

VALUATION WORKBOOK

3011 Blocton Rd, North Port, FL 34288



Presented by

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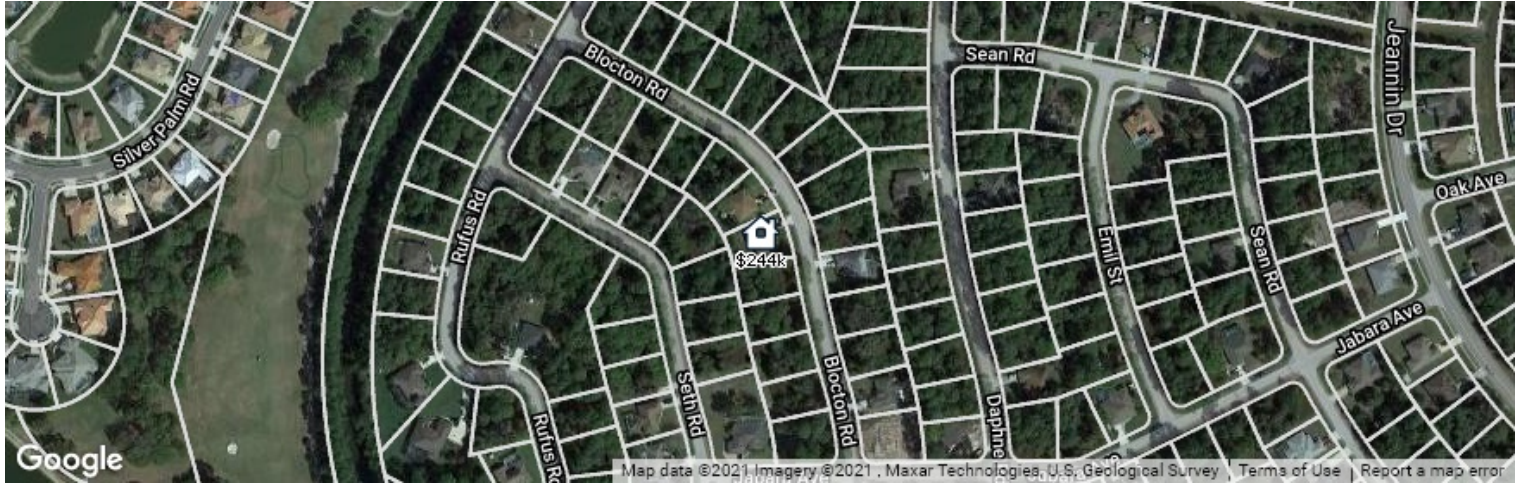
File ID: 3011 Blocton Rd, North Port, FL 34288

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3011 Blocton Rd, North Port, FL 34288

Listing Date: –
MLS Name: –
MLS Listing ID: –



Legend: Subject Property

Off Market * Sold Date: 11/3/2017, Public Record

Result of Sales Comparison Analysis

\$344,279 (or \$172 / sq ft)

Last Analysis Update: 4/5/2021

\$243K – \$430K

(or \$122 – \$215 / sq ft)

