



4062 E Jasper Drive Gilbert, AZ 85296



PREPARED BY:
Romando Harrison
ProSmart Realty

PREPARED ON:
January 21, 2021

Romando Harrison

[Find me on Homesnap](#)

202-412-4195

romando@prosmartrealty.com

About This Report

A comparative market analysis or CMA is a report designed to help buyers and sellers determine current market value. It is not intended to replace a professional appraisal or the guidance of a real estate agent. The CMA factors and compares recent sales, properties under contract and active listings in a similar area, price range as well as other factors. It can then be further broken down by property type, bedrooms, bathrooms, square footage and many other home features.

The comparative listings used in this report and the property data within those listings comes directly from the real estate professional's local Multiple Listing Service (MLS). The accuracy of the information is deemed reliable but not guaranteed and should be personally verified through inspection and/or appraisal.

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This report was prepared by:

Romando Harrison
ProSmart Realty
202-412-4195
romando@prosmartrealty.com
1355 S Higley Rd Suite 111
Gilbert, AZ 85296

Subject Property Details

4062 E Jasper Drive, Gilbert AZ

\$252,000



Romando's Remarks

Listing History

Date	Event	MLS #	Price
07/28/2017	Sold	5613738	\$200,000
06/01/2017	Contract	5613738	--
06/01/2017	For Sale	5613738	\$200,000
05/27/2016	Sold	5421759	\$183,000
04/01/2016	For Sale	5421759	\$180,000
06/16/2004	Sold		\$147,876

Property Summary

Bedrooms	--	Year Built	-1
Baths	2	Taxes	\$1,194
Lot Size	0.02 acres	Subdivision	--
Type	Condo	Stories	1
Style	--	Ownership	--

Schools





District	School	Rating
Higley Unified School District	Cooley Middle School	7/10
Higley Unified School District	Gateway Pointe Elementary School	7/10
Higley Unified School District	Williams Field High School	8/10

Map of Comparable Listings







Pin	Status	Address	Price
	Subject	4062 E Jasper Drive Gilbert, AZ 85296	\$252,000
	For Sale	1331 W Baseline Road #272 Mesa, AZ 85202	\$243,000
	For Sale	10136 E Southern Avenue #1074 Mesa, AZ 85209	\$242,700
	For Sale	10136 E Southern Avenue #3073 Mesa, AZ 85209	\$245,000
	Sold	2726 S Equestrian Drive #101 Gilbert, AZ 85295	\$255,000
	Sold	6535 E Superstition Springs Boulevard #255 Mesa, AZ 85206	\$263,000
	Sold	3694 S Winter Lane #101 Gilbert, AZ 85297	\$252,000

Comparison to Active Listings

Feature	Subject	For Sale #1	For Sale #2	For Sale #3
CURB APPEAL				
PROXIMITY	--	9.9 miles	7 miles	7 miles
LIST PRICE	N/A	\$243,000	\$242,700	\$245,000
LIST DATE	N/A	09/30/2020	11/27/2020	12/09/2020
ON MARKET	--	80 Days	55 Days	43 Days
BEDROOMS	0	3	3	3
BATHROOMS	2	2½	2	2
LIVING AREA	1463 sq ft	1688 sq ft	1268 sq ft	1268 sq ft
LOT SIZE	0.02 acres	0.02 acres	0.03 acres	0.03 acres
TYPE	Condo	Condo	Condo	Condo
STYLE	N/A	Attached	Attached	Stacked
YEAR BUILT	-1	1988	2007	2007
TAXES	\$1,194	\$902.00 (2020)	\$1,466.00 (2020)	\$1,705.00 (2020)
OWNERSHIP	N/A	Condominium	Fee Simple	Condominium
SUBDIVISION	N/A	DOBSON BAY CLUB	COYOTE LANDING	COYOTE LANDING
STORIES	1	2	1	1
MLS #	N/A	6139739	6165392	6170860

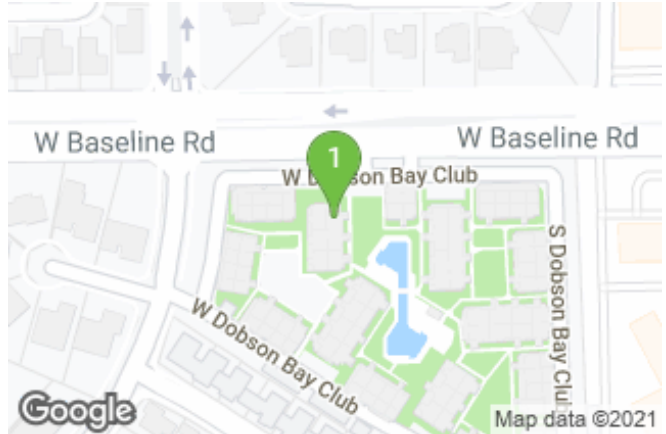
Comparison to Contract and Sold Listings

Feature	Subject	Sold #1	Sold #2	Sold #3
CURB APPEAL				
PROXIMITY	--	3.2 miles	4 miles	3.1 miles
LIST PRICE	--	--	--	--
LIST DATE	--	--	--	--
SALE PRICE	--	\$255,000	\$263,000	\$252,000
SALE DATE	--	01/24/2020	03/25/2020	06/30/2020
ON MARKET	--	7 Days	36 Days	14 Days
BEDROOMS	0	3	3	3
BATHROOMS	2	2½	2	2
LIVING AREA	1463 sq ft	1368 sq ft	1359 sq ft	1336 sq ft
LOT SIZE	0.02 acres	0.03 acres	0.04 acres	0.01 acres
TYPE	Condo	Condo	Condo	Condo
STYLE	N/A	Stacked, 2-3-4 Plex	Attached, 2-3-4 Plex, Santa	Attached, 2-3-4 Plex,
YEAR BUILT	-1	2009	2000	2013
TAXES	\$1,194	\$1,261.00 (2019)	\$1,866.00 (2019)	\$1,349.00 (2019)
OWNERSHIP	N/A	Fee Simple	Condominium	Condominium
SUBDIVISION	N/A	VAL VISTA CLASSIC PARCEL 2	SUPERSTITION LAKES UNIT 2	POWER RANCH
STORIES	1	2	2	1
MLS #	N/A	6014502	6039316	6077381

For Sale Comp #1

1331 W Baseline Road #272, Mesa AZ

\$243,000



Details

Premium pool view, corner unit. Looking for a sweet home with spectacular floorplan, 3 Bed/2.5 Bath in the gated community with lush landscaping, turquoise blue pools, courtyards, and an outdoor grill area? Welcome to your new home. NEW paint, NEW carpet, New AC & hot water heater (installed in 2020), wet bar, fire place, private balcony overlooking sparkling pool. Close to dining, shopping, ASU, MCC, Parks, Hiking, US 60, 101, 202 and I10.

