

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



<b>3</b>	<b>1,862</b>	<b>N/A</b>	<b>\$205,000</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>2</b>	<b>2006</b>	<b>CONDO</b>	<b>02/23/2011</b>
<b>MLS Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

## Owner Information

Owner:	<b>Krakov Michael E</b>	Mailing Zip:	<b>34235</b>
Owner 2:	<b>Krakov Judith A</b>	Mailing ZIP + 4:	<b>2107</b>
Owner (Alternate Format):	<b>Michael E &amp; Judith A Krakow</b>	Mailing Carrier Route:	<b>C006</b>
Mailing Address:	<b>5205 Manorwood Dr #2c</b>	Owner Vesting:	<b>Husband/Wife</b>
Mailing City & State:	<b>Sarasota, FL</b>	Owner Occupied:	<b>Yes</b>

## Location Information

Neighborhood Code:	<b>4202-4202</b>	Property Carrier Route:	<b>C006</b>
Subdivision:	<b>Grande Oaks Preserve</b>	Condo Floor:	<b>2</b>
Subdivision #:	<b>8325</b>	Census Tract:	<b>12.03</b>
Township:	<b>36S</b>	Census Block:	<b>00</b>
Range:	<b>18E</b>	Census Block Group:	<b>3</b>
Section:	<b>02</b>	Zoning:	<b>RSF3</b>
Property ZIP:	<b>34235</b>	Zoning Description:	<b>Residential Single Family(4.5-Rsf3</b>
Property ZIP 4:	<b>2107</b>	School District Name:	<b>Sarasota County</b>

## Tax Information

Folio/Strap/PID (1):	<b>0017-01-1031</b>	Exemption(s):	<b>Homestead</b>
Folio/Strap/PID (3):	<b>0017011031</b>	Tax Exempt Amount:	<b>\$50,000</b>
% Improved:	<b>100%</b>	Total Taxable Value:	<b>\$110,675</b>
Tax Area:	<b>0100</b>	Plat Book-Page:	<b>42-12</b>
Legal Description:	<b>UNIT 2-C, BLDG 3, GRANDE OAKS PRESERVE PHASE 1</b>		

## Assessment & Tax

Assessment Year	2014	2013	2012
<b>Just Value - Total</b>	\$173,900	\$158,300	\$166,200
<b>Just Value - Improved</b>	\$173,900	\$158,300	\$166,200
<b>Assessed Value - Total</b>	\$160,675	\$158,300	\$166,200
<b>YOY Assessed Change (\$)</b>	\$2,375	-\$7,900	
<b>YOY Assessed Change (%)</b>	1.5%	-4.75%	

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$2,188		
2013	\$2,102	-\$86	-3.95%
2014	\$2,106	\$4	0.2%

Jurisdiction	Tax Rate	Tax Amount
Total Millage Rate	13.3197	
Sarasota County Fire Rescue	1.68119	\$265.80
Solid Waste Service District	.8535	\$134.94
Stormwater - Customer Service	.01961	\$3.10
Stormwater - General Service	.07305	\$11.55
Stormwater - Maintenance	.13858	\$21.91

Courtesy of Dorothy Faustini, My Florida Regional MLS

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**Property Detail**

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## Characteristics

County Use Description:	<b>Condo-Mid-Rise 2-6 Stories-0404</b>	Bedrooms:	<b>Tax: 2 MLS: 3</b>
State Use Description:	<b>Condominium-04</b>	Total Baths:	<b>2</b>
Land Use - CoreLogic:	<b>Condominium</b>	Full Baths:	<b>2</b>
Building Type:	<b>Mid Rise</b>	Cooling Type:	<b>Yes</b>
Bldg Class:	<b>40</b>	Heat Type:	<b>Heated</b>
Year Built:	<b>2006</b>	Porch:	<b>Screened Porch</b>
Effective Year Built:	<b>2006</b>	Roof Material:	<b>Concrete Tile</b>
Living Square Feet:	<b>1,862</b>	Roof Shape:	<b>Gable/Hip</b>
Total Building Sq Ft:	<b>2,037</b>	Interior Wall:	<b>Drywall</b>
Heated Sq Ft:	<b>1,862</b>	Exterior:	<b>Stucco</b>
Ground Level Sq Ft:	<b>1,862</b>	Floor Cover:	<b>Tile</b>
Stories:	<b>1</b>	Foundation:	<b>Slab</b>
Total Rooms:	<b>6</b>		

