



INTER-OFFICE MEMORANDUM
FROM THE DESK OF
ANGELA L. SILVA, ASSESSOR

TO: WILLIAM MANZI, TOWN MANAGER &
BOARD OF SELECTMEN

DATE: NOVEMBER 26, 2019

SUBJECT: 2019 EQUALIZATION MUNICIPAL ASSESSMENT DATA CERTIFICATE

Every year the State of NH requires the Assessor's Office to fill out a Ratio Study of Sales that occurred between October 1st of the previous year to September 30th of the current year.

I have filled this out and double checked it. Right now it looks like we will be at 92%. This means our new assessed values, on average, are running about 92% of what properties are selling for. They may however disagree with some of my decisions to keep in or to exclude sales; therefore, this number could change, usually by only 1 digit, if it does.

Attached are the analysis summaries.

If you have any questions, please feel free to contact me.

2019
EQUALIZATION
MUNICIPAL ASSESSMENT DATA
CERTIFICATE



MUNICIPALITY: Seabrook

We the undersigned do hereby certify that the assessment and sales information provided by us on the NH Mosaic Equalization System has been thoroughly reviewed by this Board and is complete and accurate to the best of our knowledge.

We understand that this information will be used by the NH Department of Revenue Administration to calculate the municipality's equalization ratio. The equalization ratio will be used to calculate the total equalized valuation for this municipality.

SIGNATURE OF ASSESSING OFFICIALS

*(Selectmen if Town; must be signed by a majority)
(Assessor if City)*

DATE

Angela Silva _____
11/26/19

NAME OF CONTACT PERSON: Angela Silva EMAIL: asilva@seabrooknh.org
OFFICE PHONE NUMBER: 603-474-2966 OFFICE HOURS: 8-12:30, 1-4pm
(Note: If your office keeps irregular hours, please provide an alternate means of contacting you.)

(Please check appropriate box, if applicable)

Full Reval Cyclical Reval Cyclical In Progress Partial Update/Statistical
(values updated)

NAME OF COMPANY DOING REVALUATION WORK: in-house by Angela Silva, CNHA, Assessor
(Please state if done in-house)

COMMENTS: _____

Please upload a scanned copy into the equalization portal at www.ratiostudy.org



2019 Trial Ratio Study Report

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Town Name: Seabrook, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2018 through 09-30-2019

NOT FOR PUBLICATION

Ratios were created using stipulated year assessments.

Summary of Codes Used

Group Class: AA - Any & All	Property Codes: 11 = Single Family Home 12 = Multi Family 2-4 Units 14 = Single Res Condo Unit 17 = Mfg Housing With Land 18 = Mfg Housing Without Land 22 = Residential Land 24 = Industrial Land 27 = Unclass/Unk Land 33 = Commercial L&B 34 = Industrial L&B 35 = Mixed Use Res/Cmcl L&B 44 = Commercial Condo 45 = Industrial Condo
Modifier Codes: 00 = No Modifier Code 70 = Waterfront 73 = Waterfront Influence	Special Codes: 00 = No Special Code

Indicated Ratio / Weighted Mean

Year	2019	2018	2017
Indicated Ratio	91.9	91.5	91.9
Weighted Mean	91.9	91.5	91.9

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 209 XX Moved: 0 Sales w/PA34: 145 %Sales w/PA34: 69.4%	Total Strata: 209 Sales Used: 134 %Sales Used: 64.1% Sales Used w/PA34: 97 %Sales Used w/PA34: 72.4%	%Mean: 93.2% %Median: 91.1% %WtMean: 92.6% COD (Median): 10.1 PRD: 1.01 Median Selling Price: \$293,500 Median Assessed Value: \$269,000

Extended Statistics Section (Trimmed)

Town Code: 193	Weighted Mean: 91.9	COD: 7.2	PRD: 0.98
Valid Sales: 134	Wt.Mean Lo 90%CI: 89	COD Lo 90%CI: 6.4	PRD Lo 90%CI: 0.95
Trimmed: 7	Wt.Mean Up 90%CI: 95.3	COD Up 90%CI: 8.2	PRD Up 90%CI: 1.01
Intrimmed: 127	Median Ratio: 91.1	Weighted COD: 7.9	COV: 9.6