Listing History

Date	Event	MLS #	Price
01/11/2021	For Sale	6139739	\$243,000
01/11/2021	Price Change	6139739	\$243,000
01/03/2021	Contract	6139739	--
01/03/2021	For Sale	6139739	\$240,000
01/03/2021	Price Change	6139739	\$240,000
12/22/2020	Contract	6139739	--
12/16/2020	Price Change	6139739	\$238,000
11/20/2020	Price Change	6139739	\$239,900
09/30/2020	For Sale	6139739	\$242,900
10/18/2014	Sold	5186127	\$177,900
10/14/2014	For Sale	5186127	\$177,900

Listing Details

Dwelling Styles Attached
Bldg Number 14
County Code Maricopa
Cross Street Baseline and Alma School
Legal Info Lot Number 272
Legal Info Range 5E
Legal Info Section 5
Legal Info Township 1S
Property Type A
Unit Style End Unit, Neighbor Below, Poolside, Two Levels
Technology Cable TV Avail, HighSpd Intrmt Aval

Assessors Book Number 305.00
Assessors Map Number 11.00
Assessors Parcel Number 499.00
Country USA
Hndrd Blk Directionl S
Hundred Block 2000
Legal Description Abbrev LOT 272 DOBSON BAY CLUB CONDOMINIUM AMD COMMON ELEMENTS
MCR 030613
Type ER
Ownership Condominium
Additional Bedroom 2 Master Bdrms
Assessor Number 305-11-499
Association Fees Cap Impv Impt Fee2 Dollar Percent \$
Association Fees Cap Impv Impt Fee Dollar Percent \$
Association Fees H O A2 Fee 138.00
Association Fees H O A2 Name Dobson Association
Association Fees H O A2 Paid Freq Quarterly
Association Fees H O A2 Telephone 480-831-8314
Association Fees H O A2 Transfer Fee 200.00
Association Fees H O A2 Y N Y
Association Fees H O A Fee 280.00
Association Fees H O A Name Dobson Bay Club HOA
Association Fees H O A Paid Freq Monthly
Association Fees H O A Telephone 480-897-6161
Association Fees H O A Y N Y
Association Fees Ttl Mthly Fee Equiv 326.00
Assoc Rules Info NoVsble TrkTrlrRvBt, Pets OK (See Rmrks), Prof Managed, Rental OK (See Rmks), VA
Approved Prjct
Const Finish Painted, Stucco
Dwelling Type Apartment Style/Flat
Encoded Features 32.5RX1C
Items Updated Floor Partial Full Partial
Items Updated Floor Yr Updated 2020
Items Updated Roof Partial Full Full
Items Updated Roof Yr Updated 2019
Map Code Grid S38
Master Bathroom Type 3/4 Bath Master Bdrm
Numberof Interior Levels 2
Parking Spaces Carport Spaces 1.00
Parking Spaces Total Covered Spaces 1.00
Price Sqft 143.96
Property Group Id 19990816212109142258000000
Source Apx Lot Sq Ft County Assessor
Year Built 1988
Tax Year 2020

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Property Summary

Bedrooms	3	Year Built	1988
Baths	2½	Taxes	\$902.00 (2020)
Lot Size	0.02 acres	Subdivision	DOBSON BAY CLUB CONDOMINIUM AND COMMON ELEMENTS
Type	Condo	Stories	2
Style	Attached	Ownership	Condominium

Continued on next page...

Interior Features

Features Vaulted Ceiling(s)
Number Bedrooms 3
Bedrooms Plus 3.00
Number Bathrooms 2.50
Laundry Dryer Included, Inside Laundry, Washer Included, Wshr/Dry HookUp Only
Flooring Carpet, Tile
Fireplace 1 Fireplace, Fireplace Living Rm
Master Bedroom Type Upstairs
Dining Area Breakfast Bar, Dining in FR
Approx Lot SqFt 870.00
Approx Sq Ft 1688.00
Kitchen Features Built-in Microwave, Dishwasher, Disposal, Granite Countertops, Pantry, Range/Oven Elec, Refrigerator
Source Of Sqft County Assessor

Exterior Features

Exterior Stories 3
Pool Community Only
Landscaping Gravel/Stone Front
Roofing Comp Shingle, Concrete
Fencing Block, Wrought Iron
Construction Block, Frame - Wood
Exterior Features Balcony/Deck(s), Patio
Pool Private No Pool

Garage / Parking

Parking Features Assigned Parking, Gated Parking

Utilities

Water City Water
Utilities SRP
Cooling Ceiling Fan(s), Refrigeration
Heating Electric Heat
Plumbing Electric Hot Wtr Htr

