

## Seabrook NH 2021 Revaluation Summary of Values Conclusions

Vision Government Solutions has completed a preliminary valuation of all the properties in Seabrook NH for their 2021 Revaluation. A complete review and analysis of all properties was performed. This included an inspection of all permits and sales for 2020-2021, the updating of all construction costs, land values and income and capitalization rates for the commercial properties. It also entailed a detail review of each parcel through a drive by review to ensure accurate data. These rates and value conclusions were tested against qualified sales that have occurred from 4/1/2020 to 7/1/2021 to ensure they are at market value.

Below is a breakdown of the old to new value change by land class and residential building style. Also included are various sales analysis studies by land class, sale date and building style to indicate that the assessments are at 100% of market value based on a comparison of recent sales data. These studies are separated into two date categories.

4/1/2020 to 4/1/2021

4/1/2020 to 7/1/2021

### Old to New Review

Seabrook as a whole increased 23%, excluding utilities, in value Based on new construction and market changes.

<u>Land Class</u>		<u>Residential Style</u>	
Type of Property	% Change	Type of Style	% Change
All Improved Res	29%	Ranch	31%
Single Family	29%	Split Level	27%
Mobile Homes	28%	Colonial	26%
Residential Condos	26%	Cape	25%
Two Family	29%	Bungalows	26%
Three Family	32%	Conventional	28%
Beach Properties	31%	Modern Contemporary	36%
Ocean Front Properties	30%	Raised Ranch	25%
Vacant Land	28%	Mobile Home	27%
Apartments	24%		
Commercial/Industrial	5%		
Excluding utilities			
Mixed Use	16%		

## Sales Analysis Summary

### Residential Land Use Summary

**4/1/2020- 4/1/2021**

Group Summary by Land Use										7/29/2021
SEABROOK, NH										
Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	
▶ 1010 , SINGLE FAMILY	32	0.9974	6.63	1.0057	\$457,466.50	\$455,500.00	\$453,612.47	\$449,150.00	0.9958	
▶ 1012 , SINGL FAM OCEAN	4	1.0061	4.94	1.014	\$1,825,050.00	\$1,843,900.00	\$2,031,275.00	\$2,080,250.00	1.0385	
▶ 1014 , SINGLE FAM/w APT	4	0.9807	10.31	1.0317	\$419,700.00	\$409,350.00	\$442,350.00	\$420,200.00	0.9800	
▶ 1015 , SINGLE FAM BEACH	10	1.0286	3.53	1.0166	\$770,000.00	\$821,850.00	\$981,140.00	\$1,007,300.00	1.0436	
▶ 1020 , CONDO	5	0.9950	2.36	1.0004	\$120,000.00	\$117,500.00	\$119,813.20	\$117,160.00	0.9782	
▶ 1021 , CONDEX	16	1.0652	4.77	1.0013	\$386,766.50	\$379,450.00	\$370,687.38	\$388,018.75	1.0481	
▶ 1030 , MANUFACT HM	3	1.0724	4.58	1.0098	\$228,000.00	\$244,500.00	\$224,333.33	\$236,566.67	1.0649	
▶ 1031 , MANUFCT HM/PARK	36	0.9955	5.37	1.0009	\$136,533.00	\$132,900.00	\$137,690.33	\$136,738.89	0.9940	
▶ 1040 , TWO FAMILY	2	0.8870	6.35	0.9895	\$420,000.00	\$376,450.00	\$420,000.00	\$376,450.00	0.8870	
▶ 1045 , TWO FAM BEACH	4	0.9938	5.23	1.016	\$827,066.50	\$821,900.00	\$844,783.25	\$845,150.00	1.0165	
▶ 1055 , 3-4 FAM BEACH	1	1.0206	0	1	\$915,066.00	\$933,900.00	\$915,066.00	\$933,900.00	1.0206	
▶ 1090 , MULTI HOUSES	1	0.9873	0	1	\$400,000.00	\$394,900.00	\$400,000.00	\$394,900.00	0.9873	
▶	118	1.0002	5.97	0.9992	\$367,933.00	\$369,000.00	\$439,962.83	\$443,527.97	1.0073	

