

PREPARED BY

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Dunne Appraisal Group

SUBJECT PROPERTY

Webster Ln, Barnstead, NH 03225, USA

3 components · Year built 1985

Subject Details

GLA	LOT SIZE	TOTAL ASSESSED	ASSESSED LAND VALUE
1,144 sqft	15,682 sqft	\$313,900	\$86,600
LAND RATIO	YEAR BUILT	CONSTRUCTION	ROOF
27.59%	1985	Wood Frame	Asphalt/Composition Shingle

Subject Components

Component	Suggested Value
GLA (Gross Living Area) 1,144 sq ft	\$241,456
Full Bathroom ×2	\$13,783
Wood Deck 289 sq ft	\$6,842

“Subject characteristics and component sizes/counts are as provided by the appraiser. Suggested values apply the market-extracted median rate for each component to the subject's size or count. The user can accept or provide an override adjustment and add a note explains why.”

Valuation Summary

Sale date range: 05/23/2025 – 10/31/2025

COMPONENT	LOW	MEDIAN	HIGH	SUBJECT SF
GLA (Gross Living Area)	\$194.26/SF	\$211.06/SF	\$233.09/SF	1,144 SF
Full Bathroom	\$6,231/unit	\$6,892/unit	\$7,975/unit	×2
Wood Deck	\$20.77/SF	\$23.68/SF	\$26.58/SF	289 SF
Basement Garage *	\$30.57/SF	\$30.57/SF	\$30.57/SF	—
Fireplace *	\$5,317/unit	\$5,317/unit	\$5,317/unit	—
Whole-House Generator *	\$7,975/unit	\$7,975/unit	\$7,975/unit	—
Half Bath *	\$3,115/unit	\$3,281/unit	\$3,446/unit	—
Covered Porch *	\$36.75/SF	\$36.75/SF	\$36.75/SF	—
Enclosed Porch 3 Season *	\$52.84/SF	\$52.84/SF	\$52.84/SF	—

“Suggested subject values apply each component’s median market-extracted rate to the subject’s own size or count. Components present only on comparables are shown for context but do not contribute a suggested value.”

Extracted Land Summary

ADDRESS	LOT SIZE	ALLOCATED LAND VALUE	LAND RATIO
50 Windsor Way, Center Barnstead, NH 03225, USA	14,810 sq ft	\$134,808	34.57%
74 Millsfield Ln, Center Barnstead, NH 03225, USA	16,117 sq ft	\$130,840	32.31%
54 New London Dr, Center Barnstead, NH 03225, USA	23,958 sq ft	\$129,470	36.99%

“Allocated land values are derived from each comparable's assessed land ratio applied to its sale price. Prospective differences in land-to-improvement ratio between comparable's and the subject can be addressed as differences in location or lot size (outside this component analysis worksheet) as flat dollar amounts or percentage differences. ”

Adjustment Analysis

50 Windsor Way, Center Barnstead, NH 03225, USA							
COMPONENT	SUBJECT	COMP	DIFF	MEDIAN RATE	SUGGESTED ADJ.	APPRAIS-ER ADJ.	NOTES
GLA (Gross Living Area)	1,144 SF	960 SF	+184 SF	\$211.06/SF	+\$38,836	+\$38,836	—
Full Bathroom	×2	×1	+1	\$6,892/unit	+\$6,892	+\$6,892	—
Wood Deck	289 SF	106 SF	+183 SF	\$23.68/SF	+\$4,333	+\$4,333	—
Basement Garage	—	240 SF	-240 SF	\$30.57/SF	-\$7,337	-\$7,337	—
Fireplace	—	×1	-1	\$5,317/unit	-\$5,317	-\$5,317	—
Whole-House Generator	—	×1	-1	\$7,975/unit	-\$7,975	-\$7,975	—
Half Bath	—	—	—	\$3,281/unit	—	—	—
Covered Porch	—	—	—	\$36.75/SF	—	—	—
Enclosed Porch 3 Season	—	—	—	\$52.84/SF	—	—	—
Total Adjustments:					+\$29,432	Adjusted Sales Price:	\$419,432

