

Residential Land Analysis:

There were 8 residential vacant land sales used in this report. Prior to the statistical update the base acreage land price was \$70,100 per acre. Adjustments, based on multipliers, are made to every residential parcel for location (neighborhood and site index), condition (vacant, water frontage, scenic view, etc.). These adjustments result in final land assessment values for all the residential land parcels in the city. The land values currently used in the software were tested against the vacant land sales shown below to determine if adjustments were needed to the base land value or the vacancy multipliers.

Address	Neighborhood/Site Index	Sale Price	Size	Improved Value Per Acre	Vacancy Multiplier	Computed Vacant Value/Acre	Excess land value
85 Currier Rd	103/5	\$100,000	5.01	\$80,000	-20%	\$64,000	20000
56 Timberline Dr	103/8	\$135,000	2.76	\$116,600	-20%	\$93,300	18400
67 Reserve Pl	103/8	\$120,000	4.15	\$116,600	-20%	\$93,300	3400
76 Birchdale Rd	103/4	\$ 70,000	2.78	\$ 73,300	-20%	\$58,600	-3300
60 Thayer Pond Rd	104/8	\$115,000	0.55	\$122,700	-10%	\$ 110,400	0
20 Becky Ln	111/4	\$ 67,700	2.61	\$ 81,000	-20%	\$64,800	2900
83 Reserve Pl	103/8	\$ 90,000	2.26	\$116,600	-20%	\$93,300	-
4 Old Dover Rd	111/4	\$ 60,000	1.91	\$ 81,000	-20%	\$64,800	-4800

Five of the eight sales are in neighborhood 103; two are in neighborhood 111 and one is in neighborhood 104. The two sales in neighborhood 111 are located at 4 Old Dover Rd which is a 1.91 acre lot adjacent to Loudon Rd and has a fairly steep slope and sold for \$60,000. The other sale is at 20 Becky Lane has 2.61 acres of land has not noted topography issues. Both lots needed to add a well and septic.

The sale at 60 Thayer Pond Rd is a 0.55 acre lot with access to city water and sewer at the street and has no noted topography problems.

Four of the five sales in neighborhood 103 are located either on or off Currier Road. This area would need to have well and septic systems added to the lots for development. The lot at 85 Currier Road has 5.01 acres but is extremely wet and has limited options for placement of the house and supporting systems. The lots at 67 (4.15 ac) and 83 (2.26 ac) Reserve Place are in a development off of Currier Road and are in a location that would require blasting since the lots rise about 39-40 feet above the road. Even though the lots are above grade there is no scenic view afforded. The lot at 56 Timberline Dr has 2.76 acres and again no access to water or sewer and is noted as wet and having topography problems.

The other lot sale in neighborhood 103 is at 76 Birchdale and has 2.78 acres. The lot has a 1.43 acre conservation easement placed on the lot prior to the sale by the previous owner and is noted as being very wet.

The graph shows the value of one acre when improved and the computed one acre value using the vacancy multiplier. The sales at 60 Thayer Road, 20 Becky Lane, 83 Reserve Place, and 4 Old Dover Road all strongly support the current base land value of \$70,100 per acre and the vacancy multipliers of -10% and -20%. Additional support is indicated by the 76 Birchdale Rd, and 67 Reserve Place sales. Therefore, no adjustments will be made to the existing base land value or the vacancy multipliers.

Commercial/Industrial Land Analysis and Parameters

Explanation and Results of Neighborhood Land Classification:

Neighborhood classification begins with an understanding that every municipality can be segregated into areas, and differentiated by varying characteristics- such as type and quality of roads, topography, scenic features such as views, surrounding uses, and the quality and/or maintenance of such uses etc. Typically, these distinguishing characteristics result in differing market responses, in terms of the underlying land value, which can be positive or negative. Neighborhood classification, therefore, depends upon establishing a base land rate for each neighborhood. Once the base rate is established a schedule of positive or negative adjustments is developed to correspond to the degree of differences from the base.

The first step is to identify the neighborhoods and establish the corresponding boundaries associated with each. This determination is also influenced by information from knowledgeable local real estate brokers, real estate agents and appraisers. Local sales data is then collected and analyzed. When insufficient land sales are available a land extraction technique may be utilized. This technique deducts the depreciated improvement value from the total sales price, resulting in the contributory value of the underlying land. In addition, sales involving the demolition of existing improvements, usually indicating a change in the highest and best use, are used. The demolition costs may be added to the purchase price to reflect the total cost of the land purchase, plus the additional cost of demolition in order to prepare the land for new construction (make it "vacant").

Identifying sales within a neighborhood, or a comparable neighborhood, developed the base rate land values for each neighborhood. Neighborhoods that have the same acre pricing are considered equivalent in desirability. The neighborhood sales analysis resulted in the following tabulate neighborhood factors shown below. A neighborhood site index map for non-residential properties is provided in the appendix as item G.

COMMERCIAL/INDUSTRIAL/EXEMPT PROPERTY

SITE INDEX	LOCATION	VACANCY DISCOUNT
A	9.90	10%
B	8.00	10%
C	7.00	10%
D	6.00	10%
E	5.80	10%
F	5.20	15%
G	3.60	15%
H	3.40	15%
I	4.00	15%
J	2.65	15%
K	2.20	20%
M	1.75	20%
N	1.50	20%
P	1.25	20%
R	1.00	20%

The following represents general guidelines for relative location factors and land pricing for improved sites. See the site index map at appendix G.

Location	Site Index	Multiplier	Site Acre Value
Fort Eddy Rd. Non-Anchored	A	9.90	\$ 693,000
D'Amante Dr. Non-Anchored	A	9.90	\$ 693,000
Fort Eddy Rd. Anchored Properties	A	9.90	\$ 693,000
D'Amante Dr. Anchored Properties	A	9.90	\$ 693,000
N. Main St. Prime Area Capital Plaza Area	A	9.90	\$ 693,000
Rest of N. Main St. (South of Pitman St.)	B	8.00	\$ 560,000
Water & Hall St. Area (Burger King, KFC, Gas, McDonalds, D'Angelos, Dunkin Donuts)	B	8.00	\$ 560,000
St. Paul's School Area	C	7.00	\$ 490,000
School & Capital Between N. Main St & N. State St	D	6.00	\$ 420,000
Rest of N. Main St. (North of Pitman St. and South of Franklin St.)	E	5.80	\$ 406,000
Centre St. (Between N. Main St. & N. State St.)	E	5.80	\$ 406,000
Eagle Sq.	E	5.80	\$ 406,000
S. Main St. (Pleasant St. to Water St.)	E	5.80	\$ 406,000

Location	Site Index	Multiplier	Site Acre Value
Most of Loudon Rd.	E	5.80	\$ 406,000
Most of Manchester St.	E	5.80	\$ 406,000
Most of Storrs St.	E	5.80	\$ 406,000
Intersection of South St. & Clinton St.	E	5.80	\$ 406,000
Pleasant St. Hospital Area	E	5.80	\$ 406,000
Most of the Rest of Pleasant St.	F	5.20	\$ 364,000
Christian Ave/East Side Dr. N State St, Fisherville Rd	G	3.60	\$ 252,000
Most of Sheep Davis Rd.	H	3.40	\$ 238,000
Most of Airport Rd.	H	3.40	\$ 238,000
N. State St. (North of Centre St. to South of Franklin St.)	H	3.40	\$ 239,000
Fisherville Rd South of Thirty Pines	I	4.00	\$ 280,000
S. Main St. to Water St+- To Exit 12+-	J	2.65	\$ 185,500
Most of Hall St. +-	J	2.65	\$ 185,500
Village St. (Downtown Penacook)	J	2.65	\$ 185,500
Most Industrial Locations (Pembroke Rd., Regional Dr. Chenell Dr., Industrial Rd., Integra Dr.)	K	2.20	\$ 154,000
Langdon Av, Penacook Side Street	M	1.75	\$ 122,500

Location	Site Index	Multiplier	Site Acre Value
Secondary Industrial Locations (Basin St. etc.)	N	1.50	\$ 105,000
Old Dover Rd, River Rd	P	1.25	\$ 87,500
Remote Locations	R-N	1.00 – 1.50	\$ 70,000 - \$105,000

Commercial Categories of Land and Land Pricing

Improved Site:

The improved site is priced at a base price of \$70,000 per acre multiplied by the location factor or site index. Site is generally comprised of up to 43,560 SF or four (4) times the gross building area whichever is greater to account for the land needed for parking, drainage, and lot coverage.

Vacant Site:

A vacant site is most probable land area to be developed. Land area greater than the indicated site is considered excess or expansion land depending upon the zoning, topography, lot shape and size.

Expansion Land:

Expansion land is that area beyond which is currently being utilized and has developmental potential in the foreseeable future. Expansion land will be priced at 60%-70% of the improved land currently in use.

Excess Land:

Excess land is that land area over and above that which is not categorized as improved site, vacant site, or expansion land. Excess land is priced at the excess land value of \$7,200 per acre.

Easement, Topography, Access, Visibility, and Other Adjustments:

Commercial/Industrial/Apartment land had no land adjustments for water frontage or scenic views. However positive adjustments were made for highway and corner visibility and additional accesses or extreme building density for the lot size. The amount of the adjustment is based on the degree of added property utility. Other adjustments for on site physical factors such as utility easements, topography, or shape were made on an individual lot basis and applied to the Condition Factor based upon the degree of decreased utility.

Residential Categories of Land and Land Pricing**Site:**

The primary site will consist of the area typically utilized to support the improvements. The site will comprise up to 43,560 sf., or if the lot is less than 43,560 sf. the entire lot area; whichever is the greater of the two. In most cases, land greater than the indicated primary site area is considered excess.

Vacant Site:

All land up to and including 43,560 sf. Land greater than the indicated site of one acre usually is considered excess.

Excess Acreage:

Excess land is that land over and above that which is categorized as vacant or improved site. Typically excess land is priced at \$3,800 per Acre x Neighborhood Factor.

Easement, Topography, Access, Visibility, and Other Adjustments:

Adjustments may be made to the excess acreage for topography, extreme wet areas, large utility rights of ways, ledge, access, etc. These adjustments are based upon the severity,

affect for development, and location. The adjustments are made on an individual lot basis and applied to the Condition Factor.

Positive adjustments have been made to the sites for water frontage, scenic views, water access, etc. The adjustments are made on an individual lot basis and applied to the Condition Factor.

Acreage Discounts

For large lots significantly above an acre, the following discounts will be applied to both the site as well as to the excess land area.

Acres	Discount (% Good)
1	1.00
2	0.98
3	0.96
4	0.94
5	0.92
6	0.90
7	0.88
8	0.86
9	0.84
10	0.82
11-15	0.80
16-20	0.78
21-30	0.76
31-40	0.75
41-50	0.74
51-60	0.73
61-70	0.72
71-80	0.71
80+	0.70

**LAND CURVE PARAMETERS
CONCORD, NH**

Curve ID	Class	Area in Square Feet	Price
1	C	0	12.03
1	C	1,362	12.03
1	C	2,722	7.94
1	C	5,445	5.34
1	C	10,890	3.56
1	C	21,780	2.38
1	C	43,560	1.60
1	E	0	12.03
1	E	1,362	12.03
1	E	2,722	7.94
1	E	5,445	5.34
1	E	10,890	3.56
1	E	21,780	2.38
1	E	43,560	1.60
1	I	0	12.03
1	I	1,362	12.03
1	I	2,722	7.94
1	I	5,445	5.34
1	I	10,890	3.56
1	I	21,780	2.38
1	I	43,560	1.60
1	O	0	12.50
1	O	2,500	12.40
1	O	5,000	6.70
1	O	10,000	3.53
1	O	15,000	2.43
1	O	20,000	1.89
1	O	30,000	1.33
1	O	35,000	1.19
1	O	43,560	1.00
1	R	0	24.00
1	R	2,500	23.72
1	R	5,000	12.05
1	R	10,000	6.12
1	R	15,000	4.21
1	R	20,000	3.25
1	R	30,000	2.23
1	R	35,000	1.97
1	R	43,560	1.61
1	S	0	12.50
1	S	2,500	12.40
1	S	5,000	6.70
1	S	10,000	3.53
1	S	15,000	2.43
1	S	20,000	1.89
1	S	30,000	1.33
1	S	35,000	1.19
1	S	43,560	1.00

LAND CURVE PARAMETERS
CONCORD, NH

Curve ID	Class	Area in Square Feet	Price
1	T	0	12.96
1	T	1,362	12.96
1	T	2,722	8.65
1	T	5,445	5.76
1	T	10,890	3.84
1	T	21,780	2.56
1	T	43,560	1.72

Apartment Land Pricing:

Apartment land will be valued based on a per apartment unit basis. Prices will vary based on location, density and the number of apartments.

The Vision software uses the special land pricing module with the unit type listed as BL, where BL represents the number of units allowed or existing. For example, if 24 units exist, it will be listed as 24 units and the unit type will be BL instead of SF or AC.

The following matrix represents the approximate pricing applied:

Pricing Code	Price/ Unit	Avg # of Units	Good # of Units	Fair # of Units	Poor # of Units
AP8	\$ 22,000		8 - 10		
AP7	\$ 19,500	8 - 10	11 - 12		
AP6	\$ 17,500	11 - 12	13 - 23	8 - 10	
AP5	\$ 15,000	13 - 23	24 - 47	11 - 12	8 - 10
AP4	\$ 12,500	24 - 47	48 - 95	13 - 23	11 - 12
AP3	\$ 10,500	48 - 95	96 & +	24 - 47	13 - 23
AP2	\$ 8,000	96 & +		48 - 95	24 - 47
AP1	\$ 6,000			96 & +	48 - 95

Manufactured Housing Land Pricing:

Manufactured housing land will be valued based on the per site unit basis. Prices will vary based on location and density.

The Vision software uses the special land pricing module with the unit type listed as BL, where BL represents the number of units allowed or existing. For example, if 24 units exist, it will be listed as 24 units and the unit type will be BL instead of SF or AC.

The following matrix represents the approximate pricing applied:

Mobile Home Park Land Pricing

Pricing Code	Location Density Desirability	Price/ Site
MH7	Excellent	\$ 19,200
MH6	Good	\$ 19,200
MH5	Average	\$ 19,100
MH4	Fair	\$ 11,900
MH3	Poor	\$ 10,000

Commercial/Industrial Condominiums:

Most condominium projects in the City of Concord have an undivided interest in all of the land that comprises the project and most have an equal undivided interest. For these types of projects there is not a separate land price table associated with each condominium unit that represents its contribution above the building value, since the market views the purchase as one value which is not separated as land and building. A Unit Location factor will be applied to the building value based on the quality of the location of the improvements relative to their respective locations within the project and the location of the project within the City. The Unit Location factors are based on sales and income valuation residuals. The Unit Location factor is shown in the Condo Unit Valuation section of the property card; and, the Location adjustment is shown in the Land Detail section of the Land Valuation section of the property record card. For those projects that have been deeded a specific land area or have varying percentages of undivided interest in the project the land has been priced in the land section as any other non- condominium property and the common land is also priced with the percentage of undivided interest.

Commercial and Industrial Land Analysis:

There were six commercial and industrial land sales that were either vacant or had minimal improvements used in this report.

Currently, the commercial and industrial land pricing starts with an acreage price of \$70,000. Adjustments, based on multipliers, are made to every commercial and industrial parcel for size (acreage discount), location (site index), condition (vacant, corner influence, etc.), and neighborhood influences. These adjustments result in final land assessment values for all the commercial and industrial land parcels throughout the Concord. The land values currently used in the software were then tested against the sales data to compare the assessed values to the sale prices. The sales data is shown below.

Address	Site Index	Acreage	Sale Price	Value Acre	Improved value/acre	Vacancy Multiplier	Computed vacant value/acre
12AChenell Dr	K	1.24	\$135,000	\$108,870	\$154,000	-20%	\$123,200
Break-o-Day Dr	F	5.50	\$1,640,000	\$298,181	\$364,000	-15%	\$309,400
6 Theatre St	E	1.29	\$460,000	\$365,589	\$406,000	-10%	\$365,400
Whitney Rd	N	3.74	\$180,000	\$ 48,208	\$105,000	-20%	\$ 84,000
8 Integra Dr	K	2.40	\$310,000	\$129,166	\$154,000	-20%	\$123,200
Hall St	N	7.31	\$500,000	\$ 68,399	\$105,000	-20%	\$ 84,000

When the actual price per acre of the vacant land sales compared with the computed vacant price per acre the "F" site index sale within 3.5% of the computed value/acre and the "E" site index sale is almost identical to the computed vacant value/sale. Both of these sales support the site index multiplier and the vacancy multiplier.

The two "K" site index sales were \$108,870 and \$129,166 per acre and the computed vacant land sale is \$123,200 per acre. Both lots are in the industrial (IN) zone and both lots had access to city water and sewer. The 8 Integra Dr lot was purchased for owner occupied business from a private entity. The 12A Chenell Drive lot was purchased from Capital Regional Development Corporation for speculative building. A two unit commercial condominium was constructed and one of the two units has since sold. The Integra Dr sale supports the site index multiplier and the vacancy multiplier.

The two lots with the "N" site index are at two opposite locations of the City. The Hall Street sale is almost at the Bow town line and has 7.31 acres of land is in the IN zone with access to water and sewer at the street. Whitney Rd is off of Interstate 93 at exit 17 with 3.74 acres of land with no access to water and sewer urban commercial (CU) zone. The Whitney Road lot was very wet and also in current use so the purchaser paid a current use penalty over and above the purchase price since the ownership was no longer continuous to other land owned by the seller.

Given the few number of sales, the various locations throughout the city, and varying sizes, no further adjustments or changes will be made to the existing base rate acre value of \$70,000 or the site index multipliers.

**List of “Qualified” Land Sales
Commercial/Industrial Properties**

2012 NON RESIDENTIAL LAND ONLY

SALE DATE	LUC	SITE INDEX	PRICE	CURRENT A/V	current ratio	NEW ASSES VALUE	new ratio	ADDRESS	M-B-L
3/6/09	340H	K	\$135,000	\$127,000	94%	\$127,000	94%	12A Chenell Dr	111G-1-996
8/19/09	3910	F	\$1,640,000	\$1,203,400	73%	\$1,203,400	73%	Break-O-Day Dr	112-5-38
6/21/10	337V	E	\$460,000	\$384,200	84%	\$384,200	84%	6 Theatre St	34-5-1
10/12/10	390V	N	\$180,300	\$182,100	101%	\$182,100	101%	Whitney Rd	06P-5
3/2/11	390V	K	\$310,000	\$266,900	86%	\$266,900	86%	8 Integra Dr	110K-1-13
8/29/12	4400	N	\$500,000	\$486,500	97%	\$486,500	97%	Hall St	5-1-10

List of “Unqualified” Land Sales Commercial/Industrial Properties

CONCORD, NH

Use Code	AV	PID Location	Grantee	Style AYB Desc	Sale Date	Q Price U
4400	106519	10 LANGDON AV	EVOLUTION REALTY LLC	Vacant Land	03/05/12	240,000 U
337V	2194	9 HILLS AV L-5	31 SOUTH MAIN ACQUISITION LLC	0 Accessory Bldg	04/14/11	770,000 U
337V	2196	9 HILLS AV L-2	31 SOUTH MAIN ACQUISITION LLC	0 Accessory Bldg	04/14/11	770,000 U
337V	2197	9 HILLS AV L-3	31 SOUTH MAIN ACQUISITION LLC	0 Accessory Bldg	04/14/11	770,000 U
337V	3835	BEACON ST	NTC CONCORD HOLDINGS LLC	0 Accessory Bldg	10/31/11	650,000 U
390V	3987	S COMMERCIAL ST	FRIENDLY KITCHEN	0 Vacant Land	06/21/12	250,000 U
390V	4016	205 N MAIN ST	NH SEA BUILDING CORPORATION	0 Vacant Land	09/01/11	420,000 U
337V	104554	LOUDON RD	MILANO REAL ESTATE ASSOC LLC &	0 Accessory Bldg	06/29/12	1,900,000 U
337V	12073	12 CANAL ST	VILLAGE STREET GARAGE LLC	0 Vacant Land	06/07/12	240,000 U
3030	12071	SANDERS ST	VILLAGE STREET GARAGE LLC	0 Accessory Bldg	06/07/12	240,000 U

Record Count: 10

Record Count: 10

Residential Categories of Land and Land Pricing

Site:

The primary site will consist of the area typically utilized to support the improvements. The site will comprise up to 43,560 sf., or if the lot is less than 43,560 sf. the entire lot area; whichever is the greater of the two. In most cases, land greater than the indicated primary site area is considered excess.

Vacant Site:

All land up to and including 43,560 square feet. Land greater than the indicated site of one acre usually is considered excess.

Excess Acreage:

Excess land is that land over and above that which is categorized as vacant or improved site. Typically excess land is priced at \$3,800 per Acre x Neighborhood Factor.

Easement, Topography, Access, Visibility, and Other Adjustments:

Adjustments may be made to the excess acreage for topography, extreme wet areas, large utility rights of ways, ledge, access, etc. These adjustments are based upon the severity, affect for development, and location. The adjustments are made on an individual lot basis and applied to the Condition Factor.

Land Pricing:

Value adjustments for location will be made by applying (Numerical) Site Index multipliers and neighborhood multipliers to the base unit pricing below (See Land Curve Chart for entire SF pricing). Sites equal to or greater than an acre will have a base value of \$70,100 per acre, again, adjusted by the Site Index and Neighborhood multipliers.

Size	Base Pricing S.F. Unit Price	Total
<2,500	\$24.00	
2,500	\$23.72	\$59,300
5,000	\$12.05	\$60,300
10,000	\$6.12	\$61,200
15,000	\$4.21	\$63,200
20,000	\$3.25	\$65,000
30,000	\$2.23	\$66,900
35,000	\$1.97	\$69,000
43,560	\$1.61	\$70,100

Vacant primary site land is discounted for site preparation and utility improvements or hookups as shown below. Vacant primary site land is discounted for site preparation such as clearing, grading, and excavation. The discount also accounts for digging and installing a well and the installation of a septic system for those areas not on city water and sewer and for connections to those utilities if they are present in the street as well as gas or steam connections. The following **average** costs were obtained from the City of Concord engineering and general services department and the Residential Cost Handbook published by Marshall & Swift.

Connection to city water \$3,000-\$10,000

Connection to city sewer system \$4,000

Curb cut for driveway \$2,000

100' depth well installation \$5,150

Septic system installation, design and fees \$11,800

Site Clearing \$2,275

The discount multipliers are shown below.

Utility	Adjustment Multiplier
Municipal Water & Sewer Hookups Available	-10%
Municipal Water or Sewer Hookup Available	-15%
Well and Septic System Required	-20%

Residential Condominium Land Pricing:

Residential condominium values do not have a separate land component to the value. Individual condominium values represent the value of the physical unit, the contributory value of the common and limited common area and any amenities associated with the unit. See Section 6 – Improved Property Data for further explanation.

Manufactured Housing Land Pricing:

Manufactured homes that are on their own land have the same land pricing as residential properties. Manufactured homes that are located in a park that are sitting on a pad do not have a land component to the value since they do not own their pad site. See Section 6 – Improved Property Data for further explanation.

**List of “Qualified”
Residential Land Sales**

CONCORD NH

AV MBL PID	Location	Sale Date	Use St Code	Units	AYB	Price	Land Area Val in Acres	Code
106663	4 OLD DOVER RD	12/08/11	99 1300	43,560	0	60,000	1.910	00
102903 120 3 34	20 BECKY LN	08/03/12	99 1300	43,560	0	67,700	2.610	00
106299 88 2 16	76 BIRCHDALE RD	05/31/12	99 1300	43,560		70,000	2.780	00
104860 99 2 98	83 RESERVE PL	05/06/11	99 1300	43,560		90,000	2.260	00
6669 99 1 8	85 CURRIER RD	05/24/12	99 1300	43,560	0	100,000	5.010	00
105169 39D 2 7	60 THAYER POND RD	05/06/11	99 1300	24,083	0	115,000	0.553	00
104849 99 2 96	67 RESERVE PL	05/25/11	99 1300	43,560		120,000	4.150	00
104854 99 2104	56 TIMBERLINE DR	04/28/11	99 1300	43,560	0	135,000	2.760	00TR

**List of “Unqualified”
Residential Land Sales**

CONCORD, NH

Use Code	AV	PID Location	Grantee	Style AYB Desc	Sale Date	Q Price U
1300	126 358 S MAIN ST	BRENNER BETHANY	0 Vacant Land	0 Vacant Land	11/15/11	7,300 U
1300	186 373 S MAIN ST	OLSZAK RONALD J & DONNA J	0 Vacant Land	0 Vacant Land	06/07/12	47,500 U
1300	106499 11 ROLINDA AV	BURGER PETER F & TOBIN LAURA E	Vacant Land	Vacant Land	07/06/11	130,000 U
106V	12962 PENACOOK ST	APPLE HILL PROPERTIES LLC	0 Accessory Bldg	0 Accessory Bldg	03/22/12	25,000 U
6301	13685 ELM ST	MURPHY JAMES	0 Vacant Land	0 Vacant Land	05/10/11	60,000 U
1300	4132 23 BRADLEY ST	YEATON NANCY C & FARRELLY JOSE	0 Vacant Land	0 Vacant Land	05/24/12	30,000 U
1300	4336 149 RUMFORD ST	YOUNG BILL	0 Vacant Land	0 Vacant Land	10/03/11	31,500 U
101A	6143 132 HOOKSETT TPK	SEDJAR SERVICES LLC	0 Vacant Land	0 Vacant Land	05/25/12	127,500 U
1300	6654 103 HEDGROSE LN	DUEFIELD KIM J	0 Vacant Land	0 Vacant Land	06/06/12	355,000 U
6104	6676 CURRIER RD	JENNISON JANETTE M	0 Vacant Land	0 Vacant Land	10/06/11	140,000 U
6100	8158 15 INTEGRA DR	FIFTEEN INTEGRA DRIVE LLC	0 Vacant Land	0 Vacant Land	12/30/11	890,000 U
1320	8161 GARVINS FALLS RD	PEMBROKE GOLF LLC	0 Vacant Land	0 Vacant Land	02/29/12	718,000 U
103V	8246 46 CENTERWOOD DR	JENSEN'S INC	0 Vacant Land	0 Vacant Land	03/23/12	6,000 U
1300	8671 113 PEMBROKE RD	PENIMORE JAMES R JR & PAPINEAU	0 Vacant Land	0 Vacant Land	06/07/12	142,000 U
6200	11249 SNOW POND RD	MCKINNON DOUGLAS J & MICHELLE	0 Vacant Land	0 Vacant Land	12/13/11	20,000 U
1300	11645 89 HOIT RD	SOUTHER CHARLES H & DIANE L	0 Vacant Land	0 Vacant Land	06/21/11	160,000 U
1300	105327 13 SWAN CR	BELLIA VISTA HOMES LLC	Vacant Land	Vacant Land	11/23/11	130,000 U
1300	105119 25 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	105120 27 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	105123 26 TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	105141 38 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	105142 36 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	105146 28 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	105147 26 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104678 18 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104679 16 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104680 14 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104682 10 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104684 6 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104651 4 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104669 5 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U
1300	104670 7 AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	Vacant Land	11/15/11	780,000 U

CONCORD, NH

Use Code	AV	PID	Location	Grantee	Style AYB Desc	Sale Date	Q Price U
1300	104672	11	AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104673	13	AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104675	17	AMY WY	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104659	18	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104661	14	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104662	12	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104665	6	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	104666	4	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	105124	24	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	105125	22	TY LN	R J MOREAU COMMUNITIES LLC	Vacant Land	11/15/11	780,000 U
1300	12354		CHARLES ST	SANBORN ABIGAIL J	0 Vacant Land	08/01/11	155,000 U

Record Count: 43

Record Count: 43

Neighborhood Multiplier:

Lots will be adjusted by a neighborhood multiplier and a site index multiplier. The neighborhood adjustment recognizes the location within the City. The City has been divided up into fifteen (15) major neighborhoods. The neighborhood factors and multipliers are shown below. Support for the fifteen neighborhood factors is shown on the ratio report entitled report by neighborhood. A City wide neighborhood map is included with this report at Appendix F.

Neighborhood	Description	Adjustment (Multiplier)
101	South End	1.15
102	S. of Proper	0.98
103	SW Rural	0.95
104	West End	1.00
105	White Park	1.10
106	N. of Proper	0.88
107	West Concord	0.85
108	Mast Yard	1.00
109	Manor	0.92
110	Penacook	0.92
111	East Rural	1.05
112	East Concord	1.00
113	Heights North	0.90
114	Heights South	1.00
115	South East	1.00

Summary by Land Neighborhood CONCORD, NH

01/20 3

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0101	21	231,381	229,000	1.00	223,000	213,000	0.98	0.04	5.83%	0.99
0102	6	194,167	196,717	1.00	177,500	172,250	0.99	0.03	4.38%	1.01
0103	23	293,139	295,483	0.99	235,000	260,000	0.99	0.04	8.26%	1.01
0104	27	320,626	314,974	0.99	309,000	287,400	0.97	0.04	6.03%	0.98
0105	10	235,250	230,440	0.98	225,250	224,400	0.99	0.02	3.84%	0.98
0106	13	188,054	191,423	1.01	188,000	184,200	0.98	0.05	7.06%	1.02
0107	6	228,083	218,800	0.96	233,750	232,250	0.97	0.04	4.30%	0.96
0108	8	261,488	260,250	1.00	259,950	256,000	0.98	0.02	3.95%	1.00
0109	21	189,281	185,248	0.98	187,500	188,300	0.98	0.03	4.03%	0.98
0110	16	192,556	190,844	0.99	208,000	201,200	0.97	0.03	4.77%	0.99
0111	13	203,131	198,577	0.99	198,000	185,500	1.00	0.03	3.92%	0.98
0112	15	314,573	310,827	0.98	288,300	268,900	0.98	0.04	4.69%	0.99
0113	12	222,750	221,225	0.99	217,250	214,650	0.99	0.03	3.96%	0.99
0114	13	185,623	186,531	1.01	175,000	171,500	0.99	0.02	3.89%	1.00
0115	17	198,971	198,724	1.00	196,000	191,500	0.99	0.03	3.86%	1.00
0202	1	112,500	112,800	1.00	112,500	112,800	1.00	0.00	0.00%	1.00
0203	2	93,250	93,300	1.00	93,250	93,300	1.00	0.01	1.00%	1.00
0204	4	76,400	77,450	1.02	76,800	76,050	1.00	0.01	3.50%	1.01
0205	2	130,000	130,250	1.00	130,000	130,250	1.00	0.01	0.50%	1.00
0206	6	111,333	117,500	1.06	110,500	117,200	1.04	0.06	7.05%	1.06
0209	6	74,000	76,133	1.04	75,500	74,850	0.99	0.01	5.22%	1.03
0210	1	125,000	123,400	0.99	125,000	123,400	0.99	0.00	0.00%	0.99
0211	7	172,186	171,457	1.00	173,300	173,100	1.00	0.04	3.14%	1.00
0212	6	124,417	124,483	1.00	120,500	119,550	0.99	0.02	2.86%	1.00
0213	1	110,000	110,700	1.01	110,000	110,700	1.01	0.00	0.00%	1.01
0214	3	44,000	43,800	1.00	44,000	44,200	1.00	0.08	5.67%	1.00
0215	2	41,000	41,000	1.00	41,000	41,000	1.00	0.02	2.00%	1.00
0217	1	35,500	35,400	1.00	35,500	35,400	1.00	0.00	0.00%	1.00
0219	8	120,388	118,112	0.98	122,500	118,900	1.00	0.01	3.00%	0.98
0221	2	122,000	121,500	1.00	122,000	121,500	1.00	0.01	0.50%	1.00
0222	1	115,000	114,700	1.00	115,000	114,700	1.00	0.00	0.00%	1.00
0226	2	209,000	208,400	1.00	209,000	208,400	1.00	0.00	0.50%	1.00

Summary by Land Neighborhood CONCORD, NH

01/20 3

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0227	2	122,500	120,100	0.98	122,500	120,100	0.98	0.01	1.02%	0.98
0228	1	290,000	287,500	0.99	290,000	287,500	0.99	0.00	0.00%	0.99
0232	4	170,950	172,600	1.01	171,450	172,150	1.01	0.03	2.72%	1.01
0236	1	222,000	223,300	1.01	222,000	223,300	1.01	0.00	0.00%	1.01
0238	2	172,000	174,650	1.02	172,000	174,650	1.02	0.02	2.45%	1.02
0248	1	369,000	365,100	0.99	369,000	365,100	0.99	0.00	0.00%	0.99
0252	6	203,867	202,500	0.99	205,300	201,700	0.98	0.01	2.38%	0.99
0258	2	237,000	235,700	0.99	237,000	235,700	0.99	0.01	1.52%	0.99
0264	7	214,129	216,857	1.01	210,000	207,000	1.00	0.01	3.86%	1.01
0266	1	259,000	257,400	0.99	259,000	257,400	0.99	0.00	0.00%	0.99
0302	1	8,000	8,000	1.00	8,000	8,000	1.00	0.00	0.00%	1.00
0305	1	69,964	69,800	1.00	69,964	69,800	1.00	0.00	0.00%	1.00
0306	9	33,944	35,300	1.01	26,000	25,200	0.99	0.05	8.75%	1.04
0307	3	62,500	65,533	1.05	62,500	66,300	1.09	0.01	4.28%	1.05
0308	2	18,500	18,450	0.99	18,500	18,450	0.99	0.03	3.03%	1.00
0309	1	7,000	8,500	1.21	7,000	8,500	1.21	0.00	0.00%	1.21
0310	2	20,000	19,800	0.98	20,000	19,800	0.98	0.09	9.18%	0.99
0311	13	72,992	71,692	0.97	60,000	55,000	0.96	0.05	6.81%	0.98
0402	4	671,750	504,350	1.20	391,000	513,500	1.19	0.52	44.96%	0.75
0404	1	250,000	227,700	0.91	250,000	227,700	0.91	0.00	0.00%	0.91
0406	3	381,667	559,700	1.45	390,000	535,700	1.32	0.36	28.03%	1.47
0409	1	677,000	739,900	1.09	677,000	739,900	1.09	0.00	0.00%	1.09
0412	1	599,000	588,900	0.98	599,000	588,900	0.98	0.00	0.00%	0.98
0414	8	567,625	696,150	1.08	525,000	539,000	1.09	0.17	18.58%	1.23
0415	2	297,500	245,150	0.80	297,500	245,150	0.80	0.14	17.50%	0.82
		215,279	216,459	1.00	193,000	191,400	0.99	0.03	6.33%	1.01

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Abs Disp Ratio
2519	0101	39/ 6/ 10/ /	24 S FRUIT ST	0101	1010	2,144	78	6/27/12	223,000	202,400	0.91	1.10
5950	0101	84/A 3/ 9/ /	25 MEADOW ST	0101	1010	2,358	42	8/ 1/12	315,000	289,300	0.92	1.09
11	0101	1/ 1/ 11/ /	4 NEW MEADOW RD	0101	1010	2,650	40	5/25/12	258,000	237,100	0.92	1.09
40	0101	2/ 1/ 1/ /	285 SOUTH ST	0101	1010	1,195	66	7/13/12	165,000	155,900	0.94	1.06
5910	0101	84/ 1/ 23/ /	24 S MEADOW ST	0101	1010	2,129	15	3/30/12	305,000	288,400	0.95	1.06
694	0101	10/B 1/ 8/ /	13 SPRINGFIELD ST	0101	1010	2,084	52	11/ 2/11	233,000	222,500	0.95	1.05
792	0101	10/C 3/ 6/ /	40 CONANT DR	0101	1010	3,292	38	11/23/11	295,000	281,800	0.96	1.05
771	0101	10/C 2/ 13/ /	5 MIDDLEBURY ST	0101	1010	2,984	38	4/30/12	325,000	312,100	0.96	1.04
610	0101	9/C 1/ 19/ /	9 ROLINDA AV	0101	1010	3,311	37	6/24/11	369,000	358,000	0.97	1.03
720	0101	10/B 3/ 11/ /	23 NORWICH ST	0101	1010	1,988	52	5/31/12	225,000	219,500	0.98	1.03
1226	0101	21/ 5/ 12/ /	15 DARTMOUTH ST	0101	1010	1,937	68	7/27/11	192,000	188,700	0.98	1.02
1229	0101	21/ 5/ 16/ /	5 DARTMOUTH ST	0101	1010	3,292	112	7/18/11	320,000	314,500	0.98	1.02
573	0101	9/B 1/ 7/ /	96 ROCKINGHAM ST	0101	1010	1,143	92	7/30/12	165,000	162,900	0.99	1.01
58	0101	2/A 1/ 8/ /	83 ROCKINGHAM ST	0101	1010	1,842	59	9/30/11	190,000	191,800	1.01	0.99
506	0101	9/A 2/ 10/ /	2 SUNSET AV	0101	1010	1,429	67	7/ 6/12	186,200	189,800	1.02	0.98
799	0101	10/D 1/ 19/ /	34 WILSON AV	0101	1010	1,888	24	6/24/11	245,000	250,100	1.02	0.98
5974	0101	85/ 1/ 7/ /	9 IRON WORKS RD	0101	1010	1,721	85	5/18/11	195,800	201,600	1.03	0.97
671	0101	10/A 2/ 14/ /	20 RUNDLETT ST	0101	1010	1,182	57	5/ 3/12	163,000	168,200	1.03	0.97
695	0101	10/B 1/ 9/ /	15 SPRINGFIELD ST	0101	1010	1,965	46	12/12/11	206,000	213,000	1.03	0.97
1200	0101	21/ 3/ 7/ /	12 YALE ST	0101	1010	1,840	58	11/21/11	140,000	176,800	1.26	0.79
1018	0101	17/ 2/ 16/ /	73 BROADWAY	0101	1010	2,163	107	1/30/12	143,000	184,600	1.29	0.77
1689	0102	29/ 5/ 3/ /	19 GROVE ST	0102	1040	2,466	112	3/29/12	173,000	160,400	0.93	1.08
1771	0102	30/ 2/ 3/ /	76 WEST ST	0102	1010	1,662	112	6/28/11	182,000	176,800	0.97	1.03
2033	0102	33/ 2/ 7/ /	33 CONCORD ST	0102	1010	1,403	117	2/27/12	158,000	154,300	0.98	1.02
1989	0102	32/ 5/ 12/ /	38-40 THOMPSON ST	0102	1010	2,690	132	3/12/12	167,000	167,700	1.00	1.00
1965	0102	32/ 4/ 4/ /	31 S SPRING ST	0102	1010	2,324	132	2/ 1/12	216,000	223,400	1.03	0.97
2002	0102	32/ 6/ 13/ /	22 S SPRING ST	0102	1010	3,891	132	5/13/11	269,000	297,700	1.11	0.90
6669	0103	99/ 1/ 8/ /	85 CURRIER RD	0103	1300	2,012 2,012		5/24/12	100,000	66,900	0.67	1.49
104854	0103	99/ 2/ 104/ /	56 TIMBERLINE DR	0103	1300	2,012 2,012		4/28/11	135,000	97,000	0.72	1.39

Parcel Detail by Land Neighborhood CONCORD, NH

9/1/20/2013

Intrnl ID	Land NBHD	MBL/U	Location	Land Nbrd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
104849	0103	99/2/96//	67 RESERVE PL	0103	1300		2,012	5/25/11	120,000	98,900	0.82	1.21	0.17
106299	0103	88/2/16//	76 BIRCHDALE RD	0103	1300		2,012	5/31/12	70,000	60,300	0.86	1.16	0.13
104477	0103	89/1/47//	46 BELA BROOK LN	0103	1010	2,576	7	6/8/11	335,000	321,100	0.96	1.04	0.03
100062	0103	98/2/46//	6 SHENANDOAH DR	0103	1010	4,529	7	7/8/11	676,300	654,800	0.97	1.03	0.02
6615	0103	98/2/20//	246 HOPKINTON RD	0103	1010	2,002	58	12/15/11	185,000	179,500	0.97	1.03	0.02
6701	0103	99/2/28//	12 CHESTNUT PASTURE	0103	1010	2,896	25	4/25/12	315,000	307,100	0.97	1.03	0.02
6804	0103	100/4/1//	39 VIA TRANQUILLA	0103	1010	4,234	43	10/17/11	460,000	452,600	0.98	1.02	0.01
100060	0103	98/2/44//	3 APPALOOSA RN	0103	1010	3,170	8	5/18/12	400,000	395,000	0.99	1.01	0.00
100064	0103	98/2/48//	10 SHENANDOAH DR	0103	1010	3,952	7	6/16/11	546,400	542,600	0.99	1.01	0.00
6876	0103	102/1/12//	132 PENACOOK ST	0103	1010	3,187	15	2/1/12	356,000	353,600	0.99	1.01	0.00
6187	0103	91/1/38//	37 MILLSTONE DR	0103	1010	2,836	19	4/29/11	312,000	310,800	1.00	1.00	0.01
6127	0103	89/2/8//	65 HOOKSETT TPK	0103	1010	1,669	30	10/17/11	175,000	175,400	1.00	1.00	0.01
6875	0103	102/1/11//	2 LITTLE POND RD	0103	1010	1,678	26	7/1/11	165,000	166,700	1.01	0.99	0.02
6761	0103	100/2/1//	110 FISK RD	0103	1010	2,578	47	8/2/12	242,500	249,400	1.03	0.97	0.04
6046	0103	87/1/17//	273 CLINTON ST	0103	1010	1,345	102	7/26/11	207,000	214,200	1.03	0.97	0.04
101435	0103	100/1/19//	47 COVENTRY RD	0103	1010	5,438	10	9/19/11	765,000	800,300	1.05	0.96	0.06
104860	0103	99/2/98//	83 RESERVE PL	0103	1300		2,012	5/6/11	90,000	96,400	1.07	0.93	0.08
5999	0103	86/1/7//	145 SILK FARM RD	0103	1010	890	58	12/1/11	114,000	125,100	1.10	0.91	0.11
6710	0103	99/2/39//	5 CHESTNUT PASTURE	0103	1010	2,610	25	5/4/12	235,000	260,000	1.11	0.90	0.12
13754	0103	98/2/32//	3 DEER TRACK LN	0103	1010	4,578	10	2/15/12	518,000	599,800	1.16	0.86	0.17
6748	0103	100/1/1//	108 HOPKINTON RD	0103	1010	3,476	152	6/29/11	220,000	268,600	1.22	0.82	0.23
3550	0104	51/1/18//	25 AUBURN ST	0104	1010	4,322	132	6/29/12	540,000	474,800	0.88	1.14	0.09
2791	0104	42/2/5//	95 CENTRE ST	0104	1010	2,148	85	7/29/11	318,500	285,200	0.90	1.12	0.07
105169	0104	39/D 2/7//	60 THAYER POND RD	0104	1300		2,012	5/6/11	115,000	103,600	0.90	1.11	0.07
6442	0104	96/2/5//	51 RIDGE RD	0104	1010	1,828	52	4/24/12	279,000	253,000	0.91	1.10	0.06
3567	0104	51/3/3//	41 AUBURN ST	0104	1010	3,165	112	4/5/11	380,000	345,400	0.91	1.10	0.06
2772	0104	42/1/5//	24 PINE ST	0104	1010	2,088	63	6/15/12	275,000	252,900	0.92	1.09	0.05
2783	0104	42/1/16//	108 WARREN ST	0104	1010	2,614	107	11/18/11	309,000	287,400	0.93	1.08	0.04
6849	0104	101/2/6//	6 COLUMBUS AV	0104	1010	2,513	56	6/25/12	300,000	279,600	0.93	1.07	0.04
2654	0104	40/1/9//	9 WESTBOURNE RD	0104	1010	2,441	122	10/26/11	249,000	236,400	0.95	1.05	0.02