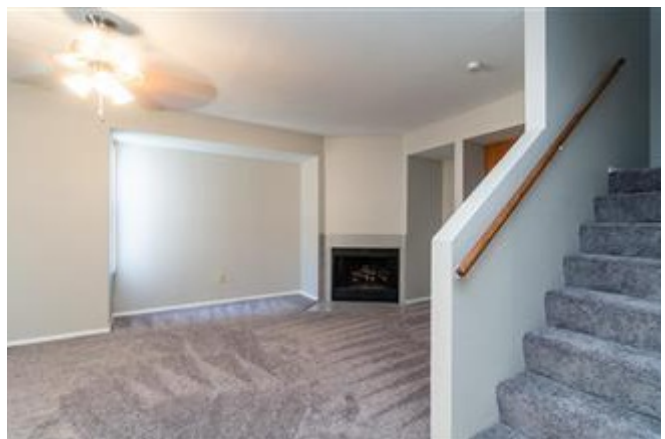
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Condo / Coop / Association	Services City Services Community Features Community Pool, Community Spa, Community Spa Htd, Gated Community, Near Bus Stop, On-Site Guard Fee Include Blanket Ins Policy, Common Area Maint, Exterior Mnt of Unit, Front Yard Maint, Garbage Collection, Roof Repair, Roof Replacement, Sewer, Water		
Lot Info	Property Description Borders Common Area		
Building Info	Builder Name Unknown		
Tax Info	Taxes 902.00		
Schools	District	School	Rating
	Mesa Unified School District	Washington Elementary School	6/10
	Mesa Unified School District	Rhodes Junior High School	2/10
	Mesa Unified School District	Dobson High School	3/10

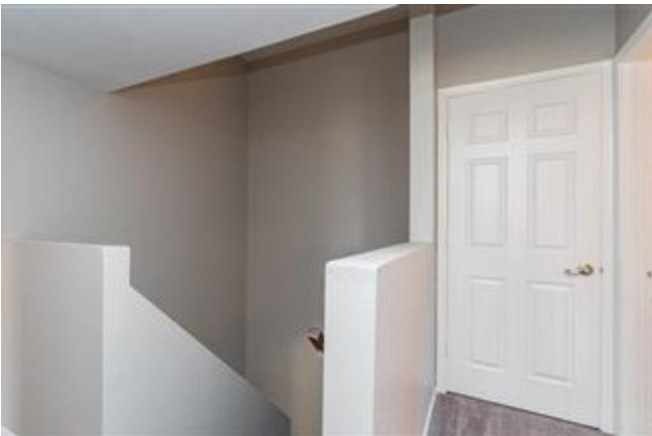
For Sale Comp #1 Photos

1331 W Baseline Road #272, Mesa AZ

Photos





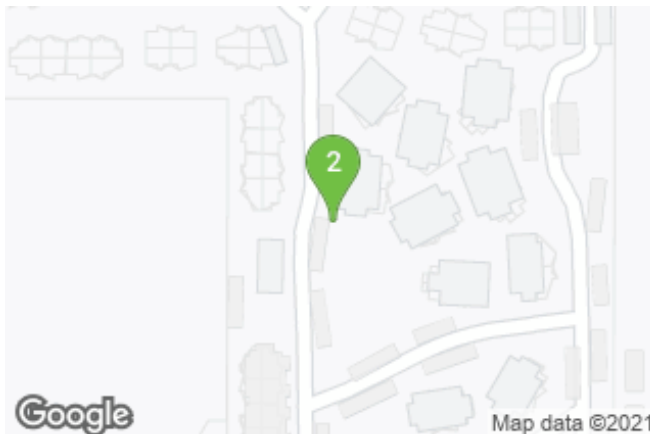




For Sale Comp #2

10136 E Southern Avenue #1074, Mesa AZ

\$242,700



Details

CHARMING! 3 bedroom, 2 bath, 1 garage, townhome nestled in the sought-after community of Coyote Landing w/fabulous mountain views & stunning, artistic Arizona sunsets! This gated community has Community pool & spa, Clubhouse, Fitness Center, BBQ's & Sports Court! Light, bright, open, spacious floor plan! Updated tile flooring throughout & NEW interior paint! GRANITE Counter-tops, 2-tone designer paint w/warm, rich earth tones! Open, spacious eat-in kitchen, Stainless-steel appliances, smooth-top range, B-I microwave, pantry & counter space galore! Master w/walk-in closet, double sinks, plus cabinet & vanity counter space! Can you believe the washer, dryer & refrigerator all convey?! Covered Patio with view of adjoining Greenbelt! Close to restaurants, shopping, hiking & freeways.

Listing History

Date	Event	MLS #	Price
11/27/2020	For Sale	6165392	\$242,700
05/01/2018	Sold	5674091	\$170,000
10/13/2017	For Sale	5674091	\$182,000

Property Summary

Bedrooms	3	Year Built	2007
Baths	2	Taxes	\$1,466.00 (2020)
Lot Size	0.03 acres	Subdivision	COYOTE LANDING CONDOMINIUM
Type	Condo	Stories	1
Style	Attached	Ownership	Fee Simple

Listing Details

Dwelling Styles Attached
County Code Maricopa
Cross Street Southern & Crismon
Legal Info Lot Number 1074
Legal Info Range 7E
Legal Info Section 26
Legal Info Township 1N

Property Type A
Unit Style All on One Level, End Unit, Ground Level
Technology Cable TV Avail, HighSpd Intmnt Aval
Assessors Book Number 220.00
Assessors Map Number 73.00
Assessors Parcel Number 592.00
Country USA
Legal Description Abbrev LOT 1074 COYOTE LANDING CONDOMINIUM MCR 078126
Type ER
Ownership Fee Simple
Additional Bedroom Mstr Bdr Walkin Clst
Assessor Number 220-73-592
Association Fees Cap Impv Impt Fee Dollar Percent %
Association Fees H O A Fee 225.00
Association Fees H O A Name Metro Properties
Association Fees H O A Paid Freq Monthly
Association Fees H O A Telephone 480-967-7182
Association Fees H O A Transfer Fee 200.00
Association Fees H O A Y N Y
Association Fees Ttl Mthly Fee Equiv 225.00
Assoc Rules Info Clubhouse/Rec Center, FHA Approved Prjct, Pets OK (See Rmrks), Prof Managed, Rental OK (See Rmks), VA Approved Prjct
Const Finish Painted, Stucco
Dwelling Type Apartment Style/Flat
Encoded Features 32R1G
Map Code Grid R43
Master Bathroom Type Double Sinks, Full Bth Master Bdrm
Numberof Interior Levels 1
Parking Spaces Garage Spaces 1.00
Parking Spaces Total Covered Spaces 1.00
Price Sqft 191.40
Property Group Id 19990816212109142258000000
Source Apx Lot Sq Ft County Assessor
Year Built 2007
Tax Year 2020

