

Hampton Falls

UNDEVELOPED LAND

Annual Trend: 14.40% < 10/01/22 > 0.00%	Acreage Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$160.00
Site Acreage: 2.000	Acreage Discount Maximum Acreage: 500.00	
Est. Excess Acreage Value: \$10,000	Acreage Discount Maximum Percentage: 50.00%	

Location PID/Custom	Sale			Excess Ac Value	Excess FF Value	Site Value	Nhbd	Site	DWay	Road	Topo	Cond	Indicated Site Value	
	Date/Days	Price/Adjusted	Zn	Acres										
21 SANBORN RD 6-5-2-0	08/27/21 400	\$250,000 \$289,452	01	7.720	\$5,720	\$0	\$283,732	1.10	1.00	1.00	1.00	0.95	1.00	\$271,514
25 SANBORN RD 6-5-1-0	09/22/21 374	\$250,000 \$286,888	01	5.480	\$10,440	\$0	\$276,448	1.10	1.00	1.00	1.00	0.95	1.00	\$264,544
CRANK RD 1-84-0-0	12/28/21 277	\$52,000 \$57,683	01	3.000	\$1,000	\$0	\$56,683	1.00	1.00	1.00	1.00	0.95	0.25	\$238,665
29 MILL LN 1-18-1-0	02/10/23 -132	\$245,000 \$245,000	01	24.640	\$64,524	\$3,800	\$176,676	1.00	1.00	1.00	1.00	1.00	0.70	\$252,394

Average Indicated Site Value: \$256,779

Median Indicated Site Value: \$258,469

ULTIMATELY .95 CONDITION FOR UNDEVELOPED LAND AND .9 CONDITION FOR UNDEVELOPED DRIVEWAY WORKED BEST. \$300,000 (DEVELOPED LAND VALUE) * 0.95 (UNDEVELOPED SITE WOODS) * 0.9 (UNDEVELOPED DRIVEWAY) = \$256,500 UNDEVELOPED SITE OR \$300,000 (DEVELOPED LAND VALUE) * 0.97 (UNDEVELOPED SITE CLEARED) * 0.9 (UNDEVELOPED DRIVEWAY) = \$261,900.

Values:

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

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Site Value = Adjusted Sale Price - Excess Ac Value - Excess FF Value

Indicated Site Value = Site Value / Nhbd / Site / Dway / Road / Topo / Cond