2019 Trial Ratio Study Report

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Trim Factor:	3	Median Lo 90%CI:	89.2	Med. Abs. Dev.:	7.7	25th Percentile:	85.3
Lo Trim Point:	72.9	Median Up 90%CI:	92.1	Med % Dev.:	8.4	75th Percentile:	95.2
Up Trim Point:	124.5	Mean Ratio:	90.1	Coef. Conc. 10%:	73.1	Broaden Median:	91.1
Min Ratio:	72.9	Mean Lo 90%CI:	88.9	Coef. Conc. 15%:	86.6	Geometric Mean:	89.7
Max Ratio:	258	Mean Up 90%CI:	91.4	Coef. Conc. 20%:	92.5	Harmonic Mean:	89.3
Min Sale \$:	\$35,533	Avg. Sale Price:	\$470,052	Coef. Conc. 50%:	99.2	Std. Deviation:	8.6
Max Sale \$:	\$10,200,000	Avg. Appraised Val:	\$431,802	Coef. Conc. 100%:	99.2	Normality Test:	Accept

The general descriptive and median ratio statistics are not trimmed of outliers and are based on all valid sales in the sample.

Summary of Exclusion Codes Used

Codes	Description	Count	%Excluded	%Strata
11	Property Sold Not Separately Assessed	2	2.7	1.5
12	Subdivided Post Asmt/Pre Sale	5	6.7	3.7
13	Improvements +/- (Post Sale/PreAssmt) - Be	3	4.0	2.2
14	Improvements +/- (Post Assmt/Pre Sale)	2	2.7	1.5
15	Improvements +/- Incomplete at Assmt date	2	2.7	1.5
19	Multi-Town Property	2	2.7	1.5
20	Multi-Parcel Conveyance (MPC) - Properties cannot (likely not) be sold separately	2	2.7	1.5
22	Indeterminate Price/Consideration	3	4.0	2.2
24	Sale Between owners of Abutting Prop	4	5.3	3.0
25	Insufficient market Exposure	4	5.3	3.0
27	Less than 100% Interest Transferred	9	12.0	6.7
33	Landlord/Tenant as Grantor/Grantee	10	13.3	7.5
35	Government Agency as Grantor/Grantee	1	1.3	0.7
37	Financial Entity as Grantor/Grantee	2	2.7	1.5
38	Family/Relatives/Affil as Grantor/Grantee	10	13.3	7.5
40	Business Affiliates as Grantor/Grantee	3	4.0	2.2
47	Other Sale of Convenience	1	1.3	0.7



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49	Deed In Lieu of Foreclosure	2	2.7	1.5
51	Foreclosure	2	2.7	1.5
81	Estate Sale With Fiduciary Covenants	6	8.0	4.5
		75	100.1	55.9

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
3	5951-1384	\$295,000	\$280,700	95.2	14				
7	5951-2035	\$330,000	\$269,600	81.7	11				
9	5952-2064	\$382,000	\$340,600	89.2	14				
12	5952-2756	\$180,000	\$207,500	115.3	17				
14	5953-2578	\$80,000	\$59,100	73.9	18	73			
15	5953-2762	\$114,000	\$110,900	97.3	14	73			
17	5954-0333	\$292,000	\$288,300	98.7	11				
23	5954-2353	\$125,000	\$117,600	94.1	22				
30	5955-1119	\$150,000	\$120,300	80.2	22				
39	5956-2920	\$100,000	\$92,200	92.2	18				
40	5956-2983	\$285,000	\$243,400	85.4	11				
47	5957-2994	\$174,000	\$159,800	91.8	18				
51	5958-1264	\$85,000	\$72,400	85.2	18				
54	5959-1365	\$417,000	\$386,600	92.7	11				
57	5960-0490	\$300,000	\$421,600	140.5	11			Yes	
58	5960-1071	\$177,333	\$154,100	86.9	18				
60	5961-1045	\$372,200	\$337,600	90.7	14				
61	5961-2052	\$300,000	\$258,500	86.2	14				
64	5961-2524	\$595,000	\$581,600	97.8	12	73			
69	5962-0463	\$273,933	\$236,700	86.4	11				
70	5962-0550	\$342,000	\$341,000	99.7	11				
72	5962-0608	\$470,000	\$423,200	90	11				



