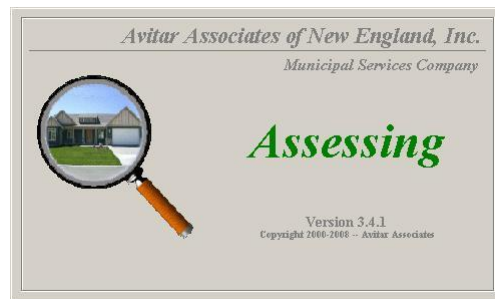


## Avitar Associates Municipal Services Company



## Avitar Assessing System

The Avitar Assessing system is currently installed in more than 100 municipalities throughout New Hampshire. Our complete municipal assessing software system has the following features:

- Multi-user, Client/Server Windows application utilizing the Microsoft SQL Server/SQL Express database platform, providing integrated security and allowing different access levels for different users.
- Simple data access to locate parcels by map and lot, owner name, or parcel address.

**Avitar Assessing - Fitzwilliam**

File Utilities Reports Help

Log Off Select All Previous Next Back Forward Edit Queue Print Exit

Query Sales Map Legend  
PID Owner Address

Parcel: 000009 000014 000000 Parcel 1 of 1  
Owner: JOHN SMITH  
Location: 1 OLD TROY RD Size: 3.45 Ac.

General Land Building Sketch Features Exemptions Permits Map

Model: CAPE Bedrooms: 2  
Roof: GABLE OR HIP Bathrooms: 1  
ASPHALT Cml. Wall:  
Ext. Wall: CLAP BOARD A/C: NO  
Int. Wall: DRYWALL Quality: AVG+10  
Story Height: 1 STORY FRAME  
Flooring: CARPET Area: 2628  
Eff. Area: 1173  
Heating: OIL FA DUCTED Base Type: RESIDENTIAL  
Base Rate: 102.12

Year Built: 1880  
Normal: GOOD 23 %  
Physical: 0 %  
Functional: 0 %  
Economic: 0 %  
Temporary: 0 %  
Total Depreciation: 23 %

