

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

Subject Property

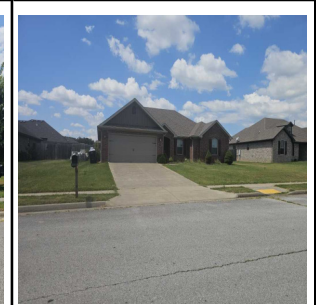
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Parcel	805-21507-000 SUNDOWNER S/D PH 3	805-21635-000 SUNDOWNER S/D PH 3	805-21591-000 SUNDOWNER S/D PH 3	805-21592-000 SUNDOWNER S/D PH 3	805-21683-000 SUNDOWNER S/D PH 3	805-21379-000 SUNDOWNER S/D PH 2B
Address	1140 BATTERY DR	461 CAPTAIN MARSHALL ST	550 CAPTAIN STOCKTON ST	570 CAPTAIN STOCKTON ST	460 CAPTAIN REID LN	381 SUNDOWNER RANCH ,
Age	6	4	4	5	6	7
Grade	3	3	3	3	3	3
Size	1,606	1,601	1,622	1,606	1,598	1,612
Appraisal, Sale Price	Appraised Value 295,850	Sale Price 310,000	Sale Price 316,290	Sale Price 315,000	Sale Price 295,000	Sale Price 381,000
Date		11/19/2024	11/5/2024	9/3/2024	6/28/2024	6/18/2024
T. Adj SP		310,000	316,290	315,000	295,000	381,000
OBYI Value	10,855	9,945	9,979	10,096	12,036	2,567
Land Value	40,000	40,000	40,000	40,000	40,000	40,000
Dwg Value	244,995	260,055	266,311	264,904	242,964	332,914
\$ per S.F./ Dwg.	152.55	162.43	164.19	164.95	152.04	206.52