

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

Subject Property

Comparable

Comparable

Comparable



Parcel	785-19159-000 HERITAGE HILLS S/D	785-18997-000 CLEAR CREEK PH III	785-19193-000 HERITAGE HILLS S/D	576-20007-000 THE WOODLANDS
Address	4054 LEGACY DR	5024 PRESTWICK NORTH CI	3075 HERITAGE HILLS DR	2656 W HOWARD NICKELL F
Age	1	18	8	6
Grade	2	1	2	2
Size	6,340	6,700	5,878	5,703
Appraisal, Sale Price	Appraised Value 756,650	Sale Price 2,735,000	Sale Price 1,280,000	Sale Price 1,750,000
Date		7/26/2024	5/3/2024	5/1/2024
T. Adj SP		2,735,000	1,280,000	1,750,000
OBYI Value	0	165,870	45,887	106,526
Land Value	170,000	315,000	170,000	297,500
Dwg Value	586,650	2,254,130	1,064,113	1,345,974
\$ per S.F./ Dwg.	92.53	336.44	181.03	236.01