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Interior Features

Features 9+ Flat Ceilings, No Interior Steps
Number Bedrooms 3
Bedrooms Plus 3.00
Number Bathrooms 2.00
Laundry Dryer Included, Inside Laundry, Washer Included
Flooring Carpet, Tile
Fireplace No Fireplace
Master Bedroom Type Split
Dining Area Dining in LR/GR
Approx Lot SqFt 1278.00
Approx Sq Ft 1268.00
Kitchen Features Built-in Microwave, Dishwasher, Disposal, Granite Countertops, Pantry, Range/Oven Elec, Refrigerator
Source Of Sqft County Assessor

Exterior Features

Exterior Stories 3
Pool Community Only
Roofing Tile
Fencing Block
Construction Frame - Wood
Windows Dual Pane
Exterior Features Covered Patio(s), Patio
Pool Private No Pool

Garage / Parking

Parking Features Assigned Parking

Utilities

Water City Water
Utilities SRP
Cooling Ceiling Fan(s), Refrigeration
Heating Electric Heat

Continued on next page...

Condo / Coop / Association

Services City Services

Community Features Clubhouse/Rec Room, Community Pool, Community Pool Htd, Community Spa, Gated Community, Workout Facility

Fee Include Blanket Ins Policy, Common Area Maint, Exterior Mnt of Unit, Garbage Collection, Roof Repair, Roof Replacement, Sewer, Water

Building Info

Builder Name Unknown

Virtual Tours

Unbranded Virtual Tour <https://www.propertypanorama.com/instaview/armls/6165392>

Tax Info

Taxes 1466.00

Schools

District	School	Rating
Mesa Unified School District	Patterson Elementary School	7/10
Mesa Unified School District	Smith Junior High School	4/10
Mesa Unified School District	Skyline High School	3/10

For Sale Comp #2 Photos

10136 E Southern Avenue #1074, Mesa AZ

Photos





2020 ARMLS



2020 ARMLS



2020 ARMLS



2020 ARMLS



2020 ARMLS



2020 ARMLS



2020 ARMLS



2020 ARMLS

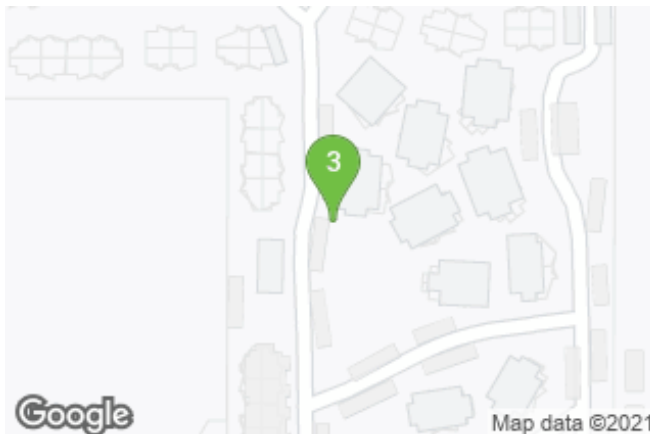




For Sale Comp #3

10136 E Southern Avenue #3073, Mesa AZ

\$245,000



Details

If you LOVE Superstition Views, this is your condo!!! Enjoy this amazing 3 bedroom, 2 bathroom condo on the 3rd level with soaring ceilings, lots of light and nice views. This condo is in a great location on the property within a gated community that boast 2 heated community pools, fitness center, sport court and community center. All furniture is included so bring personal belongings and enjoy the ease of living at Coyote Landing. Low maintenance inside and out.

Listing History

Date	Event	MLS #	Price
12/09/2020	For Sale	6170860	\$245,000
07/31/2020	Off Market	6040166	\$230,000
02/21/2020	For Sale	6040166	\$234,500
03/01/2018	Sold	5660006	\$183,000
09/14/2017	For Sale	5660006	\$189,900
01/01/2017	Off Market	5506395	\$174,900
10/04/2016	For Sale	5506395	\$174,900
10/01/2016	Off Market	5424874	\$175,900
04/07/2016	For Sale	5424874	\$175,900
11/11/2014	Off Market	5193478	\$159,900
10/31/2014	For Sale	5193478	\$159,900
10/25/2014	Off Market	5170536	\$159,900
09/12/2014	For Sale	5170536	\$159,900
05/01/2013	Sold	4829833	\$140,000
10/05/2012	For Sale	4829833	\$145,000
12/05/2008	Sold		\$155,000

Listing Details

Dwelling Styles Stacked
County Code Maricopa
Cross Street E Southern Ave & S Crismon Rd
Legal Info Lot Number 3073
Legal Info Range 7E

Legal Info Section 26
Legal Info Township 1N
Property Type A
Unit Style All on One Level, Courtyard Facing, End Unit, Neighbor Below, Poolside
Technology Cable TV Avail, HighSpd Intrmt Aval
Assessors Book Number 220.00
Assessors Map Number 73.00
Assessors Parcel Number 767.00
Country USA
Legal Description Abbrev LOT 3073 COYOTE LANDING CONDOMINIUM MCR 078126
Type ER
Ownership Condominium
Assessor Number 220-73-767
Association Fees Cap Imprv Impact Fee 900
Association Fees Cap Impv Impt Fee2 Dollar Percent \$
Association Fees Cap Impv Impt Fee Dollar Percent \$
Association Fees H O A Fee 225.00
Association Fees H O A Name Metro Properties
Association Fees H O A Paid Freq Monthly
Association Fees H O A Telephone 480-967-7182
Association Fees H O A Transfer Fee 200.00
Association Fees H O A Y N Y
Association Fees Ttl Mthly Fee Equiv 225.00
Assoc Rules Info Clubhouse/Rec Center, FHA Approved Prjct, Pets OK (See Rmrks), Prof Managed, VA Approved Prjct
Const Finish Painted, Stucco
Dwelling Type Apartment Style/Flat
Encoded Features 32R1G
Map Code Grid R43
Master Bathroom Type Double Sinks, Full Bth Master Bdrm
Numberof Interior Levels 1
Parking Spaces Garage Spaces 1.00
Parking Spaces Total Covered Spaces 1.00
Price Sqft 193.22
Property Group Id 19990816212109142258000000
Source Apx Lot Sq Ft County Assessor
Year Built 2007
Tax Year 2020

