

Q 1 : A property just sold in Jan 2024 for \$2,200,000 and in 2021 sold for \$1,800,000 with no changes or improvements

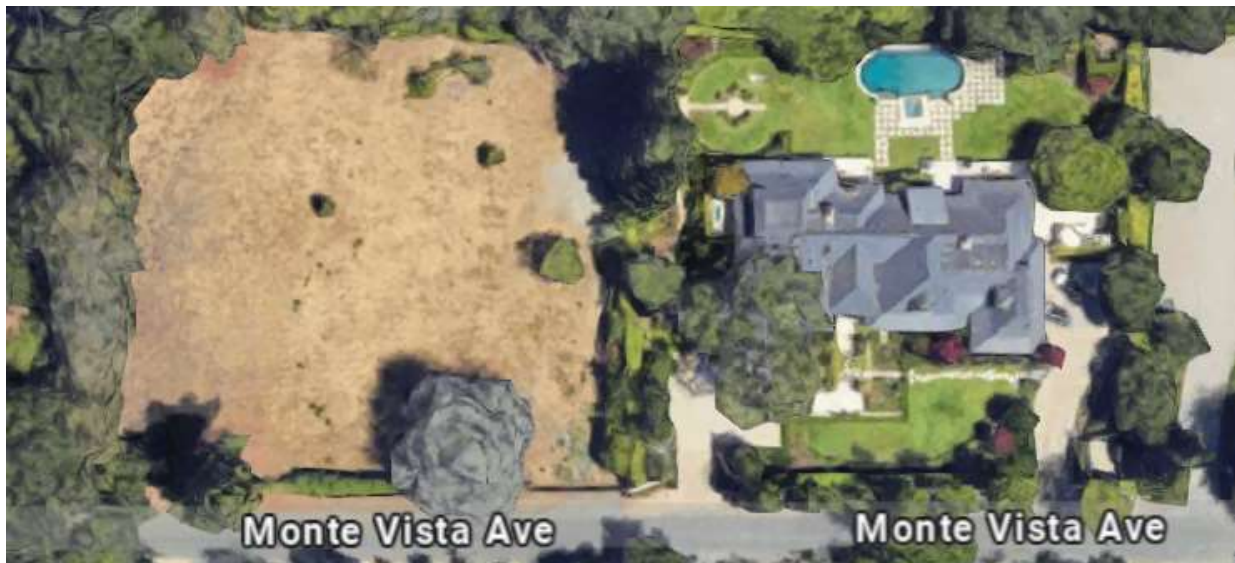
How much did the house go up?

- A) The house value is \$200,000 higher
- B) The house value is \$400,000 higher
- C) House value went up \$0
- D) None of the above

Q 2 : **How many appraisals does the average appraiser complete in one day?**

- A) 1
- B) 2
- C) 3
- D) 3+

Q 3 : In Atherton there are two identical sites next door to each other with the exact same dimensions, views and environment. Lot A is vacant. Lot B has a custom estate new construction 10,000 SF



Does the land under these homes have the same value?

- A) No
- B) Yes, land is land – the same land value on each property
- C) Higher on the larger property
- D) None of the above

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
233 Park Lane	Atherton	6	8 3	225	14,215	\$2,813.93	1.30 (a)	\$49,900,000	0	\$40,000,000	10/16/23
335 Fletcher Drive	Atherton	6	8 2	53	11,211	\$1,962.36	1.00 (a)	\$24,995,000	0	\$22,000,000	06/13/23
128 Tuscaloosa Avenue	Atherton	5	5 2	185	7,620	\$2,034.12	35,040 (sf)	\$15,950,000	0	\$15,500,000	11/28/23
385 Fletcher Drive	Atherton	6	7 1	37	9,786	\$1,205.80	38,766 (sf)	\$12,988,000	5	\$11,800,000	08/01/23

SOLD

# Listings:	4	AVG VALUES:	125	10,708	\$2,004.05	43,538 (sf)	\$25,958,250	1	\$22,325,000
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# Listings Total:	4	AVG VALUES FOR ALL:	125	10,708	\$2,004.05	43,538 (sf)	\$25,958,250	1	\$22,325,000
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Quick Statistics (4 Listings Total)

	Min	Max	Median
List Price	\$12,988,000	\$49,900,000	\$20,472,500
Sale Price	\$11,800,000	\$40,000,000	\$18,750,000



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Quick Summary of Comparable Properties

Residential Lots & Land Summary

Res. Lot (SFR)

SOLD

Address	City	Lot (Ac)	DOM	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
97 Santiago Avenue	Atherton	1.430	321	\$149.30	1.43 (a)	\$9,788,000		\$9,300,000	02/09/22
89 Larch Drive	Atherton	0.937	3	\$175.09	40,836 (sf)	\$6,980,000		\$7,150,000	03/29/22
38 Sargent Lane	Atherton	1.054	128	\$118.71	1.05 (a)	\$5,995,000		\$5,450,000	01/11/22

SOLD

# Listings:	3	AVG VALUES:	1.140	151	1.14 (a)	\$7,587,667	\$7,300,000
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# Listings Total:	3	AVG VALUES FOR ALL:	151	1.14 (a)	\$7,587,667	\$7,300,000
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Quick Statistics (3 Listings Total)

	Min	Max	Median
List Price	\$5,995,000	\$9,788,000	\$6,980,000
Sale Price	\$5,450,000	\$9,300,000	\$7,150,000

