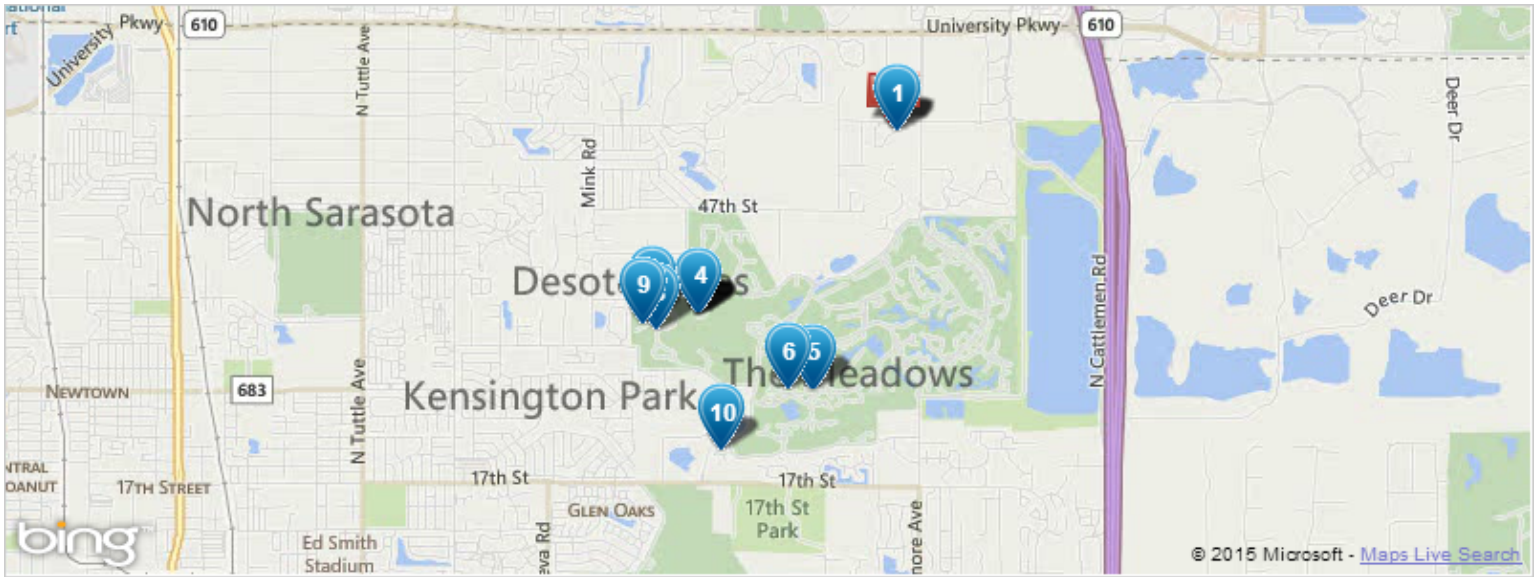


5205 Manorwood Dr #2C, Sarasota, FL 34235-2107, Sarasota County



Search Criteria

Number of Comparables:	10	Bedrooms:	2 - 2
Sort Method:	Distance From Subject (Closest)	Search Period:	04/21/2014 - 04/21/2015
Pool:	No Preference	Living/Building Area:	1,676 - 2,048 Sq Ft
Distance from Subject:	3 miles	Land Use:	Same As Subject

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$870,000	\$345,000	\$226,000	\$300,000	\$294,400
Living Sq Ft	1,862	1,870	1,551	1,684	1,688
Price Per Sq Ft	\$467.24	\$213.49	\$141.07	\$177.91	\$174.91
Total Bldg Sq Ft	2,037	2,542	2,037	2,455	2,370.7
Bedrooms	2	2	2	2	2
Total Baths	2	2	2	2	2
Stories	1	1	1	1	1
Distance (miles)		2.01	0.02	1.53	1.47
Year Built	2006	2006	1977	1988	1988
Just Value - Total	\$173,900	\$230,000	\$173,900	\$214,900	\$205,500
Value Projected by Assessment	\$249,009				
Value Projected by Sq Ft	\$325,675				

