

City of Berlin, NH

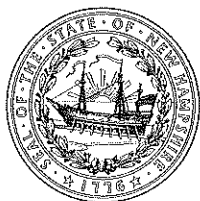
Office of the City Manager

CITY MANAGER'S REPORT

12-05-2022



1. Attached is the 2022 DRA Sales Monitoring Report. Monica Hurley from Corcoran Consulting advises that this report is just a test of our assessing efforts and it is a test we passed. There were some minor items noted that will be investigated and corrected, if necessary. No action is required on the Council's part.
2. As of Friday morning, 8 deeded properties have been repurchased. Many city departments have been fielding inquiries and providing information. While it is very unfortunate that tenants are or were unaware that their landlord did not pay taxes, it is ultimately the responsibility of the landlord to ensure that their rent paying tenants have safe housing.
3. CIP submissions are being reviewed, next step will be to prepare and present the plan to the Council and Planning Board.
4. This office hopes to offer an update on the tax rate setting process at the meeting.



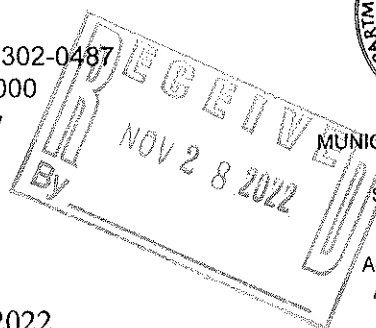
State of New Hampshire Department of Revenue Administration



109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov

Lindsey M. Stepp
Commissioner

Ora M. LeMere
Assistant Commissioner



MUNICIPAL AND PROPERTY
DIVISION
Samuel T. Greene
Director
Adam A. Denoncour
Assistant Director

November 22, 2022

City of Berlin
City Council
168 Main Street
Berlin, NH 03570

Re: Berlin 2022 Sales Monitoring

Dear Municipal Assessing Officials,

As part of the Department's duty under RSA 21-J:11 II, I am forwarding the final results of the monitoring activity of the 2022 sales inspections for the City of Berlin. Enclosed, please find the Monitoring Inspection Report. Please note, only property record cards with points and/or comments have been included.

The Monitoring Inspection Report was sent to Corcoran Consulting Associates Inc. for their review on July 12, 2022.

If you have any questions, please feel free to contact me at (603) 419-9788 or philip.e.bodwell@dra.nh.gov.

Sincerely,

Philip Bodwell, CNHA
District Supervisor
Municipal and Property Division

Enclosure: Monitoring Inspection Report

Cc: File



NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION

MONITORING INSPECTION REPORT

Municipality:	Berlin	Year:	2022	Purpose:	Sales Review
DRA Monitor:	P Bodwell	Date:	7/6/2022	Company Lister(s):	J Hynes, J Ferreira, C Walker

Data Items	Points	Map/Lot Numbers of Samples				Comments:
		109-77	407-13	110-32	118-98	
Owner/Land Section		1	2	3	4	109-77
Address	1					No errors
Land Factors (topo/driveway/road)	1 Per			*	*	
View / Waterfront	2 Per					
Parcel ID	1					
Lot Size	1					
Land Use Code	1					
Neighborhood	1					
Sale History Section						407-13
Sale Date	1					No errors
Sale Price	2					
Sale Validity Code	2					
Improvement Section						
Visit History Documentation / Coding	6					
Story Height	2					
Style Type	2					
Foundation Type	1					
Incorrect Photo	1					
Exterior Siding	1					
Roof Style / Cover	1 Per					
Interior Wall / Floor	1 Per					
Heating / Cooling Type	1 Per					
Bedrooms	1					110-32
Bathrooms	2					*Seasonal view - subjective contributory value, no explanation in notes. Garage appears to have ATU - not inspected by contractor or DRA - No points given.
Grade	2					
Year Built	1					
Condition - Physical Condition	2					
Func. Code / Under Construction	1 Per					
Comments / Notes	1 Per					
OB's if < 200 SF	1 Per					
OB's if > 200 SF	2 Per				2	
Extra Residential Features < \$5,000	1 Per					
Extra Residential Features > \$5,000	2 Per					
Sketch Accuracy < \$1,000 impact	1					118-98
Sketch Accuracy > \$1,000 impact	2			*		*Obstructed or seasonal view - subjective contributory value, no explanation in notes - No points given. 12 x 21 shed not assessed or noted.
Sketch Accuracy > \$5,000 impact	4					
Sketch Labeling < \$5,000 impact	2					
Sketch Labeling > \$5,000 impact	4					
Commercial Factors						
Wall Height	2					
Frame Type	2					
Site Improvement Elements	1 Per					
Sprinkler	1					
Elevator / Lifts / Loading docks	1 Per					
Interior Inspection						
By Company Lister Y/N		N	N	N	N	
By DRA Monitor Y/N		N	N	N	N	
Total Points		0	0	0	2	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	Description	CURRENT ASSESSMENT		VISION
Code	Amount	Code	Code	Code	Code	Code	Appraised	Assessed	
COUSINS, BRADLEY T & PIKE, CYNTHIA GADDY 650 FOURTH AVENUE		4 Rolling	2 Public Water 3 Public Sewer	1 Paved 6 Sidewalk	2 Suburban	RESIDENTL RES LAND RESIDENTL	1010 1010 1010	141,100 18,600 2,400	1801 BERLIN, NH
BERLIN NH 03570		SUPPLEMENTAL DATA		MLS #/DA 4885781: 11/2021 ASKING \$ \$174,900					
Active		DOB Resale Y/ RESALE		Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
COUSINS, BRADLEY T & COTE, LOUIS G &	1587 0835	158 0221	12-08-2021 10-31-1994	Q	I	174,900 0	00 38	2021	1010 1010 1010	54,500 7,600 1,700	2020	1010 1010 1010	54,500 7,600 1,700	2019	1010 1010 1010	54,900 5,300 1,700
EXEMPTIONS																
Description																
Amount																
Total 0.00																

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value
0001	B					63,800	141,100	0	2,400	18,600	0	162,100	C
NOTES													
WALK-OUT BSMINT DOOR UNDER GAR-COULD NOT CONFIRM AREA, PATIO EST DUE TO FENCED IN YARD;													
2021 EXT=G EST PAT1=SNOW/FENCE AVERAGE VIEWS=4													
22- NO CHNG 11-00 7/6/22													
4/22: YELLOW; EXT GD; NICE BRICK DRIVEWA 22 SA													

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
LAND LINE VALUATION SECTION																
VISIT/CHANGE HISTORY																
04-27-2022 MH 11 Sales Review																
03-24-2022 JH 11 Sales Review																
02-11-2021 AR 01 Exterior O-ly																
07-13-2020 JF 14 Field Review - CC																
12-21-2016 GL 01 Exterior O-ly																
02-21-2013 DW 05 Verification																

LAND LINE VALUATION SECTION		Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Family	RT				6,970 SF	1.92	1.85000	4	1.00	20	0.750	OPEN/HIGH CITY + DIST M NEW CONSTR (6)	1.0000	2.67	18,600
Total Card Land Units 0.16 AC Parcel Total Land Area 0.16 Total Land Value 18,600																	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

