
Seabrook Commercial Assessments

Town to Town Comparisons

Data Provided by Town Assessor Angela Silva



Commercial Assessments

There have been some spreadsheets placed before the public that make comparisons between commercial assessments on similar properties in Seabrook and some other New Hampshire communities. These misleading comparisons **appear** to show that Seabrook is dramatically under-assessing some “big box” retail stores, leading to concern that Seabrook is leaving money on the table with commercial properties. The metric used was “price per square foot.” Unfortunately that analysis omitted land value, which truly skewed the comparisons, leading to conclusions that are at odds with the actual data, which should include land value. That data is below, and shows both building and land, and the “price per square foot” when the calculation is done correctly. The data clearly shows Seabrook is not under-assessing commercial property. That data is below.

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Wal Mart	2013	\$8,131,500	179,840	\$45.22	\$16,893,600	\$93.94
Epping	Wal-Mart	2003	\$15,942,700	204,175	\$78.08	\$17,550,900	\$85.96
Salem	Wal-Mart	1994	\$12,884,100	215,338	\$59.83	\$22,581,300	\$104.86
Plaistow	Wal-Mart	1985	\$9,978,100	115,088	\$86.70	\$14,199,600	\$123.38
Newington no land value	Wal-Mart	1995	\$6,914,300	122,136	\$56.61	\$6,914,300	\$56.61
Portsmouth	Wal-Mart	1995	\$13,262,900	190,944	\$69.94	\$17,430,900	\$91.53

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Market Basket South	1968	\$7,978,000	156,835	\$50.87	\$16,732,000	\$106.69
Epping	Market Basket	2010	\$5,306,900	75,308	\$70.47	\$8,308,800	\$110.33
Plaistow	Market Basket	1975	\$13,385,800	180,699	\$74.08	\$19,913,100	\$110.20

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Lowes	2005	\$6,174,300	134,617	\$45.87	\$12,519,000	\$93.00
Greenland	Lowes	2009	\$8,306,500	132,784	\$62.56	\$11,093,900	\$83.55

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Staples	2000	\$1,552,600	24,286	\$63.93	\$3,030,500	\$124.78
Plaistow (no land value)	Staples	1980	\$5,034,000	55,960	\$89.96	\$5,034,000	\$89.96

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Kohls	2008	\$6,236,800	101,044	\$61.72	\$11,081,200	\$109.67
Newington No land value	Kohls	1980	\$8,906,200	97,969	\$90.91	\$8,906,200	\$90.91
Bedford	Kohls	2011	\$6,270,700	87,306	\$71.82	\$8,000,000	\$91.63

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Burger King	2018	\$473,100	2,930	\$161.47	\$1,258,500	\$429.52
Stratham	Burger King	1990	\$397,900	2,108	\$188.76	\$897,900	\$425.95
Epping	Burger King	1980	\$629,300	4,547	\$138.40	\$1,426,900	\$313.81

Town	Store	Year Built	Big. Value	SF Area	Price/Per Sq Foot	Land & Building Value	Overall P/Per Sq Foot
Seabrook	Irving	2001	\$527,200	2,893	\$182.23	\$1,447,600	\$500.38
Stratham	Irving	2002	\$688,700	3,744	\$183.95	\$1,634,400	\$436.54