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
2624	0104	39/C 2/ 9/ /	7 WILDEMER TR	0104	1010	3,145	63	5/16/11	239,900	230,100	0.96	1.04	0.01
2632	0104	39/C 2/ 17/ /	4 KENT ST	0104	1010	1,953	122	11/22/11	279,000	268,600	0.96	1.04	0.01
3546	0104	51/ 1/ 14/ /	35 AUBURN ST	0104	1010	3,219	122	8/15/11	382,000	370,700	0.97	1.03	0.00
104878	0104	96/ 2/ 96/ /	31 SAMUEL DR	0104	1010	3,234	3	5/23/12	439,000	426,300	0.97	1.03	0.00
6508	0104	96/ 2/ 72/ /	40 DWINELL DR	0104	1010	3,349	19	5/30/12	427,000	416,100	0.97	1.03	0.00
3555	0104	51/ 2/ 5/ /	31 RIDGE RD	0104	1010	2,816	84	3/19/12	270,000	265,300	0.98	1.02	0.01
3526	0104	50/A 1/ 2/ /	36 WESTBOURNE RD	0104	1010	3,058	46	7/19/11	340,000	335,200	0.99	1.01	0.02
2616	0104	39/C 2/ 1/ /	8 KENT ST	0104	1010	2,653	97	4/ 8/11	268,000	265,500	0.99	1.01	0.02
3508	0104	50/ 3/ 13/ /	19 RIDGE RD	0104	1010	3,216	88	4/26/11	359,000	360,200	1.00	1.00	0.03
3471	0104	49/ 2/ 1/ /	2 AUBURN ST	0104	1010	4,466	104	6/26/12	510,000	514,100	1.01	0.99	0.04
2578	0104	39/B 1/ 13/ /	1 KENSINGTON RD	0104	1010	4,180	103	3/29/12	400,000	404,300	1.01	0.99	0.04
6488	0104	96/ 2/ 52/ /	35 DWINELL DR	0104	1010	3,525	24	6/15/11	395,000	409,300	1.04	0.97	0.07
6847	0104	101/ 2/ 4/ /	48 AUBURN ST	0104	1010	2,854	65	7/22/11	302,500	314,800	1.04	0.96	0.07
2407	0104	37/ 2/ 10/ /	6 ORCHARD ST	0104	1010	4,536	132	10/12/11	370,000	387,400	1.05	0.96	0.08
2540	0104	39/A 3/ 2/ /	140 SCHOOL ST	0104	1010	3,196	49	8/ 1/12	345,000	362,700	1.05	0.95	0.08
2765	0104	41/ 7/ 16/ /	97 WARREN ST	0104	1040	4,130	112	7/24/12	250,000	277,400	1.11	0.90	0.14
2655	0104	40/ 1/ 10/ /	4 WOODMAN ST	0104	1010	1,986	112	8/ 6/12	165,000	183,800	1.11	0.90	0.14
2782	0104	42/ 1/ 15/ /	106 WARREN ST	0104	1010	2,029	162	11/ 4/11	150,000	194,200	1.29	0.77	0.32
3587	0105	52/ 2/ 9/ /	97 LIBERTY ST	0105	1010	1,841	152	7/ 8/11	270,000	239,000	0.89	1.13	0.10
3689	0105	53/ 2/ 6/ /	79 RUMFORD ST	0105	1010	1,736	142	6/28/11	240,000	223,800	0.93	1.07	0.06
4101	0105	60/ 5/ 5/ /	39 JACKSON ST	0105	1010	1,943	92	12/ 2/11	215,000	206,400	0.96	1.04	0.03
3414	0105	48/ 2/ 7/ /	5 ESSEX ST	0105	1040	2,736	92	9/ 2/11	200,000	193,400	0.97	1.03	0.02
4308	0105	62/ 1/ 12/ /	107 FRANKLIN ST	0105	1010	3,308	122	8/ 4/11	328,000	321,600	0.98	1.02	0.01
3479	0105	49/ 3/ 2/ /	89 LIBERTY ST	0105	1010	2,629	81	8/15/11	290,000	287,600	0.99	1.01	0.00
3865	0105	54/ 6/ 2/ /	24 BEACON ST	0105	1010	2,406	112	6/23/11	235,500	234,100	0.99	1.01	0.00
4106	0105	60/ 5/ 10/ /	40 LYNDON ST	0105	1010	1,791	102	7/18/11	213,000	215,000	1.01	0.99	0.02
3436	0105	48/ 3/ 14/ /	91-93 WASHINGTON ST	0105	1040	1,910	132	6/12/12	156,000	158,500	1.02	0.98	0.03
4167	0105	61/ 2/ 5/ /	58 FRANKLIN ST	0105	1010	2,354	137	5/25/12	205,000	225,000	1.10	0.91	0.11
2916	0106	44/ 1/ 6/ /	18 PRINCE ST	0106	1010	2,651	122	6/15/12	218,200	192,400	0.88	1.13	0.10

Parcel Detail by Land Neighborhood CONCORD, NH

9/1/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
4376	0106	64/ 2/ 4/ /	180 RUMFORD ST	0106	1010	1,154	122	12/13/11	157,000	145,000	0.92	1.08	0.06
4274	0106	61/ 4/ 3/ /	160 RUMFORD ST	0106	1010	1,390	13	6/29/11	188,000	175,300	0.93	1.07	0.05
4123	0106	60/ 6/ 10/ /	19 HIGHLAND ST	0106	1010	1,230	102	2/28/12	133,000	127,100	0.96	1.05	0.02
2894	0106	43/ 9/ 6/ /	79 SCHOOL ST	0106	1040	3,745	132	7/ 1/11	235,000	227,100	0.97	1.03	0.01
3881	0106	54/ 7/ 3/ /	8 TREMONT ST	0106	1010	1,213	122	5/24/12	150,000	145,000	0.97	1.03	0.01
3839	0106	54/ 4/ 1/ /	4-6 BEACON ST	0106	1040	3,418	112	7/ 1/11	212,500	207,400	0.98	1.02	0.00
3919	0106	55/ 1/ 9/ /	74 N STATE ST	0106	1040	2,066	122	8/ 2/12	146,000	144,400	0.99	1.01	0.01
3966	0106	55/ 4/ 12/ /	9 FRANKLIN ST	0106	1040	4,171	132	4/ 4/12	230,000	235,600	1.02	0.98	0.04
3803	0106	54/ 1/ 23/ /	52 WASHINGTON ST	0106	1010	2,348	132	7/15/11	190,000	195,500	1.03	0.97	0.05
4076	0106	60/ 2/ 13/ /	19 CHURCH ST	0106	1010	1,692	112	4/19/12	170,000	180,600	1.06	0.94	0.08
4489	0106	67/ 2/ 6/ /	8-10 CURTICE AV	0106	1040	2,514	112	7/20/11	162,500	184,200	1.13	0.88	0.15
3837	0106	54/ 3/ 6/ /	113 N STATE ST	0106	1010	4,127	117	7/29/11	252,500	328,900	1.30	0.77	0.32
4685	0107	71/ B 4/ 2/ /	7 PEABODY ST	0107	1010	1,757	73	2/ 1/12	180,000	160,500	0.89	1.12	0.08
4921	0107	73/ A 3/ 1/ /	7 SYLVESTER ST	0107	1010	2,034	16	12/27/11	215,000	193,500	0.90	1.11	0.07
5630	0107	77/ B 4/ 50/ /	24 GALLEN DR	0107	1010	2,665	22	6/ 1/12	266,000	253,000	0.95	1.05	0.02
5658	0107	77/ B 4/ 77/ /	22 PETERSON CR	0107	1010	2,314	22	4/ 2/12	230,000	225,900	0.98	1.02	0.01
5624	0107	77/ B 4/ 44/ /	7 GALLEN DR	0107	1010	2,204	22	6/26/12	240,000	238,600	0.99	1.01	0.02
5606	0107	77/ B 4/ 26/ /	37 PETERSON CR	0107	1010	2,543	24	5/30/12	237,500	241,300	1.02	0.98	0.05
13623	0108	105/ 5/ 19/ /	314 ELM ST	0108	1010	1,940	17	7/ 5/12	238,000	224,300	0.94	1.06	0.04
7817	0108	105/ 3/ 9/ /	119 HORSE HILL RD	0108	1010	2,276	1	10/19/11	249,900	239,500	0.96	1.04	0.02
100384	0108	104/ 1/ 42/ /	121 BROAD COVE DR	0108	1010	2,634	12	12/16/11	288,000	279,300	0.97	1.03	0.01
7729	0108	104/ 2/ 39/ /	145 W PARISH RD	0108	1010	2,774	38	8/ 1/12	222,000	216,100	0.97	1.03	0.01
102583	0108	105/ 1/ 47/ /	29 BROAD COVE DR	0108	1010	3,071	9	3/20/12	345,000	339,200	0.98	1.02	0.00
100515	0108	106/ 1/ 22/ /	313 ELM ST	0108	1010	2,743	11	1/ 9/12	283,000	280,800	0.99	1.01	0.01
100514	0108	106/ 1/ 21/ /	319 ELM ST	0108	1010	2,778	12	7/15/11	270,000	272,500	1.01	0.99	0.03
7853	0108	106/ 1/ 4/ /	345 ELM ST	0108	1010	1,807	26	7/30/12	196,000	230,300	1.17	0.85	0.19
5118	0109	75/ A 1/ 67/ /	1 BELLFLOWER CR	0109	1010	1,750	25	5/18/11	226,600	197,800	0.87	1.15	0.11
105139	0109	192/ P 14/ /	35 AMY WY	0109	1010	1,801	1	11/15/11	220,900	198,400	0.90	1.11	0.08
5083	0109	75/ A 1/ 31/ /	4 COLUMBINE PL	0109	1010	1,546	26	6/27/11	187,500	176,600	0.94	1.06	0.04

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
13114	0109	203/P 33//	9 WILDFLOWER DR	0109	1010	1,879	26	11/21/11	200,000	189,400	0.95	1.06	0.03
102470	0109	193/P 15//	53 ALICE DR	0109	1010	1,702	8	10/24/11	202,000	192,300	0.95	1.05	0.03
105112	0109	193/P 58//	7 TY LN	0109	1010	1,997	6	7/22/11	216,000	205,700	0.95	1.05	0.03
13094	0109	204/P 24//	1 CLEMATIS CR	0109	1010	1,470	27	5/31/11	186,600	177,800	0.95	1.05	0.03
105131	0109	192/P 7//	46 TAYLOR LN	0109	1010	2,337	1	5/16/11	238,000	227,600	0.96	1.05	0.02
13210	0109	201/P 104//	26 SNOW ST	0109	1010	1,270	77	7/9/12	155,000	150,500	0.97	1.03	0.01
5455	0109	76/C 1/35//	109 MANOR RD	0109	1010	2,241	39	5/13/11	229,900	224,600	0.98	1.02	0.00
5367	0109	76/A 1/32//	10 WILLARD ST	0109	1010	1,680	24	6/15/11	199,900	196,500	0.98	1.02	0.00
12951	0109	201/P 14//	35 ABBOTT RD	0109	1010	1,478	40	4/18/12	161,000	159,300	0.99	1.01	0.01
5364	0109	76/A 1/29//	6 FLUME ST	0109	1010	1,721	24	4/17/12	190,000	188,300	0.99	1.01	0.01
102479	0109	193/P 7//	50 ALICE DR	0109	1010	2,166	8	9/22/11	218,000	216,900	0.99	1.01	0.01
7304	0109	103/A 2/12//	9 WINSOR AV	0109	1010	1,233	34	7/13/12	145,000	145,000	1.00	1.00	0.02
5488	0109	76/C 3/43//	92 ABBOTT RD	0109	1010	1,650	39	9/19/11	165,000	165,800	1.00	1.00	0.02
13151	0109	201/P 74//	13 SNOW ST	0109	1010	1,562	72	7/2/12	157,000	161,900	1.03	0.97	0.05
5487	0109	76/C 3/42//	90 ABBOTT RD	0109	1010	1,742	39	7/25/12	175,000	181,500	1.04	0.96	0.06
13646	0109	103/A 3/9//	4 WINSOR AV	0109	1010	1,771	14	10/27/11	185,000	192,100	1.04	0.96	0.06
7288	0109	103/A 1/3//	13 DOUGLAS AV	0109	1010	1,670	34	4/1/11	169,000	177,100	1.05	0.95	0.07
13105	0109	203/P 4//	16 WILDFLOWER DR	0109	1010	1,425	26	4/3/12	147,500	165,100	1.12	0.89	0.14
101476	0110	1442/P 47//	2 BENTWOOD ST	0110	1010	2,008	10	7/5/11	245,000	224,000	0.91	1.09	0.06
12365	0110	1412/P 39//	33 TANNER ST	0110	1013	1,844	212	7/29/11	175,000	161,800	0.92	1.08	0.05
12851	0110	1431/P 14//	166 VILLAGE ST	0110	1010	1,656	77	6/29/12	146,000	137,500	0.94	1.06	0.03
101459	0110	1442/P 29//	11 BENTWOOD ST	0110	1010	1,955	10	8/15/11	230,000	217,500	0.95	1.06	0.02
13516	0110	194/P 23//	2 WINTERBERRY LN	0110	1010	1,739	12	8/1/11	201,000	190,200	0.95	1.06	0.02
106601	0110	15/P 37/A//	110 ELM ST	0110	1031	1,437	1	2/28/12	64,900	62,600	0.96	1.04	0.01
12842	0110	1431/P 20//	10 STARK ST	0110	1010	1,515	91	7/18/11	170,000	164,900	0.97	1.03	0.00
13306	0110	192/P 69//	68 BOROUGH RD	0110	1010	1,232	34	4/15/11	145,000	140,900	0.97	1.03	0.00
13375	0110	1442/P 48//	16 MILLSTREAM LN	0110	1010	2,355	25	7/18/12	219,000	213,200	0.97	1.03	0.00
106143	0110	192/P 85/2//	16 TOWER CR	0110	1010	1,962	3	8/3/12	222,000	218,300	0.98	1.02	0.01
100763	0110	194/P 7//	14 MILLENNIUM WY	0110	1010	1,933	11	7/5/12	215,000	212,200	0.99	1.01	0.02
12161	0110	1421/P 33//	24-26 SUMMER ST	0110	111R	6,403	152	7/6/12	275,000	279,000	1.01	0.99	0.04

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intnl ID	Land NBHD	MBLU	Location	Land Nbrd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100750	0110	193/P 92//	45 MILLENNIUM WY	0110	1010	2,189	11	6/29/12	215,000	220,100	1.02	0.98	0.05
12387	0110	0543/P 5//	14 ELM ST	0110	1010	3,583	162	9/1/11	265,000	274,700	1.04	0.96	0.07
13481	0110	191/P 3//	91 BOROUGH RD	0110	1030	2,280	13	6/29/12	151,000	171,600	1.14	0.88	0.17
12301	0110	1412/P 78//	6 SHAW ST	0110	1010	1,853	152	7/3/12	142,000	165,000	1.16	0.86	0.19
105326	0111	123/3/53//	6 SWAN CR	0111	1010	2,752	1	2/22/12	400,000	361,500	0.90	1.11	0.10
11552	0111	122/5/4//	569 MOUNTAIN RD	0111	1010	1,852	47	1/9/12	198,000	185,500	0.94	1.07	0.06
11543	0111	122/4/11//	453 MOUNTAIN RD	0111	1010	2,466	8	6/29/11	258,000	245,100	0.95	1.05	0.05
9672	0111	112/B 1/3//	479 J BARTLETT RD	0111	1010	1,363	41	12/6/11	175,000	166,900	0.95	1.05	0.05
9677	0111	112/5/6//	463 J BARTLETT RD	0111	1010	2,143	49	6/27/11	215,000	210,000	0.98	1.02	0.02
102302	0111	122/B 1/13//	22 HAYWARD BROOK DR	0111	1010	2,341	9	5/23/12	300,000	296,900	0.99	1.01	0.01
100620	0111	112/1/11//	4 OLD DOVER RD	0111	1010	1,542	25	6/19/12	180,000	179,500	1.00	1.00	0.00
11648	0111	123/1/19//	560-562 MOUNTAIN RD	0111	1040	4,072	34	4/12/12	265,000	266,000	1.00	1.00	0.00
10850	0111	118/2/8//	1 APPLETON ST	0111	1010	2,401	192	10/31/11	170,000	171,900	1.01	0.99	0.01
11574	0111	122/5/26//	16 BROOKWOOD DR	0111	1010	2,744	25	12/19/11	237,000	241,300	1.02	0.98	0.02
102903	0111	120/3/34//	20 BECKY LN	0111	1300	2,012	2,012	8/3/12	67,700	69,400	1.03	0.98	0.03
11072	0111	118/F 2/11//	86 OAK HILL RD	0111	1013	644	72	8/24/11	115,000	121,700	1.06	0.94	0.06
106663	0111	112/1/11/A/	4 OLD DOVER RD	0111	1300	2,012	2,012	12/8/11	60,000	65,800	1.10	0.91	0.10
13871	0112	118/H 1/38//	18 GROTON DR	0112	1010	1,904	14	12/13/11	232,000	207,600	0.89	1.12	0.09
5756	0112	81/3/9//	26 PORTSMOUTH ST	0112	1010	2,283	57	6/24/11	268,500	246,400	0.92	1.09	0.06
13837	0112	118/H 1/60//	16 BAINBRIDGE DR	0112	1010	2,520	10	9/27/11	288,300	268,900	0.93	1.07	0.05
13773	0112	121/B 3/104//	6 CHECKERBERRY LN	0112	1010	5,480	11	6/22/11	712,600	673,000	0.94	1.06	0.04
5766	0112	81/4/4//	5 PORTSMOUTH ST	0112	1010	2,378	162	2/1/12	260,000	246,400	0.95	1.06	0.03
10821	0112	118/1/19//	80 SHAWMUT ST	0112	1010	1,586	48	5/18/11	175,000	165,900	0.95	1.05	0.03
13876	0112	118/H 1/43//	26 GROTON DR	0112	1010	2,947	11	7/23/12	303,000	290,000	0.96	1.04	0.02
100952	0112	118/1/26//	17 MAX LN	0112	1010	2,648	11	7/23/12	295,000	288,000	0.98	1.02	0.00
5695	0112	79/3/3//	72 W PORTSMOUTH ST	0112	1010	1,673	83	7/19/11	195,000	191,400	0.98	1.02	0.00
10828	0112	118/1/25//	4 BATCHELDER MILL RD	0112	1010	2,853	212	4/28/11	370,000	363,400	0.98	1.02	0.00
10884	0112	118/3/35//	80 SHAKER RD	0112	1010	2,578	31	8/29/11	234,000	232,500	0.99	1.01	0.01
100960	0112	118/1/17//	45 OSCAR BLVD	0112	1010	3,467	10	7/2/12	351,200	363,000	1.03	0.97	0.05

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intnl ID	Land NBHD	MBLU	Location	Land Nbrd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
13673	0112	118/H 1/27//	22 STYLES DR	0112	1010	2,717	15	5/18/12	249,000	265,100	1.06	0.94	0.08
11367	0112	121/B 3/12//	75 OAKMONT DR	0112	1014	2,626	23	7/15/11	295,000	322,100	1.09	0.92	0.11
11341	0112	121/B 2/15//	191 MOUNTAIN RD	0112	1010	4,704	9	4/9/12	490,000	538,700	1.10	0.91	0.12
11132	0113	118/G 1/14//	37 N CURTISVILLE RD	0113	1010	1,962	21	7/17/12	264,000	242,700	0.92	1.09	0.07
5781	0113	81/4/20//	10 PUTNEY AV	0113	1010	1,759	53	9/11/11	165,000	154,400	0.94	1.07	0.05
10066	0113	114/A 2/7//	44 S CURTISVILLE RD	0113	1010	1,851	11	4/29/11	232,000	221,800	0.96	1.05	0.03
5777	0113	81/4/16//	2 PUTNEY AV	0113	1010	2,667	65	7/9/12	255,000	244,400	0.96	1.04	0.03
10131	0113	114/J 1/45//	189 PORTSMOUTH ST	0113	1010	2,062	41	11/30/11	228,000	219,400	0.96	1.04	0.03
9847	0113	114/B 1/48//	14 WINDHAM DR	0113	1010	1,966	34	9/30/11	190,000	187,400	0.99	1.01	0.00
101003	0113	114/L 2/92//	77 DOMINIQUE DR	0113	1010	2,382	11	12/16/11	267,500	267,300	1.00	1.00	0.01
100801	0113	114/L 2/87//	21 DOMINIQUE DR	0113	1010	1,989	11	11/30/11	206,500	209,900	1.02	0.98	0.03
9833	0113	114/B 1/34//	3 LADYBUG LN	0113	1010	1,664	34	4/2/12	184,000	187,300	1.02	0.98	0.03
9822	0113	114/B 1/23//	10 PELHAM LN	0113	1010	1,518	34	5/25/12	177,000	182,800	1.03	0.97	0.04
10953	0113	118/B 3/9//	235 EAST SIDE DR	0113	1010	1,878	58	7/5/11	169,000	177,000	1.05	0.95	0.06
9727	0113	113/1/2//	214 PORTSMOUTH ST	0113	1010	3,644	7	7/18/12	335,000	360,300	1.08	0.93	0.09
102661	0114	110/B 2/13//	2 RYANS WY	0114	1010	1,774	8	5/10/11	240,000	217,400	0.91	1.10	0.08
11818	0114	114/A 1/7/2//	32 EAST SIDE DR	0114	1010	1,566	67	6/26/12	155,000	150,000	0.97	1.03	0.02
10345	0114	115/1/15//	3 LAWRENCE ST EXT	0114	1010	2,443	23	6/22/11	215,000	208,300	0.97	1.03	0.02
9456	0114	111/C 3/89//	47 PINE ACRES RD	0114	1010	1,350	32	6/5/12	175,000	171,300	0.98	1.02	0.01
9125	0114	111/B 3/19//	18 CRICKET LN	0114	1010	1,327	24	7/8/11	164,000	161,300	0.98	1.02	0.01
9122	0114	111/B 3/16//	24 CRICKET LN	0114	1010	1,561	23	5/22/12	173,300	171,500	0.99	1.01	0.00
11750	0114	114/A 1/1/4//	5 PARTRIDGE RD	0114	1010	2,061	50	5/24/12	197,500	195,700	0.99	1.01	0.00
10721	0114	117/B 1/21//	79 PEMBROKE RD	0114	1010	1,524	77	4/2/12	154,000	155,000	1.01	0.99	0.02
10779	0114	117/D 1/19//	21 BRANCH TPK	0114	1010	2,111	47	5/3/12	191,000	193,600	1.01	0.99	0.02
102670	0114	110/B 1/6//	15 MULBERRY ST	0114	1010	1,943	8	5/18/12	235,000	241,800	1.03	0.97	0.04
11805	0114	114/A 1/5/6//	10 REDWING RD	0114	1010	1,314	40	6/15/12	140,000	148,100	1.06	0.95	0.07
9121	0114	111/B 3/15//	26 CRICKET LN	0114	1010	1,264	23	3/30/12	145,000	155,400	1.07	0.93	0.08
102500	0114	117/C 1/25//	48 CANTERBURY RD	0114	1010	2,665	8	4/16/12	228,300	255,500	1.12	0.89	0.13
136	0115	3/2/12//	3 WILFRED AV	0115	1010	1,654	62	7/5/12	201,000	183,400	0.91	1.10	0.08

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Abs Disp Ratio
76	0115	2/A 3/5//	9 FELLOWS ST	0115	1010	2,317	54	5/3/11	244,000	233,900	0.96	1.04
1414	0115	23/4/15//	17 DUNKLEE ST	0115	1010	2,261	62	6/28/12	250,000	239,700	0.96	1.04
853	0115	12/1/15//	123 BROADWAY	0115	1010	1,599	78	8/31/11	185,000	177,600	0.96	1.04
375	0115	8/3/4//	21 ROCKINGHAM ST	0115	1010	2,080	112	2/27/12	245,000	238,000	0.97	1.03
1476	0115	24/2/11//	7 HARRISON ST	0115	1010	1,185	78	7/2/12	140,000	136,400	0.97	1.03
125	0115	3/1/4//	1 ROCKINGHAM ST	0115	1010	1,772	59	6/26/12	175,000	171,900	0.98	1.02
80	0115	2/A 3/9//	17 FELLOWS ST	0115	1010	1,318	51	5/15/12	165,000	162,200	0.98	1.02
114	0115	2/A 5/9//	21 HAIG ST	0115	1010	1,992	42	5/29/12	227,500	225,200	0.99	1.01
1286	0115	22/4/12//	4 HUMPHREY ST	0115	1010	1,864	85	10/28/11	216,000	219,600	1.02	0.98
52	0115	2/A 1/1//	78 BOW ST	0115	1010	2,315	47	6/30/11	246,000	253,800	1.03	0.97
402	0115	8/6/1//	57 BOW ST	0115	1010	1,490	67	7/3/12	185,000	191,500	1.04	0.97
447	0115	8/7/24//	10 WOOD AV	0115	1010	1,855	102	6/28/12	249,000	258,900	1.04	0.96
860	0115	12/2/4//	117 BROADWAY	0115	1010	1,652	71	5/24/11	170,000	177,100	1.04	0.96
1021	0115	17/2/19//	81 BROADWAY	0115	1010	1,629	102	7/13/12	180,000	188,300	1.05	0.96
420	0115	8/6/21//	12 HOPE AV	0115	1010	1,445	67	7/16/12	196,000	205,500	1.05	0.95
95	0115	2/A 4/1//	26 HAIG ST	0115	1010	1,180	112	2/10/12	108,000	115,300	1.07	0.94
3101	0202	46/2/25//	25 COURT ST	0202	1021	1,008	29	5/13/11	112,500	112,800	1.00	1.00
4198	0203	61/2/36//	15 WYMAN ST U-01	0203	1021	940	33	6/13/11	83,500	82,900	0.99	1.01
4196	0203	61/2/34//	15 WYMAN ST U-02	0203	1021	938	33	11/15/11	103,000	103,700	1.01	0.99
5187	0204	75/B 2/34//	120 FISHERVILLE U062	0204	1021	723	26	1/13/12	69,600	68,200	0.98	1.02
5261	0204	75/B 2/108//	120 FISHERVILLE U105	0204	1021	884	20	9/27/11	102,000	101,600	1.00	1.00
5314	0204	75/B 2/161//	120 FISHERVILLE U158	0204	1021	971	26	6/15/12	84,000	83,900	1.00	1.00
5186	0204	75/B 2/33//	120 FISHERVILLE U061	0204	1021	679	26	6/25/12	50,000	56,100	1.12	0.89
5436	0205	76/A 1/101//	39 METALAK DR	0205	1021	1,114	24	5/17/11	130,000	129,500	1.00	1.00
5398	0205	76/A 1/63//	38 METALAK DR	0205	1021	1,156	22	1/13/12	130,000	131,000	1.01	0.99
5568	0206	77/A 1/35//	11 PISCATAQUA RD	0206	1021	1,489	39	6/15/11	116,000	113,200	0.98	1.02
5543	0206	77/A 1/10//	7 AMOSKEAG RD	0206	1021	1,501	38	6/30/11	124,900	122,800	0.98	1.02

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5552	0206	77/A 1/19//	9 PISCATAQUA RD	0206	1021	1,530	39	6/1/11	129,100	130,600	1.01	0.99	0.03
5541	0206	77/A 1/8//	23 PISCATAQUA RD	0206	1021	922	38	5/14/12	98,000	104,000	1.06	0.94	0.02
5576	0206	77/A 1/43//	3 PISCATAQUA RD	0206	1021	1,165	38	4/4/12	105,000	116,000	1.10	0.91	0.06
5580	0206	77/A 1/47//	3 WAUMBEC RD	0206	1021	1,021	39	3/20/12	95,000	118,400	1.25	0.80	0.21
7406	0209	103/B 1/25//	37 ALICE DR U-024	0209	1021	824	25	8/2/11	77,500	75,900	0.98	1.02	0.01
7443	0209	103/B 1/62//	37 ALICE DR U-061	0209	1021	824	25	7/12/11	84,000	82,700	0.98	1.02	0.01
7522	0209	103/B 1/141//	37 ALICE DR U-140	0209	1021	824	25	5/15/11	73,500	72,600	0.99	1.01	0.00
7396	0209	103/B 1/15//	37 ALICE DR U-014	0209	1021	824	25	8/23/11	80,000	79,200	0.99	1.01	0.00
7425	0209	103/B 1/44//	37 ALICE DR U-043	0209	1021	824	25	6/7/12	65,000	72,600	1.12	0.90	0.13
7388	0209	103/B 1/7//	37 ALICE DR U-006	0209	1021	824	26	5/30/12	64,000	73,800	1.15	0.87	0.16
8766	0210	110/C 3/106//	58 BRANCH TPK U3-1	0210	1021	1,311	26	5/27/11	125,000	123,400	0.99	1.01	0.00
9228	0211	111/B 3/171//	84 BRANCH TPK U-106	0211	1021	1,560	18	7/20/11	182,000	173,100	0.95	1.05	0.05
9230	0211	111/B 3/173//	84 BRANCH TPK U-108	0211	1021	1,480	18	7/1/11	173,300	166,900	0.96	1.04	0.04
9183	0211	111/B 3/78//	84 BRANCH TPK U-059	0211	1021	1,466	24	5/25/12	169,000	164,400	0.97	1.03	0.03
9251	0211	111/B 3/208//	84 BRANCH TPK U-129	0211	1021	1,560	15	7/18/11	180,000	179,500	1.00	1.00	0.00
9184	0211	111/B 3/79//	84 BRANCH TPK U-060	0211	1021	1,421	24	8/1/11	185,000	184,900	1.00	1.00	0.00
9118	0211	111/B 3/194//	84 BRANCH TPK U-145	0211	1021	1,560	17	6/7/11	171,000	177,400	1.04	0.96	0.04
9177	0211	111/B 3/72//	84 BRANCH TPK U-053	0211	1021	1,560	24	11/15/11	145,000	154,000	1.06	0.94	0.06
9336	0212	111/C 1/65//	227 LOUDON U-32	0212	1021	856	26	12/28/11	121,000	116,300	0.96	1.04	0.03
9359	0212	111/C 1/88//	227 LOUDON U-55	0212	1021	856	26	8/3/12	99,500	96,500	0.97	1.03	0.02
9302	0212	111/C 1/31//	65 NE VILLAGE RD	0212	1021	1,953	26	6/14/11	179,000	177,200	0.99	1.01	0.00
9319	0212	111/C 1/48//	227 LOUDON U-15	0212	1021	856	26	7/1/11	124,000	122,800	0.99	1.01	0.00
9350	0212	111/C 1/79//	227 LOUDON U-46	0212	1021	856	26	6/28/11	120,000	122,900	1.02	0.98	0.03
9308	0212	111/C 1/37//	227 LOUDON U-04	0212	1021	856	26	7/28/11	103,000	111,200	1.08	0.93	0.09
10183	0213	114/J 2/41//	169 PORTSMOUTH U-040	0213	1021	1,188	26	7/17/12	110,000	110,700	1.01	0.99	0.00
10330	0214	114/K 1/105//	12 E SIDE DR B1 U-09	0214	1021	667	27	12/22/11	47,000	43,000	0.91	1.09	0.09
10296	0214	114/K 1/70//	12 E SIDE DR B3 U-22	0214	1021	651	27	5/11/12	44,000	44,200	1.00	1.00	0.00

Parcel Detail by Land Neighborhood CONCORD, NH

9/20/2013

Intnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
10313	0214	114/K 1/87//	12 E SIDE DR B4 U-15	0214	1021	667	27	18	6/21/12	41,000	1.08	0.93	0.08
11955	0215	114K/1 1/122//	181 LOUDON 02-06	0215	1021	674	43	26	6/6/11	44,200	0.98	1.02	0.02
11875	0215	114K/1 1/42//	173 LOUDON 04-10	0215	1021	665	43	26	10/25/11	37,800	1.02	0.98	0.02
10476	0217	116/ 3/22//	128 LOUDON RD U-14F	0217	1021	621	43	26	8/1/12	35,500	1.00	1.00	0.00
12735	0219	144/P 26/ 9/65 /	46 MODENA DR	0219	1021	1,091	26	12	11/14/11	116,700	0.91	1.10	0.09
12761	0219	144/P 26/ 8/64 /	44 MODENA DR	0219	1021	1,119	26	12	4/22/11	118,800	0.92	1.08	0.08
12693	0219	144/P 26/ 6/34 /	17 WHITEWATER DR	0219	1021	1,091	26	7	5/14/12	123,600	0.99	1.01	0.01
12622	0219	144/P 26/ 25/174 /	12 VINTON DR	0219	1021	1,229	27	13	6/15/11	127,100	0.99	1.01	0.01
12714	0219	144/P 26/ 12/109 /	59 MODENA DR	0219	1021	1,122	26	12	7/3/12	119,000	1.00	1.00	0.00
12630	0219	144/P 26/ 23/165 /	22 BLUFFS DR	0219	1021	1,225	27	18	9/19/11	120,100	1.00	1.00	0.00
12780	0219	144/P 26/ 14/102 /	27 MODENA DR	0219	1021	1,091	26	17	7/5/11	110,100	1.01	0.99	0.01
12536	0219	144/P 26/ 28/216 /	16 GREAT FALLS DR	0219	1021	1,091	26	17	10/20/11	109,500	1.04	0.96	0.04
9921	0221	114/D 2/ 31/ /	19 BURNS AV U-04	0221	1021	1,331	9	2	12/15/11	123,600	0.99	1.01	0.01
9920	0221	114/D 2/ 30/ /	19 BURNS AV U-03	0221	1021	1,250	9	2	7/19/12	119,400	1.00	1.00	0.00
13652	0222	12/ 4/ 36/ /	6 MCKINLEY ST U-5	0222	1021	1,245	16	5	3/28/12	114,700	1.00	1.00	0.00
101359	0226	77/E 1/ 43/ /	36 SONGBIRD DR	0226	1021	1,664	10	2	6/28/11	193,600	0.99	1.01	0.01
101337	0226	77/E 1/ 21/ /	57 PLYMOUTH DR	0226	1021	2,072	10	2	7/31/12	223,200	1.00	1.00	0.00
101924	0227	103/ 4/ 66/ /	47 BOG RD U-F1	0227	1021	1,142	10	2	12/22/11	121,300	0.97	1.03	0.01
101909	0227	103/ 4/ 51/ /	45 BOG RD U-B4	0227	1021	1,142	9	2	9/30/11	118,900	0.99	1.01	0.01
101944	0228	121/A 1/ 23/ /	179 MOUNTAIN RD U-07	0228	1021	2,954	9	4	5/4/11	287,500	0.99	1.01	0.00
102693	0232	110/L 1/ 16/ /	53 MULBERRY ST U-4	0232	1021	1,481	8	3	11/22/11	163,100	0.95	1.05	0.06
102701	0232	110/L 1/ 24/ /	65 MULBERRY ST U-4	0232	1021	1,481	8	2	4/4/11	181,200	1.01	0.99	0.00
102685	0232	110/L 1/ 8/ /	39 MULBERRY ST U-4	0232	1021	1,481	8	3	12/14/11	163,100	1.01	0.99	0.00
102730	0232	110/L 1/ 53/ /	5 PEACH ST U-1	0232	1021	1,481	8	2	5/16/12	183,000	1.06	0.94	0.05

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100765	0236	37/2/12//	73 WARREN ST U-2	0236	1021	1,610	157	12/27/11	222,000	223,300	1.01	0.99	0.00
11066	0238	118/F 2/6//	8 SUSAN LN	0238	1021	1,685	25	7/19/11	175,000	173,700	0.99	1.01	0.03
11089	0238	118/F 2/29//	6 JUDITH DR	0238	1021	1,851	25	8/3/12	169,000	175,600	1.04	0.96	0.02
104645	0248	42/3/7//	21 SUMMIT ST	0248	1021	3,078	152	8/5/11	369,000	365,100	0.99	1.01	0.00
104783	0252	103/C 1/53//	31 CABERNET DR U-4	0252	1021	1,701	7	11/30/11	195,000	187,800	0.96	1.04	0.02
104769	0252	103/C 1/67//	14 CABERNET DR U-2	0252	1021	1,659	3	9/15/11	206,000	199,900	0.97	1.03	0.01
104710	0252	103/C 1/1//	1 CABERNET DR U-1	0252	1021	1,698	7	5/22/12	205,000	200,100	0.98	1.02	0.00
104804	0252	103/C 1/32//	21 CABERNET DR U-1	0252	1021	1,701	1	10/5/11	218,600	215,900	0.99	1.01	0.01
104768	0252	103/C 1/68//	16 CABERNET DR U-1	0252	1021	1,709	3	7/1/11	205,600	208,000	1.01	0.99	0.03
104801	0252	103/C 1/35//	21 CABERNET DR U-4	0252	1021	1,659	1	7/2/12	193,000	203,300	1.05	0.95	0.07
105260	0258	71/A 1/26//	15 CAMELIA AV U-1	0258	1021	2,455	6	4/30/12	239,500	235,700	0.98	1.02	0.01
105255	0258	71/A 1/31//	21 CAMELIA AV U-1	0258	1021	2,455	6	5/14/12	234,500	235,700	1.01	0.99	0.02
105562	0264	76/B 1/44//	16 JONATHAN DR	0264	1021	1,868	1	5/20/11	210,000	194,300	0.93	1.08	0.07
105600	0264	76/B 1/6//	11 RICHMOND DR	0264	1021	1,941	2	6/27/11	209,900	207,000	0.99	1.01	0.01
105602	0264	76/B 1/4//	7 RICHMOND DR	0264	1021	2,175	4	6/15/12	221,000	218,600	0.99	1.01	0.01
105563	0264	76/B 1/43//	18 JONATHAN DR	0264	1021	1,926	1	2/16/12	205,000	204,000	1.00	1.00	0.00
105543	0264	76/B 1/63//	13 JONATHAN DR	0264	1021	1,847	1	1/13/12	195,000	196,500	1.01	0.99	0.01
105601	0264	76/B 1/5//	9 RICHMOND DR	0264	1021	2,202	4	2/9/12	229,000	231,600	1.01	0.99	0.01
105561	0264	76/B 1/45//	14 JONATHAN DR	0264	1021	2,339	5	1/5/12	229,000	266,000	1.16	0.86	0.16
105624	0266	123/A 1/14//	36 VICTORIAN LN	0266	1021	2,427	1	1/30/12	259,000	257,400	0.99	1.01	0.00
8080	0302	109/2/A 3//	190 MANCHESTER L-03	0302	1031	552	38	9/23/11	8,000	8,000	1.00	1.00	0.00
5037	0305	75/2/A 37//	107 FISHERVILLE L037	0305	1031	1,303	1	8/9/11	69,964	69,800	1.00	1.00	0.00
7142	0306	103/4/A 109//	26 REX DR	0306	1031	676	38	9/7/11	15,000	12,500	0.83	1.20	0.16
7045	0306	103/4/A 14//	5 DUKE LN	0306	1031	1,202	40	10/7/11	23,000	21,400	0.93	1.07	0.06
7111	0306	103/4/A 80//	34 N EMPEROR DR	0306	1031	1,095	33	12/9/11	22,500	21,100	0.94	1.07	0.05

Parcel Detail by Land Neighborhood CONCORD, NH

01/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
7162	0306	103/ 4/A 129//	12 S EMPEROR DR	0306	1031	996	35	11/10/11	26,000	25,200	0.97	1.03	0.02
7150	0306	103/ 4/A 117//	41 REX DR	0306	1031	1,580	2	8/24/11	90,000	89,100	0.99	1.01	0.00
7084	0306	103/ 4/A 53//	3 N EMPEROR DR	0306	1031	851	35	7/29/11	15,000	15,300	1.02	0.98	0.03
7126	0306	103/ 4/A 93//	10 REX DR	0306	1031	1,097	14	11/ 2/11	31,500	32,300	1.03	0.98	0.04
7053	0306	103/ 4/A 22//	13 DUKE LN	0306	1031	942	9	4/21/11	32,500	35,600	1.10	0.91	0.11
7146	0306	103/ 4/A 113//	31 REX DR	0306	1031	1,233	6	5/18/12	50,000	65,200	1.30	0.77	0.31
7545	0307	103/B 2/A 12//	14 ALICE DR	0307	1031	935	1	5/2/11	62,500	59,800	0.96	1.05	0.13
7574	0307	103/B 2/A 40//	2 CHERYL DR	0307	1031	1,282	25	7/19/11	61,000	66,300	1.09	0.92	0.00
7618	0307	103/B 2/A 84//	5 DAWN DR	0307	1031	1,139	8	12/ 1/11	64,000	70,500	1.10	0.91	0.01
3247	0308	46/A 1/A 93//	25 STEVENS DR	0308	1031	955	33	10/ 3/11	17,000	16,400	0.96	1.04	0.03
3167	0308	46/A 1/A 12//	14 GRAPPONE DR	0308	1031	789	24	5/18/12	20,000	20,500	1.02	0.98	0.03
7258	0309	103/ 4/B 87//	30 SKYLINE DR	0309	1031	745	37	12/27/11	7,000	8,500	1.21	0.82	0.00
312	0310	5/ 2/A 72//	38 LONGMEADOW DR	0310	103U	745	42	4/ 4/11	17,000	15,100	0.89	1.13	0.09
291	0310	5/ 2/A 51//	17 LONGMEADOW DR	0310	103U	982	13	11/14/11	23,000	24,500	1.07	0.94	0.09
8516	0311	110/ 2/A 323//	14 STRAWBERRY LN	0311	1031	914	38	7/30/12	30,000	25,300	0.84	1.19	0.12
8410	0311	110/ 2/A 217//	2 JUNIPER LN	0311	1031	956	33	11/ 1/11	53,000	45,500	0.86	1.16	0.10
8369	0311	110/ 2/A 176//	24 GREENWICH TR	0311	1031	835	41	5/20/11	30,000	27,200	0.91	1.10	0.05
8346	0311	110/ 2/A 157//	80 FAIRFIELD DR	0311	1031	1,242	35	11/ 3/11	60,000	55,000	0.92	1.09	0.04
8231	0311	110/ 2/A 42//	30 CENTERWOOD DR	0311	1031	1,376	24	6/23/11	85,000	79,100	0.93	1.07	0.03
8205	0311	110/ 2/A 16//	24 BRIDLE PATH TR	0311	1031	1,552	36	9/ 9/11	68,000	63,900	0.94	1.06	0.02
8485	0311	110/ 2/A 292//	33 PINEWOOD TR	0311	1031	1,106	40	7/18/11	54,000	51,800	0.96	1.04	0.00
8285	0311	110/ 2/A 96//	38 CRESTWOOD DR	0311	1031	1,347	1	12/ 2/11	122,000	120,700	0.99	1.01	0.03
8190	0311	110/ 2/A 1//	1 BRIDLE PATH TR	0311	1031	1,004	39	5/25/12	50,000	50,600	1.01	0.99	0.05
8442	0311	110/ 2/A 249//	10 LANTERN LN	0311	1031	1,310	5	10/26/11	113,000	114,400	1.01	0.99	0.05
8235	0311	110/ 2/A 46//	34 CENTERWOOD DR	0311	1031	1,725	0	2/24/12	145,900	148,000	1.01	0.99	0.05
8211	0311	110/ 2/A 22//	9 CENTERWOOD DR	0311	1031	1,649	2	4/20/11	128,000	139,100	1.09	0.92	0.13
8383	0311	110/ 2/A 190//	12 HIGHRIIDGE TR	0311	1031	547	50	11/ 1/11	10,000	11,400	1.14	0.88	0.18

Parcel Detail by Land Neighborhood CONCORD, NH

9/20/2013

Intrnl ID	Land NBHD	MBLU	Location	Land Nbrd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
2165	0402	34/4/6/1	43 S MAIN ST	0402	4000	12,813	182	34	4/27/12	1,705,000	610,800	0.36	2.79	0.83
2461	0402	37/6/8/1	59 PLEASANT ST	0402	3321	1,286	54	40	3/23/12	250,000	244,700	0.98	1.02	0.21
2241	0402	35/6/6/1	20-20.5 S MAIN ST	0402	0310	5,494	162	40	9/23/11	532,000	745,700	1.40	0.71	0.21
2177	0402	34/5/3/1	59 S MAIN ST	0402	3220	5,899	72	34	10/21/11	200,000	416,200	2.08	0.48	0.89
2677	0404	40/5/2/1	146 PLEASANT ST	0404	3220	2,434	122	40	4/16/12	250,000	227,700	0.91	1.10	0.00
5710	0406	80/1/9/1	107 COMMERCIAL ST	0406	031R	1,848	122	36	3/12/12	350,000	335,400	0.96	1.04	0.36
3289	0406	47/1/24/1	85 N STATE ST	0406	3400	5,316	132	40	4/2/12	405,000	535,700	1.32	0.76	0.00
101182	0406	58/2/6/1	10 COMMERCIAL ST	0406	502C	6,530	38	24	9/7/11	390,000	808,000	2.07	0.48	0.75
5160	0409	75/B 2/7/1	114 FISHERVILLE RD	0409	3250	3,168	24	16	7/17/12	677,000	739,900	1.09	0.91	0.00
11279	0412	121/1/14/1	41 LOCKE RD	0412	3401	7,509	23	22	4/5/11	599,000	588,900	0.98	1.02	0.00
106034	0414	111/G 1/93/1	30 HENNIKER ST U-12	0414	4020	1,133	4	4	5/2/12	137,000	101,200	0.74	1.35	0.35
106044	0414	111/G 1/83/1	30 HENNIKER ST U-02	0414	4020	1,133	4	4	1/25/12	139,000	119,700	0.86	1.16	0.23
8978	0414	110/H 2/9/1	32 MANCHESTER ST	0414	3221	3,379	25	24	10/11/11	600,000	535,500	0.89	1.12	0.20
8945	0414	110/G 2/5/1	106 AIRPORT RD	0414	4000	27,031	34	32	12/29/11	915,000	941,600	1.03	0.97	0.06
105611	0414	111/G 1/76/1	27 INDUSTRIAL PARK DR	0414	4020	1,334	5	4	9/30/11	125,000	143,200	1.15	0.87	0.06
10582	0414	116/B 5/17/1	121 LOUDON RD	0414	3260	3,075	42	28	8/5/11	450,000	542,500	1.21	0.83	0.12
8818	0414	110/D 1/13/1	109 MANCHESTER ST	0414	3350	3,518	9	4	4/14/11	625,000	765,500	1.22	0.82	0.13
9514	0414	111/G 1/8/1	162 PEMBROKE RD	0414	4000	21,970	16	14	6/28/12	1,550,000	2,420,000	1.56	0.64	0.47
106519	0415	25/B 1/13/1	10 LANGDON AV	0415	4400			2,012	12/19/11	240,000	157,500	0.66	1.52	0.14
1450	0415	24/1/15/1	17-19 WEST ST	0415	111C	4,452	112	34	7/2/12	355,000	332,800	0.94	1.07	0.14

Site Indexes:

Residential lots will also be adjusted by a site index multiplier. The site index multiplier allows for the designation of location adjustments within each of the fifteen major neighborhoods. Support for the site index multipliers is shown in the sales ratio report for site indexes. A list of all residential streets with site indexes is attached. The Site Index Multipliers are shown below.

