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PROPERTY VALUATION REPORT

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EXECUTIVE SUMMARY

This comprehensive property valuation report provides a detailed analysis of the subject property located at **3644 E CONSTITUTION DR, GILBERT, AZ 85296**. The valuation is based on 10 comparable properties that have recently sold in the area. The analysis employs a weighted scoring methodology that evaluates properties based on location proximity, physical characteristics, sale price, and market timing.

Estimated Property Value	\$444,625
Average Comparable Price	\$436,931
Average Price per Square Foot	\$242.04
Confidence Score	71.4%
Number of Comparables	10

SUBJECT PROPERTY ANALYSIS

Address	3644 E CONSTITUTION DR, GILBERT, AZ 85296
Property Type	Residential
APN/MLS Number	304-28-144
Bedrooms	3
Bathrooms	3.0
Square Feet	1,837
Lot Size	3,825 sqft (0.088 acres)
Year Built	2002 (23 years old)
Stories	2

List Price	\$367,500
Sold Price	\$423,000

VALUATION METHODOLOGY

Comparative Market Analysis (CMA) Approach:

This valuation employs a sophisticated weighted scoring system that evaluates comparable properties across multiple dimensions. Each comparable property is scored based on the following factors, with their respective weights in the overall similarity calculation:

- **Location Proximity (15%):** Distance from subject property. Properties within 1 mile receive the highest scores, with scores decreasing proportionally up to the maximum search radius of 5 miles.
- **Square Footage (25%):** Size similarity is critical. Properties within 10% of the subject's square footage receive optimal scores. The scoring allows for reasonable variation while penalizing significant size differences.
- **Sale Price (20%):** Price comparability is evaluated against the subject's list price or estimated market value. Properties within 10% price range receive the highest similarity scores.
- **Bedrooms (15%):** Exact bedroom matches receive full points, with one-bedroom differences receiving reduced but acceptable scores.
- **Bathrooms (10%):** Bathroom count similarity, accounting for full and half baths.
- **Year Built (10%):** Age similarity, with properties built within 5 years receiving optimal scores.
- **Property Type (5%):** Matching property classifications (Residential, Condo, Townhouse, etc.).

The final similarity score is a weighted average of all factors. Properties with scores above 70% are considered strong comparables.

Professional Dollar Adjustments: Following industry-standard appraisal practices, each comparable property receives dollar adjustments to account for differences from the subject property. Adjustments are made for:

- **Square Footage:** Size differences are adjusted using local price per square foot rates
- **Bedrooms & Bathrooms:** Room count differences are adjusted based on typical market values
- **Lot Size:** Significant lot size differences are adjusted proportionally

- **Age/Depreciation:** Age differences are adjusted for depreciation (typically 0.7% per year)
- **Time/Market Appreciation:** Older sales are adjusted upward for market appreciation (typically 0.8% per month)
- **Seller Concessions:** Concessions are added back to sale price to determine true market value

The adjusted prices are then weighted based on similarity score and number of adjustments required, with comps requiring fewer/smaller adjustments receiving more weight in the final value estimate.

COMPARABLE PROPERTIES ANALYSIS

Comparable Property #1

Address	1300 S LOBACK LN, GILBERT, AZ
Similarity Score	82.8%
Distance from Subject	0.35 miles
Bathrooms	3.0
Square Feet	1,661
Size Difference	-176 sqft (-9.6%)
Lot Size	3,400 sqft
Year Built	2004 (+2 years)
Sold Price	\$403,000
Sale Date	November 25, 2025
Sale Recency	16 days ago
Price vs Subject	\$+35,500 (+9.7%)
Price per SqFt	\$242.62

Why This Property is Comparable:

Close proximity (0.35 miles) • Similar size (1,661 sqft) • Similar price (\$403,000) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
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Square Footage	Size difference: -176 sqft	\$+35,210
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Original Sale Price: \$403,000 | **Total Adjustments:** \$+35,210 | **Adjusted Price:** \$438,210

Detailed Analysis: This property is in very close proximity to the subject, indicating similar neighborhood characteristics and market conditions. The size difference is minimal and within acceptable comparison range. The price difference is reasonable and reflects normal market variation. This is a very recent sale, providing current and relevant market data.

Comparable Property #2

Address	1170 S AGNES LN, GILBERT, AZ
Similarity Score	82.7%
Distance from Subject	0.46 miles
Bathrooms	3.0
Square Feet	1,740
Size Difference	-97 sqft (-5.3%)
Lot Size	4,775 sqft
Year Built	2007 (+5 years)
Sold Price	\$421,000
Sale Date	June 27, 2025
Sale Recency	5 months ago
Price vs Subject	\$+53,500 (+14.6%)
Price per SqFt	\$241.95

Why This Property is Comparable:

Close proximity (0.46 miles) • Similar size (1,740 sqft) • Similar price (\$421,000) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Square Footage	Size difference: -97 sqft	\$+19,405
Bedrooms	Bedroom difference: -3	\$+18,945
Time	Sale recency: 5.6 months ago	-\$18,749

Original Sale Price: \$421,000 | **Total Adjustments:** \$+19,602 | **Adjusted Price:** \$440,602

Detailed Analysis: This property is in very close proximity to the subject, indicating similar neighborhood characteristics and market conditions. The size difference is minimal and within acceptable comparison range. The price difference is reasonable and reflects normal market variation. This recent sale reflects current market conditions.

