

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	805-21623-000 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	805-21599-000 SUNDOWNER S/D PH 3
Address	550 CAPTAIN HOPKINS ST	461 CAPTAIN MARSHALL ST	550 CAPTAIN STOCKTON ST	570 CAPTAIN STOCKTON ST	460 CAPTAIN REID LN	321 CAPTAIN HOPKINS ST
Age	4	4	4	5	6	2
Grade	3	3	3	3	3	3
Size	1,540	1,601	1,622	1,606	1,598	1,598
Appraisal, Sale Price	Appraised Value 304,900	Sale Price 310,000	Sale Price 316,290	Sale Price 315,000	Sale Price 295,000	Sale Price 303,000
Date		11/19/2024	11/5/2024	9/3/2024	6/28/2024	5/28/2024
T. Adj SP		310,000	316,290	315,000	295,000	303,000
OBYI Value	9,658	9,945	9,979	10,096	12,036	9,519
Land Value	40,000	40,000	40,000	40,000	40,000	40,000
Dwg Value	255,242	260,055	266,311	264,904	242,964	253,481
\$ per S.F./ Dwg.	165.74	162.43	164.19	164.95	152.04	158.62