

30% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2020 to 12/31/2022

Subject Property

Comparable

Comparable

Comparable



Parcel	48407 WATERS EDGE	48413 WATERS EDGE	21232 CLIFTON PLACE - IN	21240 CLIFTON PLACE - IN
Address	111 WATERS EDGE CV	106 WATERS EDGE CV	210 YORKSHIRE DR	316 YORKSHIRE DR
Age	31	34	43	59
Grade	3	3	3	3
Size	3,321	2,341	2,890	2,328
Appraisal, Sale Price	Appraised Value 718,400	Sale Price 575,000	Sale Price 578,000	Sale Price 800,000
Date		3/11/2022	7/6/2020	9/15/2021
T. Adj SP		575,000	682,000	832,000
OBYI Value	19,456	20,540	28,885	23,043
Land Value	237,600	185,400	268,400	351,100
Dwg Value	461,344	369,060	384,715	457,857
\$ per S.F./ Dwg.	138.92	157.65	133.12	196.67