

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2024 to 12/31/2024

Subject Property

Comparable

Comparable

Comparable



Parcel	177-00045-000 ESTATES AT DOGWOOD CANYON	785-18988-000 CLEAR CREEK PHASE II	785-18984-000 CLEAR CREEK PHASE II	576-20007-000 THE WOODLANDS
Address	4135 N SHIRE PL	4921 CLEAR CREEK BLVD	4678 CLEAR CREEK BLVD	2656 W HOWARD NICKELL F
Age	9	18	13	6
Grade	1	1	1	2
Size	4,977	4,833	4,229	5,703
Appraisal, Sale Price	Appraised Value 1,361,950	Sale Price 1,439,125	Sale Price 980,000	Sale Price 1,750,000
Date		12/27/2024	9/30/2024	5/1/2024
T. Adj SP		1,439,125	980,000	1,750,000
OBYI Value	24,003	80,055	36,940	106,526
Land Value	203,000	281,250	180,000	297,500
Dwg Value	1,134,947	1,077,820	763,060	1,345,974
\$ per S.F./ Dwg.	228.04	223.01	180.44	236.01