



Arrowbear Lake

Sales Comparables - March 2017

| City | Address | First | Last | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------------|--------------------|----------|------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Arrowbear Lake | 32978 Squirrel Ln | Mauricio | Novoa | 984 | \$ 152.00 | 3 | 1 | 3/20/2017 | \$ 150,000.00 | 7985 | 0.18 | 0327-088-70 |
| Arrowbear Lake | 32889 Chipmunk Ln | Mark | Garcia | 576 | \$ 170.00 | 1 | 1 | 3/27/2017 | \$ 98,000.00 | 4050 | 0.09 | 0327-085-01 |
| Arrowbear Lake | 33003 Arrowbear Dr | Casey | Van Maanen | 1176 | \$ 132.00 | 2 | 1 | 3/30/2017 | \$ 156,000.00 | 4040 | 0.09 | 0327-253-58 |

| | |
|-----------------------------|---------------------|
| Total Sales: | 3 |
| Average Sales Price: | \$134,666.67 |
| Average Square Feet: | 912 |