.00	1,457,900	3,185,800	4,643,700	1015
Regular Open Space	0	0.00	0	0	0	6400
Residential Mobile Home	1,038	22.66	1,630,900	58,952,900	60,583,800	0103,1030,1031,101D,103V,103U
Residential Apartments	213	83.86	17,321,300	64,313,081	81,634,381	0111,0112,1110,1111,1112,111R,111C
Residential Condo	2,256	9.11	120,900	370,706,400	370,827,300	0102,1020,1021,101U,102B,102C,102L
Residential Improved	8,317	6,853.73	753,842,000	1,625,015,100	2,378,857,100	0101,0104,0105,0106,0109,1010,1011,1012,1013,1014,1022,1040,1041,1042,1050,1051,1060,1061,1090,1091,0130,0140,105R,101A,1016,0120,101I,010I,013C,101C,013I,01XX,101X,1019
Residential Vacant	386	1,525.56	17,223,200	1,217,400	18,440,600	1300,1310,1320,0132,106V,101V,102V,103V,106V,109V,102A,1330,1340
TIF District	63	107.16	15,736,700	100,982,385	116,719,085	5020,502C,5020,502V,5120,5121,5122,5123,5124,5220,5221,5222,5223,5125,5126,5226,5185
Unproductive	0	4.74	100	0	100	6015,6016
Utilities	55	1,471.85	10,751,800	228,252,700	239,004,500	042X,043X,42XX,43XX,4170,4241
Wet Land	5	911.75	19,300	0	19,300	6017,6018
White Pine	85	4,774.06	589,200	0	589,200	6100,6101,6102,6103,6104,6105,6106,6107,6108,6109,6110,6111
<b>Totals</b>	<b>14,795</b>	<b>41,190.38</b>	<b>1,622,565,524</b>	<b>4,676,801,768</b>	<b>6,299,367,292</b>	

**Unmatched Parcel Details**

USE CODE	PARCEL COUNT	TOTAL VALUE
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## Concord Union School District Summary Inventory of Valuation

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

Assessor
Kathryn Temchack (City of Concord, Assessing Office)

District Officials		
Name	Position	Signature
George Hildum III	Board of Assessors	
Guy Petell	Board of Assessors	
Jon Duhamel	Board of Assessors	

Preparer		
Name	Phone	Email
Kathryn Temchack	603-225-8550	ktemchack@concordnh.gov
Preparer's Signature		



New Hampshire  
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Land Value Only		Acres	Valuation	
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1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0	
1F	Residential Land	7,498.01	\$683,007,178	
1G	Commercial/Industrial Land	4,654.39	\$467,989,500	
<b>1H</b>	<b>Total of Taxable Land</b>	<b>26,380.96</b>	<b>\$1,152,721,600</b>	
1I	Tax Exempt and Non-Taxable Land	10,304.95	\$315,490,500	
Buildings Value Only		Structures	Valuation	
2A	Residential	0	\$1,770,439,500	
2B	Manufactured Housing RSA 674:31	0	\$58,377,600	
2C	Commercial/Industrial	0	\$1,095,850,168	
2D	Discretionary Preservation Easements RSA 79-D	10	\$50,200	
2E	Taxation of Farm Structures RSA 79-F	0	\$0	
<b>2F</b>	<b>Total of Taxable Buildings</b>	<b>0</b>	<b>\$2,924,717,468</b>	
2G	Tax Exempt and Non-Taxable Buildings	0	\$1,195,647,800	
Utilities & Timber			Valuation	
3A	Utilities		\$200,423,100	
3B	Other Utilities		\$0	
4	Mature Wood and Timber RSA 79:5		\$0	
<b>5</b>	<b>Valuation before Exemption</b>		<b>\$4,277,862,168</b>	
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	2	\$91,200	
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	1	\$150,000	
10A	Non-Utility Water & Air Pollution Control Exemption RSA 72:12	0	\$0	
10B	Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0	
<b>11</b>	<b>Modified Assessed Value of All Properties</b>		<b>\$4,277,620,968</b>	
Optional Exemptions		Amount Per	Total	Valuation
12	Blind Exemption RSA 72:37	\$120,234	30	\$3,198,416
13	Elderly Exemption RSA 72:39-a,b	\$0	181	\$19,100,868
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$0	0	\$0
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	127	\$489,800
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
<b>20</b>	<b>Total Dollar Amount of Exemptions</b>			<b>\$22,789,084</b>
21A	Net Valuation			\$4,254,831,884
21B	Less TIF Retained Value			\$57,363,031
21C	Net Valuation Adjusted to Remove TIF Retained Value			\$4,197,468,853
21D	Less Commercial/Industrial Construction Exemption			\$0
21E	Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction			\$4,197,468,853
22	Less Utilities			\$200,423,100
23A	Net Valuation without Utilities			\$4,054,408,784
23B	Net Valuation without Utilities, Adjusted to Remove TIF Retained Value			\$3,997,045,753



