

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

Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	765-10265-000 ROLLING MEADOWS PHASE II	765-16591-000 BROOKHOLLOW S/D	765-10277-000 ROLLING MEADOWS PHASE	765-02833-000 BISHOP ADD I	765-02837-000 BISHOP ADD I
Address	1738 E CORTLAND ST	4057 N BROOKHOLLOW CT	1833 E BRIARCLIFF ST	2808 N PEG LN	2848 N PEG LN
Age	43	34	42	46	45
Grade	4	4	4	4	4
Size	1,391	1,280	1,473	1,342	1,209
Appraisal, Sale Price	Appraised Value 233,350	Sale Price 230,000	Sale Price 260,000	Sale Price 240,000	Sale Price 230,000
Date		10/16/2024	5/29/2024	6/11/2024	1/11/2024
T. Adj SP		230,000	260,000	240,000	230,000
OBYI Value	5,896	10,536	11,144	7,112	3,116
Land Value	58,500	65,000	58,500	71,500	65,000
Dwg Value	168,954	154,464	190,356	161,388	161,884
\$ per S.F./ Dwg.	121.46	120.68	129.23	120.26	133.90