



City: , CA
 County: **Riverside**
 APN: **665-050-013**
 Lot Acreage: **0.30 Acres**
 Owner: **Robert Ryan**
 Owner Mailing Address: **10439 N 83Rd St, Scottsdale, AZ 85258**
 Owner Contact: **See Owner Additional Contact Appendix**

Property Details

Address:
 Zip Code:
 Subdivision: **San Bernardino Base & Meridian**
 Latitude: **33.94044**
 Longitude: **-116.52335**
 Alternate APN:

Public Records

Assessed Total Value: **\$76,595.00**
 Assessed Market Value: **\$0.00**
 Open Lien Value:
 Prior Sale Date: **05/10/2017**
 Prior Sale Price: **\$60,000.00**
 Prior Sale Mortgage:
 Annual Tax:

Location Details

Land Type: **COMMERCIAL LOT**
 County Land Use: **110**
 Zoning: **IL**
 Census Tract: **044515**
 S-TR: **1-3S-4E**
 Legal Description: **PAR 4 RS 027/005**

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Riverside County Price	\$41,195.78	\$137,319.25
Desert Hot Springs (City) Price	\$39,135.99	\$130,453.29
Geo Adjusted Market Price	\$46,168.79	\$153,895.97
Average Price	\$42,166.85	\$140,556.17
DataTree Estimated Value	-	-

PRYCD Suggested Market Price

\$46,168.79

Priced using all comps, from all sources, with no max age

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix

Comp Report

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$180,206.08	\$41,725.00	0.23	0.6 miles
Sold	10	\$170,116.29	\$34,750.00	0.20	0.7 miles
For Sale	10	\$190,295.87	\$48,700.00	0.25	0.6 miles
Redfin	11	\$173,947.94	\$36,545.45	0.21	0.7 miles
Zillow	1	\$195,652.17	\$45,000.00	0.23	0.8 miles
Realtor.com	6	\$197,997.20	\$53,750.00	0.26	0.6 miles
Lands of America	2	\$153,529.41	\$32,500.00	0.21	0.5 miles

CSV Download

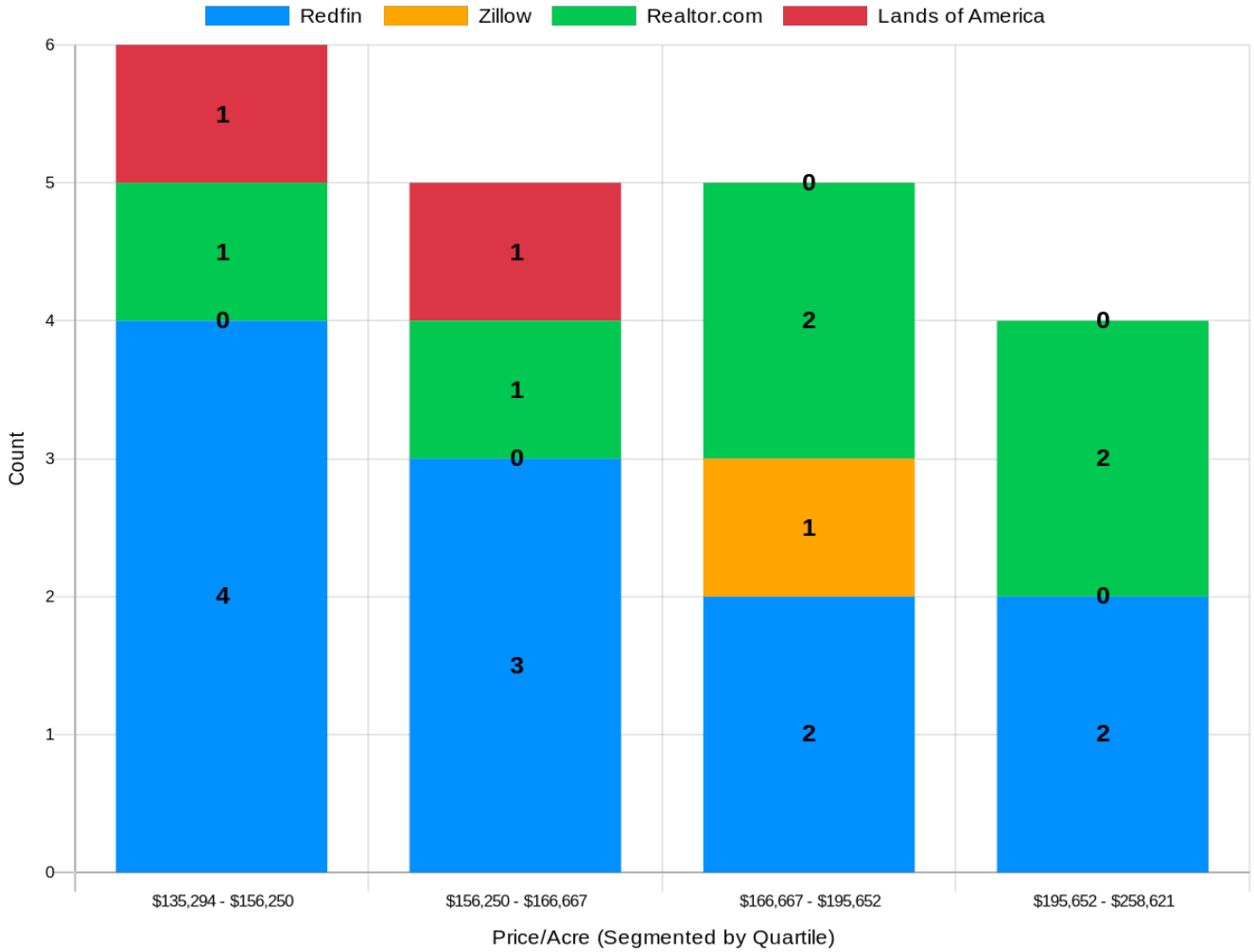
Follow the instructions below to download all of the comps in this report as a csv file.

