

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

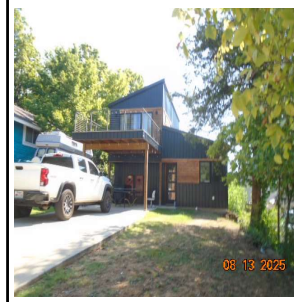
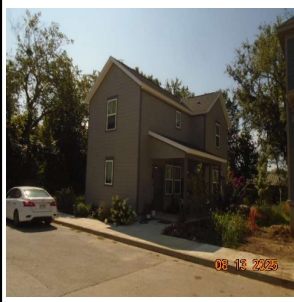
Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	765-12702-001 15-16-30 COUNTY COURT PLAT	765-31618-000 WILLOW BEND	765-31613-000 WILLOW BEND	765-31615-000 WILLOW BEND	765-02987-000 BOLES ADD
Address	119 N WASHINGTON AVE	377 E 11TH ST	302 E 11TH ST	337 E 11TH ST	228 S COLLEGE AVE
Age	2	1	1	1	1
Grade	3	3	3	3	3
Size	1,406	1,280	1,280	1,612	1,400
Appraisal, Sale Price	Appraised Value 335,000	Sale Price 424,000	Sale Price 424,000	Sale Price 370,000	Sale Price 525,000
Date		10/4/2024	10/4/2024	5/2/2024	2/8/2024
T. Adj SP		424,000	424,000	370,000	525,000
OBYI Value	0	4,659	0	0	7,132
Land Value	90,000	60,000	60,000	60,000	165,000
Dwg Value	245,000	359,341	364,000	310,000	352,868
\$ per S.F./ Dwg.	174.25	280.74	284.38	192.31	252.05