Site Index	Influence Multiplier
1	0.85
2	0.95
3	1.08
4	1.10
5	1.20
6	1.25
7	1.58
8	1.75
9	1.90

Summary by Site Index CONCORD, NH

10/29/2012

Site Index	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0	7	211,743	210,343	0.99	205,600	203,300	0.99	0.02	2.02%	0.99
4	107	111,061	111,544	1.01	110,000	113,200	1.00	0.02	4.48%	1.00
5	76	199,563	198,314	1.00	199,500	193,000	0.99	0.03	4.29%	0.99
6	50	212,974	210,088	0.99	209,000	197,150	0.98	0.04	6.08%	0.99
7	43	233,279	232,372	1.00	216,000	217,500	0.98	0.04	4.79%	1.00
8	20	317,820	313,810	1.00	307,000	287,900	0.98	0.04	5.92%	0.99
9	19	248,337	243,147	0.97	240,000	241,300	0.99	0.04	6.01%	0.98
	14	428,436	427,957	1.00	369,500	361,450	0.99	0.05	5.92%	1.00
		197,277	196,022	1.00	189,000	188,300	0.99	0.03	4.95%	0.99

Parcel Detail by Site Index CONCORD, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
104783		103/C 1/ 53//	31 CABERNET DR U-4	0252	1021	1,701	7	3	11/30/11	195,000	187,800	0.96	1.04	0.03
104769		103/C 1/ 67//	14 CABERNET DR U-2	0252	1021	1,659	3	1	9/15/11	206,000	199,900	0.97	1.03	0.02
104710		103/C 1/ 1//	1 CABERNET DR U-1	0252	1021	1,698	7	3	5/22/12	205,000	200,100	0.98	1.02	0.01
104804		103/C 1/ 32//	21 CABERNET DR U-1	0252	1021	1,701	1	0	10/ 5/11	218,600	215,900	0.99	1.01	0.00
105624		123/A 1/ 14//	36 VICTORIAN LN	0266	1021	2,427	1	0	1/30/12	259,000	257,400	0.99	1.01	0.00
104768		103/C 1/ 68//	16 CABERNET DR U-1	0252	1021	1,709	3	1	7/ 1/11	205,600	208,000	1.01	0.99	0.02
104801		103/C 1/ 35//	21 CABERNET DR U-4	0252	1021	1,659	1	0	7/ 2/12	193,000	203,300	1.05	0.95	0.06
7142	0	103/ 4/A 109//	26 REX DR	0306	1031	676	38	50	9/ 7/11	15,000	12,500	0.83	1.20	0.17
8516	0	110/ 2/A 323//	14 STRAWBERRY LN	0311	1031	914	38	50	7/30/12	30,000	25,300	0.84	1.19	0.16
8410	0	110/ 2/A 217//	2 JUNIPER LN	0311	1031	956	33	34	11/ 1/11	53,000	45,500	0.86	1.16	0.14
312	0	5/ 2/A 72//	38 LONGMEADOW DR	0310	103U	745	42	12	4/ 4/11	17,000	15,100	0.89	1.13	0.11
8369	0	110/ 2/A 176//	24 GREENWICH TR	0311	1031	835	41	44	5/20/11	30,000	27,200	0.91	1.10	0.09
12735	0	144/P 26/ 9/65 /	46 MODENA DR	0219	1021	1,091	26	12	11/14/11	128,500	116,700	0.91	1.10	0.09
10330	0	114/K 1/ 105//	12 E SIDE DR B1 U-09	0214	1021	667	27	18	12/22/11	47,000	43,000	0.91	1.09	0.09
8346	0	110/ 2/A 157//	80 FAIRFIELD DR	0311	1031	1,242	35	47	11/ 3/11	60,000	55,000	0.92	1.09	0.08
12761	0	144/P 26/ 8/64 /	44 MODENA DR	0219	1021	1,119	26	12	4/22/11	128,600	118,800	0.92	1.08	0.08
105562	0	76/B 1/ 44/ /	16 JONATHAN DR	0264	1021	1,868	1	0	5/20/11	210,000	194,300	0.93	1.08	0.07
7045	0	103/ 4/A 14/ /	5 DUKE LN	0306	1031	1,202	40	52	10/ 7/11	23,000	21,400	0.93	1.07	0.07
8231	0	110/ 2/A 42//	30 CENTERWOOD DR	0311	1031	1,376	24	33	6/23/11	85,000	79,100	0.93	1.07	0.07
7111	0	103/ 4/A 80//	34 N EMPEROR DR	0306	1031	1,095	33	45	12/ 9/11	22,500	21,100	0.94	1.07	0.06
8205	0	110/ 2/A 16//	24 BRIDLE PATH TR	0311	1031	1,552	36	48	9/ 9/11	68,000	63,900	0.94	1.06	0.06
9228	0	111/B 3/ 171//	84 BRANCH TPK U-106	0211	1021	1,560	18	4	7/20/11	182,000	173,100	0.95	1.05	0.05
102693	0	110/L 1/ 16//	53 MULBERRY ST U-4	0232	1021	1,481	8	3	11/22/11	171,000	163,100	0.95	1.05	0.05
7545	0	103/B 2/A 12//	14 ALICE DR	0307	1031	935	1	0	5/ 2/11	62,500	59,800	0.96	1.05	0.04
8485	0	110/ 2/A 292//	33 PINEWOOD TR	0311	1031	1,106	40	43	7/18/11	54,000	51,800	0.96	1.04	0.04
9336	0	111/C 1/ 65//	227 LOUDON U-32	0212	1021	856	26	12	12/28/11	121,000	116,300	0.96	1.04	0.04
9230	0	111/B 3/ 173//	84 BRANCH TPK U-108	0211	1021	1,480	18	9	7/ 1/11	173,300	166,900	0.96	1.04	0.04
3247	0	46/A 1/A 93//	25 STEVENS DR	0308	1031	955	33	34	10/ 3/11	17,000	16,400	0.96	1.04	0.04
7162	0	103/ 4/A 129//	12 S EMPEROR DR	0306	1031	996	35	38	11/10/11	26,000	25,200	0.97	1.03	0.03
9359	0	111/C 1/ 88//	227 LOUDON U-55	0212	1021	856	26	12	8/ 3/12	99,500	96,500	0.97	1.03	0.03

Parcel Detail by Site Index CONCORD, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
101924	0	103/4/66//	47 BOG RD U-F1	0227	1021	1,142	10	2	12/22/11	125,000	121,300	0.97	1.03	0.03
9183	0	111/B 3/78//	84 BRANCH TPK U-059	0211	1021	1,466	24	10	5/25/12	169,000	164,400	0.97	1.03	0.03
5568	0	77/A 1/35//	11 PISCATAQUA RD	0206	1021	1,489	39	23	6/15/11	116,000	113,200	0.98	1.02	0.02
7406	0	103/B 1/25//	37 ALICE DR U-024	0209	1021	824	25	7	8/2/11	77,500	75,900	0.98	1.02	0.02
5187	0	75/B 2/34//	120 FISHERVILLE U062	0204	1021	723	26	12	1/13/12	69,600	68,200	0.98	1.02	0.02
11955	0	114/K 1/122//	181 LOUDON 02-06	0215	1021	674	43	26	6/6/11	45,000	44,200	0.98	1.02	0.02
5543	0	77/A 1/10//	7 AMOSKEAG RD	0206	1021	1,501	38	16	6/30/11	124,900	122,800	0.98	1.02	0.02
105260	0	71/A 1/26//	15 CAMELIA AV U-1	0258	1021	2,455	6	3	4/30/12	239,500	235,700	0.98	1.02	0.02
7443	0	103/B 1/62//	37 ALICE DR U-061	0209	1021	824	25	7	7/12/11	84,000	82,700	0.98	1.02	0.02
105600	0	76/B 1/6//	11 RICHMOND DR	0264	1021	1,941	2	1	6/27/11	209,900	207,000	0.99	1.01	0.01
8766	0	110/C 3/106//	58 BRANCH TPK U3-1	0210	1021	1,311	26	12	5/27/11	125,000	123,400	0.99	1.01	0.01
7522	0	103/B 1/141//	37 ALICE DR U-140	0209	1021	824	25	11	5/15/11	73,500	72,600	0.99	1.01	0.01
12693	0	144/P 26/6/34//	17 WHITEWATER DR	0219	1021	1,091	26	7	5/14/12	125,000	123,600	0.99	1.01	0.01
9921	0	114/D 2/31//	19 BURNS AV U-04	0221	1021	1,331	9	2	12/15/11	125,000	123,600	0.99	1.01	0.01
105602	0	76/B 1/4//	7 RICHMOND DR	0264	1021	2,175	4	2	6/15/12	221,000	218,600	0.99	1.01	0.01
8285	0	110/2/A 96//	38 CRESTWOOD DR	0311	1031	1,347	1	0	12/2/11	122,000	120,700	0.99	1.01	0.01
104645	0	42/3/7//	21 SUMMIT ST	0248	1021	3,078	152	16	8/5/11	369,000	365,100	0.99	1.01	0.01
9302	0	111/C 1/31//	65 NE VILLAGE RD	0212	1021	1,953	26	12	6/14/11	179,000	177,200	0.99	1.01	0.01
7396	0	103/B 1/15//	37 ALICE DR U-014	0209	1021	824	25	11	8/23/11	80,000	79,200	0.99	1.01	0.01
7150	0	103/4/A 117//	41 REX DR	0306	1031	1,580	2	1	8/24/11	90,000	89,100	0.99	1.01	0.01
9319	0	111/C 1/48//	227 LOUDON U-15	0212	1021	856	26	7	7/1/11	124,000	122,800	0.99	1.01	0.01
101909	0	103/4/51//	45 BOG RD U-B4	0227	1021	1,142	9	2	9/30/11	120,000	118,900	0.99	1.01	0.01
101944	0	121/A 1/23//	179 MOUNTAIN RD U-07	0228	1021	2,954	9	4	5/4/11	290,000	287,500	0.99	1.01	0.01
11066	0	118/F 2/6//	8 SUSAN LN	0238	1021	1,685	25	11	7/19/11	175,000	173,700	0.99	1.01	0.01
4198	0	61/2/36//	15 WYMAN ST U-01	0203	1021	940	33	21	6/13/11	83,500	82,900	0.99	1.01	0.01
101359	0	77/E 1/43//	36 SONGBIRD DR	0226	1021	1,664	10	2	6/28/11	195,000	193,600	0.99	1.01	0.01
12622	0	144/P 26/25/174//	12 VINTON DR	0219	1021	1,229	27	13	6/15/11	128,000	127,100	0.99	1.01	0.01
105563	0	76/B 1/43//	18 JONATHAN DR	0264	1021	1,926	1	0	2/16/12	205,000	204,000	1.00	1.00	0.00
5261	0	75/B 2/108//	120 FISHERVILLE U105	0204	1021	884	20	4	9/27/11	102,000	101,600	1.00	1.00	0.00
5436	0	76/A 1/101//	39 METALAK DR	0205	1021	1,114	24	10	5/17/11	130,000	129,500	1.00	1.00	0.00
10476	0	116/3/22//	128 LOUDON RD U-14F	0217	1021	621	43	26	8/1/12	35,500	35,400	1.00	1.00	0.00

Parcel Detail by Site Index CONCORD, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
9251	0	111/B 3/208//	84 BRANCH TPK U-129	0211	1021	1,560	15	7	7/18/11	180,000	179,500	1.00	1.00	0.00
13652	0	12/ 4/ 36//	6 MCKINLEY ST U-5	0222	1021	1,245	16	5	3/28/12	115,000	114,700	1.00	1.00	0.00
5037	0	75/ 2/A 37//	107 FISHERVILLE L037	0305	1031	1,303	1	0	8/ 9/11	69,964	69,800	1.00	1.00	0.00
5314	0	75/B 2/ 161//	120 FISHERVILLE U158	0204	1021	971	26	12	6/15/12	84,000	83,900	1.00	1.00	0.00
9184	0	111/B 3/ 79//	84 BRANCH TPK U-060	0211	1021	1,421	24	6	8/ 1/11	185,000	184,900	1.00	1.00	0.00
8080	0	109/ 2/A 3//	190 MANCHESTER L-03	0302	1031	552	38	50	9/23/11	8,000	8,000	1.00	1.00	0.00
12714	0	144/P 26/ 12/109 /	59 MODENA DR	0219	1021	1,122	26	12	7/ 3/12	119,000	119,000	1.00	1.00	0.00
12630	0	144/P 26/ 23/165 /	22 BLUFFS DR	0219	1021	1,225	27	18	9/19/11	120,000	120,100	1.00	1.00	0.00
101337	0	77/E 1/21//	57 PLYMOUTH DR	0226	1021	2,072	10	2	7/31/12	223,000	223,200	1.00	1.00	0.00
3101	0	46/ 2/ 25//	25 COURT ST	0202	1021	1,008	29	19	5/13/11	112,500	112,800	1.00	1.00	0.00
9920	0	114/D 2/ 30//	19 BURNS AV U-03	0221	1021	1,250	9	2	7/19/12	119,000	119,400	1.00	1.00	0.00
10296	0	114/K 1/ 70//	12 E SIDE DR B3 U-22	0214	1021	651	27	18	5/11/12	44,000	44,200	1.00	1.00	0.00
105255	0	71/A 1/ 31//	21 CAMELIA AV U-1	0258	1021	2,455	6	3	5/14/12	234,500	235,700	1.01	0.99	0.01
100765	0	37/ 2/ 12//	73 WARREN ST U-2	0236	1021	1,610	157	31	12/27/11	222,000	223,300	1.01	0.99	0.01
10183	0	114/J 2/ 41//	169 PORTSMOUTH U-040	0213	1021	1,188	26	17	7/17/12	110,000	110,700	1.01	0.99	0.01
4196	0	61/ 2/ 34//	15 WYMAN ST U-02	0203	1021	938	33	10	11/15/11	103,000	103,700	1.01	0.99	0.01
102701	0	110/L 1/ 24//	65 MULBERRY ST U-4	0232	1021	1,481	8	2	4/ 4/11	179,900	181,200	1.01	0.99	0.01
5398	0	76/A 1/ 63//	38 METALAK DR	0205	1021	1,156	22	13	1/13/12	130,000	131,000	1.01	0.99	0.01
105543	0	76/B 1/ 63//	13 JONATHAN DR	0264	1021	1,847	1	0	1/13/12	195,000	196,500	1.01	0.99	0.01
12780	0	144/P 26/ 14/102 /	27 MODENA DR	0219	1021	1,091	26	17	7/ 5/11	109,000	110,100	1.01	0.99	0.01
105601	0	76/B 1/ 5//	9 RICHMOND DR	0264	1021	2,202	4	2	2/ 9/12	229,000	231,600	1.01	0.99	0.01
5552	0	77/A 1/ 19//	9 PISCATAQUA RD	0206	1021	1,530	39	11	6/ 1/11	129,100	130,600	1.01	0.99	0.01
8190	0	110/ 2/A 1//	1 BRIDLE PATH TR	0311	1031	1,004	39	42	5/25/12	50,000	50,600	1.01	0.99	0.01
8442	0	110/ 2/A 249//	10 LANTERN LN	0311	1031	1,310	5	4	10/26/11	113,000	114,400	1.01	0.99	0.01
102685	0	110/L 1/ 8//	39 MULBERRY ST U-4	0232	1021	1,481	8	3	12/14/11	161,000	163,100	1.01	0.99	0.01
8235	0	110/ 2/A 46//	34 CENTERWOOD DR	0311	1031	1,725	0	0	2/24/12	145,900	148,000	1.01	0.99	0.01
7084	0	103/ 4/A 53//	3 N EMPEROR DR	0306	1031	851	35	49	7/29/11	15,300	15,300	1.02	0.98	0.02
11875	0	114K/1 1/42//	173 LOUDON 04-10	0215	1021	665	43	26	10/25/11	37,000	37,800	1.02	0.98	0.02
9350	0	111/C 1/ 79//	227 LOUDON U-46	0212	1021	856	26	7	6/28/11	120,000	122,900	1.02	0.98	0.02
3167	0	46/A 1/A 12//	14 GRAPPONE DR	0308	1031	789	24	33	5/18/12	20,000	20,500	1.02	0.98	0.02
7126	0	103/ 4/A 93//	10 REX DR	0306	1031	1,097	14	17	11/ 2/11	31,500	32,300	1.03	0.98	0.03

Parcel Detail by Site Index CONCORD, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
9118	0	111/B 3/ 194/ /	84 BRANCH TPK U-145	0211	1021	1,560	17	8	6/ 7/11	171,000	177,400	1.04	0.96	0.04
11089	0	118/F 2/ 29/ /	6 JUDITH DR	0238	1021	1,851	25	16	8/ 3/12	169,000	175,600	1.04	0.96	0.04
12536	0	144/P 26/ 28/216/ /	16 GREAT FALLS DR	0219	1021	1,091	26	17	10/20/11	105,000	109,500	1.04	0.96	0.04
5541	0	77/A 1/ 8/ /	23 PISCATAQUA RD	0206	1021	922	38	23	5/14/12	98,000	104,000	1.06	0.94	0.06
9177	0	111/B 3/ 72/ /	84 BRANCH TPK U-053	0211	1021	1,560	24	15	11/15/11	145,000	154,000	1.06	0.94	0.06
102730	0	110/L 1/ 53/ /	5 PEACH ST U-1	0232	1021	1,481	8	2	5/16/12	171,900	183,000	1.06	0.94	0.06
291	0	5/ 2/A 51/ /	17 LONGMEADOW DR	0310	103U	982	13	3	11/14/11	23,000	24,500	1.07	0.94	0.07
10313	0	114/K 1/ 87/ /	12 E SIDE DR B4 U-15	0214	1021	667	27	18	6/21/12	41,000	44,200	1.08	0.93	0.08
9308	0	111/C 1/ 37/ /	227 LOUDON U-04	0212	1021	856	26	17	7/28/11	103,000	111,200	1.08	0.93	0.08
8211	0	110/ 2/A 22/ /	9 CENTERWOOD DR	0311	1031	1,649	2	1	4/20/11	128,000	139,100	1.09	0.92	0.09
7574	0	103/B 2/A 40/ /	2 CHERYL DR	0307	1031	1,282	25	35	7/19/11	61,000	66,300	1.09	0.92	0.09
7053	0	103/ 4/A 22/ /	13 DUKE LN	0306	1031	942	9	8	4/21/11	32,500	35,600	1.10	0.91	0.10
7618	0	103/B 2/A 84/ /	5 DAWN DR	0307	1031	1,139	8	7	12/ 1/11	64,000	70,500	1.10	0.91	0.10
5576	0	77/A 1/ 43/ /	3 PISCATAQUA RD	0206	1021	1,165	38	23	4/ 4/12	105,000	116,000	1.10	0.91	0.10
7425	0	103/B 1/ 44/ /	37 ALICE DR U-043	0209	1021	824	25	11	6/ 7/12	65,000	72,600	1.12	0.90	0.12
5186	0	75/B 2/ 33/ /	120 FISHERVILLE U061	0204	1021	679	26	17	6/25/12	50,000	56,100	1.12	0.89	0.12
8383	0	110/ 2/A 190/ /	12 HIGHBRIDGE TR	0311	1031	547	50	53	11/ 1/11	10,000	11,400	1.14	0.88	0.14
7388	0	103/B 1/ 7/ /	37 ALICE DR U-006	0209	1021	824	26	17	5/30/12	64,000	73,800	1.15	0.87	0.15
105561	0	76/B 1/ 45/ /	14 JONATHAN DR	0264	1021	2,339	5	2	1/ 5/12	229,000	266,000	1.16	0.86	0.16
7258	0	103/ 4/B 87/ /	30 SKYLINE DR	0309	1031	745	37	51	12/27/11	7,000	8,500	1.21	0.82	0.21
5580	0	77/A 1/ 47/ /	3 WAUMBEC RD	0206	1021	1,021	39	16	3/20/12	95,000	118,400	1.25	0.80	0.25
7146	0	103/ 4/A 113/ /	31 REX DR	0306	1031	1,233	6	5	5/18/12	50,000	65,200	1.30	0.77	0.30
106299	4	88/ 2/ 16/ /	76 BIRCHDALE RD	0103	1300			2,012	5/31/12	70,000	60,300	0.86	1.16	0.13
2916	4	44/ 1/ 6/ /	18 PRINCE ST	0106	1010	2,651	122	36	6/15/12	218,200	192,400	0.88	1.13	0.11
105139	4	192/P 14/ / /	35 AMY WY	0109	1010	1,801	1	1	11/15/11	220,900	198,400	0.90	1.11	0.09
12365	4	1412/P 39/ / /	33 TANNER ST	0110	1013	1,844	212	26	7/29/11	175,000	161,800	0.92	1.08	0.07
1689	4	29/ 5/ 3/ /	19 GROVE ST	0102	1040	2,466	112	26	3/29/12	173,000	160,400	0.93	1.08	0.06
3689	4	53/ 2/ 6/ /	79 RUMFORD ST	0105	1010	1,736	142	18	6/28/11	240,000	223,800	0.93	1.07	0.06
11552	4	122/ 5/ 4/ /	569 MOUNTAIN RD	0111	1010	1,852	47	20	1/ 9/12	198,000	185,500	0.94	1.07	0.05
1450	4	24/ 1/ 15/ /	17-19 WEST ST	0415	111C	4,452	112	34	7/ 2/12	355,000	332,800	0.94	1.07	0.05

Parcel Detail by Site Index CONCO., NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
12851	4	1431/P 14//	166 VILLAGE ST	0110	1010	1,656	77	26	6/29/12	146,000	137,500	0.94	1.06	0.05
13623	4	105/ 5/ 19//	314 ELM ST	0108	1010	1,940	17	4	7/ 5/12	238,000	224,300	0.94	1.06	0.05
13516	4	194/P 23//	2 WINTERBERRY LN	0110	1010	1,739	12	6	8/ 1/11	201,000	190,200	0.95	1.06	0.04
11543	4	122/ 4/ 11//	453 MOUNTAIN RD	0111	1010	2,466	8	4	6/29/11	258,000	245,100	0.95	1.05	0.04
102470	4	193/P 15//	53 ALICE DR	0109	1010	1,702	8	2	10/24/11	202,000	192,300	0.95	1.05	0.04
105112	4	193/P 58//	7 TY LN	0109	1010	1,997	6	3	7/22/11	216,000	205,700	0.95	1.05	0.04
9672	4	112/B 1/ 3//	479 J BARTLETT RD	0111	1010	1,363	41	13	12/ 6/11	175,000	166,900	0.95	1.05	0.04
10066	4	114/I 2/ 7//	44 S CURTISVILLE RD	0113	1010	1,851	11	2	4/29/11	232,000	221,800	0.96	1.05	0.03
105131	4	192/P 7//	46 TAYLOR LN	0109	1010	2,337	1	1	5/16/11	238,000	227,600	0.96	1.05	0.03
7817	4	105/ 3/ 9//	119 HORSE HILL RD	0108	1010	2,276	1	1	10/19/11	249,900	239,500	0.96	1.04	0.03
4101	4	60/ 5/ 5//	39 JACKSON ST	0105	1010	1,943	92	26	12/ 2/11	215,000	206,400	0.96	1.04	0.03
10131	4	114/I 1/ 45//	189 PORTSMOUTH ST	0113	1010	2,062	41	18	11/30/11	228,000	219,400	0.96	1.04	0.03
106601	4	15/P 37/A //	110 ELM ST	0110	1031	1,437	1	0	2/28/12	64,900	62,600	0.96	1.04	0.03
2894	4	43/ 9/ 6//	79 SCHOOL ST	0106	1040	3,745	132	26	7/ 1/11	235,000	227,100	0.97	1.03	0.02
3881	4	54/ 7/ 3//	8 TREMONT ST	0106	1010	1,213	122	18	5/24/12	150,000	145,000	0.97	1.03	0.02
11818	4	114A/I 7/ 2//	32 EAST SIDE DR	0114	1010	1,566	67	36	6/26/12	155,000	150,000	0.97	1.03	0.02
10345	4	115/ 1/ 15//	3 LAWRENCE ST EXT	0114	1010	2,443	23	10	6/22/11	215,000	208,300	0.97	1.03	0.02
100384	4	104/ 1/ 42//	121 BROAD COVE DR	0108	1010	2,634	12	6	12/16/11	288,000	279,300	0.97	1.03	0.02
12842	4	1431/P 20//	10 STARK ST	0110	1010	1,515	91	18	7/18/11	170,000	164,900	0.97	1.03	0.02
13210	4	201/P 104//	26 SNOW ST	0109	1010	1,270	77	26	7/ 9/12	155,000	150,500	0.97	1.03	0.02
1771	4	30/ 2/ 3//	76 WEST ST	0102	1010	1,662	112	18	6/28/11	182,000	176,800	0.97	1.03	0.02
13306	4	192/P 69//	68 BOROUGH RD	0110	1010	1,232	34	22	4/15/11	145,000	140,900	0.97	1.03	0.02
7729	4	104/ 2/ 39//	145 W PARISH RD	0108	1010	2,774	38	16	8/ 1/12	222,000	216,100	0.97	1.03	0.02
1476	4	24/ 2/ 11//	7 HARRISON ST	0115	1010	1,185	78	26	7/ 2/12	140,000	136,400	0.97	1.03	0.02
3839	4	54/ 4/ 1//	4-6 BEACON ST	0106	1040	3,418	112	26	7/ 1/11	212,500	207,400	0.98	1.02	0.01
2033	4	33/ 2/ 7//	33 CONCORD ST	0102	1010	1,403	117	18	2/27/12	158,000	154,300	0.98	1.02	0.01
9677	4	112/ 5/ 6//	463 J BARTLETT RD	0111	1010	2,143	49	21	6/27/11	215,000	210,000	0.98	1.02	0.01
5455	4	76/C 1/ 35//	109 MANOR RD	0109	1010	2,241	39	16	5/13/11	229,900	224,600	0.98	1.02	0.01
10828	4	118/ 1/ 25//	4 BATCHELDER MILL RD	0112	1010	2,853	212	12	4/28/11	370,000	363,400	0.98	1.02	0.01
102583	4	105/ 1/ 47//	29 BROAD COVE DR	0108	1010	3,071	9	5	3/20/12	345,000	339,200	0.98	1.02	0.01
100763	4	194/P 7//	14 MILLENNIUM WY	0110	1010	1,933	11	6	7/ 5/12	215,000	212,200	0.99	1.01	0.00

Parcel Detail by Site Index CONCO., NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
12951	4	201/P 14//	35 ABBOTT RD	0109	1010	1,478	40	17	4/18/12	161,000	159,300	0.99	1.01	0.00
100515	4	106/ 1/ 22//	313 ELM ST	0108	1010	2,743	11	6	1/9/12	283,000	280,800	0.99	1.01	0.00
10884	4	118/ 3/ 35//	80 SHAKER RD	0112	1010	2,578	31	20	8/29/11	234,000	232,500	0.99	1.01	0.00
3865	4	54/ 6/ 2//	24 BEACON ST	0105	1010	2,406	112	26	6/23/11	235,500	234,100	0.99	1.01	0.00
102479	4	193/P 7//	50 ALICE DR	0109	1010	2,166	8	4	9/22/11	218,000	216,900	0.99	1.01	0.00
100620	4	112/ 1/ 11//	4 OLD DOVER RD	0111	1010	1,542	25	8	6/19/12	180,000	179,500	1.00	1.00	0.01
7304	4	103/A 2/ 12//	9 WINSOR AV	0109	1010	1,233	34	14	7/13/12	145,000	145,000	1.00	1.00	0.01
6127	4	89/ 2/ 8//	65 HOOKSETT TPK	0103	1010	1,669	30	13	10/17/11	175,000	175,400	1.00	1.00	0.01
11648	4	123/ 1/ 19//	560-562 MOUNTAIN RD	0111	1040	4,072	34	14	4/12/12	265,000	266,000	1.00	1.00	0.01
1989	4	32/ 5/ 12//	38-40 THOMPSON ST	0102	1010	2,690	132	36	3/12/12	167,000	167,700	1.00	1.00	0.01
5488	4	76/C 3/ 43//	92 ABBOTT RD	0109	1010	1,650	39	24	9/19/11	165,000	165,800	1.00	1.00	0.01
10721	4	117/B 1/ 21//	79 PEMBROKE RD	0114	1010	1,524	77	26	4/2/12	154,000	155,000	1.01	0.99	0.02
100514	4	106/ 1/ 21//	319 ELM ST	0108	1010	2,778	12	6	7/15/11	270,000	272,500	1.01	0.99	0.02
10850	4	118/ 2/ 8//	1 APPLETON ST	0111	1010	2,401	192	36	10/31/11	170,000	171,900	1.01	0.99	0.02
10779	4	117/D 1/ 19//	21 BRANCH TPK	0114	1010	2,111	47	20	5/3/12	191,000	193,600	1.01	0.99	0.02
12161	4	1421/P 33//	24-26 SUMMER ST	0110	111R	6,403	152	26	7/6/12	275,000	279,000	1.01	0.99	0.02
100750	4	193/P 92//	45 MILLENNIUM WY	0110	1010	2,189	11	6	6/29/12	215,000	220,100	1.02	0.98	0.03
102903	4	120/ 3/ 34//	20 BECKY LN	0111	1300	2,012 2,012			8/3/12	67,700	69,400	1.03	0.98	0.04
6761	4	100/ 2/ 1//	110 FISK RD	0103	1010	2,578	47	20	8/2/12	242,500	249,400	1.03	0.97	0.04
3803	4	54/ 1/ 23//	52 WASHINGTON ST	0106	1010	2,348	132	26	7/15/11	190,000	195,500	1.03	0.97	0.04
13151	4	201/P 74//	13 SNOW ST	0109	1010	1,562	72	26	7/2/12	157,000	161,900	1.03	0.97	0.04
1965	4	32/ 4/ 4//	31 S SPRING ST	0102	1010	2,324	132	26	2/1/12	216,000	223,400	1.03	0.97	0.04
6046	4	87/ 1/ 17//	273 CLINTON ST	0103	1010	1,345	102	26	7/26/11	207,000	214,200	1.03	0.97	0.04
12387	4	0543/P 5//	14 ELM ST	0110	1010	3,583	162	36	9/1/11	265,000	274,700	1.04	0.96	0.05
5487	4	76/C 3/ 42//	90 ABBOTT RD	0109	1010	1,742	39	16	7/25/12	175,000	181,500	1.04	0.96	0.05
13646	4	103/A 3/ 9//	4 WINSOR AV	0109	1010	1,771	14	3	10/27/11	185,000	192,100	1.04	0.96	0.05
10953	4	118/B 3/ 9//	235 EAST SIDE DR	0113	1010	1,878	58	24	7/5/11	169,000	177,000	1.05	0.95	0.06
7288	4	103/A 1/ 3//	13 DOUGLAS AV	0109	1010	1,670	34	14	4/1/11	169,000	177,100	1.05	0.95	0.06
11072	4	118/F 2/ 11//	86 OAK HILL RD	0111	1013	644	72	26	8/24/11	115,000	121,700	1.06	0.94	0.07
9727	4	113/ 1/ 2//	214 PORTSMOUTH ST	0113	1010	3,644	7	4	7/18/12	335,000	360,300	1.08	0.93	0.09
106663	4	112/ 1/ 11/A/	4 OLD DOVER RD	0111	1300	2,012 2,012			12/8/11	60,000	65,800	1.10	0.91	0.11

Parcel Detail Site Index CONCORD, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5999	4	86/ 1/ 7/ //	145 SILK FARM RD	0103	1010	890	58	43	12/ 1/ 11	114,000	125,100	1.10	0.91	0.11
102500	4	117/C 1/ 25/ //	48 CANTERBURY RD	0114	1010	2,665	8	4	4/ 16/ 12	228,300	255,500	1.12	0.89	0.13
4489	4	67/ 2/ 6/ //	8-10 CURTICE AV	0106	1040	2,514	112	26	7/ 20/ 11	162,500	184,200	1.13	0.88	0.14
13481	4	191/P 3/ //	91 BOROUGH RD	0110	1030	2,280	13	15	6/ 29/ 12	151,000	171,600	1.14	0.88	0.15
12301	4	1412/P 78/ //	6 SHAW ST	0110	1010	1,853	152	26	7/ 3/ 12	142,000	165,000	1.16	0.86	0.17
7853	4	106/ 1/ 4/ //	345 ELM ST	0108	1010	1,807	26	8	7/ 30/ 12	196,000	230,300	1.17	0.85	0.18
6669	5	99/ 1/ 8/ //	85 CURRIER RD	0103	1300	2,012 2,012		2,012	5/ 24/ 12	100,000	66,900	0.67	1.49	0.31
5118	5	75/A 1/ 67/ //	1 BELLFLOWER CR	0109	1010	1,750	25	8	5/ 18/ 11	226,600	197,800	0.87	1.15	0.11
3587	5	52/ 2/ 9/ //	97 LIBERTY ST	0105	1010	1,841	152	18	7/ 8/ 11	270,000	239,000	0.89	1.13	0.09
4685	5	71/B 4/ 2/ //	7 PEABODY ST	0107	1010	1,757	73	26	2/ 1/ 12	180,000	160,500	0.89	1.12	0.09
13871	5	118/H 1/ 38/ //	18 GROTON DR	0112	1010	1,904	14	3	12/ 13/ 11	232,000	207,600	0.89	1.12	0.09
4921	5	73/A 3/ 1/ //	7 SYLVESTER ST	0107	1010	2,034	16	8	12/ 27/ 11	215,000	193,500	0.90	1.11	0.08
102661	5	110/B 2/ 13/ //	2 RYANS WY	0114	1010	1,774	8	4	5/ 10/ 11	240,000	217,400	0.91	1.10	0.07
2519	5	39/ 6/ 10/ //	24 S FRUIT ST	0101	1010	2,144	78	26	6/ 27/ 12	223,000	202,400	0.91	1.10	0.07
5756	5	81/ 3/ 9/ //	26 PORTSMOUTH ST	0112	1010	2,283	57	17	6/ 24/ 11	268,500	246,400	0.92	1.09	0.06
4376	5	64/ 2/ 4/ //	180 RUMFORD ST	0106	1010	1,154	122	26	12/ 13/ 11	157,000	145,000	0.92	1.08	0.06
4274	5	61/ 4/ 3/ //	160 RUMFORD ST	0106	1010	1,390	13	6	6/ 29/ 11	188,000	175,300	0.93	1.07	0.05
13837	5	118/H 1/ 60/ //	16 BAINBRIDGE DR	0112	1010	2,520	10	5	9/ 27/ 11	288,300	268,900	0.93	1.07	0.05
5083	5	75/A 1/ 31/ //	4 COLUMBINE PL	0109	1010	1,546	26	11	6/ 27/ 11	187,500	176,600	0.94	1.06	0.04
13114	5	203/P 33/ //	9 WILDFLOWER DR	0109	1010	1,879	26	11	11/ 21/ 11	200,000	189,400	0.95	1.06	0.03
5766	5	81/ 4/ 4/ //	5 PORTSMOUTH ST	0112	1010	2,378	162	18	2/ 1/ 12	260,000	246,400	0.95	1.06	0.03
10821	5	118/ 1/ 19/ //	80 SHAWMUT ST	0112	1010	1,586	48	28	5/ 18/ 11	175,000	165,900	0.95	1.05	0.03
13094	5	204/P 24/ //	1 CLEMATIS CR	0109	1010	1,470	27	12	5/ 31/ 11	186,600	177,800	0.95	1.05	0.03
4123	5	60/ 6/ 10/ //	19 HIGHLAND ST	0106	1010	1,230	102	36	2/ 28/ 12	133,000	127,100	0.96	1.05	0.02
13876	5	118/H 1/ 43/ //	26 GROTON DR	0112	1010	2,947	11	6	7/ 23/ 12	303,000	290,000	0.96	1.04	0.02
3414	5	48/ 2/ 7/ //	5 ESSEX ST	0105	1040	2,736	92	36	9/ 2/ 11	200,000	193,400	0.97	1.03	0.01
6615	5	98/ 2/ 20/ //	246 HOPKINTON RD	0103	1010	2,002	58	34	12/ 15/ 11	185,000	179,500	0.97	1.03	0.01
13375	5	1442/P 48/ //	16 MILLSTREAM LN	0110	1010	2,355	25	11	7/ 18/ 12	219,000	213,200	0.97	1.03	0.01
6701	5	99/ 2/ 28/ //	12 CHESTNUT PASTURE	0103	1010	2,896	25	11	4/ 25/ 12	315,000	307,100	0.97	1.03	0.01
9456	5	111/C 3/ 89/ //	47 PINE ACRES RD	0114	1010	1,350	32	13	6/ 5/ 12	175,000	171,300	0.98	1.02	0.00

Parcel Detail h³ Site Index CONCO, 3, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
4308	5	62/ 1/ 12/ /	107 FRANKLIN ST	0105	1010	3,308	122	26	8/ 4/ 11	328,000	321,600	0.98	1.02	0.00
5367	5	76/A 1/ 32/ /	10 WILLARD ST	0109	1010	1,680	24	10	6/ 15/ 11	199,900	196,500	0.98	1.02	0.00
106143	5	192/P 85/ 2/ /	16 TOWER CR	0110	1010	1,962	3	2	8/ 3/ 12	222,000	218,300	0.98	1.02	0.00
9125	5	111/B 3/ 19/ /	18 CRICKET LN	0114	1010	1,327	24	10	7/ 8/ 11	164,000	161,300	0.98	1.02	0.00
3919	5	55/ 1/ 9/ /	74 N STATE ST	0106	1040	2,066	122	36	8/ 2/ 12	146,000	144,400	0.99	1.01	0.01
9122	5	111/B 3/ 16/ /	24 CRICKET LN	0114	1010	1,561	23	10	5/ 22/ 12	173,300	171,500	0.99	1.01	0.01
114	5	2/A 5/ 9/ /	21 HAIG ST	0115	1010	1,992	42	18	5/ 29/ 12	227,500	225,200	0.99	1.01	0.01
11750	5	114/A 1/ 4/ /	5 PARTTRIDGE RD	0114	1010	2,061	50	21	5/ 24/ 12	197,500	195,700	0.99	1.01	0.01
5364	5	76/A 1/ 29/ /	6 FLUME ST	0109	1010	1,721	24	10	4/ 17/ 12	190,000	188,300	0.99	1.01	0.01
3479	5	49/ 3/ 2/ /	89 LIBERTY ST	0105	1010	2,629	81	18	8/ 15/ 11	290,000	287,600	0.99	1.01	0.01
6876	5	102/ 1/ 12/ /	132 PENACOOK ST	0103	1010	3,187	15	3	2/ 1/ 12	356,000	353,600	0.99	1.01	0.01
6187	5	91/ 1/ 38/ /	37 MILLSTONE DR	0103	1010	2,836	19	6	4/ 29/ 11	312,000	310,800	1.00	1.00	0.02
4106	5	60/ 5/ 10/ /	40 LYNDON ST	0105	1010	1,791	102	18	7/ 18/ 11	213,000	215,000	1.01	0.99	0.03
6875	5	102/ 1/ 11/ /	2 LITTLE POND RD	0103	1010	1,678	62	26	7/ 1/ 11	165,000	166,700	1.01	0.99	0.03
3966	5	55/ 4/ 12/ /	9 FRANKLIN ST	0106	1040	4,171	132	26	4/ 4/ 12	230,000	235,600	1.02	0.98	0.04
102670	5	110/B 1/ 6/ /	15 MULBERRY ST	0114	1010	1,943	8	4	5/ 18/ 12	235,000	241,800	1.03	0.97	0.05
11805	5	114/A 1/ 5/ 6/ /	10 REDWING RD	0114	1010	1,314	40	30	6/ 15/ 12	140,000	148,100	1.06	0.95	0.08
4076	5	60/ 2/ 13/ /	19 CHURCH ST	0106	1010	1,692	112	26	4/ 19/ 12	170,000	180,600	1.06	0.94	0.08
13673	5	118/H 1/ 27/ /	22 STYLES DR	0112	1010	2,717	15	3	5/ 18/ 12	249,000	265,100	1.06	0.94	0.08
95	5	2/A 4/ 1/ /	26 HAIG ST	0115	1010	1,180	112	45	2/ 10/ 12	108,000	115,300	1.07	0.94	0.09
9121	5	111/B 3/ 15/ /	26 CRICKET LN	0114	1010	1,264	23	10	3/ 30/ 12	145,000	155,400	1.07	0.93	0.09
4167	5	61/ 2/ 5/ /	58 FRANKLIN ST	0105	1010	2,354	137	26	5/ 25/ 12	205,000	225,000	1.10	0.91	0.12
6710	5	99/ 2/ 39/ /	5 CHESTNUT PASTURE	0103	1010	2,610	25	11	5/ 4/ 12	235,000	260,000	1.11	0.90	0.13
13105	5	203/P 4/ / /	16 WILDFLOWER DR	0109	1010	1,425	26	17	4/ 3/ 12	147,500	165,100	1.12	0.89	0.14
6748	5	100/ 1/ 1/ /	108 HOPKINTON RD	0103	1010	3,476	152	26	6/ 29/ 11	220,000	268,600	1.22	0.82	0.24
3837	5	54/ 3/ 6/ /	113 N STATE ST	0106	1010	4,127	117	26	7/ 29/ 11	252,500	328,900	1.30	0.77	0.32
136	6	3/ 2/ 12/ /	3 WILFRED AV	0115	1010	1,654	62	26	7/ 5/ 12	201,000	183,400	0.91	1.10	0.07
101476	6	1442/P 47/ / /	2 BENTWOOD ST	0110	1010	2,008	10	2	7/ 5/ 11	245,000	224,000	0.91	1.09	0.07
11	6	1/ 1/ 11/ /	4 NEW MEADOW RD	0101	1010	2,650	40	17	5/ 25/ 12	258,000	237,100	0.92	1.09	0.06
11132	6	118/G 1/ 14/ /	37 N CURTISVILLE RD	0113	1010	1,962	21	8	7/ 17/ 12	264,000	242,700	0.92	1.09	0.06

