

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

Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	815-29126-380 10-17-30 SPRINGDALE OUTLOTS	815-31948-000 PEACEFUL VALLEY ESTATE	815-33238-000 SOUTHWIND TERRACE PHA	815-31376-000 ARKANSHIRE PHASE I-A	815-32734-000 SOUTHWIND TERRACE PHA
Address	3809 VALLEY VIEW DR	2204 S 43RD ST	4326 GEORGIA ST	5040 SAXON ST	4221 TARA ST
Age	43	30	26	30	26
Grade	3	3	3	3	3
Size	2,746	2,787	2,813	2,837	2,626
Appraisal, Sale Price	Appraised Value 431,122	Sale Price 398,000	Sale Price 420,000	Sale Price 389,000	Sale Price 394,000
Date		10/18/2024	9/6/2024	8/7/2024	2/14/2025
T. Adj SP		398,000	420,000	389,000	394,000
OBYI Value	13,956	6,356	12,123	3,556	9,828
Land Value	148,750	70,000	70,000	70,000	70,000
Dwg Value	268,416	321,644	337,877	315,444	314,172
\$ per S.F./ Dwg.	97.75	115.41	120.11	111.19	119.64