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**Utility Value Appraiser**

DRA, Federal Appraisal, Kathryn Temchack

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

<b>Electric Company Name</b>	<b>Distr.</b>	<b>Distr. (Other)</b>	<b>Gen.</b>	<b>Trans.</b>	<b>Valuation</b>
NEW ENGLAND HYDRO TRANSMISSION CORP					\$873,700
NEW ENGLAND POWER COMPANY					\$149,500
PSNH DBA EVERSOURCE ENERGY					\$68,978,400
UNITIL ENERGY SYSTEMS INC					\$61,631,200
					<b>\$131,632,800</b>

<b>Gas Company Name</b>	<b>Distr.</b>	<b>Distr. (Other)</b>	<b>Gen.</b>	<b>Trans.</b>	<b>Valuation</b>
LIBERTY UTILITIES (ENERGYNORTH NATURAL GAS) CORP					\$67,864,900
TENNESSEE GAS PIPELINE COMPANY					\$925,400
					<b>\$68,790,300</b>



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Veteran's Tax Credits	Limits	Number	Est. Tax Credits
Veterans' Tax Credit RSA 72:28	\$150	732	\$109,250
Surviving Spouse RSA 72:29-a	\$2,000	0	\$0
Tax Credit for Service-Connected Total Disability RSA 72:35	\$2,000	51	\$102,000
All Veterans Tax Credit RSA 72:28-b	\$150	21	\$3,150
Combat Service Tax Credit RSA 72:28-c	\$0	0	\$0
		<b>804</b>	<b>\$214,400</b>

**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	\$0	Single	\$0
Married	\$0	Married	\$0

**Elderly Exemption Report**

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

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

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	55	\$73,000	\$4,015,000	\$3,172,768
75-79	40	\$119,000	\$4,760,000	\$3,283,500
80+	86	\$203,000	\$17,458,000	\$12,644,600
	<b>181</b>		<b>\$26,233,000</b>	<b>\$19,100,868</b>

Income Limits	
Single	\$34,300
Married	\$47,200

Asset Limits	
Single	\$95,000
Married	\$95,000

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

Granted/Adopted? Yes

Structures: 6

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? Yes

Properties: 12

Assessed value prior to effective date of RSA 75:1-a: 13,160,500

Current Assessed Value: \$10,645,268



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<b>Current Use RSA 79-A</b>	<b>Total Acres</b>	<b>Valuation</b>
Farm Land	2,233.92	\$818,600
Forest Land	8,468.81	\$688,300
Forest Land with Documented Stewardship	2,696.37	\$183,650
Unproductive Land		
Wet Land	828.92	\$18,250
	<b>14,228.02</b>	<b>\$1,708,800</b>

**Other Current Use Statistics**

Total Number of Acres Receiving 20% Rec. Adjustment	<b>Acres:</b>	4,345.74
Total Number of Acres Removed from Current Use During Current Tax Year	<b>Acres:</b>	43.72
Total Number of Owners in Current Use	<b>Owners:</b>	268
Total Number of Parcels in Current Use	<b>Parcels:</b>	477

**Land Use Change Tax**

Gross Monies Received for Calendar Year		\$0
Conservation Allocation	<b>Percentage:</b> 0.00%	<b>Dollar Amount:</b> \$0
Monies to Conservation Fund		\$0
Monies to General Fund		\$0

**Conservation Restriction Assessment Report RSA 79-B**

	<b>Acres</b>	<b>Valuation</b>
Farm Land	0.00	\$0
Forest Land	0.00	\$0
Forest Land with Documented Stewardship	0.00	\$0
Unproductive Land	0.00	\$0
Wet Land	0.00	\$0
	<b>0.00</b>	<b>\$0</b>

