

Comparable Market Analysis

6967 E Calle Cerca, Tucson, AZ, 85715



Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240

COMMENTS

To follow is the Comparable Market Analysis (CMA) on the property located at 6967 E Calle Cerca. The 4BR/3BA home is located on the NE side of Tucson in a golf course community called Dorado Country Club Estates (DCCE). According to the public records the subject property was built in 1977, has 3578 square feet of living area and was purchased in 9/2020 for \$460,000. The subject property is one of the largest homes in the community as DCCE consists mostly of townhouses. The home has a lot of deferred maintenance. In its current condition it will only appeal to flippers. The kitchen and bathrooms have been updated at one time but are still considered slightly dated. The value of the home would be greatly enhanced with removal of the odor, new painting inside and out, misc. repairs, new carpeting, 2 new HVAC units and roof repairs. The cost of suggested improvements is approx. \$55,000. These estimates will be forwarded to you in the next email. Note the extra work involved to remove the odor raised the cost of interior improvements considerably. LaMarco LLC has placed 2 large HEPA filters in the home but it will take a lot more work.

On the bottom of the adjustment pages in this CMA is an adjusted price. On the active comps the adjusted price represents a suggested listing price in order for the subject property to be at a competitive price when compared to that particular comp. On the sold comps the adjusted price represents the approximate market value of the subject property when compared to that particular sold comp.

Please see 'Price Analysis' (summary) page near the middle of the CMA. The adjusted prices of the active comps range from a low of \$657,000 to a high of \$664,000. The overall average adjusted price is \$660,000. These homes have been on the market an average of

106 days (may be priced on high side).

The adjusted prices of the sold comps range from a low of \$575,000 (best comp) to a high of \$651,000. The overall average adjusted price is \$609,000. These homes have been on the market an average of 29 days. Please note that the best comps is the home located a few houses away at 7007 E Calle Dorado and that comp has an adjusted price of only \$575,000. That comp was on the market only 13 days so it may have been priced on the low side.

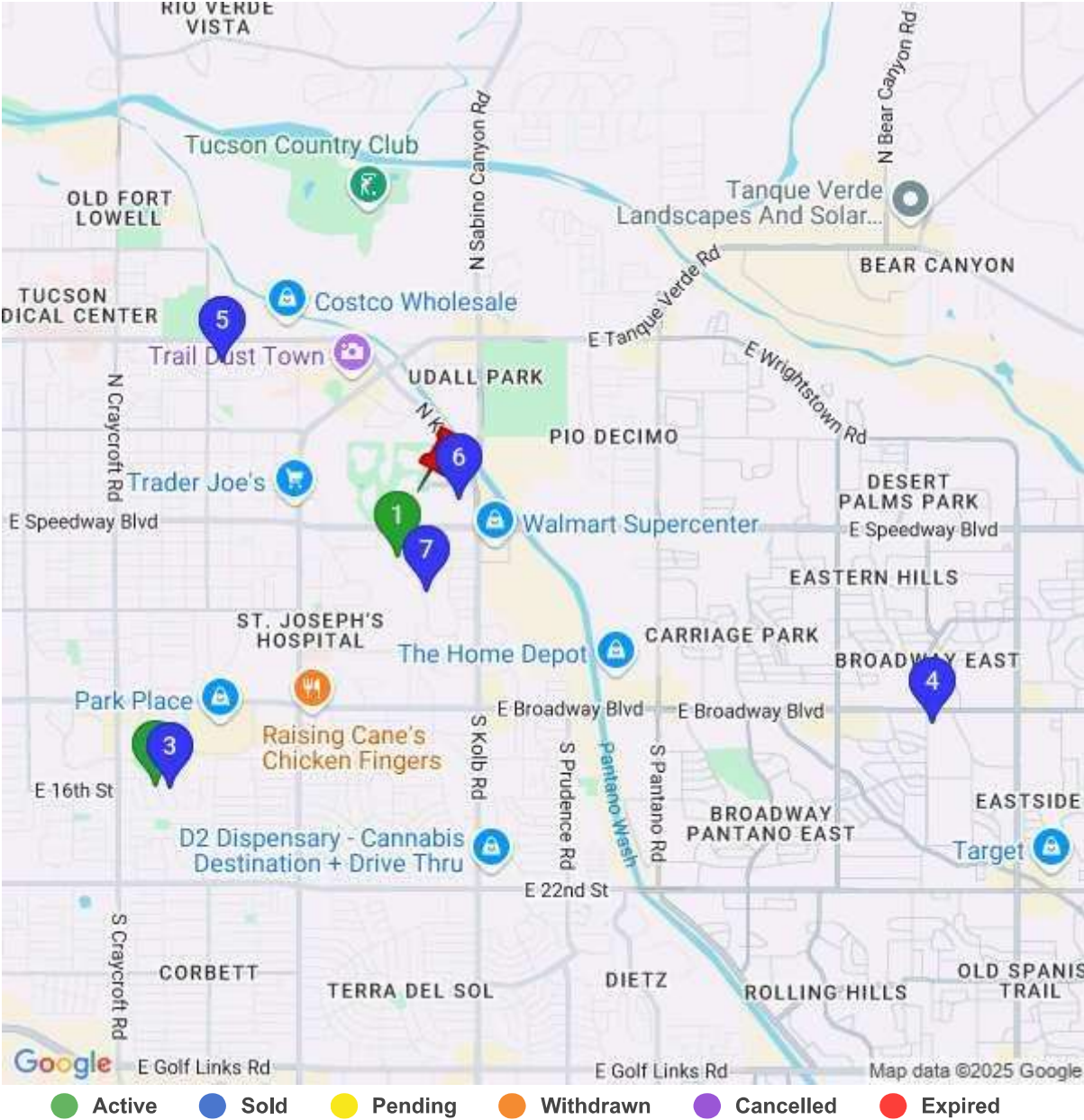
Based on the market data and normal marketing time (1-3 months), the most probable range of market value is estimated between \$585,000-\$620,000 +/- with above mentioned improvements. A realistic asking price would be \$625,000.