74 Millsfield Ln, Center Barnstead, NH 03225, USA

SALE > 12 MONTHS AGO

COMPONENT	SUBJECT	COMP	DIFF	MEDIAN RATE	SUGGESTED ADJ.	APPRAIS-ER ADJ.	NOTES
GLA (Gross Living Area)	1,144 SF	1,320 SF	-176 SF	\$211.06/SF	-\$37,147	-\$37,147	—
Full Bathroom	×2	×1	+1	\$6,892/unit	+\$6,892	+\$6,892	—
Wood Deck	289 SF	404 SF	-115 SF	\$23.68/SF	-\$2,723	-\$2,723	—
Basement Garage	—	—	—	\$30.57/SF	—	—	—
Fireplace	—	—	—	\$5,317/unit	—	—	—
Whole-House Generator	—	—	—	\$7,975/unit	—	—	—
Half Bath	—	×1	-1	\$3,281/unit	-\$3,281	-\$3,281	—
Covered Porch	—	—	—	\$36.75/SF	—	—	—
Enclosed Porch 3 Season	—	—	—	\$52.84/SF	—	—	—
Total Adjustments:					-\$36,259	Adjusted Sales Price:	\$368,741

54 New London Dr, Center Barnstead, NH 03225, USA

COMPONENT	SUBJECT	COMP	DIFF	MEDIAN RATE	SUGGESTED ADJ.	APPRAIS-ER ADJ.	NOTES
GLA (Gross Living Area)	1,144 SF	960 SF	+184 SF	\$211.06/SF	+\$38,836	+\$38,836	—
Full Bathroom	×2	×1	+1	\$6,892/unit	+\$6,892	+\$6,892	—
Wood Deck	289 SF	—	+289 SF	\$23.68/SF	+\$6,842	+\$6,842	—
Basement Garage	—	—	—	\$30.57/SF	—	—	—
Fireplace	—	—	—	\$5,317/unit	—	—	—
Whole-House Generator	—	—	—	\$7,975/unit	—	—	—
Half Bath	—	×1	-1	\$3,281/unit	-\$3,281	-\$3,281	—
Covered Porch	—	68 SF	-68 SF	\$36.75/SF	-\$2,499	-\$2,499	—
Enclosed Porch 3 Season	—	96 SF	-96 SF	\$52.84/SF	-\$5,072	-\$5,072	—
Total Adjustments:					+\$41,718	Adjusted Sales Price:	\$391,718

"Suggested adjustments are computed linearly from each component's median market rate. Appraiser adjustments may override the suggested value to account for factors such as diminishing returns; See notes for rationale."

Comparable Detail Appendix

#1 50 Windsor Way, Center Barnstead, NH 03225, USA

SALE PRICE	SALE DATE	PRICE / GLA	GLA
\$390,000	10/31/2025	\$265.83/sq ft	960 sq ft
LOT SIZE	TOTAL ASSESSED	ASSESSED LAND VALUE	LAND RATIO
14,810 sqft	\$281,200	\$97,200	34.57%
ALLOCATED LAND VALUE	IMPROVEMENT VALUE	YEAR BUILT	CONSTRUCTION
\$134,808	\$255,192	1989	Wood Frame
ROOF			
Asphalt/Composition Shingle			

COMPONENT CONTRIBUTIONS

Full Bathroom ×1	\$7,975
Basement Garage 240 sq ft · 1 bay	\$7,337 (\$7,337/bay)
Fireplace ×1	\$5,317
Wood Deck 106 sq ft	\$2,818
Whole-House Generator ×1	\$7,975
Components total	\$31,422
Adjusted improvement value	\$223,770
Adjusted price / GLA	\$233.09/sq ft

#2 74 Millsfield Ln, Center Barnstead, NH 03225, USA

SALE > 12 MONTHS AGO

SALE PRICE	SALE DATE	PRICE / GLA	GLA
\$405,000	05/23/2025	\$207.70/sq ft	1,320 sq ft
LOT SIZE	TOTAL ASSESSED	ASSESSED LAND VALUE	LAND RATIO
16,117 sqft	\$301,800	\$97,500	32.31%
ALLOCATED LAND VALUE	IMPROVEMENT VALUE	YEAR BUILT	CONSTRUCTION
\$130,840	\$274,160	1988	Wood Frame
ROOF			
Asphalt/Composition Shingle			

