

**APPRAISAL REPORT**  
**AND**  
**VALUATION ANALYSIS**

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**PROPERTY**

PARCEL 12-17

147-149, 155-157 CONGRESS STREET

PORTSMOUTH, NEW HAMPSHIRE

**PREPARED FOR**

PORTSMOUTH HOUSING AUTHORITY

N.H. R-10 - VAUGHAN STREET PROJECT

PORTSMOUTH, NEW HAMPSHIRE



**RALPH S. FOSTER AND SONS**  
REAL ESTATE APPRAISERS AND CONSULTANTS  
FITCHBURG, MASSACHUSETTS

SUMMARY OF SALIENT FACTS

Parcel No. 12-17

City/Town Portsmouth, N.H.  
Project No. Vaughan Street Project, N.H. R - 10  
Owner David A, Irving L., Edward and Lee Tober  
Address 147-149, 155-157 Congress Street  
Type of Property Commercial, stores, and offices

OWNERSHIP DATA

Purchased 12/31/56 Price \$ 1.00 IRS \$ 27.50  
Grantor Lee Tober  
Recorded Rockingham County Registry of Deeds Book 1420 Page 191-193  
Mortgagee Piscataqua Bank Mortgage \$ Not Stated  
Five Year Sales History: Not applicable

Assessed Value:

Land - Improvements \$ - Total \$ 40,000  
Tax Rate \$ 55.50 per M Current Taxes \$ 2220.  
Other Assessments None

Zoning Central Business  
Highest and Best Use Present  
Recent Improvements Interior redecorating of store, concrete block addition in rear in 1959 @ cost of \$33,300

Structural Repairs Needed None Known

Easements or Restrictions None Known

Neighborhood Downtown commercial

Surrounded by Downtown commercial

Date of Appraisal March 17, 1967 Estimate of Market Value \$85,000



Front View



Rear View

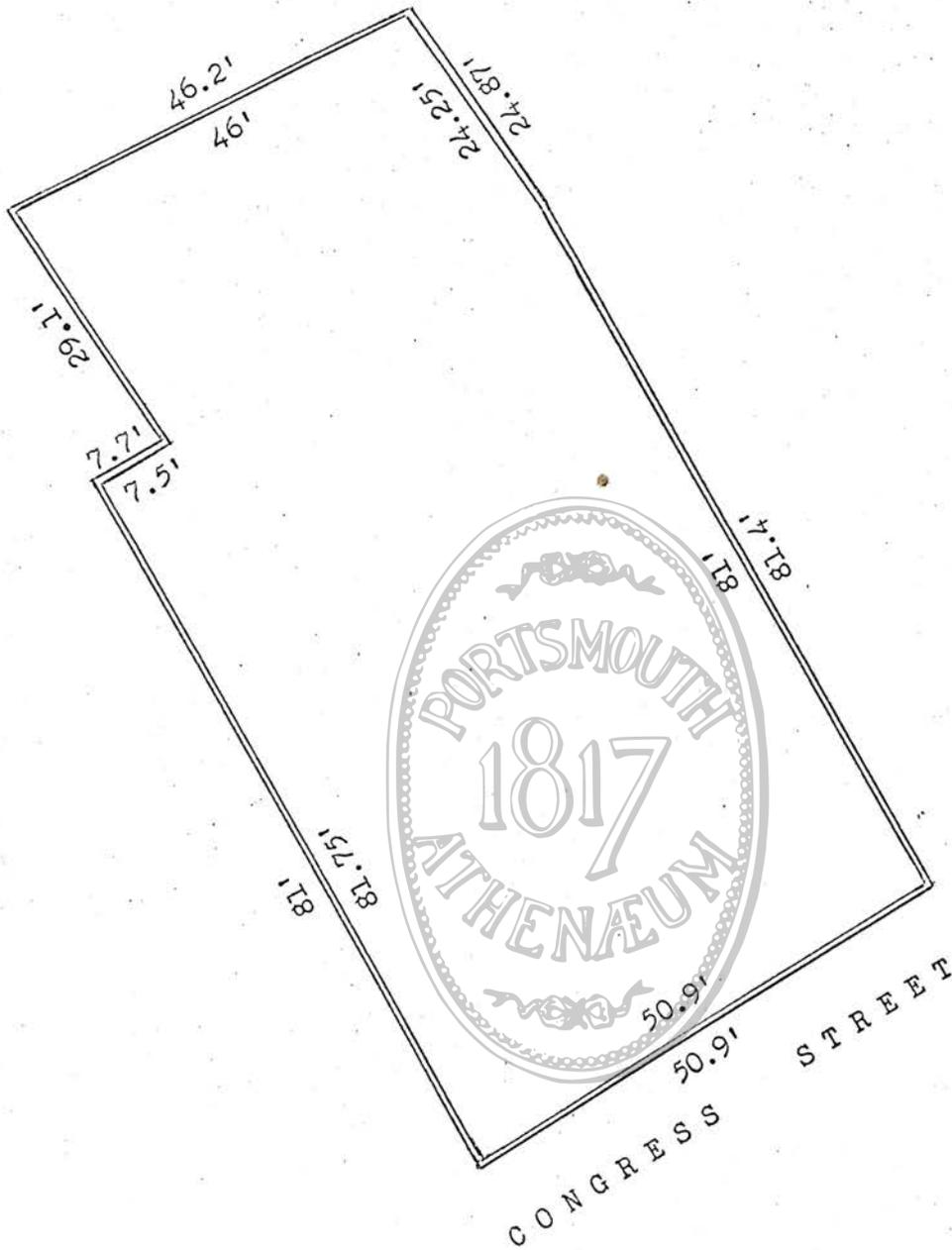
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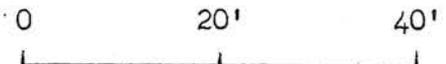
PLOT PLAN

