

Land Pricing Zones

Zone 01			
Description:	R1 - WATER & SEWER	\$ 100,000 @	0.010 ac
Lot Size:	0.46	\$ 130,000 @	0.020 ac
Frontage:	150	\$ 135,000 @	0.100 ac
Lot Price:	\$ 156,000	\$ 145,000 @	0.250 ac
Excess Acreage:	\$ 6,500	\$ 152,000 @	0.350 ac
Excess Frontage:	\$ 300	\$ 156,000 @	0.460 ac
View:	\$ 22,000	\$ 156,000 @	0.460 ac

Zone 02			
Description:	R1 W/O WATER & SEWER	\$ 100,000 @	0.010 ac
Lot Size:	2.00	\$ 120,000 @	0.020 ac
Frontage:	150	\$ 130,000 @	0.100 ac
Lot Price:	\$ 155,000	\$ 135,000 @	0.250 ac
Excess Acreage:	\$ 6,500	\$ 140,000 @	0.500 ac
Excess Frontage:	\$ 300	\$ 145,000 @	0.750 ac
View:	\$ 22,000	\$ 150,000 @	1.000 ac
		\$ 155,000 @	2.000 ac
		\$ 155,000 @	2.000 ac

Zone 03			
Description:	R2 - RESIDENTIAL	\$ 100,000 @	0.010 ac
Lot Size:	2.00	\$ 125,000 @	0.020 ac
Frontage:	150	\$ 135,000 @	0.100 ac
Lot Price:	\$ 170,000	\$ 140,000 @	0.250 ac
Excess Acreage:	\$ 6,500	\$ 158,000 @	0.500 ac
Excess Frontage:	\$ 300	\$ 164,000 @	0.750 ac
View:	\$ 22,000	\$ 166,000 @	1.000 ac
		\$ 170,000 @	2.000 ac
		\$ 170,000 @	2.000 ac

Zone 04			
Description:	ARR - AGRI/RURAL RES	\$ 75,000 @	0.010 ac
Lot Size:	4.00	\$ 100,000 @	0.020 ac
Frontage:	250	\$ 128,000 @	0.100 ac
Lot Price:	\$ 165,000	\$ 135,000 @	0.250 ac
Excess Acreage:	\$ 6,500	\$ 140,000 @	0.500 ac
Excess Frontage:	\$ 300	\$ 148,000 @	0.750 ac
View:	\$ 22,000	\$ 155,000 @	1.000 ac
		\$ 160,000 @	2.000 ac
		\$ 165,000 @	4.000 ac

Zone 05			
Description:	CONSERVATION	\$ 51,910 @	0.010 ac
Lot Size:	10.00	\$ 100,000 @	0.250 ac
Frontage:	200	\$ 130,000 @	0.500 ac
Lot Price:	\$ 190,000	\$ 138,000 @	0.750 ac
Excess Acreage:	\$ 6,500	\$ 145,000 @	1.000 ac
Excess Frontage:	\$ 300	\$ 172,000 @	5.000 ac
View:	\$ 25,000	\$ 178,000 @	7.000 ac
		\$ 190,000 @	10.000 ac
		\$ 190,000 @	10.000 ac

Zone 06		
Description: FOREST CONSERVATION	\$ 51,910 @	0.010 ac
Lot Size: 25.00	\$ 53,640 @	0.020 ac
Frontage: 400	\$ 63,684 @	0.100 ac
Lot Price: \$ 225,000	\$ 85,000 @	0.250 ac
Excess Acreage: \$ 6,500	\$ 100,000 @	0.500 ac
Excess Frontage: \$ 300	\$ 125,000 @	0.750 ac
View: \$ 25,000	\$ 175,000 @	5.000 ac
	\$ 200,000 @	15.000 ac
	\$ 225,000 @	25.000 ac

Zone 07		
Description: COMMERCIAL	\$ 65,000 @	0.010 ac
Lot Size: 1.00	\$ 75,000 @	0.020 ac
Frontage: 1	\$ 100,000 @	0.100 ac
Lot Price: \$ 175,000	\$ 125,000 @	0.250 ac
Excess Acreage: \$ 5,000	\$ 150,000 @	0.500 ac
Excess Frontage: \$ 200	\$ 168,000 @	0.750 ac
View: \$ 22,000	\$ 175,000 @	1.000 ac
	\$ 175,000 @	1.000 ac
	\$ 175,000 @	1.000 ac

Zone 08		
Description: INSTITUTIONAL	\$ 51,910 @	0.010 ac
Lot Size: 1.00	\$ 100,000 @	0.020 ac
Frontage: 1	\$ 125,000 @	0.100 ac
Lot Price: \$ 200,000	\$ 150,000 @	0.250 ac
Excess Acreage: \$ 6,500	\$ 175,000 @	0.500 ac
Excess Frontage: \$ 300	\$ 185,000 @	0.750 ac
View: \$ 22,000	\$ 200,000 @	1.000 ac
	\$ 200,000 @	1.000 ac
	\$ 200,000 @	1.000 ac