Parcel Detail Site Index CONCORD, NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
6849	6	101/2/6//	6 COLUMBUS AV	0104	1010	2,513	56	17	6/25/12	300,000	279,600	0.93	1.07	0.05
5781	6	81/4/20//	10 PUTNEY AV	0113	1010	1,759	53	31	9/11/11	165,000	154,400	0.94	1.07	0.04
40	6	2/1/1//	285 SOUTH ST	0101	1010	1,195	66	26	7/13/12	165,000	155,900	0.94	1.06	0.04
101459	6	1442/P 29//	11 BENTWOOD ST	0110	1010	1,955	10	2	8/15/11	230,000	217,500	0.95	1.06	0.03
694	6	10/B 1/8//	13 SPRINGFIELD ST	0101	1010	2,084	52	16	11/2/11	233,000	222,500	0.95	1.05	0.03
792	6	10/C 3/6//	40 CONANT DR	0101	1010	3,292	38	12	11/23/11	295,000	281,800	0.96	1.05	0.02
5777	6	81/4/16//	2 PUTNEY AV	0113	1010	2,667	65	26	7/9/12	255,000	244,400	0.96	1.04	0.02
104477	6	89/1/47//	46 BELA BROOK LN	0103	1010	2,576	7	4	6/8/11	335,000	321,100	0.96	1.04	0.02
76	6	2/A 3/5//	9 FELLOWS ST	0115	1010	2,317	54	23	5/3/11	244,000	233,900	0.96	1.04	0.02
1414	6	23/4/15//	17 DUNKLEE ST	0115	1010	2,261	62	18	6/28/12	250,000	239,700	0.96	1.04	0.02
853	6	12/1/15//	123 BROADWAY	0115	1010	1,599	78	26	8/31/11	185,000	177,600	0.96	1.04	0.02
375	6	8/3/4//	21 ROCKINGHAM ST	0115	1010	2,080	112	18	2/27/12	245,000	238,000	0.97	1.03	0.01
720	6	10/B 3/11//	23 NORWICH ST	0101	1010	1,988	52	16	5/31/12	225,000	219,500	0.98	1.03	0.00
100952	6	118/1/26//	17 MAX LN	0112	1010	2,648	11	6	7/23/12	295,000	288,000	0.98	1.02	0.00
5695	6	79/3/3//	72 W PORTSMOUTH ST	0112	1010	1,673	83	26	7/19/11	195,000	191,400	0.98	1.02	0.00
125	6	3/1/4//	1 ROCKINGHAM ST	0115	1010	1,772	59	24	6/26/12	175,000	171,900	0.98	1.02	0.00
1226	6	21/5/12//	15 DARTMOUTH ST	0101	1010	1,937	68	26	7/27/11	192,000	188,700	0.98	1.02	0.00
1229	6	21/5/16//	5 DARTMOUTH ST	0101	1010	3,292	112	18	7/18/11	320,000	314,500	0.98	1.02	0.00
80	6	2/A 3/9//	17 FELLOWS ST	0115	1010	1,318	51	21	5/15/12	165,000	162,200	0.98	1.02	0.00
6804	6	100/4/1//	39 VIA TRANQUILLA	0103	1010	4,234	43	13	10/17/11	460,000	452,600	0.98	1.02	0.00
9847	6	114/B 1/48//	14 WINDHAM DR	0113	1010	1,966	34	22	9/30/11	190,000	187,400	0.99	1.01	0.01
573	6	9/B 1/7//	96 ROCKINGHAM ST	0101	1010	1,143	92	26	7/30/12	165,000	162,900	0.99	1.01	0.01
101003	6	114/2/92//	77 DOMINIQUE DR	0113	1010	2,382	11	6	12/16/11	267,500	267,300	1.00	1.00	0.02
58	6	2/A 1/8//	83 ROCKINGHAM ST	0101	1010	1,842	59	24	9/30/11	190,000	191,800	1.01	0.99	0.03
3436	6	48/3/14//	91-93 WASHINGTON ST	0105	1040	1,910	132	26	6/12/12	156,000	158,500	1.02	0.98	0.04
100801	6	114/2/87//	21 DOMINIQUE DR	0113	1010	1,989	11	6	11/30/11	206,500	209,900	1.02	0.98	0.04
1286	6	22/4/12//	4 HUMPHREY ST	0115	1010	1,864	85	18	10/28/11	216,000	219,600	1.02	0.98	0.04
9833	6	114/B 1/34//	3 LADYBUG LN	0113	1010	1,664	34	14	4/2/12	184,000	187,300	1.02	0.98	0.04
11574	6	122/5/26//	16 BROOKWOOD DR	0111	1010	2,744	25	16	12/19/11	237,000	241,300	1.02	0.98	0.04
5974	6	85/1/7//	9 IRON WORKS RD	0101	1010	1,721	85	26	5/18/11	195,800	201,600	1.03	0.97	0.05
9822	6	114/B 1/23//	10 PELHAM LN	0113	1010	1,518	34	14	5/25/12	177,000	182,800	1.03	0.97	0.05

Parcel Detail by Site Index CONCO., NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100960	6	118/1 1/17//	45 OSCAR BLVD	0112	1010	3,467	10	5	7/2/12	351,200	363,000	1.03	0.97	0.05
695	6	10/B 1/9//	15 SPRINGFIELD ST	0101	1010	1,965	46	14	12/12/11	206,000	213,000	1.03	0.97	0.05
860	6	12/2/4//	117 BROADWAY	0115	1010	1,652	71	26	5/24/11	170,000	177,100	1.04	0.96	0.06
1021	6	17/2/19//	81 BROADWAY	0115	1010	1,629	102	26	7/13/12	180,000	188,300	1.05	0.96	0.07
11341	6	121/B 2/15//	191 MOUNTAIN RD	0112	1010	4,704	9	5	4/9/12	490,000	538,700	1.10	0.91	0.12
2002	6	32/6/13//	22 S SPRING ST	0102	1010	3,891	132	26	5/13/11	269,000	297,700	1.11	0.90	0.13
1200	6	21/3/7//	12 YALE ST	0101	1010	1,840	58	34	11/21/11	140,000	176,800	1.26	0.79	0.28
1018	6	17/2/16//	73 BROADWAY	0101	1010	2,163	107	36	1/30/12	143,000	184,600	1.29	0.77	0.31
2791	7	42/2/5//	95 CENTRE ST	0104	1010	2,148	85	18	7/29/11	318,500	285,200	0.90	1.12	0.08
5950	7	84/A 3/9//	25 MEADOW ST	0101	1010	2,358	42	13	8/1/12	315,000	289,300	0.92	1.09	0.06
2772	7	42/1/5//	24 PINE ST	0104	1010	2,088	63	18	6/15/12	275,000	252,900	0.92	1.09	0.06
2783	7	42/1/16//	108 WARREN ST	0104	1010	2,614	107	26	11/18/11	309,000	287,400	0.93	1.08	0.05
5910	7	84/1/23//	24 S MEADOW ST	0101	1010	2,129	15	7	3/30/12	305,000	288,400	0.95	1.06	0.03
2654	7	40/1/9//	9 WESTBOURNE RD	0104	1010	2,441	122	26	10/26/11	249,000	236,400	0.95	1.05	0.03
771	7	10/C 2/13//	5 MIDDLEBURY ST	0101	1010	2,984	38	16	4/30/12	325,000	312,100	0.96	1.04	0.02
100062	7	98/2/46//	6 SHENANDOAH DR	0103	1010	4,529	7	4	7/8/11	676,300	654,800	0.97	1.03	0.01
610	7	9/C 1/19//	9 ROLINDA AV	0101	1010	3,311	37	16	6/24/11	369,000	358,000	0.97	1.03	0.01
104878	7	96/2/96//	31 SAMUEL DR	0104	1010	3,234	3	2	5/23/12	439,000	426,300	0.97	1.03	0.01
100060	7	98/2/44//	3 APPALOOSA RN	0103	1010	3,170	8	4	5/18/12	400,000	395,000	0.99	1.01	0.01
102302	7	122/B 1/13//	22 HAYWARD BROOK DR	0111	1010	2,341	9	5	5/23/12	300,000	296,900	0.99	1.01	0.01
100064	7	98/2/48//	10 SHENANDOAH DR	0103	1010	3,952	7	4	6/16/11	546,400	542,600	0.99	1.01	0.01
506	7	9/A 2/10//	2 SUNSET AV	0101	1010	1,429	67	18	7/6/12	186,200	189,800	1.02	0.98	0.04
799	7	10/D 1/19//	34 WILSON AV	0101	1010	1,888	24	10	6/24/11	245,000	250,100	1.02	0.98	0.04
671	7	10/A 2/14//	20 RUNDLETT ST	0101	1010	1,182	57	33	5/3/12	163,000	168,200	1.03	0.97	0.05
2407	7	37/2/10//	6 ORCHARD ST	0104	1010	4,536	132	36	10/12/11	370,000	387,400	1.05	0.96	0.07
2765	7	41/7/16//	97 WARREN ST	0104	1040	4,130	112	26	7/24/12	250,000	277,400	1.11	0.90	0.13
2655	7	40/1/10//	4 WOODMAN ST	0104	1010	1,986	112	26	8/6/12	165,000	183,800	1.11	0.90	0.13
2782	7	42/1/15//	106 WARREN ST	0104	1010	2,029	162	36	11/4/11	150,000	194,200	1.29	0.77	0.31
104854	8	99/2/104//	56 TIMBERLINE DR	0103	1300	2,012 2,012			4/28/11	135,000	97,000	0.72	1.39	0.27

Parcel Detail Site Index CONCO., NH

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
104849	8	99/2/96//	67 RESERVE PL	0103	1300		2,012	5/25/11	120,000	98,900	0.82	1.21	0.17
105169	8	39/D 2/7//	60 THAYER POND RD	0104	1300		2,012	5/6/11	115,000	103,600	0.90	1.11	0.09
105326	8	123/3/53//	6 SWAN CR	0111	1010	2,752	1	2/22/12	400,000	361,500	0.90	1.11	0.09
5630	8	77/B 4/50//	24 GALEN DR	0107	1010	2,665	22	6/1/12	266,000	253,000	0.95	1.05	0.04
2624	8	39/C 2/9//	7 WILDEMER TR	0104	1010	3,145	63	5/16/11	239,900	230,100	0.96	1.04	0.03
2632	8	39/C 2/17//	4 KENT ST	0104	1010	1,953	122	11/22/11	279,000	268,600	0.96	1.04	0.03
6508	8	96/2/72//	40 DWINELL DR	0104	1010	3,349	19	5/30/12	427,000	416,100	0.97	1.03	0.02
5658	8	77/B 4/77//	22 PETERSON CR	0107	1010	2,314	22	4/2/12	230,000	225,900	0.98	1.02	0.01
2616	8	39/C 2/1//	8 KENT ST	0104	1010	2,653	97	4/8/11	268,000	265,500	0.99	1.01	0.00
5624	8	77/B 4/44//	7 GALEN DR	0107	1010	2,204	22	6/26/12	240,000	238,600	0.99	1.01	0.00
2578	8	39/B 1/13//	1 KENSINGTON RD	0104	1010	4,180	103	3/29/12	400,000	404,300	1.01	0.99	0.02
5606	8	77/B 4/26//	37 PETERSON CR	0107	1010	2,543	24	5/30/12	237,500	241,300	1.02	0.98	0.03
52	8	2/A 1/1//	78 BOW ST	0115	1010	2,315	47	6/30/11	246,000	253,800	1.03	0.97	0.04
402	8	8/6/1//	57 BOW ST	0115	1010	1,490	67	7/3/12	185,000	191,500	1.04	0.97	0.05
6488	8	96/2/52//	35 DWINELL DR	0104	1010	3,525	24	6/15/11	395,000	409,300	1.04	0.97	0.05
447	8	8/7/24//	10 WOOD AV	0115	1010	1,855	102	6/28/12	249,000	258,900	1.04	0.96	0.05
420	8	8/6/21//	12 HOPE AV	0115	1010	1,445	67	7/16/12	196,000	205,500	1.05	0.95	0.06
104860	8	99/2/98//	83 RESERVE PL	0103	1300		2,012	5/6/11	90,000	96,400	1.07	0.93	0.08
3550	9	51/1/18//	25 AUBURN ST	0104	1010	4,322	132	6/29/12	540,000	474,800	0.88	1.14	0.11
6442	9	96/2/5//	51 RIDGE RD	0104	1010	1,828	52	4/24/12	279,000	253,000	0.91	1.10	0.08
3567	9	51/3/3//	41 AUBURN ST	0104	1010	3,165	112	4/5/11	380,000	345,400	0.91	1.10	0.08
13773	9	121/B 3/104//	6 CHECKERBERRY LN	0112	1010	5,480	11	6/22/11	712,600	673,000	0.94	1.06	0.05
3546	9	51/1/14//	35 AUBURN ST	0104	1010	3,219	122	8/15/11	382,000	370,700	0.97	1.03	0.02
3555	9	51/2/5//	31 RIDGE RD	0104	1010	2,816	84	3/19/12	270,000	265,300	0.98	1.02	0.01
3526	9	50/A 1/2//	36 WESTBOURNE RD	0104	1010	3,058	46	7/19/11	340,000	335,200	0.99	1.01	0.00
3508	9	50/3/13//	19 RIDGE RD	0104	1010	3,216	88	4/26/11	359,000	360,200	1.00	1.00	0.01
3471	9	49/2/1//	2 AUBURN ST	0104	1010	4,466	104	6/26/12	510,000	514,100	1.01	0.99	0.02
6847	9	101/2/4//	48 AUBURN ST	0104	1010	2,854	65	7/22/11	302,500	314,800	1.04	0.96	0.05
101435	9	100/1/19//	47 COVENTRY RD	0103	1010	5,438	10	9/19/11	765,000	800,300	1.05	0.96	0.06
2540	9	39/A 3/2//	140 SCHOOL ST	0104	1010	3,196	49	8/1/12	345,000	362,700	1.05	0.95	0.06

**Parcel Detail by Site Index
CONCORD, NH**

10/29/2012

Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
11367	9	121/B 3/ 12/ /	75 OAKMONT DR	0112	1014	2,626	23	10	7/15/11	295,000	322,100	1.09	0.92	0.10
13754	9	98/ 2/ 32/ /	3 DEER TRACK LN	0103	1010	4,578	10	5	2/15/12	518,000	599,800	1.16	0.86	0.17

**2012 Residential Street
Site Index**

	A ST	4
6-107	ABBOTT RD	4
113-164	ABBOTT RD	5
	ABBOTTVILLE RD	4
	ACADEMY ST	4
	ACORN DR	5
	ADONIS CT	5
	AHERN CT	4
	AIRPORT RD	4
	ALBIN ST	5
	ALDER CREEK DR	5
	ALICE DR	4
	ALLARD ST	4
	ALLEN ST	4
2-41,46-88	ALLISON ST	6
44	ALLISON ST	5
	AMY WY	4
	ANGELA WY	7
	APPALOOSA RN	7
	APPLETON ST	4
	ASBY RD	4
	ASTOR CT	5
1-53	AUBURN ST	9
54-58 & 62	AUBURN ST	8
59-64 & 66	AUBURN ST	7
65-105	AUBURN ST	6
1 & 2	AUTUMN DR	4
3-10	AUTUMN DR	5
	AVON ST	5
	B ST	4
	BADGER ST	4
54-72	BAILEYS LANDING	4
14-32, 34	BAINBRIDGE DR	5
33 & 37	BAINBRIDGE DR	6
	BARNETT DR	4
	BATCHELDER MILL RD	4
	BEACON CT	5
2-31 & 45	BEACON ST	4
32-66	BEACON ST	5
	BEACON WY	4
	BEAN ST	4
	BEAVER MEADOW ST	5
	BEAVER ST	4
	BECKY LN	4
6, 12-56	BELA BROOK LN	6
9	BELA BROOK LN	5
	BELLFLOWER CR	5

**2012 Residential Street
Site Index**

	BENTWOOD ST	6
	BIRCHDALE RD	4
	BISHOPSGATE	9
2 & 4	BITTERSWEET LN	5
	BLACKWATER RD	4
	BLAKE ST	4
2 & 4	BLANCHARD ST	4
10	BLANCHARD ST	5
	BLEVENS DR	5
26 & 29	BLUEBERRY LN	3
74 & 77	BLUEBERRY LN	2
	BOG RD	4
	BONNEY ST	4
	BOROUGH RD	4
	BOW ST	8
	BOYCE RD	4
	BRADLEY ST	5
	BRANCH TPK	4
	BRANDY LN	4
	BRIAR RD	6
	BROAD AV	8
	BROAD COVE DR	4
	BROADWAY	6
	BRODEUR ST	5
9 & 11	BROKEN BRIDGE RD	4
2-18	BROKEN GROUND DR	5
	BROKEN GROUND DR	4
	BROOK ST	3
	BROOKSIDE DR	7
	BROOKWOOD DR	6
	BUILDERS SQ	4
	BURNS AV	4
	BYE ST	4
1 & 2	CALL ST	3
	CAMBRIDGE ST	4
	CAMPION CR	5
	CANAL ST	4
	CANTERBURY RD	4
	CARDINAL RD	5
	CARPENTER ST	4
	CARTER HILL RD	4
9-17, 20-41	CARTER ST	8
	CARTER ST	6
	CELTIC ST	4
	CEMETERY ST	5
27-63 & 69	CENTRE ST	4
64-105	CENTRE ST	7

**2012 Residential Street
Site Index**

	CENTRE ST	9
	CHANDLER ST	4
	CHAPEL ST	4
	CHAPMAN ST	4
3,10,12-14,16,24-58	CHARLES ST	4
	CHARLES ST	5
	CHASE ST	4
	CHECKERBERRY LN	9
	CHERRY ST	4
	CHESLEY ST	4
	CHESTERFIELD DR	5
	CHESTNUT CT	9
	CHESTNUT PASTURE RD	5
	CHICORY CT	5
	CHRISTIAN AV	4
	CHURCH ST	5
	CIDERMILL DR	5
	CLARKE ST	5
	CLEMATIS CR	5
129-496	CLINTON ST	4
4-71	CLINTON ST	5
	CLOVER CT	5
	COLUMBINE PL	5
	COLUMBUS AV	6
	COMMUNITY DR	4
	CONANT DR	6
	CONCORD ST	4
	COOLIDGE AV	7
	CORAL ST	4
	CORNELL ST	6
	COTE ST	5
	COTTAGE CT	4
	COURT ST	4
	COVENTRY RD	9
	CRAWFORD RD	5
	CRICKET LN	5
	CROSS ST	4
	CURRIER RD	5
	CURTICE AV	4
	CURTISVILLE RD	4
	CYPRESS ST	6
	DAKIN ST	5
	DAPHNE CT	5
	DARTMOUTH ST	6
	DAVIS ST	5
	DEER TRACK LN	9
	DEMPSEY DR	5

**2012 Residential Street
Site Index**

	DENIS DR	5
	DEVINNE DR	6
49-113	DISTRICT #5 RD	4
	DISTRICT #5 RD	1
	DOGWOOD TR	5
	DOLAN ST	4
	DOLPHIN ST	4
4-16, 18-77	DOMINIQUE DR	6
	DOMINIQUE DR	4
	DONOVAN ST	5
	DOUGLAS AV	4
	DOVER ST	5
	DOWNING ST	4
	DREW ST	4
	DUDLEY DR	5
	DUNBARTON RD	9
1-23, 27, 29-31	DUNKLEE ST	6
24-69	DUNKLEE ST	8
	DWINELL DR	8
	E SUGARBALL RD	4
	EAST SIDE DR	4
	EASTERN AV	4
	EASTMAN ST	6
	EDGEMONT ST	5
	EDGEWOOD DR	5
	EDWARD DR	6
	ELDERBERRY PL	5
4-9	ELDRIDGE ST	4
10-19	ELDRIDGE ST	5
	ELECTRIC AV	4
	ELIJAH ST	5
	ELLIOTT ST	4
	ELLSWORTH ST	4
175 & 275	ELM ST	3
5-371	ELM ST	4
	ELMWOOD AV	4
	EMERSON RD	8
	EMILY WY	4
	ENGEL ST	5
	ESSEX ST	5
	EXCHANGE AV	4
	FAIRBANKS ST	5
	FAIRVIEW DR	9
	FARMWOOD RD	6
	FAYETTE ST	4
	FEDERAL ST	4
	FELLOWS ST	6

**2012 Residential Street
Site Index**

	FERNALD ST	5
	FERNROCK ST	7
	FERRIN RD	4
	FIFIELD ST	4
	FIRST ST	5
	FISHER ST	5
	FISHERVILLE RD	4
10-18	FISK RD	5
38-147	FISK RD	4
	FISKILL FARM	9
	FLAGHOLE RD	3
	FLUME ST	5
	FOGG ST	8
	FOREST ST	5
	FOSTER ST	4
	FOWLER ST	4
	FOX RUN DR	6
	FOXCROSS CR	9
	FOXGLOVE TR	5
5-107	FRANKLIN ST	5
109-123	FRANKLIN ST	9
8-32	FREEDOM ACRES DR	5
35-40	FREEDOM ACRES DR	4
	FROST RD	4
	FULLER ST	4
	GABBY LN	6
	GALE ST	4
	GALLEN DR	8
	GARDEN ST	7
	GARVINS FALLS RD	4
	GATES ST	5
	GENTIAN DR	5
	GILMORE ST	8
	GIO CT	6
	GLADSTONE ST	5
	GLEN ST	5
	GLENDALE RD	5
	GODBOUT DR	5
	GOLDENROD LN	8
	GORDON CT	4
	GOVERNORS WY	8
	GRAHAM RD	4
	GRANITE AV	4
	GRANT ST	4
	GREELEY ST	4
	GREEN ST	4
	GREENWICH ST	4

**2012 Residential Street
Site Index**

	GREENWOOD AV	4
	GROTON DR	5
	GROVE ST	4
	GROVER ST	4
	GUAY ST	5
	HAIG ST	5
	HAINES RD	4
	HALL ST	4
	HAMMOND ST	4
	HAMPSHIRE DR	6
	HAMPTON ST	6
	HANNAH DUSTIN DR	3
	HANOVER ST	4
	HARDY AV	4
	HARRISON ST	4
	HARROD ST	4
	HARVARD ST	6
	HAYWARD BROOK DR	7
3-10	HEATHER LN	8
29-55	HEATHER LN	6
	HEIGHTS RD	4
	HERBERT ST	4
	HIGGINS PL	4
	HIGH ST	4
	HIGHLAND ST	5
	HILLCREST AV	5
	HILLSIDE RD	9
	HOBART ST	4
	HOIT RD	4
	HOLLY ST	8
	HOLT ST	7
	HOOKSETT TPK	4
	HOPE AV	8
	HOPKINTON RD	5
	HORSE HILL RD	4
11-17, 20	HORSESHOE POND LN	5
18	HORSESHOE POND LN	4
	HOT HOLE POND RD	4
	HULLBAKERS PL	5
	HUMPHREY ST	6
	HUNTINGTON ST	7
30-78	HUTCHINS ST	4
8-22	HUTCHINS ST	5
	HUTCHINSON AV	4
3-49	IRON WORKS RD	6
54	IRON WORKS RD	5
90-114	IRON WORKS RD	4

**2012 Residential Street
Site Index**

	IRVING DR	6
	ISLAND RD	3
	J BARTLETT RD	4
	JACKSON ST	4
	JASMINE PL	5
	JAY DR	5
	JEFFERSON ST	4
	JENNIFER DR	5
5-53	JOFFRE ST	5
55	JOFFRE ST	6
	JOHNSON AV	7
	JORDAN AV	7
	K ST	5
	KEANES AV	5
2-4	KEARSARGE ST	6
6-11	KEARSARGE ST	5
	KED DR	4
	KELLOM ST	6
2	KENSINGTON RD	6
1, 3-16, 19	KENSINGTON RD	8
18, 20-23	KENSINGTON RD	9
	KENT ST	8
5-8, 16	KIMBALL ST	6
11-40	KIMBALL ST	8
	KING ST	8
	KIPLING CR	8
	KNIGHT ST	5
	KNOLL ST	4
	KYLE RD	4
	LADYBUG LN	6
	LAKE ST	5
	LAKE VIEW DR	4
	LAMPREY LN	7
	LARKSPUR PL	5
	LAUREL ST	4
	LAWRENCE ST	4
	LAWRENCE ST EXT	4
	LEDGE CR	7
	LEIGHTON AV	4
	LEWIS LN	4
3-19	LIBERTY ST	7
31-33	LIBERTY ST	8
89-155, 159	LIBERTY ST	5
156-158, 162	LIBERTY ST	4
	LILAC ST	4
	LINCOLN ST	5
	LISA LN	6

**2012 Residential Street
Site Index**

1, 25, 27-224	LITTLE POND RD	4
2-20, 26	LITTLE POND RD	5
25	LITTLE POND RD	4
	LONG POND RD	4
	LOON AV	5
	LOOP RD	4
	LORI LN	4
	LOUDON RD	5
	LOVAGE PL	5
3-19	LYNDON ST	4
20-51	LYNDON ST	5
	MACCOY ST	4
	MADISON ST	7
	MAITLAND ST	4
	MANCHESTER ST	4
	MANDEVILLA LN	7
	MANOR RD	4
	MAPLE ST	4
	MARGERIE ST	5
	MARION ST	4
	MARSHALL ST	4
	MARTIN ST	5
	MASONS CT	4
	MATTHEW ST	8
	MAX LN	6
	MCKINLEY ST	8
	MEADOW ST	7
1-9,12,16-19,21,23,27-31,36,38-42,44	MERRIMACK ST	7
11-127	MERRIMACK ST	4
	METER ST	4
	MIDDLEBURY ST	7
	MIDLAND ST	7
	MILL ST	4
	MILLENNIUM WY	4
	MILLSTONE DR	5
	MILLSTREAM LN	5
	MINOT ST	6
	MITCHELL ST	4
	MONROE ST	4
	MONTGOMERY ST	4
	MOORELAND AV	7
	MORTON ST	4
2-306	MOUNTAIN RD	6
320-321	MOUNTAIN RD	7
338-349, 356-379, 579	MOUNTAIN RD	5
352-587	MOUNTAIN RD	4
	MULBERRY ST	5

**2012 Residential Street
Site Index**

	MYRTLE ST	4
	N CURTISVILLE RD	6
27-31, 34	N FRUIT ST	7
33-39	N FRUIT ST	6
43	N FRUIT ST	8
205, 232	N MAIN ST	4
217-278	N MAIN ST	6
	N SIDE DR	4
12-63	N SPRING ST	4
70-90	N SPRING ST	5
3-66, 73, 75, 158-558	N STATE ST	4
70-153	N STATE ST	5
	NASTURTIUM TR	5
	NEW CASTLE ST	7
	NEW MEADOW RD	6
	NEWTON AV	4
	NIVELLE ST	5
7-23	NORWICH ST	6
24-43	NORWICH ST	7
	NOYES ST	6
	OAK HILL RD	4
	OAK ST	4
	OAKMONT DR	9
	OLD DOVER RD	4
	OLD LOUDON RD	4
	OLD SUNCOOK RD	3
	ORCHARD ST	7
	ORIOLE RD	5
	ORMOND ST	4
	OSCAR BLVD	6
	OTTER DR	6
	OXALIS WY	5
	PALM ST	5
	PALMER AV	8
	PALOMINO CT	7
	PARK RIDGE	9
	PARMENTER RD	4
	PARTRIDGE RD	5
	PEABODY ST	5
82-140	PEACEFUL LN	3
2-31	PEACEFUL LN	4
	PEARL ST	4
	PEKOE DR	6
	PELHAM LN	6
	PEMBROKE RD	4
22-26,27-28,29-30,33,35,39,122-128,132-134	PENACOOK ST	5
129-151	PENACOOK ST	4

**2012 Residential Street
Site Index**

11-18	PERKINS CT	4
1-17	PERKINS ST	5
	PERLEY ST	4
	PERRY AV	5
	PETERSON CR	8
	PIERCE ST	4
	PILLSBURY ST	6
	PINE ACRES RD	5
	PINE ST	7
	PINECREST CR	4
	PLEASANT ST	4
61-169, 310	PLEASANT ST	5
210-307	PLEASANT ST	6
1	PLEASANT VIEW AV	6
4-21	PLEASANT VIEW AV	8
	PLUM ST	6
	POND PLACE LN	7
2-76, 99, 174	PORTSMOUTH ST	5
80-315	PORTSMOUTH ST	4
	PRESCOTT ST	4
	PRIMROSE LN	4
	PRINCE ST	4
	PRINCETON ST	6
	PROFILE AV	6
	PROSPECT ST	4
	PUTNEY AV	6
	QUAIL RIDGE	6
	QUAKER ST	5
	QUINCY ST	5
	RANDLETT ST	4
	RANDOLPH RD	4
	REDINGTON RD	5
	REDWING RD	5
	REDWOOD AV	4
	RESERVE PL	8
	RHODORA CT	5
	RIDGE RD	9
	RIDGEWOOD LN	9
	RIPLEY ST	4
	RIVER RD	4
	RIVERHILL AV	3
	ROBIN RD	5
	ROBINSON ST	4
	ROCHESTER LN	6
	ROCKINGHAM ST	6
	ROCKLAND RD	9
	ROGER AV	5

**2012 Residential Street
Site Index**

	ROLFE ST	4
	ROLINDA AV	7
	ROLLINS ST	4
	ROOSEVELT AV	7
	ROSEMARY CT	5
	ROSEWOOD DR	4
	ROWELL ST	5
	ROY ST	4
	RUM HILL RD	8
51,53-64,66,70,74-76,80-82,84,86,93,97-99,101,103,107,111,113-182	RUMFORD ST	5
3-48,52,56,58,60,62	RUMFORD ST	7
65-212	RUMFORD ST	4
	RUNDLETT ST	7
	RUNNELLS RD	4
	RUSSELL ST	4
	RYANS WY	5
	S CURTISVILLE RD	4
	S FRUIT ST	5
	S MAIN ST	4
	S MEADOW ST	7
	S MIDLAND ST	7
4-13,17,19,21,23,27,29,31,33-77	S SPRING ST	4
14,16-20,22-32	S SPRING ST	6
15	S SPRING ST	5
	S STATE ST	4
	SAMUEL DR	7
	SANBORN RD	4
	SANDERS ST	4
	SAWYER ST	3
102-104,106,110,112,114-125,143,145	SCHOOL ST	8
54-68,73,77,79	SCHOOL ST	4
72-139, 141	SCHOOL ST	7
140-176	SCHOOL ST	9
	SCOTTS AV	5
	SECOND ST	5
10-176	SEWALLS FALLS RD	5
214-230	SEWALLS FALLS RD	4
	SEXTON AV	4
2-42	SHAKER RD	5
59-523	SHAKER RD	4
	SHAW ST	4
	SHAWMUT ST	5
	SHEEP DAVIS RD	4
	SHENANDOAH DR	7
	SHOESTRING RD	4
5-9	SHORT ST	4

**2012 Residential Street
Site Index**

17 & 18	SHORT ST	7
	SILK FARM RD	4
	SNOW POND RD	4
	SNOW ST	4
	SORREL DR	5
0, 87-324	SOUTH ST	6
9-78	SOUTH ST	4
	SPAULDING ST	8
	SPILLWAY LN	5
	SPRINGFIELD ST	6
	SPRINGHILL DR	3
16-40	SPRUCE ST	5
2-8	SPRUCE ST	4
0	ST CATHERINE ST	3
0-1	ST CATHERINE ST	4
10	ST JOHNS ST	9
	STARK ST	4
	STEEPLE VIEW	4
	STICKNEY HILL RD	4
	STONE ST	8
	STONE ST EXT	8
	STYLES DR	5
	SULLOWAY ST	8
	SUMMER ST	4
	SUMMIT ST	7
	SUNDANCE RD	6
	SUNSET AV	7
	SWAN CR	8
	SWEATT ST	4
	SYLVESTER ST	5
	TAHANTO ST	7
	TALLANT RD	3
	TANNER ST	4
	TARA DR	5
	TAYLOR LN	4
	TEMI RD	5
	TENNEY ST	6
	TERRACE RD	9
	THACKERAY RD	8
2-56, 67	THAYER POND RD	9
60	THAYER POND RD	8
	THOMAS ST	5
	THOMPSON ST	4
	THORNDIKE ST	4
	TIMBERLINE DR	4
	TOW PATH LN	6
	TOWER CR	5

**2012 Residential Street
Site Index**

	TREMBLAY CT	5
6-43	TREMONT ST	4
47-56	TREMONT ST	5
	TRINITY ST	7
	TUTTLE ST	5
	TY LN	4
	UNION ST	4
	VALLEY ST	5
	VENNE CR	6
	VERBENA WY	5
	VERNON ST	8
	VIA TRANQUILLA	6
	VICTORIAN LN	4
	VIEW ST	5
	VILLAGE ST	4
	VILLANOVA DR	4
	W PARISH RD	4
	W PORTSMOUTH ST	5
19-96	W PORTSMOUTH ST	6
	W SUGARBALL RD	3
	WALKER AV	4
2-21, 50	WALKER ST	4
22-45	WALKER ST	5
	WALKER ST EXT	4
	WALL ST	4
	WALNUT ST	4
	WARNER RD	4
29-62,64-68,70,72-76,78,83,127-129	WARREN ST	4
63-106,108,110,112,114,118,120,122-124,138-140	WARREN ST	7
107-111,130-136	WARREN ST	6
113-121	WARREN ST	5
	WASHINGTON CT	5
4-34,41-47,51-56,59-60,61-63,64,67,68,69-71-72, 74, 75, 80, 82, 86, 97-112	WASHINGTON ST	4
37-69, 74	WASHINGTON ST	5
71-91	WASHINGTON ST	6
	WATKINS WY	5
	WATSON CT	6
	WAVERLY ST	4
	WEBSTER PL	4
	WEDGEWOOD DR	5
3	WEDGEWOOD DR	5
	WEIR RD	3
8-74	WEIR RD	4
	WELCOME DR	4
	WENTWORTH AV	4
	WEST ST	4

**2012 Residential Street
Site Index**

72	WEST ST	4
	WESTBOURNE RD	6
4-9	WESTBOURNE RD	7
19	WESTBOURNE RD	8
20-36	WESTBOURNE RD	9
	WHITE ST	5
	WIGGIN ST	5
	WILDEMER TR	8
	WILDFLOWER DR	5
	WILFRED AV	6
	WILLARD ST	5
	WILSON AV	7
	WINANT ST	7
	WINDHAM DR	6
	WINSOR AV	4
3	WINTER ST	4
7-20	WINTER ST	5
	WINTERBERRY LN	4
	WINTHROP ST	5
	WOOD AV	8
	WOODBINE AV	5
	WOODCREST HEIGHTS RD	5
4-12	WOODMAN ST	7
18	WOODMAN ST	6
	WYMAN ST	4
	YALE ST	6
	YARROW WY	5

Land Use Code Cost Settings

CONCOR NH

Land Use	Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C	0300	HOTELS		0300	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0301	MOTELS		0301	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0302	INNS		0302	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0303			0303	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0304	NURSING HM		0304	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0305	HOSP PVT		0305	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0306	TRANS RES		0306	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0310	PRI COMM MDL-94		0310	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0311	RTL GAS ST		0311	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0312	GRAIN ELEV		0312	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0313	LUMBER YRD		0313	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0314	TRK TERM		0314	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0315	DOCKYARDS		0315	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0316	COMM WHSE		0316	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	0317	FARM BLDGS		0317	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0318	COM GRN HS		0318	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	031I	PRI COMM MDL-96		031I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	031R	PRI COMM MDL-01		031R	STN	1.00	S25	1,800	2.50	14		Yes
C	031S	PRI COMM MDL-95		031S	COM	1.00	S20	2,000	2.00	14	0.01	Yes
C	0321	HRDWARE ST		0321	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0322	STORE/SHOP		0322	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0323	SHOPNGMALL		0323	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0324	SUPERMKT		0324	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0325	CONV FOOD		0325	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0326	REST/CLUBS		0326	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0330	AUTO V S&S		0330	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0331	AUTO S S&S		0331	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0332	AUTO REPR		0332	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0333	FUEL SV/PR		0333	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0334	GAS ST SRV		0334	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0335	CAR WASH		0335	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0336	PARK GAR		0336	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0337	PARK LOT		0337	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0338	OTH MTR SS		0338	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0340	OFFICE BLD		0340	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0341	BANK BLDG		0341	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0342	PROF BLDG		0342	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0350	POST OFF		0350	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0351	EDUC BLDG		0351	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0352	DAY CARE		0352	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0353	FRATNL ORG		0353	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0354	TRANSPORT		0354	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0355	FUNERAL HM		0355	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0356	PROF ASSOC		0356	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

CONCOR NH

Land Use	Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C	0360	MUSEUMS		0360	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0361	ART GAL		0361	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0362	MOVIE THTR		0362	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0363	DRIVEINHT		0363	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0364	THEATER		0364	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0365	STADIUMS		0365	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0366	ARENAS		0366	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0367	RACETRACK		0367	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0368	AMUSE PARK		0368	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0369	OTHER CULT		0369	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0370	BOWLING		0370	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0371	ICE SKATE		0371	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0372	ROLLER SKT		0372	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0373	SWIM POOL		0373	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0374	HEALTH SPA		0374	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0375	TENNIS CLB		0375	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0376	GYMS		0376	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0377	OTH IN REC		0377	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0380	GOLF CRSE		0380	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0381	TENNIS ODR		0381	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0382	RIDING STB		0382	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0383	BEACHES		0383	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0384	MARINAS		0384	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0385	FISH&GAME		0385	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0386	CAMPGROUND		0386	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0387	YTH CAMPS		0387	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0388	OTHR OUTDR		0388	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0389	STRUCT-61B		0389	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0390	DEVEL LAND		0390	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0391	POT DEVEL		0391	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0392	UNDEV LAND		0392	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0393	AH-NOT 61A		0393	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	1111	APT 8+ UP MDL-01		1111	SIN	1.00	S25	1,800	2.50	12		Yes
C	1112	APT CO-OP		1112	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	1113	APT 8+ UP MDL-94		1113	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	1120	APT OVER 8 MDL-94		1120	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	1121	APT OVER 8 MDL-96		1121	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	112R	APT OVER 8 MDL-01		112R	SIN	1.00	S25	1,800	2.50			Yes
C	112V	APT OVER 8 MDL-00		112V		1.00	NSZ	0	0.00			Yes
C	1210	BOARDNG HS MDL-01		1210	SIN	1.00	S25	1,800	2.50			Yes
C	121C	BOARDNG HS MDL-94		121C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	1230	DORMITORY MDL-94		1230	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	123V	DORMITORY MDL-00		123V		1.00	NSZ	0	0.00			Yes
C	1400	CHILD CARE		1400	SIN	1.00	S25	1,800	2.50			Yes
C	3000	HOTELS MDL-94		3000	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

CONCOR NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C 300C	HOTELS MDL-96		300C	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 300R	HOTELS MDL-01		300R	SIN	1.00	S25	1,800	2.50			Yes
C 3010	MOTELS		3010	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3020	INNS		3020	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3030	MISC IMPRV		3030		1.00	NSZ	0	0.00			Yes
C 3040	NURSING HM		3040	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3050	HOSP PVT		3050	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3060	TRANS RES		3060	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3100	RTL OIL ST MDL-96		3100	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 310V	RTL OIL ST MDL-00		310V		1.00	NSZ	0	0.00			Yes
C 3110	RTL GAS ST		3110		1.00	NSZ	0	0.00			Yes
C 3120	GRAIN ELEV		3120	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3130	LUMBER YRD		3130	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3140	TRK TERM MDL-94		3140	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 314I	TRK TERM MDL-96		314I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3150	DOCKYARDS		3150	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3160	COMM WHSE MDL-94		3160	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 316I	COMM WHSE MDL-96		316I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 316V	COMM WHSE MDL-00		316V		1.00	NSZ	0	0.00			Yes
C 317R	FARM BLDGS MDL-01		317R	SIN	1.00	S25	1,800	2.50			Yes
C 317V	FARM BLDGS MDL-00		317V		1.00	NSZ	0	0.00			Yes
C 3180	COM GRN HS MDL-96		3180	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 318T	COM GRN HS MDL-02		318T	SIN	1.00	S35	428	4.00			Yes
C 3210	HRDWARE ST MDL-94		3210	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 321I	HRDWARE ST MDL-96		321I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3220	STORE/SHOP MDL-94		3220	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 322I	RTL CONDO MDL-94		322I	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 322A	COMM BLDG MDL-00		322A	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 322B	COMM BLDG MDL-01		322B	SIN	1.00	NSZ	0	0.00			Yes
C 322C	COMM BLDG MDL-94		322C	SIN	1.00	S25	1,800	2.50			Yes
C 322I	STORE/SHOP MDL-96		322I	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 322L	RTL CONDO MDL-96		322L	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 322O	RTL CONDO MDL-06		322O	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 322R	STORE/SHOP MDL-01		322R	SIN	1.00	S25	1,800	2.50			Yes
C 322T	COMM BLDG MDL-02		322T	SIN	1.00	S35	428	4.00			Yes
C 322V	STORE/SHOP MDL-00		322V		1.00	NSZ	0	0.00			Yes
C 3230	SHOPNGMALL MDL-94		3230	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 323I	SHOPNGMALL MDL-96		323I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 323V	SHOPNGMALL MDL-00		323V		1.00	NSZ	0	0.00			Yes
C 3240	SUPERMKT		3240	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3250	CONV FOOD MDL-94		3250	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 325I	CONV FOOD MDL-96		325I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3260	REST/CLUBS MDL-94		3260	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 326I	REST/CLUBS MDL-96		326I	COM	1.00	S15	8,000	1.35	14	0.01	Yes

Land Use Code Cost Settings

CONCOR NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C 3300	AUTO V S&S MDL-94		3300	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3301	AUTO V S&S MDL-96		3301	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3310	AUTO S S&S MDL-94		3310	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3311	AUTO S S&S MDL-96		3311	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3321	AUTO REPR MDL-96		3321	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 332R	AUTO REPR MDL-01		332R	SIN	1.00	S25	1,800	2.50	14	0.01	Yes
C 332S	AUTO REPR MDL-95		332S	COM	1.00	S20	2,000	2.00	14	0.01	Yes
C 332V	AUTO REPR MDL-00		332V	COM	1.00	NSZ	0	0.00			Yes
C 3330	FUEL SV/PR		3330	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3340	GAS ST SRV		3340	COM	1.00	S20	2,000	2.00	14	0.01	Yes
C 3350	CAR WASH MDL-96		3350	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 335V	CAR WASH MDL-00		335V	COM	1.00	NSZ	0	0.00			Yes
C 3360	PARK GAR		3360	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3370	PARK LOT MDL-94		3370	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 337V	PARK LOT MDL-00		337V	COM	1.00	NSZ	0	0.00			Yes
C 3380	OTH MTR SS MDL-94		3380	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3381	OTH MTR SS MDL-96		3381	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 338V	OTH MTR SS MDL-00		338V	COM	1.00	NSZ	0	0.00			Yes
C 3400	OFFICE BLD MDL-94		3400	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3401	OFF CONDO MDL-94		3401	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 340A	OFF CONDO MDL-00		340A	COM	1.00	NSZ	0	0.00			Yes
C 340H	OFF CONDO MDL-06		340H	COM	1.00	S20	4,000	1.65			Yes
C 340I	OFFICE BLD MDL-96		340I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 340L	OFF CONDO MDL-96		340L	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3400	OFFICE BLD MDL-06		3400	COM	1.00	S15	8,000	1.35			Yes
C 340V	OFFICE BLD MDL-00		340V	COM	1.00	NSZ	0	0.00			Yes
C 3410	BANK BLDG MDL-94		3410	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 341V	BANK BLDG MDL-00		341V	COM	1.00	NSZ	0	0.00			Yes
C 3420	PROF BLDG MDL-94		3420	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3421	PROF CONDO MDL-94		3421	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3420	PROF CONDO MDL-06		3420	COM	1.00	S20	4,000	1.50			Yes
C 342V	PROF BLDG MDL-00		342V	COM	1.00	NSZ	0	0.00			Yes
C 3500	POST OFF		3500	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3510	EDUC BLDG		3510	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3520	DAY CARE MDL-94		3520	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 352R	DAY CARE MDL-01		352R	SIN	1.00	S25	1,800	2.50			Yes
C 352V	DAY CARE MDL-00		352V	COM	1.00	NSZ	0	0.00			Yes
C 3530	FRATNL ORG		3530	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3540	TRANSPORT		3540	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3541	AIRPORT MDL-96		3541	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3542	BUS STATN		3542	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3543	TRAIN STA		3543	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3544	TAXI STAND		3544	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 354V	AIRPORT MDL-00		354V	COM	1.00	NSZ	0	0.00			Yes
C 3550	FUNERAL HM MDL-94		3550	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