Parcel 12-17

N



Total Land Area      5,428 Square Feet  
Ground Floor          5,428 Square Feet  
Building Area



Scale

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AREA MAP SHOWING LOCATION OF SUBJECT

Parcel 12-17



— Urban Renewal Boundary Line

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SUMMARY DESCRIPTION

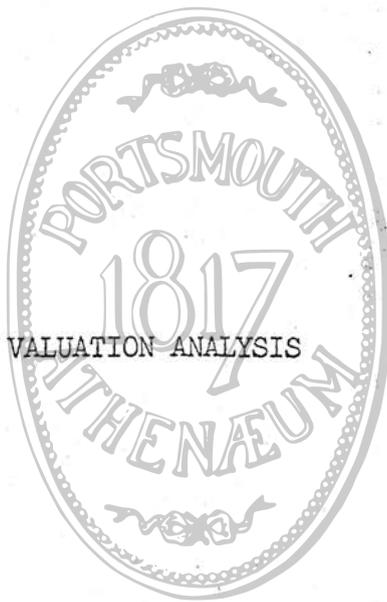
Subject consists of a level lot of land containing 5,428 square feet with 50.9 foot frontage on Congress Street and an average depth of 110 feet.

Subject is improved with a one and two story commercial building.

The exterior is in very good condition. The foundation is stone; walls are stucco and porcelain; windows are plate glass in metal on the first floor and wood double/hung on the other floors; the roof is flat, tar and gravel.

The interior is in very good condition. The basement is full with a concrete floor; heat is gas/steam with suspended ceiling blowers; hot water is off the furnace; plumbing is old; wiring is BX, Romex, 100/220 volts; floors are tile on wood; walls are composition; ceilings are composition and metal; bathrooms consist of 2-2 piece on the first floor and 2 toilets and a 3-piece on the second floor.





SITE VALUATION

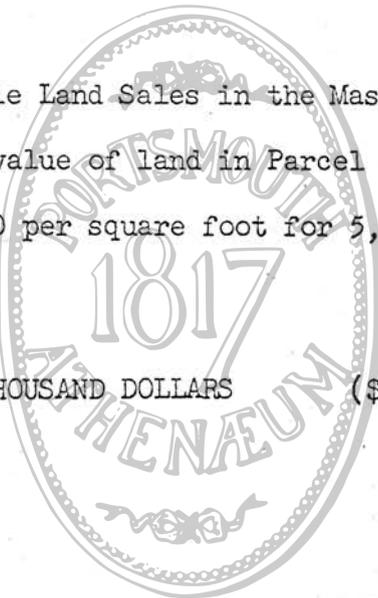
The estimated square foot value of land in this location ranges from \$2.00 to \$5.00 per square foot. (see Master Appraisal Data Report).

