

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2020 to 1/1/2023

Subject Property

Comparable

Comparable

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Comparable



Parcel	23612 HOWTON	5711 34-1S-20W	5425 01-1S-20W	33574 JESSIEVILLE HEIGHTS	89273 MCNEELY, WILLIE MAE
Address	169 TRIPLETT TRL	441 OLD DOVE RD	1071 HWY 298	102 WATERWORKS ST	124 MAYBERRY LN
Age	58	63	73	66	53
Grade	5	5	5	5	5
Size	2,144	980	1,404	1,368	1,540
Appraisal, Sale Price	Appraised Value 102,150	Sale Price 62,000	Sale Price 75,000	Sale Price 89,000	Sale Price 150,000
Date		9/8/2020	6/3/2020	6/15/2021	4/28/2022
T. Adj SP		71,900	89,300	95,200	150,000
OBYI Value	4,499	1,364	878	930	222
Land Value	15,100	12,000	9,400	9,400	5,650
Dwg Value	82,551	58,536	79,022	84,870	144,128
\$ per S.F./ Dwg.	38.50	59.73	56.28	62.04	93.59