

Subject

Comparable 1

Comparable 2

Comparable 3

Comparable 4

Comparable 5



Parcel	815-29126-210 10-17-30 SPR OL	815-39739-000 WEST ELM ESTATES	785-19197-000 HERITAGE HILLS S/D	785-19208-000 HERITAGE HILLS S/D	785-19168-000 HERITAGE HILLS S/D	785-19160-000 HERITAGE HILLS S/D
Address	3005 VALLEY VIEW DR	144 WEST ELM LN	4025 LEGACY DR	4210 INTEGRITY WAY	4118 LEGACY DR	3015 DEVOTION CIR
Age	1	1	9	9	9	6
Grade	2	2	2	2	2	2
Size	4370	4007	4252	4370	4564	4582
Appraisal, Sale Price	Appraised Value \$1,099,900	Sale Price \$1,100,000	Sale Price \$1,010,000	Sale Price \$925,000	Sale Price \$1,085,000	Sale Price \$947,500
Date		19-Sep-24	12-Jul-24	25-Apr-24	24-Feb-24	02-Feb-24
T.A.S.P.		\$1,100,000	\$1,010,000	\$925,000	\$1,085,000	\$947,500
OBYI Value	\$28,028	\$79,802	\$97,181	\$20,985	\$41,687	\$15,155
Land Value	\$191,900	\$150,600	\$170,000	\$170,000	\$170,000	\$170,000
Dwg Value	\$879,972	\$869,598	\$742,819	\$734,015	\$873,313	\$762,345
\$ per Sq. Ft.	\$201.37	\$217.02	\$174.70	\$167.97	\$191.35	\$166.38

3.03 AC.

1.22 AC.