Please note the adjustments made on the CMA are subjective and not an exact science. The adjustments are similar to what a knowledgeable appraiser may make. However each home is unique and have different floor plans, views, amenities, location, lots, etc. If there is no serious interest in 20-30 days then a listing price adjustment may be warranted.

Vinny Yackanin ABR, CRS
Vice President of Executive Council
Long Realty

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
 Subject	6967 E Calle Cerca , Tucson AZ 85715			
1	6702 E Rosewood Circle , Tucson AZ 85710	22417804	Active	0.45m
2	420 S Essex Lane , Tucson AZ 85711	22501318	Active	2.30m
3	430 S Brighton Lane , Tucson AZ 85711	22405744	Closed	2.25m
4	75 S Gollob Road , Tucson AZ 85710	22411618	Closed	2.99m
5	5935 E Hampton Street , Tucson AZ 85712	22410342	Closed	1.43m
6	7007 E Calle Dorado , Tucson AZ 85715	22425800	Closed	0.08m
7	6860 E Edgemont Place , Tucson AZ 85710	22415644	Closed	0.56m

6967 E Calle Cerca , Tucson AZ 85715

Subject



Address	6967 E Calle Cerca , Tucson, AZ 85715
Subdivision	Dorado Cc Est Blk 70
Bedrooms	4
Full Baths	3
1/2 Baths	0
Main House SqFt	3578
Year Built	1977
# of Fireplaces	3
Construction	Frame - Stucco
Amenities	Average
# of Garage Spaces	2
# of Carport Spaces	0
Patio/Deck	Covered; Patio
Fence	Masonry
Pool	None
Condition	None
Location	Average
Lot Acres	0.44

6967 E Calle Cerca , Tucson AZ 85715

Comparable Properties

Subject



6967 E Calle Cerca
Tucson AZ 85715

22417804



6702 E Rosewood Circle
Tucson AZ

22501318



420 S Essex Lane
Tucson AZ

22405744



430 S Brighton Lane
Tucson AZ

Distance From Subject		0.45	2.30	2.25
List Price		\$669,900	\$695,900	\$697,500
Original List Price		\$700,000	\$695,900	\$697,500
Sold Price				\$670,000
Status		Active	Active	Closed
Status Date		07/18/2024	01/13/2025	05/11/2024
Days on Market		197	18	26
Cumulative Days on Market		197	18	26
Adjustment			+/-	+/-
Subdivision	Dorado Cc Est Blk 70	El Dorado Hills (1-196)	Wilshire Heights	Wilshire Heights
Bedrooms	4	4	5	3
Full Baths	3	1 +14000	3	2 +7000
1/2 Baths	0	2 -8000	1 -4000	1 -4000
Main House SqFt	3,578	3,200 +18900	3,752 -8700	2,696 +44100
Year Built	1977	1972	1960	1960
# of Fireplaces	3	1 +5000	2 +2500	1 +5000
Construction	Frame - Stucco	Brick	Masonry Stucco	Brick; Frame
Amenities	Average	-40000		-40000
# of Garage Spaces	2	0 +12000	0 +12000	2
# of Carport Spaces	0	2 -8000	2 -8000	0
Patio/Deck	Covered; Patio	Covered	Gazebo; Patio; Paver +2500	Patio; Paver +4000
Fence	Masonry	Block	Block	Block; Other: Brick
Pool	None	Conventional: No	Conventional: Yes; Heated -35000	Conventional: Yes -35000
Condition	None			
Location	Average			
Lot Acres	0.44	0.27	0.43	0.42
Adjusted Price		\$663,800	\$657,200	\$651,100

Subject

22411618

22410342

22425800



6967 E Calle Cerca
Tucson AZ 85715

75 S Gollob Road
Tucson AZ

5935 E Hampton Street
Tucson AZ

7007 E Calle Dorado
Tucson AZ

Distance From Subject		2.99	1.43	0.08
List Price		\$675,000	\$575,000	\$530,000
Original List Price		\$675,000	\$599,000	\$530,000
Sold Price		\$640,000	\$545,000	\$530,000
Status		Closed	Closed	Closed
Status Date		06/21/2024	07/25/2024	12/05/2024
Days on Market		14	63	13
Cumulative Days on Market		14	63	13
Adjustment		+/-	+/-	+/-
Subdivision	Dorado Cc Est Blk 70	Halcyon Acres	Rose Hill Estates	Dorado Country Club Estates Blk 70 (1-79)
Bedrooms	4	4	4	5
Full Baths	3	3	2	3
1/2 Baths	0	0	1	0
Main House SqFt	3,578	2,958	3,077	2,772
Year Built	1977	1972	1961	1978
# of Fireplaces	3	1	1	1
Construction	Frame - Stucco	Masonry Stucco	Brick	Frame - Stucco
Amenities	Average	-35000	+30000	
# of Garage Spaces	2	3	0	2
# of Carport Spaces	0	0	2	0
Patio/Deck	Covered; Patio	Covered	Paver	Covered; Patio; Slab
Fence	Masonry	Chain Link	Wood	Block; Masonry; Stucco Finish
Pool	None	Conventional: No; None	Conventional: Yes	Conventional: No; None
Condition	None			
Location	Average		+10000	
Lot Acres	0.44	1.34	0.23	0.49
Adjusted Price		\$640,000	\$596,050	\$575,300

