

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

Subject Property

Comparable

Comparable

Comparable

Comparable



| | | | | | |
|--------------------------|---------------------------------|-------------------------------|--|--|--|
| Parcel | 785-18378-000 BLAKE LANE S/D | 765-05644-002 GLENDALE ADD | 765-34150-000 HENDERSON PARK S/D PH | 765-34179-000 HENDERSON PARK S/D PH | 765-34158-000 HENDERSON PARK S/D PH |
| Address | 5641 BLAKE LN | 2797 E WHIPPOORWILL LN | 3391 E GREYSTONE DR | 4830 N PARLEY BND | 3487 E GREYSTONE DR |
| Age | 1 | 2 | 1 | 1 | 1 |
| Grade | 3 | 3 | 3 | 3 | 3 |
| Size | 2,334 | 2,326 | 2,411 | 2,411 | 2,385 |
| Appraisal, Sale Price | Appraised Value 502,750 | Sale Price 533,000 | Sale Price 550,985 | Sale Price 537,835 | Sale Price 541,000 |
| Date | | 12/18/2024 | 12/17/2024 | 9/18/2024 | 3/29/2024 |
| T. Adj SP | | 533,000 | 550,985 | 537,835 | 541,000 |
| OBYI Value | 12,218 | 16,741 | 12,646 | 11,336 | 14,673 |
| Land Value | 60,000 | 67,500 | 93,750 | 87,500 | 106,250 |
| Dwg Value | 430,532 | 448,759 | 444,589 | 438,999 | 420,077 |
| \$ per S.F./ Dwg. | 184.46 | 192.93 | 184.40 | 182.08 | 176.13 |