Number of Comps Chosen

16

Comps Range

\$243K – \$430K

Current Estimated Value

\$244,150

Last RVM® Update: 3/24/2021

RVM® Est. Range: \$222K – \$266K

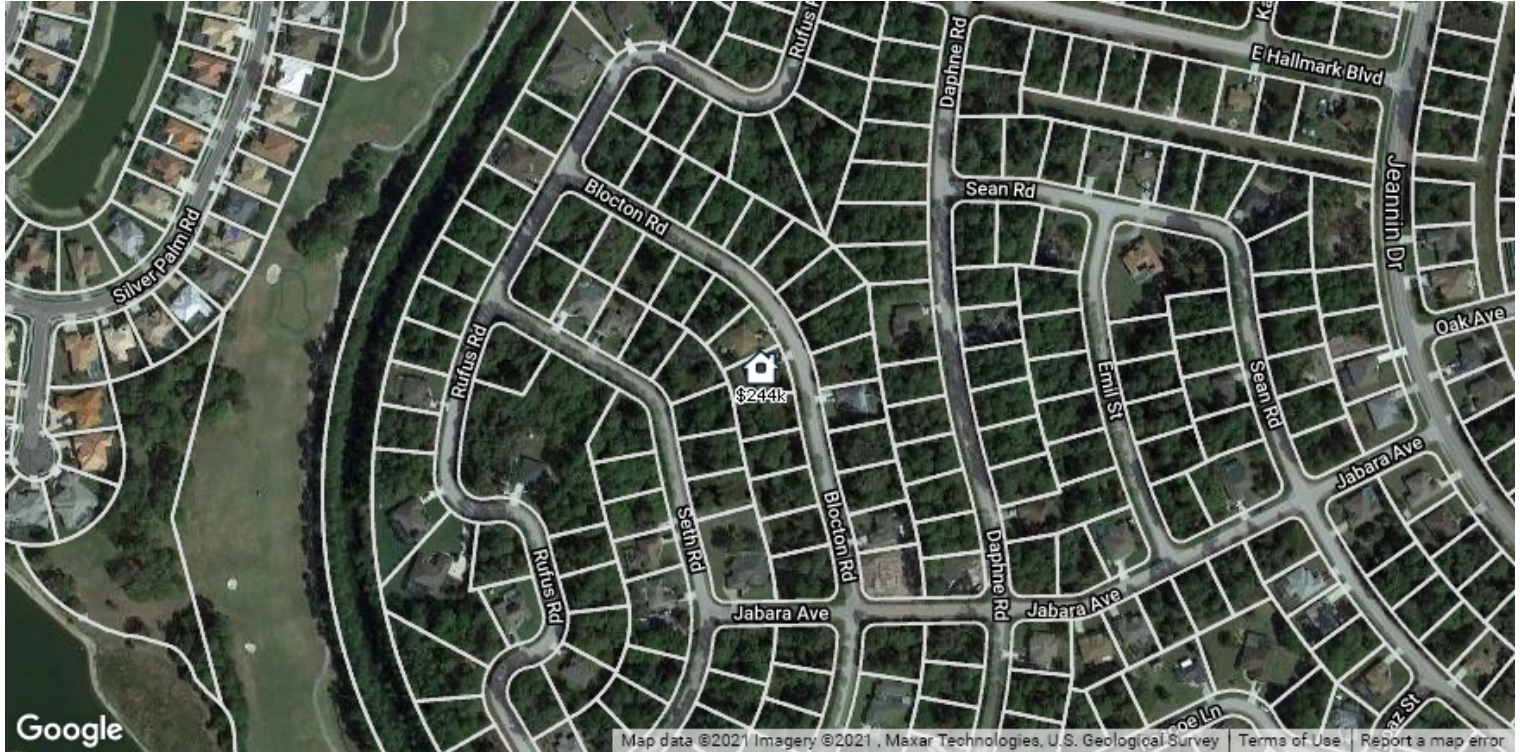
RVM® Confidence: ★★★★★


↑ RVM® Change - Last 1 Month: \$1,980

↑ RVM® Change - Last 12 Months: 18.75%

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Aerial Map



Legend:  Subject Property

Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

\$344,279 (or \$172 / sq ft)

Last Analysis Update: 4/5/2021

\$243K – \$430K

(or \$122 – \$215 / sq ft)

Number of Comps Chosen

16

Comps Range

\$243K – \$430K

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

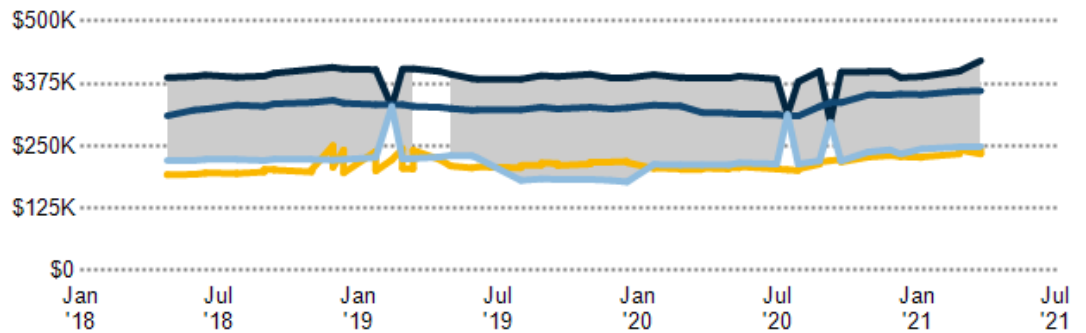
Comps:

- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)