CONCOR NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C 355I	FUNERAL HM MDL-96		355I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3560	PROF ASSOC		3560	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3600	MUSEUMS		3600	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3610	ART GAL		3610	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3620	MOVIE THTR		3620	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3630	DRIVEINTHT		3630	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3640	THEATER		3640	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3650	STADIUMS		3650	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3660	ARENAS		3660	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3670	RACETRACK		3670	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3680	AMUSE PARK		3680	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3690	OTHER CULT		3690	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3700	BOWLING		3700	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3710	ICE SKATE		3710	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3720	ROLLER SKT		3720	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3730	SWIM POOL		3730	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3740	HEALTH SPA		3740	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3750	TENNIS CLB		3750	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 3760	GYMS		3760	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3770	OTH IN REC		3770	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3800	GOLF CRSE MDL-94		3800	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 380V	GOLF CRSE MDL-00		380V		1.00	NSZ	0	0.00		0.01	Yes
C 3810	TENNIS ODR		3810	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3820	RIDING STB		3820	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3830	BEACHES		3830	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3840	MARINAS		3840	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3841	YACHT CLUB		3841	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3850	FISH&GAME		3850	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3860	CAMPGROUND MDL-94		3860	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 386I	CAMPGROUND MDL-96		386I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 386R	CAMPGROUND MDL-01		386R	SIN	1.00	S25	1,800	2.50			Yes
C 386V	CAMPGROUND MDL-00		386V		1.00	NSZ	0	0.00			Yes
C 3870	YTH CAMPS		3870	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3880	OTHR OUTDR		3880	SIN	1.00	S25	1,800	2.50			Yes
C 3890	STRUCT-61B		3890	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3900	DEVEL LAND MDL-96		3900	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C 390V	DEVEL LAND MDL-00		390V		1.00	NSZ	0	0.00			Yes
C 3910	POT DEVEL		3910		1.00	NSZ	0	0.00			Yes
C 3920	UNDEV LAND		3920		1.00	NSZ	0	0.00			Yes
C 3930	AH-NOT 61A		3930	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C 3940	COM CONSRV EASE		3940		1.00	NSZ	0	0.00			Yes

E 0900	US GOVT		0900	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0901	COMM-MASS		0901	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

CONCOR NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
E 0902	COUNTY		0902	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0903	MUNICIPAL		0903	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0904	PRI SCHOOL		0904	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0905	P/HOS CHAR		0905	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0906	CHURCH ETC		0906	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0907	121A CORP		0907	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0908	HSNG AUTH		0908	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0909	RELIGIOUS		0909	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0910	CHARITABLE		0910	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 0920	NON PROFIT		0920	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 5010	NEOC EXEMP MDL-96		5010	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 501C	NEOC EXEMP MDL-94		501C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 501V	NEOC EXEMP MDL-00		501V	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 5110	SB EXEMPT MDL-96		5110	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 5111	SB EXEMPT MDL-94		5111	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 5112	SB EXEMPT MDL-00		5112	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8000	FARM EX		8000	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8001	FARM REC EX		8001	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8002	FARM W/SPI EX		8002	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8003	FARM W/SPI REC EX		8003	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8015	UNPROD EX		8015	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8016	UNPROD REC EX		8016	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8017	UNPROD WET EX		8017	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8018	UNPROD WET REC		8018	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8100	W PINE EX		8100	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8101	W PINE EX		8101	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8102	W PINE EX		8102	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8103	W PINE REC EX		8103	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8104	W PINE REC EX		8104	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8105	W PINE REC EX		8105	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8106	W PINE MGD EX		8106	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8107	W PINE MGD EX		8107	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8108	W PINE MGD EX		8108	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8109	W PINE MGD REC		8109	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8110	W PINE MGD REC		8110	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8111	W PINE MGD REC		8111	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8200	HDWD EX		8200	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8201	HDWD EX		8201	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8202	HDWD EX		8202	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8203	HDWD REC EX		8203	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8204	HDWD REC EX		8204	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8205	HDWD REC EX		8205	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8206	HDWD MGD EX		8206	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8207	HDWD MGD EX		8207	COM	1.00	NSZ	0	0.00	12	0.01	Yes
E 8208	HDWD MGD EX		8208	COM	1.00	NSZ	0	0.00	12	0.01	Yes

Land Use Code Cost Settings

CONCOR, NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
E 8209	HDWD MGD REC EX		8209		1.00	NSZ	0	0.00			Yes
E 8210	HDWD MGD REC EX		8210		1.00	NSZ	0	0.00			Yes
E 8211	HDWD MGD REC EX		8211		1.00	NSZ	0	0.00			Yes
E 8300	OTHER EX		8300		1.00	NSZ	0	0.00			Yes
E 8301	OTHER EX		8301		1.00	NSZ	0	0.00			Yes
E 8302	OTHER EX		8302		1.00	NSZ	0	0.00			Yes
E 8303	OTHER REC EX		8303		1.00	NSZ	0	0.00			Yes
E 8304	OTHER REC EX		8304		1.00	NSZ	0	0.00			Yes
E 8305	OTHER REC EX		8305		1.00	NSZ	0	0.00			Yes
E 8306	OTHER MGD EX		8306		1.00	NSZ	0	0.00			Yes
E 8307	OTHER MGD EX		8307		1.00	NSZ	0	0.00			Yes
E 8308	OTHER MGD EX		8308		1.00	NSZ	0	0.00			Yes
E 8309	OTHER MGD REC EX		8309		1.00	NSZ	0	0.00			Yes
E 8310	OTHER MGD REC EX		8310		1.00	NSZ	0	0.00			Yes
E 8311	OTHER MGD REC EX		8311		1.00	NSZ	0	0.00			Yes
E 8400	EX CU CON EASE		8400		1.00	NSZ	0	0.00			Yes
E 9000	US GOVT		9000	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 9010	STATE-NH MDL-01		9010	SIN	1.00	S25	1,800	2.50			Yes
E 901C	STATE-NH MDL-94		901C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 901I	STATE-NH MDL-96		901I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 901T	STATE-NH MDL-02		901T	SIN	1.00	S35	428	4.00			Yes
E 901V	STATE-NH MDL-00		901V		1.00	NSZ	0	0.00			Yes
E 9022	EXEMPT-NL MDL-01		9022	SIN	1.00	S25	1,800	2.50			Yes
E 902A	EXEMPT-NL MDL-00		902A		1.00	NSZ	0	0.00			Yes
E 902C	COUNTY MDL-94		902C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 902I	COUNTY MDL-96		902I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 902J	EXEMPT-NL MDL-94		902J	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 902L	EXEMPT-NL MDL-96		902L	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 902V	COUNTY MDL-00		902V		1.00	NSZ	0	0.00			Yes
E 9030	MUNICIPAL MDL-00		9030		1.00	NSZ	0	0.00			Yes
E 9031	POLICE		9031	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 9032	FIRE MDL-96		9032	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 9033	PUB-SCHOOL MDL-96		9033	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 9035	TOWN-PROP		9035		1.00	NSZ	0	0.00			Yes
E 903A	EX CONDO MDL 05		903A	CND	1.00	S25	1,800	2.50			Yes
E 903B	PUB-SCHOOL MDL-01		903B	SIN	1.00	S25	1,800	2.50			Yes
E 903C	PUB-SCHOOL MDL-94		903C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 903I	MUNICIPAL MDL-96		903I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E 903J	MUNICIPAL MDL-94		903J	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 903K	MUNICIPAL MDL-06		903K	COM	1.00						Yes
E 903N	FIRE MDL-01		903N	SIN	1.00	S25	1,800	2.50			Yes
E 903R	MUNICIPAL MDL-01		903R	SIN	1.00	S25	1,800	2.50			Yes
E 903V	PUB-SCHOOL MDL-00		903V		1.00	NSZ	0	0.00			Yes
E 9040	PRI SCHOOL MDL-94		9040	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E 904I	PRI SCHOOL MDL-96		904I	COM	1.00	S15	8,000	1.35	14	0.01	Yes

Land Use Code Cost Settings

CONCOR NH

Land Use	Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
E	904R	PRI SCHOOL MDL-01		904R	SIN	1.00	S25	1,800	2.50			Yes
E	904V	PRI SCHOOL MDL-00		904V		1.00	NSZ	0	0.00			Yes
E	9050	F/HOS CHAR		9050	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9060	CHURCH ETC MDL-01		9060	SIN	1.00	S25	1,800	2.50			Yes
E	906C	CHURCH ETC MDL-94		906C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	906I	CHURCH ETC MDL-96		906I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E	906V	CHURCH ETC MDL-00		906V		1.00	NSZ	0	0.00			Yes
E	9070	121A CORP		9070	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9080	HSNG AUTH MDL-94		9080	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	908I	HSNG AUTH MDL-96		908I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E	9090	RELIGIOUS MDL-01		9090	SIN	1.00	S25	1,800	2.50			Yes
E	909C	RELIGIOUS MDL-94		909C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	909I	RELIGIOUS MDL-96		909I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E	909V	RELIGIOUS MDL-00		909V		1.00	NSZ	0	0.00			Yes
E	9100	CHARITABLE MDL-01		9100	SIN	1.00	S25	1,800	2.50			Yes
E	910C	CHARITABLE MDL-94		910C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	910I	CHARITABLE MDL-96		910I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E	9100	CHARITABLE MDL-06		9100	COM	1.00	S15	8,000	1.35			Yes
E	910V	CHARITABLE MDL-00		910V		1.00	NSZ	0	0.00			Yes
E	9200	NON PROFIT		9200	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9300	WATER ACCT		9300		1.00	NSZ	0	0.00			Yes
E	9400	OPEN SPACE		9400		1.00	NSZ	0	0.00			Yes
E	9410	EX CON EASE		9410		1.00	NSZ	0	0.00			Yes
E	9700	EX CURRENT USE		9700		1.00	NSZ	0	0.00			Yes
E	9900	SUB-DIV		9900		1.00	NSZ	0	0.00			Yes
E	9907	SUB-DIV CU		9907	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9910	RSA 72:36-a		9910	SIN	1.00	S20	4,000	1.65	12	0.01	Yes
E	995	CONDOMAIN		995	CND	1.00						Yes
I	0400	FACTORY		0400	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0401	IND WHSES		0401	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0402	IND OFFICE		0402	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0403	ACCLND MFG		0403	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0404	R-D FACIL		0404	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0410	PR IND RES MDL-01		0410	SIN	1.00	S25	1,800	2.50			Yes
I	0411	GYPSUMMINE		0411	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0412	ROCK MINE		0412	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0413	OTH MINES		0413	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	041I	PR IND RES MDL-96		041I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	0420	PUB TANKS		0420	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0421	TANKS LNG		0421	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0422	ELEC PLANT		0422	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0423	ELEC ROW		0423	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0424	ELECSUBSTA		0424	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

CONCOR. NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Table	Standard Size Adj	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
I 0425	GAS PLANT		0425	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0426	GAS ROW		0426	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0427	GAS STG		0427	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0428	GAS SUBSTA		0428	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0430	TEL X STA		0430	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0431	TEL REL TW		0431	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0432	CBL-TV TR		0432	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0433	RAD/TV TR		0433	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0440	IND LD DV		0440	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0441	IND LD PO		0441	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 0442	IND LD UD		0442	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 4000	FACTORY MDL-96		4000	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 400C	FACTORY MDL-94		400C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 400V	FACTORY MDL-00		400V	COM	1.00	NSZ	0	0.00			Yes
I 4010	IND WHSES MDL-96		4010	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 401C	IND WHSES MDL-94		401C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 401O	IND WHSES MDL-06		401O	COM	1.00	S15	8,000	1.35			Yes
I 4020	IND OFFICE MDL-96		4020	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4021	IND CONDO MDL-96		4021	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4022	IND BLDG MDL-96		4022	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 402C	IND OFFICE MDL-94		402C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 402H	IND BLDG MDL-06		402H	COM	1.00	S15	8,000	1.35			Yes
I 402J	IND BLDG MDL-94		402J	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 402O	IND CONDO MDL-06		402O	COM	1.00	S15	8,000	1.35			Yes
I 402R	IND BLDG MDL-01		402R	SIN	1.00	S25	1,800	2.50			Yes
I 402V	IND BLDG MDL-00		402V	COM	1.00	NSZ	0	0.00			Yes
I 4030	ACCLND MFG		4030	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4040	R-D FACIL		4040	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4100	SAND&GRAVL MDL-96		4100	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 410V	SAND&GRAVL MDL-00		410V	COM	1.00	NSZ	0	0.00			Yes
I 4110	GYPSSUMINE		4110	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4120	ROCK MINE MDL-96		4120	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 412C	ROCK MINE MDL-94		412C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 4130	OTH MINES		4130	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4140	MISC IMPRV		4140	COM	1.00	NSZ	0	0.00			Yes
I 4150	TEL X STA MDL-96		4150	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 415V	TEL X STA MDL-00		415V	COM	1.00	NSZ	0	0.00			Yes
I 4160	RAD/TV TR		4160	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 4170	UTIL ROW LIC		4170	COM	1.00	NSZ	0	0.00			Yes
I 4180	POLES-CONDUIT MDL-00		4180	COM	1.00	NSZ	0	0.00			Yes
I 4200	PUB TANKS		4200	COM	1.00	NSZ	0	0.00			Yes
I 4210	TANKS LNG		4210	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4220	ELEC PLANT MDL-96		4220	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 422C	ELEC PLANT MDL-94		422C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I 422V	ELEC PLANT MDL-00		422V	COM	1.00	NSZ	0	0.00			Yes

Land Use Code Cost Settings

CONCORI NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
I 4230	ELEC ROW		4230		1.00	NSZ	0	0.00			Yes
I 4240	ELECSUBSTA		4240		1.00	NSZ	0	0.00			Yes
I 4250	GAS PLANT MDL-96		4250	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 425R	GAS PLANT MDL-01		425R	SIN	1.00	S25	1,800	2.50			Yes
I 425V	GAS PLANT MDL-00		425V		1.00	NSZ	0	0.00			Yes
I 4260	GAS ROW		4260		1.00	NSZ	0	0.00			Yes
I 4270	GAS STG		4270	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4280	GAS SUBSTA MDL-96		4280	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 428V	GAS SUBSTA MDL-00		428V		1.00	NSZ	0	0.00			Yes
I 4290	HYDRO		4290		1.00	NSZ	0	0.00			Yes
I 4310	TEL REL TW		4310	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4320	CBL-TV TR		4320	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I 4400	IND LD DV		4400		1.00	NSZ	0	0.00			Yes
I 4410	IND LD PO		4410		1.00	NSZ	0	0.00			Yes
I 4420	IND LD UD		4420		1.00	NSZ	0	0.00			Yes
I 4430	IND CONSRV EASE		4430		1.00	NSZ	0	0.00			Yes
L 1015	LOUDON		1015		1.00	NSZ	0	0.00			Yes
O 0201	SFR OPEN		0201	SIN	1.00	S25	1,800	2.50			Yes
O 0202	WET RES PV		0202	SIN	1.00	S25	1,800	2.50			Yes
O 0210	PRI OPN SP		0210	SIN	1.00	S25	1,800	2.50			Yes
O 0211	NONPROD VC		0211	SIN	1.00	S25	1,800	2.50			Yes
O 2010	SFR OPEN		2010		1.00	NSZ	0	0.00			Yes
O 2020	WET RES PV		2020		1.00	NSZ	0	0.00			Yes
O 2100	NONPROD AH		2100		1.00	NSZ	0	0.00			Yes
O 2110	NONPROD VC		2110		1.00	NSZ	0	0.00			Yes
O 2200			2200		1.00	NSZ	0	0.00			Yes
O 2210			2210		1.00	NSZ	0	0.00			Yes
O 2300			2300		1.00	NSZ	0	0.00			Yes
O 2310			2310		1.00	NSZ	0	0.00			Yes
P 0501	IND ASC TR		0501	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P 0502	DOM/FOR CP		0502	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P 0503	DOM/FOR ME		0503	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P 0504	PUB UTIL		0504	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P 0505	MCH FL/WR		0505	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P 0506	PIPE LINES		0506	COM	1.00	S20	4,000	1.65	12	0.01	Yes
R 0101	Single Fam MDL-01		0101	SIN	1.00	S25	1,800	2.50			Yes
R 0102	Condo		0102	SIN	1.00	S25	1,800	2.50			Yes

Land Use Code Cost Settings

CONCOR, NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
R 0103	Mobile Hom		0103	SIN	1.00	S25	1,800	2.50			Yes
R 0104	Two Family		0104	SIN	1.00	S25	1,800	2.50			Yes
R 0105	THREE FAM		0105	SIN	1.00	S25	1,800	2.50			Yes
R 0106	AC LND IMP		0106	SIN	1.00	S25	1,800	2.50			Yes
R 0107			0107	SIN	1.00	S25	1,800	2.50			Yes
R 0108			0108	SIN	1.00	S25	1,800	2.50			Yes
R 0109	MULTI HSES		0109	SIN	1.00	S25	1,800	2.50			Yes
R 010I	Single Fam MDL-96		010I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
R 0111	APT 4-7UNT		0111	SIN	1.00	S25	1,800	2.50			Yes
R 0112	APT OVER 8		0112	SIN	1.00	S25	1,800	2.50			Yes
R 0120	PR RES OPN		0120	SIN	1.00	S25	1,800	2.50			Yes
R 0121	BOARDING HS		0121	SIN	1.00	S25	1,800	2.50			Yes
R 0122	FRAT/SOROR		0122	SIN	1.00	S25	1,800	2.50			Yes
R 0123	DORMITORY		0123	SIN	1.00	S25	1,800	2.50			Yes
R 0124	REC/CONVEN		0124	SIN	1.00	S25	1,800	2.50			Yes
R 0130	PRI RES MDL-01		0130	SIN	1.00	S25	1,800	2.50			Yes
R 0131	RES ACINPO		0131	SIN	1.00	S25	1,800	2.50			Yes
R 0132	RES ACINUD		0132	SIN	1.00	S25	1,800	2.50			Yes
R 0134	PRI RS C/I		0134	SIN	1.00	S25	1,800	2.50			Yes
R 013C	PRI RES MDL-94		013C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
R 013I	PRI RES MDL-96		013I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
R 0140	PR RES IND		0140	SIN	1.00	S25	1,800	2.50			Yes
R 1010	SINGLE FAM MDL-01		1010	SIN	1.00	S25	1,800	2.50			Yes
R 1011	SFR (NL) MDL-01		1011	SIN	1.00	S25	1,800	2.50			Yes
R 1012	OCN FT		1012	SIN	1.00	S25	1,800	2.50			Yes
R 1013	SFR WATER MDL-01		1013	SIN	1.00	S25	1,800	2.50			Yes
R 1014	SFR GOLF		1014	SIN	1.00	S25	1,800	2.50			Yes
R 1016	DONT USE		1016	SIN	1.00	S25	1,800	2.50			Yes
R 101A	SFR (NL) MDL-00		101A		1.00	NSZ	0	0.00			Yes
R 101C	SINGLE FAM MDL-94		101C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
R 101D	SFR WATER MDL-02		101D	SIN	1.00	S35	428	4.00			Yes
R 101I	SINGLE FAM MDL-96		101I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
R 101J	SFR (NL) MDL-94		101J	COM	1.00	S20	4,000	1.65	12	0.01	Yes
R 101L	SFR (NL) MDL-96		101L	COM	1.00	S15	8,000	1.35	14	0.01	Yes
R 101T	SINGLE FAM MDL-02		101T	SIN	1.00	S35	428	4.00			Yes
R 101U	SFR (NL) MDL-05		101U	CND	1.00	S20	2,000	2.00			Yes
R 101V	SINGLE FAM MDL-00		101V		1.00	NSZ	0	0.00			Yes
R 1020	CONDO MDL-05		1020	CND	1.00	S25	1,800	2.50			Yes
R 1021	CONDO NL MDL-05		1021	CND	1.00	S25	1,800	2.50			Yes
R 1022	DOCKOMINIU		1022	SIN	1.00	S25	1,800	2.50			Yes
R 102A	CONDO NL MDL-00		102A		1.00	NSZ	0	0.00			Yes
R 102B	CONDO NL MDL-01		102B	SIN	1.00	S25	1,800	2.50			Yes
R 102C	CONDO NL MDL-94		102C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
R 102O	CONDO NL MDL-06		102O	COM	1.00	S15	8,000	1.35			Yes
R 102R	CONDO MDL-01		102R	SIN	1.00	S25	1,800	2.50			Yes

Land Use Code Cost Settings

CONCOR. NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Table	Size Adj	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
R 102V	CONDO MDL-00		102V		1.00	NSZ		0	0.00			Yes
R 1030	MOBILE HME		1030	SIN	1.00	S35		428	4.00			Yes
R 1031	TRAILER MDL-02		1031	SIN	1.00	S35		428	4.00			Yes
R 103R	TRAILER MDL-01		103R	SIN	1.00	S25		1,800	2.50			Yes
R 103U	TRAILER MDL-05		103U	CND	1.00	S35		428	4.00			Yes
R 103V	TRAILER MDL-00		103V		1.00	NSZ		0	0.00			Yes
R 1040	TWO FAMILY		1040	SIN	1.00	S25		1,800	2.50			Yes
R 1041	TWO FAMILY		1041	SIN	1.00	S25		1,800	2.50			Yes
R 1042	MULTI FAM WTR FT		1042	SIN	1.00	S25		1,800	2.50			Yes
R 1050	THREE FAM MDL-03		1050	SIN	1.00	S25		2,200	4.00			Yes
R 1051	THREE FAM		1051	SIN	1.00	S25		1,800	2.50			Yes
R 105R	THREE FAM MDL-01		105R	SIN	1.00	S25		1,800	2.50			Yes
R 1060	AC IND IMP MDL-01		1060	SIN	1.00	S25		1,800	2.50			Yes
R 106V	AC IND IMP MDL-00		106V		1.00	NSZ		0	0.00			Yes
R 1070			1070	SIN	1.00	S25		1,800	2.50			Yes
R 1080			1080	SIN	1.00	S25		1,800	2.50			Yes
R 1090	MULTI HSES MDL-01		1090	SIN	1.00	S25		1,800	2.50			Yes
R 1091	MULTI HSES MDL-01		1091	SIN	1.00	S25		1,800	2.50			Yes
R 109A	MULTI HSES MDL-00		109A		1.00	NSZ		0	0.00			Yes
R 109V	MULTI HSES MDL-00		109V		1.00	NSZ		0	0.00			Yes
R 1110	APT 4-7UNT MDL-03		1110	SIN	1.00	S25		2,200	4.00			Yes
R 111C	APT 4-7UNT MDL-94		111C	COM	1.00	S20		4,000	1.65	12	0.01	Yes
R 111R	APT 4-7UNT MDL-01		111R	SIN	1.00	S25		1,800	2.50			Yes
R 1220	FRAT/SOROR		1220	SIN	1.00	S25		1,800	2.50			Yes
R 1240	REC/CONVEN		1240	SIN	1.00	S25		1,800	2.50			Yes
R 1250	OTHR LIV F		1250	SIN	1.00	S25		1,800	2.50			Yes
R 1300	RES ACINDV		1300		1.00	NSZ		0	0.00			Yes
R 1310	RES ACINPO		1310		1.00	NSZ		0	0.00			Yes
R 1320	RES ACINUD		1320		1.00	NSZ		0	0.00			Yes
R 1330	RES CONSRV EASE		1330		1.00	NSZ		0	0.00			Yes

S 0601	C61 TEN YR		0601		1.00	NSZ		0	0.00			Yes
S 0602	C61 5 YEAR		0602		1.00	NSZ		0	0.00			Yes
S 0610	FOREST C61		0610		1.00	NSZ		0	0.00			Yes
S 0710	CRANBERRY		0710		1.00	NSZ		0	0.00			Yes
S 0711	TOBACCO SD		0711		1.00	NSZ		0	0.00			Yes
S 0712	TR CRP VEG		0712		1.00	NSZ		0	0.00			Yes
S 0713	FIELD CRPS		0713		1.00	NSZ		0	0.00			Yes
S 0714	ORCHARDS		0714		1.00	NSZ		0	0.00			Yes
S 0715	VINEYARDS		0715		1.00	NSZ		0	0.00			Yes
S 0716	TILL FORAG		0716		1.00	NSZ		0	0.00			Yes
S 0717	PROD WOOD		0717		1.00	NSZ		0	0.00			Yes
S 0718	PASTURE		0718		1.00	NSZ		0	0.00			Yes
S 0719	NURSERIES		0719		1.00	NSZ		0	0.00			Yes

Land Use Code Cost Settings

CONCORI NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Table	Size Adj	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
S 0720	NONPRNECLD		0720		1.00	NSZ		0	0.00			Yes
S 0722	NONPRWETLD		0722		1.00	NSZ		0	0.00			Yes
S 0800	RECREATION		0800		1.00	NSZ		0	0.00			Yes
S 0801	REC HIKE		0801		1.00	NSZ		0	0.00			Yes
S 0802	REC CAMP		0802		1.00	NSZ		0	0.00			Yes
S 0803	REC NATURE		0803		1.00	NSZ		0	0.00			Yes
S 0804	REC BOAT		0804		1.00	NSZ		0	0.00			Yes
S 0805	REC GOLF		0805		1.00	NSZ		0	0.00			Yes
S 0806	REC HORSE		0806		1.00	NSZ		0	0.00			Yes
S 0807	REC HUNT		0807		1.00	NSZ		0	0.00			Yes
S 0808	REC FISH		0808		1.00	NSZ		0	0.00			Yes
S 0809	REC AL-SKI		0809		1.00	NSZ		0	0.00			Yes
S 0810	REC NR-SKI		0810		1.00	NSZ		0	0.00			Yes
S 0811	REC SWIM		0811		1.00	NSZ		0	0.00			Yes
S 0812	REC PICNIC		0812		1.00	NSZ		0	0.00			Yes
S 0813	REC GLIDE		0813		1.00	NSZ		0	0.00			Yes
S 0814	REC TARGET		0814		1.00	NSZ		0	0.00			Yes
S 6000	FARMLAND		6000		1.00	NSZ		0	0.00			Yes
S 6001	FARMLAND REC		6001		1.00	NSZ		0	0.00			Yes
S 6002	FARMLAND W/SPI		6002		1.00	NSZ		0	0.00			Yes
S 6003	FARM W/SPI REC		6003		1.00	NSZ		0	0.00			Yes
S 6015	UNPROD		6015		1.00	NSZ		0	0.00			Yes
S 6016	UNPROD REC		6016		1.00	NSZ		0	0.00			Yes
S 6017	UNPROD WET		6017		1.00	NSZ		0	0.00			Yes
S 6018	UNPROD WET REC		6018		1.00	NSZ		0	0.00			Yes
S 6100	W PINE		6100		1.00	NSZ		0	0.00			Yes
S 6101	W PINE		6101		1.00	NSZ		0	0.00			Yes
S 6102	W PINE		6102		1.00	NSZ		0	0.00			Yes
S 6103	W PINE REC		6103		1.00	NSZ		0	0.00			Yes
S 6104	W PINE REC		6104		1.00	NSZ		0	0.00			Yes
S 6105	W PINE REC		6105		1.00	NSZ		0	0.00			Yes
S 6106	W PINE MGD		6106		1.00	NSZ		0	0.00			Yes
S 6107	W PINE MGD		6107		1.00	NSZ		0	0.00			Yes
S 6108	W PINE MGD		6108		1.00	NSZ		0	0.00			Yes
S 6109	W PINE MGD REC		6109		1.00	NSZ		0	0.00			Yes
S 6110	W PINE MGD REC		6110		1.00	NSZ		0	0.00			Yes
S 6111	W PINE MGD REC		6111		1.00	NSZ		0	0.00			Yes
S 6200	HDWD		6200		1.00	NSZ		0	0.00			Yes
S 6201	HDWD		6201		1.00	NSZ		0	0.00			Yes
S 6202	HDWD		6202		1.00	NSZ		0	0.00			Yes
S 6203	HDWD REC		6203		1.00	NSZ		0	0.00			Yes
S 6204	HDWD REC		6204		1.00	NSZ		0	0.00			Yes
S 6205	HDWD REC		6205		1.00	NSZ		0	0.00			Yes
S 6206	HDWD MGD		6206		1.00	NSZ		0	0.00			Yes
S 6207	HDWD MGD		6207		1.00	NSZ		0	0.00			Yes

Land Use Code Cost Settings

CONCOR NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Table	Size Adj	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
S 6208	HDWD MGD		6208		1.00	NSZ		0	0.00			Yes
S 6209	HDWD MGD REC		6209		1.00	NSZ		0	0.00			Yes
S 6210	HDWD MGD REC		6210		1.00	NSZ		0	0.00			Yes
S 6211	HDWD MGD REC		6211		1.00	NSZ		0	0.00			Yes
S 6300	OTHER		6300		1.00	NSZ		0	0.00			Yes
S 6301	OTHER		6301		1.00	NSZ		0	0.00			Yes
S 6302	OTHER		6302		1.00	NSZ		0	0.00			Yes
S 6303	OTHER REC		6303		1.00	NSZ		0	0.00			Yes
S 6304	OTHER REC		6304		1.00	NSZ		0	0.00			Yes
S 6305	OTHER REC		6305		1.00	NSZ		0	0.00			Yes
S 6306	OTHER MGD		6306		1.00	NSZ		0	0.00			Yes
S 6307	OTHER MGD		6307		1.00	NSZ		0	0.00			Yes
S 6308	OTHER MGD		6308		1.00	NSZ		0	0.00			Yes
S 6309	OTHER MGD REC		6309		1.00	NSZ		0	0.00			Yes
S 6310	OTHER MGD REC		6310		1.00	NSZ		0	0.00			Yes
S 6311	OTHER MGD REC		6311		1.00	NSZ		0	0.00			Yes
S 6400	CUR USE CON EASE		6400		1.00	NSZ		0	0.00			Yes
S 7000	FARM		7000		1.00	NSZ		0	0.00			Yes
S 7001	REC FARM		7001		1.00	NSZ		0	0.00			Yes
S 7100	CRANBERRY		7100		1.00	NSZ		0	0.00			Yes
S 7109	SPI/FARM		7109		1.00	NSZ		0	0.00			Yes
S 7110	TOBACCO SD		7110		1.00	NSZ		0	0.00			Yes
S 7120	OT UDSTW WO/REC		7120		1.00	NSZ		0	0.00			Yes
S 7121	OT UDSTW W/REC		7121		1.00	NSZ		0	0.00			Yes
S 7122	OT DCSTW WO/REC		7122		1.00	NSZ		0	0.00			Yes
S 7123	OT DCSTW W/REC		7123		1.00	NSZ		0	0.00			Yes
S 7125	HERBS		7125		1.00	NSZ		0	0.00			Yes
S 7130	WP UDSTW WO/REC		7130		1.00	NSZ		0	0.00			Yes
S 7131	WP UDSTW W/REC		7131		1.00	NSZ		0	0.00			Yes
S 7132	WP DCSTW WO/REC		7132		1.00	NSZ		0	0.00			Yes
S 7133	WP DCSTW W/REC		7133		1.00	NSZ		0	0.00			Yes
S 7135	SOD		7135		1.00	NSZ		0	0.00			Yes
S 7140	FARMLAND		7140		1.00	NSZ		0	0.00			Yes
S 7145	FLORAL		7145		1.00	NSZ		0	0.00			Yes
S 7150	VINEYARDS		7150		1.00	NSZ		0	0.00			Yes
S 7160	FARMLAND		7160		1.00	NSZ		0	0.00			Yes
S 7165	GRAIN		7165		1.00	NSZ		0	0.00			Yes
S 7170	HD UDSTW WO/REC		7170		1.00	NSZ		0	0.00			Yes
S 7171	HD UDSTW W/REC		7171		1.00	NSZ		0	0.00			Yes
S 7172	HD DCSTW WO/REC		7172		1.00	NSZ		0	0.00			Yes
S 7173	HD DCSTW W/REC		7173		1.00	NSZ		0	0.00			Yes
S 7180	FM WOSPI WO/REC		7180		1.00	NSZ		0	0.00			Yes
S 7181	FM WO/SPI W/REC		7181		1.00	NSZ		0	0.00			Yes
S 7182	FM W/SPI WO/REC		7182		1.00	NSZ		0	0.00			Yes
S 7183	FM W/SPI W/REC		7183		1.00	NSZ		0	0.00			Yes

Land Use Code Cost Settings

CONCOR NH

Land Use Class Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
S 7185	FIBER		7185		1.00	NSZ	0	0.00			Yes
S 7190	NURSERIES		7190		1.00	NSZ	0	0.00			Yes
S 7195	PLANT XMAS		7195		1.00	NSZ	0	0.00			Yes
S 7200	UNPRODUCTV		7200		1.00	NSZ	0	0.00			Yes
S 7201	REC UNPRD		7201		1.00	NSZ	0	0.00			Yes
S 7220	WET WO/REC		7220		1.00	NSZ	0	0.00			Yes
S 7221	WET W/REC		7221		1.00	NSZ	0	0.00			Yes
S 7230	UNPROD WO/REC		7230		1.00	NSZ	0	0.00			Yes
S 7231	UNPROD W/REC		7231		1.00	NSZ	0	0.00			Yes
S 7300	CUR USE CON EASE		7300		1.00	NSZ	0	0.00			Yes
T 5020	NEOC TAX MDL-96		5020	COM	1.00	S15	8,000	1.35	14	0.01	Yes
T 502C	NEOC TAX MDL-94		502C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
T 5020	NEOC TAX MDL-06		5020	COM	1.00	S15	8,000	1.35			Yes
T 502V	NEOC TAX MDL-00		502V		1.00	NSZ	0	0.00			Yes
T 5120	SB TAX MDL-96		5120	COM	1.00	S15	8,000	1.35	14	0.01	Yes
T 5121	SB TAX MDL-94		5121	COM	1.00	S20	4,000	1.65	12	0.01	Yes
T 5122	SB TAX MDL-06		5122	COM	1.00	S15	8,000	1.35			Yes
T 5123	SB TAX MDL-00		5123		1.00	NSZ	0	0.00			Yes
T 5220	PEN V TAX MDL-96		5220	COM	1.00	S15	8,000	1.35	14	0.01	Yes
T 5221	PEN V TAX MDL-94		5221	COM	1.00	S20	4,000	1.65	12	0.01	Yes
T 5222	PEN V TAX MDL-06		5222	COM	1.00	S15	8,000	1.35			Yes
T 5223	PEN V TAX MDL-00		5223		1.00	NSZ	0	0.00			Yes
Y 9999	TEST		9999	COM	1.00	S20	4,000	1.65	12	0.01	Yes

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	MBLN	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Wohd	Crv	I	Fact	Land Val	Ratio	Appraised Value	Land Area in Acres	Old Ind Value	OT
12053	0543/P 17/ / /	346-348 VILLAGE ST	0310	46164	4075	11038	31051	0.114	272400	199700	72700	B410	0001	J	1.00	66400	0.91	266100	0.09	66400	
917	13/ 2/ 7/ /	62 HALL ST	0311	50793	5841	9832	35120	0.083	423100	237600	185500	B415	0001	J	1.00	172400	0.93	410000	0.87	172400	
4824	72/C 2/ 1/ /	2-6 KNIGHT ST	0310	57420	4133	16518	36769	0.106	348500	191200	157300	B407	0001	G	1.00	146900	0.93	338100	0.29	146900	
922	13/ 2/ 12/ /	52 HALL ST	031R	45383	4754	7321	33308	0.100	323400	184400	149000	B415	0001	J	1.00	139500	0.94	323900	0.52	139500	
1971	32/ 4/ 10/ /	24 SOUTH ST	0310	46326	3479	9401	33446	0.100	334800	213900	120900	B402	0001	H	1.00	116800	0.97	330700	0.19	116800	
3050	45/ 7/ 5/ /	1-5 DEPOT ST	0310	96335	13447	31817	51071	0.122	418300	286200	132100	B406	0001	F	1.00	130300	0.99	416500	0.09	130300	
951	15/ 2/ 3/ /	24 HAMMOND ST	0322	35221	3434	11125	20662	0.118	175100	113700	61400	B415	0001	N	1.00	60900	0.99	174600	0.29	60900	
2754	41/ 7/ 5/ /	104 PLEASANT ST	0310	113291	6745	23068	83478	0.106	791300	459800	331500	B404	0001	F	1.00	333000	1.00	792800	0.84	333000	
2338	36/ 6/ 5/ /	2 S STATE ST	0310	84941	9134	20660	55157	0.111	496900	314500	182400	B402	0001	E	1.00	184700	1.01	499200	0.16	184700	
3371	47/ 7/ 1/ /	15 MAPLE ST	0310	32905	3420	8063	21422	0.111	193000	146900	46100	B406	0001	K	1.00	48000	1.04	194900	0.06	48000	
2966	44/ 3/ 34/ /	17-19 GREEN ST	0310	49008	5543	11775	31690	0.111	285500	186300	99200	B406	0001	H	1.00	103300	1.04	289600	0.14	103300	
820	10/D 1/ 40/ /	87 CLINTON ST	0310	69265	7608	12686	48971	0.111	441200	304600	136600	B401	0001	J	1.00	142300	1.04	446900	0.55	142300	
2176	34/ 5/ 2/ /	51-57 S MAIN ST	0310	160722	14626	52186	93910	0.111	846000	659400	186600	B402	0001	E	1.00	195800	1.05	855200	0.19	195800	
10559	116/ 7/ 19/ /	118 LUDON RD	0310	38688	2158	8254	28276	0.100	283000	52300	230700	B414	0001	E	1.00	245200	1.06	297500	0.32	245200	
2924	44/ 1/ 14/ /	43 CENTRE ST	0310	36048	1965	7406	26677	0.100	267000	163500	103500	B406	0001	H	1.00	111400	1.08	274900	0.17	111400	
4588	69/ 2/ 5/ /	290-292 N STATE ST	031S	54254	5688	9216	39350	0.100	393900	200700	193200	B406	0001	F	0.80	210600	1.09	411300	0.48	210600	

Mean Land Ratio: 1.00
Median Land Ratio: 1.01
COD Land Ratio: 0.04671
Record Count: 16
8807 110/D 1/ 1/ /
3142 46/A 1/ 5/ /
Mean Land Ratio: 0.92
Median Land Ratio: 0.92
COD Land Ratio: 0.02547
Record Count: 8

8807	110/D 1/ 1/ /	69 MANCHESTER ST	1011	118072	4876	36203	76993	0.113	681400	142400	539000	B414	0001	E	0.80	485500	0.90	627900	3.31	485500	
3142	46/A 1/ 5/ /	FORT EDDY RD	1011	523200	20928	175795	326477	0.113	2889200	692700	2196500	B406	0001	O	1.00	2081900	0.95	2774600	32.90	2081900	

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Rebld	Crvt	Fact	Land Val	Appraised Value	Land Area in Acres	Old Land Value	
3109	46/ 3/ 6/ /	12 COURT ST	111J	66000	3960	22490	39550	0.099	399500	251500	148000	B406	0001 0	1.00	135000	0.91	386500	0.10	135000
2043	33/ 2/ 15/ /	4-6 MONROE ST	111J	61020	3497	16681	40842	0.099	412500	244300	168200	B402	0001 0	1.00	157500	0.94	401800	0.17	157500
2305	36/ 3/ 10/ /	11 GREEN ST	111J	87654	5259	28923	53472	0.099	540100	368000	172100	B406	0001 0	1.00	168000	0.98	536000	0.20	168000
2389	37/ 1/ 7/ /	3 MERRIMACK ST	111J	58752	3525	16016	39211	0.104	377000	240600	136400	B404	0001 0	1.00	135000	0.99	375600	0.20	135000
2858	43/ 7/ 1/ /	68 SCHOOL ST	111C	61065	1832	17178	42055	0.099	424800	365500	59300	B106	0001 4	1.00	58700	0.99	424200	0.16	58700
2122	33/ 7/ 6/ /	10 THOMPSON ST	111J	55896	2236	15561	38099	0.099	384800	269000	115800	B402	0001 0	1.00	120000	1.04	389000	0.23	120000
12091	1412/P 67/ / /	9-13 SUMMER ST	111J	78030	3121	27155	47754	0.102	468200	339600	128600	B410	0001 0	1.00	137500	1.07	477100	0.39	137500

Mean Land Ratio: 0.99
Median Land Ratio: 0.99
COD Land Ratio: 0.03906

Record Count: 7

2967	44/ 4/ 1/ /	46 WARREN ST	1120	692344	20470	239929	421945	0.094	4484000	3694100	789900	B406	0001 0	1.00	714000	0.90	4408100	0.59	714000
4955	74/ 3/ 16/ /	86 FISHERVILLE RD	1120	200220	8009	55741	136470	0.099	1378500	1170000	208500	B407	0001 0	1.00	1890000	0.91	1359000	0.79	189000
4957	74/ 3/ 18/ /	90-96 FISHERVILLE RD	1120	948360	37934	330030	580396	0.099	5863600	4685900	1176700	B407	0001 0	1.00	1071000	0.91	5756900	11.00	1071000
6578	97/ 3/ 14/ /	300-306 PLEASANT ST	1120	624624	24985	173895	425744	0.094	4524400	3526200	998200	B403	0001 0	1.00	9100000	0.91	4436200	4.44	600000
105705	1413/P 35/ / /	43-47 WASHINGTON ST	1120	128604	4218	28373	96013	0.097	990800	888300	102500	B410	0001 0	1.00	1000000	0.98	168200	0.85	100000
3072	46/ 1/ 8/ /	42 N STATE ST	1120	131820	7909	35935	87976	0.099	736600	566400	170200	B406	0001 0	1.00	1680000	0.99	734400	0.14	168000
4736	72/ 2/ 2/ /	479 N STATE ST	1120	233640	9346	65046	159248	0.099	1608600	1301300	307300	B407	0001 0	1.00	315000	1.03	1616300	0.93	315000
4993	75/ 2/ 1/ /	20 BOG RD	1120	604380	24175	210325	369880	0.099	3736200	3254500	481700	B409	0001 0	1.00	512000	1.06	3766500	2.54	512000
2204	35/ 2/ 6/ /	3 S WALN ST	1120	298680	17920	101775	178985	0.104	1721000	1299300	421700	B402	0001 0	0.80	450000	1.07	1386800	0.16	450000
4013	59/ 1/ 4/ /	248-250 N MAIN ST	1120	197280	7891	54923	134466	0.099	1358200	1126200	232000	B406	0001 0	1.00	252000	1.09	1378200	0.75	252000

Mean Land Ratio: 0.98
Median Land Ratio: 0.98
COD Land Ratio: 0.06323

Record Count: 10

2132	34/ 1/ 9/ /	56 S MAIN ST	121C	126000	7560	47376	71064	0.123	577800	330500	247300	B402	0001 B	1.00	230700	0.93	561200	0.27	230700
1947	32/ 3/ 1/ /	38 SOUTH ST	121C	48300	2898	18161	27241	0.123	221500	166800	54700	B402	0001 4	1.00	58600	1.07	225400	0.09	58600