**Other Conservation Restriction Assessment Statistics**

Total Number of Acres Receiving 20% Rec. Adjustment	<b>Acres:</b>	0.00
Total Number of Acres Removed from Conservation Restriction During Current Tax Year	<b>Acres:</b>	0.00
Owners in Conservation Restriction	<b>Owners:</b>	0
Parcels in Conservation Restriction	<b>Parcels:</b>	0



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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
4	10	0.54	\$16,122	\$50,200

Map	Lot	Block	%	Description
98	3	13	25	BRN6
100	4	11	30	BRN4, LNT, SHP5, SHD1
100	3	2	25	BRN4, FGR3
98	1	3	25	BRN3, SHD1, BRN5

Tax Increment Financing District	Date	Original	Unretained	Retained	Current
NEOC TIF	3/12/2012	\$4,842,600	\$33,545,754	\$16,096,846	\$54,485,200
Sears Tif	9/8/2003	\$14,548,800	\$0	\$41,266,185	\$55,814,985

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 district 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
CONCORD HOUSING AUTHORITY	\$89,370
FAYETTE STREET PROJECT INC	\$3,263
FELLOWSHIP APARTMENTS INC	\$4,990
FELLOWSHIP HOUSE INC	\$4,652
FELLOWSHIP HOUSING OPP INC	\$3,494
FELLOWSHIP HOUSING OPP INC	\$3,855
FELLOWSHIP HOUSING OPP INC	\$7,188
GRANITE STATE INDEPENDENT LIVING FOUNDATION	\$14,680
GSMR	\$3,445
GSMR	\$74,147
GSMR	\$3,296
CENTER AT TRIANGLE PARK INC	\$76,116
NH INTERSCHOLASTIC ATHLETIC ASSOCIATION	\$6,577
PENACOOK ASSISTED LIVING FACILITY INC	\$79,501
UNITED CHURCH OF CHRIST - HAVENWOOD HERITAGE	\$330,425
WASHINGTON COURT INC	\$4,485
CONCORD REGIONAL VNA	\$14,000
	<b>\$723,484</b>

Notes



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## MS1 Report CONCORD NH District: 1

PROPERTY TYPE	PARCEL COUNT	ACREAGE	LAND VALUE	BUILDING VALUE	TOTAL VALUE	USE CODES
All Other	81	5,422.34	229,800	0	229,800	6300,6301,6302,6303,6304,6305,6306,6307,6308,6309,6310,6311
Commercial Improved	868	2,105.79	376,394,000	819,410,302	1,195,804,302	03XX,0310,12XX,1400,3XXX,111J,1120,317R,031R,1121,112R,112I,3225,3226,3402,3403
Commercial Vacant	121	379.28	31,809,600	8,675,800	40,485,400	3900,3910,3920,3930,3960,310V,316V,317V,322V,323V,332V,335V,337V,338V,340V,341V,342V,352V,354V,380V,386V,390V,112V,123V,322A,3940
Exempt	842	10,324.53	315,494,800	1,195,647,800	1,511,142,600	9XXX,9022,9910,5010,501C,501V,9400,8XXX,995,8400,5110,5111,5112,8301,9410,9170,5224,9180,5225,9175,9036,9037,5113
Farm Land	50	2,299.67	818,600	0	818,600	6000,6001,6002,6003
Hardwood	11	1,374.94	76,700	0	76,700	6200,6201,6202,6203,6204,6205,6206,6207,6208,6209,6210,6211
Industrial Improved	174	790.35	37,450,800	97,655,700	135,106,500	040X,40XX,041X,41XX,4180
Industrial Vacant	42	1,301.81	6,597,700	1,981,800	8,579,500	4400,4410,4420,400V,402V,410V,415V,4430,4175,4185
Loudon Prop	13	0.00	1,457,900	3,185,800	4,643,700	1015
Regular Open Space	0	0.00	0	0	0	6400
Residential Mobile Home	1,031	18.21	1,114,100	58,377,600	59,491,700	0103,1030,1031,101D,103V,103U
Residential Apartments	191	77.16	15,737,400	57,826,381	73,563,781	0111,0112,1110,1111,1112,111R,111C
Residential Condo	1,948	7.46	120,900	324,856,100	324,977,000	0102,1020,1021,101U,102B,102C,102L
Residential Improved	7,200	6,151.81	667,708,300	1,444,637,600	2,112,345,900	0101,0104,0105,0106,0109,1010,1011,1012,1013,1014,1022,1040,1041,1042,1050,1051,1060,1061,1090,1091,0130,0140,105R,101A,1016,0120,101D,010I,013C,101C,013I,01XX,101X,1019
Residential Vacant	320	1,321.07	14,080,000	996,000	15,076,000	1300,1310,1320,0132,106V,101V,102V,103V,106V,109V,102A,1330,1340
TIF District	57	82.09	13,671,900	96,628,285	110,300,185	5020,502C,5020,502V,5120,5121,5122,5123,5124,5220,5221,5222,5223,5125,5126,5226,5185
Unproductive	0	4.74	100	0	100	6015,6016
Utilities	46	1,374.64	8,971,400	191,451,700	200,423,100	042X,043X,42XX,43XX,4170,4241
Wet Land	2	856.35	18,150	0	18,150	6017,6018
White Pine	82	4,593.51	565,450	0	565,450	6100,6101,6102,6103,6104,6105,6106,6107,6108,6109,6110,6111
Totals	13,079	38,485.75	1,492,317,600	4,301,330,868	5,793,648,468	