Subject

22415644



6967 E Calle Cerca
Tucson AZ 85715



6860 E Edgemont Place
Tucson AZ

Distance From Subject		0.56				
List Price		\$562,000				
Original List Price		\$559,000				
Sold Price		\$560,700				
Status		Closed				
Status Date		08/11/2024				
Days on Market		27				
Cumulative Days on Market		27				
Adjustment			+/-		+/-	+/-
Subdivision	Dorado Cc Est Blk 70	El Dorado Hills (1-196)				
Bedrooms	4	4				
Full Baths	3	2	+7000			
1/2 Baths	0	1	-4000			
Main House SqFt	3,578	2,769	+40450			
Year Built	1977	1970				
# of Fireplaces	3	1	+5000			
Construction	Frame - Stucco	Slump Block				
Amenities	Average					
# of Garage Spaces	2	2				
# of Carport Spaces	0	0				
Patio/Deck	Covered; Patio	Covered				
Fence	Masonry	Block				
Pool	None	Conventional: Yes	-35000			
Condition	None					
Location	Average					
Lot Acres	0.44	0.22	+10000			
Adjusted Price		\$584,150				

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total	Adjusted
							Adjustments	Price
22405744	430 S Brighton Lane, Tucson AZ	\$697,500	26	26	05/10/2024	\$670,000	\$-18,900	\$651,100
22411618	75 S Gollob Road, Tucson AZ	\$675,000	14	14	06/21/2024	\$640,000	\$0	\$640,000
22410342	5935 E Hampton Street, Tucson AZ	\$575,000	63	63	07/25/2024	\$545,000	\$51,050	\$596,050
22425800	7007 E Calle Dorado, Tucson AZ	\$530,000	13	13	12/05/2024	\$530,000	\$45,300	\$575,300
22415644	6860 E Edgemont Place, Tucson AZ	\$562,000	27	27	08/09/2024	\$560,700	\$23,450	\$584,150

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total	Adjusted
						Adjustments	Price
22417804	6702 E Rosewood Circle, Tucson AZ	\$700,000	197	197	\$669,900	\$-6,100	\$663,800
22501318	420 S Essex Lane, Tucson AZ	\$695,900	18	18	\$695,900	\$-38,700	\$657,200

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$575,300	\$657,200	\$575,300
Average	\$609,320	\$660,500	\$623,943
Median	\$596,050	\$660,500	\$640,000
High	\$651,100	\$663,800	\$663,800

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List		Avg. Sold Price	Avg. Sale/List Price	Avg. Combined SqFt	Avg. List		Avg. Sold	Avg. DOM	Avg. CDOM
			Price	Sold Vol.				\$/Combined	SqFt			
Closed	5	3,039,500	607,900	2,945,700	589,140	0.97	2,854	213.59		207.14	29	29
Active	2	1,365,800	682,900	0	0	0.00	3,476	197.41		0.00	108	108
Overall	7	4,405,300	629,329	2,945,700	589,140	0.97	3,032	208.97		207.14	51	51

CLIENT DATA DETAIL REPORT

MLS#: 22417804		Residential / Single Family Residence		Status: Active		List Price: 669,900	
		Const. Status: Existing				Marketing Range: -	
		Combined SqFt / Source: 3,200 / Appraiser				Area: East	
		SqFt.- Main/Guest: 3,200/				Subdivision: El Dorado Hills (1-196)	
		List Price Sqft: 209.34				Community: None	
		Stories: One				TRS: 14 / 15 / 7	
		Bedrooms: 4				Municipality/Zoning: Tucson - R1	
		Total Baths(Full-1/2): 3 (1-2)				County: Pima	
		# of Covered Prkng: (Garage-Carport): 2 (0-2)				Tax Code: 133-19-0270 Pima County GIS	
		Year Built: 1972				Year/Taxes: 2023 / 2,752	
		Lot Dimensions: Irregular				Assessments: 0	
		Lot Size \ Source: 0.27 Acre \ 11,892 SF \ Assessor				Method of Title: Fee (Simple)	
		Lot Size Price/SqFt: 56.33					

Address: 6702 E Rosewood Circle, Tucson, AZ 85710
Directions: Wilmot & Speedway East to Caribe, Right to Rosewood Cir to end house on left.
Legal Description: El Dorado Hills 1-196 Lot 27

Construction: Brick Style: Ranch Basement: No Dining Areas: Breakfast Bar; Dining Area; Formal Dining Room Living Areas: Family Room; Living Room; Off Kitchen Extra Room: Office; Workshop Guest Facilities: None Laundry: Dryer; Laundry Room; Sink; Washer # Fireplace/Loc 1 / Living Room Fireplace: Gas; Wood Burning Main Heating: Forced Air; Natural Gas; Zoned Main Cooling: Ceiling Fans; Wall Unit(s); Zoned Floor Covering: Ceramic Tile Interior Features: Ceiling Fan(s); Dual Pane Windows; Garden Window; Interior Steps Y/N: Y; Plant Shelves; Skylights; Storage; Walk In Closet(s); Wet Bar; Workshop Kitchen Features: # of Ovens: 1; Compactor; Desk; Dishwasher; Electric Cooktop; Electric Oven; Exhaust Fan; Freezer; Garbage Disposal; Island; Lazy Susan; Microwave; Pantry: Walk-In; Refrigerator; Wet Bar Primary Bathroom Features: Exhaust Fan; Shower & Tub Exhaust Fan; Shower Only	Window Covering: Stay View: Mountains Roof: Built-Up - Reflect Conventional Pool: No Spa: Hot Tub Patio/Deck: Covered RV Parking: Space Available Landscape - Front: Artificial Turf; Decorative Gravel; Shrubs; Trees Landscape - Rear: Artificial Turf; Decorative Gravel; Flower Beds; Shrubs; Sprinkler/Drip; Trees Fence: Block	Neighborhood Feature: Paved Street Gated Community: No Golf Course Lot: No Lot Features: Adjacent to Alley; Corner Lot; North/South Exposure Solar PV/Ownership: No Gas: Natural Water: City Sewer: Connected Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: City	FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Hudlow Middle School: Booth-Fickett Math/Science Magnet High School: Palo Verde Association & Fees: No HOA Amt (Monthly): / HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No Home Prot.: Offered: No
--	---	--	--

