TRUPPRAISAL

TRUPPRAISAL ESTIMATE

15766 W Wilshire Dr, Goodyear, AZ 85395

Quick Estimate · Estimate made November 09, 2026 · Data-driven comparable sales analysis

No clear street photo available

TRUPPRAISAL ESTIMATE

$710,000

Estimated Range: $674,000 – $746,000

Reported condition: **Average for its age**

A · 91 **High Confidence**

This is not an appraisal. This Truppraisal Estimate is an automated estimate generated by a computer model from multiple data sources, including recorded home sales. It is an estimated sale price for this property. No appraiser prepared, reviewed, or approved it, and it is not an opinion of value under the Uniform Standards of Professional Appraisal Practice. It remains an automated estimate, not an appraisal, even if it is run, adjusted or reviewed by someone who holds an appraisal license. The price this home sells for may differ. Do not use this estimate for lending, tax, legal, or estate purposes.

YOUR REAL ESTATE PROFESSIONAL

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Questions about this value? Talk to Truppraisal.

This estimate works from recorded data. A pool, finished square footage or a renovation that isn't on record yet won't show in it. Truppraisal can walk you through every comp and adjustment and give their own view of where your home would sell today.

Ask Truppraisal about this report >

This report includes comparable sales with every adjustment made automatically – size, lot, baths, pool, garage, view, a busy road, style and market conditions – then ranks each comp using the proprietary TruComp Rating system so you can see at a glance which sales best support this value range. **Truppraisal Team** can walk you through any part of it -- reach out directly using the details above.

Property Address: 15766 W Wilshire Dr, Goodyear, AZ 85395

2,990	9,322	5	3.0	2014	Yes	3-car garage	8
SQ FT	LOT SIZE	BEDROOMS	BATHS	YEAR BUILT	POOL	PARKING	COMPS USED

TRUPPRAISAL ESTIMATE

$710,000

Estimated Range: $674,000 – $746,000

Reported condition: **Average for its age**

CONFIDENCE RATING

A · 91

HIGH CONFIDENCE

Based on 8 comps used for value (8 Closed), averaging 0.44 mi from the subject and 164 days since sale/contract. The Confidence Rating reflects how closely those comps match this property -- the more A-rated comps behind the number, the higher it is. The range above is where the comparable sales typically land around the estimate, weighted by TruComp Rating -- 10.7% from low to high, a tight range.

Comps in this report: 8 selected by the automated model (8 used for the value).

How To Read This Report

Every comparable sale is scored with a **TruComp Rating** from 0-100 -- 100 means the closest possible match to this property -- and given a letter grade for an at-a-glance read. Higher grades carry more weight in the Truppraisal Estimate above.

A 90-100 · Strong B 80-89 · Good C 70-79 · Fair D Below 70 · Weak

This weighting isn't just a talking point -- it drives the actual math behind the Value Estimate above. The strongest match used in this report, Grade A · 96.0, carries substantially more weight than any other sale behind the Truppraisal Estimate, while the lowest-rated comp used (Grade B · 83.5) moves the number very little. A sale that matches your home closely counts heavily; one that matches poorly is present for completeness, not for influence. Every sale considered is listed in Closed Sales -- All Comps Considered, later in this report, with its rating and whether it was used.

How This Report Was Built

Comparable sales are drawn from recent sales near this property, adjusted for the differences that drive price, and ranked by TruComp Rating. Size is measured by living area, which captures the value a bedroom count would otherwise represent. The highest-rated recorded sales are featured below, and they set the Truppraisal Estimate.

Questions About This Value? Talk to Truppraisal

Added a pool, finished more space, or renovated since this home was last recorded? That isn't in the numbers above. Truppraisal can walk through every comp and adjustment with you.

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Ask Truppraisal About This Report >