Subject property is a level lot containing 5,428 square feet of land with a frontage of 50.9 feet on Congress Street and an average depth of 110 feet more or less.

Subject is an inside lot and value per square foot is in the lower price range.

Based on the Comparable Land Sales in the Master Appraisal Data Report, the indicated market value of land in Parcel 12-17 by the Market Data Approach is \$2.00 per square foot for 5,428 square feet or \$10,856 rounded to

ELEVEN THOUSAND DOLLARS (\$11,000)



COST APPROACH TO VALUE

The Cost Approach to Value has not been used in this appraisal due to the advanced age of the dwelling and the large adjustment required to estimate depreciation. Where there is an excessive amount of accrued depreciation requiring large adjustments, normally the Cost Approach to Value does not give an accurate indication of market value. (see explanation in the Master Appraisal Data Report.)



INCOME APPROACH TO VALUE

Subject property consists of a store, four offices and an apartment. The owner provided the following rent schedule, the rents include heat and water but no other utilities.

	<u>ANNUAL RENTS</u>
Store, including an adjustment for taxes	\$13,350
Apartment	900
Office	600
Office	1,020
Office	420
Office	<u>540</u>
Total Annual Income	\$16,830

The owner provided the expense figures and these appear reasonable. The maintenance expense has been estimated.

The tax expense is actual.

The vacancy and credit loss is estimated at 5% for this type of property in a good commercial area.

Management at 5% is lower than the usual rate, but is believed that a reliable person would manage this type of property for 5%.

The remaining economic life of subject is estimated to be 30 years with a depreciation rate of 3.3% which when added to the fair return of 7.5% gives a capitalization rate of 10.8.

Based on the above, the indicated market value by the Income Approach to Value as of March 17, 1967 for Parcel 12-17 is \$85,120 rounded to

EIGHTY FIVE THOUSAND DOLLARS (\$85,000)

Courtesy of the Portsmouth Athenaeum, Portsmouth, N.H.

INCOME APPROACH TO VALUE

Parcel 12-17

Gross Income		\$ 16,830
Vacancy and/or Credit Loss	5 %	\$ 840
Effective Gross Income		\$ 15,990

Fixed Expense:

Taxes	\$ 2,220
Water	20
Insurance	660
Fire	
Liability	
Other	

Maintenance:

Roof and Gutters	500 (est.)
Exterior	Included
Walks-Drives-Grounds	Included
Decorating and Floors	Tenant
Mechanical	
Miscellaneous	

Operating Expense:

Janitorial	1,500
Heat	1,420
Gas/Electricity	40
Miscellaneous	

Optional Expense:

Legal	
Accounting	
Management ( 5 %)	800

Total Expenses 7,160

Net Income after Expenses \$ 8,830

Less: Fair Return on Estimated Land Value \$11,000 @ 7.5% \$ 825

Net Income Attributable to Improvements: \$ 8,005

Remaining Economic Life	30 yrs	3.3 %	% depreciation
Fair Return		7.5 %	%
Capitalization Rate		10.8 %	%

Net Income of \$8,005 capitalized at 10.8 % \$ 74,120

Add Land Value \$ 11,000

ESTIMATED VALUE BY CAPITALIZATION APPROACH \$ 85,120



MARKET DATA APPROACH TO VALUE

The comparable sales used in this valuation are described in the Master Appraisal Data Report.

Three sales have been found which are comparable to subject property. These have been adjusted as follows:

Comparable Sale No. 50

An adjustment is necessary for an increase in value since the date of this sale.

Land Adjustments:

Subject has a larger land area and building ratio  
Comparable is a corner lot  
Subject is in a better location

Structural Adjustments:

Subject has a larger building area  
Subject has a greater number of units  
Subject has better visual appeal  
Subject has better plumbing  
Subject has better electricity  
Subject is in better physical condition

Comparable Sale No. 55

An adjustment is necessary for an increase in value since the date of this sale.

Land Adjustments:

Subject has a larger land area and building ratio  
Subject is in a better location

Structural Adjustments:

Subject has a larger building area  
Subject has a greater number of units  
Subject has better visual appeal  
Subject has better heating  
Subject has better plumbing  
Subject has better electricity  
Subject is in better physical condition

Comparable Sale No. 59

An adjustment is necessary for an increase in value since the date of this sale.