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PTD	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Wbhd	Crvt	Fact	Land Val	Ratio	Appraised Value	Land Area in Acres	Old Ind Value
2668	40/ 3/ 1/ /	194A PLEASANT ST	3400	100436	11299	18540	70597	0.116	608600	328800	279800	B404	0001 F	0.70	251900	0.90	580700	0.98	251900
13612	111/G 1/ 52/ /	243 SHEEP DAVIS RD	3381	45841	5949	6278	33614	0.081	416000	144800	271200	B414	0001 H	0.95	244200	0.90	389000	1.08	244200
9505	111/F 2/ 9/ /	333 LOUDON RD	3250	178383	10674	22622	145087	0.085	1706900	713400	993500	B414	0001 E	0.93	894900	0.90	1608300	2.37	894900
8814	110/D 1/ 9/ /	101 MANCHESTER ST	3221	53609	4848	13392	35369	0.106	333000	77200	255800	B414	0001 E	0.80	231500	0.91	308700	0.46	231500
10232	114/K 1/ 5/ /	161 LOUDON RD	3260	176705	12369	24650	139686	0.090	1552100	963400	588700	B414	0001 E	1.25	532900	0.91	1496300	1.05	532900
8851	110/D 3/ 2/ /	102 MANCHESTER ST	3250	120600	4578	14592	101430	0.085	1193300	460000	733300	B414	0001 E	2.00	664600	0.91	1124600	0.65	664600
1452	24/ 1/ 17/ /	13 WEST ST	3400	53220	6205	11315	35700	0.106	338400	191900	146500	B415	0001 H	1.00	133000	0.91	324900	0.26	133000
9902	114/D 2/ 11/ /	133 LOUDON RD	3220	259028	36264	40098	182666	0.085	2149000	1302800	846200	B414	0001 E	0.88	771700	0.91	2074500	2.16	771700
104529	79/ 4/ 7/ /	20 FOUNDRY ST	3400	364406	54660	46462	263284	0.083	3172100	2712800	459300	B412	0001 H	0.99	419400	0.91	3132200	1.78	419400
9040	111/ 2/ 9/ /	242 SHEEP DAVIS RD	3250	140725	7690	17591	115444	0.085	1438200	721700	716500	B414	0001 H	1.00	656700	0.92	1378400	6.17	595400
4011	59/ 1/ 2/ /	242 N MAIN ST	3250	337377	1349	3897	28501	0.085	335300	79500	255800	B406	0001 E	1.00	234700	0.92	314200	0.28	234700
9532	111/G 1/ 26/ /	77 REGIONAL DR	4010	132654	19899	16913	95842	0.083	1154700	687000	467700	B414	0001 K	0.98	429300	0.92	1126300	4.38	429300
8867	110/D 3/ 15/ /	118 MANCHESTER ST	3260	167170	11702	23320	132148	0.090	1468300	583800	884500	B414	0001 E	1.00	813200	0.92	1397000	2.90	813200
100077	111/C 1/ 96/ /	221 LOUDON RD	3260	196801	6888	19086	170827	0.086	1998000	949200	1048800	B414	0001 E	1.00	965000	0.92	1914200	2.96	965000
12102	1412/P 88/ / /	308 VILLAGE ST	3220	52632	1579	5105	45948	0.126	364700	241900	122800	B410	0001 J	1.10	113000	0.92	354900	0.25	113000
8857	110/D 3/ 8/ /	MANCHESTER ST	3321	36142	2169	3642	30331	0.076	401200	108600	292600	B414	0001 E	0.70	269300	0.92	377900	0.90	269300
3984	55/ 5/ 14/ /	10 FERRY ST	3401	1307147	196072	166662	944413	0.111	8508200	7108100	1400100	B406	0001 J	0.88	1289600	0.92	8397700	7.90	1289600
2166	34/ 4/ 7/ /	41 S MAIN ST	3220	30587	4588	3900	22039	0.075	295800	157400	138400	B402	0001 E	0.95	127600	0.92	285000	0.08	127600
794	10/D 1/ 6/ /	83 CLINTON ST	3400	44500	4975	6295	33230	0.079	421200	267000	154200	B401	0001 J	1.00	142300	0.92	409300	0.55	142300
7001	103/ 4/ 10/ /	51 FISHERVILLE RD	3222	518400	20736	174182	323482	0.113	2862700	537200	2325500	B407	0001 O	1.00	2150300	0.92	2687500	28.50	2150300
4570	68/ 1/ 17/ /	238-240 N STATE ST	3321	58562	7027	8246	43289	0.088	490800	226700	264100	B406	0001 F	0.80	244800	0.93	471500	0.70	244800
8859	110/D 3/ 9/ /	88-92 MANCHESTER ST	3221	102320	12917	14854	74549	0.084	887500	435400	452100	B414	0001 E	1.00	419400	0.93	854800	1.32	419400
9588	111/H 4/ 8/ /	257 SHEEP DAVIS RD	3381	190008	9500	21661	158847	0.084	1891000	1373600	517400	B414	0001 H	0.98	480000	0.93	1853600	2.55	489500
346	6/ 3/ 4/ /	34 BASIN ST	3301	83941	12282	13438	58221	0.087	667700	423700	244000	B415	0001 H	0.98	226400	0.93	650100	2.20	226400
38	1/ 2/ 2/ /	410 S MAIN ST	3420	135314	15223	24979	95112	0.116	819900	441100	378800	B415	0001 E	0.70	352100	0.93	793200	0.81	352100
2304	36/ 3/ 9/ /	13 GREEN ST	3400	44871	6599	6166	32106	0.083	386800	257600	129200	B406	0001 H	1.00	120200	0.93	377800	0.21	120200

Mean Land Ratio: 1.00

Median Land Ratio: 1.00

COD Land Ratio: 0.06907

Record Count: 2

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	MBLU	Location	Prm Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Wbhd	Crvt	Fact	Land Val	Appraised Value	Land Area in Acres	Old Ind Value	OT
1541	26/ 1/ 8/ /	201 S MAIN ST	322I	58789	2352	6772	49665	0.085	584300	215300	369000	B415	0001 B	0.80	343600	558900	0.93	343600	0.55
3041	45/ 6/ 22/ /	5 EAGLE SQ	326I	24545	1614	2944	19987	0.086	233800	122800	111000	B406	0001 E	1.00	103500	226300	0.93	103500	0.04
8075	109/ 2/ 6/ /	190 MANCHESTER ST	386I	130607	5837	41021	83749	0.113	741100	181300	559800	B414	0001 K	1.00	525200	706500	0.94	525200	5.78
6993	103/ 4/ 1/ /	73 FISHERVILLE RD	3222	672000	26880	225792	419328	0.113	3710900	751000	2959900	B407	0001 O	1.00	2777700	3528700	0.94	2777700	32.00
9528	111/ 1/ 22/ /	26-28 INDUSTRIAL PAR	316I	43679	6552	5569	31558	0.075	422500	87800	334700	B414	0001 K	1.00	314300	402100	0.94	314300	2.40
10796	117/ 2/ 10/ /	196 LOUDON RD	322I	81945	8604	10561	62780	0.081	777000	359400	417600	B414	0001 E	1.00	392400	751800	0.94	392400	0.94
8543	110/ 2/ 3/ /	66 AIRPORT RD	322I	44132	5296	6214	32622	0.083	393000	167100	225900	B414	0001 H	1.00	212600	379700	0.94	212600	0.80
6576	97/ 3/ 12/ /	2 FISK RD	3510	128368	16433	14787	97148	0.079	1231300	969700	261600	B403	0001 H	1.00	246400	379700	0.94	246400	1.43
2212	35/ 3/ 8/ /	97 STORRS ST	322I	108288	14077	32974	61237	0.085	720400	642600	373600	B406	0001 F	1.00	352300	994900	0.94	352300	0.22
4583	69/ 1/ 11/ /	276 N STATE ST	4000	143355	30816	23946	88613	0.087	628800	237000	391800	B414	0001 E	1.00	371300	508300	0.95	371300	0.84
8810	110/ 1/ 4/ /	79-81 MANCHESTER ST	338I	75248	9496	10921	54831	0.087	628800	237000	391800	B414	0001 E	1.00	371300	508300	0.95	371300	0.84
9939	114/ 3/ 16/ /	135 LOUDON RD	3260	69438	4166	7991	55481	0.080	693500	436400	257100	B414	0001 E	1.00	243700	680100	0.95	243700	0.31
13566	06/ 1/ 1/ /	14 WHITNEY RD	4000	189231	27982	24656	136593	0.083	1645700	1308900	336800	B410	0001 N	0.96	319500	1628400	0.95	319500	3.17
4012	59/ 1/ 3/ /	244-246 N MAIN ST	3400	213691	32054	47225	134412	0.116	1158700	882000	276700	B406	0001 E	0.90	262900	1144900	0.95	262900	0.47
9105	111/ 2/ 7/ /	198 LOUDON RD	330I	50327	2582	6125	41620	0.080	521600	3028200	384400	B415	0001 J	1.09	364000	3392200	0.95	364000	1.80
332	6/ 1/ 2/ /	97-99 HALL ST	300C	2369100	894750	73777	177590	0.116	1530900	1368300	262600	B406	0001 E	1.00	250900	1519200	0.96	250900	0.15
2210	35/ 3/ 6/ /	14-20 N MAIN ST	3400	293196	41829	73777	177590	0.116	1530900	1368300	262600	B406	0001 E	1.00	250900	1519200	0.96	250900	0.15
7527	103/ 2/ 1/ /	121 FISHERVILLE RD	386V	547200	21888	183859	341453	0.113	3021700	713900	2307800	B409	0001 O	1.00	1067100	1373300	0.96	1067100	12.80
4998	75/ 2/ 5/ /	105-107 FISHERVILLE	386I	268800	10752	90317	167731	0.118	1421400	306200	1115200	B409	0001 E	1.00	269000	431800	0.96	269000	0.39
9940	114/ 3/ 17/ /	143 LOUDON RD	322I	45176	4066	5262	35848	0.081	443700	162800	280900	B414	0001 E	1.00	147100	641700	0.96	147100	0.92
13704	111/ 1/ 53/ /	7 HENRIKER ST	3400	61459	4609	5713	51137	0.079	648100	494600	153500	B414	0001 K	1.00	147100	641700	0.96	147100	0.92
2178	34/ 5/ 4/ /	61 S MAIN ST	3260	57455	5342	9033	43080	0.095	455900	245700	210200	B402	0001 E	1.00	201600	447300	0.96	201600	0.20
2222	35/ 4/ 7/ /	5-9 N MAIN ST	3220	112912	15335	31098	66479	0.111	598900	415300	183600	B406	0001 E	1.00	176300	591600	0.96	176300	0.07
9103	111/ 2/ 4/ /	208 LOUDON RD	322I	88465	5308	8914	74243	0.081	918800	562600	356200	B414	0001 E	1.00	342300	904900	0.96	342300	0.70
100074	111/ 2/ 6/ /	78 DAWANTE DR	322I	476598	38128	70155	368315	0.085	4333100	2567900	1765200	B414	0001 A	0.97	1700700	4268600	0.96	1700700	2.53
9013	110/ 1/ 16/ /	30 TERRILL PK DR U-2	4020	29651	5251	3660	20740	0.083	249900	161200	88700	B414	0001 K	0.13	85500	246700	0.96	85500	7.53
2471	37/ 6/ 18/ /	81 PLEASANT ST	3400	86734	9758	9237	67739	0.079	858500	576300	282200	B402	0001 F	0.95	272200	848500	0.96	272200	0.59
968	15/ 3/ 12/ /	14 HALL ST	332I	110271	13233	15526	81512	0.080	1021500	161800	859700	B415	0001 B	1.00	834400	99796200	0.97	834400	1.49
9512	111/ 1/ 6/ /	7 INDUSTRIAL PARK DR	338I	34400	3870	3664	26866	0.083	323700	95200	228500	B414	0001 K	1.00	221800	317000	0.97	221800	1.44
3024	45/ 6/ 4/ /	76-82 N MAIN ST	322C	204394	41341	55090	107963	0.111	974600	642500	330100	B406	0001 A	1.00	321400	963900	0.97	321400	0.17
8542	110/ 2/ 2/ /	76 AIRPORT RD	322I	12430	870	1394	10166	0.077	132900	56300	76600	B414	0001 H	0.75	74600	130900	0.97	74600	0.13
237	5/ 2/ 17/ /	121-123 HALL ST	386V	350880	21053	115439	214388	0.113	1897200	533000	1364200	B415	0001 O	1.00	1330500	1863500	0.98	1330500	14.70
1620	28/ 4/ 23/ /	81 S MAIN ST	3250	96600	2898	11244	82458	0.085	970100	372200	597900	B402	0001 E	2.25	583600	955800	0.98	583600	0.36

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bidg	Land Resid.	Resid. Mbhd	Rent S Crv	I Fact	Appraised Land Val	Land Appraised Value	Land Area In Acres	Old Land Value	OT
9703	112/ 5/ 37/ /	391 LOUDON RD	322I	84567	11831	11514	61222	0.083	1062400	297400	765000	B414	0001 E	1.00	749000	0.98	1046400	2.87	749000
3376	47/ 7/ 6/ /	3 MAPLE ST	3400	27393	3082	2917	21394	0.075	286400	180400	106000	B406	0001 F	1.00	104200	0.98	284600	0.05	104200
3351	46/A 1/ 13/ /	79 FORT RDY RD	332I	70350	4221	7089	59040	0.076	781000	317600	463400	B406	0001 A	0.80	456200	0.98	773800	0.66	456200
366	7/ 2/ 18/ /	100 HALL ST U-106	340H	19351	2177	2061	15113	0.075	202300	173800	28500	B415	0001 J	0.17	28100	0.99	201900	0.89	28100
13007	192/P 92/ / /	27 VILLAGE ST	3420	33136	3020	3627	26489	0.075	354600	110500	244100	B409	0001 G	1.00	240900	0.99	351400	0.92	240900
8811	110/D 1/ 6/ /	83-87 MANCHESTER ST	322C	983976	56570	278930	648476	0.111	5842100	4926300	915800	B414	0001 G	1.00	904000	0.99	5830300	4.90	904000
3012	45/ 3/ 6/ /	83-85 N MAIN ST	3410	167202	16320	23465	127417	0.083	1535100	1271400	263700	B406	0001 A	1.00	260500	0.99	1531900	0.10	260500
10798	117/D 2/ 12/ /	184 LOUDON RD	322I	43573	1743	5020	36810	0.085	433100	144100	289000	B414	0001 E	1.00	285900	0.99	430000	0.45	285900
3104	46/ 3/ 1/ /	165-167 N MAIN ST	3400	144680	15768	19901	109011	0.075	1313400	982800	330600	B406	0001 E	1.00	327600	0.99	1310400	0.63	327600
9795	114/A 1/ 12/ /	199 LOUDON RD	3400	29000	2175	2696	24129	0.075	323000	67600	255400	B414	0001 E	1.00	253200	0.99	320800	0.34	253200
2956	44/ 3/ 22/ /	57 SCHOOL ST	3400	43974	3298	10576	30100	0.104	288300	155400	132900	B406	0001 H	1.00	131800	0.99	287200	0.25	131800
4954	74/ 3/ 15/ /	82 FISHERVILLE RD	386V	105600	4234	35482	65894	0.113	583100	97600	485500	B407	0001 G	1.00	481800	0.99	579400	11.30	481800
4900	73/A 1/ 6/ /	39 FISHERVILLE RD	332I	60944	5485	8873	46586	0.080	583800	338200	245600	B407	0001 G	1.00	244300	0.99	582500	0.95	244300
8186	110/ 2/ 1/ /	14 CRESTWOOD DR	3860	1536000	61440	516036	958464	0.113	8482000	2210700	6271300	B414	0001 O	1.00	6239800	0.99	8450500	109.34	6239800
10646	117/A 2/ 1/ /	152 LOUDON RD	3400	29713	2298	4123	23362	0.075	312700	110300	202400	B414	0001 E	1.00	201500	1.00	311800	0.20	201500
3025	45/ 6/ 5/ /	84-88 N MAIN ST	3220	170192	23976	45752	109484	0.111	905100	629000	276100	B406	0001 A	1.00	274900	1.00	903900	0.11	274900
10666	117/A 3/ 9/ /	160 LOUDON RD	322I	28776	3741	8762	16273	0.077	112700	38000	174700	B414	0001 K	1.00	174100	1.00	212100	0.14	174100
1650	29/ 2/ 6/ /	60 WEST ST	322I	26384	3430	8034	14920	0.077	195000	107100	87900	B402	0001 B	1.00	87600	1.00	194700	0.27	87600
2209	35/ 3/ 5/ /	12 N MAIN ST	322I	48261	4705	15245	28311	0.112	252600	108900	143700	B406	0001 B	1.00	143300	1.00	252200	0.04	143300
2307	36/ 3/ 12/ /	7 GREEN ST	3400	25251	1894	2347	21010	0.075	281300	156600	124700	B406	0001 H	1.00	124400	1.00	281000	0.22	124400
9007	110/J 1/ 11/ /	30 TERRILL PK DR U-1	4020	73082	14629	8768	49685	0.083	598600	376900	221700	B414	0001 K	0.34	221400	1.00	598300	7.53	221400
9101	111/B 2/ 2/ /	220 LOUDON RD	3222	490598	88308	181031	221259	0.110	2011400	935800	1075600	B414	0001 E	0.98	1074300	1.00	2010100	2.70	1074300
1532	25/B 1/ 9/ /	287 S MAIN ST	321I	385192	92864	58659	233669	0.083	2815300	2029800	785500	B415	0001 M	0.88	785100	1.00	2814900	9.94	785100
1046	18/ 1/ 8/ /	315 S MAIN ST	322I	23237	3486	2962	16789	0.083	202300	87900	114400	B415	0001 H	0.90	114900	1.00	202800	0.23	114900
10547	116/ 7/ 6/ /	124 LOUDON RD	322I	41706	4379	6719	30608	0.077	400100	198100	202000	B414	0001 H	1.00	203100	1.01	401200	0.20	203100
3834	54/ 3/ 3/ /	117 N STATE ST	3400	69180	8330	7182	53068	0.083	639400	466900	172500	B406	0001 H	1.00	173500	1.01	640400	0.49	173500
2238	35/ 6/ 3/ /	12-14 S MAIN ST	322I	227373	27615	67853	131905	0.118	1117800	769300	348500	B402	0001 B	1.10	350800	1.01	1120100	0.27	350800
5160	75/B 2/ 7/ /	114 FISHERVILLE RD	3250	109200	3276	12711	93213	0.085	1096600	517300	579300	B409	0001 F	2.00	583500	1.01	1100800	0.62	583500
9273	111/C 1/ 1/ /	223 LOUDON RD	3460	209301	7326	20298	181677	0.086	2124900	1256500	868400	B414	0001 E	1.00	875600	1.01	2132100	2.65	875600
1521	25/A 1/ 2/ /	BAKER ST	4010	14707	1655	1566	11486	0.083	334400	139100	195300	B415	0001 N	0.70	197100	1.01	336200	6.01	197100
12087	1412/P 58/ / /	10 SANDERS ST	316I	13176	3953	2075	7148	0.087	82000	54300	27700	B410	0001 M	1.00	28000	1.01	82300	0.04	28000
8808	110/D 1/ 2/ /	73 MANCHESTER ST	330I	52451	6189	7026	38936	0.080	487900	166500	321400	B414	0001 E	0.85	325700	1.01	492200	0.90	325700
9522	111/G 1/ 16/ /	2-6 INDUSTRIAL PARK	4022	503614	75542	64212	363860	0.106	3448900	2656700	792200	B414	0001 K	0.92	803000	1.01	3459700	7.00	803000

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Whhd	Crvt	Rent S Cndtn	Appraised Land Val	Ratio	Value	Land Area in Acres	Old Ind Value	OT
4995	75/ 2/ 3/ /	87-91 FISHERVILLE RD	3010	259979	84749	103796	71434	0.111	643500	274000	369500	8409	0001 F	1.00	374900	1.01	648900	1.03	374900	
8969	110/H 1/ 3/ /	15 MANCHESTER ST	3250	109200	3276	12711	93213	0.085	1156600	556900	599700	8414	0001 E	1.00	609000	1.02	1165900	1.50	609000	
12072	1412/P 53/ / /	336 VILLAGE ST	3340	20594	1236	3097	16261	0.085	151300	56900	94400	8410	0001 J	1.20	96200	1.02	153100	0.14	96200	
9028	110/K 1/ 13/ /	8 INTEGRA DR	3400	92430	10978	10168	71284	0.079	1011300	749600	261700	8414	0001 K	1.00	266900	1.02	1016500	2.40	266900	
925	14/ 1/ 2/ /	50 BASIN ST	3381	14306	2146	1824	10336	0.083	224500	0	224500	8415	0001 N	0.78	229300	1.02	229300	2.80	229300	
106016	45/ 6/ 26/ /	92 N MAIN ST	3220	44858	5742	13370	25746	0.081	318600	137500	181100	8406	0001 A	1.00	185600	1.02	323100	0.05	0	
4715	71/C 2/ 6/ /	375 N STATE ST	4010	123269	18490	15717	89062	0.083	1107800	627900	479900	8407	0001 K	0.96	493100	1.03	1121000	7.50	493100	
9937	114/D 3/ 14/ /	139 LOUDON RD	3400	159104	17899	16945	124260	0.083	1497100	798500	698600	8414	0001 E	1.00	718600	1.03	1517100	1.77	718600	
8813	110/D 1/ 8/ /	117 MANCHESTER ST	322C	499609	61040	130266	308303	0.111	2777500	2270200	507300	8414	0001 E	0.80	522900	1.03	2793100	1.61	522900	
8175	110/ 1/ 6/C /	87 AIRPORT RD	3541	75657	11349	9646	54662	0.083	658600	441100	217500	8414	0001 H	1.00	224300	1.03	665400	0.90	224300	
10546	116/ 7/ 5/ /	122 LOUDON RD	3400	24336	2555	2627	19154	0.077	250400	54400	196000	8414	0001 E	1.00	203100	1.04	257500	0.20	203100	
2681	40/ 5/ 6/ /	127.5 WARREN ST	3260	19797	2079	3321	14396	0.095	152300	89600	62700	8404	0001 J	1.00	65300	1.04	154900	0.09	65300	
1575	28/ 2/ 5/ /	86 S MAIN ST	3321	84107	7570	9797	66740	0.084	794500	365700	428800	8402	0001 B	1.00	448100	1.05	813800	0.62	448100	
2215	35/ 3/ 11/ /	89 STORES ST	3221	30223	2947	7637	19639	0.077	256700	94900	161800	8406	0001 E	1.00	169100	1.05	264000	0.13	169100	
3048	45/ 7/ 3/ /	9-15 DEPOT ST	3400	130913	18496	33694	78723	0.111	709200	590900	118300	8406	0001 F	1.00	123700	1.05	714600	0.08	123700	
1784	30/ 2/ 18/ /	71 DOWNING ST	3220	20697	2898	3204	14595	0.081	180600	94900	91000	8402	0001 J	1.00	95200	1.05	184800	0.21	95200	
9278	111/C 1/ 8/ /	249 LOUDON RD	3221	144391	18849	44150	81992	0.089	918200	440200	478000	8414	0001 E	0.90	506600	1.05	940800	1.37	506600	
9027	110/K 1/ 12/ /	162 MANCHESTER ST	3300	139992	16799	24639	98554	0.085	1159500	656800	502700	8414	0001 E	1.00	526500	1.05	1183300	2.14	526500	
13810	15/ 2/ 5/ /	15 HALL ST	3250	127400	3822	14829	108749	0.085	1279400	416600	862800	8415	0001 B	2.25	904800	1.05	1321400	0.47	904800	
3014	45/ 5/ 1/ /	4 PARK ST	3400	569720	128187	114799	326734	0.116	2816700	2504100	313600	8406	0001 A	1.00	329900	1.06	2834000	0.18	329900	
4894	73/ 3/ 6/ /	3 FISHERVILLE RD	3100	67804	9205	9400	49199	0.083	712800	334600	378200	8407	0001 G	0.99	399200	1.06	733800	1.60	399200	
2165	34/ 4/ 6/ /	43 S MAIN ST	4000	65092	7269	9736	48087	0.083	579400	351700	227700	8402	0001 E	0.95	240600	1.06	592300	0.29	240600	
8871	110/D 3/ 23/ /	84 MANCHESTER ST	3381	79451	7151	11568	60732	0.085	714500	305800	408700	8414	0001 E	1.00	431900	1.06	737700	1.62	431900	
4901	73/A 1/ 7/ /	43 FISHERVILLE RD	3221	84522	8117	21487	54918	0.106	520500	247700	272800	8407	0001 G	1.00	288300	1.06	536000	1.74	288300	
1557	28/ 1/ 1/ /	131 S MAIN ST	3328	46116	2767	5549	37800	0.077	494100	122700	371400	8402	0001 E	0.90	394000	1.06	516700	0.58	394000	
104572	111/G 1/ 62/ /	46 HENNIKER ST	4010	431067	48495	45909	336663	0.079	4267000	3501400	765600	8414	0001 K	0.91	815800	1.07	4317200	6.38	815800	
959	15/ 3/ 2/ /	44 HALL ST	3221	37732	5483	5295	26934	0.083	324700	185600	139100	8415	0001 J	1.00	148500	1.07	334100	0.62	148500	
4952	74/ 3/ 14/ /	78 FISHERVILLE RD	3760	41479	5392	10104	25983	0.077	339600	187300	152300	8407	0001 B	0.90	162600	1.07	349900	0.47	162600	
190	5/ 1/ 4/ /	118 HALL ST	4022	180699	23613	24587	132499	0.083	1796400	1053000	743400	8415	0001 K	0.92	794600	1.07	1847600	13.70	794600	
9591	111/H 4/ 11/ /	249 SHEEP DAVIS RD	3220	118430	16580	18333	83517	0.085	982600	769700	212900	8414	0001 E	1.00	227800	1.07	997500	0.93	227800	
10604	116/B 5/ 36/ /	101 LOUDON RD	3260	72010	2880	10370	58760	0.080	734500	438400	296100	8414	0001 E	1.00	317200	1.07	755600	0.58	317200	
3029	45/ 6/ 9/ /	2-4 EAGLE SQ	3400	289278	40827	74637	173814	0.116	1498400	1243900	254500	8406	0001 A	1.00	272900	1.07	1516800	0.11	272900	
9529	111/G 1/ 23/ /	24 INDUSTRIAL PARK D	4000	35400	3983	4713	26704	0.075	357500	88600	268900	8414	0001 K	0.88	288900	1.07	377500	3.13	288900	

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid. Nbbhd	Rent Crv I	Cudtn Appraised	Land Appraised Value	Land Area in Acres	Old Ind Value	OT	
9494	111/F 1/ 2/ /	310 LOUDON RD	322I	349224	27938	51406	269880	0.085	3501100	1936500	1584600 B414	0001 E	1.00	1681500	1.07	3618000	5.39	1681500
8819	110/D 1/ 14/ /	105 MANCHESTER ST	338I	63800	3190	7273	53337	0.088	604700	315400	289300 B414	0001 E	0.85	311000	1.08	626400	0.82	311000
1561	28/ 1/ 5/ /	121-127 S MAIN ST	326D	74873	3115	9097	62661	0.080	783300	337200	446100 B402	0001 B	1.10	480300	1.08	817500	0.58	480300
9777	114/ 1/ 1/ /	8 LOUDON RD	322I	296981	83155	57733	156093	0.122	1278400	377200	901200 B414	0001 E	0.98	971700	1.08	1348900	3.74	971700
3384	47/ 7/ 14/ /	26 CENTRE ST	3400	30877	3173	7533	20171	0.111	181700	48500	133200 B406	0001 F	1.00	144100	1.08	192600	0.11	144100
2255	35/ 6/ 20/ /	19 PLEASANT ST	3220	29035	2006	6773	20256	0.104	194000	47900	146100 B402	0001 E	1.00	158100	1.08	206000	0.11	158100
10678	117/A 4/ 6/ /	162-164 LOUDON RD	326D	33996	1320	3041	28635	0.076	376800	80100	296700 B414	0001 E	1.00	321100	1.08	401200	0.60	321100
2129	34/ 1/ 5/ /	48 S MAIN ST	3400	59812	7769	13762	38281	0.110	347400	180900	166500 B402	0001 E	1.00	180700	1.09	361600	0.15	180700
8945	110/G 2/ 5/ /	106 AIRPORT RD	4000	104000	15600	13260	75140	0.083	905300	524200	381100 B414	0001 H	1.00	414100	1.09	998300	7.44	414100
9798	114/A 1/ 15/ /	207 LOUDON RD	322C	411000	16440	114422	280138	0.099	2829700	2461700	368000 B414	0001 Q	1.00	400000	1.09	2861700	0.91	384700
10234	114/K 1/ 7/ /	167 LOUDON RD	3350	73570	8828	10359	54383	0.084	647400	293800	353600 B414	0001 E	1.00	384700	1.09	266700	0.06	120900
1564	28/ 1/ 8/ /	111.5 S MAIN ST	322I	47858	6122	14474	27262	0.106	256700	145800	110900 B402	0001 E	1.00	120900	1.09	135300	0.22	54700
8071	109/ 2/ 3/ /	15 BROKEN BRIDGE RD	4280	15014	2251	1915	10848	0.083	130700	80600	50100 B414	0001 N	1.00	54700	1.09	717500	1.68	361300
8974	110/H 2/ 4/ /	30 MANCHESTER ST	3220	82749	11585	12810	58354	0.085	686500	356200	330300 B414	0001 E	0.82	361300	1.09	574100	4.89	278400
197	5/ 1/ 11/ /	138 HALL ST	4010	16395	1147	3812	11436	0.075	550100	295700	254400 B415	0001 N	0.64	278400	1.09	1254400	0.95	395600
4015	59/ 2/ 2/ /	207 N MAIN ST	3400	123214	13862	13122	96230	0.079	1219600	858800	360800 B406	0001 E	1.00	395600	1.10	629500	0.38	165500
4996	75/ 2/ 4/ /	99 FISHERVILLE RD	3400	93947	12784	12913	68250	0.111	614900	464000	150900 B409	0001 F	0.70	165500	1.10	2493300	5.19	924000
9530	111/G 1/ 24/ /	58 CHERELL DR	4022	266916	33361	33385	200170	0.083	2411700	1569300	842400 B414	0001 H	0.94	924000	1.10	1889400	2.97	317200
13727	109/ 6/ 26/ /	14 INTEGRA DR	3400	188001	21150	20022	146829	0.079	1861000	1572200	288800 B414	0001 K	0.98	317200	1.10	1889400	2.97	317200

Mean Land Ratio: 1.00
Median Land Ratio: 0.99
COD Land Ratio: 0.04941
Record Count: 144

101199 58/ 2/ 5/T /
100432 57/ 1/ 2/T /
100457 56/A 1/ 9/ /

Mean Land Ratio: 0.94

INCOME LAND RESIDUAL FOR YEAR 2012 CONCORD, NH

PID	HELU	Location	Prim Use	Gross Income	Total Vec	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid. Mhd	Reut S Cndtn Crv I	Fact Land Val	Appraised Land Ratio	Value	Land Area in Acres	Old Land Value
Median Land Ratio: 0.92																	
COD Land Ratio: 0.03027																	
Record Count: 3																	
2158	34/ 3/ 5/ /	38 MAIN ST	910C	65298	7346	8693	49259	0.079	624300	393600	230700 B402	0001 E	1.00	213200	0.92	606800	0.22
2987	45/ 1/ 4/ /	22 WARREN ST	910C	61814	4636	11893	45285	0.104	433800	315600	118200 B406	0001 E	1.00	119200	1.01	434800	0.06

Mean Land Ratio: 0.97
Median Land Ratio: 0.97
COD Land Ratio: 0.04363
Record Count: 2

Mean Land Ratio: 0.99
Median Land Ratio: 0.99
COD Land Ratio: 0.05035
Record Count: 186

ARTICLE 28-2 - ZONING DISTRICTS AND ALLOWABLE USES

28-2-1 - Generally.

28-2-2 - Zoning Districts Established.

28-2-3 - The Zoning Map.

28-2-4 - Allowable Principal and Accessory Uses in Zoning Districts.

28-2-1 - Generally.

Every parcel of land and any buildings or structures thereon in the City of Concord are subject to the restrictions of a Base District, as established hereinafter, and may be subject to the provisions of one or more Overlay Districts, as established hereinafter and described in Article 28-3, Overlay Districts, of this ordinance. Land, buildings, or structures shall be used only if and to the extent that a proposed use is permitted both in the Base District and any applicable Overlay District. Wherever the regulations differ between the Base and Overlay Districts, the regulations that impose the more restrictive provisions or the higher standards shall control.

28-2-2 - Zoning Districts Established.

- (a) *Establishment of Districts.* All of the land in the City of Concord is hereby divided into Base Districts, as entitled hereinafter, with the district boundaries delineated on the Zoning Base District Map, as established pursuant to Section 28-2-3(a) of this ordinance. Certain lands within the City of Concord are hereby included in Overlay Districts, entitled hereinafter, and as shown on the Zoning Overlay District Maps, established pursuant to Section 28-2-3(b). The Overlay Districts are superimposed upon the Base Districts, and the provisions of each Overlay District, as enumerated in Article 28-3, Overlay Districts, of this ordinance, shall be in addition to the provisions of the Base Districts. Those Base Districts identified as Performance Districts are established in accordance with the provisions of RSA 674:21, Innovative Land Use Controls.

	Base Districts
RO	Open Space Residential District
RM	Medium Density Residential District
RS	Single-Family Residential District
RN	Neighborhood Residential District

RD	Downtown Residential District
RH	High Density Residential District
CN	Neighborhood Commercial District
CG	General Commercial District
CU	Urban Commercial District
CH	Highway Commercial District
CBP	Central Business Performance District
GWP	Gateway Performance District
OCP	Opportunity Corridor Performance District
OFD	Office Park Performance District
CVP	Civic Performance District
IS	Institutional District
IN	Industrial District
UT	Urban Transitional District
	<i>Overlay Districts</i>
FH	Flood Hazard District
SP	Shoreland Protection District
HI	Historic District
WS	Penacook Lake Watershed Protection District
AP	Aquifer Protection District

(b) *Purposes of the Established Districts.* The Base Districts are established for the purposes so stated hereinafter. A statement of purpose for each Overlay District is included in Article 28-3, Overlay Districts, of this ordinance.

- (1) The Open Space Residential (RO) District is established to accommodate single-family dwellings at densities not exceeding one-half ($\frac{1}{2}$) of a dwelling unit per acre in cluster developments, as well as agricultural, forestry, and low impact outdoor recreational uses outside of the Urban Growth Boundary adjacent to environmentally sensitive areas and where municipal utilities are generally not present or anticipated.
- (2) The Medium Density Residential (RM) District is established to accommodate single- and two-family dwellings, cluster developments, and planned unit developments at densities of between one and five (5) dwelling units per acre, and housing for the elderly at densities not exceeding fourteen (14) dwelling units per acre, in areas within the Urban Growth Boundary where municipal utilities are present or anticipated, with the lowest density corresponding to the absence of utilities and the greater densities corresponding to full municipal utility service.
- (3) The Single-Family Residential (RS) District is established to encompass those areas of the City that have been substantially developed under prior provisions of the Zoning Ordinance as standard or cluster subdivisions of single-family homes at densities of one and one-half ($1\frac{1}{2}$) to four and one-half ($4\frac{1}{2}$) units per acre, and to accommodate single-family dwellings and

cluster developments at densities not exceeding three and one-half (3½) units per acre, and housing for the elderly at densities not exceeding six (6) units per acre, in areas with full municipal utility services.

- (4) The Neighborhood Residential (RN) District is established to encompass the substantially developed urban neighborhoods and village centers consisting of detached and attached dwellings at densities not exceeding ten (10) units per acre, and housing for the elderly at densities not exceeding fourteen (14) dwelling units per acre, in areas where full municipal utility services are available.
- (5) The Downtown Residential (RD) District is established to incorporate the fully developed neighborhoods of mixed residential uses surrounding the downtowns of Concord and Penacook at densities not exceeding fourteen (14) units per acre in areas with full municipal utility services.
- (6) The High Density Residential (RH) District is established to include existing multifamily and mobile home park developments located on large parcels at densities not exceeding fourteen (14) units per acre in areas with full municipal utility services.
- (7) The Neighborhood Commercial (CN) District is established to allow a range of residential uses together with small scale convenience retail and personal service uses within a compact area that will serve a surrounding residential neighborhood. The commercial uses permitted in this District are not intended to impose impacts of excessive traffic, noise, or light upon the neighborhood and are intended to be compatible in scale and appearance with adjacent residential uses.
- (8) The General Commercial (CG) District is established to provide for a mixture of retail, restaurant, service uses, and high density residential uses, serving a city-wide or regional market and which require access from arterial streets and proximity to limited access highways. Appearances from the street, and buffering and screening for adjacent neighborhoods are of concern for development in this District.
- (9) The Urban Commercial (CU) District is established to recognize areas adjacent to the downtowns of Concord and Penacook as well as proximate to Downtown Residential Districts, within which are permitted a mixture of office, retail, restaurant, service, lodging, and high density residential uses. Appearance is important at these downtown entryways, as is compatibility with the abutting neighborhoods.
- (10) The Central Business Performance (CBP) District is established to encompass the traditional downtowns of Concord and Penacook, incorporating a wide range of uses including retail, restaurant, service, entertainment, cultural, lodging, office, governmental, and high density residential uses as well as mixed use developments. The majority of uses are housed within architecturally significant 19th century structures in a pedestrian-oriented area, with little or no on-site parking, and parking is generally provided in structures and on the street. New buildings and additions to existing buildings in downtown Concord shall be designed in such a manner as to not obstruct views of the State House Dome.
- (11) The Gateway Performance (GWP) District is established to provide for well designed, large scale commercial development along arterial streets at entrances to the City. Permitted uses will be predominantly commercial and may include both individual and mixed use developments of retail, restaurant, service, and office uses. Fully serviced by municipal utilities, the uses developed within this District are expected to adhere to high standards for appearance in order to ensure that the gateways to the City are attractive and functional. Buffering and screening for adjacent neighborhoods are of concern for development at the edges of this District.

- (12) The Opportunity Corridor Performance (OCP) District is established for the economic redevelopment of under utilized urban properties located between downtown Concord's Central Business Performance (CBP) District and Interstate 93, as well as in other former brownfield locations in the City. The range of permissible uses, including retail, restaurant, service, and office, are intended to reinforce, but not compete with the CBP District as a retail, office, and government center. High density residential uses may be allowed immediately adjacent to the CBP Districts in downtown Concord and Penacook. Development design standards for buildings and signs in the District should improve the visual character of the City as seen from the highway, provide an inviting entryway to the City's historic downtowns, and incorporate screening for adjacent neighborhoods. New buildings and additions to existing buildings in the OCP District adjacent to downtown Concord shall be designed in such a manner as to not obstruct views of the State House Dome.
- (13) The Office Park Performance (OFP) District is established to provide for the large scale, integrated development of professional offices, and research and development facilities. The design standards should provide for a unified plan of development as an office park or campus-style setting. There should be an emphasis on the quality of architectural design of buildings which are to be compatible with their natural surroundings and adequately screened from any adjacent neighborhoods. Standards should also ensure the provision of full municipal utility services and access to the City's collector and arterial streets.
- (14) The Civic Performance (CVP) District is established in an area between Concord's Central Business (CBD) District and the surrounding Downtown Residential (RD) District to accommodate federal, state, county, and local offices, together with cultural and high density residential uses. The District is intended to provide for a mixture of new and traditional architecture in a pedestrian environment, while ensuring the availability of an adequate supply of parking, including structures and on-street.
- (15) The Institutional (IS) District is established to accommodate large scale governmental, educational, healthcare, and cultural facilities together with medical and professional offices and high density residential uses in buildings of high quality architectural design, and within well landscaped environs. All uses in the IS District shall have full municipal utility services and access to the City's collector and arterial streets and to limited access highways.
- (16) The Industrial (IN) District is established for the development of manufacturing, research and development facilities, wholesaling, warehousing, distribution, and offices, wherein full municipal utility services are available as is access to the City's collector and arterial streets, and adequate screening is provided for adjacent neighborhoods. Access may also be available to rail or air transportation within the IN District.
- (17) The Urban Transitional (UT) District is established to recognize areas of mixed use between established residential neighborhoods and existing commercial development wherein existing buildings and lots will be allowed to be converted to office, personal service, and high density residential uses, in a manner which will buffer and otherwise insulate the residential neighborhood from the traffic, visual, light, noise, and other impacts associated with the commercial development.
- (18) The Highway Commercial (CH) District is established to provide for a mixture of uses including retail, office, restaurant, and service uses, as well as motor vehicle sales and repair uses, serving a city-wide or regional market, located along arterial and collector roads and in proximity to limited access highways, and with municipal utility services fully available.

Appearances from the street, and buffering and screening for adjacent neighborhoods are of concern for development in this District.

(Ord. No. 2666, § I, 3-12-07; Ord. No. 2808, § I, 12-13-10; Ord. No. 2842, §§ I, II, VII, 8-8-11)

28-2-3 - The Zoning Map.

The Zoning Map shall consist of a set of maps including the Zoning Base District Map and certain Overlay District Maps, the originals of which shall be kept in the Office of the City Clerk, and shall bear the City Seal and the signature of the Mayor, as attested to by the City Clerk.

- (a) *The Zoning Base District Map.* The Zoning Base District Map shall display the boundaries of all of the Base Districts and of certain Overlay Districts, as established in Section 28-2-2(a), within the City of Concord;
- (b) *The Zoning Overlay District Maps.* The Zoning Overlay District Maps are a series of topical maps displaying those Overlay Districts that are not otherwise displayed on the Zoning Base District Map, as follows:
 - (1) The boundaries of, and special limits within, the Flood Hazard (FH) District shall be as specified hereinafter:
 - a. The FH District adjacent to the Merrimack River is shown on thirty-two (32) consecutively numbered sheets entitled "The Flood Plain—Floodway Zoning Maps of the City of Concord, New Hampshire", known or referred to herein as the "Corps of Engineers Maps". These sheets are more particularly described as thirty-two sheets marked with the following inscription: "Compiled by James W. Sewall Co., Old Town, Maine - controlled by E. N. Roberts, Concord, New Hampshire and James W. Sewall Co., Old Town, Maine, Date of Photography: 11-13-66"; and
 - b. For those areas of the City adjacent to the Merrimack River which are not otherwise displayed on the maps noted in Section 28-2-3(b)(1), and for all other areas of the City adjacent to surface waters other than the Merrimack River, the FH District is shown on the Flood Insurance Rate Map (known or referred to herein as the "FIRM") for the County of Merrimack, New Hampshire, published by the Federal Emergency Management Agency on April 21, 2008, with an effective date of April 19, 2010, and consisting of those portions of the following panels located within the City of Concord: 336, 337, 345, 318, 319, 338, 339, 343, 365, 506, 507, 526, 527, 531, 532, 551, 552, 510, 530, 533, 534, 553, 540, 541, 542, 561 or 705, together with any official amendments and revisions thereto;
 - (2) The Shoreland Protection Map delineates the limits of the areas subject to the Shoreland Protection (SP) District;
 - (3) The Historic District Map displays the limits of land subject to the Historic (HI) District; and
 - (4) The Aquifer Protection District Map displays the limits of land subject to the Aquifer Protection (AP) District.
- (c) *Amendments to the Zoning Map.* Amendments to the Zoning Map shall be considered in accordance with the provisions of Article 28-10, Amendments, of this ordinance.
- (d)

Interpretation of District Boundaries. The location of District boundaries shall be as shown on the Official Zoning Maps or as otherwise described in this ordinance. Where any uncertainty exists with respect to the boundary of any District as shown on the Zoning Base District or Overlay District Maps, the following rules shall apply:

- (1) Where a boundary is indicated as a highway, street, alley, railroad, utility right-of-way, watercourse or City boundary, it shall be construed to be the centerline thereof or such City boundary;
 - (2) Where a boundary is indicated as approximately parallel to a highway, street, alley, railroad, utility right-of-way, watercourse or City boundary, it shall be construed as parallel thereto at such distance from the edge of the right-of-way thereof as shown on the Zoning Maps;
 - (3) Where a boundary coincides within ten (10) feet or less with a lot line, the boundary shall be construed to be the lot line; and
 - (4) If no dimension is given on the Zoning Maps, the location of any boundary shall be determined by the Code Administrator by use of the graphic scale shown on the Zoning Maps.
- (e) *Lots Transected by a District Boundary.* When an existing lot of record is transected by a zoning district boundary which was established at the effective date of this Ordinance, the regulations of this Ordinance that are applicable to the larger part by area of such lot may, at the option of the owner, be deemed to govern the smaller part of the lot beyond such district boundary but only to an extent of not more than forty (40) linear feet in depth beyond such zoning district boundary.
- (f) *Lots Transected by a Municipal Boundary.* Where a lot is situated in part in the City of Concord and in part in an adjacent municipality, the entire lot shall be considered as if it were situated within the applicable zoning district in the City of Concord.

(Ord. No. 2751, § I, 5-11-09; Ord. No. 2784, § I, 3-8-10; Ord. No. 2808, § II, 12-13-10)

28-2-4 - Allowable Principal and Accessory Uses in Zoning Districts.

- (a) *Uses Permitted by Right.* A use denoted by the letter "P" within a zoning district, as set forth in Section 28-2-4(j), Table of Principal Uses, and Section 28-2-4(k), Table of Accessory Uses, of this ordinance, is a use permitted by right in that district, subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules and regulations.
- (b) *Uses Permitted by Special Exception.* A use denoted by the letters "SE" within a zoning district, as set forth in Section 28-2-4(j), Table of Principal Uses, and Section 28-2-4(k), Table of Accessory Uses, of this ordinance, is a use which may be authorized by special exception in that district, subject to all other conditions of approval as specified in this ordinance. The Board of Adjustment may grant special exceptions in accordance with the procedures and conditions set forth in Section 28-9-3, Decisions by the Board of Adjustment, of this ordinance, subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules and regulations.
- (c) *Uses Permitted by Conditional Use Permit.* A use denoted by the letters "CU" within a zoning district, as set forth in Section 28-2-4(j), Table of Principal Uses, and Section 28-2-4(k), Table of Accessory Uses, of this ordinance, is a use which may be authorized by a conditional use permit in that district, subject to all other conditions of approval for such as specified in this ordinance. The Planning Board may grant a conditional use permit in accordance with the procedures and conditions set forth in Section 28-9-4,

Decisions by the Planning Board, of this ordinance, subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules and regulations.

