

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
						
Parcel	765-05422-001 FERGUSON ADD	765-05422-001 FERGUSON ADD	765-01681-001 FAY ORIGINAL	765-01891-002 FAY ORIGINAL	765-01678-000 FAY ORIGINAL	765-01664-100 FAY ORIGINAL
Address	810 S LOCUST AVE	810 S LOCUST AVE	219 #1 N BLOCK	75 S WEST AVE	104 W SPRING	192 N BLOCK ST
Age	4	4				
Grade	2	2	2	2	2	2
Size	2329	2329	2175	2215	2236	2801
Appraisal, Sale Price	Appraised Value \$649,300	Sale Price \$600,000	Sale Price \$1,350,000	Sale Price \$935,000	Sale Price \$1,100,000	Sale Price \$2,000,000
Date		19-Dec-24	21-Jan-25	13-Dec-24	25-Oct-24	15-Jul-24
T.A.S.P.		\$600,000	\$1,350,000	\$935,000	\$1,100,000	\$2,000,000
OBYI Value	\$25,705	\$25,705	\$10,485	\$15,881	\$4,901	\$5,513
Land Value	\$165,000	\$165,000	\$232,500	\$240,000	\$217,500	\$240,000
Dwg Value	\$458,595	\$409,295	\$1,107,015	\$679,119	\$877,599	\$1,754,487
\$ per Sq. Ft.	\$196.91	\$175.74	\$508.97	\$306.60	\$392.49	\$626.38

SUBJECT SALE