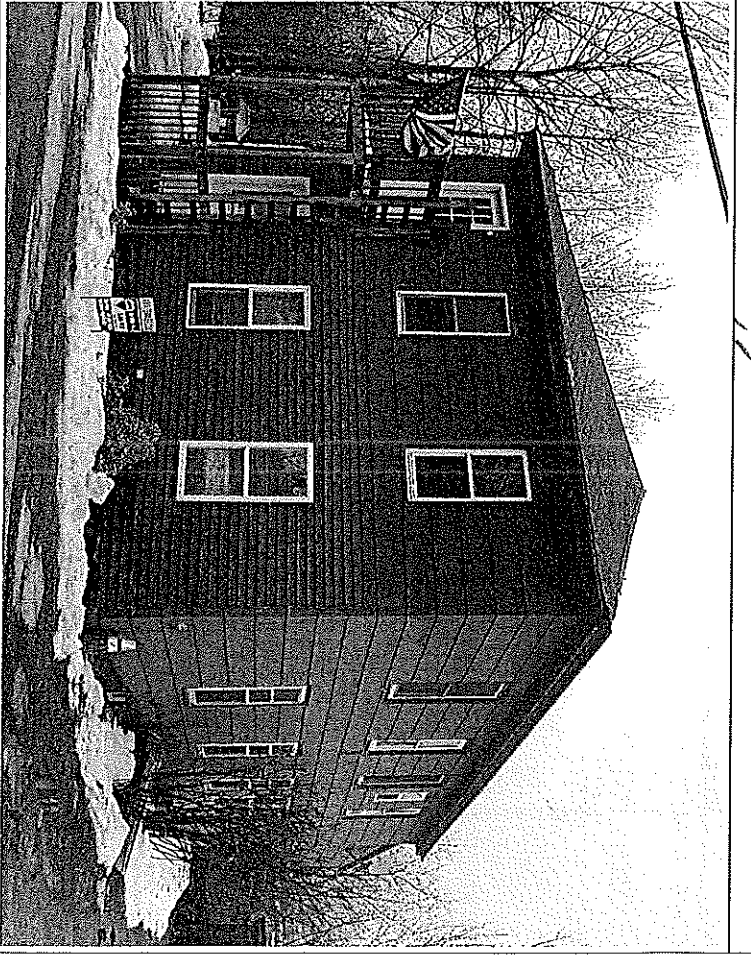
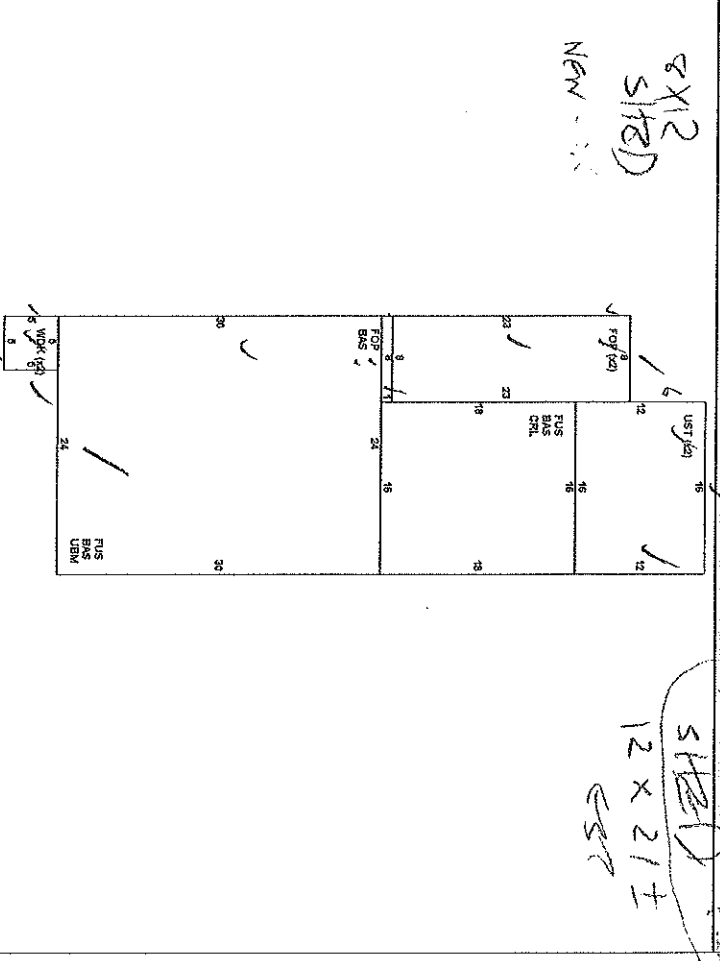
Element	Cd	Description	Element	Cd	Description
Style:	09	2 Unit	Rec Area		
Model	01	Residential	Rec Type		
Grade	03	Average	Bsmt Type		
Stories:	2		CONDO DATA		
Occupancy	14	Wood Shingle	Parcel Id		
Exterior Wall 1	11	Clapboard	Adjust Type		
Exterior Wall 2	04	Hip	Condo Fir		
Roof Structure	03	Asphalt	Condo Unit		
Interior Wall 1	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2	05	Drywall	Building Value New		212,295
Interior Fir 1	12	Hardwood	Year Built		
Interior Fir 2	02	Oil	Effective Year Built		1872
Heat Fuel	05	Hot Water	Depreciation Code		1957
Heat Type	01	None	Remodel Rating		P
AC Type	06	6 Bedrooms	Year Remodeled		
Bedrooms	06		Depreciation %		63
Full Baths	2		Functional Obsol		
Half Baths	0		External Obsol		
Extra Fixtures	10		Trend Factor		1
Total Rooms	02	Average	Condition		
Bath Style	02	Average	Condition %		37
Kitchen Style			Percent Good		78,500
Fireplace(s)			RCNLD		
Xtra Opening(s)			Dep % Ovr		
Gas/Ptb Fpl			Dep Ovr Comment		
Hearth(s)			Misc Imp Ovr		
Color	03	Red	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Hot Tub			Cost to Cure Ovr Comment		
Whl/Jacuzzi					
Rec Area					
Rec Type					

OB - OUBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	VB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	96	14.00			90		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,016	1,016	1,016	87.77	89,173
CRL	Crawl Space	0	288	0	0.00	0
FOP	Open Porch	0	376	75	17.51	6,583
FUS	Upper Story - Finished	1,008	1,008	1,008	87.77	88,471
UBM	Basement - Unfin	0	720	144	17.55	12,639
UST	Storage or Utility	0	384	58	13.26	5,091
WDK	Deck	0	50	5	8.78	439
Ttl Gross Liv / Lease Area		2,024	3,842	2,306		202,396





NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION

MONITORING INSPECTION REPORT

Municipality:	Berlin	Year:	2022	Purpose:	Sales Review
DRA Monitor:	P Bodwell	Date:	7/6/2022 1/0/1900	Company Lister(s):	J Hynes, J Ferreira, C Walker

Data Items	Points	Map/Lot Numbers of Samples				Comments:
		113-22	119-398	120-96	122-11	
Owner/Land Section		5	6	7	8	113-22
Address	1					Rear patio 15 x 38 + 11 x 9 not added.
Land Factors (topo/driveway/road)	1 Per					
View / Waterfront	2 Per					
Parcel ID	1					
Lot Size	1					
Land Use Code	1					
Neighborhood	1					
Sale History Section						119-398
Sale Date	1					*Front porch and garage being demolished - after 4/1/22. No points given.
Sale Price	2					
Sale Validity Code	2					
Improvement Section						
Visit History Documentation / Coding	6					
Story Height	2					
Style Type	2					
Foundation Type	1					
Incorrect Photo	1					
Exterior Siding	1					
Roof Style / Cover	1 Per				1	
Interior Wall / Floor	1 Per					
Heating / Cooling Type	1 Per					
Bedrooms	1					120-96
Bathrooms	2					*6 x 20 portion of deck removed - after 4/1/22. No points given. Patio is 466sf, not 720sf.
Grade	2					
Year Built	1					
Condition - Physical Condition	2					
Functional Depreciation Code / UC	1 Per					
Comments / Notes	1 Per					
OB's if < 200 SF	1 Per					
OB's if > 200 SF	2 Per	2 *		2		
Extra Residential Features < \$5,000	1 Per					
Extra Residential Features > \$5,000	2 Per					
Sketch Accuracy < \$1,000 impact	1		*	*		122-11
Sketch Accuracy > \$1,000 impact	2				2	Roof is metal prefab, not standing seam. Right side of deck is 48 x 28, not 36 x 27.66. (gated, not posted)
Sketch Accuracy > \$5,000 impact	4					
Sketch Labeling < \$5,000 impact	2					
Sketch Labeling > \$5,000 impact	4					
Commercial Factors						
Wall Height	2					
Frame Type	2					
Site Improvement Elements	1 Per					
Sprinkler	1					
Elevator / Lifts / Loading docks	1 Per					
Interior Inspection						
By Company Lister Y/N		Y	N	N	N	
By DRA Monitor Y/N		N	N	N	N	
Total Points		2	0	2	3	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