- (d) *Uses Not Permitted.* A use denoted by a dashed line (—) within a zoning district, as set forth in Section 28-2-4(j), Table of Principal Uses, and Section 28-2-4(k), Table of Accessory Uses, of this ordinance, is a use which is not permitted in that district.
- (e) *Administrative Classification of Uses Not Specified or Changes in Use.*
 - (1) In the event that a proposed use is not specified in the Section 28-2-4(j), Table of Principal Uses, or Section 28-2-4(k), Table of Accessory Uses, of this ordinance, or where a change is proposed from a permitted use to another use, the Code Administrator is authorized to render a decision on the classification of said use. Any determination involving a nonconforming use shall be made pursuant to Article 28-8, Nonconforming Lots, Uses, and Structures, of this ordinance.
 - (2) In reaching a decision on the classification of a use, the Code Administrator shall consider the similarity of the proposed use to other uses included in the Table of Principal Uses and the Table of Accessory Uses, in terms of the characteristics, function, or the intensity of the use. The Code Administrator may also consider the similarity of a proposed nonresidential use to the hierarchy of nonresidential uses as developed by the U. S. Department of Labor, Standard Industrial Classification (SIC) system.
 - (3) The Code Administrator shall render a decision which indicates an administrative classification of the proposed use or change in use, and that said use is either a use which is permitted by right; or is a use which requires a special exception, conditional use permit, or other approval; or is a use which is not permitted under this ordinance.
 - (4) Appeals of any such determination of an administrative classification shall require an appeal to the Board of Adjustment under the procedures set forth in Section 28-9-3, Decisions by the Board of Adjustment, of this ordinance.
 - (5) A change in use from one nonconforming use to another nonconforming use shall require a special exception from the Board of Adjustment, subject to the review criteria established in Article 28-8, Nonconforming Lots, Uses and Structures, of this ordinance.
- (f) *Development Design and Supplemental Standards.* Certain uses set forth in Sections 28-2-4(j), Table of Principal Uses, and Section 28-2-4(k), Table of Accessory Uses, of this ordinance, are subject to specific conditions and standards contained in Articles 28-4 and 28-5, Development Design Standards and Supplemental Standards, respectively, of this ordinance. The section number of the applicable design or supplemental standards pertaining to a use is indicated in the extreme right hand columns of the Table of Principal Uses and the Table of Accessory Uses, under the heading "Development Design and Supplemental Standards". The referenced standards shall apply to all such uses in all zoning districts in which the use is located, regardless of whether the use is permitted by right, special exception, or conditional use permit. Uses subject to development design and supplemental standards are subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules and regulations.
- (g) *All Uses Subject to Overlay District Provisions.* In addition to the use regulations which pertain to the base districts designated within Section 28-2-4(j), Table of Principal Uses, and Section 28-2-4(k), Table of Accessory Uses, of this ordinance, certain regulations and procedures for overlay districts are set forth in Article 28-3, Overlay Districts, of this ordinance. Uses which are authorized by the Table of Principal Uses and the Table of Accessory Uses, may be further restricted or prohibited entirely if they

are also located within one or more overlay districts. Wherever there is a conflict between the provisions of an overlay district and a base district, the provision which imposes the greater restriction or the higher standard shall control.

- (h) *Multiple Principal Uses on a Single Lot.* For all nonresidential uses, and for residential uses including three (3) or more dwelling units, multiple principal uses may be established on a single lot to the extent that such uses are authorized within Section 28-2-4(j), Table of Principal Uses, of this ordinance, for the district in which the lot is located. More than one single-family dwelling may be located on a single lot only pursuant to Section 28-4-7, Cluster Development, of this ordinance. More than one single-family dwelling and more than one two-family dwelling may be located on a single lot only pursuant to Section 28-4-8, Planned Unit Development, of this ordinance. More than one manufactured home may be located on a single lot only pursuant to Section 28-4-6 (g), Development Standards for a Manufactured Housing Park, of this ordinance. The establishment of multiple principal uses shall be subject to all the requirements of this ordinance as they pertain to each individual use, including applicable development design and supplemental standards for each use, and to the granting of special exceptions or conditional use permits if such are required.
- (i) *Subdivision and Site Plan Approval.* The subdivision of land is subject to the approval of the Planning Board in accordance with the provisions of the Subdivision Regulations. The development of certain residential and nonresidential projects is subject to approval in accordance with the provisions of Section 28-9-4(d), Site Plan Review, of this ordinance, and the Site Plan Review Regulations. All uses permitted within base districts that are designated as Performance Districts shall be subject to site plan review. Other projects for which site plan review is required are enumerated in Section 28-9-4(d), Site Plan Review, of this ordinance. The application for a conditional use permit from the Planning Board under this ordinance may be undertaken simultaneously with the site plan or subdivision approval process, as applicable, under the provisions of Section 28-9-4(b), Conditional Use Permits, of this ordinance.

(j) *Table of Principal Uses.* In the base districts established under Section 28-2-2, Zoning Districts Established, of this ordinance, no building, structure, or land shall be used or occupied except as set forth hereinafter in the Table of Principal Uses, subject to all other provisions and standards of this ordinance, and other local, state and federal laws, rules and regulations. The Table of Principal Uses is organized according to a functional and economic classification of land uses, as follows:

- A. Residential
- B. Educational and Institutional
- C. Services - Entertainment and Recreation
- D. Services - Personal and Business
- E. Services - Medical
- F. Services - Financial and Professional
- G. Services - Lodging and Meeting Facilities
- H. Retail Trade
- I. Restaurants, Eating, and Drinking Places
- J. Motor Vehicle Sales and Service
- K. Transportation, Communications, and Utilities

- L. Manufacturing and Construction
M. Agricultural

(k) *Table of Accessory Uses.* In the base districts established under Section 28-2-2, Zoning Districts Established, of this ordinance, no accessory building or structure shall be constructed, used, or occupied, and no accessory use of land shall be established except as set forth hereinafter in the Table of Accessory Uses, subject to all other provisions and standards of this ordinance, and other local, state and federal laws, rules and regulations. The Table of Accessory Uses is organized according to a functional relationship to principal uses, as follows:

- A. Accessory to a Principal Residential Use
B. Accessory to a Principal Nonresidential Use
C. Accessory to Any Principal Use

TABLE OF PRINCIPAL USES

BASE DISTRICTS																		DEVELOPMENT
PRINCIPAL USES	Residential						Commercial				Performance					Other		DESIGN and SUPPLEMENTARY STANDARD
	open spaced	medm density	single family	neighborhood - brhd	town	high density	neighborhood - brhd	urban	neighborhood - brhd	central business	gateway	corridor	office park	city	institutional	urban transit		
Use Category and # Description	RO	RM	RS	RN	RD	RH	CN	CG	CU	CH	CBP	GWP	OCP	OFP	CVP	IS	IN	UT
A RESIDENTIAL																		
1 Single-family detached dwelling	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	P	-	P
2 Duplex or two-family dwelling	-	P	-	P	P	P	P	-	-	-	-	-	-	-	P	P	-	P
3 Attached dwellings	-	-	-	P	P	P	-	P	P	-	-	-	-	-	P	P	-	P
4 Multifamily dwellings	-	-	-	-	P	P	P	P	P	-	P	-	P	-	P	P	-	P
5 Manufactured housing subdivision	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
6 Manufactured housing park	-	-	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-
7 Cluster development	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Planned unit development	-	P	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
9 Conversion of a residential building to accommodate not more than five (5) units	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	-	P
10 Multifamily dwelling units for the elderly including congregate dwelling units	-	P	P	P	P	P	-	P	P	-	P	-	P	-	P	P	-	P
11 Assisted living residence	-	P	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-	P
																		Section 28

SERVICES—ENTERTAINMENT
concert halls or indoor theaters
dance or music school
studio

[illegible]

[illegible]

1/2/13

[illegible]

(Ord. No. 2463, §§ II, III, 2-18-03; Ord. No. 2665, § I, 3-12-07; Ord. No. 2666, § I, 7-11-11; Ord. No. 2842, §§ IV, VIII, 8-8-11; Ord. No. 2843, § II, 9-12-11; Ord. No. 2851, §§ I, II, 10-11-11; Ord. No. 2890, §§ II, III, 8-13-12)

TABLE OF ACCESSORY USES

BASE DISTRICTS																	DEVELOPMENT			
Residential																	DESIGN			
ACCESSORY USES	open space	medm density	single family	neigh-brhd	high-density	Commercial				Performance				Other			institl	industrial transit	SUPPLEMENTAL STANDARDS	
	RO	RM	RS	RN	RD	RH	CN	CG	CU	CH	CBP	GWP	OCP	OFF	CVP	IS				IN
Use # and Description																				
A ACCESSORY TO A PRINCIPAL RESIDENTIAL USE																				
1	Child day care facility	SE	SE	SE	SE	SE	SE	SE	-	-	-	-	-	-	-	P	-	P	SE	Section 28-5-9
2	Minor home occupation	P	P	P	P	P	P	P	P	-	-	-	P	-	-	P	-	P	P	Section 28-5-30
3	Major home occupation	SE	SE	SE	SE	-	SE	SE	-	-	-	-	-	-	-	P	-	SE	SE	Section 28-5-30
4	Use of a portion of a dwelling or accessory building in conjunction with an off-	SE	SE	SE	SE	-	SE	SE	-	-	-	-	-	-	-	-	-	SE	SE	Section 28-5-31

[illegible]

(Ord. No. 2771, § I, 10-13-09; Ord. No. 2842, § V, 8-8-11; Ord. No. 2856, § III, 11-14-11; Ord. No. 2860, §§ IV-VI, 8-13-12)

Concord, New Hampshire, Code of Ordinances >> TITLE IV - ZONING CODE >> CHAPTER 28 - ZONING ORDINANCE >> ARTICLE 28-4 - DEVELOPMENT DESIGN STANDARDS >>

ARTICLE 28-4 - DEVELOPMENT DESIGN STANDARDS

28-4-1 - Dimensional Standards.

28-4-2 - Buffer Requirements for Residential District Boundaries.

28-4-3 - Wetland Buffers and Setbacks.

28-4-4 - Buffers to Bluffs.

28-4-5 - Development of Attached and Multifamily Dwellings.

28-4-6 - Manufactured Housing Parks and Subdivisions.

28-4-7 - Cluster Development.

28-4-8 - Planned Unit Development (PUD).

28-4-1 - Dimensional Standards.

- (a) *Generally.* Land shall be subdivided, buildings or structures shall be constructed, and uses shall be established only in conformance with the dimensional and design standards set forth hereinafter in this Section, except as otherwise provided in this Article, in Article 28-5, Supplemental Standards, and in Article 28-8, Nonconforming Lots, Uses, and Structures, of this ordinance. The dimensional and design standards contained elsewhere in this article and in Article 28-5 shall supersede the standards in this Section only for those uses so specified and under the circumstances so specified.
- (b) *Minimum Lot Size.* No buildings or structures shall be constructed and no use shall be established on a lot having less total area and less buildable land area than the minimum amounts indicated in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance. Where a lot is not served by a municipal sewer system and an on-site subsurface disposal system is required, the lot size shall not be less than the larger of either the area required by the New Hampshire Department of Environmental Services (NHDES)-Water Division (WD), or the minimum lot size specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance.
- (c) *Minimum Lot Frontage.* No buildings or structures shall be constructed, and no use shall be established, on a lot having less frontage than the minimum dimension indicated in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance. Minimum lot frontage shall be a continuous, unbroken line along one street. The minimum lot frontage dimension must be maintained within the lot as a minimum lot width to a depth of fifty (50) feet from the front lot line. In the case of lots fronting on a cul-de-sac, or fronting on a street in an arc of a curve with a radius of three hundred (300) feet or less, the minimum frontage may be reduced to

fifty (50) feet, provided that the required minimum frontage dimension for the applicable district is observed as the minimum lot width at the required front yard setback line.

- (d) *Minimum Yard Requirements.* No principal buildings or structures shall be constructed on any portion of a lot that lies within a minimum required front, rear, or side yard, the dimensions of which are indicated in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance. Projections into required yards, including balconies, bay windows, open terraces, attached decks, steps, stoops, window sills, eaves, chimneys, and fire escapes are permitted to the extent that the projection does not exceed two (2) feet.
 - (1) *Front Yard.* The minimum front yard within a lot shall be that portion of the lot between the front lot line and a line parallel to the front lot line at a distance from said front lot line as specified in Section 28-4-1(h). Where a lot is a corner lot or otherwise has multiple street frontages, front yard dimensions shall be observed adjacent to all such frontages, and side yard dimensions shall be observed adjacent to all other lot lines.
 - (2) *Rear Yard.* The minimum rear yard within a lot shall be that portion of the lot between the rear lot line and a line parallel to the rear lot line at a distance from said rear lot line as specified in Section 28-4-1(h).
 - (3) *Side Yard.* The minimum side yards within a lot shall be those portions of a lot between side lot lines and lines parallel to the side lot lines at a distance from said side lot lines as specified in Section 28-4-1(h).
- (e) *Maximum Lot Coverage.* No buildings, structures, or impervious surfaces or combination thereof shall be constructed on a lot such that the area of the lot covered by buildings, structures, and impervious surfaces, when calculated as a percentage of the total lot area, shall exceed the percentage as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance.
- (f) *Maximum Height of Buildings or Structures.* Except as otherwise specified herein, no buildings or structures shall be constructed in excess of the maximum height as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance. The height of buildings and structures is further subject to the following provisions:
 - (1) The height of a building or structure shall be determined by measuring the vertical distance between the average ground level around the perimeter of the building or structure, and either the highest point of the roof beam of a flat roof, the mean level of the highest gable of a sloping roof, or the highest point on a structure.
 - (2) No building or structure shall be constructed so as to penetrate the approach surfaces to runways as displayed on the official airport approach plan for the Concord Airport as adopted pursuant to RSA 424:3, Preparation of Airport-Approach Plans, by the New Hampshire Department of Transportation in March 1996, a copy of which is on file in the office of the Code Administrator.
 - (3) Appurtenant structures or building features not designed for human occupancy or commercial identification, including but not limited to spires, steeples, cupolas, domes, parapet walls, chimneys, or smokestacks, may exceed the maximum height restrictions as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance upon the granting of a conditional use permit pursuant to Section 28-9-4(b), Conditional Use Permits, of this ordinance, and approval in accordance with Section 28-9-4(f), Architectural Design Review, of this ordinance. An applicant for a conditional use permit shall provide adequate documentation in order for the Planning Board to make a finding that the proposed additional height of the appurtenant structure meets the following conditions:

- a. Utilitarian structures, such as chimneys and smokestacks, shall exceed the height limit only to the minimum extent necessary to accomplish their function;
- b. The materials and colors of utilitarian structures shall minimize the visual contrast of the structure with its surroundings;
- c. Decorative or ornamental structures, such as steeples and cupolas, shall be architecturally integrated, in terms of colors and materials, with the primary building or structure to which they are appurtenant;
- d. All appurtenant structures shall be designed to minimize shadow impacts and impacts to solar access to public parks and open space, and on adjacent buildings and properties;
- e. Any adverse visual impacts of the height and appearance of an appurtenant structure shall be minimized where the structure is to be located within a scenic vista or a natural or pastoral view; and
- f. The design of an appurtenant structure shall respect the surrounding vernacular architecture and views of the State House Dome and the City's skyline.

In issuing a conditional use permit, the Planning Board may attach conditions to the permit including but not limited to requirements related to location, mass, height, color, and materials of the appurtenant structure.

- (4) The height limits for signs shall be in accordance with the requirements of Article 28-6, Sign Regulations, of this ordinance.
- (5) The height limits for telecommunications towers shall be in accordance with the requirements of Section 28-5-23, Wireless Telecommunications Equipment, of this ordinance.
- (6) The height limit for flagpoles shall conform to the maximum height restrictions as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance.
- (7) In the Industrial (IN) District, the height of a building or structure may exceed the maximum limit, as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, by an additional ten (10) feet provided that all minimum required yard dimensions as specified in Section 28-4-1(h) shall be increased two (2) feet for each foot of height that the building or structure extends above the maximum height limit as specified said Section 28-4-1(h) for the IN District.

(g) *Applicability to Performance Districts.*

- (1) Within Performance Districts, whenever a subdivision of a tract is proposed, a Comprehensive Development Plan (CDP) must be prepared in accordance with the requirements of Section 28-9-4, Decisions by the Planning Board, of this ordinance. The CDP must be approved by the Planning Board prior to the granting of any other subdivision or site plan approvals for development of said tract. The standards specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, shall apply to the tract for which the CDP is prepared but not to any lots proposed within the CDP to be created from that tract, as long as the combined dimensional features of the lots so created, when taken in the aggregate, remain in compliance with the dimensional standards of this ordinance and the approved CDP.
- (2) Within Performance Districts, a building, structure, or sign shall not obstruct the views of the State House Dome as can be seen from a passenger vehicle in the northbound lanes of Interstate 93 between Exit 12 at South Main Street and Exit 14 at Loudon Road, in the southbound lanes of Interstate 93 between the bridge over the Merrimack River south of Exit 16 and

Exit 14 at Loudon Road, and in the westbound lanes of Interstate 393 between Exit 1 at Fort Eddy Road and the interchange of Interstates 93 and 393.

- (3) Where a single-family dwelling is permitted in a Performance District, the lot size and frontage shall be as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for a single-family dwelling in a Downtown Residential (RD) District.
- (4) Within the Opportunity Corridor Performance (OCP) District, the development of all tracts shall be subject to a minimum floor area ratio of three-tenths (0.3).
- (5) Buildings or structures within that portion of the Opportunity Corridor Performance (OCP) District, which lies easterly of Storrs Street between Loudon Road and an easterly extension of Hills Avenue, may exceed the maximum height restrictions as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance upon the granting of a conditional use permit pursuant to Section 28-9-4(b), Conditional Use Permits, of this ordinance, and approval in accordance with Section 28-9-4(f), Architectural Design Review, of this ordinance. An applicant for a conditional use permit shall provide adequate documentation in order for the Planning Board to make a finding that the proposed additional height of the appurtenant structure meets the following conditions:
 - a. Buildings or structures shall exceed the height limit only to the minimum extent necessary to accomplish the development program as approved by the Planning Board, and in no case shall any building or structure exceed of a height of eighty (80) feet;
 - b. Buildings or structures which exceed the height limit shall be designed to minimize shadow impacts and impacts to solar access to public parks and open space, and on adjacent buildings and properties, to the extent feasible to accomplish the development program as approved by the Planning Board;
 - c. The design of buildings or structures which exceed the height limit shall respect the surrounding vernacular architecture and views of the State House Dome and the City's skyline;
 - d. Buildings or structures which exceed the height limit shall be designed to minimize impacts to views of the Merrimack River valley from the Central Business Performance (CBP) District, to the extent feasible to accomplish the development program as approved by the Planning Board; and
 - e. The design of buildings or structures which exceed the height limit shall provide a positive contribution to the architectural character of the Downtown and to visual image of the City's skyline.

In issuing a conditional use permit, the Planning Board may attach conditions to the permit including but not limited to requirements related to location, mass, height, color, and materials of a building or structure which will exceed the height limit.
- (h) *Table of Dimensional Regulations.* In the base Districts as established in Article 28-2, Zoning Districts and Allowable Uses, of this ordinance, buildings, structures, or impervious surfaces shall not be constructed except in conformance with the standards set forth in the following Table of Dimensional Regulations, subject to all other provisions and standards of this ordinance, and other local, State, and federal laws, rules, and regulations.

TABLE OF DIMENSIONAL REGULATIONS									
Base District	Minimum Lot Size		Minimum Lot Frontage (feet)	Minimum Yard Requirements			Maximum Lot Coverage (%)	Maximum Height (feet)	
	Total Area (sq. ft.)	Buildable Land (sq. ft.)		Front (feet)	Rear (feet)	Side (feet)			
RO	2 acres	20,000	200	50	50	40	10	35	
RM (w/o sewer)	40,000	20,000	200	25	25	15	20	35	
RM (w/ sewer)	12,500	6,250	100	25	25	15	40	35	
RS	12,500	6,250	100	25	25	15	40	35	
RN	10,000	5,000	80	15	25	10	50	35	
RD	7,500	5,000	75	10	20	10	60	35	
RH	10,000	5,000	80	15	25	10	60	35	
CN	10,000	5,000	100	20	30	10	80	35	
CG	25,000	12,500	150	30	30	25	80	45	
CU	12,500	6,250	100	15	15	15	80	45	
CH	40,000	20,000	200	50	30	25	80	45	
CBP	---	---	22	---	---	---	---	80	
GWP	---	---	300	25	25	25	85	45	
OCP	---	---	150	15	15	15	85	45	
OFP	---	---	200	25	25	25	60	45	
CVP	---	---	80	15	15	15	80	45	
IS	25,000	12,500	150	30	30	25	75	45	
IN	40,000	20,000	200	50	30	25	85	45	
UT	10,000	5,000	80	15	25	10	75	35	

(Ord. No. 2842, § VI. 8-8-11; Ord. No. 2872, § I. 3-12-12)

28-4-2 - Buffer Requirements for Residential District Boundaries.

- (a) **Purpose.** These buffer requirements are intended to mitigate the impacts of light, noise, odor, vibration, and visual blight from nonresidential development in nonresidential districts on adjacent residential districts. These requirements are intended to preserve, protect, and restore the quality of life and property values for residential neighborhoods which share a boundary with a nonresidential district. The requirements of this Section shall be incumbent upon both residential and nonresidential uses on both sides of the boundary between residential and nonresidential districts.
- (b) **Buffer Width Standards.**

- (1) In nonresidential districts, nonresidential uses on lots which directly abut a residential district boundary or that are located on lots through which a residential district boundary passes, shall provide on the premises within the nonresidential district a buffer that is immediately adjacent to the residential district boundary, in accordance with the width standards contained in the following table. Where the abutting residential district is the Open Space Residential (RO) District, and the adjacent lots in the RO District are undeveloped and less than half of the area of the lots is comprised of buildable land area, no buffers are required in the adjacent nonresidential district.

Base District	Buffer Width Standards for Nonresidential Uses in Nonresidential Districts	
	Minimum buffer width for a structure of up to 20 feet in height or for a use with no structure	Minimum buffer width for a structure of more than 20 feet in height
CG and CH	15	30
GWP	15	30
OFD	15	30
IN	15	30
IS	15	30
CU	10	15
OCP	15	15
CVP	10	10
CN	10	10
UT	10	10
CBP	0	0

- (2) Any use in a residential district on a lot which directly abuts a nonresidential district boundary, or that is located on a lot through which a nonresidential district boundary passes, shall provide on the premises within the residential district a buffer that is immediately adjacent to the nonresidential district boundary, in accordance with the width standards contained in the following table.

Base District	Buffer Width Standards in Residential Districts	
	Minimum Buffer Width	
RO	25	
RM	20	
RM	15	
RS	15	
RN	10	
RD	5	
RH	10	

- (3) Where the use abutting a boundary between a residential district and a nonresidential district is a development of attached and multifamily dwellings, a manufactured housing park, a cluster development, or a PUD, in lieu of the standards contained in this Section, such use shall meet the applicable perimeter buffer standard contained respectively in Section 28-4-5, Development of Attached and Multifamily Dwellings; Section 28-4-6, Manufactured Housing Parks and Subdivisions; Section 28-4-7, Cluster Development; or Section 28-4-8, Planned Unit Development (PUD).
- (4) When a property owner of a lot transected by a zoning boundary exercises the option available under Section 28-2-3(e) to extend the district regulations applicable to the larger portion of the lot into the smaller portion of the lot which is in the adjoining zoning district, the buffer shall be located immediately adjacent to the line which is at the limit of the regulations as extended.
- (c) *Increased Yard Setback Standards.* In nonresidential districts, nonresidential uses on lots which directly abut a residential district boundary, or that are located on lots through which a residential district boundary passes, shall adhere to increased yard setbacks, in accordance with the standards contained in the following table. Where the lot in a nonresidential district has an average ground elevation of ten (10) or more feet above the average ground elevation of the adjacent lot in a residential district, structures of more than twenty (20) feet in height that are placed on the lot in the nonresidential district shall adhere to minimum yard setbacks that are twice as wide as the dimension required for the nonresidential district as indicated in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance. Where the abutting residential district is the Open Space Residential (RO) District, and the adjacent lots in the RO District are undeveloped and less than half of the area of the lots is comprised of buildable land area, no increased yard setbacks are required in the adjacent nonresidential district.

Yard Setback Standards for Nonresidential Uses in Nonresidential Districts	
Base District	Increased yard standards for a structure of more than 35 feet in height (ft)
CG and CH	60
GWP	60
OFP	60
IN	60
IS	60
CU	30
OCP	30
CVP	0
CN	0
UT	0
CBP	0

(d)

Buffer Landscape and Improvement Standards. The buffer is intended to be landscaped and improved in order to provide effective visual screening on a year-round basis for uses in residential districts at a boundary with a nonresidential district. Buffers shall employ existing vegetation, or nursery stock, or both, as well as fences, walls, earth berms, or grade changes, in accordance with the standards contained herein. These standards are intended to create a dense or opaque screen for the first six (6) feet above the ground elevation of the residential district immediately adjacent to the district boundary, and a semi-opaque screen from the sixth (6) to thirtieth (30) foot above that ground elevation. Every buffer shall comply with one of the following options:

- (1) *Buffer Option 1.* The buffer shall contain a mixture of evergreen and deciduous trees and shrubs in accordance with the following standards governing the size and distribution of landscape materials:
 - a. The mixture of evergreen and deciduous trees shall be such that no more than sixty (60) percent of the trees are deciduous and no less than forty (40) percent of the trees are evergreens, and there is one tree for every four hundred (400) square feet of required buffer. At the time of planting, deciduous trees shall be at least twelve (12) feet in height and have a trunk diameter of two and one-half (2½) inches, and evergreen trees shall be at least eight (8) feet in height. All trees shall be of a species that will attain a mature height of at least thirty (30) feet. Trees shall be planted no further than forty (40) feet apart.
 - b. The mixture of evergreen and deciduous shrubs shall be such that no more than forty (40) percent of the shrubs are deciduous and no less than sixty (60) percent of the shrubs are evergreens, and there is one shrub for every forty (40) square feet of required buffer. Shrubs shall be at least four (4) feet in height at the time of planting, and all shrubs shall be of a species that will attain a mature height of at least six (6) feet and width of at least four (4) feet within five (5) years of the time of planting. Shrubs shall be planted no further apart than five (5) feet in staggered rows such that a dense visual screen will be established by the mature shrubs.
- (2) *Buffer Option 2.* The buffer shall contain existing vegetation, consisting of trees and shrubs, that shall meet the minimum standards of Section 28-4-2(d)(1), Buffer Option 1, of this ordinance. Where the existing vegetation fails to meet those standards, new landscape materials may be added to supplement the existing vegetation in order to comply with the number, size, and distribution standards. Where the number of existing trees of qualified size exceeds the minimum number, the number of required shrubs shall be reduced by a factor of two (2) shrubs for each additional qualified tree.
- (3) *Buffer Option 3.* The buffer shall contain a mixture of evergreen and deciduous trees together with a fence or wall. The buffer shall meet the minimum standards governing the number, size and distribution of trees as contained in Section 28-4-2(d)(1), Buffer Option 1, of this ordinance. The required fence or wall shall be solid or opaque, at least six (6) feet in height, and shall be installed parallel to, and for the entire length of the district boundary. Where a buffer containing a fence in accordance with this buffer option has been established on one side of a residential district boundary, this option shall not be used to fulfill the buffer requirements on the side of the district boundary which is directly opposite such a fence or wall.
- (4) *Buffer Option 4.* The buffer shall contain a mixture of evergreen and deciduous trees and shrubs together with an earth berm. The buffer shall meet the minimum standards governing the number, size and distribution of trees as contained in Section 28-4-2(d)(1), Buffer Option 1, of this ordinance. An earth berm shall be installed with the highest point being at least two (2) feet and no more than six (6) feet above existing grade. Side slopes of the earth berm shall not exceed a grade steeper than three (3) feet horizontally for each one foot of vertical change, and retaining walls may be used to truncate the side slopes.

Earth berms shall be seeded with grass or wild flower seed mix. For buffers with berms that are six (6) feet above grade, no shrub plantings are required. For buffers with berms that are less than six (6) feet above grade, shrubs shall be provided in accordance with the requirements of Section 28-4-2(d)(1). Buffer Option 1, of this ordinance, except that the required height of the shrubs may be reduced such that the height of the berm plus the height of the shrubs is equal to six (6) feet, provided that no shrub may be less than one and one-half (1½) feet in height. In the event that buffers on both sides of a district boundary are developed simultaneously, an earth berm may be positioned in part or in whole over the district boundary.

- (5) *Buffer Option 5.* The buffer shall contain a mixture of evergreen and deciduous trees together with a change in grade. The buffer shall meet the minimum standards governing the number, size and distribution of trees as contained in Section 28-4-2(d)(1). Buffer Option 1, of this ordinance. To be considered as part of this buffer option, the change in grade shall be at least four (4) feet above existing grade on the other side of the district boundary, and the change in grade shall occur within the width of the buffer. For buffers with a change in grade that is at least six (6) feet above grade, no shrubs are required. For buffers with a change in grade that is less than six (6) feet above grade, shrubs shall be provided in accordance with the requirements of Section 28-4-2(d)(1). Buffer Option 1, of this ordinance, except that the required height of the shrubs may be reduced such that the height of the berm plus the height of the shrubs is equal to six (6) feet, provided that no shrub may be less than one and one-half (1½) feet in height.
- (e) *Buffers for District Boundaries in Collector or Local Streets.* Where a boundary between a non-residential district and a residential district is located within or along the edge of a right-of-way of a collector or local street, a nonresidential use in the nonresidential district which fronts on such a street shall incorporate a fifteen (15) foot wide buffer in the front yard along the front lot line adjacent to the edge of the right-of-way. This buffer may vary between ten (10) to twenty (20) feet in width, provided that an average width of fifteen (15) feet is maintained along the entire front lot line, and it shall meet the landscaping requirements of Section 28-7-10(d), Landscape Material Standards, of this ordinance.
- (f) *Buffer Use Restrictions.* Buildings, impervious surfaces, and parking, as well as the storage and display of vehicles, goods, and materials, are prohibited within the buffers required pursuant to this Section.
- (g) *Maintenance of Buffers.* All required buffers shall be adequately maintained by the replacement of plantings, and the repair or replacement of fences and walls, such that compliance is always maintained with the minimum buffer landscape and improvement standards of this Section.
- (h) *Screening and Orientation of Mechanical Equipment.* For nonresidential uses on lots which directly abut a residential district boundary, all appurtenant mechanical equipment including heating, ventilating, and air conditioning equipment, as well as exhaust fans and vents, shall be visually screened from adjacent residential districts. Noise and odors emanating from the equipment, fans, and vents shall be directed away from residential district boundaries by means of location of the equipment on the building or through the installation of baffles or deflectors.
- (i) *Illumination of Buildings.* Lighting fixtures used to illuminate a building on a lot which directly abuts a residential district boundary, or on a lot through which a residential district boundary passes, shall be designed to minimize glare and sky-glow, and to direct the light away from adjacent properties and away from traffic on adjacent streets. Lighting shall be designed to limit any increase in off-site illumination to a maximum of two-tenths (0.2) of a footcandle as measured at the side and rear lot lines.
- (j)

Other Standards Related to Lighting, Screening, and Setbacks. Other performance standards relative to the mitigation of impacts of light, noise, odor, vibration, and visual blight on residential neighborhoods are found in other sections of this ordinance, as follows: Parking lot lighting standards are contained in Section 28-7-7(j), Illumination of Parking Areas; setbacks for, and the screening of, loading areas are addressed in Section 28-7-13(e), Setbacks, and Section 28-7-13(f), Screening; and setbacks for, and the screening of, refuse container loading areas are addressed in Section 28-7-14(d), Setbacks, and Section 28-7-14(e), Screening.

Section 28-5-37, Outside Storage of Materials and Inventory, addresses setbacks and screening requirements for outside storage, and Section 28-6-9(c), Permitted Freestanding Signs, contains setback requirements for such signs.

- (k) *Implementation of the Buffer Requirements.* Where lots abutting a residential district boundary have been previously developed, the standards and requirements of this Section shall be implemented at such time as a change in use classification occurs, or an existing use is expanded or intensified in such a manner that there is an increase in the parking demand based on the standards contained in Article 28-7, Access, Circulation, Parking and Loading Requirements, of this ordinance.

- (l) *Conditional Use Permits Required for Certain Buffers.* The Planning Board may grant conditional use permits in accordance with the requirements of Section 28-9-4(b), Conditional Use Permits, of this ordinance, for alternative buffer arrangements where certain specific requirements of this Section can not be met, as follows:

- (1) Where the location of existing buildings precludes compliance with the buffer width and yard setback standards, the Planning Board may allow a buffer that provides the maximum separation and screening possible given the location of such buildings. In granting a conditional use permit, the Board may require the buffer to be wider where not obstructed by buildings, or require additional fencing or walls, or require additional or larger landscape materials; and
- (2) Where the land for a required buffer is encumbered by an easement, covenant, or other recorded legal instrument that prohibits or disallows thereon the planting and maintaining of trees and shrubs, or limits tree growth to less than twenty (20) feet in height, such land shall not be deemed to fulfill the requirements of this Section. The Planning Board may grant a conditional use permit that will allow an alternate buffer location which will provide the maximum screening possible taking in to consideration any use of the easement that is incompatible with the intent of this Section. In granting a conditional use permit, the Board may require additional fencing or walls, or require additional or larger landscape materials.

(Ord. No. 2751, § II, 5-11-09; Ord. No. 2842, § IX, 8-88-11; Ord. No. 2851, § III, 10-11-11)

28-4-3 - Wetland Buffers and Setbacks.

- (a) *Buffers Established.*

- (1) Buffers are hereby established around and encircling all wetlands other than those that are smaller than three thousand (3,000) square feet or those that were created as sedimentation/detention basins, agricultural/irrigation ponds, or roadside drainage ditches.
- (2) The minimum width of the wetland buffers shall be fifty (50) feet horizontal distance as measured outward from the perimeter edge of the wetland. Wherever a permit to fill a wetland has been issued by either the New Hampshire Department of Environmental Services (NHDES) or the U.S. Army Corps of Engineers (USACOE), the perimeter of the wetland shall be deemed to be the new edge between the fill as placed in accordance with the permit and the remaining wetland. All other

wetland edges shall be determined by a wetland scientist using a methodology consistent with N.H. Administrative Rules Wt 100-800, and in accordance with the "Corps of Engineers Wetlands Delineation Manual" (1987), and the "Field Indicators for Identifying Hydric Soils in New England" (New England Interstate Water Pollution Control Commission [NEIWPCC], 1998).

- (3) Certain marshes and open water wetlands may be subject to additional buffer requirements in accordance with Section 28-3-3, Shoreland Protection (SP) District, of this ordinance.

(b) *Natural Conditions to be Maintained Within Buffers.* Unless allowed pursuant to a state or federal permit, or a conditional use permit granted under the terms of this Section, every wetland buffer, and all existing vegetation contained therein, shall be retained and maintained in its natural condition. Where wetland buffer disturbance is allowed pursuant to a state or federal permit, or a conditional use permit, revegetation of the disturbed area with native species is required.

(c) *Certain Uses Prohibited in Buffers.* The following uses and activities are prohibited within a wetland buffer:

- (1) The erection or construction of a building or structure, or the construction of parking lots or loading areas, except where otherwise allowed by a state or federal permit and the granting of a conditional use permit pursuant to Section 28-4-3(d), Conditional Use Permits Required for Certain Disturbance of Buffers, of this ordinance;
- (2) The establishment or expansion of salt storage, junk yards, resource recovery facilities, transfer stations, landfills, or solid or hazardous waste facilities;
- (3) The bulk storage of chemicals, petroleum products, or toxic and hazardous materials;
- (4) The dumping or disposal of snow and ice collected from roadways and parking lots;
- (5) New agricultural operations pursuant to Section 28-2-4(j), Table of Principal Uses, of this ordinance;
- (6) Timber harvesting, except as conducted in accordance with the terms and provisions of RSA 227-J, Timber Harvesting; and
- (7) The removal of vegetation, the recontouring or grading of the land, or the placement of impervious surfaces except as may otherwise be allowed by a state or federal permit and the granting of a conditional use permit pursuant to Section 28-4-2(d) of this ordinance.

(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers.* The Planning Board may grant a conditional use permit allowing the disturbance of a buffer in conjunction with construction or installation of roads, utilities, and drainage improvements and other uses which require the placement of impervious surfaces, and the draining, dredging, filling, recontouring, or grading of the land within the buffer. In granting a permit, the Planning Board may attach conditions to the permit including, but not limited to, requirements for more extensive buffers, additional plantings in areas to be revegetated, and a reduction in the extent of impervious surfaces within the buffer. In addition to the requirements of Section 28-9-4(b), Conditional Use Permits, of this ordinance, an applicant for a permit shall provide adequate documentation in order for the Planning Board to make a finding that the proposed disturbance of the buffer meets the following conditions:

- (1) The disturbance of the buffer is necessary to the establishment of an allowable principal or accessory use on the buildable land area of the lot;
- (2)

The proposed disturbance to the buffer cannot practicably be located otherwise on the lot to eliminate or reduce the impact to the buffer and represents the minimum extent of disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land;

- (3) The proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources;
 - (4) Where applicable, wetland permit(s) have been received or are obtained from the NHDES and USACOE; and
 - (5) Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained.
- (e) *Subsurface Disposal Systems Adjacent to a Wetland.* A permit for the installation of a subsurface disposal system, or the replacement of an existing subsurface disposal system or leach field, shall be obtained from the New Hampshire Department of Environmental Services (NHDES)-Water Division (WD) pursuant to RSA 485-A, Water Pollution and Waste Disposal, for lots that are not served by municipal sewer and where the system or leach field is proposed within or adjacent to a wetland buffer. The setbacks from a wetland for a subsurface disposal system or leach field shall be in accordance with the NHDES-WD regulations.

28-4-4 - Buffers to Bluffs.

(a) *Buffers Established.*

- (1) Buffers are hereby established adjacent to the top and bottom of all bluffs.
- (2) The minimum width of the buffers adjacent to bluffs shall be fifty (50) feet horizontal distance as measured in an uphill direction away from the top of a bluff, and in a downhill direction away from the bottom of the bluff. All buffers shall be maintained adjacent to the entire length of a bluff.
- (3) Where the bottom of a bluff is in a ravine, the buffer shall include the entire ravine.

(b) *Natural Conditions to be Maintained.* Every bluff and buffer adjacent to a bluff, and all existing vegetation contained therein, shall be retained and maintained in its natural condition, subject to the following exceptions:

- (1) Timber harvesting may be conducted in accordance with the terms and provisions of RSA 227-J, Timber Harvesting;
 - (2) Dead, diseased, unsafe, or fallen trees may be removed provided that the root materials are left in place;
 - (3) Within a buffer, shrubs and existing trees of less than four (4) inches in diameter measured at four and one-half (4.5) feet above the ground may be removed, and larger trees may be pruned in order to maintain views that may exist, provided that a well-distributed stand comprised of at least fifty (50) percent of the existing trees, saplings, shrubs, and groundcover is maintained, and that the disturbance of the soil is minimized;
 - (4) Where the vegetation is removed, it shall be replaced with seedlings of comparable evergreen or deciduous trees; and
 - (5) Other disturbances of a buffer may be allowed pursuant to a conditional use permit granted under the terms of this Section.
- (c) *Certain Uses Prohibited.*
- (1) The following uses and activities are prohibited on bluffs and within a buffer adjacent to a bluff:

a. The erection or construction of a building or structure; and

b. New agricultural operations pursuant to Section 28-2-4(j), Table of Principal Uses, of this ordinance; and

(2) The following uses and activities are prohibited on bluffs:

a. The establishment of driveways, streets, and roads, including skidder or logging roads, except that railroads and collector or arterial streets or limited access highways may be allowed pursuant to a conditional use permit granted under the terms of this Section;

b. The recontouring or grading of the land, or the placement of impervious surfaces; and

c. The installation of a subsurface disposal system, or the a replacement of an existing subsurface disposal system or leach field.

(d)

Conditional Use Permits Required for Certain Disturbance of Bluffs and Buffers. The Planning Board may grant a conditional use permit allowing the disturbance of a buffer in conjunction with construction or installation of driveways, streets, and roads, including skidder or logging roads; railroads; parking lots or loading areas; utilities; drainage improvements; subsurface disposal systems, or the a replacement of an existing subsurface disposal system or leach field; or other activities which require the placement of impervious surfaces, or the recontouring, or grading of the land within the buffer. The Planning Board may also grant a conditional use permit allowing the disturbance of a bluff in conjunction with construction or installation of utilities, drainage improvements, railroads, roads that span a ravine, or a collector street, arterial street, or a limited access highway where such street or highway is designed to connect buildable land at the top of a bluff to buildable land at the bottom of a bluff. In addition to the requirements of Section 28-9-4(b), Conditional Use Permits, of this ordinance, the following provisions shall apply to an application for a permit for disturbance of a buffer or bluff:

(1) An applicant for a permit shall provide a plan showing, as applicable, the proposed vegetation removal, grading, drainage, erosion control measures, retaining walls, impervious surfaces, utilities and appurtenances, and subsurface disposal systems. The plan shall be prepared by a licensed engineer, except that in the case of the installation of skidder or logging roads or other buffer disturbances related to timber harvesting, the plan shall be prepared by a licensed forester.

(2) Adequate documentation, certified by a licensed engineer or a licensed forester, as applicable, shall be submitted to the Planning Board in order for the Board to make a finding that the proposed disturbance of a buffer or bluff, as specified herein, meets the following conditions:

a. The disturbance of a buffer is necessary for timber harvesting, or for the establishment of an allowable principal use on the buildable land area of the lot;

b. The proposed disturbance to a buffer represents the minimum extent of disturbance necessary to conduct a timber harvest, or to achieve the reasonable use of those portions of the lot consisting of buildable land;

c. Stormwater runoff and drainage system outfalls relating to the disturbance of a buffer or bluff will be directed away from the bluff;

d. The proposed disturbance of a buffer or bluff will not destabilize the bluff, or cause erosion of the bluff to occur at a rate in excess of that which occurs under natural conditions from wind and water; and

e.

Where applicable, permits or proof of compliance with all related state and federal regulations have been received or are obtained.

- (3) In granting a permit, the Planning Board may attach conditions to the permit including but not limited to requirements for more extensive buffers, revegetation of the disturbed area with native species, installation of additional plantings of native species to supplement existing vegetation, and a reduction in the extent of impervious surfaces within a buffer.
- (e) *Expansion of Existing Buildings Within a Buffer.* An existing building or structure which is located in whole or in part within a buffer may be expanded within the buffer area unless such an expansion is otherwise prohibited by the provisions of this ordinance, and provided that no part of an expansion of such a building or structure is closer to the top or bottom of the bluff than any part of the existing building or structure.
 - (1) *Minimum Expansion by Right.* An existing building or structure in a buffer area may be expanded to the extent of the lesser of one thousand (1,000) square feet of ground floor area, or thirty (30) percent of the existing ground floor area.
 - (2) *Conditional Use Permit Required for Additional Expansion.* The Planning Board may grant a conditional use permit in accordance with the requirements of Section 28-9-4(b), Conditional Use Permits, of this ordinance, for the additional expansion of existing buildings or structures beyond that which is allowed pursuant to Section 28-4-4(e)(1). Plans for the expansion shall be prepared and submitted as required in Section 28-4-4(d)(1), and documentation shall be submitted to support the finding as required in Sections 28-4-4(d)(2)c., d., and e. In granting a conditional use permit, the Board may attach conditions as specified in Section 28-4-4(d)(3).

28-4-5 - Development of Attached and Multifamily Dwellings.

- (a) *Purpose.* It is the purpose of these regulations to provide suitable living environments in developments of attached and multifamily dwellings, including multifamily dwellings for the elderly; to provide diversity in housing location, type, and tenure; and to insure the compatibility of such developments with other existing adjacent development.
- (b) *Application, Review, and Administrative Processes.* The application, review, and administrative processes for a development of attached or multifamily dwellings shall be in accordance with Section 28-9-4(d), Site Plan Review, of this ordinance, and as specified in the Site Plan Review Regulations adopted by the Planning Board. The requirements of the Site Plan Review Regulations shall be augmented by the provisions and standards of this Section. To the extent that a condominium or cooperative form of ownership is proposed to be established as part of an application for development of attached or multifamily dwellings, an approval pursuant to the Subdivision Regulations shall also be required.
- (c) *Permitted Uses.* On a tract proposed for a development of attached or multifamily dwellings, any pre-existing dwelling units on the tract may be retained as part of the development provided that such units are included in the calculation of density for the development. Except in Performance Districts, any pre-existing nonresidential uses on the tract shall not become part of a development of attached or multifamily dwellings, and must be discontinued or relocated to another tract. The following are the principal and accessory uses permitted within a development of attached or multifamily dwellings:
 - (1)

Principal Uses. The only principal uses that are permitted in a development of attached or multifamily dwellings are pre-existing dwelling units, if any, attached dwellings, multifamily dwellings, or multifamily dwellings for the elderly, including congregate dwelling units, in accordance with Section 28-2-4(j), Table of Principal Uses, of this ordinance.