Comparable Property #3

Address	3004 E MEGAN ST, GILBERT, AZ
Similarity Score	80.6%
Distance from Subject	0.81 miles
Bathrooms	3.0
Square Feet	1,884
Size Difference	+47 sqft (+2.6%)
Lot Size	3,813 sqft
Year Built	2007 (+5 years)
Sold Price	\$443,000
Sale Date	October 28, 2025
Sale Recency	1 months ago
Price vs Subject	\$+75,500 (+20.5%)
Price per SqFt	\$235.14

Why This Property is Comparable:

Close proximity (0.81 miles) • Similar size (1,884 sqft) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Bedrooms	Bedroom difference: -3	\$+19,935

Original Sale Price: \$443,000 | **Total Adjustments:** \$+19,935 | **Adjusted Price:** \$462,935

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The square footage is nearly identical, making this an excellent size match. The price difference suggests potential adjustments may be needed, but the property still provides valuable market data. This is a very recent sale, providing current and relevant market data.

Comparable Property #4

Address	3065 E TAMARISK ST, GILBERT, AZ
Similarity Score	80.4%
Distance from Subject	0.72 miles
Bathrooms	3.0
Square Feet	1,803
Size Difference	-34 sqft (-1.9%)
Lot Size	2,625 sqft
Year Built	2007 (+5 years)
Sold Price	\$450,000
Sale Date	June 26, 2025
Sale Recency	5 months ago
Price vs Subject	\$+82,500 (+22.4%)
Price per SqFt	\$249.58

Why This Property is Comparable:

Close proximity (0.72 miles) • Similar size (1,803 sqft) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Bedrooms	Bedroom difference: -3	\$+20,250
Lot Size	Lot size difference: -1,200.0 sqft	\$+5,400
Time	Sale recency: 5.6 months ago	\$-20,160

Original Sale Price: \$450,000 | **Total Adjustments:** \$+5,490 | **Adjusted Price:** \$455,490

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The square footage is nearly identical, making this an excellent size match. The price difference suggests potential adjustments may be needed, but the property still provides valuable market data. This recent sale reflects current market conditions.

Comparable Property #5

Address	999 S SABINO DR, GILBERT, AZ
Similarity Score	79.8%
Distance from Subject	0.83 miles

Bathrooms	3.0
Square Feet	1,817
Size Difference	-20 sqft (-1.1%)
Lot Size	2,975 sqft
Year Built	2008 (+6 years)
Sold Price	\$428,500
Sale Date	July 01, 2025
Sale Recency	5 months ago
Price vs Subject	\$+61,000 (+16.6%)
Price per SqFt	\$235.83

Why This Property is Comparable:

Close proximity (0.83 miles) • Similar size (1,817 sqft) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Bedrooms	Bedroom difference: -3	\$+19,282
Age	Age difference: +6 years	\$+17,997
Time	Sale recency: 5.4 months ago	\$-18,625

Original Sale Price: \$428,500 | **Total Adjustments:** \$+18,654 | **Adjusted Price:** \$447,154

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The square footage is nearly identical, making this an excellent size match. The price difference suggests potential adjustments may be needed, but the property still provides valuable market data. This recent sale reflects current market conditions.

Comparable Property #6

Address	4250 E GAIL DR, GILBERT, AZ
Similarity Score	78.9%
Distance from Subject	0.76 miles
Bathrooms	2.0
Square Feet	1,713
Size Difference	-124 sqft (-6.8%)

Lot Size	3,450 sqft
Year Built	2002 (+0 years)
Sold Price	\$394,000
Sale Date	October 01, 2025
Sale Recency	2 months ago
Price vs Subject	\$+26,500 (+7.2%)
Price per SqFt	\$230.01

Why This Property is Comparable:

Close proximity (0.76 miles) • Similar size (1,713 sqft) • Similar price (\$394,000) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Square Footage	Size difference: -124 sqft	\$+24,807
Bathrooms	Bathroom difference: -1.0	\$+3,940

Original Sale Price: \$394,000 | **Total Adjustments:** \$+28,747 | **Adjusted Price:** \$422,747

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The size difference is minimal and within acceptable comparison range. The price difference is reasonable and reflects normal market variation. This is a very recent sale, providing current and relevant market data.

Comparable Property #7

Address	966 S DEERFIELD LN, GILBERT, AZ
Similarity Score	78.6%
Distance from Subject	0.92 miles
Bathrooms	3.0
Square Feet	1,877
Size Difference	+40 sqft (+2.2%)
Lot Size	2,975 sqft
Year Built	2011 (+9 years)
Sold Price	\$432,500

Sale Date	August 28, 2025
Sale Recency	3 months ago
Price vs Subject	\$+65,000 (+17.7%)
Price per SqFt	\$230.42

Why This Property is Comparable:

Close proximity (0.92 miles) • Similar size (1,877 sqft) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Bedrooms	Bedroom difference: -3	\$+19,462
Age	Age difference: +9 years	\$+27,248
Time	Sale recency: 3.5 months ago	\$-12,110

Original Sale Price: \$432,500 | **Total Adjustments:** \$+34,600 | **Adjusted Price:** \$467,100

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The square footage is nearly identical, making this an excellent size match. The price difference suggests potential adjustments may be needed, but the property still provides valuable market data. This recent sale reflects current market conditions.