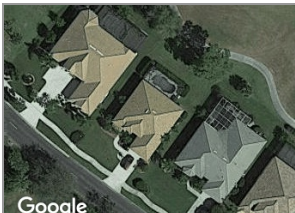

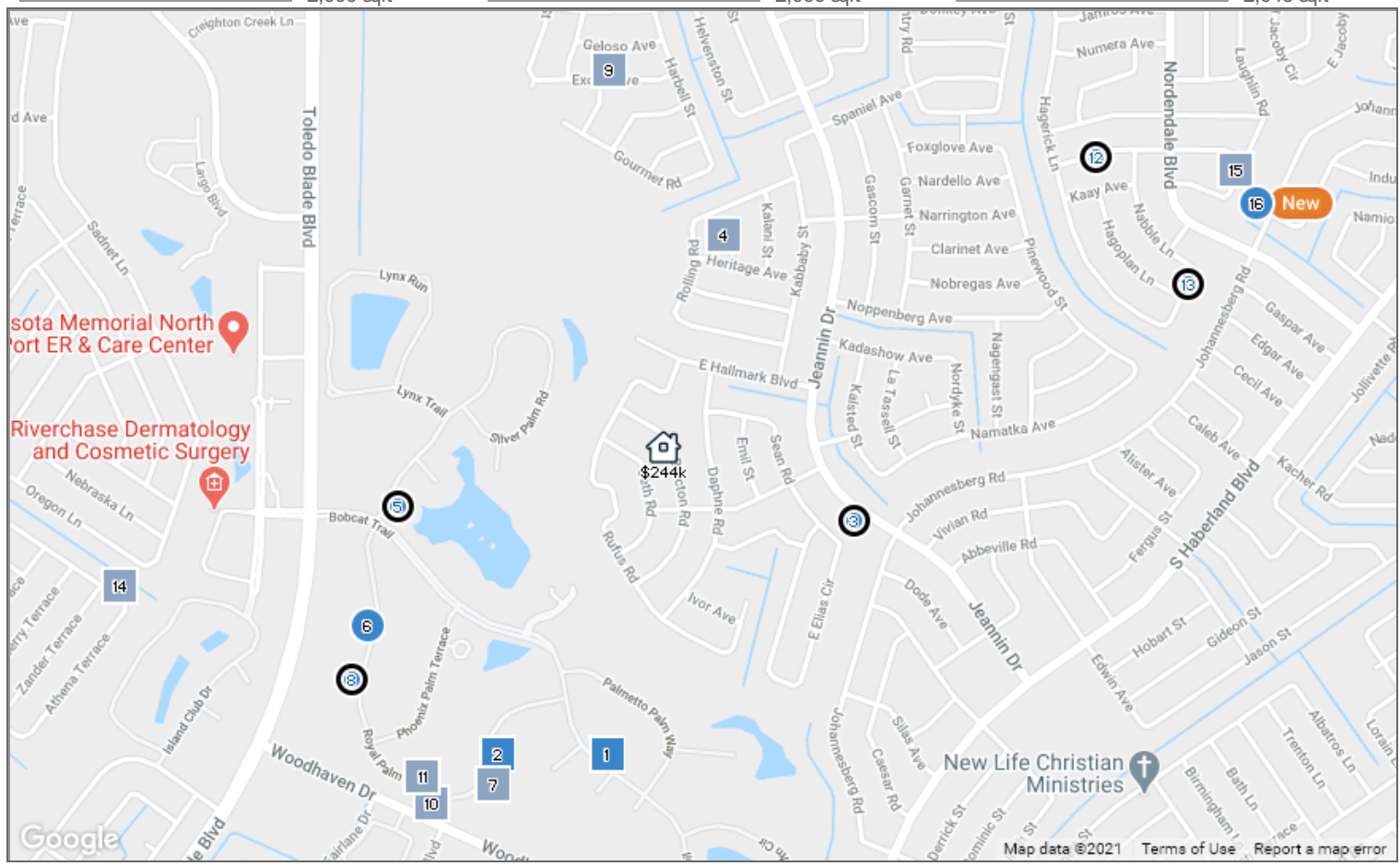



Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.






