

Hampton Falls
DEVELOPED BUILDING SITE

Annual Trend:	14.40% < 10/01/22 > 0.00%	Site Acreage:	2.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2023/1.25	Est. Excess Acreage Value:	\$10,000	Acreage Discount Maximum Acreage:	500.00
Est. Building Square Foot Cost:	\$134.00	Excess Foot Frontage:	\$300.00	Acreage Discount Maximum Percentage:	50.00%

Location PIDCustom	Sale Date/Days	Price/Adjusted Zn	Bldg Rate	Year Built	Cond*	Depreciation Age Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
36 COACH LN 8-83-7-0	11/09/22 -39	\$755,000 01 \$755,000	1.2999	1993	2.00	14 0	2,971	\$445,057	\$9,300	1.010	\$10,100	\$0	\$290,543	1.20	1.00	1.00	1.00	1.00	1.00	\$242,119
5 WHITTIER DR 2-4-28-0	09/20/22 11	\$835,000 01 \$838,624	1.3107	1997	2.00	13 0	3,423	\$523,039	\$34,100	2.900	\$27,550	\$0	\$253,935	1.20	1.00	1.00	1.00	0.95	0.90	\$247,500
11 VICTORIA DR 6-41-4-0	05/19/22 135	\$1,029,000 01 \$1,083,805	1.5439	1987	2.00	15 0	4,194	\$737,516	\$28,600	0.510	\$5,100	\$0	\$312,589	1.10	1.10	1.00	1.00	1.00	1.00	\$258,338
13 MCALLISTER LN 5-2-1-0	06/27/22 96	\$985,000 01 \$1,022,306	1.5058	1999	2.00	13 0	3,867	\$678,837	\$3,600	0.200	\$2,000	\$0	\$337,869	1.20	1.05	1.00	1.00	1.00	1.00	\$268,150
4 LINDEN RD 6-64-1-0	07/11/22 82	\$1,350,000 01 \$1,393,673	1.4617	2003	2.00	11 0	5,006	\$872,658	\$9,100	0.110	\$550	\$0	\$511,365	1.70	1.05	1.00	1.00	1.00	1.00	\$286,479
8 WADLEIGH LN 4-2-4-0	03/23/23 -173	\$1,270,000 01 \$1,270,000	1.4771	2018	2.50	6 0	4,205	\$782,363	\$10,000	0.020	\$200	\$0	\$477,437	1.50	1.05	1.00	1.00	1.00	1.00	\$303,135
35 ALEXIS LN 2-4-12-0	02/03/23 -125	\$840,000 01 \$840,000	1.1792	1993	2.00	14 0	3,608	\$490,295	\$17,100	0.080	\$720	\$0	\$331,885	1.20	1.00	1.00	1.00	0.90	1.00	\$307,301
69 NASON RD 1-53-3-0	11/22/21 313	\$898,000 01 \$1,008,889	1.4100	2009	2.50	11 0	3,721	\$625,711	\$5,900	0.150	\$1,425	\$0	\$375,853	1.20	1.00	1.00	1.00	0.95	1.00	\$329,696
44 BRIMMER LN 2-144-2-0	03/06/23 -156	\$865,000 01 \$865,000	1.2107	1987	1.50	11 0	3,216	\$464,352	\$20,600	0.000	\$0	\$0	\$380,048	1.10	1.00	1.00	1.00	1.00	1.00	\$345,498
2 BALDWIN PL 4-17-2-0	10/01/21 365	\$1,100,000 01 \$1,258,400	1.3326	1993	2.00	14 0	4,666	\$716,552	\$26,300	0.060	\$540	\$0	\$515,008	1.40	1.05	1.00	1.00	1.00	1.00	\$350,346

Average Indicated Improved Site Value: \$293,856

Median Indicated Improved Site Value: \$294,807

THE INDICATED VALUE OF A DEVELOPED SITE WAS AN AVERAGE AMOUNT OF \$305,200 (ROUNDED) OR A MEDIAN AMOUNT OF \$296,500 (ROUNDED). A VALUE OF \$300,000 WAS DECIDED UPON AND ULTIMATELY WAS PROVEN TO BE THE BEST INDICATOR OF MARKET VALUE.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Building Value = Est Building Square Foot Cost * Bldg Rate * (1 - (Total Depreciation / 100)) * Bldg Sq Ft

Land Residual Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Site Value = Land Residual Value / Nhdb / Site / Dway / Road / Topo / Cond

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

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