

Hampton Falls
EXCESS ACREAGE

Annual Trend: 14.40% < 10/01/22 > 0.00%	Acreage Discount Minimum Acreage: 10.00	Excess Foot Frontage: \$160.00
Buildable Site Value: \$300,000	Acreage Discount Maximum Acreage: 500.00	
	Acreage Discount Maximum Percentage: 50.00%	

Location PIDCustom	Sale		Zn	Acres	Nhdb	Site	Dway	Road	Cond	Site Value	Bldg/Feat Value	Excess FF Value	Residual Value	Excess Acres	Per Acre Value	Size			Indicated Acre Value
	Date/Days	Price/Adjusted														Adj.	Topo	Cond	
340 EXETER RD	09/13/22	\$1,311,300	01	130.730	1.10	1.00	0.98	1.00	1.00	\$323,400	\$654,400	\$0	\$342,812	128.730	\$2,663	0.79	1.00	1.00	\$3,371
6-22-2-0	18	\$1,320,612																	

Average Indicated Excess Acreage Value: \$3,371

Median Indicated Excess Acreage Value: \$3,371

THE INDICATED ACCESS ACREAGE AMOUNT IS \$9,100 (ROUNDED). \$10,000 WAS ULTIMATELY USED AS IT WAS A BETTER INDICATOR OF MARKET VALUE.

Values:

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

Site Value = Buildable Site Value * Nhdb * Site * Dway * Road * Cond

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

Residual Value = Adjusted Sale Price - Site Value - Bldg/Feat Value - Excess FF Value

Per Acre Value = Residual Value / Excess Acres

Indicated Acre Value = Per Acre Value / Size Adj / Topo / Cond