

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
					
Parcel	765-10432-000 ROSE HILL OL	765-32985-000 TOWNE WEST S/D PH III-IV	765-32987-000 TOWNE WEST S/D PH III-IV	765-30522-000 RUPPLE MEADOWS	765-32989-000 TOWNE WEST S/D PH III-IV
Address	716 B W CLEVELAND	1094 S BENCHMARK LN	1070 S BENCHMARK LN	1347 N CORSICA DR	1026 S BENCHMARK LN
Age	4	1	1	4	1
Grade	3	3	3	3	3
Size	3688	4060	4060	4113	4060
Appraisal, Sale Price	<b>Appraised Value</b> \$480,050	<b>Sale Price</b> \$680,000	<b>Sale Price</b> \$683,000	<b>Sale Price</b> \$724,900	<b>Sale Price</b> \$685,000
Date		31-Dec-24	20-Dec-24	13-Dec-24	04-Dec-24
T.A.S.P.		\$680,000	\$683,000	\$724,900	\$685,000
OBYI Value	\$5,975	\$4,017	\$4,017	\$19,767	\$4,017
Land Value	\$0	\$75,000	\$75,000	\$90,000	\$75,000
Dwg Value	\$474,075	\$600,983	\$603,983	\$615,133	\$605,983
\$ per Sq. Ft.	\$128.55	\$148.03	\$148.76	\$149.56	\$149.26

CARD #2 -- DUPLEX

LAND VALUE WITH CARD #1

TOTAL VALUE \$988,250