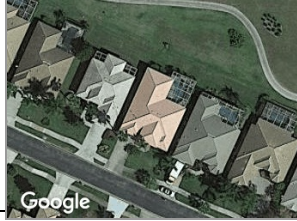





- Subject Property Estimated Value
- Highest
- Median
- Lowest



Comps and Adjustments Map

<p>3011 Blocton Rd, North Port, FL 34288</p> <p>Off Market</p> <ul style="list-style-type: none"> Sold Date: 11/3/2017 Public Record  <p>Price: \$244,150</p> <p>3 bed 2.0 bath 2,000 sqft</p>	<p>1614 Bobcat Trl, North Port, FL 34288</p> <p>1 Closed</p> <ul style="list-style-type: none"> Sold Date: 1/12/2021 Public Record  <p>Price: \$369,800</p> <p>3 bed 2.0 bath 2,066 sqft</p>	<p>3391 Royal Palm Dr, North Port, FL 34288</p> <p>2 Closed</p> <ul style="list-style-type: none"> Sold Date: 3/5/2021 Public Record  <p>Price: \$389,000</p> <p>3 bed 2.0 bath 2,045 sqft</p>
		
<p>3123 Jeannin Dr, North Port, FL 34288</p> <p>3 Pending</p> <ul style="list-style-type: none"> Pending as of 3/18/2021  <p>Price: \$399,000</p> <p>3 bed 2.0 bath 1,801 sqft</p>	<p>2435 Modern Ct, North Port, FL 34288</p> <p>4 Closed</p> <ul style="list-style-type: none"> Sold Date: 11/24/2020 Public Record  <p>Price: \$375,000</p> <p>3 bed 2.0 bath 2,017 sqft</p>	<p>2570 Silver Palm Rd, North Port, FL 34288</p> <p>5 Pending</p> <ul style="list-style-type: none"> Pending as of 4/3/2021  <p>Price: \$429,900</p> <p>3 bed 2.0 bath 1,862 sqft</p>

Comps and Adjustments Map

<p>2797 Royal Palm Dr, North Port, FL 34288</p> <p>6 ● Active • Active: 3/5/2021</p>  <p>Price: \$359,500</p> <p>3 bed 2.0 bath 2,028 sqft</p>	<p>3335 Royal Palm Dr, North Port, FL 34288</p> <p>7 ■ Closed • Sold Date: 11/18/2020 • Public Record</p>  <p>Price: \$343,000</p> <p>3 bed 2.0 bath 2,010 sqft</p>	<p>2913 Royal Palm Dr, North Port, FL 34288</p> <p>8 ● Pending • Pending as of 3/5/2021</p>  <p>Price: \$289,900</p> <p>3 bed 2.0 bath 1,808 sqft</p>
<p>1214 Exotic Ave, North Port, FL 34288</p> <p>9 ■ Closed • Sold Date: 10/20/2020 • Public Record</p>  <p>Price: \$247,000</p> <p>3 bed 2.0 bath 2,112 sqft</p>	<p>3209 Royal Palm Dr, North Port, FL 34288</p> <p>10 ■ Closed • Sold Date: 11/10/2020 • Public Record</p>  <p>Price: \$365,000</p> <p>3 bed 2.0 bath 2,015 sqft</p>	<p>3168 Royal Palm Dr, North Port, FL 34288</p> <p>11 ■ Closed • Sold Date: 11/23/2020 • Public Record</p>  <p>Price: \$355,000</p> <p>3 bed 2.0 bath 1,999 sqft</p>
<p>Lawn Ave, North Port, FL 34288</p> <p>12 ● Pending • Pending as of 2/22/2021</p>  <p>Price: \$301,724</p> <p>3 bed 2.0 bath 2,068 sqft</p>	<p>Halcomb Ter, North Port, FL 34288</p> <p>13 ● Pending • Pending as of 1/28/2021</p>  <p>Price: \$285,787</p> <p>3 bed 2.0 bath 2,069 sqft</p>	<p>1162 Music Ln, North Port, FL 34286</p> <p>14 ■ Closed • Sold Date: 11/25/2020 • Public Record</p>  <p>Price: \$243,000</p> <p>3 bed 2.0 bath 1,004 sqft</p>
<p>2121 Laughlin Rd, North Port, FL 34288</p> <p>15 ■ Closed • Sold Date: 10/21/2020 • Public Record</p>  <p>Price: \$360,000</p> <p>3 bed 2.0 bath 1,854 sqft</p>	<p>2348 Johannesburg Rd, North Port, FL 34288</p> <p>16 ● Active • New, Active: 3/31/2021</p>  <p>Price: \$369,900</p> <p>3 bed 2.0 bath 1,873 sqft</p>	