(2) *Uses Accessory to a Principal Residential Use.* The following accessory uses are the only accessory uses permitted in conjunction with a principal residential use within a development of attached or multifamily dwellings:

- a. Garages, carports, and parking spaces; and
- b. A minor home occupation.

(3) *Uses Accessory to a Development of Attached and Multifamily Dwellings.* The following accessory uses are permitted, subject to Planning Board approval, only as common facilities for the use and benefit of residents of a development of attached or multifamily dwellings:

- a. Outdoor recreational facilities including, but not limited to, tennis courts, golf courses, swimming pools, basketball courts, playgrounds, beaches, docks, and trails;
- b. Indoor recreational facilities including, but not limited to, a swimming pool, fitness center, clubhouse, cabana, spa, and tennis courts;
- c. Indoor support facilities including, but not limited to, meeting rooms, management offices, child care facilities, and greenhouses;
- d. Storage facilities for maintenance equipment for a development of attached or multifamily dwellings;
- e. A common outdoor storage area for boats, recreational vehicles, and camping trailers owned by individual residents of a development of attached or multifamily dwellings;
- f. Community gardens; and
- h. Signs in accordance with Article 28-6, Sign Regulations, of this ordinance.

(d) *Development Standards in Districts Other Than Performance Districts.*

(1) *Minimum Tract Requirements.* A tract of land proposed for development of attached or multifamily dwellings shall be of a minimum size of twenty-five thousand (25,000) square feet, except in the RS District where the minimum tract size shall be five (5) acres. All tracts shall have frontage in compliance with the standards for minimum lot frontage as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the respective districts, other than Performance Districts, in which attached or multifamily dwellings are permitted.

(2) *Maximum Lot Coverage and Density.* The maximum lot coverage for a development of attached or multifamily dwellings shall be as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the respective districts, other than Performance Districts, in which attached or multifamily dwellings are permitted. The maximum development density for attached or multifamily dwellings in units per acre of buildable land area shall be as specified hereinafter:

Principal Residential Use	Maximum Density (units/acre buildable land)
---------------------------	--

Attached Dwellings	10
Multifamily Dwellings	12
Multifamily for the elderly in districts other than RS	14
Multifamily for the elderly in RS District	6

- (3) *Building Dimensions and Separation.* No buildings shall have a horizontal dimension, whether length or width, in excess of one hundred sixty (160) feet, and all buildings shall comply with the maximum height as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance for the respective districts in which attached or multifamily dwellings are permitted. There shall be a minimum of forty (40) feet of separation between all buildings, and a minimum of fifteen (15) feet of separation between buildings and parking lots.
- (4) *Private Yards Required.* Each dwelling unit with direct outside access at the ground level shall have available a private yard or open space of at least three hundred (300) square feet dedicated to the exclusive use of the residents of said unit. The private yard space may contain patios, decks, fences, landscaping, gardens, and other outdoor facilities.
- (5) *Perimeter Buffer Required.* In order that adjacent land uses be visually and physically separated, a buffer area shall be observed along the perimeter of a tract of land proposed for development of attached or multifamily dwellings, and no buildings or parking facilities may be located within this buffer. The minimum width of the buffer shall be thirty (30) feet for one-story residential structures, fifty (50) feet for two-story residential structures, and seventy-five (75) feet for residential structures of three (3) stories or more. The Planning Board may permit streets and utilities to cross through the buffer, and may allow certain outdoor recreational facilities within the buffer, provided that such improvements are compatible with adjacent land uses and do not diminish the purpose of the buffer. The buffer shall incorporate existing natural features of the tract to the greatest extent possible. Existing vegetation including significant large trees shall be preserved, and the Planning Board may require landscape materials to be integrated with the existing vegetation in order to provide effective screening on a year-round basis between the development tract and adjacent land uses.
- (e) *Development Standards in Performance Districts.*
- (1) *Minimum Tract Requirements.* Within those Performance Districts in which attached or multifamily dwellings are permitted, where a subdivision of the tract is proposed, a Comprehensive Development Plan (CDP) must be prepared in accordance with the requirements of Section 28-4-1(g), Applicability to Performance Districts, and Section 28-9-4, Decisions by the Planning Board, of this ordinance, prior to the development of a tract for attached or multifamily dwellings. The standards as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the respective Performance Districts in which attached or multifamily dwellings are permitted shall apply to the tract for which the CDP is prepared.
- (2) *Maximum Floor Area Ratio.* The density of the development of attached and multifamily dwellings shall be established by a maximum floor area ratio as specified hereinafter for each principal residential use for the respective Performance District in which attached and multifamily dwellings are permitted:

Performance District	Maximum Floor Area Ratio by Principal Residential Use		
	Attached Dwellings	Multifamily Dwellings	Multifamily for Elderly
CVP	0.5	1.0	1.5
CBP	not permitted	2.5	3.0
OCP	not permitted	2.5	3.0

- (3) *Building Dimensions.* All buildings shall comply with the provisions relative to maximum height as specified in Section 28-4-1 (g). Applicability to Performance Districts, and Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the respective Performance Districts in which attached or multifamily dwellings are permitted.
- (4) *Locational Restrictions.* Multifamily dwellings shall be permitted in the Central Business Performance (CBP) and the Opportunity Corridor (OCP) Districts provided that such dwelling units are located on or above the second story of a building, and further provided that the first story of the building is used for a permitted principal nonresidential use. In the OCP District, buildings containing multifamily dwellings shall be permitted only on tracts that directly adjoin the CBP District.
- (f) *Accessory Facilities.* An application for a development of attached or multifamily dwellings shall include a narrative description and schedule of development for proposed accessory facilities. Such facilities shall be suitable for the scale of the development, its market orientation, and the needs of the anticipated residents of the development of attached or multifamily dwellings.
- (g) *Utility Service Requirements.* All developments of attached or multifamily dwellings shall be served by municipal water and sewer services. All nonmunicipal utilities, both those existing on the tract and those proposed to serve a development of attached or multifamily dwellings, shall be placed underground. Such utilities include but are not limited to electricity, telephone, gas, cable television, and fiber optic cable.
- (h) *Ownership and Maintenance.* The ownership and maintenance of private roads, utilities, parking facilities, and recreational and other accessory facilities shall be assigned to an ownership interest such as an association of condominium owners or cooperative shareholders, or as otherwise approved by the Planning Board.
- (i) *Parking Requirements.* The parking requirements for a development of attached or multifamily dwellings shall be as specified in Article 28-7, Access, Circulation, Parking, and Loading Requirements, of this ordinance, except that additional parking spaces shall be provided in conjunction with accessory facilities for the common use and benefit of the residents of a development of attached or multifamily dwellings. Parking spaces shall be provided on the basis of one space for every five (5) dwelling units that are more than five hundred (500) feet distant from an accessory facility. Parking spaces for accessory facilities shall be located immediately adjacent to the accessory facility and shall be counted in the calculation of lot coverage.
- (j) *Architectural Design.* Architectural elevations of all buildings proposed within a development of attached or multifamily dwellings shall be submitted for review and approval by the Planning Board pursuant to Section 28-9-4(f), Architectural Design Review, of this ordinance. The architectural design of buildings within a development of attached or multifamily dwellings shall recognize and respect the architectural character of existing adjacent structures in terms of scale and proportion. The review by the Planning

Board shall be conducted with attention to proposed architectural features, details, massing, materials, and colors of structures within a development of attached or multifamily dwellings, and the Board may require modification of designs and may impose conditions in granting approval.

- (k) *Phasing of a Development of Attached or Multifamily Dwellings.* An applicant may propose a phasing plan subject to the approval of the Planning Board. The Board may impose conditions upon such a phasing plan including the duration of each phase and total number of phases. Accessory recreational and support facilities shall be completed in the same phase as the dwelling units intended to be served by the accessory recreational and support facilities, except that all accessory recreational and support facilities shall be completed at such time as fifty (50) percent of the dwelling units in the entire development of attached or multifamily dwellings are complete.
- (l) *Additional Requirements for Multifamily for the Elderly.* Multifamily dwellings for the elderly shall be subject to the following additional requirements:
 - (1) *Documentation of Restriction on Age of Occupants.* An application that involves multifamily dwellings for the elderly shall include the submission of documentation substantiating that the development complies with RSA 354-A:15, Housing for Older Persons. Evidence shall be provided to the Planning Board that the units are either subject to the terms of a recognized state or federal program designed to provide housing for older persons, or that the units will be limited to occupancy by persons of a minimum age as specified in the statute. In the latter case, proposed covenants, condominium documents, or other legally binding instruments shall be submitted to the Board as part of the application process.
 - (2) *Facilities and Services Required for Certain Dwellings.* Where the development of multifamily units for the elderly is proposed for occupancy under the statutory provisions in which at least one occupant of each unit must be of fifty-five (55) years of age or older, the development of such units shall include significant facilities and services designed specifically to meet the physical or social needs of older persons. Such facilities and services shall include but are not limited to recreational facilities, congregate dining facilities, an accessible physical environment, transportation services, homemaker services, maintenance services, preventive health care programs, counseling services, and social programs.
- (m) *Access.* Where access to a site for a development of attached or multifamily dwellings is not directly from an arterial or collector street, the following standards shall be observed in providing access over local streets:
 - (1) Access and egress shall be provided from more than one local street where deemed necessary by the Planning Board;
 - (2) Where local streets are used for access, the traffic service volume of local streets, which is defined in the Master Plan as fifteen hundred (1,500) vehicles per day, shall not be exceeded by the traffic projected to be generated from the development of attached or multifamily dwellings;
 - (3) Traffic calming measures shall be provided as deemed necessary by the Planning Board on local streets used for such access;
 - (4) Safety measures for pedestrians, bicycles, and vehicles shall be implemented as deemed necessary by the Planning Board on local streets used for such access, including, but not limited to, installation of curbing and sidewalks, widening of the traveled way, dedication of right-of-way, elimination of substandard road conditions, and improvements to sight distances;
 - (5)

Opportunities for connectivity from the development site to existing or future streets shall be constructed or dedicated as determined by the Planning Board; and

- (6) Intersection improvements shall be made on local streets used for such access and at the intersections of those local streets with collector or arterial streets, as deemed necessary by the Planning Board.

(Ord. No. 2832, § 1, 7-11-11)

28-4-6 - Manufactured Housing Parks and Subdivisions.

- (a) *Purposes.* It is the purpose of these regulations to provide suitable living environments in manufactured housing parks and subdivisions, to provide diversity in housing location, type, and tenure; and to insure the compatibility of such developments with other existing adjacent development.
- (b) *General Requirement.* Individual manufactured homes, and any additions thereto, that are erected or placed on any parcel in the City, shall comply with the construction and installation standards for manufactured housing units pursuant to the provisions of the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), commonly known as the HUD (U. S. Department of Housing and Urban Development) Code, as well as all applicable codes and ordinances of the City.
- (c) *Application, Review, and Administrative Processes.*
 - (1) *For Manufactured Housing Parks.* A conditional use permit and a subdivision approval are required for the establishment or expansion of a manufactured housing park. An application shall be filed with the Planning Board for a conditional use permit and a subdivision approval. The application, review, and administrative processes shall be as specified in Section 28-9-4(b), Conditional Use Permits, and Section 28-9-4(c), Subdivision Approval, of this ordinance, and in the Subdivision Regulations, as augmented by the provisions and standards contained in this Section.
 - (2) *For Manufactured Housing Subdivisions.* A subdivision approval is required for the establishment or expansion of a manufactured housing subdivision. An application shall be filed with the Planning Board for a subdivision approval. The application, review, and administrative processes shall be as specified in Section 28-9-4(c), Subdivision Approval, of this ordinance, and in the Subdivision Regulations, as augmented by the provisions and standards contained in this Section.
- (d) *Permitted Uses.* On a tract proposed for a manufactured housing park, any pre-existing use that does not conform to the uses permitted in this Section shall not be part of a manufactured housing park, and must be discontinued or relocated to another tract. The following are the principal and accessory uses permitted within a manufactured housing park:
 - (1) *Principal Uses.* The only principal uses that are permitted in a manufactured housing park are manufactured homes.
 - (2) *Uses Accessory to a Principal Residential Use.* The only accessory uses that are permitted on an individual manufactured home site in conjunction with a manufactured home are as follows:
 - a. Garages, carports, and parking spaces;
 - b. Accessory buildings and facilities; and
 - c. A minor home occupation.
- (e)

Minimum Tract Requirements. A tract of land proposed for development of a manufactured housing park or subdivision shall be a minimum of twelve (12) acres in size, and shall have frontage in compliance with the standards for minimum lot frontage as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the respective districts in which manufactured housing parks or subdivisions are permitted.

(f) *Development Standards for a Manufactured Housing Subdivision.* In addition to the standards and requirements of the Subdivision Regulations, the following define the minimum standards for the establishment of a manufactured housing subdivision:

- (1) *Foundation System Required.* Where a manufactured home is located on an individual lot within a manufactured housing subdivision, each such manufactured housing unit shall be placed on a properly engineered foundation system that meets the manufacturer's installation requirements and the provisions of the City's Building Code, as most recently adopted. A properly engineered foundation is one that provides adequate support of the home's vertical and horizontal loads and transfers these and other imposed forces, without failure, from the home to the undisturbed ground below the frost line. All wheels and other equipment for transporting the manufactured home shall be completely and permanently removed; and
- (2) *Minimum Width.* The minimum width of a manufactured home located on an individual lot within a manufactured housing subdivision, shall be twenty (20) feet as measured at its narrowest point.

(g) *Development Standards for a Manufactured Housing Park.* The following define the minimum standards for the establishment of a manufactured housing park:

- (1) *Uses Accessory to a Manufactured Housing Park.* The following accessory uses are permitted, subject to Planning Board approval, within a manufactured housing park but not on an individual manufactured home site, and are permitted only as common facilities for the use or benefit of residents of a manufactured housing park:
 - a. Outdoor recreational facilities including, but not limited to, tennis courts, golf courses, swimming pools, basketball courts, playgrounds, beaches, docks, and trails;
 - b. Indoor recreational facilities including, but not limited to, a swimming pool, fitness center, clubhouse, cabana, spa, and tennis courts;
 - c. Indoor support facilities including, but not limited to, meeting rooms, management/sales offices, child care facilities, laundry facilities, and greenhouses;
 - d. Storage facilities for maintenance equipment for a manufactured housing park;
 - e. A common outdoor storage area for boats, recreational vehicles, and camping trailers owned by individual residents of a manufactured housing park;
 - f. Community gardens; and
 - g. Signs in accordance with Article 28-6, Sign Regulations, of this ordinance.
- (2) *Expansion of an Existing Manufactured Housing Park.* The expansion of an existing manufactured housing park which fails to meet the minimum tract requirements of this Section may be authorized by a conditional use permit, provided that the park is located in a district in which manufactured housing parks are permitted and the park will conform with all other standards specified in this Section.

- (3) *Maximum Density and Lot Coverage.* The maximum development density for a manufactured housing park shall be six (6) units per acre of buildable land area, and the maximum lot coverage shall be as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the respective districts in which manufactured housing parks are permitted.
- (4) *Minimum Site Area for an Individual Manufactured Home.* A lot, space or site for the placement of an individual manufactured home shall be a minimum of seven thousand (7,000) square feet of buildable land area and be at least seventy (70) feet in width. The Planning Board may require manufactured home sites at intersections to be wider in order to provide adequate sight distance at such intersections.
- (5) *Minimum Building Setbacks and Separation.* No manufactured home, carport or other accessory structure shall be placed or erected closer than twenty (20) feet to a front line of a manufactured home site. No manufactured home shall be placed or erected closer than fifteen (15) feet to any side or rear manufactured home site line, and no manufactured home shall be placed or erected so that there is less than forty (40) feet of separation between adjacent manufactured homes.
- (6) *Perimeter Buffer Required.* In order that adjacent land uses be visually and physically separated, a buffer area shall be observed along the perimeter of a tract of land proposed for development of a manufactured housing park and no buildings or parking facilities may be located within this buffer. The minimum width of the buffer shall be thirty (30) feet. The Planning Board may permit streets and utilities to cross through the buffer, and may allow certain outdoor recreational facilities within the buffer, provided that such improvements are compatible with adjacent land uses and do not diminish the purpose of the buffer. The buffer shall incorporate existing natural features of the tract to the greatest extent possible. Existing vegetation including significant large trees shall be preserved, and the Planning Board may require landscape materials to be integrated with the existing vegetation in order to provide effective screening on a year-round basis between a manufactured housing park and adjacent land uses.
- (7) *Open Space Requirements.*
 - a. *Minimum Common Open Space.* Common open space shall be provided in the amount of twenty-five (25) percent of the tract, and shall include the perimeter buffers as well as areas internal to the manufactured housing park such that all dwelling units have access and are contiguous to some of the common open space. Common open space shall incorporate natural features of the parcel including shorelines, surface waters, wetlands, floodplains, steep slopes, and other environmentally sensitive areas within which existing vegetation shall be preserved. A minimum of forty (40) percent of the required common open space in a manufactured housing park shall be comprised of buildable land which may be used for recreational and utilitarian purposes as provided in this Section. A minimum of one-half (½) of the common open space that is comprised of buildable land, shall be contiguous, shall be accessible from a public or private road, and shall have no horizontal dimension which is less than fifty (50) feet. Furthermore, such common open space that is comprised of contiguous buildable land shall not be less than ten thousand (10,000) square feet in area, and where such land exceeds one acre in area, the minimum horizontal dimensions of such land shall be increased by fifty (50) feet for each additional acre, or portion thereof.
 - b. *Protection of Common Open Space.* Provision shall be made to ensure that the common open space is permanently restricted as such. Covenants, easements, or other legal instruments providing for the permanent protection of the common open space shall be submitted to the Planning Board for review and approval. The legal instruments shall be

recorded at the Merrimack County Registry of Deeds as a condition of approval of the manufactured housing park application.

- c. *Permitted Uses of Common Open Space.* Natural features and environmentally sensitive areas shall be retained as such, with allowance for establishment of walking paths and trails, and for forest management practices. On that portion of the common open space which is comprised of buildable land, the Planning Board may permit outdoor recreational facilities, provided that no more than ten (10) percent of the required common open space be devoted to outdoor recreational facilities with impervious surfaces such as tennis courts, swimming pools, and basketball courts.
- (8) *Accessory Facilities.* An application for a manufactured housing park shall include a narrative description and schedule of development for proposed accessory facilities. Such facilities shall be suitable for the scale of the development, its market orientation, and the needs of the anticipated residents of the manufactured housing park.
- (9) *Utility Service Requirements.* All manufactured housing parks shall be served by municipal water and sewer services. All nonmunicipal utilities, both those existing on the tract and those proposed to serve a manufactured housing park, shall be placed underground. Such utilities include but are not limited to electricity, telephone, gas, cable television, and fiber optic cable.
- (10) *Ownership and Maintenance.* The ownership and maintenance of open space, private roads, utilities, parking facilities, and recreational and other accessory facilities shall be assigned to an ownership interest, or an association of condominium owners or cooperative shareholders, or as otherwise approved by the Planning Board.
- (11) *Parking Requirements.* The parking requirements for a manufactured housing park shall be as specified in Article 28-7, Access, Circulation, Parking, and Loading Requirements, of this ordinance, except that additional parking spaces shall be provided in conjunction with accessory facilities for the common use and benefit of the manufactured housing park residents. Parking spaces shall be provided on the basis of one space for every five (5) dwelling units that are more than five hundred (500) feet distant from an accessory facility. Parking spaces for accessory facilities shall be located immediately adjacent to the accessory facility and shall be counted in the calculation of lot coverage.
- (12) *Architectural Design.* Typical designs of manufactured homes and architectural elevations of accessory buildings proposed within a manufactured housing park shall be submitted for review and approval by the Planning Board pursuant to Section 28-9-4(f), Architectural Design Review, of this ordinance. The review by the Planning Board will be conducted with attention to proposed architectural features, details, massing, materials, and colors of structures and homes within the manufactured housing park, and the Board may require modification of designs and may impose conditions in granting approval.
- (13) *Phasing of a Manufactured Housing Park.* An applicant may propose a phasing plan subject to the approval of the Planning Board. The Board may impose conditions upon such a phasing plan including the duration of each phase and total number of phases. Accessory facilities shall be completed in the same phase as the manufactured homes intended to be served by the accessory facilities, except that all accessory facilities shall be completed at such time as fifty (50) percent of the manufactured homes in the entire park are located on sites.
- (h) *Removal and Replacement of Existing Manufactured Homes.* Except where otherwise prohibited by this Ordinance, existing manufactured homes in a manufactured housing park, established prior to November 29, 2001, may be removed and replaced with

a similar style standard size manufactured home. Manufactured homes replaced under this section may be placed so as to maintain existing nonconforming setbacks from the front lot line or pavement line or in a more compliant manner. To the greatest extent possible, replacement manufactured homes shall be placed so as to provide forty-foot side and end clearance between adjacent manufactured homes, but in no case shall there be a side or end clearance less than thirty (30) feet between adjacent manufactured homes. A minimum of fifteen (15) feet shall be maintained between a manufactured home and its side and rear lot boundaries. This section shall not apply to manufactured homes that have been determined destroyed or abandoned under Section 28-8-6(a)(2), Destruction, Abandonment and Termination.

(Ord. No. 2833, § 1, 7-11-11)

28-4-7 - Cluster Development.

- (a) *Authority.* This Section is adopted pursuant to the provisions of RSA 674:21, Innovative Land Use Controls. The Planning Board is authorized to administer the application, review, and approval process for Cluster Developments.
- (b) *Purposes.* It is the purpose of these Cluster Development provisions to permit greater flexibility and more creative design for the development of residential areas than is generally possible under conventional zoning regulations. It is the intent of this Section to promote the efficient use of land while providing for a harmonious variety of housing choices, a higher level of amenities, the preservation of the natural and scenic qualities of open spaces, and compatibility with adjacent uses of land.
- (c) *Subdivision Approval Required.* Subdivision approval is required for a Cluster Development. An applicant seeking to construct a Cluster Development shall file an application with the Planning Board for subdivision approval in accordance with Section 28-9-4(c), Subdivision Approval, of this ordinance, and as specified in the Subdivision Regulations adopted by the Planning Board. The application, review, and administrative processes shall be as specified in the Subdivision Regulations, augmented by the provisions and standards contained in this Section.
- (d) *Permitted Uses.* On a tract proposed for Cluster Development, any pre-existing use that does not conform to the uses permitted in this Section shall not be part of a Cluster Development, and must be discontinued or relocated to another tract. The following are the principal and accessory uses permitted within a Cluster Development:
 - (1) *Principal Uses.* The only principal uses that are permitted in a Cluster Development are single-family detached dwellings.
 - (2) *Uses Accessory to a Principal Residential Use.* The only accessory uses that are permitted on a lot for an individual single-family detached dwelling within a Cluster Development are as follows:
 - a. Garages, carports, and parking spaces;
 - b. Accessory buildings and facilities;
 - c. Outdoor storage of a boat, recreational vehicle, or camping trailer; and
 - d. A minor home occupation.
 - (3) *Uses Accessory to the Cluster Development.* The following accessory uses are permitted, subject to Planning Board approval, in a Cluster Development but not on a lot for an individual single-family detached dwelling, and are permitted only as common facilities for the use or benefit of residents of the Cluster Development:

- a. Outdoor recreational facilities including, but not limited to, tennis courts, golf courses, swimming pools, basketball courts, playgrounds, beaches, docks, and trails;
 - b. Indoor recreational facilities including, but not limited to, a swimming pool, fitness center, clubhouse, cabana, spa, and tennis courts;
 - c. Indoor support facilities including, but not limited to, meeting rooms, management offices, child care facilities, and greenhouses;
 - d. Storage facilities for Cluster Development maintenance equipment;
 - e. Community gardens, agricultural and horticultural operations, and timber management; and
 - f. Signs in accordance with Article 28-6, Sign Regulations, of this ordinance.
- (e) *Development Standards.*

- (1) *Minimum Tract Requirements and Design Standards for a Cluster Development.* A tract of land that is proposed for use as a Cluster Development shall comply with the dimensional, density, and open space standards as specified hereinafter:

Base District	Minimum Tract Dimensions		Maximum Density (units/acre buildable land)	Minimum Common Open Space (% of tract)	Maximum Lot Coverage (% of tract)
	Size (acres)	Frontage (feet)			
RO	4	300	0.5	60	10
RM (w/o sewer)	10	200	1	50	20
RM (w/ sewer) and RS	10	100	3	40	40
RN	2	80	4	30	50

- (2) *Design Standards Where There is a Subdivision of the Tract Into Lots.* Where lots are proposed to be created for individual dwelling units by subdivision of the Cluster Development tract, each lot shall meet the following minimum requirements:

Base District	Dimensions for Lots for Individual Dwelling Units				
	Minimum Lot Size (sq ft)	Minimum Buildable Land (sq ft)	Minimum Lot Frontage (ft)	Minimum Yards (ft)	
				Front	Rear Side
					Maximum % Lot Coverage

RO	30,000*	20,000	120	30	30	20	20
RM (w/o sewer)	20,000*	20,000	100	25	25	15	30
RM (w/ sewer) and RS	9,000	6,250	80	20	20	10	50
RN	7,500	5,000	75	15	20	10	60

* or larger, as required by the N.H. Department of Environmental Services-Water Division

- (3) *Design Standards Where Lots are Not Created for Individual Dwelling Units.* Where lots are not created for individual dwelling units, each dwelling shall observe a minimum setback from a street right-of-way, a minimum separation from other dwellings, and have adjacent to it a private yard space, all as specified hereinafter:

Base District	Minimum Standard for Each Dwelling				Building Separation (ft)	Private Yard (sq ft)
	Setback From Street ROW (ft)					
RO	30			50		500
RM (w/o sewer)	25			40		500
RM (w/ sewer) and RS	20			30		300
RN	15			30		300

The private yard space adjacent to each unit shall be dedicated to the exclusive use of the residents of said unit and may contain patios, decks, fences, landscaping, gardens, and other outdoor facilities.

- (f) *Perimeter Buffer Required.* In order that adjacent land uses be visually and physically separated, a buffer area along the perimeter of the Cluster Development tract shall be observed, and no buildings or parking facilities shall be located within this buffer. The minimum width of the buffer shall be twenty-five (25) feet in the RN District, fifty (50) feet in the RM and RS Districts, and one hundred (100) feet in the RO District. The Planning Board may permit streets and utilities to cross through the buffer, and may allow certain outdoor recreational facilities within the buffer, provided that such improvements are compatible with adjacent land uses and do not diminish the purpose of the buffer. The buffer shall incorporate existing natural features of the tract to the greatest extent possible. Existing vegetation including significant large trees shall be preserved, and the Planning Board may require landscape

materials to be integrated with the existing vegetation in order to provide effective screening on a year-round basis between the Cluster Development and adjacent land uses.

In the RO District, the minimum width of the perimeter buffer may be reduced to fifty (50) feet as opposed to the standard minimum width of one hundred (100) feet for cluster developments comprised of four (4) or fewer lots or units and where the cluster development tract is less than twenty (20) acres in area.

(g) *Open Space Standards.*

- (1) *Minimum Common Open Space.* Common open space shall include the perimeter buffers as well as areas internal to the Cluster Development such that all dwelling units have access or are contiguous to some of the common open space. Common open space shall incorporate natural features of the parcel including shorelines, surface waters, wetlands, floodplains, steep slopes, and other environmentally sensitive areas within which existing vegetation shall be preserved. A minimum of forty (40) percent of the required common open space in a Cluster Development shall be comprised of buildable land which may be used for recreational and utilitarian purposes as provided in this Section. A minimum of one-half (½) of the common open space that is comprised of buildable land, shall be contiguous, shall be accessible from a public or private road, and shall have no horizontal dimension which is less than fifty (50) feet. Furthermore, such common open space that is comprised of contiguous buildable land shall not be less than ten thousand (10,000) square feet in area, and where such land exceeds one acre in area, the minimum horizontal dimensions of such land shall be increased by fifty (50) feet for each additional acre, or portion thereof, up to a total of four hundred fifty (450) feet. The required minimum contiguous buildable open space may have inclusions of non-buildable land up to a maximum of five (5) percent of said required contiguous buildable open space.

Where the required contiguous buildable open space is at least ten (10) acres in size, upon the granting of a conditional use permit by the Planning Board pursuant to Section 28-9-4(b), Conditional Use Permits, of this ordinance, the minimum contiguous buildable land area may be provided in discrete segments of at least five (5) acres in area, which shall meet the minimum horizontal dimensional requirements as specified herein, and which shall be connected to other portions of the common open space.

- (2) *Protection of Common Open Space.* Provision shall be made to ensure that the common open space is permanently restricted as such. Covenants, easements, or other legal instruments providing for the permanent protection of the common open space shall be submitted to the Planning Board for review and approval. The legal instruments shall be recorded at the Merrimack County Registry of Deeds as a condition of approval of the Cluster Development application.
- (3) *Permitted Uses of Common Open Space.* Natural features and environmentally sensitive areas shall be retained as such, with allowance for establishment of walking paths and trails, for forest management practices, and for the maintenance of open fields. The Planning Board may permit the following recreational and utilitarian uses of that portion of the common open space which is comprised of buildable land:
 - a.

- Outdoor recreational facilities, provided that no more than ten (10) percent of the required common open space be devoted to outdoor recreational facilities with impervious surfaces such as tennis courts, swimming pools, and basketball courts;
- b. Water supply wells;
 - c. The leaching systems of subsurface wastewater disposal systems; and
 - d. Community gardens, and agricultural and horticultural operations.
- (h) **Accessory Facilities.** A Cluster Development application shall include a narrative description and schedule for development for proposed accessory recreational, support, and storage facilities. Such facilities shall be suitable for the scale of the development, its market orientation, and the needs of the anticipated residents of the Cluster Development.
- (i) **Utility Service Requirements.**
- (1) **Water Supply.** If available, municipal water service shall be provided to all buildings within a Cluster Development. If municipal water service is not available, each building in a Cluster Development shall be served by a private well for the exclusive use of that building and its accessory facilities. The protective radius around a well shall be located solely within the lot served by the well, or within common open space that is immediately adjacent to the lot served by the well, or within defined easement areas on adjacent lots.
 - (2) **Sanitary Sewage Disposal.** If available, municipal sanitary sewer service shall be provided to all buildings within a Cluster Development. If municipal sanitary sewer service is not available, sanitary sewage disposal shall be by means of a subsurface waste disposal system for each individual lot or building as approved by the New Hampshire Department of Environmental Services (NHDES)-Water Division (WD).
 - (3) **Nonmunicipal Utilities.** All nonmunicipal utilities, both those existing on the tract and those proposed to serve a Cluster Development, shall be placed underground. Such utilities include but are not limited to electricity, telephone, gas, cable television, and fiber optic cable.
- (j) **Ownership and Maintenance.**
- (1) **Roads, Utilities, and Other Accessory Facilities.** The ownership and maintenance of private roads, utilities, parking facilities, and recreational and other accessory facilities shall be assigned to an ownership interest such as an association of lot owners, condominium owners, or cooperative shareholders, or as otherwise approved by the Planning Board.
 - (2) **Common Open Space.**
 - a. Where there is no subdivision of the tract into lots, the ownership and maintenance of the common open space shall be assigned to an ownership interest such as an association of condominium owners or cooperative shareholders, or as otherwise approved by the Planning Board.
 - b. If there is a subdivision of the tract such that common open space lots are to be created, such common open space lots may be conveyed subject to covenants, restrictions, and a maintenance agreement, to a governmental entity or to a private land trust, as approved by the Planning Board. Otherwise, the title to common open space lots, subject to covenants and restrictions, shall be conveyed as proportionate, undivided interests-in-common to each owner of a lot

on which a dwelling unit may be built, and the maintenance responsibilities for such common open space lots shall be borne by an association of lot owners.

- c. Where the Cluster Development is subdivided into lots, the Planning Board may permit portions of individual building lots to be dedicated as part of the common open space provided that such lots are duly encumbered with covenants, restrictions, and maintenance stipulations, and further provided that there will be an adequate area remaining on the lot to reasonably accommodate the construction of a principal residential use.
- (k) **Parking Requirements.** The parking requirements for principal residential uses in a Cluster Development shall be as specified in Article 28-7, Access, Circulation, Parking, and Loading Requirements, of this ordinance. Additional parking spaces shall be provided in conjunction with accessory recreational and support facilities for the common use and benefit of the Cluster Development residents on the basis of one space for every five (5) dwelling units that are more than five hundred (500) feet distant from an accessory facility. Parking spaces for accessory facilities shall be located immediately adjacent to the accessory facility.
- (l) **Phasing of a Cluster Development.** An applicant may propose a phasing plan subject to the approval of the Planning Board. The Board shall impose conditions upon such a phasing plan including the duration of each phase and total number of phases. All phasing plans shall be subject to the following provisions:
 - (1) The open space covenants or easements for the entire Cluster Development shall be recorded at the Merrimack County Registry of Deeds and become effective at the time of recording of the approved plan of the first phase of the Cluster Development; and
 - (2) Accessory recreational and support facilities shall be completed in the same phase as the dwelling units intended to be served by the accessory recreational and support facilities, except that all accessory recreational and support facilities shall be completed at such time as fifty (50) percent of the dwelling units in the entire Cluster Development are complete.

(Ord. No. 2666, §§ III—V, 3-12-07)

28-4-8 - Planned Unit Development (PUD).

- (a) **Authority.** this Section is adopted pursuant to the provisions of RSA 674:21, Innovative Land Use Controls. The Planning Board is designated as the administrative agency for the application, review, and approval process for PUDs.
- (b) **Purposes.** It is the purpose of these PUD regulations to permit greater flexibility and more creative design for the development of residential areas than is generally possible under conventional zoning regulations. It is the intent of these regulations to promote the efficient use of land while providing for a harmonious variety of housing types, choice in tenure, a higher level of amenities, the preservation of the natural and scenic qualities of open space, and compatibility with adjacent uses of land.
- (c) **Application, Review, and Administrative Processes.** The application, review, and administrative processes for a PUD shall be in accordance with Section 28-9-4, Site Plan Review, of this ordinance, and as specified in the Site Plan Review Regulations adopted by the Planning Board. The requirements of the Site Plan Review Regulations shall be augmented by the provisions and standards of this Section. To the extent that lots are proposed to be created or a condominium or cooperative established as part of the PUD application, an approval pursuant to the Subdivision Regulations will also be required.
- (d)

Permitted Uses. On a tract proposed for a PUD, any pre-existing use that does not conform to the uses permitted in this Section shall not be part of a PUD, and must be discontinued or relocated to another tract. The following are the principal and accessory uses permitted within a PUD:

- (1) *Principal Uses.* The only principal uses that are permitted in a PUD are single-family detached dwellings, two-family dwellings, attached dwellings, multifamily dwelling units for the elderly including congregate dwelling units, and assisted living residences. All PUDs must contain at least two (2) of these types of principal residential uses. Each type of principal residential use that is proposed within a PUD shall comprise not less than twenty (20) percent of the total number of units in the PUD.
- (2) *Uses Accessory to a Principal Residential Use.* The following accessory uses are the only accessory uses permitted in conjunction with a principal residential use within a PUD:
 - a. Garages, carports, and parking spaces; and
 - b. A minor home occupation.
- (3) *Uses Accessory to the PUD.* The following accessory uses are permitted, subject to Planning Board approval, only as common facilities for the use and benefit of residents of the PUD:
 - a. Outdoor recreational facilities including, but not limited to, tennis courts, golf courses, swimming pools, basketball courts, playgrounds, beaches, docks, and trails;
 - b. Indoor recreational facilities including, but not limited to, a swimming pool, fitness center, clubhouse, cabana, spa, and tennis courts;
 - c. Indoor support facilities including, but not limited to, meeting rooms, management offices, child care facilities, and greenhouses;
 - d. A nursing home in a PUD that is a retirement community which is comprised solely of principal residential uses limited to occupancy by elderly persons;
 - e. Storage facilities for PUD maintenance equipment;
 - f. A common outdoor storage area for boats, recreational vehicles, and camping trailers owned by individual residents of the PUD;
 - g. Community gardens; and
 - h. Signs in accordance with Article 28-6, Sign Regulations, of this ordinance.
- (e) *Development Standards.*
 - (1) *Minimum Tract Requirements and Design Standards for a PUD.* A tract of land proposed for use as a PUD shall have frontage in compliance with the standards for minimum lot frontage, and shall be developed in accordance with the standards for maximum lot coverage, as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance for the respective districts in which PUDs are permitted. The minimum tract size and maximum development density for PUDs shall be as specified hereinafter:

Base District	Minimum Tract Size (acres)	Maximum Density (units/acre of buildable land)
RM	10	5
RN	2	8
RH	4	10

- (2) *Building Dimensions and Separation.* No buildings shall have a horizontal dimension, whether length or width, in excess of one hundred sixty (160) feet, and all buildings shall comply with the maximum height as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance for the respective districts in which PUDs are permitted. There shall be a minimum of forty (40) feet of separation between all buildings.
- (3) *Standards for Lots for Single-Family Detached Dwellings.* Lots may be established for single-family detached dwellings in a PUD, in which case, said lots shall conform to the minimum requirements for lots for the respective districts as specified in Section 28-4-4, Cluster Development, of this ordinance.
- (4) *Private Yards Required.* Except where lots are created for single-family detached dwellings, each dwelling unit with direct outside access at the ground level shall have available a private yard or open space of at least three hundred (300) square feet dedicated to the exclusive use of the residents of said unit. The private yard space may contain patios, decks, fences, landscaping, gardens, and other outdoor facilities.
- (f) *Perimeter Buffer Required.* In order that adjacent land uses be visually and physically separated, a buffer area along the perimeter of a PUD tract shall be observed, and no buildings or parking facilities may be located within this buffer. The minimum width of the buffer shall be thirty (30) feet for one-story residential structures, fifty (50) feet for two-story residential structures, and seventy-five (75) feet for residential structures of three (3) stories or more. The Planning Board may permit streets and utilities to cross through the buffer, and may allow certain outdoor recreational facilities within the buffer, provided that such improvements are compatible with adjacent land uses and do not diminish the purpose of the buffer. The buffer shall incorporate existing natural features of the tract to the greatest extent possible. Existing vegetation including significant large trees shall be preserved, and the Planning Board may require landscape materials to be integrated with the existing vegetation in order to provide effective screening on a year-round basis between the PUD and adjacent land uses.
- (g) *Open Space Standards.*
- (1) *Common Open Space.* All land not utilized for structures, parking, driveways or roadways, and not otherwise dedicated to private yards, shall be preserved as common open space. Common open space shall include perimeter buffers as well as areas internal to the PUD such that all units are adjacent to some of the common open space. Common open space shall incorporate natural features of the parcel including shorelines, surface waters, wetlands, floodplains, steep slopes, and other environmentally sensitive areas. Existing vegetation including significant large trees shall be preserved, and landscape

materials shall be integrated with natural features and existing vegetation in such a manner to enhance the perimeter buffer as well as to screen dwelling units from parking lots and service areas within the PUD.

- (2) *Protection of Common Open Space.* Provision shall be made to ensure that the common open space is permanently restricted as such. Covenants, easements, or other legal instruments providing for the permanent protection of the common open space shall be submitted to the Planning Board for review and approval. The legal instruments shall be recorded at the Merrimack County Registry of Deeds as a condition of approval of the PUD application.
- (3) *Permitted Uses of Common Open Space.* The Planning Board may permit the following uses of the common open space:
 - a. Outdoor recreational facilities, provided that no more than ten (10) percent of the common open space be devoted to outdoor recreational facilities with impervious surfaces such as tennis courts, swimming pools, and basketball courts; and
 - b. Community gardens.
- (h) *Accessory Facilities.* A PUD application shall include a narrative description and schedule of development for proposed accessory facilities. Such facilities shall be suitable for the scale of the development, its market orientation, and the needs of the anticipated residents of the PUD.
- (i) *Utility Service Requirements.* All PUDs shall be served by municipal water and sewer services. All nonmunicipal utilities, both those existing on the tract and those proposed to serve a PUD, shall be placed underground. Such utilities include but are not limited to electricity, telephone, gas, cable television, and fiber optic cable.
- (i) *Ownership and Maintenance.*
 - (1) *Roads, Utilities, and Other Accessory Facilities.* The ownership and maintenance of private roads, utilities, parking facilities, and recreational and other accessory facilities shall be assigned to an ownership interest such as an association of condominium owners or cooperative shareholders, or as otherwise approved by the Planning Board.
 - (2) *Common Open Space.*
 - a. If there is a subdivision of the tract such that common open space lots are to be created, such common open space lots may be conveyed subject to covenants, restrictions, and a maintenance agreement, to a governmental entity or to a private land trust, as approved by the Planning Board.
 - b. Where there is no subdivision of the tract into lots, the ownership and maintenance of the common open space shall be assigned to an ownership interest such as an association of condominium owners or cooperative shareholders, or as otherwise approved by the Planning Board.
 - c. Where lots are created for single-family detached dwellings, such lots shall be conveyed with a proportionate, undivided interest-in-common in the common open space. Maintenance responsibilities for such common open space shall be borne by an association of owners within the PUD.
- (k) *Parking Requirements.* The parking requirements for a PUD shall be as specified in Article 28-7, Access, Circulation, Parking, and Loading Requirements, of this ordinance, except that additional parking spaces shall be provided in conjunction with accessory facilities for the common use and benefit of the PUD residents. Parking spaces shall be provided on the basis of one space for

every five (5) dwelling units that are more than five hundred (500) feet distant from an accessory facility. In addition, where a nursing home is included in a PUD that is a retirement community, one-half (0.5) space shall be provided for each licensed occupant of the nursing home. Parking spaces for accessory facilities shall be located immediately adjacent to the accessory facility and shall be counted in the calculation of lot coverage.

- (l) *Architectural Design.* Architectural elevations of all buildings proposed within a PUD shall be submitted for review and approval by the Planning Board pursuant to Section 28-9-4(f), Architectural Design Review, of this ordinance, except where single-family dwellings are located on individual lots and are physically separated from other types of dwellings, said single family shall be exempt from this requirement. The architectural design of buildings within a PUD should recognize and respect the architectural character of existing adjacent structures in terms of scale and proportion. The review by the Planning Board will be conducted with attention to proposed architectural features, details, massing, materials, and colors of structures within the PUD, and the Board may require modification of designs and may impose conditions in granting approval.
- (m) *Phasing of a PUD.* An applicant may propose a phasing plan subject to the approval of the Planning Board. The Board shall impose conditions upon such a phasing plan including the duration of each phase and total number of phases. All phasing plans shall be subject to the following provisions:
 - (1) The open space covenants or easements for the entire PUD shall be recorded at the Merrimack County Registry of Deeds and become effective at the time of recording of the approved plan of the first phase of the PUD;
 - (2) Accessory facilities shall be completed in the same phase as the dwelling units intended to be served by the accessory facilities, except that all accessory facilities shall be completed at such time as fifty (50) percent of the dwelling units in the entire PUD are complete; and
 - (3) The mix of principal residential uses by phase shall be such that any one type of the proposed principal residential uses comprises at least twenty (20) percent of the cumulative total of the PUD units that will be completed by the end of each phase.
- (n) *Access.* Where access to a site for a Planned Unit Development is not directly from an arterial or collector street, the following standards shall be observed in providing access over local streets:
 - (1) Access and egress shall be provided from more than one local street where deemed necessary by the Planning Board;
 - (2) Where local streets are used for access, the traffic service volume of local streets, which is defined in the Master Plan as fifteen hundred (1,500) vehicles per day, shall not be exceeded by traffic projected to be generated from the development of attached or multifamily dwellings;
 - (3) Traffic calming measures shall be provided as deemed necessary by the Planning Board on local streets used for such access;
 - (4) Safety measures for pedestrians, bicycles, and vehicles shall be implemented as deemed necessary by the Planning Board on local streets used for such access, including, but not limited to, installation of curbing and sidewalks, widening of the traveled way, dedication of right-of-way, elimination of substandard road conditions, and improvements to sight distances;
 - (5) Opportunities for connectivity from the development site to existing or future streets shall be constructed or dedicated as determined by the Planning Board; and

- (6) Intersection improvements shall be made on local streets used for such access and at the intersections of those local streets with collector or arterial streets, as deemed necessary by the Planning Board.

(Ord. No. 2832, § II, 7-11-11)