

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 7/28/2025

Subject Property

Comparable

Comparable

Comparable



Parcel	001-17345-002 26-17-31	001-10860-006 23-16-29	001-10829-001 23-16-29	001-08718-000 20-15-32
Address	6302 W WEIR (WC 94) RD	13141 HUMMINGBIRD RD	13706 HUMMINGBIRD RD	11418 S CREEK (WC 671) RD
Age	22	46	14	89
Grade	5	5	5	5
Size	1,660	1,794	1,568	1,433
Appraisal, Sale Price	Appraised Value 137,550	Sale Price 170,000	Sale Price 150,000	Sale Price 135,399
Date		8/8/2024	7/1/2024	7/18/2024
T. Adj SP		170,000	150,000	135,399
OBYI Value	3,785	8,975	11,417	300
Land Value	60,100	45,550	45,450	70,700
Dwg Value	73,665	115,475	93,133	64,399
\$ per S.F./ Dwg.	44.38	64.37	59.40	44.94