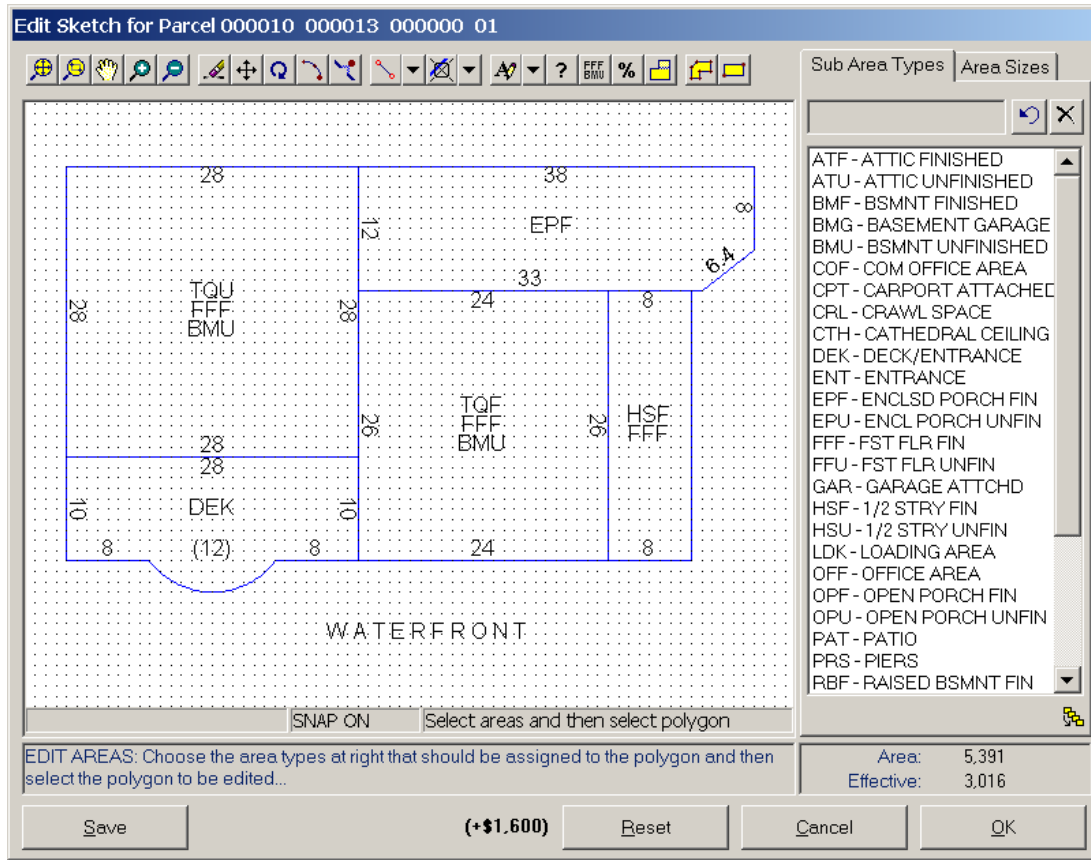
Building Value: \$92,200

1 Parcel(s) Found PENALTY REVIEW DISTRICT CAPS NUM 12:11 PM

- Intuitive tabbed interface, so all information can be quickly displayed.
- Simple to use, point and click editing from attribute drop down boxes.

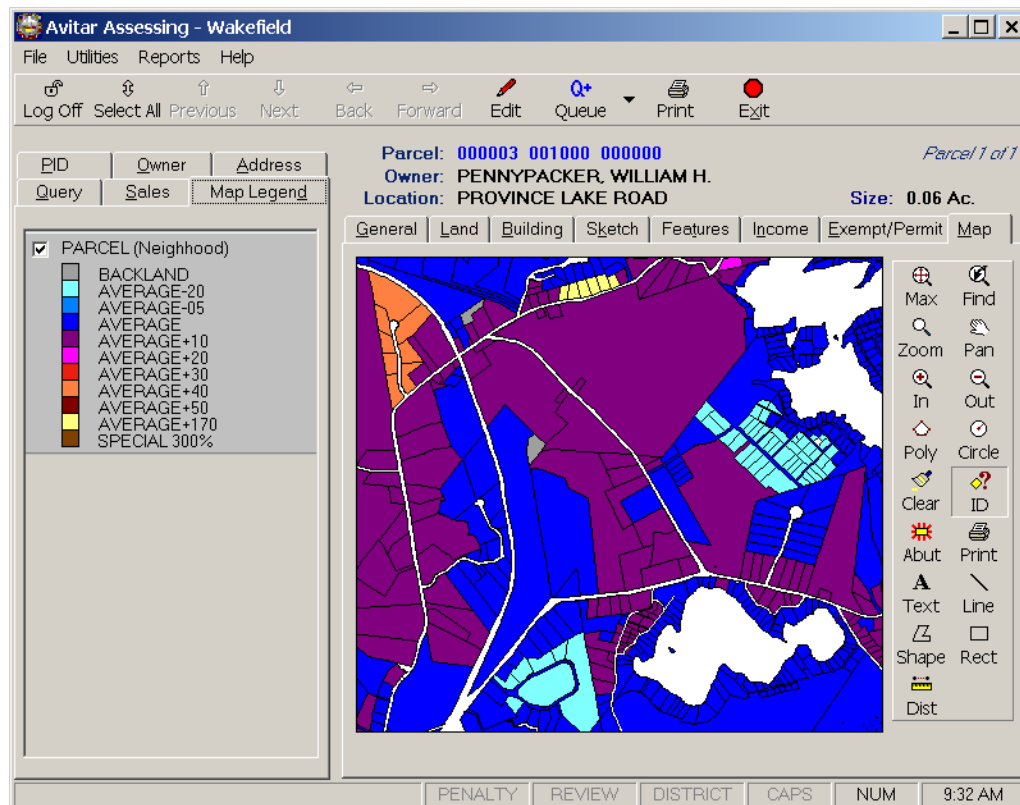
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150 Suncook Valley Highway • Chichester, New Hampshire 03258  
603-798-4419 • [www.avitarassociates.com](http://www.avitarassociates.com)

- Supports digital photos for each parcel.
- Complete building sketch generator that can produce angles, arcs, and rotations.

