

PROPERTY VALUATION REPORT

Generated on July 03, 2025

PROPERTY DETAILS

Address: 123 Main Street, Anytown, CA 90210

Property Type: Residential Land

Land Area: 0.5 acres

VALUATION SUMMARY

Market Value Estimate: \$350,000.00

Valuation Method: Sales Comparison Approach

Valuation Date: July 03, 2025

Confidence Level: 85%

COMPARATIVE MARKET ANALYSIS

Comparable 1	Comparable 2	Comparable 3
120 Main St: \$340,000 (0.45 acres)	125 Main St: \$360,000 (0.55 acres)	130 Main St: \$355,000 (0.52 acres)

VALUATION NOTES

This valuation is based on recent sales of comparable properties.

The land is zoned for residential use with potential for single-family development.

No significant encumbrances or easements were identified.

Market conditions as of the valuation date were considered stable.