

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2020 to 12/31/2022

Subject Property

Comparable

Comparable

Comparable

Comparable



| | | | | | |
|-----------------------|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Parcel | 100185 MAJESTIC LAKE VILLAGE TOWN | 100182 MAJESTIC LAKE VILLAGE TC | 100190 MAJESTIC LAKE VILLAGE TC | 100183 MAJESTIC LAKE VILLAGE TC | 100184 MAJESTIC LAKE VILLAGE TC |
| Address | 112 EAGLEVIEW PT | 106 EAGLEVIEW PT | 110 EAGLEVIEW CT | 108 EAGLEVIEW PT | 110 EAGLEVIEW PT |
| Age | 21 | 21 | 21 | 21 | 21 |
| Grade | 3 | 3 | 3 | 3 | 3 |
| Size | 1,945 | 1,881 | 1,500 | 1,881 | 2,324 |
| Appraisal, Sale Price | Appraised Value 303,950 | Sale Price 320,000 | Sale Price 335,000 | Sale Price 416,000 | Sale Price 260,000 |
| Date | | 6/10/2020 | 12/30/2022 | 3/7/2022 | 9/15/2020 |
| T. Adj SP | | 380,800 | 335,000 | 416,000 | 301,600 |
| OBYI Value | 376 | 12,876 | 12,910 | 12,876 | 376 |
| Land Value | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Dwg Value | 253,574 | 317,924 | 272,090 | 353,124 | 251,224 |
| \$ per S.F./ Dwg. | 130.37 | 169.02 | 181.39 | 187.73 | 108.10 |