1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download](#)

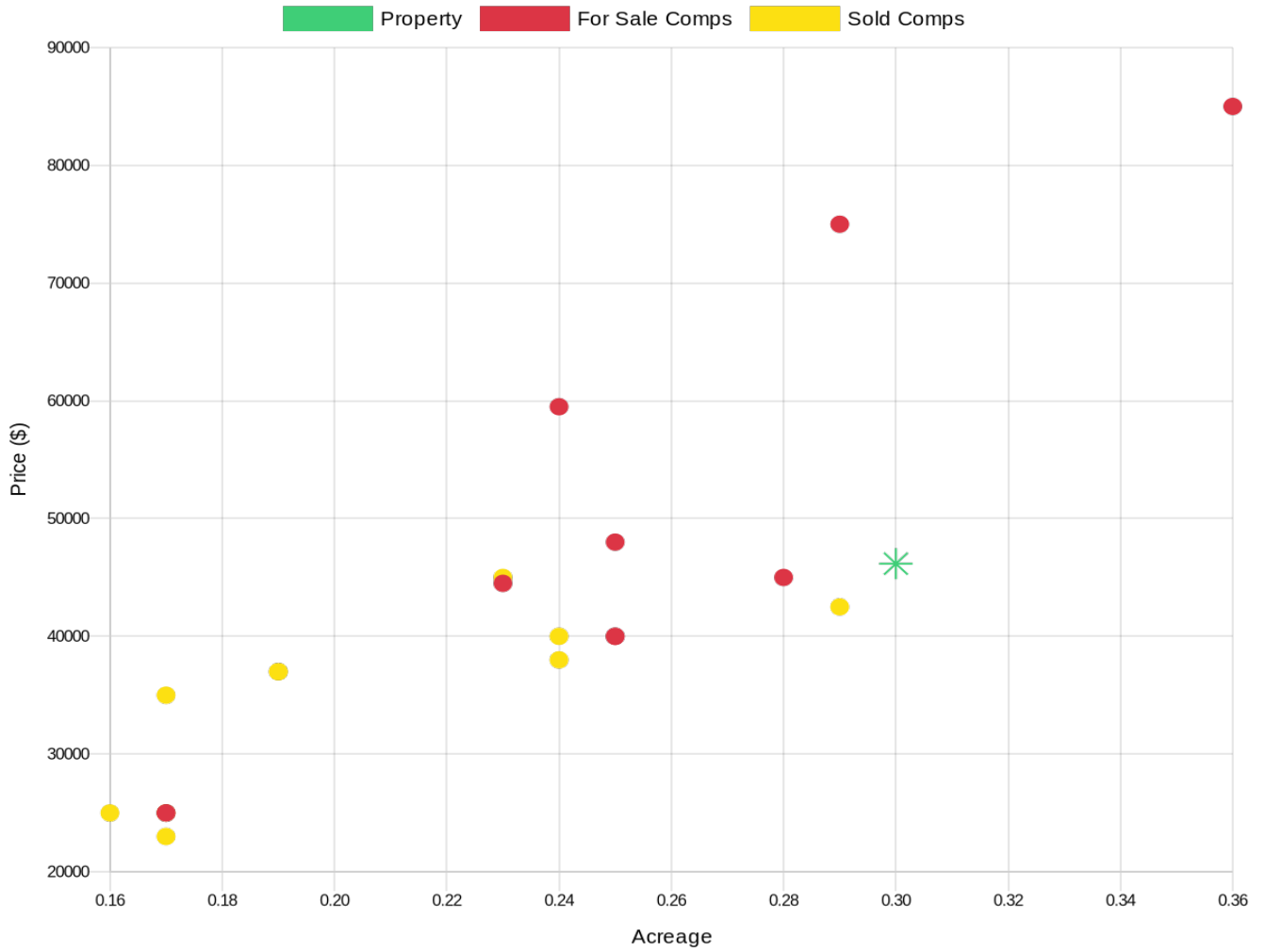
Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.



