

Subject

Comparable 1

Comparable 2

Comparable 3



Parcel	001-09229-001 34-15-32	001-08165-010 29-15-31	001-09722-007 25-15-33	001-04414-000 30-14-31
Address	12980 S HWY 45	11817 CENTERPOINT CHURCH	20289 W HWY 62	16864 S HWY 265
Age	2	3	9	6
Grade	4+10	4	4	4+15
Size	2040	1900	2400	1644
Appraisal, Sale Price	Appraised Value \$359,600	Sale Price \$405,000	Sale Price \$350,000	Sale Price \$370,000
Date		25-Nov-24	30-Aug-24	15-Jul-24
T.A.S.P.		\$405,000	\$350,000	\$370,000
OBYI Value	\$34,934	\$22,694	\$6,176	\$5,478
Land Value	\$46,450	\$68,400	\$46,300	\$45,500
Dwg Value	\$278,216	\$313,906	\$297,524	\$319,022
\$ per Sq. Ft.	\$136.38	\$165.21	\$123.97	\$194.05

8.01 AC

1.36 AC

9.83 AC

5.5 AC

CARD #2 MH IS IN W/ OBYI VALUE