

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 PID/Custom	Sale		Bldg Rate	Year Built	Depreciation			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
	Date/Days	Price/Adjusted	Zn	Cond*	Age	Other															
36 COACH LN 8-83-7-0	11/09/22 -39	\$755,000 \$755,000	01	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	\$242,119
5 WHITTIER DR 2-4-28-0	09/20/22 11	\$835,000 \$838,624	01	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	\$247,500
11 VICTORIA DR 6-41-4-0	05/19/22 135	\$1,029,000 \$1,083,805	01	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	\$258,338
13 MCALLISTER LN 5-2-1-0	06/27/22 96	\$985,000 \$1,022,306	01	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	\$268,150
4 LINDEN RD 6-64-1-0	07/11/22 82	\$1,350,000 \$1,393,673	01	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	\$286,479
8 WADLEIGH LN 4-2-4-0	03/23/23 -173	\$1,270,000 \$1,270,000	01	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	\$303,135
35 ALEXIS LN 2-4-12-0	02/03/23 -125	\$840,000 \$840,000	01	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	\$307,301
69 NASON RD 1-53-3-0	11/22/21 313	\$898,000 \$1,008,889	01	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	0.95	1.00	\$329,696
44 BRIMMER LN 2-144-2-0	03/06/23 -156	\$865,000 \$865,000	01	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	\$345,498
2 BALDWIN PL 4-17-2-0	10/01/21 365	\$1,100,000 \$1,258,400	01	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	\$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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