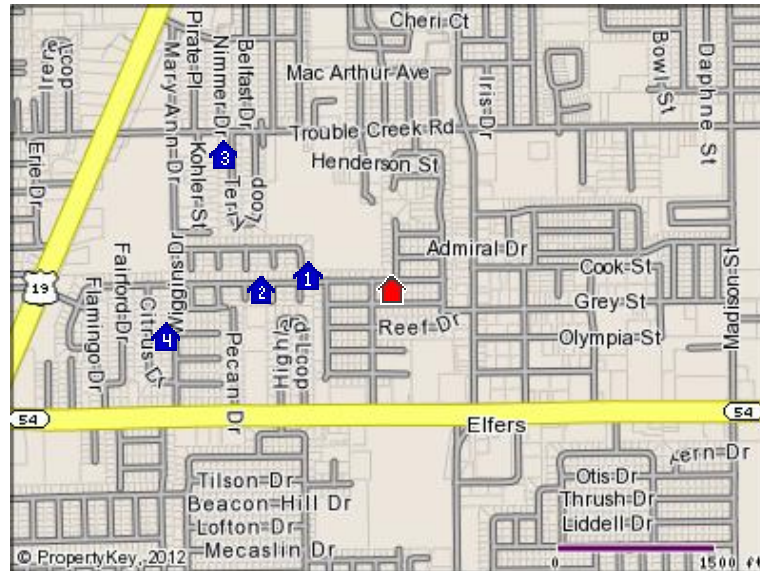




Subject Property	
PID #	1726160580000002450
Address:	5348 DRIFT TIDE DR NEW PORT RICHEY, FL 34652-6047
Last Sale Price:	\$66,000
Last Sale Date:	02/01/2004
Market Value:	\$46,034
Assessed Value:	\$46,034
Total Land Area:	5,100 sf
Waterfront:	No
Total Area:	1,440 sf
Living Area:	912 sf
Bedrooms:	0
Bathrooms:	1.5
Year Built:	1970
Stories:	1
Pool:	No
Garage:	No



Projected Sale Price	
Estimated Range Based On Value Ratio	\$53,500 — \$63,900 — \$69,700
Estimated Range Based On Price per SF	\$49,600 — \$53,900 — \$61,000

Statistics About Comparable Properties					
	Sale Price	Living Area	Market Value	\$/SF	MV Ratio
High:	\$60,300	956 sf	\$46,507	\$66.85	1.514
Low:	\$52,000	902 sf	\$36,405	\$54.39	1.161
Median:	\$54,500	946 sf	\$38,947	\$57.61	1.439
Average:	\$55,325	937 sf	\$40,201	\$59.12	1.388

Explanation of Calculations

The Projected Sales Price section applies these statistics to determine the most likely sales price based on existing market conditions. Calculations are done using two methods, Value Ratio and Price Per Square Foot. The Price Per Square Foot is the last sale price divided by total building square footage. The Value Ratio is the last sales price divided by the market value. A Value Ratio below 0.950 signifies that the property sold for less than the Market Value. It might be a quit claim that does not reflect the true property value. A very high Value Ratio may indicate a property that has been split, or improved since the County Assessor's office assigned the market value.

Comparison Criteria			
- Ignore Lot SF	- Bldg SF +/- 20%	- Located within 1/2 mile	- Sold in Last 6 Months
- Ignore Year Built	- Ignore Bathrooms	- Ignore Bedrooms	- Use All Sales
- Ignore Stories	- Ignore Garage	- No Pool	- Ignore Waterfront

Note: only properties with similar property use classifications will be considered as potential matches.

Comparable Properties							
1.	5223 DRIFT TIDE DR NEW PORT RICHEY, FL 34652-5967	Parcel ID # 1726160250000000210	Lot Size: 6,800 sf	Waterfront: No	Total Area: 1,518 sf	Garage: Yes	Distance: 0.15 miles
	Last Sale: \$60,300 on 11/18/2011 (\$66.85/SF)	Bedrooms: 0 Baths: 1	Living Area: 902 sf	Pool: No	Year Built: 1965	Stories: 1	
	MVR: 1.514 Market Value: \$39,835						
2.	5132 DRIFT TIDE DR NEW PORT RICHEY, FL 34652-5940	Parcel ID # 1726160250000000400	Lot Size: 6,300 sf	Waterfront: No	Total Area: 1,470 sf	Garage: Yes	Distance: 0.23 miles
	Last Sale: \$52,000 on 10/27/2011 (\$54.39/SF)	Bedrooms: 0 Baths: 1	Living Area: 956 sf	Pool: No	Year Built: 1965	Stories: 1	
	MVR: 1.366 Market Value: \$38,059						
3.	4405 TERRY LOOP NEW PORT RICHEY, FL 34652-5445	Parcel ID # 1726160020000000030	Lot Size: 5,525 sf	Waterfront: No	Total Area: 1,344 sf	Garage: Yes	Distance: 0.38 miles
	Last Sale: \$54,000 on 01/09/2012 (\$57.69/SF)	Bedrooms: 0 Baths: 1	Living Area: 936 sf	Pool: No	Year Built: 1961	Stories: 1	
	MVR: 1.161 Market Value: \$46,507						
4.	4119 WIGGINS DR NEW PORT RICHEY, FL 34652-5954	Parcel ID # 1826160080000000220	Lot Size: 6,000 sf	Waterfront: No	Total Area: 1,459 sf	Garage: Yes	Distance: 0.41 miles
	Last Sale: \$55,000 on 10/27/2011 (\$57.53/SF)	Bedrooms: 0 Baths: 1	Living Area: 956 sf	Pool: No	Year Built: 1965	Stories: 1	
	MVR: 1.511 Market Value: \$36,405						