

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 3/1/2025

Subject Property

Comparable

Comparable

Comparable

Comparable



| | | | | | |
|--------------------------|-----------------------------|----------------------------------|---------------------------------|---------------------------------|--|
| Parcel | 805-19737-000 ROGERS ADD | 805-19838-001 SIMPSON'S ADDN. | 805-19528-000 A.B. NEALS ADD | 805-19555-001 W.T. NEALS ADD | 805-20024-000 18-15-31 PRAIRIE GROVE OI |
| Address | 109 W MCCORMICK ST | 101 N BORDER ST | 313 W THURMAN ST | 213 S NEAL ST | 112 N OZARK ST |
| Age | 87 | 102 | 97 | 98 | 107 |
| Grade | 4 | 4 | 4 | 4 | 4 |
| Size | 1,488 | 1,512 | 1,411 | 900 | 1,269 |
| Appraisal, Sale Price | Appraised Value 192,300 | Sale Price 250,000 | Sale Price 200,000 | Sale Price 190,000 | Sale Price 225,000 |
| Date | | 3/19/2024 | 2/22/2024 | 5/2/2024 | 9/30/2024 |
| T. Adj SP | | 250,000 | 200,000 | 190,000 | 225,000 |
| OBYI Value | 9,200 | 14,090 | 2,316 | 2,179 | 2,275 |
| Land Value | 59,500 | 59,500 | 35,000 | 45,500 | 38,500 |
| Dwg Value | 123,600 | 176,410 | 162,684 | 142,321 | 184,225 |
| \$ per S.F./ Dwg. | 83.06 | 116.67 | 115.30 | 158.13 | 145.17 |