Courtesy of Dorothy Faustini, My Florida Regional MLS

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Comparables

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Subject Property

Comparable 1

Comparable 2

Comparable 3



County	Sarasota	Sarasota	Sarasota	Sarasota
Address	5205 Manorwood Dr #2C	5204 Manorwood Dr #2B	3460 Hadfield Greene #20	3320 Hadfield Greene #39
Recording Date	03/15/2010	02/12/2015	04/14/2015	10/23/2014
Sale Date	Tax: 03/09/2010 MLS: 02/23/2011	02/11/2015	04/10/2015	10/21/2014
Sale Price	\$870,000	\$290,000	\$265,000	\$310,000
MLS Sale Price	\$205,000	\$290,000	\$265,000	\$310,000
MLS Standard Status	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	D5778875	A4106576	A4113358	A3991225
Price Per Sq Ft	\$467.24	\$155.75	\$163.99	\$191.83
Living Sq Ft	1,862	Tax: 1,862 MLS: 2,037	Tax: 1,616 MLS: 1,838	Tax: 1,616 MLS: 1,990
Stories	1	1	1	1
Total Rooms	6	6	5	5
Bedrooms	Tax: 2 MLS: 3	2	Tax: 2 MLS: 3	Tax: 2 MLS: 3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Floor Cover	Tile	Tile	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Stucco	Stucco	Stucco	Stucco
Garage Type			Attached Garage	Attached Garage
Roof Material	Concrete Tile	Concrete Tile	Concrete Tile	Concrete Tile
Foundation	Slab	Slab	Slab	Slab
Year Built	2006	2006	1988	1988
Effective Year Built	2006	2006	1988	1988
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Yes	Yes	Yes	Yes
Fireplaces			1	1
Land Use - County	Condo-Mid-Rise 2-6 Stories	Condo-Mid-Rise 2-6 Stories	Condo-Duplexes	Condo-Duplexes
Land Use - State	Condominium	Condominium	Condominium	Condominium
Land Use - CoreLogic	Condominium	Condominium	Condominium	Condominium
Quality	Average	Average		
School District Name	Sarasota County	Sarasota County	Sarasota County	Sarasota County
Subdivision	Grande Oaks Preserve	Grande Oaks Preserve	Hadfield Greene	Hadfield Greene
Zoning	RSF3	RSF3	RSF2	RSF2

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Subject Property

Comparable 4

Comparable 5

Comparable 6



County	Sarasota	Sarasota	Sarasota	Sarasota
Address	5205 Manorwood Dr #2C	3336 Hadfield Greene #35	4757 Chandlers Forde #10	4623 Chandlers Forde #40
Recording Date	03/15/2010	10/06/2014	05/15/2014	05/23/2014
Sale Date	Tax: 03/09/2010 MLS: 02/23/2011	10/03/2014	05/13/2014	Tax: 05/23/2014 MLS: 06/03/2014
Sale Price	\$870,000	\$345,000	\$273,000	\$237,000
MLS Sale Price	\$205,000	\$345,000	\$273,000	\$237,000
MLS Standard Status	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	D5778875	A4103398	A3994628	A3991669
Price Per Sq Ft	\$467.24	\$213.49	\$145.99	\$141.07
Living Sq Ft	1,862	Tax: 1,616 MLS: 1,954	Tax: 1,870 MLS: 1,872	Tax: 1,680 MLS: 1,872
Stories	1	1	1	1
Total Rooms	6	5	5	5
Bedrooms	Tax: 2 MLS: 3	Tax: 2 MLS: 3	2	2
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Floor Cover	Tile	Carpet	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Stucco	Stucco	Wood Siding	Wood Siding
Garage Type		Attached Garage	Attached Garage	Attached Garage
Roof Material	Concrete Tile	Concrete Tile	Asphalt Shingle	Asphalt Shingle
Foundation	Slab	Slab	Slab	Slab
Year Built	2006	1988	1981	1983
Effective Year Built	2006	1988	2006	1983
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Yes	Yes	Yes	Yes
Fireplaces		1	1	1
Land Use - County	Condo-Mid-Rise 2-6 Stories	Condo-Duplexes	Condo-Duplexes	Condo-Duplexes
Land Use - State	Condominium	Condominium	Condominium	Condominium
Land Use - CoreLogic	Condominium	Condominium	Condominium	Condominium
Quality	Average		Average	Average
School District Name	Sarasota County	Sarasota County	Sarasota County	Sarasota County
Subdivision	Grande Oaks Preserve	Hadfield Greene	Chandlers Forde	Chandlers Forde
Zoning	RSF3	RSF2	RSF2	RSF2