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Property Summary

Bedrooms	3	Year Built	2007
Baths	2	Taxes	\$1,705.00 (2020)
Lot Size	0.03 acres	Subdivision	COYOTE LANDING CONDOMINIUM
Type	Condo	Stories	1
Style	Stacked	Ownership	Condominium

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Interior Features

Features Fire Sprinklers, Furnished(See Rmrks), No Interior Steps, Vaulted Ceiling(s)

Number Bedrooms 3

Bedrooms Plus 3.00

Number Bathrooms 2.00

Laundry Dryer Included, Washer Included

Flooring Carpet, Tile

Fireplace No Fireplace

Master Bedroom Type Split

Dining Area Dining in LR/GR, Eat-in Kitchen

Approx Lot SqFt 1278.00

Approx Sq Ft 1268.00

Kitchen Features Built-in Microwave, Dishwasher, Disposal, Granite Countertops, Kitchen Island, Pantry, Range/Oven Elec, Refrigerator

Source Of Sqft County Assessor

Exterior Features

Exterior Stories 3

Pool Community Only

Roofing Tile

Construction Frame - Wood

Windows Dual Pane

Exterior Features Balcony/Deck(s), Covered Patio(s), Patio

Pool Private No Pool

Garage / Parking

Parking Features Detached, Electric Door Opener, Extnded Lngth Garage

Utilities

Water City Water

Utilities SRP

Cooling Refrigeration

Heating Electric Heat

Continued on next page...

Condo / Coop / Association	<p>Services City Services</p> <p>Community Features Children's Playgrnd, Clubhouse/Rec Room, Community Pool, Community Pool Htd, Community Spa, Community Spa Htd, Gated Community, Near Bus Stop, Workout Facility</p> <p>Fee Include Blanket Ins Policy, Common Area Maint, Exterior Mnt of Unit, Garbage Collection, Pest Control, Roof Repair, Roof Replacement, Sewer, Street Maint, Water</p>														
Lot Info	<p>Property Description Borders Common Area, Mountain View(s)</p>														
Building Info	<p>Builder Name A&P</p>														
Tax Info	<p>Taxes 1705.00</p>														
Schools	<table border="1"> <thead> <tr> <th data-bbox="454 693 812 735">District</th> <th data-bbox="812 693 1380 735">School</th> <th data-bbox="1380 693 1471 735">Rating</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 735 812 777">Mesa Unified School District</td> <td data-bbox="812 735 1380 777">Patterson Elementary School</td> <td data-bbox="1380 735 1471 777">7/10</td> </tr> <tr> <td data-bbox="454 777 812 819">Mesa Unified School District</td> <td data-bbox="812 777 1380 819">Smith Junior High School</td> <td data-bbox="1380 777 1471 819">4/10</td> </tr> <tr> <td data-bbox="454 819 812 900">Mesa Unified School District</td> <td data-bbox="812 819 1380 900">Skyline High School</td> <td data-bbox="1380 819 1471 900">3/10</td> </tr> </tbody> </table>	District	School	Rating	Mesa Unified School District	Patterson Elementary School	7/10	Mesa Unified School District	Smith Junior High School	4/10	Mesa Unified School District	Skyline High School	3/10		
District	School	Rating													
Mesa Unified School District	Patterson Elementary School	7/10													
Mesa Unified School District	Smith Junior High School	4/10													
Mesa Unified School District	Skyline High School	3/10													

For Sale Comp #3 Photos

10136 E Southern Avenue #3073, Mesa AZ

Photos





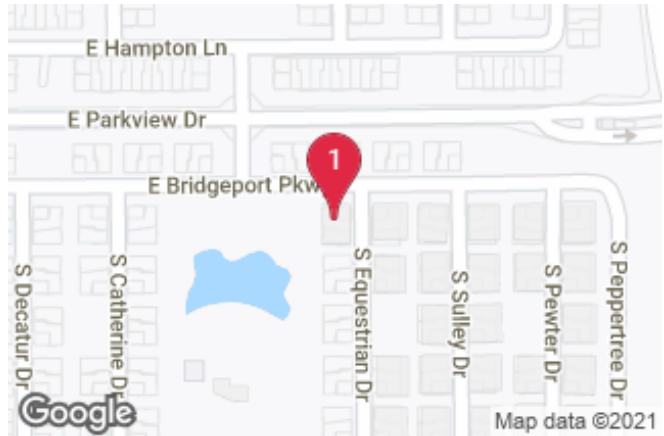




Sold Comp #1

2726 S Equestrian Drive #101, Gilbert AZ

\$255,000



Details

Don't miss this move-in ready 3 bedroom 2.5 bath condo with 2 car garage adjacent to the community pool. Located in a highly desired gated community with resort-style pools, parks, playgrounds, lake, sport court, ramadas and walking paths. Great location near freeway, San Tan Village, and Discovery Park. Furniture is available on a separate bill of sale. Don't wait! This will not last!

