

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 3/1/2025

Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	805-20696-000 SUNDOWNER S/D PH 1 SEC 2	805-21585-000 SUNDOWNER S/D PH 3	805-20642-000 SUNDOWNER S/D PH I SEC	805-21134-000 SUNDOWNER S/D PH 2A	805-20781-000 SUNDOWNER S/D PH 1 SEC
Address	1121 SUNDOWNER RANCH AVE	380 CAPTAIN STOCKTON ST	1250 SUNDOWNER RANCH	1180 BATTERY DR	1211 COLONEL MCNEIL DR
Age	6	6	17	2	2
Grade	3	3	3	3	3
Size	1,821	1,752	1,837	1,917	1,789
Appraisal, Sale Price	Appraised Value 323,200	Sale Price 320,000	Sale Price 350,000	Sale Price 338,500	Sale Price 330,000
Date		12/9/2024	12/3/2024	8/22/2024	4/17/2024
T. Adj SP		320,000	350,000	338,500	330,000
OBYI Value	9,913	11,097	22,860	3,223	11,438
Land Value	40,000	40,000	40,000	40,000	40,000
Dwg Value	273,287	268,903	287,140	288,348	278,562
\$ per S.F./ Dwg.	150.08	153.48	156.31	150.42	155.71