COMPONENT CONTRIBUTIONS

Full Bathroom ×1	\$6,231
Half Bath ×1	\$3,115
Wood Deck 404 sq ft	\$8,391
Components total	\$17,737
Adjusted improvement value	\$256,423
Adjusted price / GLA	\$194.26/sq ft

#3 54 New London Dr, Center Barnstead, NH 03225, USA

SALE PRICE	SALE DATE	PRICE / GLA	GLA
\$350,000	09/15/2025	\$229.72/sq ft	960 sq ft
LOT SIZE	TOTAL ASSESSED	ASSESSED LAND VALUE	LAND RATIO
23,958 sqft	\$260,600	\$96,400	36.99%
ALLOCATED LAND VALUE	IMPROVEMENT VALUE	YEAR BUILT	CONSTRUCTION
\$129,470	\$220,530	1986	Wood Frame
ROOF			
Asphalt/Composition Shingle			

COMPONENT CONTRIBUTIONS

Full Bathroom ×1	\$6,892
Half Bath ×1	\$3,446
Covered Porch 68 sq ft	\$2,499
Enclosed Porch 3 Season 96 sq ft	\$5,072
Components total	\$17,909
Adjusted improvement value	\$202,621
Adjusted price / GLA	\$211.06/sq ft

“Component contributions reflect each comparable’s own sale data and are the inputs used to derive the median rates shown in the Valuation Summary and Adjustment Analysis.”



The allocation method was used to estimate land value for each comparable sale. This method applies the assessed land to total value ratio from the local assessing authority to the verified sale price. Using this ratio provides a consistent and uniform way to isolate land value across all sales in the analysis. By separating land and improvement value in a consistent manner, the appraiser can more clearly observe differences in site value or location influence among the comparable sales. This assists the appraiser in determining whether a site adjustment, a location adjustment, or both may be warranted when reconciling the final opinion of value.

After land value is isolated, the remaining portion of each sale price represents the market derived improvement value. The improvement value is then allocated across the property's individual components in proportion to their relative contribution within that specific sale. This produces market based, reproducible indications of contributory value for each component.

To illustrate the proportional allocation concept in simplified terms:

If the primary living area represents the majority of the measurable contributory characteristics within a sale, it receives the largest share of the improvement value.

If a garage represents a smaller contributory relationship, it receives a correspondingly smaller share.

Additional components (e.g., finished basement areas, decks, porches, patios) receive value in proportion to their observed presence and influence within that sale.

Because each property contains a different combination of components, sizes, and utility, the proportional distribution of improvement value varies from sale to sale. Market behavior, property characteristics, and the extracted land value all influence how the improvement value is allocated. This proportional breakdown helps ensure that adjustments for individual features remain nested within the total market price, reducing the risk of over adjusting secondary characteristics.

RealAppraise applies this proportional allocation framework consistently across all verified comparable sales to maintain uniformity, reproducibility, with defensible logic. Final component values and adjustments are reconciled by the appraiser based on relevance, data reliability, and consistency with observed market behavior.

This appraisal report also uses the Component Adjustment Analysis methodology to derive comparable based adjustments. Each component's contributory value is extracted from the comparable sales via market extraction, computed as the median rate observed across all carrying comparables. For count based components such as fireplaces or pools, the median rate is computed as if every comparable carried exactly one unit, removing skew introduced by diminishing returns on additional units. The appraiser may override any suggested adjustment; overrides are explained in the Notes field for that row.

Gross Living Area (GLA) adjustments are derived using the median value of the adjusted dollar per square foot of the comparables. This assumes the subject is at the median condition and quality. Differences in condition or quality between the comparables should be considered when selecting the most competitive sale for GLA comparison, and when interpreting differences in dollar per square foot within the grid. The appraiser should analyze which sale is most competitive to the subject and reconcile GLA adjustments accordingly.