

Neighborhood: EEIC		Sale Dates Searched 7/1/2021 thru 6/30/2022													
Reappraisal Year 2023  Appraiser DIARIAS  Date 8/23/2022  <div>Print &amp; Save Final Allocation</div>	Allocation Data					Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng			
	Sale Count: 12					2019 Qtr 3: None		NA	0	0					
	Time Adj. Median Sale Price: \$912,502					2019 Qtr 4: None		NA	0	0					
	COD Sales: 9.65					2020 Qtr 1: None		NA	0	0					
	Median SP @: 0.18 \$164,250					2020 Qtr 2: None		NA	0	0					
	Rounded Land Value: \$164,300					2020 Qtr 3: None		NA	0	0					
						2020 Qtr 4: None		NA	0	0					
						2021 Qtr 1: None		NA	0	0					
						2021 Qtr 2: None		NA	0	0					
						2021 Qtr 3: \$791,504		57.79%	0	5					
					2021 Qtr 4: \$879,852		57.88%	0	3			11.16%			
					Time Adj. Min Max Monthly		2022 Qtr 1: \$993,858		51.05%	0	2		12.96%		
					Sales Price: 708,344 1,084,524 % Time		2022 Qtr 2: \$949,026		56.37%	0	2		-4.51%		
					Bldg SqFt: 2466 3849 Adjustment		2022 Qtr 3: None		NA	0	0				
					Land Size (ac) 0.18 0.31 1.00%		2022 Qtr 4: None		NA	0	0				
Total Median Sales % Change: 19.90%															
APN	Location	WAY Built	Qual Class	Sale/List Date	Sale/List Price	Time Adj Sale Price	Bldg SqFt	Price/ SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct	
161-201-07	1635 GULCH WAY	2003	R35	07/29/2021	\$700,000	\$777,336	2466	\$315	EEIC	0.21					
161-213-03	10150 CANYON COUNTRY RD	2004	R35	09/24/2021	\$725,000	\$791,504	2466	\$321	EEIC	0.19					
161-202-01	1697 TRAILHEAD DR	2004	R35	09/30/2021	\$650,000	\$708,344	2466	\$287	EEIC	0.23					
161-103-08	1627 HEARTHSTONE CT	2002	R35	03/24/2022	\$875,000	\$903,193	2908	\$311	EEIC	0.19					
161-203-05	1675 CRATER CT	2004	R35	11/04/2021	\$816,000	\$879,852	2983	\$295	EEIC	0.24					
161-213-05	10130 CANYON COUNTRY RD	2004	R35	11/30/2021	\$750,000	\$802,283	2983	\$269	EEIC	0.19					
161-371-01	1795 GOLD BELT DR	2005	R35	06/24/2022	\$920,000	\$921,812	2983	\$309	EEIC	0.27					
161-202-08	1660 GULCH WAY	2003	R35	03/22/2022	\$1,050,000	\$1,084,524	3145	\$345	EEIC	0.22					
161-362-04	10585 DILLINGHAM DR	2005	R35	04/07/2022	\$950,000	\$976,239	3175	\$307	EEIC	0.31					
161-101-01	9896 BRIDGEVIEW DR	2002	R35	07/03/2021	\$828,000	\$925,191	3200	\$289	EEIC	0.18					
161-371-04	1755 GOLD BELT DR	2005	R35	07/30/2021	\$904,500	\$1,004,131	3849	\$261	EEIC	0.28					
161-363-09	1760 GOLD BELT DR	2005	R35	12/10/2021	\$945,000	\$1,007,767	3849	\$262	EEIC	0.23					
A 1% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.															

Hearing # 23-0110 Date 2/10/23
☐ Petitioner Exhibit # \_\_\_\_\_

☒ Assessor Exhibit # II  
(I, II, III)