

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 7/22/2025

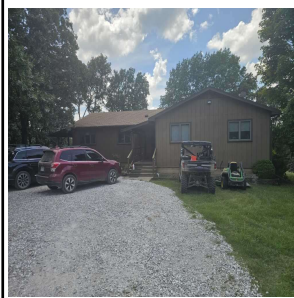
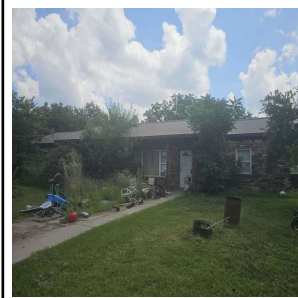
Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	001-06896-000 13-15-30	252-01232-003 HONEY HOLLOW S/D	001-08399-000 03-15-32	001-03846-001 01-14-31	001-06503-000 27-15-29
Address	14446 E WALLIN MOUNTAIN RD	10099 HONEY HOLLOW RD	16802 BAYBERRY (WC 3610)	10687 W HWY 156	12398 S WHITEHOUSE (WC
Age	56	36	45	42	48
Grade	4	4	4	4	4
Size	2,002	2,052	1,925	1,970	2,142
Appraisal, Sale Price	Appraised Value 216,950	Sale Price 400,000	Sale Price 495,000	Sale Price 435,900	Sale Price 500,000
Date		12/5/2024	11/8/2024	1/26/2024	1/10/2024
T. Adj SP		400,000	495,000	435,900	500,000
OBYI Value	16,049	65,349	6,666	1,420	20,255
Land Value	46,250	45,800	46,450	79,650	76,100
Dwg Value	154,651	288,851	441,884	354,830	403,645
\$ per S.F./ Dwg.	77.25	140.77	229.55	180.12	188.44