

Subject

Comparable 1

Comparable 2

Comparable 3

Comparable 4

Comparable 5



Parcel	770-18334-000 ASHER'S RANCH S/D	770-18334-000 ASHER'S RANCH S/D	770-18338-000 ASHER'S RANCH S/D	770-18333-000 ASHER'S RANCH S/D	770-18310-000 ASHER'S RANCH S/D	770-18335-000 ASHER'S RANCH S/D
Address	901 NOAH ST	901 NOAH ST	948 NOAH ST	913 NOAH ST	1108 NOAH ST	906 NOAH ST
Age	1	1	1	1	1	1
Grade	2	2	2	2	2	2
Size	2858	2858	3065	3065	2860	2729
Appraisal, Sale Price	Appraised Value \$715,800	Sale Price \$625,000	Sale Price \$698,000	Sale Price \$698,000	Sale Price \$715,000	Sale Price \$628,500
Date		02-Dec-24	28-Feb-25	04-Nov-24	01-Nov-24	29-Oct-24
T.A.S.P.		\$625,000	\$698,000	\$698,000	\$715,000	\$628,500
OBYI Value	\$13,800	\$13,800	\$23,795	\$29,798	\$13,903	\$15,809
Land Value	\$141,900	\$141,900	\$109,500	\$109,500	\$130,200	\$134,700
Dwg Value	\$560,100	\$469,300	\$564,705	\$558,702	\$570,897	\$477,991
\$ per Sq. Ft.	\$195.98	\$164.21	\$184.24	\$182.28	\$199.61	\$175.15

SUBJECT SALE