### Residential Land Use Summary

**4/1/2020- 7/1/2021**

Group Summary by Land Use										7/29/2021
SEABROOK, NH										
Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio	
▶ 1010 , SINGLE FAMILY	40	0.9739	7.64	1.0105	\$484,000.00	\$460,400.00	\$463,611.62	\$449,017.50	0.9787	
▶ 1012 , SINGL FAM OCEAN	5	0.9929	4.67	1.0094	\$1,650,000.00	\$1,619,900.00	\$1,955,020.00	\$1,981,000.00	1.0228	
▶ 1014 , SINGLE FAM/w APT	5	0.9176	10.2	1.0293	\$455,000.00	\$417,500.00	\$460,880.00	\$427,560.00	0.9549	
▶ 1015 , SINGLE FAM BEACH	12	1.0257	5.12	1.033	\$778,200.00	\$821,850.00	\$1,076,450.00	\$1,061,675.00	1.0188	
▶ 1020 , CONDO	6	0.9742	3.39	1.001	\$121,500.00	\$117,500.00	\$121,266.50	\$117,216.67	0.9676	
▶ 1021 , CONDEX	24	1.0058	7.23	1.0037	\$391,466.50	\$372,000.00	\$385,080.42	\$386,266.67	1.0068	
▶ 1030 , MANUFACT HM	6	0.9262	12.48	1.0326	\$292,500.00	\$261,500.00	\$292,166.67	\$268,600.00	0.9493	
▶ 1031 , MANUFCT HM/PARK	42	0.9927	5.16	0.9987	\$123,000.00	\$113,150.00	\$129,780.60	\$128,509.52	0.9889	
▶ 1040 , TWO FAMILY	3	0.8974	4.19	0.993	\$425,000.00	\$381,400.00	\$421,666.67	\$378,100.00	0.8904	
▶ 1045 , TWO FAM BEACH	5	0.9869	6.13	1.0176	\$829,000.00	\$825,700.00	\$889,026.60	\$866,360.00	0.9917	
▶ 1055 , 3-4 FAM BEACH	1	1.0206	0	1	\$915,066.00	\$933,900.00	\$915,066.00	\$933,900.00	1.0206	
▶ 1090 , MULTI HOUSES	1	0.9873	0	1	\$400,000.00	\$394,900.00	\$400,000.00	\$394,900.00	0.9873	
▶	150	0.9914	6.74	1.0054	\$385,000.00	\$369,000.00	\$451,599.19	\$443,474.67	0.9873	

## Sales Date Analysis Summary

4/1/2020-7/1/2021

Group Summary by Sale Date Quartile  
SEABROOK, NH

7/29/2021

Sale Date Quartile	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
2020, Q2	19	1.0246	5.97	0.9791	\$326,000.00	\$346,000.00	\$308,501.58	\$322,457.89	1.0234
2020, Q3	37	1.0089	5.47	0.9748	\$271,200.00	\$266,300.00	\$332,325.76	\$352,935.14	1.0352
2020, Q4	36	1.0108	5.24	1.0091	\$385,500.00	\$383,350.00	\$648,639.78	\$647,230.56	1.0069
2021, Q1	26	0.9596	6.27	1.0103	\$452,500.00	\$424,750.00	\$400,269.19	\$378,873.08	0.9563
2021, Q2	32	0.9068	6.85	1.0191	\$422,000.00	\$372,350.00	\$494,508.25	\$443,278.13	0.9136
	150	0.9914	6.74	1.0054	\$385,000.00	\$369,000.00	\$451,599.19	\$443,474.67	0.9873