Listing History

Date	Event	MLS #	Price
09/18/2020	Sold	6101596	\$335,000
07/10/2020	For Sale	6101596	\$339,900
01/24/2020	Sold	6014502	\$255,000
12/13/2019	For Sale	6014502	\$249,900
04/17/2009	Sold		\$181,114

Property Summary

Bedrooms	3	Year Built	2009
Baths	2½	Taxes	\$1,261.00 (2019)
Lot Size	0.03 acres	Subdivision	VAL VISTA CLASSIC PARCEL 2 CONDOMINIUM AMD
Type	Condo	Stories	2
Style	Stacked, 2-3-4 Plex	Ownership	Fee Simple

Listing Details

Building Style 2-3-4 Plex
Dwelling Styles Stacked
County Code Maricopa
Cross Street San Tan Village Pkwy & Williams Field
Legal Info Lot Number 522
Legal Info Range 6E
Legal Info Section 33
Legal Info Township 1S
Property Type A
Technology Cable TV Avail, HighSpd Intrnt Aval

Assessors Book Number 304.00
Assessors Map Number 80.00
Assessors Parcel Number 778.00
Country USA
Legal Description Abbrev LOT 522 VAL VISTA CLASSIC PARCEL 2 CONDOMINIUM AMD MCR 096133
Type ER
Ownership Fee Simple
Approx Sq Ft Range 1,201 - 1,400
Apx Lot Size Range 10,001 - 12,500
Assessor Number 304-80-778
Association Fees Cap Imprv Impact Fee 109.72
Association Fees Cap Impv Impt Fee2 420
Association Fees Cap Impv Impt Fee2 Dollar Percent \$
Association Fees Cap Impv Impt Fee Dollar Percent \$
Association Fees H O A2 Fee 140.00
Association Fees H O A2 Name AAM LLC
Association Fees H O A2 Paid Freq Monthly
Association Fees H O A2 Telephone 602-957-9191
Association Fees H O A2 Y N Y
Association Fees H O A Fee 54.86
Association Fees H O A Name AAM LLC
Association Fees H O A Paid Freq Monthly
Association Fees H O A Telephone 602-957-9191
Association Fees H O A Y N Y
Association Fees Ttl Mthly Fee Equiv 194.86
Assoc Rules Info Prof Managed
Const Finish Painted, Stucco
Dwelling Type Apartment Style/Flat
Encoded Features 32.5R2G
Map Code Grid T40
Master Bathroom Type Double Sinks, Full Bth Master Bdrm
Numberof Interior Levels 2
Parking Spaces Garage Spaces 2.00
Parking Spaces Total Covered Spaces 2.00
Price Sqft 186.40
Property Group Id 19990816212109142258000000
Source Apx Lot Sq Ft County Assessor
Year Built 2009
Tax Year 2019

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Interior Features	<p>Features 9+ Flat Ceilings, Fire Sprinklers, Soft Water Loop</p> <p>Number Bedrooms 3</p> <p>Bedrooms Plus 3.00</p> <p>Number Bathrooms 2.50</p> <p>Laundry Inside Laundry</p> <p>Flooring Carpet, Linoleum</p> <p>Fireplace No Fireplace</p> <p>Master Bedroom Type Upstairs</p> <p>Dining Area Dining in FR</p> <p>Approx Lot SqFt 1150.00</p> <p>Approx Sq Ft 1368.00</p> <p>Kitchen Features Disposal, Dishwasher, Kitchen Island, Range/Oven Elec</p> <p>Source Of Sqft County Assessor</p>
Exterior Features	<p>Exterior Stories 2</p> <p>Pool Community Only</p> <p>Landscaping Grass Front</p> <p>Roofing Tile</p> <p>Construction Frame - Wood</p> <p>Windows Vinyl Frame, Dual Pane, Low-E</p> <p>Exterior Features Patio</p> <p>Pool Private No Pool</p>
Garage / Parking	<p>Parking Features Dir Entry frm Garage</p>
Utilities	<p>Water City Water</p> <p>Utilities SRP</p> <p>Cooling Refrigeration, Ceiling Fan(s)</p> <p>Heating Electric Heat</p> <p>Plumbing Electric Hot Wtr Htr</p>
Condo / Coop / Association	<p>Community Features Community Pool, Community Spa Htd, Gated Community, Children's Playgrnd, Biking/Walking Path</p> <p>Fee Include Common Area Maint</p>

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Building Info	Builder Name T3 Homes		
Tax Info	Taxes 1261.00		
Schools	District	School	Rating
	Gilbert Unified District	Spectrum Elementary School	7/10
	Gilbert Unified District	South Valley Jr. High School	7/10
	Gilbert Unified District	Campo Verde High School	7/10

Sold Comp #1 Photos

2726 S Equestrian Drive #101, Gilbert AZ

Photos



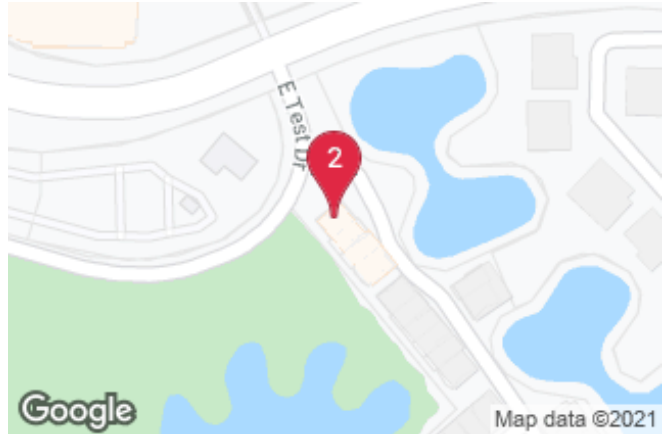




Sold Comp #2

6535 E Superstition Springs Boulevard #255, Mesa AZ

\$263,000



Details

Immaculate Condo with 3 bedrooms, 2 Baths, 2 car garage and Lake Views within the Gated Community of Superstition Lakes! Perfectly situated next to the heated Pool and Spa, you will love this highly upgraded, 1 floor living, 9 foot Ceiling Home-Hunter Douglas Window treatments, Hunter fans, beautiful lighting fixtures.. Filled with rich colors, amazing Lake Views, wood laminate and tile flooring, open concept living, with a split Master floor plan. The Kitchen has Stainless Steel appliances, under cabinet lighting and 42' maple cabinets. The Master suite with Walkin Closet is spacious offering an entrance to patio, overlooking the Lake. What a Location for Golf, Restaurants, freeway access, and things to do. Hurry Over-This One is ready for Move In! **Multiple Offers Received**

Listing History

Date	Event	MLS #	Price
03/25/2020	Sold	6039316	\$263,000
02/19/2020	For Sale	6039316	\$249,500

