

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

Subject Property

Comparable

Comparable

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Comparable



Parcel	001-11367-002 36-16-30	765-34001-000 RIVERWALK PH 5	765-34024-000 RIVERWALK PH 5	765-31273-000 RIVERWALK PH II	765-31307-000 RIVERWALK PH II
Address	3275 S DEAD HORSE ST	3217 E COOLRIDGE ST	2927 S COBALT AVE	2719 S COBALT AVE	3048 E CALGARY ST
Age	1	1	1	4	3
Grade	3	3	3	3	3
Size	3,627	2,557	2,692	2,667	2,667
Appraisal, Sale Price	Appraised Value 692,300	Sale Price 525,000	Sale Price 522,550	Sale Price 547,000	Sale Price 535,000
Date		9/12/2024	6/28/2024	7/26/2024	4/19/2024
T. Adj SP		525,000	522,550	547,000	535,000
OBYI Value	13,342	2,744	3,742	3,532	4,288
Land Value	105,700	60,750	60,750	60,750	60,750
Dwg Value	573,258	461,506	458,058	482,718	469,962
\$ per S.F./ Dwg.	158.05	180.49	170.16	181.00	176.21