

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

Subject Property

Comparable

Comparable

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Comparable



Parcel	760-01579-000 26-16-31 FARMINGTON OUTLOT	760-01513-000 26-16-31 FARMINGTON OUTLOT	760-01557-000 26-16-31 FARMINGTON OUTLOT	760-01441-000 26-16-31 FARMINGTON OUTLOT	760-00939-000 BROOKSIDE S/D	760-01359-000 23-16-31 FARMINGTON OUTLOT
Address	92 S CHURCH ST	32 E PITTMAN ST	56 W OLD DEPOT RD	181 E OLD FARMINGTON RD	114 N BARBARA ST	76 E WILSON ST
Age	73	52	58	53	34	35
Grade	4	4	4	4	4	4
Size	1,286	1,312	1,560	1,450	1,531	1,394
Appraisal, Sale Price	Appraised Value 242,350	Sale Price 225,000	Sale Price 285,000	Sale Price 200,000	Sale Price 246,850	Sale Price 241,625
Date		6/27/2024	2/5/2024	4/1/2024	5/8/2024	11/21/2024
T. Adj SP		225,000	285,000	200,000	246,850	241,625
OBYI Value	42,884	8,789	5,829	13,326	9,641	13,756
Land Value	42,000	42,000	49,000	49,000	49,000	49,000
Dwg Value	157,466	174,211	230,171	137,674	188,209	178,869
\$ per S.F./ Dwg.	122.45	132.78	147.55	94.95	122.93	128.31