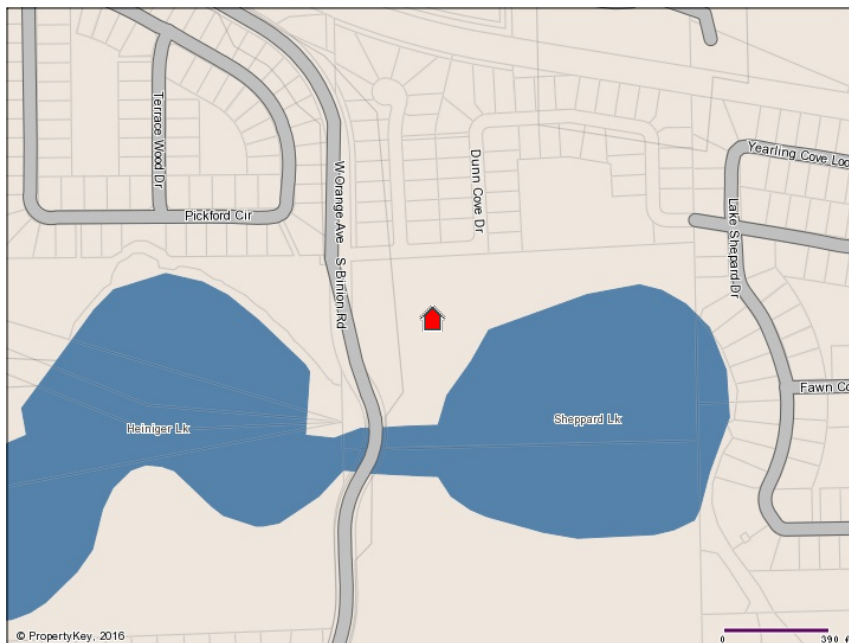




**SUBJECT PROPERTY**

**PID #** 07 21 28 0000 00 009  
**Address:**  
 27 N BINION RD  
 APOPKA, FL 32703-  
**Last Sale Price:** \$0  
**Last Sale Date:**  
**Market Value:** \$477,196  
**Assessed Value:** \$224,317  
**Total Land Area:** 876,862 sf  
**Waterfront:** No  
**Total Area:** 9,308 sf  
**Living Area:** 11,796 sf  
**Bedrooms:** 6  
**Bathrooms:** 1.0  
**Year Built:** 1930  
**Stories:** 1.0  
**Pool:** N  
**Garage:** N



**PROJECTED SALE PRICE**

Estimated Range Based On Value Ratio  
 \$0 — **\$0** — \$0  
 Estimated Range Based On Price per SF  
 \$0 — **\$0** — \$0

**STATISTICS ABOUT COMPARABLE PROPERTIES**

**Sale Price Living Area Market Value \$/SF MV Ratio**  
**High:**  
**Low:**  
**Median:**  
**Average:**

**EXPLANATION OF CALCULATIONS**

The Projected Sales Price section applies these statistics to determine the most likely sales price based on existing market conditions. Calculations are done using two methods, Value Ratio and Price Per Square Foot. The Price Per Square Foot is the last sale price divided by total building square footage. The Value Ratio is the last sales price divided by the market value. A Value Ratio below 0.950 signifies that the property sold for less than the Market Value. It might be a quit claim that does not reflect the true property value. A very high Value Ratio may indicate a property that has been split, or improved since the County Assessor's office assigned the market value.

**COMPARISON CRITERIA**

- Lot SF +/- 50%
- Bldg SF +/- 20%
- Located within 1 mile
- Sold in Last Year
- Ignore Year Built
- Ignore Bathrooms
- Ignore Bedrooms
- Ignore Waterfront
- Ignore Stories
- Ignore Garage
- Ignore Pool
- Use All Sales

Note: only properties with similar property use classifications will be considered as potential matches.

**COMPARABLE PROPERTIES**

No comparable properties found with the given search criteria. Expand your search criteria and start again.