

### NEIGHBORHOOD ANALYSIS

Once the vacant land sales and residual analysis was complete, the next step in the process is to create neighborhoods. Neighborhoods were based on desirability delineations throughout the City. The following table illustrates the Street Index codes with factors. The analysis that follows helps support the factors that were utilized in the Street Index table.

#### Portsmouth, NH Residential Neighborhood Codes

<u>Neighborhood</u>	<u>Adj. Factor</u>	<u>10,000 sqft lot</u>	<u>20,000 sqft lot</u>
101	2.35	300,800	319,600
102	2.35	300,800	319,600
103	2.40	307,200	326,400
103A	2.95	377,600	401,200
103B	2.40	307,200	326,400
104	1.85	236,800	251,600
105	1.70	217,600	231,200
106	1.70	217,600	231,200
107	1.70	217,600	231,200
108	2.60	332,800	353,600
109	2.35	300,800	319,600
110	1.80	230,400	244,800
111	1.90	243,200	258,400
112	1.50	192,000	204,000
113	2.45	313,600	333,200
114	1.20	153,600	163,200
115	1.25	160,000	170,000
116	0.75	96,000	102,000
117	0.75	96,000	102,000
118	0.90	115,200	122,400
119	1.00	128,000	136,000
120	0.80	102,400	108,800
121	1.00	128,000	136,000
123	1.40	179,200	190,400

124	1.20	153,600	163,200
125	1.10	140,800	149,600
127	1.20	153,600	163,200
128	1.20	153,600	163,200
129	1.20	153,600	163,200
130	1.10	140,800	149,600
131	1.60	204,800	217,600
132	1.00	128,000	136,000
133	1.15	147,200	156,400
134	1.40	179,200	190,400