MARKET DATA APPROACH TO VALUE (Continued)

Land Adjustments:

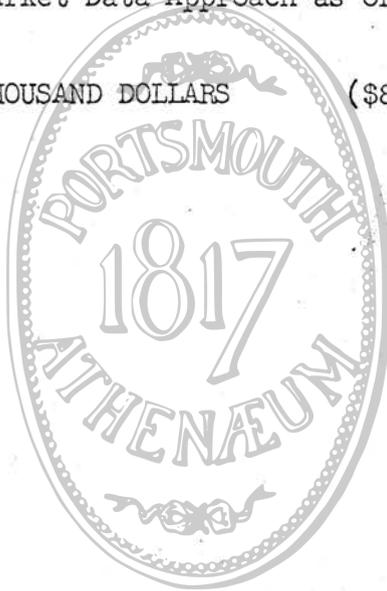
Subject has a larger land area and building ratio  
Subject has a level lot, comparable is a sloping lot  
Subject is in a better location

Structural Adjustments:

Subject has a larger building area  
Subject has a greater number of units  
Subject has better visual appeal  
Subject is in better physical condition

Based on an analysis of these sales, the indicated market value for Parcel 12-17 by the Market Data Approach as of March 17, 1967 is

EIGHTY-TWO THOUSAND DOLLARS (\$82,000)



MARKET DATA APPROACH TO VALUE

Parcel 12-17

COMPARATIVE SALES ANALYSIS — COMMERCIAL/INDUSTRIAL

	Sale # 50	Sale # 55	Sale # 59	Sale #
Sale Price per square foot building	\$10.50	\$10.00	\$13.89	
Date Sold	1962	1965	1964	
Value Increase/Decrease	+.25	+.10	+.15	
Land Adjustments:				
Area /building ratio	Smaller +.75	Smaller +.80	Smaller +.70	
Lot Characteristics	Corner Lot -.20	Similar	Sloping -.60	
Location	Poorer +.80	Poorer +.85	Poorer +.55	
Land Improvements	Similar	Similar	Similar	
Structural Adjustments:				
Usable Area	Smaller +1.10	Smaller +.85	Smaller +.75	
Number of Units	Fewer +2.20	Fewer +1.10	Fewer +.50	
Visual Appeal	Poorer -1.00	Poorer -1.00	Poorer -1.80	
Heating	Similar	Poorer +.40	Poorer +.40	
Plumbing	Poorer +.15	Poorer +.10	Similar	
Electricity	Poorer +.15	Poorer +.15	Similar	
Utilities	Similar	Similar	Similar	
Elevator				
Sprinkler				
RR Siding				
Condition	Poorer +.60	Poorer +1.50	Poorer +.50	
Net Adjustment +/-	+4.80	+4.85	+1.15	
Indicated Value (5,428 s.f.) For Subject per square foot building	\$15.30	\$14.85	\$15.04	
Indicated Market Value	\$83,048.	\$80,606	\$81,637	

CORRELATION AND FINAL VALUE ESTIMATE

The estimated market value for Parcel 12-17 is:

By the Cost Approach	Not Applicable
By the Income Approach	\$85,000
By the Market Data Approach	\$82,000

The Cost Approach is not applicable and has not been used. (see explanation in the Master Appraisal Data Report).

The Income Approach to Value has been given the greatest weight. This type of property is usually bought for its income producing potential, therefore, this approach gives a good indication of market value.

The Market Data Approach to Value has been given secondary weight. Numerous sales were available giving an excellent indication of market value. Three of the most comparable have been selected with adjustments made to more accurately estimate the market value of subject property.

In our opinion, the estimated market value of Parcel 12-17 as of March 17, 1967 is

EIGHTY-FIVE THOUSAND DOLLARS (\$85,000)

This appraisal report is prepared for use only in conjunction with the Master Appraisal Data Report dated March 17, 1967, prepared for the Portsmouth Housing Authority, Project N.H. R-10.

RALPH S. FOSTER & SONS  
Appraisers - Consultants

  
Robert N. Foster

  
Clayton B. Cadwell, Jr., S.R.A.

