

4204 S Sample Orchard Way, Nampa, ID - CompAdjuster Report

Subject

Address	Effective Date	Sale Price	Site	GLA	Year	Beds	Baths	Garage
4204 S Sample Orchard Way, Nampa, ID	10/21/2026	\$436,479	8,276 sf / 0.190 ac	1,692	2025	4	2.1	2

Current Adjustment Schedule

Adjustment	Final Amount	Application
Land \$/sf	\$0.75	Site size difference
GLA \$/sf	\$95	Above grade living area difference
Bathroom \$/full	\$10,000	Half baths apply at 50%
Garage \$/space	\$8,000	Attached garage spaces

Method Support

Category	Market	Sensitivity / Best Fit	Adjusted Range Test	Central Support Range	Final
GLA	\$95	\$120	62% tighter. Adjusted spread \$31,211 vs before \$81,114	\$90 - \$100/sf; median \$95/sf	\$95
Bathroom	\$10,000	N/A	N/A	\$10,000/full; median \$10,000/full	\$10,000
Garage	\$8,000	\$12,000	20% tighter. Adjusted spread \$31,211 vs before \$39,211	\$7,000 - \$10,000/space; median \$8,000/space	\$8,000

GLA Range Context

Measure	Low	High	Average	Median/Midpoint	Meaning
Market GLA Adjustment Range	\$84/sf	\$104/sf	\$94/sf	\$93/sf	Extracted adjustment indications from selected sold comps after land/residual allocation.
Overall Sale Price/GLA Context	\$226/sf	\$287/sf		\$257/sf	Total sale price divided by GLA. Context only, not the reconciled GLA adjustment.

Land Support

Measure	Value
Land sales loaded	8
Valid land sales	8
Average land rate	\$9.47/sf
CSV range	\$7.22/sf to \$11.02/sf
Regression check	\$5.12/sf
Market land rate	\$9.45/sf
Final land adjustment \$/sf	\$0.75
Suggested subject land value	\$78,208

Land Sales Considered

ID	Address / APN	County	Source	Site Size	Sale Date	Price	Lat/Long
L1	6112 S Sample Beet Ave, Nampa ID 83686 APN SAMPLE-0150	Canyon	MLS	6,534 sf / 0.150 ac	2025-11-14	\$72,000	
L2	6148 S Sample Beet Ave, Nampa ID 83686 APN SAMPLE-0172	Canyon	MLS	7,492 sf / 0.172 ac	2025-12-02	\$78,500	
L3	4267 E Sample Orchard Dr, Nampa ID 83686 APN SAMPLE-0191	Canyon	MLS	8,320 sf / 0.191 ac	2026-01-21	\$84,000	
L4	4291 E Sample Orchard Dr, Nampa ID 83686 APN SAMPLE-0206	Canyon	MLS	8,973 sf / 0.206 ac	2026-02-09	\$88,500	
L5	3908 S Sample Mill Way, Nampa ID 83686 APN SAMPLE-0230	Canyon	MLS	10,019 sf / 0.230 ac	2026-03-18	\$95,000	
L6	3944 S Sample Mill Way, Nampa ID 83686 APN SAMPLE-0250	Canyon	MLS	10,890 sf / 0.250 ac	2026-04-06	\$99,500	
L7	5215 E Sample Grain St, Nampa ID 83686 APN SAMPLE-0310	Canyon	MLS	13,504 sf / 0.310 ac	2026-05-22	\$114,000	
L8	5310 E Sample Grain St, Nampa ID 83686 APN SAMPLE-0420	Canyon	MLS	18,295 sf / 0.420 ac	2026-06-30	\$132,000	

