

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2021 to 12/31/2022

Subject Property

Comparable

Comparable

Comparable

Comparable

Comparable



Parcel	107567 ARLINGTON PARK	107573 ARLINGTON PARK	107571 ARLINGTON PARK	107574 ARLINGTON PARK	107591 ARLINGTON PARK	107570 ARLINGTON PARK
Address	231 ARLINGTON PARK DR	265 ARLINGTON PARK DR	255 ARLINGTON PARK DR	271 ARLINGTON PARK DR	260 ARLINGTON PARK DR	249 ARLINGTON PARK DR
Age	3	2	4	2	7	3
Grade	2	2	2	2	2	2
Size	2,863	2,480	2,810	3,312	3,462	2,881
Appraisal, Sale Price	Appraised Value 558,000	Sale Price 490,000	Sale Price 610,000	Sale Price 529,000	Sale Price 575,000	Sale Price 430,000
Date		8/31/2021	5/2/2022	9/10/2021	6/16/2022	3/19/2021
T. Adj SP		514,500	610,000	550,200	575,000	473,000
OBYI Value	5,998	5,031	6,448	4,860	5,772	6,104
Land Value	42,000	42,000	42,000	36,750	42,000	33,600
Dwg Value	510,002	467,469	561,552	508,590	527,228	433,296
\$ per S.F./ Dwg.	178.14	188.50	199.84	153.56	152.29	150.40