

Dear Property Owner, below I have provided informative facts, recent sales, real estate market statistics and other relevant data related to your residential property. Please note that transactions shown in the "Sample of Recent Sales in Your Subdivision" section may or may not have been used to determine your assessed value for 2018. Please visit our website at ocpaf.org for more real estate information. – Rick Singh, CFA, Orange County Property Appraiser



Parcel Number 32-20-28-1141-00-970

| | |
|----------------------------------------------------|--------------------------------------------------------------------|
| Name(s) Kinney James M Kinney Anita L | Mailing Address 1860 Needham Rd Apopka, FL 32712-2160 |
| Municipality Apopka | Physical Address 1860 Needham Rd Apopka, FL 32712 |
| Property Use Single Fam Class III | |

Sales (Please note that the assessment date is January 1, 2018.)

Sample of Recent Sales In Your Subdivision

| Address | Sale Date | Sale Amount | \$/SQFT | Deed Code | Beds/Baths |
|--------------------------|------------|-------------|---------|---------------|------------|
| 1800 Needham Rd | 04/09/2018 | \$243,000 | \$124 | Warranty Deed | 4/2 |
| 1890 Needham Rd | 03/02/2018 | \$202,000 | \$131 | Warranty Deed | 3/2 |
| 1822 Cranberry Isles Way | 02/07/2018 | \$237,500 | \$129 | Warranty Deed | 4/2 |
| 2080 Cranberry Isles Way | 01/05/2018 | \$208,000 | \$149 | Warranty Deed | 3/2 |
| 1833 Cranberry Isles Way | 09/28/2017 | \$196,000 | \$130 | Warranty Deed | 2/2 |
| 1860 Needham Rd | 06/12/2017 | \$205,000 | \$125 | Warranty Deed | 3/2 |
| 1827 Cranberry Isles Way | 05/30/2017 | \$235,000 | \$128 | Warranty Deed | 4/2 |
| 1930 Cranberry Isles Way | 01/13/2017 | \$200,000 | \$107 | Warranty Deed | 3/2 |

Aggregate Sales Data

Cambridge Commons

| | 2018 Sales | | | | 2017 Sales | | | |
|---------------------------|------------|---------------------------|---------------------------|-----------|------------|---------------------------|---------------------------|-------------|
| | Count | Median | Average | Volume | Count | Median | Average | Volume |
| Single Family Residential | 3 | \$205,000 (\$125/SqFt) | \$213,333 (\$120/SqFt) | \$640,000 | 6 | \$194,000 (\$108/SqFt) | \$196,583 (\$109/SqFt) | \$1,179,500 |