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73	5962-1888	\$300,000	\$280,700	93.6	14				
75	5962-2101	\$356,000	\$334,500	94	11				
76	5962-2721	\$78,000	\$86,800	111.3	18				
80	5963-2528	\$155,000	\$149,500	96.4	18				
82	5964-0757	\$375,000	\$327,000	87.2	12				
84	5964-1500	\$415,000	\$393,000	94.7	11				
88	5965-0365	\$399,933	\$373,900	93.5	11				
89	5965-0729	\$438,400	\$355,700	81.1	11				
91	5965-2086	\$250,000	\$242,400	97	17				
95	5967-1044	\$320,000	\$324,200	101.3	11				
100	5968-0644	\$350,000	\$294,200	84.1	11	73			
111	5968-2197	\$40,000	\$53,200	133	18	70		Yes	
115	5969-2099	\$40,000	\$103,200	258	18			Yes	
126	5971-2092	\$79,000	\$74,300	94	18				
131	5972-0887	\$725,000	\$614,300	84.7	11	73			
134	5972-2524	\$79,933	\$73,400	91.8	18				
136	5973-0322	\$625,000	\$538,000	86.1	34				
140	5974-0366	\$339,933	\$317,600	93.4	11				
142	5974-2696	\$469,933	\$410,700	87.4	11				
148	5976-1553	\$355,733	\$333,800	93.8	14				
151	5976-2253	\$211,000	\$185,700	86	17				
153	5976-2631	\$111,533	\$106,600	95.6	14	73			
156	5977-1026	\$277,000	\$229,600	82.9	11				
159	5977-2773	\$387,000	\$363,000	93.8	14				
160	5977-2916	\$5,500,000	\$5,771,100	104.9	33				
175	5981-0402	\$303,000	\$268,400	88.6	14				



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181	5983-0730	\$110,000	\$100,500	91.4	14	73			
182	5983-1079	\$75,000	\$97,200	129.6	18			Yes	
183	5983-1309	\$374,933	\$344,800	92	14				
184	5983-1404	\$314,533	\$271,700	86.4	11				
188	5983-2460	\$560,000	\$463,200	82.7	11				
191	5984-2112	\$489,400	\$448,500	91.6	11				
199	5987-0361	\$81,000	\$86,000	106.2	18				
200	5987-0446	\$2,700,000	\$2,199,900	81.5	11	70			
204	5987-1708	\$295,000	\$283,300	96	11	70			
208	5989-0001	\$210,000	\$229,700	109.4	22				
211	5989-0248	\$402,000	\$343,600	85.5	11				
212	5989-0688	\$73,000	\$63,300	86.7	18				
213	5989-1217	\$494,933	\$457,800	92.5	11				
215	5989-2687	\$375,000	\$348,900	93	22				
216	5990-0477	\$235,000	\$295,100	125.6	14			Yes	
217	5990-0479	\$235,000	\$293,000	124.7	14			Yes	
225	5991-1696	\$2,675,000	\$2,254,500	84.3	14	70			
226	5991-2503	\$960,000	\$872,700	90.9	34				
228	5992-1562	\$35,533	\$45,700	128.6	18			Yes	
233	5992-2516	\$414,000	\$337,500	81.5	11				
234	5993-1032	\$315,000	\$274,200	87	11				
238	5994-2659	\$580,000	\$542,800	93.6	11	73			
239	5995-0960	\$315,000	\$248,300	78.8	11				
241	5995-2037	\$415,000	\$381,700	92	11				
242	5995-2090	\$335,000	\$312,000	93.1	11				
243	5996-1365	\$465,000	\$455,700	98	11	73			