Property Summary

Bedrooms	3	Year Built	2000
Baths	2	Taxes	\$1,866.00 (2019)
Lot Size	0.04 acres	Subdivision	SUPERSTITION LAKES UNIT 2 AMD CONDO COMMON ELEMENT
Type	Condo	Stories	2
Style	Attached, 2-3-4 Plex, Santa Barbara/Tuscan	Ownership	Condominium

Listing Details

Building Style 2-3-4 Plex
Dwelling Styles Attached
County Code Maricopa
Cross Street Superstition Springs Rd / Power Rd
Legal Info Lot Number 255
Legal Info Range 6E

Legal Info Section 36
Legal Info Township 1N
Property Type A
Unit Style End Unit, One Common Wall, All on One Level, Poolside
Technology Cable TV Avail
Assessors Book Number 141.00
Assessors Map Number 54.00
Assessors Parcel Number 617.00
Country USA
Hndrd Blk Directionl S
Hundred Block 1300
Legal Description Abbrev LOT 255 SUPERSTITION LAKES UNIT 2 AMD CONDO COMMON ELEMENT
MCR 054922
Type ER
Ownership Condominium
Approx Sq Ft Range 1,401 - 1,600
Apx Lot Size Range 1 - 7,500
Architecture Santa Barbara/Tuscan
Assessor Number 141-54-617
Association Fees Cap Imprv Impact Fee 52
Association Fees Cap Impv Impt Fee2 Dollar Percent \$
Association Fees Cap Impv Impt Fee Dollar Percent \$
Association Fees H O A Fee 270.00
Association Fees H O A Name Superstition Lakes
Association Fees H O A Paid Freq Monthly
Association Fees H O A Telephone 4809677182
Association Fees H O A Transfer Fee 200.00
Association Fees H O A Y N Y
Association Fees Ttl Mthly Fee Equiv 270.00
Assoc Rules Info FHA Approved Prjct, Prof Managed, Pets OK (See Rmrks), Rental OK (See Rmks), VA
Approved Prjct
Const Finish Painted, Stucco
Dwelling Type Apartment Style/Flat
Encoded Features 32RO2G
Map Code Grid R41
Master Bathroom Type Double Sinks, Full Bth Master Bdm, Private Toilet Room
Numberof Interior Levels 2
Parking Spaces Garage Spaces 2.00
Parking Spaces Total Covered Spaces 2.00
Price Sqft 193.52
Property Group Id 19990816212109142258000000
Source Apx Lot Sq Ft County Assessor
Year Built 2000
Tax Year 2019

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Interior Features

Features 9+ Flat Ceilings, Fire Sprinklers, Skylight(s)

Number Bedrooms 3

Bedrooms Plus 3.00

Other Rooms Great Room

Number Bathrooms 2.00

Laundry Dryer Included, Washer Included

Flooring Laminate, Tile, Wood

Fireplace No Fireplace

Master Bedroom Type Split

Dining Area Eat-in Kitchen

Approx Lot SqFt 1736.00

Approx Sq Ft 1359.00

Kitchen Features Disposal, Dishwasher, Range/Oven Elec, Built-in Microwave

Source Of Sqft County Assessor

Exterior Features

Exterior Stories 2

Pool Community Only

Landscaping Yrd Wtring Sys Front

Roofing Tile

Construction Frame - Wood

Windows Dual Pane

Exterior Features Covered Patio(s), Patio

Pool Private No Pool

Utilities

Water City Water

Utilities SRP

Cooling Refrigeration

Heating Electric Heat

Condo / Coop / Association

Services City Services

Community Features Community Pool, Community Pool Htd, Community Spa, Community Spa Htd, Lake Subdivision, Gated Community, Golf Course, Biking/Walking Path

Fee Include Blanket Ins Policy, Common Area Maint, Cable or Satellite, Exterior Mnt of Unit, Front Yard Maint, Garbage Collection, Roof Repair, Roof Replacement, Street Maint, Sewer, Water

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Lot Info	Property Description Waterfront Lot		
Building Info	Builder Name Unk		
Tax Info	Taxes 1866.00		
Schools	District	School	Rating
	Mesa Unified School District	Wilson Elementary School	6/10
	Mesa Unified School District	Fremont Junior High School	6/10
	Mesa Unified School District	Skyline High School	3/10

Sold Comp #2 Photos

6535 E Superstition Springs Boulevard #255, Mesa AZ

Photos





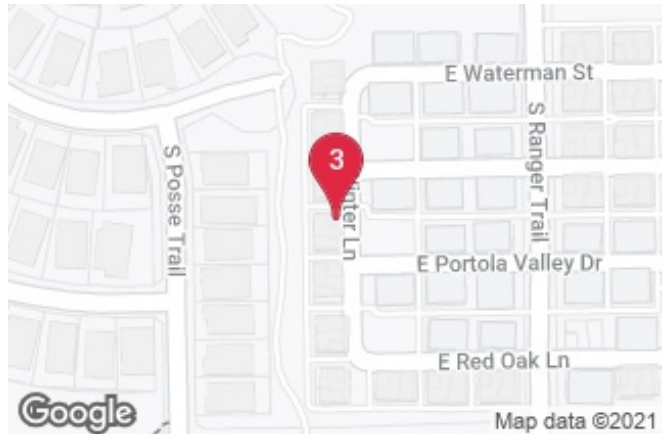




Sold Comp #3

3694 S Winter Lane #101, Gilbert AZ

\$252,000



Details

Meticulously maintained and tastefully upgraded, this 3BR/2BA condo is better than brand new! Its location within the Knolls at Power Ranch gives you exclusive access to three private pools in addition to all the amenities Power Ranch has to offer. The kitchen offers granite counters, plenty of cabinet storage, stainless appliances and breakfast bar. A designer barn door separates the master bath from bedroom. And a finished garage with epoxy floors and built in cabinets with a place for everything rounds out this upgraded home.

