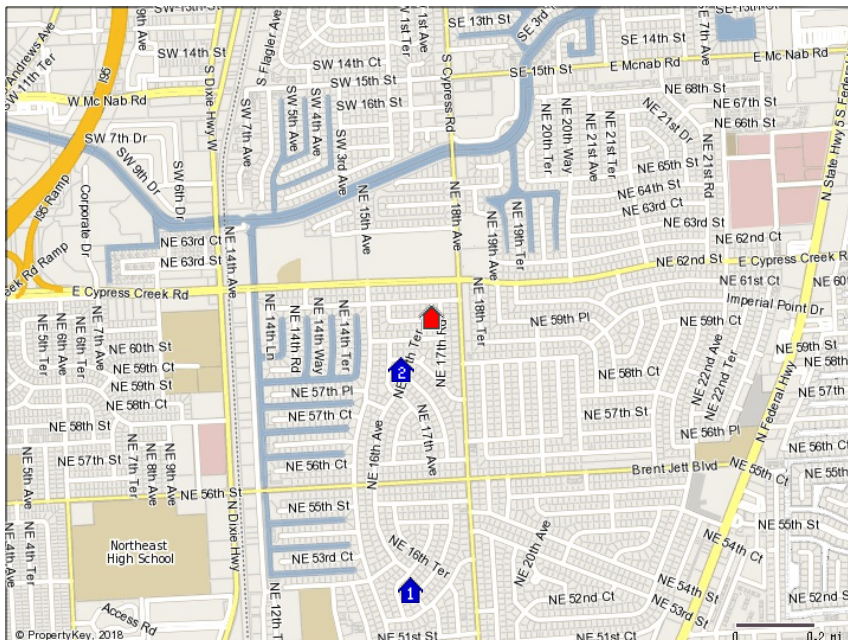




SUBJECT PROPERTY

PID # 4942-11-06-0760
Address:
 1640 NE 59TH PL
 FORT LAUDERDALE, FL 33334-5949
Last Sale Price: \$320,000
Last Sale Date: 11/26/2018
Market Value: \$316,790
Assessed Value: \$154,810
Total Land Area: 7,500 sf
Waterfront: No
Total Area: 2,520 sf
Living Area: 1,568 sf
Bedrooms: 3
Bathrooms: 2.0
Year Built: 1961
Stories: 0.0
Pool: Y
Garage: Y



PROJECTED SALE PRICE

Estimated Range Based On Value Ratio
 \$365,900 — **\$420,000** — \$474,100

Estimated Range Based On Price per SF
 \$481,000 — **\$484,900** — \$488,900

STATISTICS ABOUT COMPARABLE PROPERTIES

	<u>Sale Price</u>	<u>Living Area</u>	<u>Market Value</u>	<u>\$/SF</u>	<u>MV Ratio</u>
High:	\$565,000	1,812 sf	\$489,110	\$311.81	1.497
Low:	\$500,000	1,630 sf	\$334,100	\$306.75	1.155
Median:	\$532,500	1,721 sf	\$411,605	\$309.28	1.326
Average:	\$532,500	1,721 sf	\$411,605	\$309.28	1.326

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

- Lot SF +/- 50%
- Bldg SF +/- 20%
- In Same Subdivision
- Sold in Last 6 Months
- Ignore Year Built
- Ignore Bathrooms
- Ignore Bedrooms
- Not Waterfront
- Ignore Stories
- Ignore Garage
- Ignore Pool
- Use All Sales

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

COMPARABLE PROPERTIES

1. 5231 NE 17TH TER FORT LAUDERDALE, FL 33334-5868 Last Sale: \$565,000 on 09/20/2018 (\$311.81/SF) MVR: 1.155 Market Value: \$489,110	Parcel ID # 4942-11-07-1250 Bedrooms: 4 Baths: 2.0 Distance: 0.67 miles	Lot Size: 11,172 sf Total Area: 2,863 sf Living Area: 1,812 sf Year Built: 1970	Waterfront: No Garage: Yes Pool: Yes Stories: 1.0
2. 5779 NE 17TH TER FORT LAUDERDALE, FL 33334-5984 Last Sale: \$500,000 on 08/16/2018 (\$306.75/SF) MVR: 1.497 Market Value: \$334,100	Parcel ID # 4942-11-06-1920 Bedrooms: 3 Baths: 2.0 Distance: 0.13 miles	Lot Size: 8,127 sf Total Area: 2,268 sf Living Area: 1,630 sf Year Built: 1961	Waterfront: No Garage: Yes Pool: Yes Stories: 1.0