

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

Subject Property

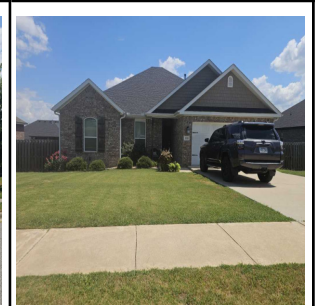
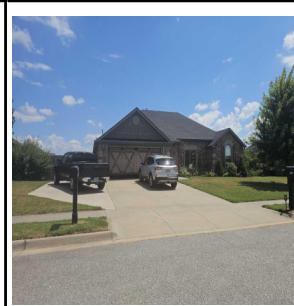
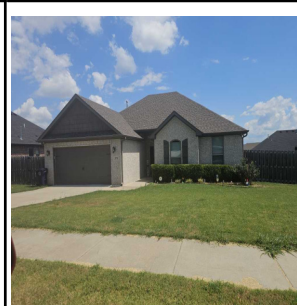
Comparable

Comparable

Comparable

Comparable

Comparable



Parcel	805-21586-000 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	805-21590-000 SUNDOWNER S/D PH 3
Address	420 CAPTAIN STOCKTON ST	461 CAPTAIN MARSHALL ST	550 CAPTAIN STOCKTON ST	570 CAPTAIN STOCKTON ST	460 CAPTAIN REID LN	530 CAPTAIN STOCKTON ST
Age	6	4	4	5	6	4
Grade	3	3	3	3	3	3
Size	1,644	1,601	1,622	1,606	1,598	1,690
Appraisal, Sale Price	Appraised Value 306,500	Sale Price 310,000	Sale Price 316,290	Sale Price 315,000	Sale Price 295,000	Sale Price 299,900
Date		11/19/2024	11/5/2024	9/3/2024	6/28/2024	1/26/2024
T. Adj SP		310,000	316,290	315,000	295,000	299,900
OBYI Value	10,600	9,945	9,979	10,096	3,821	10,175
Land Value	40,000	40,000	40,000	40,000	40,000	40,000
Dwg Value	255,900	260,055	266,311	264,904	242,964	249,725
\$ per S.F./ Dwg.	155.66	162.43	164.19	164.95	152.04	147.77