

**Comparable Property or Properties used to determine Broker’s Opinion of Value**

<u>Subject Parcel</u>	<u>Zoning</u>	<u>Size</u>	<u>Square Feet</u>	<u>Sales Price</u>	<u>Price/SF</u>	<u>Date</u>
22525-001-00	R3	.14	5800	\$9,164	\$1.58	
<b><u>Comparables</u></b>						
2851-098-004	R3	.13	5600	\$9,000	\$1.58	6-2024
					\$1.58/SF x 5800 = \$9,164	

**Note:** Parcel #2851-098-004 is the only R3 parcel sold in the area within a 12 month period.