

# HOW LOCATION AFFECTS YOUR APPRAISAL

## Even on the Same Street



### Did you know?

Two homes on the same street can have **different values depending on their exact location within the neighborhood.**

At **Niño Real Estate Appraisal Group**, we analyze the small details that influence how buyers perceive value.

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### Factors That Can Affect Value

#### Corner vs Interior Lot



Corner lots may offer **larger yards and more parking**, but some buyers prefer the **privacy of interior lots.**

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#### Backing to Busy Roads

Homes backing to **freeways, major streets, or commercial areas** may experience more noise and less privacy.

#### Views & Open Space

Properties with **park views, greenbelts, or mountain views** may command a premium.



#### Neighborhood Position

Homes on **cul-de-sacs or quiet interior streets** often attract stronger buyer demand than homes near entrances or high traffic.



### What Appraisers Analyze

A professional appraisal looks **beyond square footage**. We analyze:

- Location within the neighborhood
  - Market reaction to location differences
  - Comparable sales with similar positioning
  - Noise influences and surroundings
  - View premiums or location penalties
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Two homes may look similar but still have **different market values** because buyers react differently to location features. Understanding these differences helps **buyers, sellers, and agents** better understand **true market value.**

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