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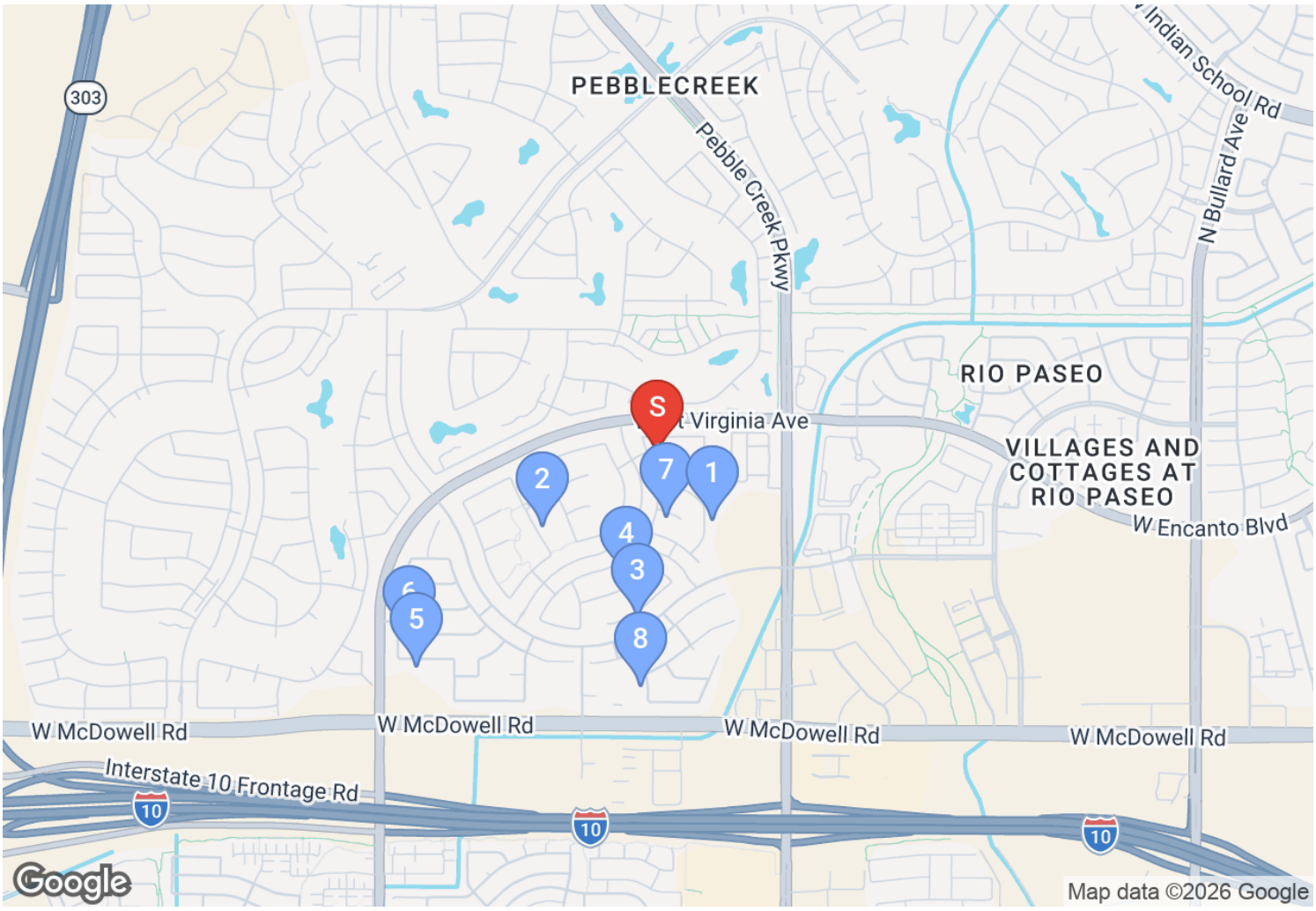
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Property Address: 15766 W Wilshire Dr, Goodyear, AZ 85395

Comparables Map -- Comps Used for Value

S Subject # Comp used for value -- numbers match the list and cards below # Active listing -- shown, no weight



Comps in This Report -- At a Glance

#	TRUCOMP RATING	ADDRESS	STATUS	SOLD	PROXIMITY	SALE / LIST PRICE	ADJUSTED PRICE
1	A · 96.0	2313 N 156th Dr	Closed	Aug 4, 2026	0.21 mi	$695,000	$695,666
2	A · 91.1	2301 N 160th Ave	Closed	Jun 4, 2026	0.33 mi	$750,000	$740,580
3	B · 89.8	15817 W Bonitos Dr	Closed	Jun 5, 2026	0.40 mi	$767,000	$770,473
4	B · 88.4	15800 W Alvarado Dr	Closed	Aug 25, 2026	0.31 mi	$691,500	$642,366
5	B · 87.7	16219 W Coronado Rd	Closed	Aug 25, 2026	0.78 mi	$650,000	$673,606
6	B · 85.0	16229 W Berkeley Rd	Closed	May 21, 2026	0.75 mi	$650,000	$675,706
7	B · 84.9	15745 W Sheridan St	Closed	Dec 15, 2025	0.16 mi	$745,000	$772,267
8	B · 83.5	1722 N 158th Ave	Closed	Mar 9, 2026	0.57 mi	$698,000	$726,044

Full adjustment breakdown for each of these comps -- size, lot, parking, pool, view, a busy road, style, market conditions and every other factor -- follows on the next pages.

