

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

Subject Property

Comparable

Comparable

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Parcel	815-39629-000 HYLTON PLACE S/D PH 1	815-40493-000 HYLTON PLACE S/D PH 3	815-40488-000 HYLTON PLACE S/D PH 3	815-40487-000 HYLTON PLACE S/D PH 3	815-40482-000 HYLTON PLACE S/D PH 3	815-40478-000 HYLTON PLACE S/D PH 3
Address	4516 STORY ST	4050 ARYANA AVE	4011 ARYANA AVE	3989 ARYANA AVE	3883 ARYANA AVE	3797 ARYANA AVE
Age	3	1	1	1	1	1
Grade	3	3	3	3	3	3
Size	1,986	1,941	1,874	1,860	1,880	1,860
Appraisal, Sale Price	Appraised Value 368,600	Sale Price 379,000	Sale Price 360,000	Sale Price 364,000	Sale Price 360,000	Sale Price 359,000
Date		6/7/2024	5/7/2024	4/11/2024	3/28/2024	3/25/2024
T. Adj SP		379,000	360,000	364,000	360,000	359,000
OBYI Value	10,621	11,867	3,757	11,402	3,444	11,343
Land Value	63,000	70,000	70,000	70,000	70,000	70,000
Dwg Value	294,979	297,133	286,243	282,598	286,556	277,657
\$ per S.F./ Dwg.	148.53	153.08	152.74	151.93	152.42	149.28