

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

Subject Property

Comparable

Comparable

Comparable

Comparable

Comparable



|                          |                            |                       |                       |                       |                       |                       |
|--------------------------|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Parcel                   | 61221<br>MADRID            | 61206<br>MADRID       | 61209<br>MADRID       | 60931<br>PUERTOLLANO  | 59021<br>EMPINADO     | 60896<br>PUERTOLLANO  |
| Address                  | 23 INCA LN                 | 17 MADRID WAY         | 11 MADRID WAY         | 107 ALBA LN           | 85 EMPINADO WAY       | 5 SIERRA CIR          |
| Age                      | 44                         | 43                    | 44                    | 45                    | 38                    | 47                    |
| Grade                    | 3                          | 3                     | 3                     | 3                     | 3                     | 3                     |
| Size                     | 2,572                      | 2,778                 | 3,377                 | 2,770                 | 2,926                 | 2,198                 |
| Appraisal,<br>Sale Price | Appraised Value<br>420,950 | Sale Price<br>460,000 | Sale Price<br>570,000 | Sale Price<br>480,000 | Sale Price<br>525,000 | Sale Price<br>430,000 |
| Date                     |                            | 2/25/2022             | 1/6/2022              | 2/24/2022             | 4/20/2022             | 8/12/2022             |
| T. Adj SP                |                            | 460,000               | 570,000               | 480,000               | 525,000               | 430,000               |
| OBYI Value               | 7,584                      | 7,761                 | 13,635                | 2,486                 | 7,530                 | 8,304                 |
| Land Value               | 101,000                    | 69,650                | 52,400                | 89,400                | 76,700                | 83,400                |
| Dwg Value                | 312,366                    | 382,589               | 503,965               | 388,114               | 440,770               | 338,296               |
| \$ per S.F./<br>Dwg.     | 121.45                     | 137.72                | 149.23                | 140.11                | 150.64                | 153.91                |