Listing History

Date	Event	MLS #	Price
06/30/2020	Sold	6077381	\$252,000
05/25/2020	Contract	6077381	--
05/22/2020	Price Change	6077381	\$254,900
05/12/2020	For Sale	6077381	\$259,000

Property Summary

Bedrooms	3	Year Built	2013
Baths	2	Taxes	\$1,349.00 (2019)
Lot Size	0.01 acres	Subdivision	POWER RANCH NEIGHBORHOOD 9 PARCEL 1 CONDOMINIUM AM
Type	Condo	Stories	1
Style	Attached, 2-3-4 Plex, Contemporary	Ownership	Condominium

Listing Details

Building Style 2-3-4 Plex
Dwelling Styles Attached
County Code Maricopa
Cross Street Power Rd & Germann
Legal Info Lot Number 132
Legal Info Range 6E
Legal Info Section 1

Legal Info Township 2S

Property Type A

Unit Style Courtyard Facing, End Unit, One Common Wall, Two Levels

Technology Cable TV Avail, HighSpd Intrnt Aval

Assessors Book Number 314.00

Assessors Map Number 1.00

Assessors Parcel Number 418.00

Country USA

Legal Description Abbrev POWER RANCH NEIGHBORHOOD 9 PARCEL 1 CONDOMINIUM AMD MCR
989-08 UNIT 132 (PLEASE NOTE: FOR LEGAL DESC

Type ER

Ownership Condominium

Additional Bedroom Mstr Bdr Walkin Clst

Approx Sq Ft Range 1,201 - 1,400

Apx Lot Size Range 1 - 7,500

Architecture Contemporary

Assessor Number 314-01-418

Association Fees Cap Imprv Impact Fee 210.56

Association Fees Cap Impv Impt Fee2 125000

Association Fees Cap Impv Impt Fee2 Dollar Percent \$

Association Fees Cap Impv Impt Fee Dollar Percent \$

Association Fees H O A2 Fee 422.88

Association Fees H O A2 Name Power Ranch

Association Fees H O A2 Paid Freq Quarterly

Association Fees H O A2 Prp Man Co Name CCMC

Association Fees H O A2 Prp Man Co Tele 4809217500

Association Fees H O A2 Telephone 4809217500

Association Fees H O A2 Transfer Fee 400.00

Association Fees H O A2 Y N Y

Association Fees H O A Fee 105.28

Association Fees H O A Name Power Ranch

Association Fees H O A Paid Freq Monthly

Association Fees H O A Prop Man Co Name AAM, LLC

Association Fees H O A Prop Man Co Tele 6029579191

Association Fees H O A Telephone 602-957-9191

Association Fees H O A Y N Y

Association Fees Ttl Mthly Fee Equiv 246.24

Assoc Rules Info Pets OK (See Rmrks)

Const Finish Painted, Stucco

Dwelling Type Apartment Style/Flat

Encoded Features 32RD2G

Map Code Grid U41

Master Bathroom Type 3/4 Bath Master Bdrm, Double Sinks, Private Toilet Room

Miscellaneous Home Warranty

Numberof Interior Levels 1

Parking Spaces Garage Spaces 2.00

Parking Spaces Total Covered Spaces 2.00

Price Sqft 188.62

Property Group Id 19990816212109142258000000

Source Apx Lot Sq Ft County Assessor

Year Built 2013

Tax Year 2019

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Romando Harrison | ProSmart Realty | Phone: 202-412-4195 | romando@prosmartrealty.com

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Continued on next page...

Interior Features

Features Drink Wtr Filter Sys, Water Softener Owned

Number Bedrooms 3

Bedrooms Plus 3.00

Number Bathrooms 2.00

Laundry Dryer Included, Washer Included

Flooring Carpet, Tile

Fireplace No Fireplace

Master Bedroom Type Not Split

Dining Area Breakfast Bar, Formal

Accessibility Features Bath Grab Bars, Hard/Low Nap Floors

Approx Lot SqFt 504.00

Approx Sq Ft 1336.00

Kitchen Features Built-in Microwave, Cook Top Elec, Dishwasher, Disposal, Granite Countertops, Pantry, Range/Oven Elec

Source Of Sqft County Assessor

Exterior Features

Exterior Stories 2

Pool Community Only

Landscaping Grass Front, Gravel/Stone Front

Roofing Tile

Construction Frame - Wood

Windows Sunscreen(s)

Exterior Features Balcony/Deck(s), Covered Patio(s), Patio

Pool Private No Pool

Garage / Parking

Parking Features Attch'd Gar Cabinets, Dir Entry frm Garage, Electric Door Opener, Separate Strge Area

Utilities

Water City Water

Utilities SRP

Cooling Ceiling Fan(s), Programmable Thmstat, Refrigeration

Heating Electric Heat

Plumbing Electric Hot Wtr Htr

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Condo / Coop / Association	<p>Services City Services</p> <p>Community Features Biking/Walking Path, Clubhouse/Rec Room, Comm Tennis Court(s), Community Pool, Community Pool Htd, Community Spa, Community Spa Htd, Near Bus Stop</p> <p>Fee Include Blanket Ins Policy, Common Area Maint, Exterior Mnt of Unit, Front Yard Maint, Roof Repair, Roof Replacement</p>		
Lot Info	<p>Property Description Borders Common Area</p>		
Building Info	<p>Builder Name Blanford Homes</p>		
Tax Info	<p>Taxes 1349.00</p>		
Schools	<p>District</p>	<p>School</p>	<p>Rating</p>
	Higley Unified School District	Sossaman Middle School	9/10
	Higley Unified School District	Centennial Elementary School	7/10
	Higley Unified School District	Higley High School	9/10

Sold Comp #3 Photos

3694 S Winter Lane #101, Gilbert AZ

Photos









Subject Property Value Analysis

4062 E Jasper Drive, Gilbert AZ

Analysis



Romando's Remarks:

Comps	Low	Median	Average	High
ALL LISTINGS	\$242,700	\$248,500	\$250,117	\$263,000
ACTIVE LISTINGS	\$242,700	\$243,000	\$243,567	\$245,000
CONTRACT / SOLD LISTINGS	\$252,000	\$255,000	\$256,667	\$263,000

Analysis of the comparable properties suggests a price range of:
\$226,800 to \$277,200