- 1,511,142,600 Exempt  
 - 4,643,700 Loudon  


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 4,277,862,168

**Unmatched Parcel Details**

USE CODE	PARCEL COUNT	TOTAL VALUE
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**Merrimack Valley School 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/>

Assessor
Kathryn Temchack (City of Concord, Assessing Office)

District Officials		
Name	Position	Signature
George Hildum III	Board of Assessors	
Guy Petell	Board of Assessors	
Jon Duhamel	Board of Assessors	

Preparer		
Name	Phone	Email
Kathryn Temchack	603-225-8550	ktemchack@concordnh.gov
Preparer's Signature		



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<b>Land Value Only</b>		<b>Acres</b>	<b>Valuation</b>
1A	Current Use RSA 79-A	761.82	\$132,974
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	870.52	\$89,793,700
1G	Commercial/Industrial Land	361.40	\$21,720,500
<b>1H</b>	<b>Total of Taxable Land</b>	<b>1,993.74</b>	<b>\$111,647,174</b>
1I	Tax Exempt and Non-Taxable Land	546.63	\$14,755,550

<b>Buildings Value Only</b>		<b>Structures</b>	<b>Valuation</b>
2A	Residential	0	\$226,449,800
2B	Manufactured Housing RSA 674:31	0	\$575,300
2C	Commercial/Industrial	0	\$69,242,600
2D	Discretionary Preservation Easements RSA 79-D	0	\$0
2E	Taxation of Farm Structures RSA 79-F	0	\$0
<b>2F</b>	<b>Total of Taxable Buildings</b>	<b>0</b>	<b>\$296,267,700</b>
2G	Tax Exempt and Non-Taxable Buildings	0	\$44,467,000

<b>Utilities &amp; Timber</b>		<b>Valuation</b>
3A	Utilities	\$38,581,400
3B	Other Utilities	\$0
4	Mature Wood and Timber RSA 79:5	\$0

**5 Valuation before Exemption \$446,496,274**

<b>Exemptions</b>		<b>Total Granted</b>	<b>Valuation</b>
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 Pollution Control Exemption RSA 72:12-a	1	\$3,275,000

**11 Modified Assessed Value of All Properties \$443,221,274**

<b>Optional Exemptions</b>		<b>Amount Per</b>	<b>Total</b>	<b>Valuation</b>
12	Blind Exemption RSA 72:37	\$120,234	2	\$240,468
13	Elderly Exemption RSA 72:39-a,b	\$0	22	\$2,666,300
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$0	0	\$0
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	23	\$53,600
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

