

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

Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	765-28211-000 OAKBROOKE S/D PH II	765-16224-300 14-16-31 FAYETTEVILLE OU	765-16264-001 12-16-31 FAYETTEVILLE OU	765-11076-000 S T RUSSELL S/D	765-16216-006 11-16-31 FAYETTEVILLE OU
Address	1907 N BEST FRIEND LN	5844 W SELLERS RD	845 N 46TH AVE	2401 W VALLEY DR	975 N 54TH AVE
Age	34	49	52	57	28
Grade	3	4	3	4	3
Size	2,510	1,904	2,575	1,819	2,377
Appraisal, Sale Price	Appraised Value 369,950	Sale Price 452,000	Sale Price 380,000	Sale Price 280,000	Sale Price 540,000
Date		12/23/2024	10/24/2024	6/24/2024	5/30/2024
T. Adj SP		452,000	380,000	280,000	540,000
OBYI Value	51,830	1,654	11,296	2,060	27,500
Land Value	100,000	170,000	103,600	97,500	128,200
Dwg Value	218,120	280,346	265,104	180,440	384,300
\$ per S.F./ Dwg.	86.90	147.24	102.95	99.20	161.67