Zone 09		
Description: HOSPITAL INST	\$ 75,000 @	0.010 ac
Lot Size: 1.00	\$ 100,000 @	0.020 ac
Frontage: 1	\$ 125,000 @	0.100 ac
Lot Price: \$ 200,000	\$ 150,000 @	0.250 ac
Excess Acreage: \$ 6,500	\$ 175,000 @	0.500 ac
Excess Frontage: \$ 300	\$ 185,000 @	0.750 ac
View: \$ 22,000	\$ 200,000 @	1.000 ac
	\$ 200,000 @	1.000 ac
	\$ 200,000 @	1.000 ac

Zone 10		
Description: INST/RECREATIONAL	\$ 50,000 @	0.010 ac
Lot Size: 1.00	\$ 75,000 @	0.020 ac
Frontage: 1	\$ 100,000 @	0.100 ac
Lot Price: \$ 200,000	\$ 125,000 @	0.250 ac
Excess Acreage: \$ 6,500	\$ 150,000 @	0.500 ac
Excess Frontage: \$ 300	\$ 175,000 @	0.750 ac
View: \$ 22,000	\$ 200,000 @	1.000 ac
	\$ 200,000 @	1.000 ac
	\$ 200,000 @	1.000 ac

Land Use Codes	
Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-G	EXEMPT-ACTIVITY AREA
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
R1	1F RES
R1A	1F RES WTR ACS
R1W	1F RES WTRFRNT
R2	2F RES
R2A	2F RES WTR ACS
R2W	2F RES WTRFRNT
R3	3F RES
R3A	3F RES WTR ACS
R3W	3F RES WTRFRNT
R4	4F RES
R4A	4F RES WTR ACS
R4W	4F RES WTRFRNT
UTL	UTILITY-OTHER
UTLE	UTILITY-ELEC
UTLG	UTILITY-GAS
UTLW	UTILITY-WATER

Neighborhoods		
Code	Adjustment	Factor
1	COMM NEWPORT RD	500
2	LL SUNAPEE	100
3	COLBY SAWYER	650
4	LL SUN ACCESS	225
5	LAKE INFLUENCE	225
6	HILLTOP CONDOS	100
7	SEASONS CONDOS	100
8	PLEASANT LAKE	100
A	LAKE SUNAPEE AVG	1,200
B	LAKE SUNAPEE	100
C	AVG -20 80%	80
D	AVG -10 90%	90
E	AVG 100%	100
F	AVG +5 105%	105
G	AVG +10 110%	110
H	AVG +15 115%	115
I	AVG +20 120%	120
J	AVG +25 125%	125
K	AVG +30 130%	130
L	AVG +45 145%	145
M	AVG +50 150%	150
N	AVG +100 200%	200
O	GREAT PINES	100
P	SLOPE & SHORES	200
Q	AVG +75 175%	175
R	MURRAY POND	225
S	OTTER POND	210
T	AVG +125 225%	225
U	COMM PLEAS	125
V	PL ACCESS	265
W	WOODLAND TRACE	125
X	BACKLAND	100
Y	COMM MAIN ST	200
Z	CONDO NBHD	100

Site Modifiers		
Code	Description	Factor
1	SITE IMPROVEMENT	75
2	NO WELL	91
3	LACK TW	97
4	LACK TS	97
5	LACK TW / TS	93
6	NO SEPTIC	85
7	NO WELL / LACK TS	89
8	LACK TW / NO SEPTIC	82
9	LACK TS / NO SEPTIC	82
A	AVERAGE	100
CR	COMMERCIAL IN RESI	125
O	SEASONAL	90
SA	SHARED WTR ACCESS	135
U	UNDEV WOODS	75

Topography Modifiers		
Code	Description	Factor
1	HIGH	100
2	LOW	100
3	WETLAND	100
4	WATERFRONT	100
5	WATERVIEW	100
6	VIEW	100
F	SEVERE	50
L	LEVEL	100
M	MILD	95
MO	MODERATE	85
R	ROLLING	90
S	STEEP	70
T	TYPICAL	100

Road Modifiers		
Code	Description	Factor
1	SEMI-IMPROVED	100
2	PROPOSED	100
3	NONE	100
G	GRAVEL/DIRT	100
I	ISLAND	100
K	UNDEVELOPED	100
P	PAVED	100

Driveway Modifiers		
Code	Description	Factor
G	GRAVEL/DIRT	100
N	NATURAL/GRASS	90
P	PAVED	100
U	UNDEVELOPED	90

