

Avitar Associates of New England, Inc.

A Municipal Services Company

November 14, 2016

Town of Nottingham
Sue Serino
Board of Assessors
P.O. Box 114
139 Stage Road
Nottingham, NH 03290

Re: LUCT - Sherman, Nelson & Judith (Map 69 Lot 10)

Dear Sue & Board Members;

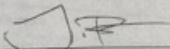
On 3/14/16, Mr. Sherman filed a Notice of Intent to Excavate (Form PA-38) for the above-referenced parcel which was subsequently approved by the Board on 4/7/16. The PA-38 was accompanied by a map which identified the 5.44 acres that Mr. Sherman intended to excavate. On 7/21/16, Ms. Serino and I inspected the site with Mr. Sherman present. As excavated land does not qualify for current use, I am recommending a LUCT be issued. I have valued this area as excess acreage as it is of limited value. Using an excess acreage value of \$2,000 per acreage, it is my opinion the market value of this 5.44 acre area is \$10,440.

Mr. Sherman reported to the town that he estimates 80,000 cubic yards of gravel will be removed from this area. I estimate that the value of the gravel to be removed from this area at \$80,000 (\$1.00 per cubic yard).

The total value of the land and material is \$90,440 revealing a \$9,044 LUCT (\$90,440 x 10%).

As always, should you have questions or concerns, please do not hesitate to contact me.

Sincerely,



Jonathan Rice, Assessor
Avitar Associates

JR/sjc

11/21/16

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