Is there a home you expected to see here? Ask Truppraisal to add it to this report -- it will be rated with the same rules and shown alongside these comps. The automated value is set by the model and doesn't change. Ask Truppraisal ›

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Property Address: 15766 W Wilshire Dr, Goodyear, AZ 85395

Closed — Aug 04, 2026

2313 N 156th Dr

85395
$695,000
Proximity to Subject: 0.21 mi
Year Built: 2013

A · 96.0
TruComp
1

MODEL MATCH same subdivision, size & style

Photo in the Full Report

	vs. Subject
SF: 2,990	$0
Lot Size: 9,100	+$666
Parking: 3-car garage	$0
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$695,666

Closed — Jun 04, 2026

2301 N 160th Ave

85395
$750,000
Proximity to Subject: 0.33 mi
Year Built: 2012

A · 91.1
TruComp
2

SAME SUBDIVISION

Photo in the Full Report

	vs. Subject
SF: 3,044	-$4,320
Lot Size: 11,022	-$5,100
Parking: 3-car garage	$0
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$740,580

Closed — Jun 05, 2026

15817 W Bonitos Dr

85395
$767,000
Proximity to Subject: 0.40 mi
Year Built: 2011

B · 89.8
TruComp
3

SAME SUBDIVISION

Photo in the Full Report

	vs. Subject
SF: 2,875	+$9,200
Lot Size: 11,231	-$5,727
Parking: 3-car garage	$0
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$770,473

Closed — Aug 25, 2026

15800 W Alvarado Dr

85395
$691,500
Proximity to Subject: 0.31 mi
Year Built: 2009

B · 88.4
TruComp
4

SAME SUBDIVISION

Photo in the Full Report

	vs. Subject
SF: 3,530	-$43,200
Lot Size: 11,300	-$5,934
Parking: 3-car garage	$0
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$642,366

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Property Address: 15766 W Wilshire Dr, Goodyear, AZ 85395

Closed Aug 25, 2026

16219 W Coronado Rd

85395
$650,000
Proximity to Subject: 0.78 mi
Year Built: 2012
SAME SUBDIVISION

B · 87.7
TruComp
5

Photo in the Full Report

	vs. Subject
SF: 2,677	+$25,040
Lot Size: 9,800	-$1,434
Parking: 3-car garage	$0
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$673,606

Closed May 21, 2026

16229 W Berkeley Rd

85395
$650,000
Proximity to Subject: 0.75 mi
Year Built: 2010
SAME SUBDIVISION

B · 85.0
TruComp
6

Photo in the Full Report

	vs. Subject
SF: 2,677	+$25,040
Lot Size: 9,100	+$666
Parking: 3-car garage	$0
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$675,706

Closed Dec 15, 2025

15745 W Sheridan St

85395
$745,000
Proximity to Subject: 0.16 mi
Year Built: 2010
SAME SUBDIVISION

B · 84.9
TruComp
7

Photo in the Full Report

	vs. Subject
SF: 2,815	+$14,000
Lot Size: 9,533	-$633
Parking: 2-car garage	+$13,900
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$772,267

Closed Mar 09, 2026

1722 N 158th Ave

85395
$698,000
Proximity to Subject: 0.57 mi
Year Built: 2014
SAME SUBDIVISION

B · 83.5
TruComp
8

Photo in the Full Report

	vs. Subject
SF: 2,830	+$12,800
Lot Size: 8,874	+$1,344
Parking: 2-car garage	+$13,900
Pool: Yes	$0
Bedrooms: 4–5 (est.)	$0
Baths: 3.00	$0

ADJUSTED PRICE
$726,044

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Want the full market picture?

This is your Quick Estimate: the estimated value and the sales behind it. The Full Report report adds market trends for homes like yours and for the whole neighborhood.

Get the Full Report ›

How would you describe your home? One click updates your value:

Fixer-upper (major repairs) | Needs work | Average for its age | Updated | Fully remodeled

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