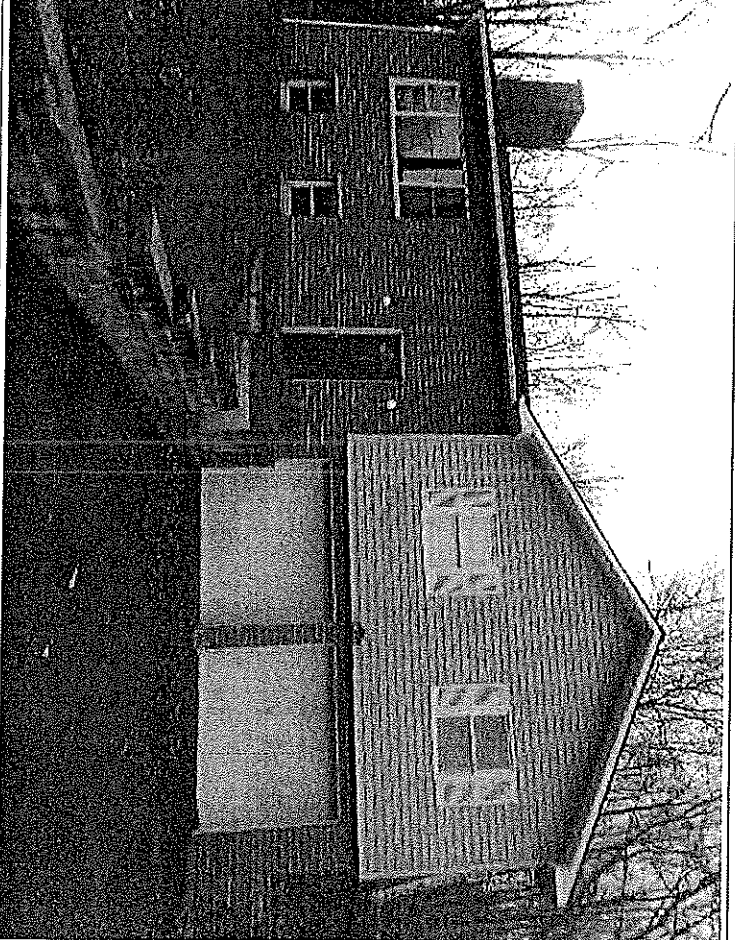
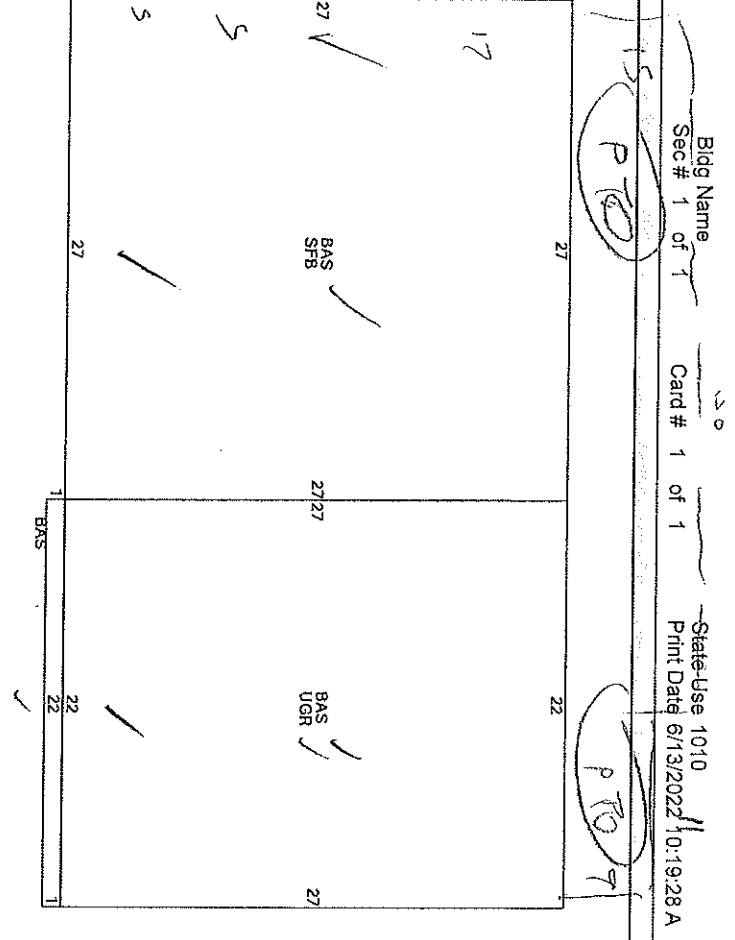
Element	Cd	Description	Element	Cd	Description																																																																																																																				
Style:	02	Split-Level	Rec Area																																																																																																																						
Model	01	Residential	Rec Type																																																																																																																						
Grade	04	Good ✓	Bsmt Type																																																																																																																						
Stories:	1		<table border="1"> <thead> <tr> <th colspan="3">CONDO DATA</th> </tr> <tr> <th>Parcel Id</th> <th>Cl</th> <th>Owne</th> </tr> </thead> <tbody> <tr> <td>Adjust Type</td> <td>Code</td> <td>Description</td> </tr> <tr> <td>Condo Flr</td> <td></td> <td>Factor%</td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> </tr> </tbody> </table>			CONDO DATA			Parcel Id	Cl	Owne	Adjust Type	Code	Description	Condo Flr		Factor%	Condo Unit																																																																																																							
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OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	W/B	Units	Unit Price	Yr Bld	Cond Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace-Brck	B	1	3400.00	1991		75		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,345	1,345	1,345	129.59	172,300
SFB	Basement - Semi Fin	0	729	365	64.88	47,301
UGR	Garage, Basement	0	594	149	32.51	19,309
TH Gross Liv / Lease Area		1,345	2,668	1,859		240,910



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION
MOORE, MATTHEW JOHN	4 Rolling	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	
109 SESSIONS STREET		3 Public Sewer	6 Sidewalk		RESIDENTL RES LAND RESIDENTL	1010 1010 1010	67,900 9,800 800	67,900 9,800 800
BERLIN NH 03570	Alt Pcd ID 000119000398000000	SUPPLEMENTAL DATA						
Active		MLS #DA 4882444 / NOV 2						
		ASKING \$ 668,000						
		DOB						
		Resale Y/						
		RESALE						
		Assoc Pcd#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description	Amount	Year	Code	Assessed	Year	Code	Assessed							
MOORE, MATTHEW JOHN	1587	693	12-10-2021	Q	I	63,600	00	2021	1010	45,700	2020	1010	45,700	2019	1010	47,000
HEWETT, AMANDA & SKYLAR	1509	0510	04-16-2019	Q	I	40,000	00	1010	1010	6,700	1010	6,700	600	1010	600	1010
KELLEY, ANGELA M	1498	0792	09-26-2018	U	I	23,700	38	1010	1010	600	1010	600	1010	600	1010	600
BROWN, STEVEN A &	1408	0401	10-15-2014	U	I	10,500	99	1010	1010	600	1010	600	1010	600	1010	600
GRANADA JAMES REI, LLC	1406	0445	09-16-2014	U	I	4,350	37									
Total						53,000		78,500				78,500				

EXEMPTIONS		Description	Amount
Year	Code		
Total			0.00

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Nbhd	0001	B				Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total						53,000	53,000		53,000		52,500

NOTES
 4/22: TAN; FEP IN VP COND; OTHERWISE EXT
 AVE - FR COND; TRIM ON 2ND FLR PEELING
 12/16 EXT=G
 SHARED DRIVEWAY
 22 - PER MLS OVERALL INT/EXT GD FOR AGE W
 ELL MAINT
 AVG CITY + DIST MINVU=2
 22 SA
 EXT
 RB
 7/6/22

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id										

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Date							
04-27-2022	MH					11	Sales Review
04-13-2022	JH					03	Exterior Only-Sale
07-01-2020	JF					14	Field Review - CC
06-03-2020	JH					01	Exterior Only
12-15-2016	GL					01	Exterior Only
11-16-2009	MIF					05	Verification