<b>20</b>	<b>Total Dollar Amount of Exemptions</b>		<b>\$2,960,368</b>
<b>21A</b>	<b>Net Valuation</b>		<b>\$440,260,906</b>
<b>21B</b>	<b>Less TIF Retained Value</b>		<b>\$4,928,400</b>
<b>21C</b>	<b>Net Valuation Adjusted to Remove TIF Retained Value</b>		<b>\$435,332,506</b>
<b>21D</b>	<b>Less Commercial/Industrial Construction Exemption</b>		<b>\$0</b>
<b>21E</b>	<b>Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction</b>		<b>\$435,332,506</b>
<b>22</b>	<b>Less Utilities</b>		<b>\$35,306,400</b>
<b>23A</b>	<b>Net Valuation without Utilities</b>		<b>\$404,954,506</b>
<b>23B</b>	<b>Net Valuation without Utilities, Adjusted to Remove TIF Retained Value</b>		<b>\$400,026,106</b>



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**Utility Value Appraiser  
Federal Appraisal, Kathryn Temchack**

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

<b>Electric Company Name</b>	<b>Distr.</b>	<b>Distr. (Other)</b>	<b>Gen.</b>	<b>Trans.</b>	<b>Valuation</b>
PSNH DBA EVERSOURCE ENERGY					\$634,900
UNITIL ENERGY SYSTEMS INC					\$10,358,200
WHEELABRATOR CONCORD COMPANY LP					\$23,030,000
					<b>\$34,023,100</b>

<b>Gas Company Name</b>	<b>Distr.</b>	<b>Distr. (Other)</b>	<b>Gen.</b>	<b>Trans.</b>	<b>Valuation</b>
LIBERTY UTILITIES (ENERGYNORTH NATURAL GAS) CORP					\$4,558,300
					<b>\$4,558,300</b>



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Veteran's Tax Credits	Limits	Number	Est. Tax Credits
Veterans' Tax Credit RSA 72:28	\$150	112	\$16,650
Surviving Spouse RSA 72:29-a	\$2,000	0	\$0
Tax Credit for Service-Connected Total Disability RSA 72:35	\$2,000	13	\$26,000
All Veterans Tax Credit RSA 72:28-b	\$150	3	\$450
Combat Service Tax Credit RSA 72:28-c	\$0		
		<b>128</b>	<b>\$43,100</b>

**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	\$0	Single	\$0
Married	\$0	Married	\$0

**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	9	\$73,000	\$657,000	\$657,000
75-79	0	75-79	7	\$119,000	\$833,000	\$833,000
80+	0	80+	6	\$203,000	\$1,218,000	\$1,176,300
			<b>22</b>		<b>\$2,708,000</b>	<b>\$2,666,300</b>

Income Limits		Asset Limits	
Single	\$34,300	Single	\$95,000
Married	\$47,200	Married	\$95,000

**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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<b>Current Use RSA 79-A</b>	<b>Total Acres</b>	<b>Valuation</b>
Farm Land	273.30	\$95,324
Forest Land	328.12	\$29,350
Forest Land with Documented Stewardship	105.00	\$7,150
Unproductive Land	0.00	\$0
Wet Land	55.40	\$1,150
	<b>761.82</b>	<b>\$132,974</b>

**Other Current Use Statistics**

Total Number of Acres Receiving 20% Rec. Adjustment	<b>Acres:</b>	405.57
Total Number of Acres Removed from Current Use During Current Tax Year	<b>Acres:</b>	1.62
Total Number of Owners in Current Use	<b>Owners:</b>	22
Total Number of Parcels in Current Use	<b>Parcels:</b>	36

**Land Use Change Tax**

Gross Monies Received for Calendar Year		\$0
Conservation Allocation	<b>Percentage:</b> 0.00%	<b>Dollar Amount:</b> \$0
Monies to Conservation Fund		\$0
Monies to General Fund		\$0

**Conservation Restriction Assessment Report RSA 79-B**

	<b>Acres</b>	<b>Valuation</b>
Farm Land	0.00	\$0
Forest Land	0.00	\$0
Forest Land with Documented Stewardship	0.00	\$0
Unproductive Land	0.00	\$0
Wet Land	0.00	\$0
	<b>0.00</b>	<b>\$0</b>

**Other Conservation Restriction Assessment Statistics**

Total Number of Acres Receiving 20% Rec. Adjustment	<b>Acres:</b>	0.00
Total Number of Acres Removed from Conservation Restriction During Current Tax Year	<b>Acres:</b>	0.00
Owners in Conservation Restriction	<b>Owners:</b>	0
Parcels in Conservation Restriction	<b>Parcels:</b>	0



