

## 2021 USPAP Manual Table of Contents

<b>PART A</b>	
<b>Section 1 – Letter of Transmittal</b>	<b>1</b>
Intended Use of This Appraisal Report	2
Intended Client of This Report	2
Other Users of This Report	2
Date of Value of This Report	2
Type and Definition of Value	2
Identification of the Property Rights Assessed	3
Extent of Property Inspections	3
Certification of Value	4
MS1 2021 Reports	6

<b>Section 2 – Scope of Work</b>	<b>28</b>
Identification of Assumptions and Limiting Conditions	29
Scope of Work as Identified in In-House Work Plan	31
Brief Description of Assessed Properties	33
Determination of Highest and Best Use	34
Approaches to Value Considered and/or Utilized	35

<b>Section 3 – Development of Values</b>	<b>36</b>
Description of Basic Valuation Theory and Mass Appraisal	37
Period of Time Associated with Sales/Data Collection	42
Data Collection and Sales Verification Procedures	42
Number of Sales Utilized in the Study	43
Description of Data Calibration Methods	44
Significance of Adjustments and Factors	45
Adjustments to Value for Covid-19	45

<b>Section 4 – Time Trending</b>	<b>48</b>
Residential Explanation and Derivation of Time Trending Factors	<b>49</b>
Residential Ratio Summary by Sale Date	<b>50</b>
Non-Residential Properties	<b>81</b>
Non-Residential Ratio Summary by Sale Date	<b>84</b>
NH Department of Revenue Equalization Summaries 2017, 2018, 2019 & 2020	<b>88</b>
<b>Section 5 – Land and Neighborhood Data</b>	<b>96</b>
<b>Commercial and Industrial Land Analysis</b>	
List of Qualified Commercial/Industrial Land Sales	<b>97</b>
Commercial/Industrial Land Analysis	<b>99</b>
List of Unqualified Commercial/Industrial Land Sales	<b>104</b>
Commercial/Industrial Land Analysis and Parameters	<b>107</b>
Explanation and Results of Neighborhood Land Classification	<b>107</b>
Site Indexes Commercial/Industrial/Exempt Property	<b>108</b>
Summary by Site Index	<b>109</b>
Commercial Categories of Land and Land Pricing	<b>112</b>
Land Curve Parameters (Area/Size Adjustment Factors)	<b>114</b>
Acreage Discounts	<b>116</b>
Apartment Land Pricing	<b>117</b>
Manufactured Housing Land Pricing	<b>119</b>
Commercial/Industrial Condominiums	<b>121</b>
<b>Residential Land Analysis</b>	<b>122</b>
List of Qualified Residential Land Sales	<b>123</b>
Residential Land Analysis	<b>126</b>
Residential Categories of Land and Land Pricing	<b>131</b>
View Narrative	<b>132</b>
Photos of Sales with Views	<b>132</b>
Summary of Sales with Views	<b>133</b>
Residential Land Pricing	<b>150</b>
Residential Excess Front Foot Chart	<b>152</b>
Summary by Lot Size	<b>153</b>
Residential Condominium Land Pricing	<b>175</b>
Manufactured Housing Land Pricing	<b>175</b>
List of Unqualified Residential Land Sales	<b>176</b>

Residential Neighborhood Multiplier	179
Summary by Land Assessing Neighborhood	180
Residential Site Indexes	202
Summary by Site Index	203
2021 Residential Street Site Index	225
Land Use Cost Settings	240
Summary by Land Use	267
Zoning as of December 10, 2021	328
Zoning Districts and Allowable Uses Article 28-2	329
Table of Principal Uses	337
Table of Accessory Uses	343
Dimensional Standards Article 28-4-1	347
Table of Dimensional Regulations	351

<b>Section 6 – Improved Property Data</b>	<b>352</b>
Types of Depreciation Considered and/or Utilized	354
Depreciation Schedules – Single Family, Residential Condominium, Manufactured Housing and Non-Residential	356
Summary by Actual Year Built	
Commercial, Industrial and Residential Cost/Market Valuation	405
Building Costs	405
Base Rates (Cost Group Rates)	406
Summary by Style	411
Building Cost Tables (Cost Models Report)	449
Allowable Construction Entries	516
<b>PART B</b>	
Outbuilding Codes & Costs	545
Extra Feature Codes & Costs	553
Grade / Quality Guidelines	556
Grade / Quality Considerations	557
Grade Coefficients (Adjustment/Multiplier) – Single Family, Residential Condominium, Manufactured Housing and Non-Residential	559
Summary by Residential Grade	560
Size Adjustment Factor	596
Summary by Building Size	597

Subarea Codes	<b>639</b>
<b>Improved Property Data – Residential</b>	<b>653</b>
Residential Buildings	<b>654</b>
Residential Cost Trend Factors	<b>656</b>
Summary by Assessing Neighborhood (Buildings)	<b>657</b>
Residential Condominiums	<b>679</b>
Condominium Complex Codes	<b>680</b>
Condominium Neighborhood Codes with Cost Trend Factor	<b>684</b>
Summary by Assessing Neighborhood, Condominiums	<b>686</b>
Condominium Unit Type Codes	<b>697</b>
Condominium Unit Location Codes	<b>704</b>
Residential Manufactured Homes	<b>712</b>
Manufactured Housing Neighborhood Codes with Cost Trend Factor	<b>713</b>
Summary by Assessing Neighborhood, Manufactured Housing	<b>714</b>
List of Qualified Improved Residential Sales	<b>719</b>
List of Unqualified Improved Residential Sales	<b>731</b>
<b>Improved Property Data – Commercial</b>	<b>735</b>
Income Approach – Described	<b>736</b>
Income, Expense, Vacancy and Capitalization	<b>738</b>
Data Calibration	<b>739</b>
Non-Residential Building Costs (Base Rates)	<b>742</b>
List of Qualified Improved Commercial/Industrial Sales	<b>744</b>
List of Unqualified Improved Commercial/Industrial Sales	<b>749</b>

<b>Section 7 – Statistical Analysis, Testing and Quality Control</b>	<b>754</b>
Summary by Sale Date Quartile	<b>755</b>
Ratio, COD & PRD Study Using Old Assessed Values by Land Use Code	<b>786</b>
Ratio, COD & PRD Study Using New Assessed Values by Land Use Code	<b>820</b>

<b>Section 8 – Appendices</b>	<b>857</b>
Appendix “A” – Copy of In-House Work Plan Specific to the Report & Council Resolution	<b>858</b>
Appendix “B” – Individuals Responsible / Assisting in Completion of the Report	<b>861</b>
Appendix “C” – Qualifications	<b>862</b>
Appendix “D” – Qualified and Unqualified Sale Codes	<b>873</b>
Appendix “E” – Definitions	<b>875</b>
Appendix “F” – City Wide Neighborhood Map	<b>894</b>
Appendix “G” – Commercial / Industrial Site Index Map	<b>896</b>