

Comparison Contiguous Properties - Nature Island Subdivision*

Property	Year Built	Square Footage/Acreage	List/Closing Dates	Ask/Sold Price	Sold Price/Sq. Foot	Additional Features	Location/Subjects Property - See Map #/Color
1672 E. Sunset Dr.	1992	2,934/.19	10-8-20XX/1-14-20XX	\$499,000/\$465,000	\$158.49	2 story: Swimming Pool	8/Yellow
3456 E. Sunset Dr.	1992	3,032/.20	10-18-20XX/4-19-20XX	\$599,900/\$499,00	\$164.58	2 story: Swimming Pool	6/Green
7946 E. River St.	1992	3,032/.20	1-24-20XX/6-28-20XX	\$329,900/\$309,00	\$149.58	Most Comparable to Subject's Property	2 Orange
2537 Aspen Dr.	1993	3,868/.24	5-6-20XX/Unsold	\$589,000/XXXXXX	\$152.28 (Ask Price)	2 Story	6 Blue

Subject's Property							
1350 E. River St.	1992	1,934/.17	XXXXXXXXXX	XXXXXXXXXX	1-1-20XX XXXXX County Market Value Assessment = \$168.67/sq ft	XXXXXXXXXX	9/Red

* This is all the properties listed for sale in this section ungated of Nature Island Subdivision that were for sale or sold in the last year

APPELLANT