## Residential Style Summary

4/1/2020- 4/1/2021

Group Summary by Style  
SEABROOK, NH

7/29/2021

Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
01, Ranch	16	1.0371	7.45	0.9978	\$432,500.00	\$416,800.00	\$479,000.00	\$494,000.00	1.0290
03, Colonial	25	1.0029	6.53	1.0114	\$402,600.00	\$434,200.00	\$446,674.56	\$446,524.00	1.0111
04, Cape Cod	11	1.0228	5.18	0.9827	\$537,000.00	\$550,200.00	\$615,545.45	\$638,018.18	1.0186
05, Bungalow	1	0.9558	0	1	\$310,000.00	\$296,300.00	\$310,000.00	\$296,300.00	0.9558
06, Conventional	9	0.9873	5.85	0.9952	\$370,933.00	\$381,600.00	\$667,692.56	\$661,455.56	0.9859
07, Modern/Contemp	4	0.9946	1.61	1.0059	\$2,030,000.00	\$1,992,700.00	\$1,977,500.00	\$1,958,975.00	0.9964
08, Raised Ranch	1	1.0833	0	1	\$781,400.00	\$846,500.00	\$781,400.00	\$846,500.00	1.0833
10, Family Duplex	2	0.9428	0.06	1.0002	\$820,000.00	\$772,850.00	\$820,000.00	\$772,850.00	0.9428
102, Park Model	5	0.9677	2.95	1.003	\$72,000.00	\$72,600.00	\$71,186.60	\$68,420.00	0.9641
103, Manufact Hm DW	15	1.0024	5.67	1.0086	\$195,000.00	\$189,300.00	\$186,377.67	\$188,406.67	1.0196
11, Family Conver.	4	1.0107	4.19	1.0082	\$827,066.50	\$821,900.00	\$786,049.75	\$807,750.00	1.0361
15, Gard Condo	5	0.9950	2.36	1.0004	\$120,000.00	\$117,500.00	\$119,813.20	\$117,160.00	0.9782
20, Manufact Hm SW	19	0.9950	5.78	0.9985	\$124,000.00	\$108,500.00	\$130,434.42	\$129,689.47	0.9928
63, Antique	1	1.1186	0	1	\$290,000.00	\$324,400.00	\$290,000.00	\$324,400.00	1.1186
	118	1.0002	5.97	0.9992	\$367,933.00	\$369,000.00	\$439,962.83	\$443,527.97	1.0073

## Residential Style Summary

**4/1/2020- 7/1/2021**

Group Summary by Style  
SEABROOK, NH

7/29/2021

Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
▶ 01, Ranch	23	1.0083	8.55	1.005	\$493,000.00	\$457,000.00	\$492,779.70	\$491,252.17	1.0019
▶ 03, Colonial	34	0.9769	7.12	1.0112	\$419,000.00	\$431,800.00	\$485,211.65	\$473,755.88	0.9873
▶ 04, Cape Cod	15	0.9977	7.75	0.9786	\$519,000.00	\$460,300.00	\$568,435.53	\$568,853.33	0.9794
▶ 05, Bungalow	1	0.9558	0	1	\$310,000.00	\$296,300.00	\$310,000.00	\$296,300.00	0.9558
▶ 06, Conventional	9	0.9873	5.85	0.9952	\$370,933.00	\$381,600.00	\$667,692.56	\$661,455.56	0.9859
▶ 07, Modern/Contemp	5	0.9929	4.77	1.0094	\$2,100,000.00	\$1,952,500.00	\$2,042,000.00	\$1,944,280.00	0.9611
▶ 08, Raised Ranch	1	1.0833	0	1	\$781,400.00	\$846,500.00	\$781,400.00	\$846,500.00	1.0833
▶ 10, Family Duplex	2	0.9428	0.06	1.0002	\$820,000.00	\$772,850.00	\$820,000.00	\$772,850.00	0.9428
▶ 102, Park Model	9	0.9677	3.94	1.0035	\$72,000.00	\$72,600.00	\$72,207.33	\$68,566.67	0.9529
▶ 103, Manufact Hm DW	18	1.0011	6.49	1.0238	\$197,466.50	\$192,200.00	\$204,759.17	\$199,827.78	0.9991
▶ 11, Family Conver.	5	1.0007	5.55	1.0141	\$829,000.00	\$825,700.00	\$842,039.80	\$836,440.00	1.0073
▶ 15, Gard Condo	6	0.9742	3.39	1.001	\$121,500.00	\$117,500.00	\$121,266.50	\$117,216.67	0.9676
▶ 20, Manufact Hm SW	21	0.9933	6.11	1.0101	\$124,000.00	\$108,500.00	\$136,583.52	\$133,095.24	0.9843
▶ 63, Antique	1	1.1186	0	1	\$290,000.00	\$324,400.00	\$290,000.00	\$324,400.00	1.1186
▶	150	0.9914	6.74	1.0054	\$385,000.00	\$369,000.00	\$451,599.19	\$443,474.67	0.9873