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245	5996-2158	\$390,000	\$302,500	77.6	11				
246	5996-2544	\$165,000	\$120,300	72.9	22				
247	5996-2734	\$180,000	\$181,400	100.8	17				
254	5998-0597	\$415,000	\$413,600	99.7	24				
258	5998-2517	\$485,000	\$438,900	90.5	11				
259	5999-0047	\$82,533	\$85,000	78.8	18				
260	5999-0053	\$160,000	\$126,900	79.3	22				
264	6000-0497	\$518,000	\$470,400	90.8	11				
270	6001-2585	\$119,000	\$95,200	80	18				
272	6002-1180	\$400,000	\$375,400	93.8	14				
274	6002-1821	\$125,000	\$98,700	79	18				
277	6003-1278	\$578,000	\$495,700	85.8	11				
279	6004-1570	\$770,000	\$723,800	94	12	73			
285	6004-2931	\$67,000	\$74,200	110.8	18				
292	6007-0260	\$239,933	\$219,700	91.6	17				
293	6007-0445	\$89,933	\$74,700	83.1	18				
294	6007-1070	\$116,000	\$106,600	91.9	14	73			
296	6007-2665	\$424,800	\$368,200	86.7	11				
298	6008-1003	\$515,000	\$446,800	86.8	11				
306	6009-2151	\$49,000	\$44,000	89.8	18	73			
309	6012-1094	\$291,600	\$238,900	81.9	11				
310	6012-1483	\$139,000	\$107,700	77.5	18				
313	6013-0201	\$283,000	\$259,500	91.7	11				
314	6013-0637	\$390,000	\$293,300	75.2	11				
315	6013-0779	\$303,000	\$258,500	85.3	14				
317	6014-0745	\$107,000	\$84,600	79.1	14				



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320	6015-1448	\$65,000	\$60,900	93.7	18	73			
322	6016-0550	\$390,000	\$336,200	86.2	14				
324	6017-0742	\$92,000	\$76,000	82.6	14				
325	6017-1391	\$484,000	\$454,000	93.8	12	73			
327	6017-2034	\$335,000	\$349,600	104.4	14				
331	6018-2230	\$117,000	\$110,900	94.8	14	73			
336	6019-2856	\$160,000	\$127,600	79.8	18				
337	6020-0048	\$403,800	\$355,200	88	11				
338	6020-2289	\$240,000	\$298,900	124.5	11				
340	6020-2395	\$190,000	\$168,500	88.7	18				
341	6020-2769	\$118,533	\$110,900	93.6	14	73			
346	6021-1381	\$72,000	\$64,600	89.7	18				
347	6022-0259	\$67,000	\$65,600	97.9	18				
348	6022-0314	\$10,200,000	\$10,095,300	99	33				
349	6022-2902	\$170,000	\$159,100	93.6	17				
353	6024-0070	\$99,000	\$76,900	77.7	14				
355	6024-1714	\$725,000	\$674,600	93	33				
356	6024-1787	\$205,000	\$209,600	102.2	45				
357	6024-1873	\$76,400	\$67,400	88.2	18				
358	6025-0021	\$77,000	\$75,500	98	18	73			
369	6026-1273	\$360,000	\$342,600	95.2	11				
370	6026-1354	\$1,250,000	\$983,500	78.7	11	73			
371	6026-1479	\$53,000	\$48,100	90.8	18	73			
379	6028-0087	\$207,000	\$178,100	86	18				
380	6028-0315	\$59,533	\$56,200	94.4	18	73			
381	6028-2148	\$109,933	\$86,200	78.4	18				



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385	6029-2101	\$85,000	\$76,500	90	18				
388	6030-1439	\$2,400,000	\$2,064,100	86	11	70			
390	6030-1505	\$400,000	\$385,500	96.4	14				
392	6031-0103	\$80,000	\$59,700	74.6	18				
397	6031-0524	\$168,000	\$149,800	89.2	18				
416	6036-1708	\$280,000	\$236,500	84.5	11	73			
421	6037-0814	\$545,000	\$412,500	75.7	11	73			
422	6037-0961	\$615,000	\$487,000	79.2	24				

Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
1	5951-0094	\$232,000	\$239,400	103.2	11			19	Multi-Town Property this sale contained land over the border located in Salisbury Mass. see deed.
2	5951-1019	\$95,000	\$160,900	169.4	18			27	Less than 100% Interest Transferred 1 of buyers is also one of sellers,
8	5952-1280	\$77,000	\$64,700	84	18			25	Insufficient market Exposure SELLERS HUSBAND (CO-OWNER) PASSED ON 2/18/18, PRIVATE SALE NOT ON THE MARKET, SEE DEED
18	5954-0778	\$20,000	\$31,500	157.5	18			33	Landlord/Tenant as Grantor/Grantee buyer owns park
20	5954-2177	\$22,533	\$199,400	884.9	11			27	Less than 100% Interest Transferred 1/3rd int sold
21	5954-2179	\$22,533	\$199,400	884.9	11			27	Less than 100% Interest Transferred 1/3rd int sold
22	5954-2181	\$15,000	\$199,400	1329.3	11			27	Less than 100% Interest Transferred 1/3 int sold
28	5955-0367	\$135,000	\$115,800	85.8	22			24	Sale Between owners of Abutting Prop
31	5955-1734	\$305,000	\$524,200	171.9	22			13	Improvements +/- (Post Sale/PreAssmt) - Be
36	5956-2139	\$6,000	\$47,400	790	18			33	Landlord/Tenant as Grantor/Grantee
38	5956-2918	\$140,000	\$234,800	167.7	12			49	Deed In Lieu of Foreclosure
41	5957-0842	\$150,000	\$137,200	91.5	22			13	Improvements +/- (Post Sale/PreAssmt) - Be new foundation added before 4/1/19, stat update for 2019



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55	5960-0351	\$205,000	\$263,200	128.4	12			81	Estate Sale With Fiduciary Covenants see deed, daughter obtained ownership after probate case
59	5960-1618	\$75,000	\$120,200	160.3	22			24	Sale Between owners of Abutting Prop
63	5961-2316	\$275,533	\$327,200	118.8	11			37	Financial Entity as Grantor/Grantee foreclosure
74	5962-1960	\$15,000	\$32,400	216	18			33	Landlord/Tenant as Grantor/Grantee buyer is landlord
78	5963-1417	\$111,000	\$100,700	90.7	18			13	Improvements +/- (Post Sale/PreAssmt) - Be
85	5964-1567	\$40,000	\$5,800	14.5	18			33	Landlord/Tenant as Grantor/Grantee buyer is landlord
90	5965-1294	\$17,000	\$48,800	287.1	18			33	Landlord/Tenant as Grantor/Grantee buyer is landlord
97	5968-0440	\$114,800	\$755,800	658.4	11	73		27	Less than 100% Interest Transferred
103	5968-0859	\$5,000	\$1,726,700	34534	33			11	Property Sold Not Separately Assessed lot line adjustment
104	5968-0866	\$5,000	\$2,248,300	44966	33			11	Property Sold Not Separately Assessed lot line adjustment
116	5969-2470	\$211,533	\$256,400	121.2	12			81	Estate Sale With Fiduciary Covenants
124	5971-1732	\$1,500,000	\$1,581,900	105.5	34			40	Business Affiliates as Grantor/Grantee buyer is business that has been there for years.
129	5971-2933	\$140,000	\$522,600	373.3	12	73		27	Less than 100% Interest Transferred buyer was part owner already
137	5973-0583	\$355,000	\$384,600	108.3	11			81	Estate Sale With Fiduciary Covenants
143	5975-0120	\$530,000	\$702,900	132.6	12	73		49	Deed In Lieu of Foreclosure
155	5977-0471	\$520,000	\$415,900	80	11	73		19	Multi-Town Property 30% of land is in Hampton
157	5977-2128	\$300,000	\$446,200	148.7	24			35	Government Agency as Grantor/Grantee seller is the town of seabrook
167	5979-2261	\$38,533	\$78,200	202.9	18			33	Landlord/Tenant as Grantor/Grantee buyer is landlord
173	5980-1838	\$52,533	\$39,200	74.6	18			81	Estate Sale With Fiduciary Covenants seller passed away 12/4/17, Fiduciary Deed
174	5981-0164	\$380,000	\$325,800	85.7	45			24	Sale Between owners of Abutting Prop buyer owns other half of building, other condo unit
180	5982-0183	\$60,000	\$59,200	98.7	18			38	Family/Relatives/Affil as Grantor/Grantee Sellers went into Elderly Housing, buyer was neighbors daughter
186	5983-2393	\$228,000	\$227,800	99.9	11			38	Family/Relatives/Affil as Grantor/Grantee buyer was one of the heirs, she bought out her siblings



