

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

Subject Property

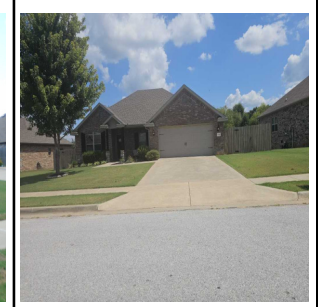
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Parcel	805-20697-000 SUNDOWNER S/D PH 1 SEC 2	805-21585-000 SUNDOWNER S/D PH 3	805-21635-000 SUNDOWNER S/D PH 3	805-21591-000 SUNDOWNER S/D PH 3	805-20777-000 SUNDOWNER S/D PH 1 SEC	805-20698-000 SUNDOWNER S/D PH 1 SEC
Address	1101 SUNDOWNER RANCH AVE	380 CAPTAIN STOCKTON ST	461 CAPTAIN MARSHALL ST	550 CAPTAIN STOCKTON S	1661 MAJOR STONE CIR	1120 INFANTRY LN
Age	6	6	4	4	6	7
Grade	3	3	3	3	3	3
Size	1,684	1,752	1,601	1,622	1,740	1,681
Appraisal, Sale Price	Appraised Value 306,200	Sale Price 320,000	Sale Price 310,000	Sale Price 316,290	Sale Price 355,000	Sale Price 308,000
Date		12/9/2024	11/19/2024	11/5/2024	7/30/2024	4/29/2024
T. Adj SP		320,000	310,000	316,290	355,000	308,000
OBYI Value	10,042	11,097	9,945	3,168	12,109	8,433
Land Value	40,000	40,000	40,000	40,000	40,000	40,000
Dwg Value	256,158	268,903	260,055	266,311	302,891	259,567
\$ per S.F./ Dwg.	152.11	153.48	162.43	164.19	174.08	154.41