Property Description: You'll love this comfortable 3200 sq. ft. home in great Centrally located neighborhood with under ground utilities and NO HOA. Perfect for large family and entertaining. Formal living room with built in cabinets, wet bar and gas/wood burning rock fireplace. Four spacious bedrooms, office, three baths. Formal dining room with mountain views. Breakfast room and family room over-look lush back yard with artificial turf. Kitchen is a cooks dream with island, pull out shelves, trash compactor, electric stove and micro. Oak and glass cabinets. Large utility room with sinks, extra refrigertor and freezer wall of cabinets and state of the art washer and dryer. Rear covered patio has built in kitchen with natural gas BBQ, spa and work shop. Five varieties of mature fruit trees.

Listing Provided Courtesy Of: Bidegain Realty, Inc.



Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #22417804 (Map Number 1)

Description	Value	\$669,900
Full Baths	+14000	\$683,900
1/2 Baths	-8000	\$675,900
Main House SqFt	+18900	\$694,800
# of Fireplaces	+5000	\$699,800
# of Garage Spaces	+12000	\$711,800
# of Carport Spaces	-8000	\$703,800
Amenities	-40000	\$663,800
Final Adjusted Value		\$663,800

Comments Superior amenities (flooring, kitchen cabinetry, etc)

CLIENT DATA DETAIL REPORT

MLS#: 22501318		Residential / Single Family Residence		Status: Active		List Price: 695,900	
		Const. Status: Existing Combined SqFt / Source: 3,752 / Assessor SqFt.- Main/Guest: 3,752/ List Price Sqft: 185.47 Stories: One / Unit Level: 1 Bedrooms: 5 Total Baths(Full-1/2): 4 (3-1) # of Covered Prkng: (Garage-Carport): 2 (0-2) Year Built: 1960 Lot Dimensions: 101X185X103X185 Lot Size \ Source: 0.43 Acre \ 18,818 SF \ Assessor Lot Size Price/SqFt: 36.98				Marketing Range: - Area: Central Subdivision: Wilshire Heights Community: None TRS: 14 / 14 / 13 Municipality/Zoning: Tucson - R1 County: Pima Tax Code: 128-04-1140 Pima County GIS Year/Taxes: 2024 / 4,852.87 Assessments: 0 Method of Title: Fee (Simple)	
Address: 420 S Essex Lane, Tucson, AZ 85711 Directions: From Broadway/Craycroft S to South Wilshire Dr, E to Essex Ln, N to address. Legal Description: WILSHIRE HEIGHTS AMENDED LOT 3 BLK 7							
Construction: Masonry Stucco Style: Ranch Basement: No Dining Areas: Dining Area; Formal Dining Room Living Areas: Great Room; Living Room Extra Room: Rec Room; Storage; Workshop Guest Facilities: None Laundry: Dryer; Laundry Room; Sink; Washer # Fireplace/Loc 2 / Great Room; Primary Bedroom Fireplace: Bee Hive; Gas; Wood Burning Main Heating: Forced Air; Heat Pump; Natural Gas Main Cooling: Central Air; Heat Pump Floor Covering: Ceramic Tile; Laminate Interior Features: Ceiling Fan(s); Dual Pane Windows; Energy Efficient Lighting: Some; Exposed Beams; High Ceilings 9+; Interior Steps Y/N: Y; Skylights; Split Bedroom Plan; Storage; Walk In Closet(s) Kitchen Features: Dishwasher; Exhaust Fan; Garbage Disposal; Gas Oven; Gas Range; Pantry; Cabinet; Refrigerator; Appliance Color: Stainless Primary Bathroom Features: 2 Primary Baths; Bidet; Countertops: Italian Tile; Exhaust Fan; Shower & Tub Dual Flush Toilet; Exhaust Fan; Separate Showers; Shower & Tub		Window Covering: Some View: Mountains; Sunrise Roof: Built-Up - Reflect Conventional Pool: Yes Spa: Hot Tub Patio/Deck: Gazebo; Patio; Paver RV Parking: Space Available Landscape - Front: Desert Plantings; Low Care; Shrubs; Sprinkler/Drip; Trees Landscape - Rear: Desert Plantings; Flower Beds; Low Care; Sprinkler/Drip; Trees Fence: Block		Neighborhood Feature: Park; Paved Street; Walking Trail Gated Community: No Golf Course Lot: No Lot Features: East/West Exposure Solar PV/Ownership: No Gas: Natural Water: City Sewer: Connected Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: City		FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Kellond Middle School: Vail High School: Rincon Association & Fees: No HOA Amt (Monthly): / HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: No Age Restrictions: No Home Prot.: Offered: No	
Property Description: Sprawling single-level mid-century in the proposed Wilshire Heights Historic District. Expansive lot and priced to leave plenty of room for adding a guest house. Home is perfect for entertaining, relaxing by the large pool, or retiring to your huge master suite with separate sitting area. Tremendous opportunity to own one of the largest homes in this beautiful neighborhood. The recreation room was designed for the vintage custom Connolly billiard table built here in Tucson which stays with the home. This home has been recently renovated. Please see attached full list of upgrades, just to mention a few. 2 new Heat PKs, fully remodeled Kitchen, Fresh roof, and much more. See attached list of upgrades.							

