



Public Inquiry Comparable Sales

[Back](#)

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	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
Parcel ID	003-216-24-000	001-185-02-000	001-181-36-000	001-211-20-000	001-181-47-000	001-231-13-000
Address	1912 STANFORD	2727 ILLIAMNA	2274 ARCADIA	4201 WESTWOOD	2131 ATWOOD	2526 FOREST PAR
Living Units	1	1	1	1	1	1
Style	Split-Level	Two Story	Two Story	Two Story	Split-Level	Two Story
Year Built/Eff Year	1978/78	1969/06	1988/89	1985/85	1980/87	1994/94
Bedrooms	07	05	05	03	04	04
Bath-Full,Half	6,0	4,1	5,0	3,1	3,1	3,1
Finished Living Area	7,908	6,255	5,423	4,945	4,730	4,452
Garage	Att 462	Att 506	Att 825	Att1071	Att 618	Att 575
Carport/Enclose	/	/	/	/	/	/
VALUATION						
Sale Date		01/17	02/19	07/17	05/18	10/18
INDICATED VALUE		\$1,084,993	\$1,017,499	\$1,030,306	\$948,912	\$1,036,791
FINAL VALUE	\$976,300					

Below is information to assist in understanding the appraisal process.

By comparing your property to similar properties that have sold recently, we can estimate what yours is worth. Since no two properties are identical, appraisers analyze a large number of sold properties to find patterns that indicate how much certain characteristics (e.g. bathrooms, garages, etc) contribute to the total selling price.

For example, say your house is identical to your neighbor's house which sold for \$250,000, except your neighbor has an attached garage. If sales in your area indicate garages add \$10,000, we deduct \$10,000 from your neighbor's sale price to show an indicated value of your house without a garage. (\$250,000 - \$10,000 = \$240,000) Therefore, \$240,000 is the "indicated value" of your home compared to your neighbor's property.

If the subject property has atypical or unique characteristics, the final value may be outside of the Indicated Value range of the comparable sales.