

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

Subject Property

Comparable

Comparable

Comparable

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Comparable



Parcel	805-21581-000 SUNDOWNER S/D PH 3	805-21585-000 SUNDOWNER S/D PH 3	805-21591-000 SUNDOWNER S/D PH 3	805-20777-000 SUNDOWNER S/D PH 1 SEC	805-20781-000 SUNDOWNER S/D PH 1 SEC	805-21590-000 SUNDOWNER S/D PH 3
Address	741 CAPTAIN STOCKTON ST	380 CAPTAIN STOCKTON ST	550 CAPTAIN STOCKTON ST	1661 MAJOR STONE CIR	1211 COLONEL MCNEIL DR	530 CAPTAIN STOCKTON ST
Age	4	6	4	6	2	4
Grade	3	3	3	3	3	3
Size	1,728	1,752	1,622	1,740	1,789	1,690
Appraisal, Sale Price	Appraised Value 331,350	Sale Price 320,000	Sale Price 316,290	Sale Price 355,000	Sale Price 330,000	Sale Price 299,900
Date		12/9/2024	11/5/2024	7/30/2024	4/17/2024	1/26/2024
T. Adj SP		320,000	316,290	355,000	330,000	299,900
OBYI Value	13,126	11,097	9,979	12,109	11,438	10,175
Land Value	40,000	40,000	40,000	40,000	40,000	40,000
Dwg Value	278,224	268,903	266,311	302,891	278,562	249,725
\$ per S.F./ Dwg.	161.01	153.48	164.19	174.08	155.71	147.77