

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

Subject Property

Comparable

Comparable

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Comparable



Parcel	89647 15-3S-20W UNPLATTED HOT SP	49382 BRIDGEVIEW	92185 31-2S-20	84783 06-3S-20	48716 WHISPERING PINES
Address	300 STEARNS PT	113 BRIDGEVIEW CIR	175 RIVER HEIGHTS TER	614 WOODVIEW	265 PENINSULA DR
Age	24	15	14	27	16
Grade	3	3	3	3	3
Size	5,819	4,560	6,192	5,092	5,141
Appraisal, Sale Price	Appraised Value 1,540,300	Sale Price 1,485,000	Sale Price 1,190,000	Sale Price 1,200,000	Sale Price 970,000
Date		10/7/2022	7/15/2022	4/18/2022	7/5/2022
T. Adj SP		1,485,000	1,190,000	1,200,000	970,000
OBYI Value	74,996	32,480	49,312	35,058	1,682
Land Value	701,250	354,400	165,300	365,350	250,000
Dwg Value	764,054	1,098,120	975,388	799,592	718,318
\$ per S.F./ Dwg.	131.30	240.82	157.52	157.03	139.72