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Family	RG			6,098 SF	2.03	1.05600	2	1.00	20	0.750	CITY VIEWS; SHARED DRIV	1.0000	1.6	9,800
Total Card Land Units 0.141 AC																
Parcel Total Land Area 0.14																
Total Land Value 9,800																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

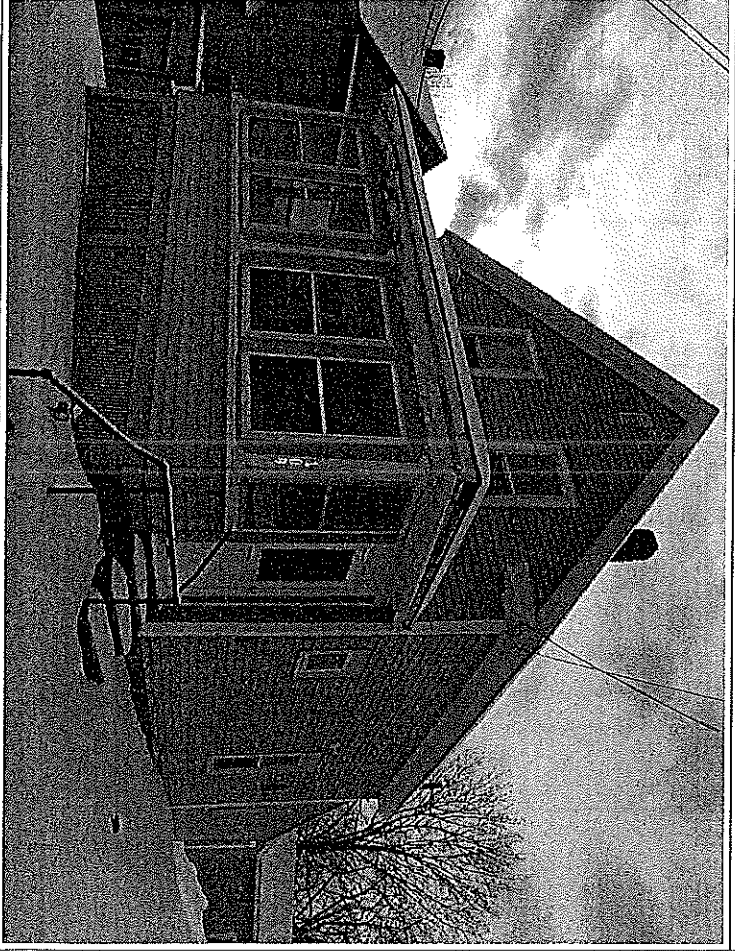
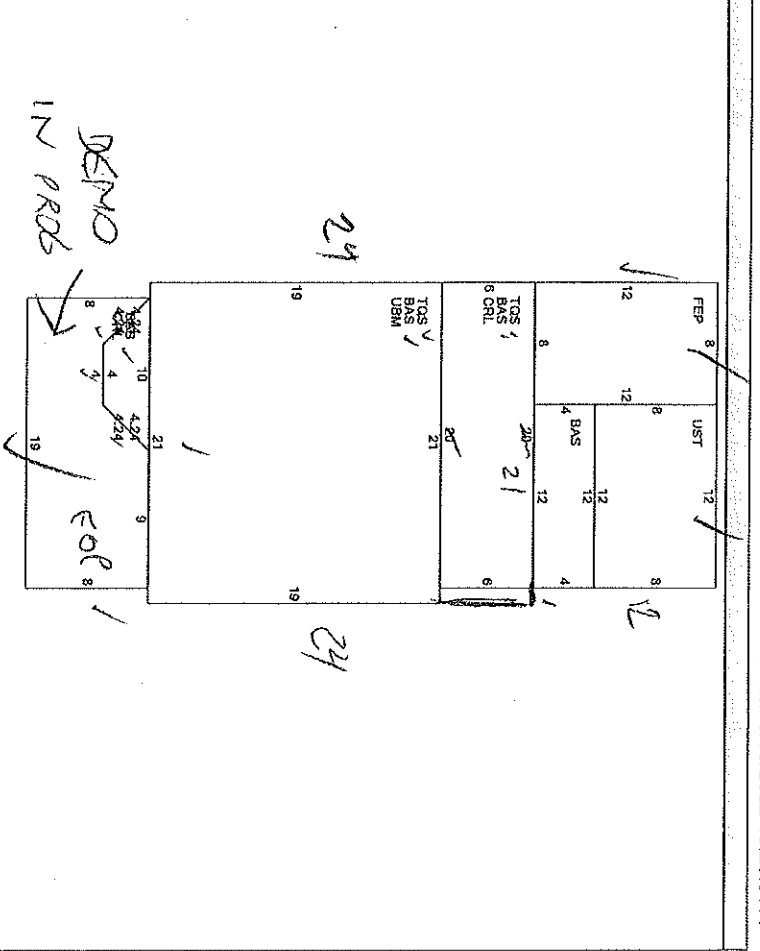
Element	Cd	Description	Element	Cd	Description
Style: 06		Conventional	Rec Area		
Model: 01		Residential	Rec Type		
Grade: 03		Average	Bsmr Type		
Stories: 1.75			CONDO DATA		
Occupancy: 1		Vinyl Siding	Parcel Id		
Exterior Wall 1: 25			Adjust Type		
Exterior Wall 2: 03		Gable	Condo Flr		
Roof Structure: 03		Asphalt	Condo Unit		
Roof Cover: 03		Plaster	COST / MARKET VALUATION		
Interior Wall 1: 03			Building Value New		154,361
Interior Wall 2: 12		Hardwood	Year Built		1910
Interior Fir 1: 14		Carpet	Effective Year Built		1964
Interior Fir 2: 02		Oil	Depreciation Code		F
Heat Fuel: 06		Steam	Remodel Rating		56
Heat Type: 01		None	Year Remodeled		
AC Type: 02		2 Bedrooms	Depreciation %		
Bedrooms: 02			Functional %		
Full Baths: 1			External Obsol		
Half Baths: 0			Tend Factor		1
Extra Fixtures: 6			Condition		44
Total Rooms: 02		Average	Condition %		
Bath Style: 02			Percent Good		44
Kitchen Style: Average			RcNLD		67,900
Fireplace(s):			Dep % Ovr		
Xtra Opening(s):			Dep Ovr Comment		
Gas/Pto Fpl:			Misc Imp Ovr		
Hearth(s):			Misc Imp Ovr Comment		
Color: 04		Tan	Cost to Cure Ovr		
Bsmr Garage:			Cost to Cure Ovr Comment		
Hot Tub:					
Vhl/Jacuzzi:					
Rec Area:					
Rec Type:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage Avg	L	220	35.25			10		0.00	800
	DEMO IN PROB NV									

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underec Value
BAS	First Floor	588	588	588	124.16	73,006
CRL	Crawl Space	0	141	0	0.00	0
FEP	Enclosed Porch - Finished	0	227	136	74.39	16,886
TOS	Three Quarter Story	0	519	389	93.06	48,298
UBM	Basement - Unfin	0	399	80	24.89	9,933
UST	Storage or Utility	0	96	14	18.11	1,738
TL Gross Liv / Lease Area		977	1,970	1,207		149,861



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 10		3 Unit	Rec Area		
Model 01		Residential	Bsm't Type		
Grade 03		Average			
Stories: 2					
Occupancy 3		Vinyl Siding			
Exterior Wall 1 25					
Exterior Wall 2 04		Hip			
Roof Structure 03		Asphalt			
Interior Wall 1 03		Plaster			
Interior Wall 2 12		Hardwood			
Interior Fir 1 20		Laminate			
Interior Fir 2 02		Oil			
Heat Fuel 06		Steam			
Heat Type 01		None			
AC Type 05		5 Bedrooms			
Bedrooms 3					
Half Baths 0					
Extra Fixtures 2					
Total Rooms 12					
Bath Style 02		Average			
Kitchen Style 02		Average			
Fireplace(s)					
Xtra Opening(s)					
Gas/Ptd Fpl					
Hearth(s)					
Color 04		Tan			
Bsm't Garage					
Hot Tub					
Mhl/Jacuzzi					
Rec Area					
Rec Type					