Comparable Property #8

Address	1786 S SETON AVE, GILBERT, AZ
Similarity Score	78.0%
Distance from Subject	0.61 miles
Bathrooms	3.0
Square Feet	1,748
Size Difference	-89 sqft (-4.8%)
Lot Size	4,468 sqft
Year Built	2008 (+6 years)
Sold Price	\$434,000
Sale Date	October 23, 2025
Sale Recency	1 months ago
Price vs Subject	\$+66,500 (+18.1%)

Price per SqFt	\$248.28
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Why This Property is Comparable:

Close proximity (0.61 miles) • Similar size (1,748 sqft) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Square Footage	Size difference: -89 sqft	\$+17,805
Bedrooms	Bedroom difference: -3	\$+19,530
Age	Age difference: +6 years	\$+18,228

Original Sale Price: \$434,000 | **Total Adjustments:** \$+55,563 | **Adjusted Price:** \$489,563

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The square footage is nearly identical, making this an excellent size match. The price difference suggests potential adjustments may be needed, but the property still provides valuable market data. This is a very recent sale, providing current and relevant market data.

Comparable Property #9

Address	1029 S CHESHIRE LN, GILBERT, AZ
Similarity Score	77.0%
Distance from Subject	0.86 miles
Bathrooms	3.0
Square Feet	2,036
Size Difference	+199 sqft (+10.8%)
Lot Size	2,975 sqft
Year Built	2008 (+6 years)
Sold Price	\$326,000
Sale Date	October 23, 2025
Sale Recency	1 months ago
Price vs Subject	\$-41,500 (-11.3%)
Price per SqFt	\$160.12

Why This Property is Comparable:

Close proximity (0.86 miles) • Similar size (2,036 sqft) • Similar price (\$326,000) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Square Footage	Size difference: +199 sqft	\$-39,811
Bedrooms	Bedroom difference: -3	\$+14,670
Age	Age difference: +6 years	\$+13,692

Original Sale Price: \$326,000 | **Total Adjustments:** \$-11,449 | **Adjusted Price:** \$314,551

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The size difference is minimal and within acceptable comparison range. The price difference is reasonable and reflects normal market variation. This is a very recent sale, providing current and relevant market data.

Comparable Property #10

Address	1069 S NANCY LN, GILBERT, AZ
Similarity Score	76.9%
Distance from Subject	0.58 miles
Bathrooms	4.0
Square Feet	1,780
Size Difference	-57 sqft (-3.1%)
Lot Size	2,925 sqft
Year Built	2007 (+5 years)
Sold Price	\$435,000
Sale Date	August 14, 2025
Sale Recency	3 months ago
Price vs Subject	\$+67,500 (+18.4%)
Price per SqFt	\$244.38

Why This Property is Comparable:

Close proximity (0.58 miles) • Similar size (1,780 sqft) • Same property type (Residential)

Professional Dollar Adjustments:

Category	Description	Adjustment Amount
Square Footage	Size difference: -57 sqft	\$+11,403
Bedrooms	Bedroom difference: -3	\$+19,575
Bathrooms	Bathroom difference: +1.0	\$-4,350
Time	Sale recency: 4.0 months ago	\$-13,804

Original Sale Price: \$435,000 | **Total Adjustments:** \$+12,824 | **Adjusted Price:** \$447,824

Detailed Analysis: Located within one mile, this property shares similar location advantages and market dynamics. The square footage is nearly identical, making this an excellent size match. The price difference suggests potential adjustments may be needed, but the property still provides valuable market data. This recent sale reflects current market conditions.

MARKET INSIGHTS & RECOMMENDATIONS

Market Analysis Summary:

Based on the analysis of 10 comparable properties, the following insights can be drawn:

- The estimated value aligns well with the average comparable price, indicating the property is appropriately priced relative to the market.
- **Moderate Confidence:** The comparables provide reasonable market data, though some variation in property characteristics should be considered.

Recommendations:

1. **Review Individual Comparables:** Examine each comparable property's specific characteristics and adjust the valuation based on features not captured in the automated analysis (e.g., condition, upgrades, lot features).
2. **Consider Market Trends:** Factor in current market conditions, interest rates, and local economic factors that may affect property values.
3. **Professional Inspection:** A physical inspection of the subject property is recommended to identify any issues or improvements that may affect value.
4. **Additional Research:** Review recent listings, pending sales, and market activity in the immediate area for the most current market intelligence.

Disclaimer: This report is generated using automated analysis of publicly available data. It should be used as a starting point for valuation discussions and should be supplemented with professional appraisal, inspection, and market expertise for final pricing decisions.



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