

New London **UPDATE**
LL SUNAPEE AFTER HEARINGS

Annual Trend: 12.00% < 10/01/22 > 0.00%

Location PID/Custom	Sale Date/Days	Price/Adjusted Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
137 SOUTH COVE RD 45 / 21 / 0 / 0 / 0	10/08/21 358	\$1,725,000 \$1,928,030	03 \$0	\$15,000	\$500	\$0	\$170,000	LITTLE LAKE SUNAPEE	\$1,742,530
1540 LITTLE SUNAPEE 30 / 12 / 0 / 0 / 0	10/15/21 351	\$925,000 \$1,031,742	03 \$251,500	\$0	\$0	\$0	\$116,900	LITTLE LAKE SUNAPEE	\$663,342
1365 LITTLE SUNAPEE 31 / 13 / 0 / 0 / 0	12/17/21 288	\$3,800,000 \$4,159,803	03 \$1,121,700	\$16,500	\$2,500	\$0	\$170,000	LITTLE LAKE SUNAPEE	\$2,849,103
1341 LITTLE SUNAPEE 31 / 11 / 0 / 0 / 0	07/22/22 71	\$2,000,000 \$2,046,685	03 \$377,300	\$15,200	\$0	\$0	\$167,200	LITTLE LAKE SUNAPEE	\$1,486,985
1769 LITTLE SUNAPEE 43 / 15 / 0 / 0 / 0	01/09/23 -100	\$1,540,000 \$1,540,000	03 \$200,300	\$23,600	\$0	\$0	\$115,300	LITTLE LAKE SUNAPEE	\$1,200,800
1485 LITTLE SUNAPEE 30 / 16 / 0 / 0 / 0	07/13/23 -285	\$3,995,000 \$3,995,000	03 \$1,216,300	\$13,800	\$0	\$0	\$166,100	LITTLE LAKE SUNAPEE	\$2,598,800

Average Indicated Waterfront Value: \$1,756,927

Median Indicated Waterfront Value: \$1,614,758

Values:

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

Indicated WF Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value