

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

Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	765-02615-001 BATES ADD	765-31618-000 WILLOW BEND	765-31613-000 WILLOW BEND	765-02987-000 BOLES ADD	765-31605-000 WILLOW BEND
Address	1518 W CLEVELAND ST	377 E 11TH ST	302 E 11TH ST	228 S COLLEGE AVE	255 E 10TH ST
Age	1	1	1	1	1
Grade	3	3	3	3	3
Size	900	1,280	1,280	1,400	1,088
Appraisal, Sale Price	Appraised Value 618,100	Sale Price 424,000	Sale Price 424,000	Sale Price 525,000	Sale Price 315,000
Date		10/4/2024	10/4/2024	2/8/2024	1/14/2025
T. Adj SP		424,000	424,000	525,000	315,000
OBYI Value	0	4,659	0	7,132	1,995
Land Value	426,150	60,000	60,000	165,000	60,000
Dwg Value	191,950	359,341	364,000	352,868	253,005
\$ per S.F./ Dwg.	213.28	280.74	284.38	252.05	232.54