

# Hampton Falls

## RSA BASE RATE

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
Buildable Site Value:	\$290,000	Excess Foot Frontage:	\$160.00	Acreage Discount Maximum Percentage:	50.00%

Location	Sale									Adj Site	Features	Excess Ac	Excess FF	Bldg Residual	Bldg	Year	Depreciation		Bldg	Indicated		
PIDCustom	Date/Days	Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Value	Value	Value	Value	Value	Rate	Built	Cond*	Age	Other	Sq Ft	Sq	Ft Value
3 WADLEIGH LN 4-2-5-0	08/01/22 61	\$1,275,000 \$1,305,684	01	1.50	1.05	1.00	1.00	1.00	0.95	\$433,913	\$5,600	\$400	\$0	\$865,771	1.5062	2012	2.00	9	0	4,105		\$153.87
33 LINDEN RD 6-64-10-0	07/06/22 87	\$2,450,000 \$2,534,092	01	1.70	1.05	1.00	1.00	1.00	1.00	\$517,650	\$6,900	\$57,000	\$0	\$1,952,542	2.1325	2004	2.00	11	0	6,714		\$153.23
3 BATCHELDER LN 5-51-5-B	04/14/22 170	\$1,000,000 \$1,067,068	01	1.30	1.00	1.00	1.00	0.90	1.00	\$339,300	\$9,500	\$900	\$0	\$717,368	1.4601	2006	2.50	13	0	3,821		\$147.80
1 LAFAYETTE RD 7-70-0-0	10/14/21 352	\$1,300,000 \$1,480,533	03	1.00	1.00	1.00	1.00	1.00	1.50	\$435,000	\$150,200	\$6,240	\$0	\$889,093	0.9912	1983	2.00	16	0	7,684		\$138.97
219 KENSINGTON RD 1-52-0-0	10/03/22 -2	\$1,197,000 \$1,197,000	01	1.10	1.05	1.00	1.00	1.00	1.00	\$334,950	\$42,400	\$6,000	\$0	\$813,650	1.4590	1963	2.00	19	0	4,962		\$138.75
4 GOVERNOR POWELL 2-4-30-0	07/27/22 66	\$750,000 \$769,529	01	1.20	1.00	1.00	1.00	0.90	0.85	\$266,220	\$3,000	\$18,000	\$0	\$482,309	1.1715	1998	2.00	13	0	3,468		\$136.45
5 OAK DR 2-26-0-0	04/28/22 156	\$549,900 \$583,744	01	1.10	1.00	1.00	1.00	1.00	1.00	\$319,000	\$3,000	\$0	\$0	\$261,744	1.1818	1975	2.00	18	0	2,005		\$134.71
30 EVERGREEN DR 4-32-12-0	10/17/22 -16	\$975,000 \$975,000	01	1.20	1.00	1.00	1.00	1.00	1.00	\$348,000	\$12,500	\$1,000	\$0	\$613,500	1.3991	2014	2.00	8	1	3,662		\$131.58
25 SANBORN RD 6-5-1-0	06/10/22 113	\$975,000 \$1,018,466	01	1.10	1.00	1.00	1.00	0.95	1.00	\$303,050	\$32,200	\$10,440	\$0	\$672,776	1.3725	2021	2.50	3	0	4,214		\$119.92

Average Indicated Square Foot Value: \$139.48

Median Indicated Square Foot Value: \$138.75

ANALYSIS INDICATES AN AVERAGE OF \$141 (ROUNDED) OR A MEDIAN OF \$139 (ROUNDED) FOR A RESIDENTIAL BASE RATE. AFTER REVIEW AND FINAL TESTING WITH NEWER SALES \$142 WAS FOUND TO BE THE BEST INDICATOR OF MARKET VALUE.

Values:

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

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

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

Bldg Residual Value = Adjusted Sale Price - Adj Site Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Sq Ft Value = Bldg Residual Value / Bldg Rate / (1 - (Total Depreciation / 100)) / Bldg Sq Ft

\*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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