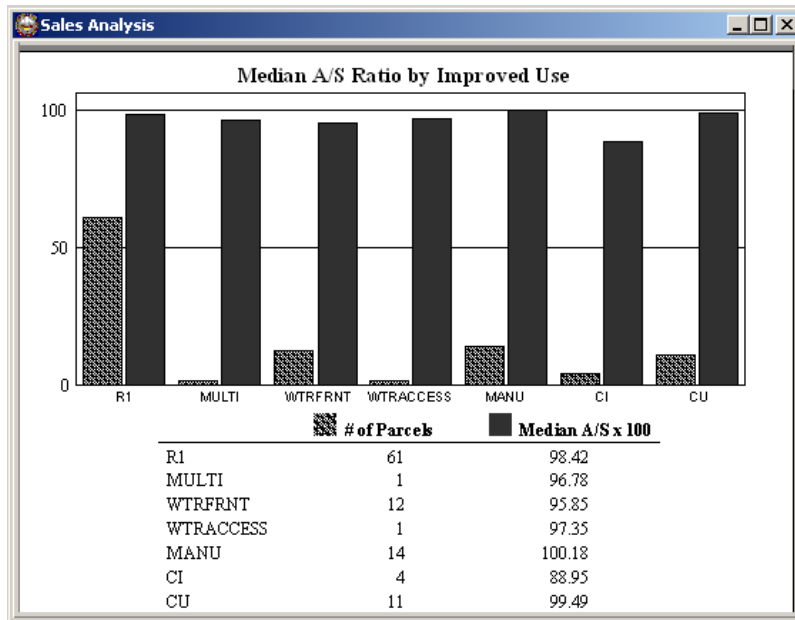


- The sketch generator automatically labels all sub areas and dimensions after they are drawn or modified.
- Can maintain data for income analysis approach to value for particular commercial or industrial parcels.
- Generates Inventory Form mailers to be sent to taxpayers in towns that require annual filings of property changes.
- Generate the MS-1 data from Avitar Assessing, in the form of an XML file, which you can use to populate the DRA's fillable PDF and then submit electronically to the DRA.
- Produces Preliminary Notice and Appointment letters for updating residents of assessment changes. Alternatively, the Speed Mailer provides a quick way of generating letters with customized messages to selected property owners.
- Dozens of standard reports to quickly answer the most common requests, along with user defined reporting capabilities.
- Integrated Crystal Reports components for reporting functions, allowing the user to produce dozens of standard reports that can be exported to any of a number of standard file formats, including Microsoft Word, Microsoft Excel, and Adobe PDF.
- Add Post-It notes to a parcel to remember additional information. Post-Its can include a date on which the system will remind the user of important events such as removing a parcel from Current Use after a land use change.

- Maintains exemptions and veterans' credits that are individually assigned but can be globally updated when exemption or credit amounts change.
- Calculates tax bills and tax warrant, which can then be exported to Avitar Collect or any number of other applications. Alternatively, tax bills can be printed from within Avitar Assessing.
- Can be configured to maintain information and calculate additional warrants for parcels contained within Tax Increment Finance districts or Betterments.
- Maintains a History of Taxable Values displaying the changes in value over time.
- Users can maintain building permit information within the system or interface with the Avitar Building Permits system for a more comprehensive building department solution.
- GIS map display to locate parcels on a map, as well as create abutters lists and thematic maps, such as zoning or land use. (Municipality provides the digital shape files.)



- Parcel values are calculated based on market adjusted cost parameters that can be adjusted and modified by the assessor during revaluations and updates.
- Includes integrated sales analysis functions to produce all of the statistics (Coefficient of Dispersion, Price Related Differential, etc.) and graphs required during State certification.



- Sophisticated user query capabilities to identify parcels with common attributes like, for example, all vacant commercial parcels between two and ten acres. Recursive query options allow you to run queries against results from earlier queries, offering virtually limitless flexibility.

**Avitar Assessing - Fitzwilliam**

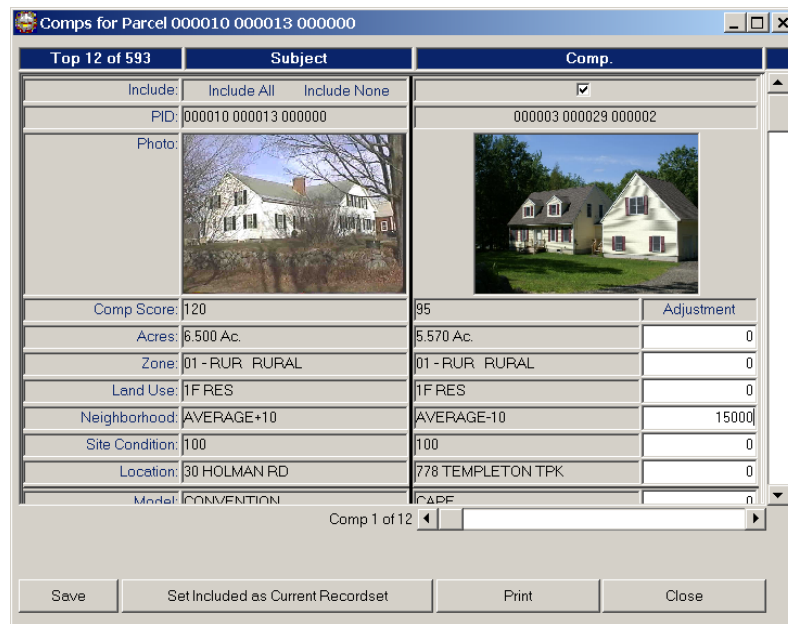
Parcel: 000001 000009 000000  
 Owner: SMITH, BOB  
 Location: 123 ROUTE 16  
 Size: 20 Ac.

