

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

Subject Property

Comparable

Comparable

Comparable

Comparable

Comparable



Parcel	48027 GREEN FORREST HEIGHTS #4	48001 GREEN FORREST HEIGHTS	48022 GREEN FORREST HEIGHTS	47980 GREEN FORREST HEIGHTS	41932 STANLEY WOOD PHASE I	48038 CASALINDA
Address	209 IRONWOOD ST	100 IRONWOOD ST	204 IRONWOOD ST	218 FRUITWOOD ST	1400 SUMMER ST	323 LAKESHORE DR
Age	53	53	47	39	78	58
Grade	4	4	4	4	4	4
Size	2,066	2,513	2,012	1,650	1,581	1,593
Appraisal, Sale Price	Appraised Value 198,500	Sale Price 195,000	Sale Price 129,000	Sale Price 144,000	Sale Price 145,000	Sale Price 134,000
Date		6/23/2021	4/3/2020	3/18/2021	5/14/2021	6/18/2020
T. Adj SP		208,700	156,100	158,400	156,600	159,500
OBYI Value	3,247	1,935	4,360	1,130	2,984	3,170
Land Value	11,650	9,900	11,650	10,800	14,250	12,000
Dwg Value	183,603	196,865	140,090	146,470	139,366	144,330
\$ per S.F./ Dwg.	88.87	78.34	69.63	88.77	88.15	90.60