

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 3/1/2025

Subject Property

Comparable

Comparable

Comparable

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Comparable



Parcel	760-01532-000 26-16-31 FARMINGTON OUTLOT	760-02159-000 SOUTHWINDS S/D PH II	760-02696-000 SOUTHWINDS S/D PH V	760-03331-000 EAST CREEK PLACE	760-03484-000 NORTH CLUB HOUSE ESTA	760-03902-000 WINDGATE S/D
Address	60 E WOLFDAL RD	289 W PINE MEADOW DR	260 S GREENFIELD AVE	11764 EAST CREEK LN	11643 CLUB HOUSE PKWY	431 WINDGATE RD
Age	13	27	19	8	22	4
Grade	3	3	3	3	2	2
Size	2,586	2,417	2,486	2,615	2,484	2,415
Appraisal, Sale Price	Appraised Value 577,550	Sale Price 335,000	Sale Price 415,000	Sale Price 317,500	Sale Price 408,000	Sale Price 470,000
Date		5/30/2024	10/24/2024	2/22/2024	1/19/2024	7/10/2024
T. Adj SP		335,000	415,000	317,500	408,000	470,000
OBYI Value	26,065	7,391	6,136	13,414	16,016	13,479
Land Value	70,000	45,000	45,000	45,000	45,000	63,000
Dwg Value	481,485	282,609	363,864	259,086	346,984	393,521
\$ per S.F./ Dwg.	186.19	116.93	146.37	99.08	139.69	162.95