For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.29	\$75,000.00	\$258,620.69	0.06 miles	Desert Hot Springs	Riverside County	Realtor.com	
0.17	\$25,000.00	\$147,058.82	0.47 miles	Desert Hot Springs	Riverside County	Lands of America	09/18/2025
0.36	\$85,000.00	\$236,111.11	0.52 miles	Desert Hot Springs	Riverside County	Realtor.com	
0.25	\$48,000.00	\$192,000.00	0.56 miles	Desert Hot Springs	Riverside County	Realtor.com	
0.25	\$40,000.00	\$160,000.00	0.56 miles	Desert Hot Springs	Riverside County	Redfin	04/12/2025
0.25	\$40,000.00	\$160,000.00	0.56 miles	Desert Hot Springs	Riverside County	Lands of America	09/18/2025
0.24	\$59,500.00	\$247,916.67	0.59 miles	Desert Hot Springs	Riverside County	Redfin	10/22/2025
0.17	\$25,000.00	\$147,058.82	0.71 miles	Desert Hot Springs	Riverside County	Realtor.com	
0.23	\$44,500.00	\$193,478.26	0.73 miles	Desert Hot Springs	Riverside County	Realtor.com	
0.28	\$45,000.00	\$160,714.29	0.75 miles	Desert Hot Springs	Riverside County	Realtor.com	

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.29	\$42,500.00	\$146,551.72	0.53 miles	Desert Hot Springs	Riverside County	Redfin	02/21/2025
0.17	\$35,000.00	\$205,882.35	0.53 miles	Desert Hot Springs	Riverside County	Redfin	06/04/2025
0.17	\$25,000.00	\$147,058.82	0.66 miles	Desert Hot Springs	Riverside County	Redfin	07/18/2025
0.16	\$25,000.00	\$156,250.00	0.77 miles	Desert Hot Springs	Riverside County	Redfin	04/11/2025
0.23	\$45,000.00	\$195,652.17	0.77 miles	Desert Hot Springs	Riverside County	Zillow	12/12/2025
0.17	\$23,000.00	\$135,294.12	0.78 miles	Desert Hot Springs	Riverside County	Redfin	
0.19	\$37,000.00	\$194,736.84	0.82 miles	Desert Hot Springs	Riverside County	Redfin	02/21/2025
0.19	\$37,000.00	\$194,736.84	0.82 miles		Riverside County	Redfin	
0.24	\$38,000.00	\$158,333.33	0.84 miles		Riverside County	Redfin	
0.24	\$40,000.00	\$166,666.67	0.86 miles		Riverside County	Redfin	

