

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2022 to 7/17/2023

Subject Property

Comparable

Comparable

Comparable

Comparable



Parcel	115346 TIMBER TOP #1	101077 BAYVIEW ESTATES	111074 ANDREW SUBDIVISION	115736 POINT ON WILSON POINT PI	102228 OAKS, THE
Address	404 WESTON RD	427 SERENDIPITY TRL	352 HOUSLEY PT	256 WILSON PT	295 RIVER MILL PT
Age	2	3	8	2	4
Grade	2	2	2	2	2
Size	4,177	4,631	4,000	5,000	3,292
Appraisal, Sale Price	Appraised Value 1,521,600	Sale Price 2,100,000	Sale Price 1,290,000	Sale Price 1,950,000	Sale Price 950,000
Date		4/6/2023	3/25/2022	6/8/2023	7/18/2022
T. Adj SP		2,100,000	1,290,000	1,950,000	950,000
OBYI Value	41,369	50,244	28,244	12,829	42,994
Land Value	359,400	740,900	291,750	438,400	117,350
Dwg Value	1,120,831	1,308,856	970,006	1,498,771	789,656
\$ per S.F./ Dwg.	268.33	282.63	242.50	299.75	239.87