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209	5989-0146	\$235,000	\$274,700	116.9	11			38	Family/Relatives/Affil as Grantor/Grantee father and son swapped houses
210	5989-0149	\$380,000	\$334,300	88	11			38	Family/Relatives/Affil as Grantor/Grantee father and son swapped house see verno 209
229	5992-1820	\$798,000	\$625,300	78.4	11	73		15	Improvements +/- Incomplete at Assmt date still under constr 4/4/2019
231	5992-2347	\$251,333	\$332,100	132.1	11			38	Family/Relatives/Affil as Grantor/Grantee mother trans to son, buys out other sibilings
235	5993-2159	\$4,250,000	\$2,119,200	49.9	34			40	Business Affiliates as Grantor/Grantee buyer purchased with leasee in place
244	5996-2145	\$355,000	\$306,400	86.3	11			15	Improvements +/- Incomplete at Assmt date breezeway under constr 4/1/19, finished before sale, but not finished on assessment date
248	5997-0027	\$9,000	\$35,300	392.2	18			40	Business Affiliates as Grantor/Grantee salem mfg homes is replacing vacant lots and mh's in park
251	5998-0467	\$668,733	\$230,400	34.4	33			22	Indeterminate Price/Consideration sale incl with vernos 255 and 256, sale incl business value, buyers were also tenants
255	5998-0677	\$2,067,533	\$630,200	30.5	33			22	Indeterminate Price/Consideration sale included business value, also incl vernos 251 and 256, bueyrs were also tenants
256	5998-0679	\$462,533	\$494,300	106.9	33			22	Indeterminate Price/Consideration sale incl with vernos 255 and 251, included business value, buyers were also tenants
268	6000-2410	\$40,000	\$61,700	154.2	18			33	Landlord/Tenant as Grantor/Grantee buyer is park owner
271	6001-2690	\$315,000	\$257,400	81.7	11			14	Improvements +/- (Post Assmt/Pre Sale) remodel work not completed 4//19
273	6002-1353	\$505,000	\$324,500	64.3	44			25	Insufficient market Exposure property was for lease, buyer approached seller and after discussing lease rates, buyer and seller negotiated a sale instead, will be a church type use, religious worship, buyer is a pastor
283	6004-1708	\$20,000	\$71,800	359	18			33	Landlord/Tenant as Grantor/Grantee seller is park owner, mh in fair cond, needs work sellers wanted to just get rid of it and let it be someone' else's headache.
284	6004-2039	\$233,933	\$397,100	169.8	11			38	Family/Relatives/Affil as Grantor/Grantee seller is grandmother to Courtney Morton
288	6005-1974	\$160,000	\$178,600	111.6	11			37	Financial Entity as Grantor/Grantee
289	6006-1863	\$249,000	\$228,700	91.8	11			24	Sale Between owners of Abutting Prop SALE TO ABUTTER, NOT ON MARKET
299	6008-1645	\$350,000	\$322,400	92.1	11			38	Family/Relatives/Affil as Grantor/Grantee appears to be family, not on market



2019 Trial Ratio Study Report

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Town Name: Seabrook, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2018 through 09-30-2019

NOT FOR PUBLICATION

Ratios were created using stipulated year assessments.

Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
303	6009-1230	\$200,000	\$279,600	139.8	11			38	Family/Relatives/Affil as Grantor/Grantee LINDA PACKARD IS SISTER TO ERNEST AND RICHARD CLOCHER
305	6009-2125	\$369,933	\$297,900	80.5	35			20	Multi-Parcel Conveyance (MPC) - Properties cannot (likely not) be sold separately this sale is connected to another sale later on, it's 2 lots with a single family home and 7 rented mobile home sites. the buyer also purchased 3 mobile homes on 3 of the sites with this sale.
332	6018-2379	\$115,000	\$188,500	163.9	11			81	Estate Sale With Fiduciary Covenants fiduciary deed
334	6019-2626	\$595,000	\$698,500	117.4	33			27	Less than 100% Interest Transferred estate for years is sold, seems to be a percentage of interest along with verno 335
335	6019-2629	\$105,000	\$698,500	665.2	33			27	Less than 100% Interest Transferred remainder interest, also see verno 334
339	6020-2327	\$40,000	\$110,300	275.8	18			33	Landlord/Tenant as Grantor/Grantee BUYER HAS LIVED HERE SINCE 2007
350	5961-2316	\$275,533	\$327,200	118.8	11			51	Foreclosure
351	5975-1546	\$6,000	\$6,200	103.3	27			25	Insufficient market Exposure buyer paid \$1400 in back taxes, to own to mitigate wetlands filling on another property. this property was not on the market
368	6026-1176	\$429,933	\$111,400	25.9	11			14	Improvements +/- (Post Assmt/Pre Sale) new house built after 4/1/2019
372	6026-1482	\$285,000	\$182,800	64.1	12	73		33	Landlord/Tenant as Grantor/Grantee buyer was tenant for many years
384	6029-1825	\$173,533	\$235,800	135.9	17			51	Foreclosure
394	6031-0197	\$339,933	\$262,000	77.1	14			12	Subdivided Post Asmt/Pre Sale
396	6031-0276	\$165,533	\$262,200	158.4	12			12	Subdivided Post Asmt/Pre Sale
398	6031-1890	\$340,000	\$262,000	77.1	12			12	Subdivided Post Asmt/Pre Sale
399	6031-2164	\$340,000	\$262,200	77.1	12			12	Subdivided Post Asmt/Pre Sale
400	6031-2296	\$340,000	\$262,200	77.1	12			12	Subdivided Post Asmt/Pre Sale
401	6031-2490	\$269,000	\$275,900	102.6	35			20	Multi-Parcel Conveyance (MPC) - Properties cannot (likely not) be sold separately also see verno 305, this sale was supposed to be together with that 1, but there were title issues with the bank. this piece sold later, verno 305 was a single family home on a lot, plus this extra lot with 7 total mh sites., 2 are on the other lot with verno 305, and 5 mh sites are with this lot, I believe they cannot be sold separately



2019 Trial Ratio Study Report

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Excluded Sales

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403	6033-1360	\$670,000	\$667,700	99.7	11	73		38	Family/Relatives/Affil as Grantor/Grantee
405	6033-2532	\$122,533	\$141,100	115.2	18			81	Estate Sale With Fiduciary Covenants
412	6034-1108	\$215,000	\$209,800	97.6	14			38	Family/Relatives/Affil as Grantor/Grantee bothr and sister, really her house anyway
415	6036-0494	\$85,000	\$143,800	169.2	17			47	Other Sale of Convenience seller is in nursing home, not no market, forced to sell, friend of newphew
420	6037-0774	\$349,000	\$339,200	97.2	12			25	Insufficient market Exposure not on market, friends of seller, father died and she sold
426	6039-2281	\$75,000	\$278,600	371.5	14			27	Less than 100% Interest Transferred step sister bought out other sister after father died