CONDO DATA

Parcel Id	C	B	OWNE
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

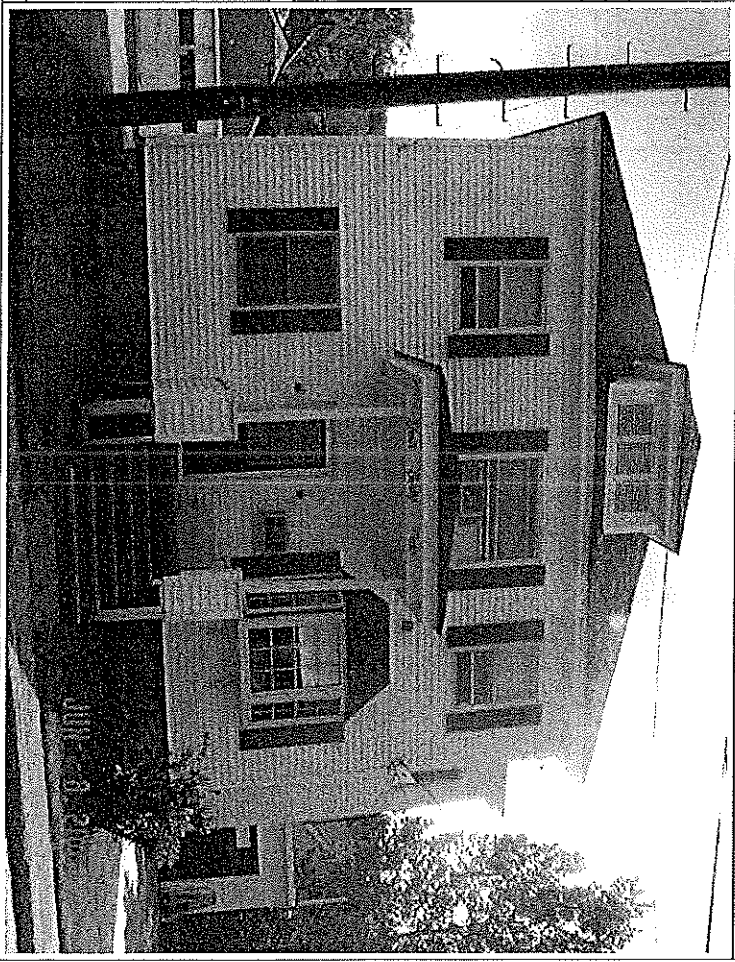
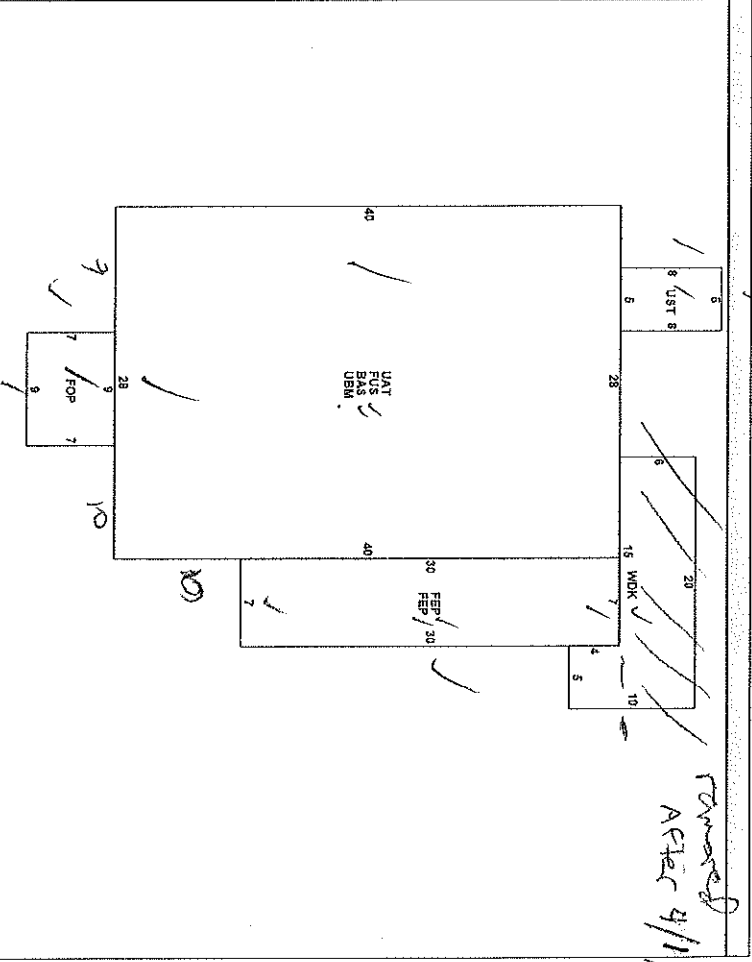
Building Value New	243,673
Year Built	1910
Effective Year Built	1969
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	51
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	49
RcNLD	119,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGRI	Garage Avg 20 x 12	L	1	35.25	11 x 38	4	30		0.00	13,500
PAT1	Patio-Avg	L	1	46.00	4 x 12	4	40		0.00	1,400
SHD1	Shed	L	1	14.00	96		40		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	79.37	88,889
FEP	Enclosed Porch - Finished	0	420	252	47.62	20,000
FOP	Open Porch	0	63	13	16.38	1,032
FUS	Upper Story - Finished	1,120	1,120	1,120	79.37	88,889
UAT	Attic - Unfinished	0	1,120	112	7.94	8,889
UBM	Basement - Unfn	0	1,120	224	15.87	17,778
UST	Storage or Utility	0	40	6	11.90	476
WDK	Deck	0	140	14	7.94	1,111
TL Gross Liv / Lease Area		2,240	5,143	2,861		227,064



CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	VISION
BREWSTER, STEVEN & TRICIA	4 Rolling		1 Paved	3 Rural	RESIDENTL RES LAND	Code 1010 Code 1010	Appraised 258,700 107,400	ASSESSED 258,700 107,400
3A PINECREST ROAD	SUPPLEMENTAL DATA							1801
STONINGTON CT 06359	MILS #/DA ASKING \$ DOB Resale Y/ RESALE							BERLIN, NH
Active	Assoc Pld#							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BREWSTER, STEVEN & TRICIA	1396	712	Q	I	365,000	00	2021	1010	147,900	2020	1010	147,900	2019	1010	119,300
DEANE, DUDLEY A, TRUSTEE	1320	0935	Q	V	40,000	U									
SYKES, LARRY & THEO	0952	0881	Q	V	22,533	U		1010	44,600		1010	44,600		1010	37,900
EXEMPTIONS															
Description															
Amount															
Total 0.00															

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY	
Nbhd	B	Total	192,500
0001	B	Total	192,500
NOTES		Total 157,200	
3/2015-NO CONST STARTED		Appraised Bldg. Value (Card)	
01/2018:EXT=AVG.REMOVED UC,WORK COMPLETE		Appraised Xf (B) Value (Bldg)	
7/19: SITE INDX & GRADE CHNG PER BOA		Appraised Ob (B) Value (Bldg)	
22- DRIVEWAY GATED 1XFIX=SLOP SINK		Appraised Land Value (Bldg)	
		Special Land Value	
		Total Appraised Parcel Value	
		Valuation Method	
		Total Appraised Parcel Value	

BUILDING PERMIT RECORD				VISIT/CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
03-P16	05-13-2016	00				100		05-24-2022	MH			11	Sales Review
37-E15	09-16-2015	01	Alteration			100		04-14-2022	JH			01	Exterior Only
7-B15	03-11-2015	02	New House			80		07-01-2020	JF			14	Field Review - CC
								05-29-2019	GFL	02		04	Abatement/Appeal
								01-09-2018	DR			01	Exterior Only
								04-27-2017	DR			12	Permit
								04-07-2016	KH			12	Permit