## Features

Feature Type	Size/Qty	Year Built
Deub	1	2006
<b>Building Description</b>		
Mla	1,862	
Spa	135	
Utl	40	

## Estimated Value

RealAVM™ (1):	<b>\$262,989</b>	Confidence Score (2):	<b>76</b>
RealAVM™ Range:	<b>\$226,171 - \$299,807</b>	Forecast Standard Deviation (3):	<b>14</b>
Value As Of:	<b>04/10/2015</b>		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Listing Information

MLS Listing Number:	<b>D5778875</b>	MLS Sale Date:	<b>02/23/2011</b>
MLS Status:	<b>Sold</b>	MLS Sale Price:	<b>\$205,000</b>
MLS DOM:	<b>226</b>	MLS Pending Date:	<b>01/18/2011</b>
MLS Status Change Date:	<b>02/24/2011</b>	MLS Cancellation Date:	<b>01/18/2011</b>
MLS Area:	<b>SARASOTA</b>	MLS Listing Agent:	<b>256021660-Brian Corcoran</b>
MLS Listing Date:	<b>06/07/2010</b>	MLS Listing Broker:	<b>THE BRC GROUP, LLC</b>
MLS Listing Price:	<b>\$217,500</b>	MLS Selling Agent:	<b>Jerry Zaback</b>
MLS Orig. Listing Price:	<b>\$219,990</b>	MLS Selling Broker:	<b>SIGNATURE SOTHEBYS INTERNAT'L</b>

## Last Market Sale & Sales History

Recording Date:	<b>03/15/2010</b>	Deed Type:	<b>Warranty Deed</b>
Sale Date:	<b>Tax: 03/09/2010 MLS: 02/23/2011</b>	Owner:	<b>Krakow Michael E</b>
Sale Price:	<b>\$870,000</b>	Seller:	<b>Milwaukee Investments LLC</b>
MLS Sale Price:	<b>\$205,000</b>	Title Company:	<b>Attorney Only</b>
Price Per Sq Ft:	<b>\$467.24</b>	County Doc Link:	<b>31716</b>
Multi/Split Sale:	<b>Multi</b>	Document Number:	<b>31716</b>
<b>Recording Date</b>	02/25/2011	03/15/2010	12/30/2009
<b>Sale Date</b>	02/23/2011	03/09/2010	12/29/2009
<b>Sale Price</b>	\$205,000	\$870,000	\$2,500,000
<b>Document Type</b>	Warranty Deed	Warranty Deed	Warranty Deed

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<b>Multi/Split Sale Type</b>		Multi	Multi
<b>Buyer Name</b>	Krakow Michael E & Judith A	J-6 Properties LLC	Milwaukee Investments LLC
<b>Buyer Name 2</b>	Krakow Judith A		
<b>Seller Name</b>	J-6 Properties LLC	Milwaukee Investments LLC	Desoto Preserve LLC
<b>Title Company</b>	Attorney Only	Attorney Only	Attorney Only
<b>Document Number</b>	22588	31716	160967
<b>County Doc Link</b>	22588	31716	160967

## Mortgage History

<b>Mortgage Date</b>	04/18/2011
<b>Mortgage Amount</b>	\$50,000
<b>Mortgage Lender</b>	Wells Fargo Bk Na
<b>Mortgage Type</b>	Conventional
<b>Mortgage Purpose</b>	Refi
<b>Mortgage Term</b>	30
<b>Mortgage Term Code</b>	Years
<b>Borrower Name</b>	Krakow Michael E
<b>Borrower Name 2</b>	Krakow Judith A

## Property Map