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
0	0	0.00	\$0	\$0

Map	Lot	Block	%	Description
<i>This district has no Discretionary Preservation Easements.</i>				

Tax Increment Financing District	Date	Original	Unretained	Retained	Current
TANNERY	10/14/2020	\$1,490,500	\$0	\$4,928,400	\$6,418,900

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
BRIAR HYDRO ASSOCIATES	\$180,001
	<b>\$180,001</b>

Other Sources of Payments in Lieu of Taxes (MS-434 Account 3186)	Amount
BRIAR ROLFE CANAL FALLS	\$98,526
BRIAR PENACOOK UPPER FALLS	\$67,820
BRIAR PENACOOK LOWER FALLS	\$13,655
MVSD SHARE OF PILOT	(\$110,106)
	<b>\$69,895</b>

**Notes**

Penacook

MS1 Report  
CONCORD NH District: 2

PROPERTY TYPE	PARCEL COUNT	ACREAGE	LAND VALUE	BUILDING VALUE	TOTAL VALUE	USE CODES
All Other	3	219.76	10,350	0	10,350	6300,6301,6302,6303,6304,6305,6306,6307,6308,6309,6310,6311
Commercial Improved	43	109.05	15,060,500	45,141,000	60,201,500	03XX,0310,12XX,1400,3XXX,1111,1120,317R,031R,1121,112R,112I,3225,326,3402,3403
Commercial Vacant	14	41.15	2,362,400	17,100	2,379,500	3900,3910,3920,3930,3960,310V,316V,317V,322V,323V,332V,335V,337V,338V,340V,341V,342V,352V,354V,380V,386V,390V,112V,123V,322A,3940
Exempt	84	546.63	14,755,550	44,467,000	59,222,550	9XXX,9022,9910,5010,501C,501V,9400,8XXX,995,8400,5110,5111,5112,8301,9410,9170,5224,9180,5225,9175,9036,9037,5113
Farm Land	9	273.30	95,324	600	95,924	6000,6001,6002,6003
Hardwood	1	32.81	2,400	0	2,400	6200,6201,6202,6203,6204,6205,6206,6207,6208,6209,6210,6211
Industrial Improved	11	40.77	2,145,400	11,178,900	13,324,300	040X,40XX,041X,41XX,4180
Industrial Vacant	10	163.73	568,300	0	568,300	4400,4410,4420,400V,402V,410V,415V,4430,4175,4185
Loudon Prop	0	0.00	0	0	0	1015
Regular Open Space	0	0.00	0	0	0	6400
Residential Mobile Home	7	4.45	516,800	575,300	1,092,100	0103,1030,1031,101D,103V,103U
Residential Apartments	22	6.70	1,583,900	6,486,700	8,070,600	0111,0112,1110,1111,1112,111R,111C
Residential Condo	308	1.65	0	45,850,300	45,850,300	0102,1020,1021,101U,102B,102C,102L
Residential Improved	1,117	701.93	86,133,700	180,377,500	266,511,200	0101,0104,0105,0106,0109,1010,1011,1012,1013,1014,1022,1040,1041,1042,1050,1051,1060,1061,1090,1091,0130,0140,105R,101A,1016,0120,1011,0101,013C,101C,0131,01XX,101X,1019
Residential Vacant	66	162.49	3,143,200	221,400	3,364,600	1300,1310,1320,0132,106V,101V,102V,103V,106V,109V,102A,1330,1340
TIF District	6	25.07	2,064,800	4,354,100	6,418,900	5020,502C,5020,502V,5120,5121,5122,5123,5124,5220,5221,5222,5223,5125,5126,5226,5185
Unproductive	0	0.00	0	0	0	6015,6016
Utilities	9	97.21	1,780,400	36,801,000	38,581,400	042X,043X,42XX,43XX,4170,4241
Wet Land	3	55.40	1,150	0	1,150	6017,6018
White Pine	3	180.55	23,750	0	23,750	6100,6101,6102,6103,6104,6105,6106,6107,6108,6109,6110,6111
Totals	1,716	2,662.65	130,247,924	375,470,900	505,718,824	

36.40 Acres      870.52 Acres

- 59,222,550 Exempt

446,496,274

Unmatched Parcel Details

USE CODE	PARCEL COUNT	TOTAL VALUE
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Add to comm wed value