

APL 2023-0130 Parcel 5B2101090050 9162 Skywood Lane CARSON

Remanded by BOE for analysis of Appellant Provided Comparable Properties

This information is being provided as follow up per Board of Equalization request. The first set of data are the comparable properties provided by the appellant. The second set of data are the comparable properties directly from the appellant's purchase appraisal. The information that is under review is the change in assessed value from 2016 through 2023 for two sets of data.

Looking at the first set of data, the % change in assessed value for the appellant's property ranks 5th of the 7 properties at 41% with the median being a 43% change.

Looking at the second set of data, the % change in assessed value for the appellant's property ranks 4th of the 5 properties at 41% with the median being a 42% change.

APPELLANT PROVIDED				ASSESSED VALUES										
Address	Parcel	Last Sale	Last Sale Price	2016	2017	2018	2019	2020	2021	2022	2023	%Chg2016->2023	%Chg Rank	
9162 Skywood Lane	5B2101090050	6/7/2016	435,000	449,200	444,400	451,200	448,400	461,600	469,800	513,800	635,100	41%	5	
3101 Riverwood Dr	5B2101130010	5/4/2023	645,000	403,000	421,800	428,600	437,200	444,600	456,200	513,300	583,000	45%	3	
9166 Skywood Lane	5B2101090040	3/13/2020	409,000	390,800	436,500	443,800	454,500	461,000	473,500	551,300	689,800	77%	1	
9163 Parkwood Lane	5B2101160060	3/13/2015	391,000	388,700	408,400	414,700	422,700	429,700	442,400	516,800	588,500	51%	2	
9171 Parkwood Lane	5B2101160040	5/14/2012	412,000	404,400	423,900	431,700	441,000	446,900	460,500	508,200	576,600	43%	4	
9158 Parkwood Lane	5B2101140210	6/1/2010	357,500	387,800	404,100	411,100	419,300	425,900	436,800	475,000	540,900	39%	6	
9166 Parkwood Lane	5B2101150010	8/1/1998	250,000	422,300	439,900	447,500	457,600	465,100	477,600	512,100	578,900	37%	7	
												43% MEDIAN		

SUBJECT

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COMPS FROM APPRAISAL				ASSESSED VALUES									%Chg2016->2023	%Chg Rank
Address	Parcel	Last Sale	Last Sale Price	2016	2017	2018	2019	2020	2021	2022	2023			
9162 Skywood Lane	5B2101090050	6/7/2016	435,000	449,200	444,400	451,200	448,400	461,600	469,800	513,800	635,100	41%	4	
9360 Turn St	5B2101250140	6/30/2020	519,000	421,000	439,100	446,600	456,500	464,300	532,600	587,000	672,700	60%	1	
9365 Lakeview Ct	5B2101260240	1/1/2022	540,000	400,000	417,700	425,000	434,400	442,000	453,800	500,100	569,400	42%	3	
4493 Columbia Bld	5B2501540050	5/18/2022	530,000	372,168	386,800	391,300	407,100	423,700	433,100	469,600	568,800	53%	2	
4531 Wood Duck Ave	5B2501590100	7/6/2015	485,000	483,084	487,914	503,600	507,500	507,500	526,100	551,300	663,200	37%	5	
												42% MEDIAN		

SUBJECT

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