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Comparables

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Subject Property

Comparable 7

Comparable 8

Comparable 9



County	Sarasota	Sarasota	Sarasota	Sarasota
Address	5205 Manorwood Dr #2C	3961 Chatsworth Greene #45	3325 Highlands Bridge Rd #64	3877 Chatsworth Greene Ct #19
Recording Date	03/15/2010	04/14/2015	01/22/2015	04/07/2015
Sale Date	Tax: 03/09/2010 MLS: 02/23/2011	04/14/2015	01/19/2015	04/06/2015
Sale Price	\$870,000	\$328,000	\$325,000	\$345,000
MLS Sale Price	\$205,000		\$325,000	
MLS Standard Status	Sold/Closed Sale		Sold/Closed Sale	
MLS Listing #	D5778875		A4109130	
Price Per Sq Ft	\$467.24	\$194.31	\$192.54	\$204.38
Living Sq Ft	1,862	1,688	Tax: 1,688 MLS: 1,928	1,688
Stories	1	1	1	1
Total Rooms	6	5	5	5
Bedrooms	Tax: 2 MLS: 3	2	Tax: 2 MLS: 3	2
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Floor Cover	Tile	Carpet	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Stucco	Stucco	Stucco	Stucco
Garage Type		Attached Garage	Attached Garage	Attached Garage
Roof Material	Concrete Tile	Concrete Tile	Concrete Tile	Concrete Tile
Foundation	Slab	Slab	Slab	Slab
Year Built	2006	1989	1991	1989
Effective Year Built	2006	1989	1991	1989
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Yes	Yes	Yes	Yes
Fireplaces		1	1	1
Land Use - County	Condo-Mid-Rise 2-6 Stories	Condo-Duplexes	Condo-Duplexes	Condo-Duplexes
Land Use - State	Condominium	Condominium	Condominium	Condominium
Land Use - CoreLogic	Condominium	Condominium	Condominium	Condominium
Quality	Average			
School District Name	Sarasota County	Sarasota County	Sarasota County	Sarasota County
Subdivision	Grande Oaks Preserve	Chatsworth Greene	Chatsworth Greene	Chatsworth Greene
Zoning	RSF3	RSF2	RSF2	RSF2

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Subject Property

Comparable 10



County	Sarasota	Sarasota
Address	5205 Manorwood Dr #2C	4348 Woodmans Chart #140
Recording Date	03/15/2010	06/16/2014
Sale Date	Tax: 03/09/2010 MLS: 02/23/2011	06/16/2014
Sale Price	\$870,000	\$226,000
MLS Sale Price	\$205,000	\$226,000
MLS Standard Status	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	D5778875	A3996738
Price Per Sq Ft	\$467.24	\$145.71
Living Sq Ft	1,862	Tax: 1,551 MLS: 1,865
Stories	1	1
Total Rooms	6	4
Bedrooms	Tax: 2 MLS: 3	Tax: 2 MLS: 3
Bathrooms (Total)	2	2
Bathrooms (Full)	2	2
Floor Cover	Tile	Carpet
Interior Wall	Drywall	Drywall
Exterior	Stucco	Stucco
Garage Type		Detached Garage
Roof Material	Concrete Tile	Asphalt Shingle
Foundation	Slab	Slab
Year Built	2006	1977
Effective Year Built	2006	2002
Heat Type	Heated	Heated
Cooling Type	Yes	Yes
Fireplaces		
Land Use - County	Condo-Mid-Rise 2-6 Stories	Condo-Cluster Villas
Land Use - State	Condominium	Condominium
Land Use - CoreLogic	Condominium	Condominium
Quality	Average	Average
School District Name	Sarasota County	Sarasota County
Subdivision	Grande Oaks Preserve	Woodmans Chart
Zoning	RSF3	RSF2

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