Selected Comp Support

Address	Sale Price	Site	GLA	Sale Price/GLA	Lot Value	LTV	Residual	GLA \$/sf
4243 S Sample Orchard Way	\$429,029	8,364	1,574	\$273/sf	\$79,035	18.4%	\$349,994	\$100
4202 S Sample Orchard Way	\$403,900	8,364	1,408	\$287/sf	\$79,035	19.6%	\$324,865	\$104
4143 S Sample Orchard Way	\$485,471	8,973	2,046	\$237/sf	\$84,798	17.5%	\$400,673	\$88
4285 S Sample Grove Ave	\$462,729	8,364	2,046	\$226/sf	\$79,035	17.1%	\$383,694	\$84
4222 S Sample Orchard Way	\$429,990	8,320	1,692	\$254/sf	\$78,624	18.3%	\$351,366	\$93
3735 E Sample Landing St	\$410,990	6,534	1,694	\$243/sf	\$61,746	15.0%	\$349,244	\$93

Feature Detail

Address	Bath Units	Bath \$/Full	Garage	Garage \$/Space
Subject	2.5		2	
4243 S Sample Orchard Way	2.0	\$9,625	3	\$6,417
4202 S Sample Orchard Way	2.0	\$8,934	3	\$5,956
4143 S Sample Orchard Way	2.0	\$11,019	3	\$7,346
4285 S Sample Grove Ave	2.0	\$10,552	2	\$10,552
4222 S Sample Orchard Way	2.0	\$9,663	2	\$9,663
3735 E Sample Landing St	2.0	\$9,604	2	\$9,604

Adjustment Commentary

Adjustments were derived from the 6 comparable sales selected for this analysis. For each sale, the lot was valued at \$9.45 per square foot of site area and taken out of the sale price. What is left is what the improvements account for. That remainder was allocated across the improvement features, and each share divided by the comparable's own area or count for that feature to give a rate. Lot value accounted for 15.0% to 19.6% of sale price. The allocation percentages (45% of the residual to living area, then 10% and 10% of what remains to bathrooms and garage) are the appraiser's, held from experience in this market and applied to this data rather than derived from it. They are an input to the analysis and not a conclusion of it. What this data set supplies is the lot value, the residual left after it, the rate each comparable indicates once the percentages are applied, and the spread of those indications. The reasonableness of a percentage is tested by whether the rates it produces are bracketed by the comparables and consistent with the sale price per square foot the market is paying, both reported below. The adjusted range test that follows each rate measures how consistently the rate explains the differences between these sales. It is a check on the rate rather than independent proof of the percentage behind it.

Site value was supported by 8 land sales, indicating \$9.45 per square foot, and the subject site of 8,276 square feet was valued accordingly. The lot size adjustment was applied at \$0.75 per square foot. That is the marginal rate, meaning what the market pays for extra site area, not the full site rate. The two are not interchangeable. Applying the full rate would overstate the line on any comparable with a materially different lot.

Gross living area was allocated 45% of the improvement residual. The indications ranged from \$84 to \$104 per square foot. For context, overall sale price per square foot ranged from \$226 to \$287. The rate was concluded at \$95 per square foot, rounded to the nearest \$5. Applying the living area adjustment narrowed the spread of the adjusted comparable indications from \$81,114 to \$31,211.

Of what was left after the living area allocation, 10% was allocated to bathrooms, with half baths counted at one half, and 10% to garage. Bath indications ranged from \$8,934 to \$11,019 per full bath and garage from \$5,956 to \$10,552 per space. The bathroom adjustment was concluded at \$10,000 per full bath and the garage adjustment at \$8,000 per space, each rounded to the nearest \$1,000. Applying the garage adjustment narrowed the spread of the adjusted comparable indications from \$39,211 to \$31,211.

Methodology

Land value is reconciled from imported land sales and applied as the estimated site value. Improvement residual is calculated by subtracting estimated lot value from sale price. GLA support uses the selected allocation factor and is reconciled to \$95/sf. The GLA adjustment indications extracted from the selected sold comparables range from \$84/sf to \$104/sf. As overall context, selected sold comparable sale price/gross living area ranges from \$226/sf to \$287/sf, with a midpoint of \$257/sf. That is total sale price divided by GLA, not the extracted GLA adjustment rate. Bathroom support is reconciled to \$10,000 per full bath, with half baths at 50%. Garage support is reconciled to \$8,000 per attached garage space.