Listing Provided Courtesy Of: Tierra Antigua Realty



Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #22501318 (Map Number 2)

Description	Value	\$695,900
1/2 Baths	-4000	\$691,900
Main House SqFt	-8700	\$683,200
# of Fireplaces	+2500	\$685,700
# of Garage Spaces	+12000	\$697,700
# of Carport Spaces	-8000	\$689,700
Pool	-35000	\$654,700
Patio/Deck	+2500	\$657,200
Final Adjusted Value		\$657,200

Comments Similar amenities.

CLIENT DATA DETAIL REPORT

MLS#: 22405744		Residential / Single Family Residence		Status: Closed	Sold Price: 670,000	List Price: 697,500	
		Const. Status: Existing Combined SqFt / Source: 2,696 / Assessor SqFt.- Main/Guest: 2,696/ List Price Sqft: 258.72 Stories: One Bedrooms: 3 Total Baths(Full-1/2): 3 (2-1) # of Covered Prkng: (Garage-Carport): 2 (2-0) Year Built: 1960 Lot Dimensions: 114x164x117x165 Lot Size \ Source: 0.42 Acre \ 18,513 SF \ Assessor Lot Size Price/SqFt: 37.68			Marketing Range: - Area: Central Subdivision: Wilshire Heights Community: None TRS: 14 / 14 / 13 Municipality/Zoning: Tucson - R1 County: Pima Tax Code: 128-04-1080 Pima County GIS Year/Taxes: 2023 / 3,487.35 Assessments: 0 Method of Title: Fee (Simple)		
Address: 430 S Brighton Lane, Tucson, AZ 85711 Directions: from Broadway and Craycroft go South, turn east on S Wilshire, go North on Brighton to address on the right. NO SIGN in yard. Legal Description: Wilshire Heights Amended Lot 13 Blk 6							
Construction: Brick; Frame Style: Ranch Basement: No Dining Areas: Breakfast Bar; Formal Dining Room Living Areas: Living Room Extra Room: Den; Office Guest Facilities: None Laundry: Dryer; Electric Dryer Hookup; Laundry Room; Washer # Fireplace/Loc 1 / Living Room Fireplace: Gas Main Heating: Forced Air; Natural Gas Main Cooling: Ceiling Fans; Central Air Floor Covering: Carpet; Ceramic Tile; Wood Interior Features: Ceiling Fan(s); Skylight(s); Interior Steps Y/N: N; Skylights; Split Bedroom Plan; Walk In Closet(s) Kitchen Features: # of Ovens: 2; Countertops: Granite; Dishwasher; Electric Oven; Garbage Disposal; Gas Cooktop; Island; Lazy Susan; Pantry: Cabinet; Refrigerator; Warming Drawer; Wine Cooler; Appliance Color: Stainless Primary Bathroom Features: Countertops: Granite; Double Vanity; Exhaust Fan; Shower Only Countertops/Hall; Exhaust Fan; Powder Room; Shower Only		Window Covering: Stay View: Residential Roof: Rolled Conventional Pool: Yes Spa: None Patio/Deck: Patio; Paver RV Parking: None Landscape - Front: Decorative Gravel; Desert Plantings; Low Care; Shrubs; Sprinkler/Drip; Trees Landscape - Rear: Decorative Gravel; Desert Plantings; Grass; Shrubs; Sprinkler/Drip; Trees Fence: Block; Other: Brick		Neighborhood Feature: Paved Street Gated Community: No Golf Course Lot: No Lot Features: East/West Exposure; Subdivided Solar PV/Ownership: Yes Leased Gas: Natural Water: City Sewer: Connected Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: City			FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Kellond Middle School: Vail High School: Rincon Association & Fees: No HOA Amt (Monthly): / HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No
Property Description: Lovely Casually elegant Mid-Century Modern home in the Heart of Wilshire Heights Historic District. Beautifully remodeled and meticulously maintained 3 BR, 2BA plus powder room, office/den complete with gorgeous built-ins. Carpet in two bedrooms, wood hickory and ceramic tile flooring, modern lighting, gas log fireplace, and loads of natural light. Designer features include an open and updated chef's dream kitchen boasting skylights, stunning Alder cabinets with 42" uppers, soft self closing drawers, 2 lazy susans, pantry cabinets, gorgeous granite counter-tops, classy tile backsplash, gas cooktop, easily accessible warming drawer, breakfast bar with storage drawers opposite and butcher block center island with loads of additional storage.							
Sold Price: 670,000 Comparable Only Listing: No		Sold Price/SqFt.: 248.52 Sold Lot Price/SqFt.: 36.19		Sold Date: 05/10/2024 How Sold: Conventional		Seller Concessions: 0 Seller Paid Repairs:	

Listing Provided Courtesy Of: Realty Executives Arizona Territory



Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #22405744 (Map Number 3)

Description	Value	\$670,000
Full Baths	+7000	\$677,000
1/2 Baths	-4000	\$673,000
Main House SqFt	+44100	\$717,100
# of Fireplaces	+5000	\$722,100
Pool	-35000	\$687,100
Patio/Deck	+4000	\$691,100
Amenities	-40000	\$651,100
Final Adjusted Value		\$651,100

Comments Superior amenities (flooring, kitchen and bathrooms).

