

## Attachment 1 (13 Main Street)

Generally our building is similar to other buildings on Main Street, none are new, all have usefulness in today's market on a Main street that is not the center of commerce for the town, as it once was, commerce has move to the area of Walmart. These buildings still have function and purpose and a similar value. Three of the six buildings on Main Street have the same "land use code". The "land use code" doesn't seem to be used consistently either because two of the Main Street properties were operating "convenience stores", with residential above, before a fire destroyed one and they have different "land use codes". We perceive the value of our building to be greatly out of sync with the others as compared in our research using the town assessment cards as a source. (See attachment 2)

The properties compared on Main Street, our building,

- is the oldest and has the lowest depreciation factor by at least 20%,
- The second smallest lot which is comparably assessed with the larger lots, except 12 Main, the smallest, which is less than 10% of our lot value and only .02 of an acre smaller.
- It has the highest per square foot assessment, for the buildings, of all the buildings.
- On-site parking is very limited compared to the others except 12 Main

Depreciation ranges from 40% for ours to 80% a wide range for very similar buildings. Most of the comps have mixed use commercial/residential, are very similar in appearance and usefulness. As can be seen from the information on *attachment 2* our building assessment calculates to be \$54.83 while the building, across the street, at 8-10 is \$37.53 which seems out of line. Our lot, .14 acres, is valued at \$95,000.00 while the, .11 acre, lot directly across the street at #12 Main is valued at \$7,800.00. Also note that the value per square foot varies from a low of \$18.48 to a high for our building of \$54.83 all of the buildings quite similar in appearance and condition. The square foot value for our building is \$14.11 more than the next highest, a very wide discrepancy.

Moving to the similar use buildings on Brattleboro Road finds the disparity to continue.

The properties compared on Brattleboro Road show a similar disparity, our building has,

- Highest square foot building value of all, except for the newer building, 963 Brattleboro Road
- Lowest depreciation factor applied even though these buildings are much newer
- Assigned the same land use code except one and that too raises question as to why one of these similar buildings is different.
- Lot valuations are similar even though they all offer on-site parking and ours is not large enough for that.

These buildings are much newer construction and have the advantage of energy improvements, insulation, heating systems, windows, etc. All of these buildings have the same "land use description code" as ours, except one which is 987 Brattleboro Road and that one is similar, I don't understand why it differs because it, like ours is commercial on the first floor and residential on the second, unlike all of the others on Brattleboro road. Again our building, \$54.83 per square foot, has the highest per square