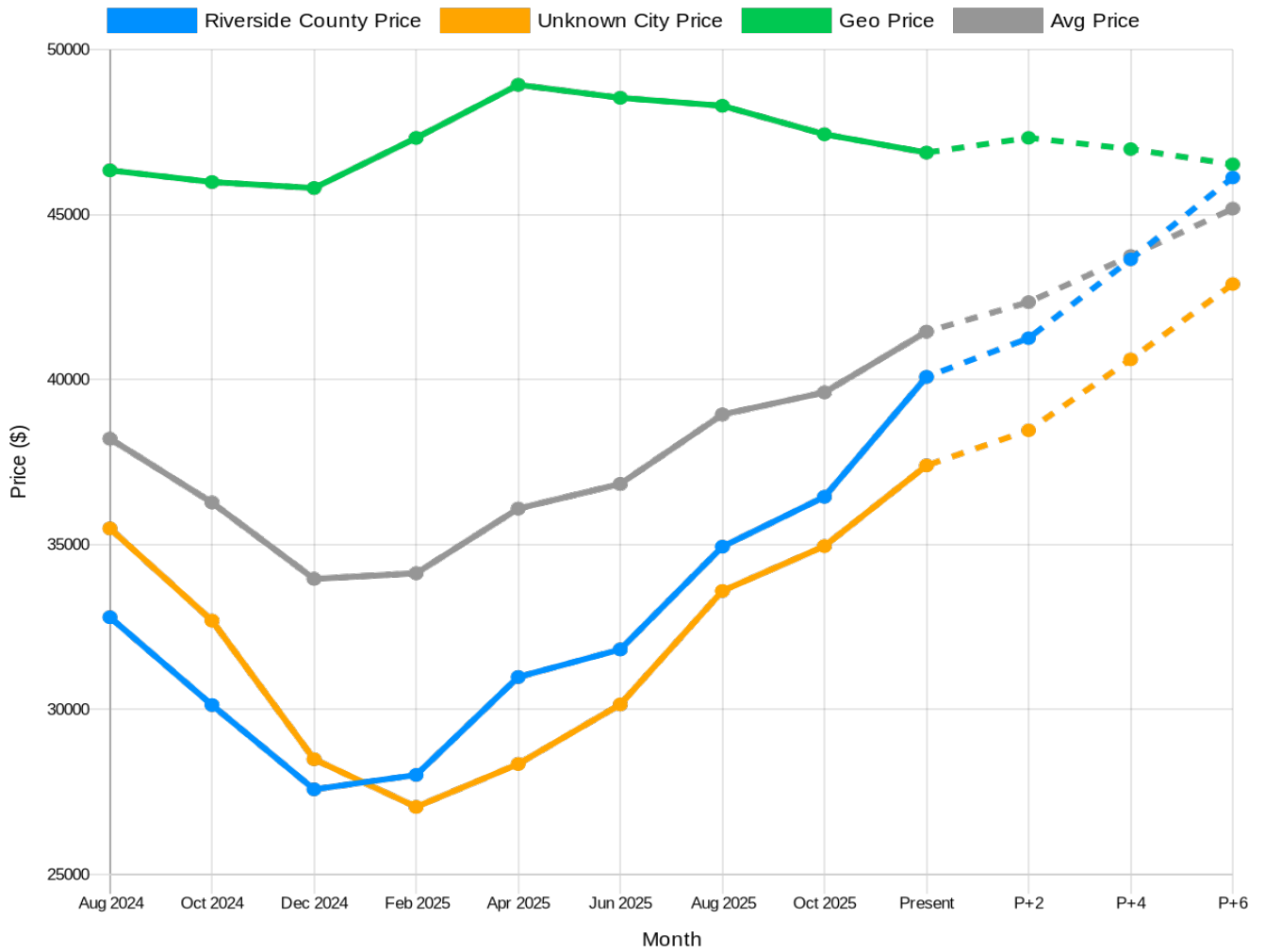
Agent Overview

All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Equity Smart Real Estate Servi, Wilder Perez	3	3	0	0.2	\$30,000.00	N/A
Desert Pacific Properties, Paula Turner	1	1	0	0.29	\$75,000.00	N/A
Emerge Home Services, Jeffrey Hohman	1	1	0	0.36	\$85,000.00	N/A
Windermere Real Estate, Arthur Fleischer	1	1	0	0.25	\$48,000.00	N/A
Nexus Commercial, Scott Vu	1	1	0	0.23	\$44,500.00	N/A
Homesmart, Belinda Hall	1	1	0	0.28	\$45,000.00	N/A

Pricing Trends

This chart displays historical pricing trends, as modeled by our various [pricing models](#). Pricing trends represent a rolling moving average of modeled prices.



Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Riverside County Price	0.561	96.397
Unknown City Price	0.12	95.655
Geo Price	0.262	98.697
Avg Price	0.424	97.688

All forecast data is created using polynomial regression from historical trends. Predictive pricing is not a guarantee and does not consider external market factors.

[R-Squared Definition](#)

[Forecast Fit % Definition](#)

Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
1.11%	1.23%	100.00%

Slope <10% is considered buildable ([Source](#))

Slope Breakdown

Slope	Definition	% of Property
Flat	Easiest to build on.	0.00%
Gentle Slope: 0% - 5%	Still considered easy to build on. No significant increase in cost or difficulty building.	100.00%
Slight Slope: 5% - 10%	While still easy to build on, may require additional cost and incur some risk in building.	0.00%
Moderate Slope: 10% - 15%	Cost, difficulty and risks of building are increased.	0.00%
Steep Slope: 15+%	Cost, difficulty and risks of building are substantially increased. Not recommended for building.	0.00%

Waterfront Overview

Is Waterfront?
No

Waterfront data is determined using public geographic data provided by Google. Please consult local county authorities for official feature data.

Septic Breakdown

Septic Absorption Limitation	Definition	% of Property
