

Subject**Comparable 1****Comparable 2****Comparable 3**

Parcel	001-09823-008 30-15-33	001-15837-000 34-17-29	576-20007-000 THE WOODLANDS	760-02397-001 22-16-31 FARM OL
Address	23455 COX (WC 1018)	6828 NW RIVERCREST (WC 4202) RD	2656 W HOWARD NICKELL	267 WESLEY STEVENS
Age	15	3	6	18
Grade	2	2	2	2
Size	5672	6376	5703	4011
Appraisal,	Appraised Value	Sale Price	Sale Price	Sale Price
Sale Price	\$930,300	\$1,950,000	\$1,750,000	\$1,150,000
Date		21-Jun-24	01-May-24	15-Jul-24
T.A.S.P.		\$1,950,000	\$1,750,000	\$1,150,000
OBVI Value	48,666	100,319	106,526	36,957
Land Value	30,200	300,250	297,500	70,250
Dwg Value	\$851,434	\$1,549,431	\$1,345,974	\$1,042,793
\$ per Sq. Ft.	\$150.11	\$243.01	\$236.01	\$259.98

29-17-30

22-16-31

13.7 AC

5 AC

5.62 AC

10.11 AC