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location	Adjustmen	Adj Unit P	Land Value
1	1010	Single Family	RR			43,560	0.89	2,05000	5	1.00	70	1,350	PANORAMIC VIEW		1,0000	2.46	107,300
1	1010	Single Family	RR			0,030	1,500	2,05000	0	1.00		1,000			1,0000	3,075	100
Total Card Land Units 1.031 AC Parcel Total Land Area 1.03 Total Land Value 107,400																	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch	Rec Area		
Model 01		Residential	Rec Type		
Grade 05		Very Good	Bsmt Type		
Stories: 1					
Occupancy 1		Vinyl Siding			
Exterior Wall 1 25		Shingle HIP			
Exterior Wall 2 03		Standing Seam			
Roof Structure 15		Drywall			
Roof Cover 05		Hardwood			
Interior Wall 1 12		Carpet			
Interior Wall 2 14		Electric			
Interior Fir 1 04		Elec Baseboard			
Interior Fir 2 07		None			
Heat Fuel 01		2 Bedrooms			
Heat Type AC Type 02					
Bedrooms 3					
Full Baths 0					
Half Baths 1					
Extra Fixtures 1					
Total Rooms 6					
Bath Style 02					
Kitchen Style 02					
Fileplace(s) Average					
Xtra Opening(s) Average					
Gas/Pfb Fpl					
Hearth(s) Tan					
Color 04					
Bsmt Garage					
Hot Tub					
Wh/Jacuzzi					
Rec Area					
Rec Type					

CONDOS DATA

Parcel Id	C	B	S	Owne

COST / MARKET VALUATION

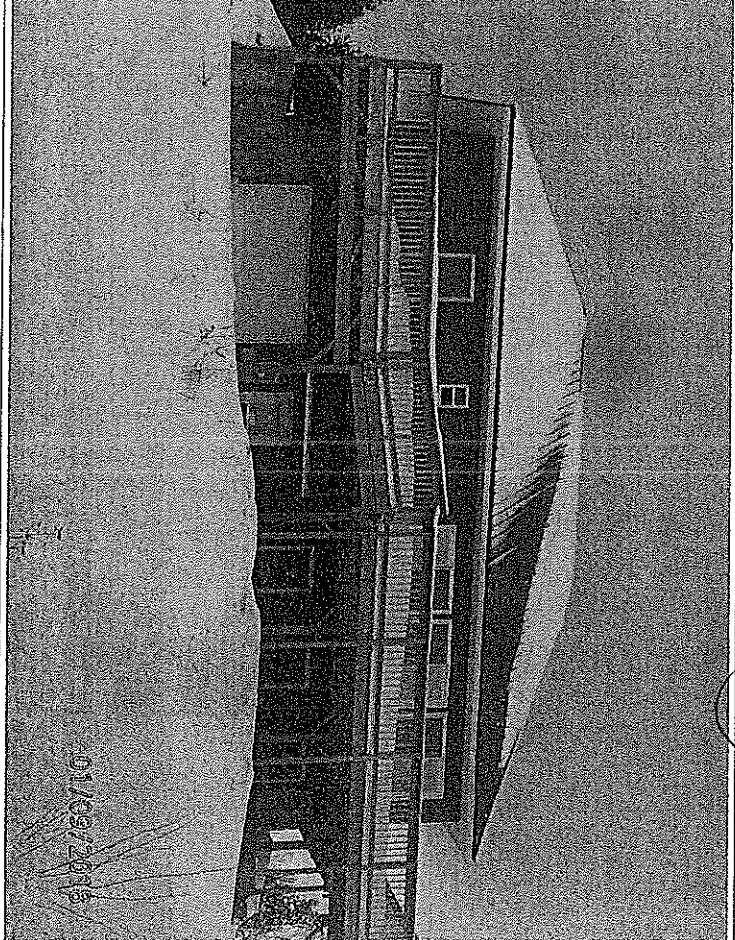
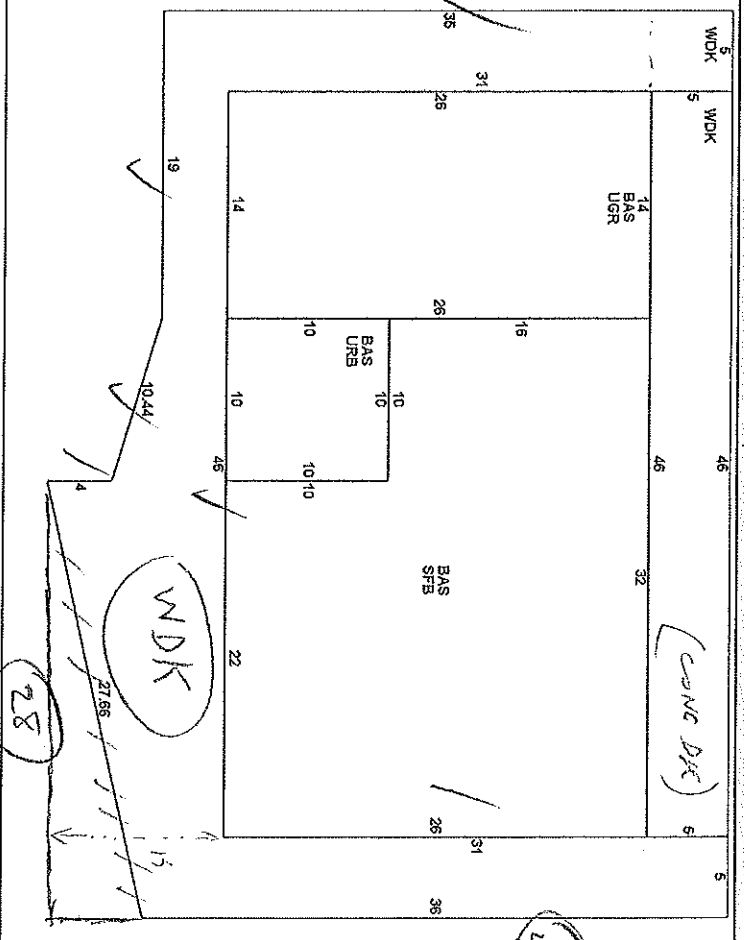
Building Value New	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
263,962	2016	2016	G	F						1	98	258,700							

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	138.88	166,095
SFB	Basement - Semi Fin	0	732	366	69.44	50,828
UGR	Garage, Basement	0	364	91	34.72	12,638
URB	Basement, Raised, Unfinished	0	100	30	41.66	4,166
WDK	Deck	0	887	89	13.93	12,360
Ttl Gross Liv / Lease Area		1,196	3,279	1,772		246,087



01/09/2015



NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION

MONITORING INSPECTION REPORT

Municipality:	Berlin	Year:	2022	Purpose:	Sales Review
DRA Monitor:	P Bodwell	Date:	7/6/2022 1/0/1900	Company Lister(s):	J Hynes, J Ferreira, C Walker

Data Items	Points	Map/Lot Numbers of Samples				Comments:
		127-146	119-55	130-19	117-6	
Owner/Land Section		9	10	11	12	127-146
Address	1					126sf patio not assessed. *Grade of house appears above average - subjective opinion and not inspected by contractor or DRA - no points given.
Land Factors (topo/driveway/road)	1 Per				*	
View / Waterfront	2 Per					
Parcel ID	1					
Lot Size	1					
Land Use Code	1					
Neighborhood	1					
Sale History Section						119-55
Sale Date	1					No errors
Sale Price	2					
Sale Validity Code	2					
Improvement Section						130-19
Visit History Documentation / Coding	6					Garage is 20 x 20 = 400sf, not 360sf.
Story Height	2					
Style Type	2					
Foundation Type	1					
Incorrect Photo	1					
Exterior Siding	1					
Roof Style / Cover	1 Per					
Interior Wall / Floor	1 Per					
Heating / Cooling Type	1 Per					
Bedrooms	1					
Bathrooms	2					
Grade	2	*				
Year Built	1					
Condition - Physical Condition	2					
Func. Code / Under Construction	1 Per					
Comments / Notes	1 Per					
OB's if < 200 SF	1 Per	1				
OB's if > 200 SF	2 Per			2		
Extra Residential Features < \$5,000	1 Per					
Extra Residential Features > \$5,000	2 Per					
Sketch Accuracy < \$1,000 impact	1					117-6
Sketch Accuracy > \$1,000 impact	2					*View is more seasonal, partially obstructed in summer - subjective contributory value. No points given.
Sketch Accuracy > \$5,000 impact	4					
Sketch Labeling < \$5,000 impact	2					
Sketch Labeling > \$5,000 impact	4					
Commercial Factors						
Wall Height	2					
Frame Type	2					
Site Improvement Elements	1 Per					
Sprinkler	1					
Elevator / Lifts / Loading docks	1 Per					
Interior Inspection						
By Company Lister Y/N		N	N	N	N	
By DRA Monitor Y/N		N	N	N	N	
Total Points		1	0	2	0	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

