8/9/2023 1:14:54 PM Selection: VALUATION

Garland County, AR - Shannon Sharp, Assessor Sales Comparison

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

Subject Property

Comparable

Year: 2023

_	Subject Property	Comparable	Comparable	Comparable	Comparable
		R M 71.3 (70)		DESCRIPTION OF	CONTRACTOR OF THE PARTY OF THE
Parcel	100185 MAJESTIC LAKE VILLAGE TOWN	100182 MAJESTIC LAKE VILLAGE T(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