

Subject

Comparable 1

Comparable 2

Comparable 3

Comparable 4



Parcel	785-19142-000 CLEAR CREEK PH 5	785-19023-000 CLEAR CREEK PH 3	785-18958-000 CLEAR CREEK PH 2	785-18988-000 CLEAR CREEK PH 2	785-19168-000 HERITAGE HILLS
Address	5025 SAINT ANDREWS	5168 CHENOVA CIR	4535 CLEAR CREEK BLVD	4921 CLEAR CREEK BLVD	4118 LEGACY
Age	16	18	16	18	9
Grade	1	1	1	1	2
Size	5000	6124	4884	4833	4500
Appraisal, Sale Price	<b>Appraised Value</b> \$1,572,150	<b>Sale Price</b> \$1,450,000	<b>Sale Price</b> \$1,595,000	<b>Sale Price</b> \$1,439,125	<b>Sale Price</b> \$1,085,000
Date		28-Jan-25	07-Jan-25	27-Dec-24	20-Feb-24
T.A.S.P.		\$1,450,000	\$1,595,000	\$1,439,125	\$1,085,000
OBYI Value	\$44,540	\$79,006	\$36,491	\$80,055	\$41,687
Land Value	\$315,000	\$225,000	\$281,250	\$281,250	\$170,000
Dwg Value	\$1,212,610	\$1,145,994	\$1,277,259	\$1,077,820	\$873,313
\$ per Sq. Ft.	\$242.52	\$187.13	\$261.52	\$223.01	\$194.07