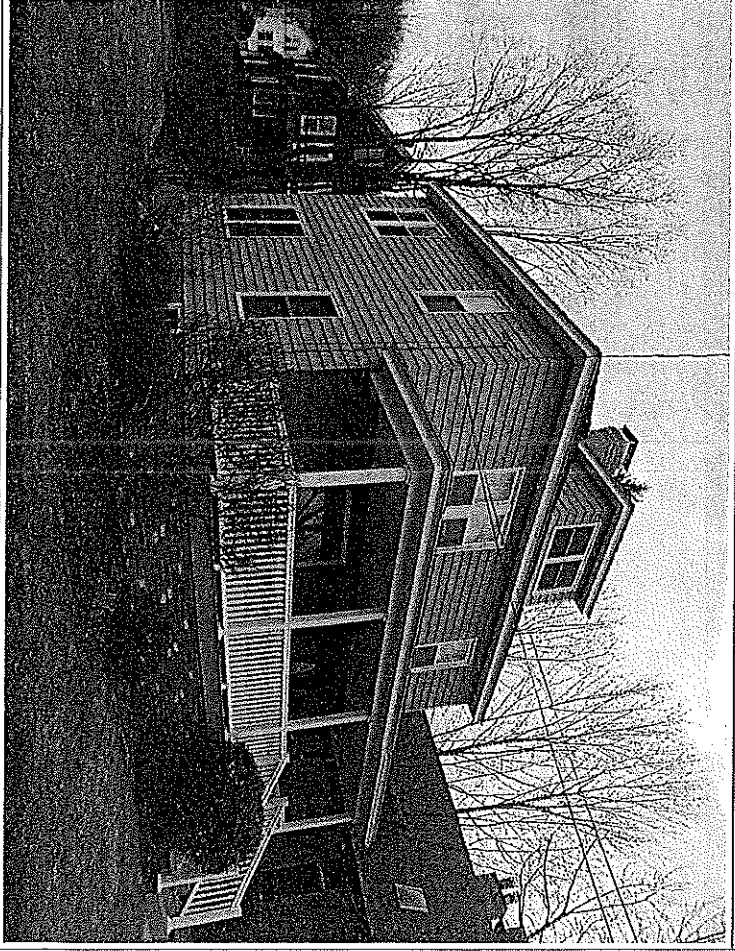
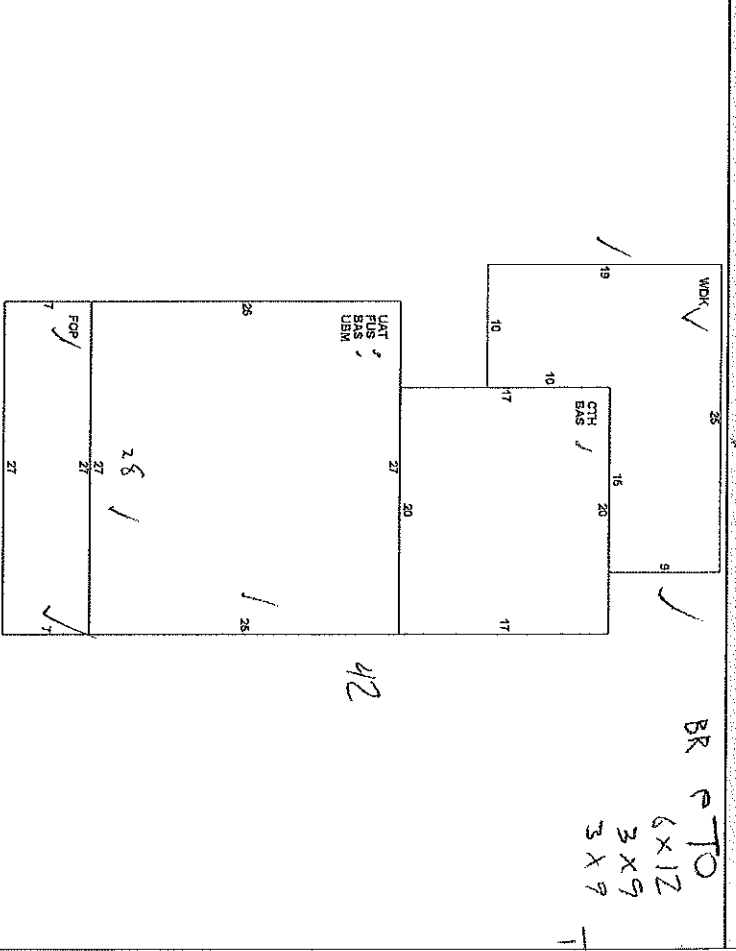
Element	Cd	Description	Element	Cd	Description																																																															
Style: Model Grade	03	Colonial Residential Average	Rec Area Bsm't Type																																																																	
Stories: 1	1	Vinyl Siding	<table border="1"> <tr><th colspan="3">CONDO DATA</th></tr> <tr><td>Parcel Id</td><td></td><td>Owner</td></tr> <tr><td>Adjust Type</td><td></td><td></td></tr> <tr><td>Condo Fir</td><td></td><td></td></tr> <tr><td>Condo Unit</td><td></td><td></td></tr> </table>			CONDO DATA			Parcel Id		Owner	Adjust Type			Condo Fir			Condo Unit																																																		
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Occupancy: Exterior Wall 1	25	Hip	<table border="1"> <tr><th colspan="3">COST / MARKET VALUATION</th></tr> <tr><td>Building Value New</td><td>237,352</td><td></td></tr> <tr><td>Year Built</td><td>1896</td><td></td></tr> <tr><td>Effective Year Built</td><td>1985</td><td></td></tr> <tr><td>Depreciation Code</td><td>VG</td><td></td></tr> <tr><td>Remodel Rating</td><td></td><td></td></tr> <tr><td>Year Remodeled</td><td></td><td></td></tr> <tr><td>Functional Obsol</td><td>35</td><td></td></tr> <tr><td>Depreciation %</td><td>2</td><td></td></tr> <tr><td>External Obsol</td><td>1</td><td></td></tr> <tr><td>Trend Factor</td><td></td><td></td></tr> <tr><td>Condition</td><td></td><td></td></tr> <tr><td>Condition %</td><td>63</td><td></td></tr> <tr><td>Percent Good</td><td></td><td></td></tr> <tr><td>RCNLD</td><td>149,500</td><td></td></tr> <tr><td>Dep % Ovr</td><td></td><td></td></tr> <tr><td>Dep Ovr Comment</td><td></td><td></td></tr> <tr><td>Misc Imp Ovr</td><td></td><td></td></tr> <tr><td>Misc Imp Ovr Comment</td><td></td><td></td></tr> <tr><td>Cost to Cure Ovr</td><td></td><td></td></tr> <tr><td>Cost to Cure Ovr Comment</td><td></td><td></td></tr> </table>			COST / MARKET VALUATION			Building Value New	237,352		Year Built	1896		Effective Year Built	1985		Depreciation Code	VG		Remodel Rating			Year Remodeled			Functional Obsol	35		Depreciation %	2		External Obsol	1		Trend Factor			Condition			Condition %	63		Percent Good			RCNLD	149,500		Dep % Ovr			Dep Ovr Comment			Misc Imp Ovr			Misc Imp Ovr Comment			Cost to Cure Ovr			Cost to Cure Ovr Comment		
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Hot Tub																																																																				
Whl/Jacuzzi																																																																				
Rec Area																																																																				
Rec Type																																																																				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR4	Garage w/ Loft	VL	624	47.50	2013		90		0.00	26,700
FPL1	Fireplace-Brick	B	1	3400.00	1984		63		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underprc Value
BAS	First Floor	1,015	1,015	1,015	113.03	114,722
CTH	Cathedral Ceiling	0	340	34	11.30	3,843
FOP	Open Porch	0	189	38	22.72	4,295
FUS	Upper Story - Finished	675	675	675	113.03	76,293
UAT	Attic - Unfinished	0	675	68	11.39	7,686
UBM	Basement - Unfn	0	675	135	22.61	15,259
WDK	Deck	0	325	33	11.48	3,730
Totals		1,690	3,894	1,998		225,828



