

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

Subject Property

Comparable

Comparable

Comparable



| | | | | |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|---|
| Parcel | 366-00024-000 OVERTON PARK S/D | 366-00018-000 OVERTON PARK S/D | 366-00037-000 OVERTON PARK S/D | 206-00011-000 GRAND VALLEY STABLES A |
| Address | 5406 E MAYWOOD RD | 3457 N MCARTHUR CT | 3483 N BRIARGATE DR | 4543 FURLONG DR |
| Age | 11 | 16 | 17 | 12 |
| Grade | 2 | 2 | 2 | 2 |
| Size | 3,287 | 3,900 | 3,900 | 3,513 |
| Appraisal, Sale Price | Appraised Value 728,550 | Sale Price 825,000 | Sale Price 825,000 | Sale Price 748,000 |
| Date | | 1/31/2025 | 12/26/2024 | 9/25/2024 |
| T. Adj SP | | 825,000 | 825,000 | 748,000 |
| OBYI Value | 39,227 | 31,291 | 9,359 | 10,211 |
| Land Value | 143,750 | 150,000 | 150,000 | 146,600 |
| Dwg Value | 545,573 | 643,709 | 665,641 | 591,189 |
| \$ per S.F./ Dwg. | 165.98 | 165.05 | 170.68 | 168.29 |