

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

Subject Property

Comparable

Comparable

Comparable

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Comparable



Parcel	53142 12-3S-20W UNPLATTED HOT SP	42090 BAYLES ADDITION	36254 DIERKS HAYS 2ND	45628 HILLVIEW	41858 NICHOLS	51624 08-3S-19W UNPLATTED HOT
Address	110 DORIS CT	218 BAYLES ST	312 PINEWOOD ST	602 WOODLAWN AVE	120 HOOD PL	211 FREIDA ST
Age	78	83	75	72	68	71
Grade	5	5	5	5	5	5
Size	927	1,212	1,050	1,356	1,227	920
Appraisal, Sale Price	Appraised Value 77,150	Sale Price 91,000	Sale Price 76,000	Sale Price 90,000	Sale Price 88,000	Sale Price 70,000
Date		8/20/2021	5/28/2021	11/2/2020	6/7/2022	7/22/2020
T. Adj SP		95,600	82,100	102,600	88,000	82,600
OBYI Value	860	1,431	1,040	502	1,425	1,441
Land Value	12,400	11,250	9,400	15,500	9,800	9,800
Dwg Value	63,890	82,919	71,660	86,598	76,775	71,359
\$ per S.F./ Dwg.	68.92	68.42	68.25	63.86	62.57	77.56