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		VISION
MUNSON, ERIC C. & WHEELER, DYLAN 14 MAPLE ROAD	4 Rolling 3 Public Sewer	2 Public Water 1 Paved	1 Urban	RESIDENTL RES LAND RESIDENTL	Code	Appraised	Assessed	
NORTH HAMPT NH 03862					1050	108,700	108,700	1801
Active					1050	9,700	9,700	BERLIN, NH
Supplemental Data					1050	1,300	1,300	
Alt Proj ID 000130000019000000					ML# #/DA ASKING \$ DOB Resale Y/ RESALE Assoc Pld#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS/HISTORY					
MUNSON, ERIC C. & 688 SULLIVAN STREET, LLC	1583	108	10-13-2021	Q	1	95,000	00	Year	Code	Assessed	Year	Code	Assessed
JARRETT, DAVID BLANCHFIELD, CRAIG T SULLIVAN ST REALTY T	1552	984	12-02-2020	U	1	105,000	40	2021	1050	76,400	2020	1050	76,400
	1215	0774	05-23-2007	Q	1	105,000	40		1050	7,500		1050	7,500
	1103	0350	11-01-2004	Q	1	87,000	U		1050	1,800		1050	1,800
	1078	0019	04-28-2004	U	1	73,500	89		1050	1,800		1050	1,800
EXEMPTIONS		Description		Amount		Total		119,700		119,700		119,700	
ASSESSING NEIGHBORHOOD		Nbhd Name		Tracing		Batch		Total		85,700		85,700	
APPRAISED VALUE SUMMARY		Nbhd		0001		B		Total		85,700		75,800	

12/20/11-DNVI, EXT ONLY, DNPU STO UNDER EP
 F: 11/15 EXT=VG.
 5/20 ALL WORK COMPLETE
 22: WHITE; EXT AVE; SINGLE PANE WINDOWS;
 FGR=POOR; VIEW FROM UPPER FLR ONLY;
 22 SA
 7/6/22
 7/15/22
 EXT
 PB

BUILDING PERMIT RECORD				VISIT/CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
10-B20	03-26-2020	12	Exterior Only			100	04-27-2017	05-24-2022	JH			03	Exterior Only-Sale
174-B16	12-09-2016	00				100		03-01-2022	MH			11	Sales Review
								08-17-2020	JF			40	Hearing No Change
								06-24-2020	JF			14	Field Review - CC
								05-20-2020	RL			12	Permit
								04-27-2017	PS			12	Permit
								11-16-2015	DR			01	Exterior Only

LANDLINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	1050	Three Family	RT			4,792 SF	2.24	1.00000	1	1.00	30	0.900	VERY OBST VW MT FORI	0	2.02	9,700
Total Card Land Units 0.11 AC Parcel Total Land Area 0.11 Total Land Value 9,700																

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	Description	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		VISION	
4	5	Rolling	Steep	1	2	Suburban	Code	Appraised	Assessed	Year	Code	Assessed
MENARD, LAUREN						RESIDENTL RES LAND	1010	116,300	116,300	2021	1010	68,700
219 HILLSBORO STREET							1010	46,800	46,800	2020	1010	12,500
BERLIN NH 03570												
Active												
SUPPLEMENTAL DATA Alt Prcl ID 000117000006000000 MLS #/DA ASKING \$ DOB Resale Y/ RESALE Assoc Pld#												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
MENARD, LAUREN	1582	944	10-22-2021	Q	150,000	00	2021	1010	75,100	2020	1010	75,100
SCHUERMAN, MAE B	1471	0811	09-01-2017	Q	75,400	U			19,600			19,600
JASON, RICHARD J & ELIZABETH L	1290	0827	10-27-2009	U	47,000	14						
BELLEMORE AKA KINGSL	1208	0803	03-16-2007	U	0	38						
BELLEMORE, FAITH L	0743	0711	02-16-1989	U	0	38						
EXEMPTIONS Description Amount												

ASSESSING NEIGHBORHOOD		Total	
Nbhd	Nbhd Name	Tracing	Batch
0001	B		
Total		0.00	94,700
Total		94,700	94,700
Total		94,700	81,200

NOTES	
2/2013- N.O.H.: ADJ SKETCH;	= 4
11/15 EXT=AVG,	
04/18:BP=100% COMPLETE	
22 NO CHNG TO EXT	
5/22: EXT AV - GD; STEEP TOPO REAR;	
120DEG MT VIEW BUT MOSTLY IN WINTER ✓	22 SPLE

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
125-B17	10-11-2017	00			04-24-2018	100		TERMP FENCE TO CONTAIN COMPLETE REMWIRE OF THE
62-E17	10-03-2017	00			04-24-2018	100		

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
05-24-2022	MH			11	Sales Review
03-24-2022	JH			11	Sales Review
01-04-2022	JH			01	Exterior Only
07-15-2020	JF			14	Field Review - CC
04-24-2018	RL			12	Permit
11-18-2015	DR			01	Exterior Only
02-21-2013	AD			02	Verification

LAND LINE VALUATION SECTION																
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Family	RG		20,038	SF	1.48	1.85000	4	0.95	30	0.900	TOPO/120 DEGREE MNT VI	1.0000	2.34	46,800
Total Card Land Units 0.46 AC Parcel Total Land Area 0.46 Total Land Value 46,800																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch ✓	Rec Area		
Model	01	Residential ✓	Rec Type		
Grade	03	Average ✓	Bsmt Type		
Stories:	1		CONDO DATA		
Occupancy	1	Clapboard ✓	Parcel Id	C	Ownr
Exterior Wall 1	11		Adjust Type		
Exterior Wall 2	11		Condo Flr		Factor%
Roof Structure	03	Gable ✓	Condo Unit		
Roof Cover	03	Asphalt	COST / MARKET VALUATION		
Interior Wall 1	05	Drywall	Building Value New		159,377
Interior Wall 2	05		Year Built		1988
Interior Flr 1	12	Hardwood	Effective Year Built		1993
Interior Flr 2	06	Linoleum	Depreciation Code		A ✓
Heat Fuel	02	Oil	Remodel Rating		
Heat Type	05	Hot Water	Year Remodelled		27
AC Type	01	None	Depreciation %		
Bedrooms	02	2 Bedrooms	Functional Obsol		1
Full Baths	1		External Obsol		
Half Baths	0		Trend Factor		
Extra Fixtures	0		Condition		
Total Rooms	5		Condition %		73
Bath Style	03	Modern	Percent Good		116,300
Kitchen Style	03	Modern	RCNLD		
Fireplace(s)			Dep % Ovr		
Xtra Opening(s)			Dep Ovr Comment		
Gas/Ptb Fpl			Misc Imp Ovr		
Heath(s)			Misc Imp Ovr Comment		
Color	08	Brown	Cost to Cure Ovr		
Bsmt Garage			Cost to Cure Ovr Comment		
Hot Tub					
Vhl/Jacuzzi					
Rec Area					
Rec Type					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
BAS	First Floor	888	888	888	133.40	118,459				
FCP	Carport	0	283	57	26.87	7,604				
UBM	Basement - Unfin	0	888	178	26.74	23,745				
WDK	Deck	0	376	38	13.48	5,089				
Tot Gross Livr / Lease Area		888	2,435	1,161		154,877				