Very limited	Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.	100.00%

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

Ratings are neither absolute or official. Please consult local licensed authorities for more details. [Ratings Source](#)

Road Frontage (Beta)

0.0 feet

Road frontage is determined using public road data provided by Google. Frontage is an estimation using map projection. Please consult local county authorities for official legal & physical access details.

Road Access Points

Road Name	Nearest Point to Property	Property Access?
Unnamed Road, Desert Hot Springs, CA 92240, USA	33.94055, -116.52303	Yes

Road access is determined based on the proximity of the closest point in the road to the property's boundary. Please consult local county authorities for official legal & physical access details.

Property Is Not In Flood Zone

Property Is Not In Wetland

Points of Interest

Name	Location	Distance to Property	Type
Aqua Soleil Hotel & Mineral Water Spa	33.94265, -116.50102	1.29 miles	Beauty Salon,Lodging,Spa,Establishment
Two Bunch Palms	33.94852, -116.48834	2.08 miles	Lodging,Establishment
Hyundae Resort and Spa	33.96779, -116.50093	2.28 miles	Lodging,Establishment
Desert Hot Springs Spa Hotel	33.96994, -116.50237	2.37 miles	Lodging,Establishment
Desert Palms Spa Motel	33.95389, -116.48417	2.43 miles	Lodging,Establishment
Miracle Springs Resort & Spa	33.97165, -116.50205	2.48 miles	Lodging,Spa,Establishment
Sagewater Springs	33.95633, -116.48309	2.55 miles	Lodging,Establishment
The Spring Resort & Spa	33.95569, -116.48258	2.56 miles	Lodging,Spa,Health,Establishment
Motel 6 North Palm Springs, CA - North	33.90652, -116.54675	2.70 miles	Lodging,Establishment
sea mountain lifestyle resorts and clothing optional spas and nude resort	33.97452, -116.50026	2.70 miles	Night Club,Lodging,Spa,Establishment

Points of interest are determined in order of proximity to the property. Only registered points of interest with Google will appear.

Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$41,195.78	\$39,135.99	\$46,168.79
95%	\$39,135.99	\$37,179.19	\$43,860.35
90%	\$37,076.20	\$35,222.39	\$41,551.91
85%	\$35,016.41	\$33,265.59	\$39,243.47
80%	\$32,956.62	\$31,308.79	\$36,935.03
75%	\$30,896.83	\$29,351.99	\$34,626.59
70%	\$28,837.04	\$27,395.19	\$32,318.15
65%	\$26,777.25	\$25,438.39	\$30,009.71
60%	\$24,717.47	\$23,481.59	\$27,701.27
55%	\$22,657.68	\$21,524.79	\$25,392.83
50%	\$20,597.89	\$19,567.99	\$23,084.40
45%	\$18,538.10	\$17,611.19	\$20,775.96
40%	\$16,478.31	\$15,654.39	\$18,467.52
35%	\$14,418.52	\$13,697.60	\$16,159.08
30%	\$12,358.73	\$11,740.80	\$13,850.64
25%	\$10,298.94	\$9,784.00	\$11,542.20
20%	\$8,239.16	\$7,827.20	\$9,233.76
15%	\$6,179.37	\$5,870.40	\$6,925.32
10%	\$4,119.58	\$3,913.60	\$4,616.88
5%	\$2,059.79	\$1,956.80	\$2,308.44

Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (0.3 Acres)	\$137,319.25	\$130,453.29	\$153,895.97	1256 Parcels	1094 Parcels
0.25 Acres	\$163,057.61	\$154,904.73	\$153,857.77	1300 Parcels	1124 Parcels

Pricing Rationale Appendix

Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property. Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.

[Learn More about Standard Deviation](#)
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 33.940, -116.523
2. 2,100 properties were found in the county that had similar acreage profiles.
3. Removing comps from the following sources: []
4. The search pool was narrowed to 1,818 properties that fit the target modeling criteria.
5. 20 initial valid sold parcels were located within at least 2 miles of the property.
6. 20 initial valid for sale parcels were located within at least 2 miles of the property.
7. The low outlier wall was set to \$146,551.72/acre and the high outlier wall was set to \$200,000.00/acre.
8. 4 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$36,130.15
10. The acreage standard deviation of the remaining properties is 0.05 acres
11. The coefficient of price variation of the remaining properties is 0.20
12. The coefficient of acreage variation of the remaining properties is 0.24
13. The pricing confidence score was calculated to be 95.7%
14. The initial county price point was \$137,319.25/acre.
15. Discounted 5 listings for having a high days on market
16. The final model was created based on the data of 16 for sale comps with an average of \$182,696.34/acre and 20 sold comps with an average of \$165,145.11/acre

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Mobile	602-989-3837	Do Not Call	2024-07-20
Mobile	602-860-8117	Able to Call	2008-11-01
Land Line	480-860-8117	Do Not Call	2021-04-01
Land Line	480-659-6636	Able to Call	2021-04-15
Land Line	714-374-7408	Do Not Call	2024-07-20

Do Not Call: Indicates whether the phone number is on the national Do Not Call (DNC) Registry

Last Reported: The last known date the phone number was associated with the property owner

Emails

Email
ryan8117@gmail.com
seanryancelebrityhomes@gmail.com
sean-brokers@hotmail.com

Property Boundary (WKT)

Estimated Acreage: 0.30 Acres

Acreage estimation is based on coordinate projection and should not be used as the legal acreage.

POLYGON((-116.523625235 33.9403311016,-116.523620855 33.9403311436,-116.523526334 33.940332049,-116.523173387 33.9403354302,-116.52307604
33.9403363621,-116.523074486 33.9403363772,-116.523074437 33.9404188136,-116.523074363 33.9405486257,-116.523624503 33.9405444647,-116.523624952
33.9404135376,-116.523625235 33.9403311016))