

SITE INDEX ANALYSIS

Once the neighborhoods were delineated, it became apparent that there were other factors influencing value. During the sales review, it was easily recognized that water frontage and water views had a positive impact on value. As a result, the following Site Indexes were created and applied to the first landline (prime site up to an acre) for the affected properties. The analysis that follows helps support the factors that were utilized in the Site Index table.

Portsmouth, NH Residential Site Index Codes

<u>Site Index</u>	<u>Description</u>	<u>Adj Factor</u>	<u>10,000 sqft lot</u>	<u>20,000 sqft lot</u>
1	No Water Influence	1.00	128,000	136,000
A	Harbor South	2.75	352,000	374,000
B	Harbor North	2.00	256,000	272,000
C	South Mill Pond	1.50	192,000	204,000
D	North Mill Pond 1	1.25	160,000	170,000
E	North Mill Pond 2	1.90	243,200	258,400
F	Piscataqua River 1	2.00	256,000	272,000
G	Piscataqua River 2	2.10	268,800	285,000
H	Piscataqua River 3	2.20	281,600	299,200
I	Sagamore Creek West	2.10	268,800	285,600
J	Sagamore Creek East	2.60	332,800	353,600
V	Fair/Obstructed Water View	1.05	134,400	142,800
W	Average Water View	1.10	140,800	149,600
X	Good water View	1.20	153,600	163,200
Y	Excellent Water View	1.30	166,400	176,800