Current Use Codes			
Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	\$ 0.00	\$ 0.00
CUFF	EXCESS FF IN CU	\$ 200.00	\$ 200.00
CUFL	FARM LAND	\$ 25.00	\$ 424.00
CUMH	MNGD HARDWD	\$ 39.00	\$ 59.00
CUMO	MNGD OTHER	\$ 24.00	\$ 36.00
CUMW	MNGD PINE	\$ 74.00	\$ 111.00
CUUH	UNMNGD HARDWD	\$ 65.00	\$ 98.00
CUUL	UNPRODUCTIVE	\$ 24.00	\$ 24.00
CUUO	UNMNGD OTHER	\$ 40.00	\$ 60.00
CUUW	UNMNGD PINE	\$ 123.00	\$ 185.00
CUWL	WETLANDS	\$ 24.00	\$ 24.00

View Subjects		
Code	Description	Factor
CV	POND	105
VW1	VIEW 1	105
VW2	VIEW 2	115
VW3	VIEW 3	135
VW4	VIEW 4	150
VW5	VIEW 5	200
VW6	VIEW 6	225

View Widths		
Code	Description	Factor
AVE	AVERAGE	100
VW1	VIEW 1	105
VW2	VIEW 2	115
VW3	VIEW 3	135
VW4	VIEW 4	140
VW5	VIEW 5	175
VW6	VIEW 6	200

View Depths		
Code	Description	Factor
CD	CONDO VIEW	50
VW1	VIEW 1	105
VW2	VIEW 2	115
VW3	VIEW 3	135
VW4	VIEW 4	140
VW5	VIEW 5	175
VW6	VIEW 6	200

View Distances		
Code	Description	Factor
CD	CONDO VIEW	100
VW1	VIEW 1	105
VW2	VIEW 2	115
VW3	VIEW 3	135
VW4	VIEW 4	140
VW5	VIEW 5	175
VW6	VIEW 6	200

Water Body Frontage Foot Factors

Water Body Name	Base Value	Frontage Feet	Factor
HASTINGS LANDING	\$ 2,600,000	25 ft.	25
		50 ft.	90
		75 ft.	95
		100 ft.	100
		150 ft.	110
		200 ft.	120
HERRICK COVE	\$ 2,000,000	25 ft.	50
		50 ft.	70
		75 ft.	75
		100 ft.	85
		125 ft.	90
		150 ft.	95
		175 ft.	100
		200 ft.	110
		300 ft.	115
		400 ft.	120
LAKE SUNAPEE	\$ 2,500,000	25 ft.	10
		50 ft.	50
		75 ft.	75
		100 ft.	80
		125 ft.	85
		150 ft.	90
		175 ft.	95
		200 ft.	100
		250 ft.	110
		300 ft.	115
		350 ft.	125
		400 ft.	135
		500 ft.	150
		1,000 ft.	175
LAKE SUNAPEE BEST	\$ 3,200,000	25 ft.	50
		50 ft.	65
		75 ft.	75
		100 ft.	90
		200 ft.	100
		300 ft.	110
		400 ft.	125
		500 ft.	135
LITTLE LAKE SUNAPEE	\$ 1,700,000	25 ft.	45
		50 ft.	50
		75 ft.	75
		100 ft.	85
		125 ft.	90
		150 ft.	95
		200 ft.	100
		300 ft.	110
		350 ft.	125
		500 ft.	135
700 ft.	145		
MESSER POND	\$ 470,000	30 ft.	50
		75 ft.	90
		100 ft.	100
		200 ft.	115
		300 ft.	125
		400 ft.	130
OTTER POND	\$ 300,000	100 ft.	75
		150 ft.	80
		200 ft.	85
		250 ft.	90
		300 ft.	100
PLEASANT LAKE	\$ 1,750,000		

PLEASANT LAKE	\$ 1,750,000		
		25 ft.	50
		50 ft.	60
		75 ft.	75
		100 ft.	85
		125 ft.	90
		150 ft.	95
		200 ft.	100
		250 ft.	100
		300 ft.	110
		400 ft.	120
		500 ft.	130

Water Frontage Access		
Code	Description	Factor
BR	AR .50	50
AV	AV 100	100
DTW	DTW .90	90
FR	FR .90	90
GD	GD 110	110
MT	MT .95	95
ST	ST .75	75
WA	WA .50	50

Water Frontage Location		
Code	Description	Factor
AR	AR .50	50
CV	CV 110	110
DV	DSV 120	120
DW	DTW .75	75
GD	GS 110	110
LL	LL 105	105
NB	NB .90	90
NP	NP .50	50
NR	NR .80	80
OV	OV .90	90
PN	PN 110	110
PT	PT 125	125
R3	R3 .90	90
SH	SH .90	90
SV	SV 120	120
TP	TP 100	100

Water Frontage Topography		
Code	Description	Factor
FR	FR .90	90
GD	GD 110	110
LU	LU .75	75
PR	PR .80	80
SB	SB 105	105
ST	ST .75	75
SW	SW .25	25
TP	TP 100	100
TS	TS .95	95
WR	WR .90	90