CLIENT DATA DETAIL REPORT

MLS#: 22411618		Residential / Single Family Residence		Status: Closed	Sold Price: 640,000	List Price: 675,000
		Const. Status: Existing Combined SqFt / Source: 2,958 / Assessor SqFt.- Main/Guest: 2,958/ List Price Sqft: 228.19 Stories: One Bedrooms: 4 Total Baths(Full-1/2): 3 (3-0) # of Covered Prkng: (Garage-Carport): 3 (3-0) Year Built: 1972 Lot Dimensions: 334X95X273X322 Lot Size \ Source: 1.34 Acre \ 58,370 SF \ Assessor Lot Size Price/SqFt: 11.56			Marketing Range: - Area: East Subdivision: Halcyon Acres Community: None TRS: 14 / 15 / 15 Municipality/Zoning: Tucson - RX1 County: Pima Tax Code: 134-01-021D Pima County GIS Year/Taxes: 2023 / 4,144.74 Assessments: 0 Method of Title: Fee (Simple)	
Address: 75 S Gollob Road, Tucson, AZ 85710 Directions: From Camino Seco, E Broadway, S Gollob To 1st Driveway On Left. Follow Directional signs on short dirt road Legal Description: Halcyon Acres Ptn N322.49' Of W2 Of Lot 15						
Construction: Masonry Stucco Style: Territorial Basement: No Dining Areas: Formal Dining Room Living Areas: Family Room; Living Room; Off Kitchen Extra Room: Rec Room; Storage Guest Facilities: None Laundry: Laundry Closet; Dryer; Stacked Space; Washer # Fireplace/Loc 1 / Family Room Fireplace: Wood Burning Main Heating: Forced Air; Natural Gas Main Cooling: Ceiling Fans; Central Air Floor Covering: Carpet; Mexican Tile Interior Features: Ceiling Fan(s); Columns; Dual Pane Windows; Skylight(s); Interior Steps Y/N: Y; Storage Kitchen Features: Dishwasher; Electric Oven; Garbage Disposal; Microwave; Refrigerator; Appliance Color: Stainless Primary Bathroom Features: Shower Only		Window Covering: Stay View: Mountains Roof: Built-Up - Reflect Conventional Pool: No Spa: None Patio/Deck: Covered RV Parking: Space Available Landscape - Front: Low Care Landscape - Rear: Low Care Fence: Chain Link		Neighborhood Feature: None Gated Community: No Golf Course Lot: No Lot Features: Subdivided Solar PV/Ownership: No Gas: Natural Water: Water Company Sewer: Connected Horse Facilities: No Horse Property: Yes - By Zoning Road Type: Gravel Road Maintenance: Owner Maintenance		FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Gale Middle School: Gridley High School: Sahuaro Association & Fees: No HOA Amt (Monthly): / HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No
Property Description: Welcome to your secluded oasis nestled on over an acre of lush land, where architectural elegance meets natural serenity. This sprawling abode boasts nearly 3000 square feet of meticulously designed living space, featuring 4 bedrooms, 3 bathrooms, and an expansive 400 square foot office ideal for remote work. Step inside to discover a harmonious blend of modern convenience and timeless charm. Architectural features such as graceful arches and arched windows adorn the interior, framing breathtaking views of towering trees and majestic mountains. The open floor plan creates an inviting atmosphere, perfect for both everyday living and entertaining guests. Recent updates including fresh interior and exterior paint, a new roof coating. The spacious kitchen is a chef's dream,						
Sold Price: 640,000 Comparable Only Listing: No		Sold Price/SqFt.: 216.36 Sold Lot Price/SqFt.: 10.96		Sold Date: 06/21/2024 How Sold: Conventional		Seller Concessions: 0 Seller Paid Repairs:

Listing Provided Courtesy Of: eXp Realty



Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #22411618 (Map Number 4)

Description	Value	\$640,000
Main House SqFt	+31000	\$671,000
# of Fireplaces	+5000	\$676,000
# of Garage Spaces	-6000	\$670,000
Fence	+5000	\$675,000
Amenities	-35000	\$640,000
Final Adjusted Value		\$640,000

Comments Superior amenities (kitchen, baths, flooring) but inferior driveway (dirt)

CLIENT DATA DETAIL REPORT

MLS#: 22410342		Residential / Single Family Residence		Status: Closed	Sold Price: 545,000	List Price: 575,000
		Const. Status: Existing Combined SqFt / Source: 3,077 / Assessor SqFt.- Main/Guest: 3,077/ List Price Sqft: 186.87 Stories: One Bedrooms: 4 Total Baths(Full-1/2): 3 (2-1) # of Covered Prkng: (Garage-Carport): 2 (0-2) Year Built: 1961 Lot Dimensions: Irregular Lot Size \ Source: 0.23 Acre \ 10,192 SF \ Assessor Lot Size Price/SqFt: 56.42			Marketing Range: - Area: Central Subdivision: Rose Hill Estates Community: None TRS: 14 / 14 / 1 Municipality/Zoning: Tucson - R1 County: Pima Tax Code: 121-01-0460 Pima County GIS Year/Taxes: 2023 / 3,683.18 Assessments: 0 Method of Title: Fee (Simple)	
Address: 5935 E Hampton Street, Tucson, AZ 85712 Directions: From Craycroft/Grant Rd, head East until Sonoita Ave. Turn Right on Sonoita (heading south). House is on the NW corner of Hampton and Sonoita. Legal Description: ROSE HILL ESTATES LOT 30 EXC W 17'						
Construction: Brick Style: Other: Mid Century Modern Basement: No Dining Areas: Breakfast Bar; Formal Dining Room Living Areas: Great Room; Living Room Extra Room: Den; Workshop Guest Facilities: None Laundry: Electric Dryer Hookup; Laundry Room # Fireplace/Loc 1 / Living Room Fireplace: Wood Burning Main Heating: Heat Pump Main Cooling: Heat Pump Floor Covering: Carpet; Mexican Tile; Vinyl Interior Features: Exposed Beams; Interior Steps Y/N: N; Skylights; Storage Kitchen Features: # of Ovens: 1; Dishwasher; Electric Range; Pantry: Walk-In Primary Bathroom Features: Double Vanity; Shower Only Double Vanity; Shower & Tub		Window Covering: Stay View: Mountains Roof: Built-Up Conventional Pool: Yes Spa: None Patio/Deck: Paver RV Parking: Other: Allowed-verify space Landscape - Front: Decorative Gravel; Desert Plantings; Shrubs; Trees Landscape - Rear: Desert Plantings; Shrubs; Trees Fence: Wood		Neighborhood Feature: None Gated Community: No Golf Course Lot: No Lot Features: Corner Lot; Elevated Lot; North/South Exposure Solar PV/Ownership: No Gas: Natural Water: City Sewer: Connected Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: City		FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Hudlow Middle School: Magee High School: Catalina Association & Fees: No HOA Amt (Monthly): / HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No
Property Description: Enormous Mid Century Modern home on large elevated corner lot with pool & mountain views! Most of the original architectural touches were kept & very well maintained over the years making this one of the rare mid century homes that you wont want to make any updates to. The large sized bedrooms & bathrooms aren't typical for this era home. If lots of light & tall ceilings are important to you, this is your next home! Close to TMC, St.Joes, Costco & loop. Our favorite feature is the primary bedroom built-in bed frame that can convert from 2 singles to one large bed platform. Plenty of storage: built in cabinets, workshop, PLUS a small exterior shed too. The north side of the home is fitted with oversized windows that allow large amounts of natural light in with great views of the Catalinas!						
Sold Price: 545,000 Comparable Only Listing: No		Sold Price/SqFt.: 177.12 Sold Lot Price/SqFt.: 53.47		Sold Date: 07/25/2024 How Sold: Conventional		Seller Concessions: 0 Seller Paid Repairs: 0

