

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

Subject Property

Comparable

Comparable

Comparable

Comparable

Comparable



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|-----------------------|--|--|--|--------------------------------------|--|--|
| Parcel | 765-18732-000 SAVANNA ESTATES PHASE III | 765-18732-000 SAVANNA ESTATES PHASE | 765-18729-000 SAVANNA ESTATES PHASE | 765-06829-003 HYLAND PARK PHASE V | 765-19143-000 BARRINGTON PARKE PH I | 765-21821-000 BARRINGTON PARKE PHAS |
| Address | 2919 N JAMESTOWN RD | 2919 N JAMESTOWN RD | 3450 E NATCHEZ TRCE | 614 N ROCKCLIFF RD | 1894 N BARRINGTON DR | 1853 N HARTFORD DR |
| Age | 28 | 28 | 21 | 29 | 25 | 22 |
| Grade | 2 | 2 | 2 | 2 | 2 | 2 |
| Size | 3,036 | 3,036 | 2,599 | 3,197 | 2,985 | 3,191 |
| Appraisal, Sale Price | Appraised Value 666,200 | Sale Price 667,920 | Sale Price 689,000 | Sale Price 665,000 | Sale Price 609,715 | Sale Price 621,000 |
| Date | | 2/1/2024 | 10/1/2024 | 6/5/2024 | 4/30/2024 | 3/8/2024 |
| T. Adj SP | | 667,920 | 689,000 | 665,000 | 609,715 | 621,000 |
| OBYI Value | 10,898 | 10,898 | 26,304 | 8,810 | 21,280 | 20,955 |
| Land Value | 156,250 | 156,250 | 150,000 | 101,250 | 101,250 | 101,250 |
| Dwg Value | 499,052 | 500,772 | 512,696 | 554,940 | 487,185 | 498,795 |
| \$ per S.F./ Dwg. | 164.38 | 164.94 | 197.27 | 173.58 | 163.21 | 156.31 |