

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 7/23/2025

Subject Property

Comparable

Comparable

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Comparable



Parcel	765-02055-000 FAYETTEVILLE ORIGINAL	765-32985-000 TOWNE WEST S/D PH III-IV	765-32987-000 TOWNE WEST S/D PH III-IV	765-30522-000 RUPPLE MEADOWS	765-32989-000 TOWNE WEST S/D PH III-IV
Address	373 W ROCK ST	1094 S BENCHMARK LN	1070 S BENCHMARK LN	1347 N CORSICA DR	1026 S BENCHMARK LN
Age	1	1	1	4	1
Grade	3	3	3	3	3
Size	3,790	4,060	4,060	4,113	4,060
Appraisal, Sale Price	Appraised Value 942,550	Sale Price 680,000	Sale Price 683,000	Sale Price 724,900	Sale Price 685,000
Date		12/31/2024	12/20/2024	12/13/2024	12/4/2024
T. Adj SP		680,000	683,000	724,900	685,000
OBYI Value	11,393	4,017	4,017	19,767	4,017
Land Value	210,000	75,000	75,000	90,000	75,000
Dwg Value	721,157	600,983	603,983	615,133	605,983
\$ per S.F./ Dwg.	190.28	148.03	148.76	149.56	149.26