Listing Provided Courtesy Of: Tierra Antigua Realty

Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240



Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #22410342 (Map Number 5)

Description	Value	\$545,000
Full Baths	+7000	\$552,000
1/2 Baths	-4000	\$548,000
Main House SqFt	+25050	\$573,050
# of Fireplaces	+5000	\$578,050
# of Garage Spaces	+12000	\$590,050
# of Carport Spaces	-8000	\$582,050
Pool	-30000	\$552,050
Patio/Deck	+4000	\$556,050
Amenities	+30000	\$586,050
Location	+10000	\$596,050
Final Adjusted Value		\$596,050

Comments Inferior location. Inferior amenities (dated) and inferior condition (wallpaper, etc)

CLIENT DATA DETAIL REPORT

MLS#: 22425800	Residential / Single Family Residence	Status: Closed	Sold Price: 530,000	List Price: 530,000
	Const. Status: Existing Combined SqFt / Source: 2,772 / Floor Plan SqFt.- Main/Guest: 2,772/0 List Price Sqft: 191.2 Stories: One / Unit Level: 1 Bedrooms: 5 Total Baths(Full-1/2): 3 (3-0) # of Covered Prkng: (Garage-Carport): 2 (2-0) Year Built: 1978 Lot Dimensions: irregular Lot Size \ Source: 0.49 Acre \ 21,344 SF \ Assessor Lot Size Price/SqFt: 24.83			Marketing Range: - Area: Northeast Subdivision: Dorado Country Club Estates Blk 70 (1-79) Community: Dorado Country Club Estates TRS: 14 / 15 / 16 Municipality/Zoning: Tucson - R3 County: Pima Tax Code: 133-14-3480 Pima County GIS Year/Taxes: 2023 / 3,517.99 Assessments: 0 Method of Title: Fee (Simple)

Address: 7007 E Calle Dorado, Tucson, AZ 85715

Directions: Kolb & Speedway west to first right on E Dorado Blvd, head N to second right, Calle Dorado, E to address on left.

Legal Description: Dorado Country Club Estates Townhouses Amended Blk 70 Lot 27 Pt Se4 Sec 6-14-15

Construction: Frame - Stucco Style: Contemporary Basement: No Dining Areas: Dining Area Living Areas: Family Room; Living Room; Off Kitchen Extra Room: None Guest Facilities: None Laundry: Electric Dryer Hookup; Laundry Room; Storage; Sink # Fireplace/Loc 1 / Family Room Fireplace: Gas; Wood Burning Main Heating: Electric; Heat Pump; Mini-Split Main Cooling: Heat Pump; Mini-Split Floor Covering: Carpet; Ceramic Tile Interior Features: Bay Window; Central Vacuum; Dual Pane Windows; Foyer; Interior Steps Y/N: N; Non formaldehyde Cabinets; Skylights; Split Bedroom Plan Kitchen Features: Convection Oven; Countertops: quartz; Dishwasher; Electric Range; Exhaust Fan; Garbage Disposal; Microwave; Refrigerator; Appliance Color: Other Primary Bathroom Features: Exhaust Fan; Jetted Tub; Separate Shower(s) Countertops/Hall; Double Vanity; Shower Only	Window Covering: Other: shutters View: Mountains Roof: Built-Up - Reflect Conventional Pool: No Spa: None Patio/Deck: Covered; Patio; Slab RV Parking: Not Allowed Landscape - Front: Decorative Gravel; Desert Plantings; Low Care; Shrubs; Sprinkler/Drip Landscape - Rear: Flower Beds; Low Care; Shrubs; Sprinkler/Drip; Trees Fence: Block; Masonry; Stucco Finish	Neighborhood Feature: Golf; Pool Gated Community: No Golf Course Lot: No Lot Features: North/South Exposure; Subdivided Solar PV/Ownership: No Gas: None Water: City Sewer: Connected Horse Facilities: No Horse Property: No Road Type: Chip/Seal Road Maintenance: HOA	FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Hudlow Middle School: Booth-Fickett Math/Science Magnet High School: Palo Verde Association & Fees: Yes HOA Amt (Monthly): \$88 / Annually HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No
---	--	---	---

Property Description: This fabulous 5 Bedroom, 3 baths contemporary home has breathtaking mountain views. Located in Dorado Country Club, the property features access to golf course, pool, & spa. The exterior has a circular driveway w/pavers, flagstone front courtyard, & 2-car garage. Inside, enjoy a spacious family room w/fireplace, formal dining area w/built-in cabinets, & living room adjacent to dining space. The kitchen features maple cabinets w/oatmeal glaze, quartz countertops, convection oven, & slate GE appliances. The primary bedroom suite offers a luxurious retreat w/double vanity, walk-in shower, Kohler jetted tub, & floor heaters for added comfort. A split floor plan & versatile 5th Bed/office/den provide additional privacy & flexibility. Close to shops and restaurants. Welcome Home!

