

Residence Inventory Results - Sat Jun 20 16:03:00 2015

18 Records

Distance of 1 miles from 181/220-228-75

Living Area Between 3000 and 4600

Year Built Between 2004 and 2010

Occupancy Single Family

Residence Type 2 Stories or 1.5 Stories or 2 Story Plus

District/Parcel	Address	Assessment	Yr	Area	Res Type	Per Sq Ft
180/00926-633-000	8735 NW 26TH ST	\$ 598,700	2007	3,167	S2/2 Story	189.04
180/00926-637-000	2380 NW POLK CITY DR	\$ 655,800	2005	3,281	S2/2 Story	199.88
180/00926-638-000	2324 NW POLK CITY DR	\$ 459,700	2005	3,037	S2/2 Story	151.37
181/00211-824-024	707 NW ROCKCREST CIR	\$ 403,000	2005	3,065	S2/2 Story	131.48
181/00211-824-112	1220 NW BOULDER POINT PL	\$ 408,800	2007	4,201	S2/2 Story	97.31
181/00220-228-001	204 SW CAMDEN DRIVE Note 1	\$ 705,100	2005	4,582	SH/1.5 Story	153.88
181/00220-228-016	3916 SW 2ND CT Note 1	\$ 428,000	2006	3,005	S2/2 Story	142.43
181/00220-228-017	127 SW STONEGATE DR Note 1	\$ 437,100	2005	3,000	S2/2 Story	145.70
181/00220-228-024	106 SW STONEGATE DR Note 1	\$ 472,700	2005	3,054	S2/2 Story	154.78
181/00220-228-039	3907 SW 2ND CT Note 1	\$ 694,600	2005	4,132	S2/2 Story	168.10
181/00220-228-040	3817 SW 2ND CT Note 1	\$ 492,200	2005	3,255	S2/2 Story	151.21
181/00220-228-047	3820 SW 2ND CT Note 1	\$ 506,800	2006	3,240	S2/2 Story	156.42
181/00220-228-047	3820 SW 2ND CT Note 1	\$ 506,800	2006	3,240	S2/2 Story	156.42
181/00220-228-058	3807 SW 3RD CT Note 1	\$ 517,600	2008	3,199	S2/2 Story	161.80
181/00220-228-059	3903 SW 3RD CT Note 1	\$ 444,600	2006	3,116	S2/2 Story	142.68
181/00220-228-062	3906 SW 4TH CT Note 1	\$ 473,900	2006	3,186	S2/2 Story	148.74
181/00220-228-064	3808 SW 4TH CT Note 1	\$ 479,400	2007	3,069	S2/2 Story	156.21
181/00220-228-068	3905 SW 4TH CT Note 1	\$ 504,500	2008	3,423	S2/2 Story	147.39
181/00220-228-075	3809 SW 4TH CT Note 1	\$ 824,100	2007	3,599	S2/2 Story	228.98

Average excluding ours

\$ 152.85

Ours at average price

\$ 550,104

Note 1: All of these homes were built by the same builder and have very similar features

Note 2: Ours has a nicer yard which may make a difference of \$10,000 - \$15,000 in the valuation

Another Comparison:

House Next Door



Our House



If you compare our house to the one next door, they are very similar quality, built by the same builder, with many identical finishes. The house next door has a recently finished basement and ours is dated with the house. Our house, priced out at the valuation amounts used on our neighbor's house indicates our house has a value of \$617,382 (I can provide calculation, but it caused the attached file to exceed 2 MB). I don't understand why ours fireplace, gets marked up so much higher for each toilet, garage square footage, veneer area, etc. when they are equal in quality.

204 SW Camden Drive - View from Side



Our House



If you compare our house to 204 SW Camden Dr, which I consider to be the nicest home in the development and was the builder's own home until this year, there is also a big variance in valuation. Our house, priced out at the valuation amounts used for 204 SW Camden Drive indicates our house has a value of \$641,558. Again, I don't understand why ours gets marked up so much higher for each fireplace, toilet, garage square footage, veneer area, etc. when they are equal in quality. (I can provide calculation, but it caused the attached file to exceed 2 MB).

204 SW Camden Drive - View from Front

