

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 32-20-28-1141-01-000

Name(s) Nguyen Hien Nguyen Nguyet Nguyen Danny	Mailing Address 1842 Needham Rd Apopka, FL 32712-2159
Municipality Apopka	Physical Address 1842 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