Sold Price: 530,000	Sold Price/SqFt.: 191.2	Sold Date: 12/05/2024	Seller Concessions: 3,500
Comparable Only Listing: No	Sold Lot Price/SqFt.: 24.83	How Sold: VA	Seller Paid Repairs:

Listing Provided Courtesy Of: Long Realty Company

Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240



Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Broker Attribution: 520-918-8888

Adjustments for Comparable #22425800 (Map Number 6)

Description	Value	\$530,000
Main House SqFt	+40300	\$570,300
# of Fireplaces	+5000	\$575,300
Final Adjusted Value		\$575,300

Comments Dorado Country Club. Great comp located close to subject property. Very nice home. Lots of updates.

CLIENT DATA DETAIL REPORT

MLS#: 22415644	Residential / Single Family Residence	Status: Closed	Sold Price: 560,700	List Price: 562,000
	Const. Status: Existing Combined SqFt / Source: 2,769 / Assessor SqFt.- Main/Guest: 2,769/ List Price Sqft: 202.96 Stories: One Bedrooms: 4 Total Baths(Full-1/2): 3 (2-1) # of Covered Prkng: (Garage-Carport): 2 (2-0) Year Built: 1970 Lot Dimensions: 121X97X109X17X45X25 Lot Size \ Source: 0.22 Acre \ 9,496 SF \ Assessor Lot Size Price/SqFt: 59.18			
	Marketing Range: - Area: East Subdivision: El Dorado Hills (1-196) Community: None TRS: 14 / 15 / 7 Municipality/Zoning: Tucson - R1 County: Pima Tax Code: 133-19-1220 Pima County GIS Year/Taxes: 2023 / 3,278.49 Assessments: 0 Method of Title: Fee (Simple)			

Address: 6860 E Edgemont Place, Tucson, AZ 85710
Directions: Speedway/Wilmot east to Caribe Ave south to Edgemont Pl left to address.
Legal Description: El Dorado Hills Lot 122

Construction: Slump Block Style: Ranch Basement: No Dining Areas: Formal Dining Room Living Areas: Great Room; Living Room; Off Kitchen Extra Room: Storage; Workshop Guest Facilities: None Laundry: Dryer; Laundry Room; Washer # Fireplace/Loc 1 / Family Room Fireplace: Wood Burning Main Heating: Forced Air; Natural Gas Main Cooling: Central Air Floor Covering: Ceramic Tile; Concrete; Laminated Interior Features: Ceiling Fan(s); Interior Steps Y/N: Y; Skylights; Solar Tube(s) Kitchen Features: Dishwasher; Island; Microwave; Refrigerator; Appliance Color: Stainless Primary Bathroom Features: Shower Only Shower & Tub	Window Covering: Some View: Mountains Roof: Built-Up - Reflect Conventional Pool: Yes Spa: None Patio/Deck: Covered RV Parking: None Landscape - Front: Natural Desert Landscape - Rear: Low Care Fence: Block	Neighborhood Feature: None Gated Community: No Golf Course Lot: No Lot Features: Adjacent to Alley; North/South Exposure Solar PV/Ownership: No Gas: Natural Water: City Sewer: Connected Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: City	FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Hudlow Middle School: Booth-Fickett Math/Science Magnet High School: Palo Verde Association & Fees: No HOA Amt (Monthly): / HOA Transfer/Rec Fee: / HOA Name: - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No
--	---	--	---

Property Description: Mid-century beauty! 4 BR/2.5 baths, almost 2,800 sq ft, with a stunning new cook's kitchen: high-end appliances, quartz countertops, XL island, gorgeous tile, top-of-the-line cabinetry. New HVAC, water heaters. Kitchen opens into family room w/fireplace. Opposite is a pantry with tons of cupboards and laundry plus half-bath. Living room and dining room at front of house offer splendid views of Catalinas. Patio off dining room is perfect for a firepit on cool evenings watching sunset skies. For toastier evenings, the pool off the family room provides a delicious cool-down. 2-car garage includes a workshop. This home is in a quiet cul-de-sac in the desirable El Gheko neighborhood, where the only sounds at night are the hoots of two resident great-horned owls.

Sold Price: 560,700	Sold Price/SqFt.: 202.49	Sold Date: 08/09/2024	Seller Concessions: 0
Comparable Only Listing: No	Sold Lot Price/SqFt.: 59.05	How Sold: Cash	Seller Paid Repairs: 7,500

Listing Provided Courtesy Of: Centra Realty

Long Realty Company
Vincent R Yackanin
1880 E River Rd Ste 120
Tucson, AZ 85718
vinny@longrealty.com
<http://www.Vinny.LongRealty.com>
520-918-2409
520-349-2747
520-989-6240



Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Vincent R Yackanin, on Friday, January 31, 2025 12:29 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Adjustments for Comparable #22415644 (Map Number 7)

Description	Value	\$560,700
Full Baths	+7000	\$567,700
1/2 Baths	-4000	\$563,700
Main House SqFt	+40450	\$604,150
# of Fireplaces	+5000	\$609,150
Pool	-35000	\$574,150
Lot Acres	+10000	\$584,150
Final Adjusted Value		\$584,150

Comments Similar amenities. Smaller lot.