

**STATE OF NEW HAMPSHIRE SITE EVALUATION COMMITTEE
SEC DOCKET NO. 2015-06**

**JOINT APPLICATION OF NORTHERN PASS TRANSMISSION LLC & PUBLIC
SERVICE COMPANY OF NEW HAMPSHIRE D/B/A EVERSOURCE ENERGY FOR A
CERTIFICATE OF SITE AND FACILITY**

Supplemental Pre- filed testimony of Jeanne M. Menard o/b/o Anne K. Burnett, 65 Nottingham Road, Deerfield.

1. Please state your name and purpose of your supplemental testimony.

My name is Jeanne Menard and I am filing additional information to support my testimony that the proposed Northern Pass Transmission project will have a negative effect on my sister in-laws property's economic value.

2. Identify the information you are filing.

- Cover Sheet of Deerfield NH 2015 Valuation Update
- Section B. Views from **Deerfield, NH 2015 Valuation Update** prepared by Avitar Associates of New England, Inc. which can be found on [http://www.townofdeerfieldnh.com/Pages/DeerfieldNH Assessing/Deerfield2015UpdateManual.pdf](http://www.townofdeerfieldnh.com/Pages/DeerfieldNH%20Assessing/Deerfield2015UpdateManual.pdf)
- \$56,000 View Value for Map 410, Lot 108
- \$30,000. View Value for 65 Nottingham Road, pg. 403 of Manual

3. What in Deerfield's Assessing Update Manual, in the section on Views, is relevant to your testimony?

- That the "contributory value of a view is extracted from the actual sales data". This is a common practice used by both Realtors and Appraisers.
- "Experience and common sense play a large part in this process" if there is not enough sales data available when new views, better or worse, need a value adjustment.

4. Please provide an explanation of the above "View Value" attachments.

In my Corrected pre-filed testimony, I state that Buyers will pay for a view and included an example of a real estate transaction from 2010 where a buyer paid a \$50,000 premium for a view lot situated on Meetinghouse Hill Road, Deerfield. That view value is still evidenced today as \$56,000. by the View Report property summary found on page 407 of the above referenced Manual.

The View Value for 65 Nottingham Road is reported as \$30,000. My family has been paying taxes on the view of North Mountain of the Pawtuckaways. NPT will create an abhorrent degradation to the view shed and therefore diminish the value of this property. I have no knowledge of a real estate transaction in Deerfield where the view of a high voltage transmission line has enhanced the value of a property, unless of course, the Buyer was the Utility Company.

5. Does this conclude your testimony?

Yes.

Jeanne M. Menard on behalf of Anne K. Burnett
4/16/2017



Avitar Associates of New England, Inc.

Municipal Services Company

Deerfield, NH

2015 VALUATION UPDATE

April 1, 2015

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B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

* Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review Section 7, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

* Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town then were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of this new view, grading it better or worse than the sales data and making an appropriate value adjustment. Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.



Map Lot Sub: 000409 000062 000000

Location: 65 NOTTINGHAM RD

Owner: MENARD, PETER

View Value: \$ 30,000

Subject: MOUNTAINS

Width: AVERAGE

Depth: TOP 50

Distance: DISTANT

Notes:



Map Lot Sub: 000410 000107 000000

Location: 51 MEETINGHOUSE HILL RD

Owner: SIEMENS, RICHARD

View Value: \$ 30,000

Subject: MOUNTAINS

Width: AVERAGE

Depth: TOP 50

Distance: DISTANT

Notes:

Deerfield View Report

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Map Lot Sub: 000410 000003 000000

Location: 44 MEETINGHOUSE HILL RD

Owner: O'NEAL, PAUL A

View Value: \$ 56,000

Subject: MOUNTAINS

Width: WIDE

Depth: TOP 75

Distance: DISTANT

Notes:



Map Lot Sub: 000410 000108 000000

Location: 49 MEETINGHOUSE HILL RD

Owner: FOLEY, KURT M

View Value: \$ 56,000

Subject: MOUNTAINS

Width: WIDE

Depth: TOP 75

Distance: DISTANT

Notes:



Deerfield View Report *

*(FROM 2015 VALUATION GUIDE)

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