**Execute Query...**

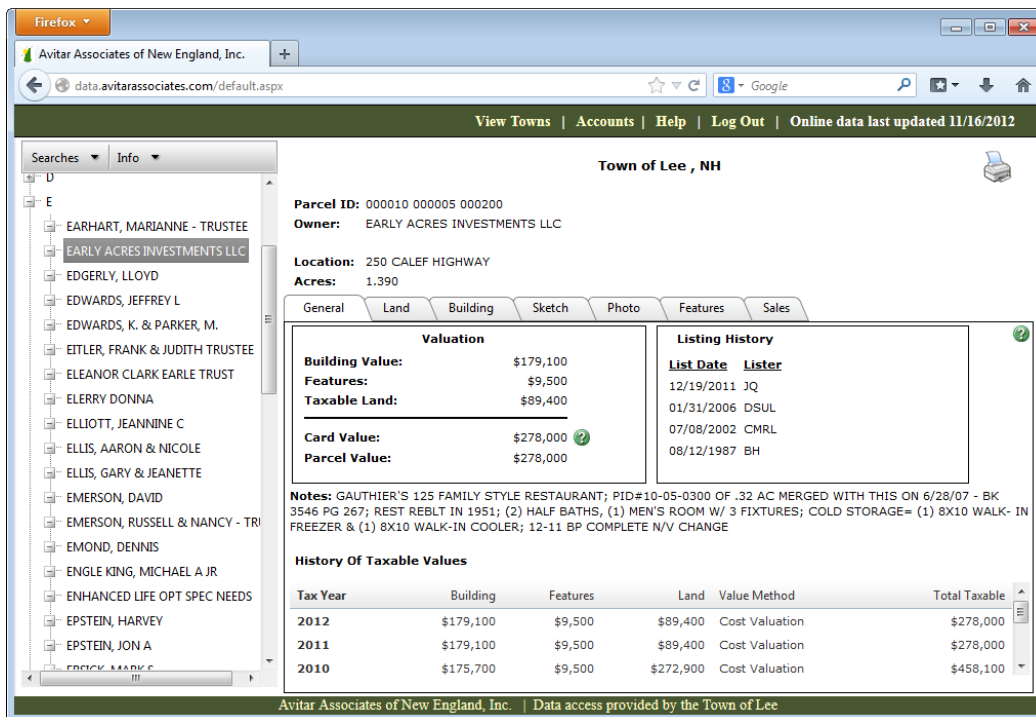
There are 109 records in the currently displayed record set. You can create a new recordset using your current query criteria, you can add any new records that match the query criteria to the existing set of records, or you can use the current query criteria to select or remove records from the current record set. Select your choice below:

109 Parcel(s) Found

- Comparables Search that will locate comps for a selected parcel and allows the assessor to add value adjustments to specific comps to account for differences between parcels.



- Can be configured for public viewing, enabling real estate agents and appraisers to find the information they need without interrupting town employees and even let them print their own cards.
- Data can be provided to Avitar for Internet hosting, allowing taxpayers and real estate professionals to access assessing information online without interrupting municipal office staff. (Additional hosting charges may apply.)



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## ***Contact Avitar...***

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Avitar Associates is a New Hampshire based corporation specializing in Municipal Services for the State of New Hampshire since 1986. Over that period, Avitar has developed numerous software applications in response to the unique needs of New Hampshire municipalities. We strive to make our software simple enough for the occasional user while at the same time sophisticated enough to meet the diverse needs of all our communities.

Avitar's software development team develops and supports all software in-house specifically for New Hampshire municipalities. We take great pride in our reputation for unparalleled software support and for continually updating and enhancing our applications to reflect input from our users. We are happy to schedule a complete demonstration of any program in our suite of municipal software applications.

***Municipal Software For:***  
***Assessing***  
***Tax Collect***  
***Clerk/Motor Vehicle***  
***Building Permits***  
***Utility Billing***