

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

Subject Property

Comparable

Comparable

Comparable

Comparable

Comparable



Parcel	30616 BOLL ESTATES	93772 BOLL ESTATES	16504 LAKEVIEW	88586 BALI-HAI ESTATES	9437 34-3S-20	29993 HAMILTON GATE #2
Address	116 GENE BELL CV	109 LA GUNA SHORES CT	103 WINDY PT	368 JOY DR	214 SOUTHSORE DR	102 STATELY PT
Age	19	23	55	14	33	29
Grade	3	3	3	3	3	3
Size	4,400	3,793	3,377	3,432	3,473	3,332
Appraisal, Sale Price	Appraised Value 849,000	Sale Price 905,000	Sale Price 623,000	Sale Price 762,000	Sale Price 710,000	Sale Price 750,000
Date		8/13/2021	5/15/2020	7/22/2021	3/16/2020	5/1/2020
T. Adj SP		950,300	747,600	807,700	866,200	900,000
OBYI Value	49,011	24,879	23,783	37,488	43,052	47,714
Land Value	198,000	196,000	330,000	124,000	150,000	184,000
Dwg Value	601,989	729,421	393,817	646,212	673,148	668,286
\$ per S.F./ Dwg.	136.82	192.31	116.62	188.29	193.82	200.57