

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	1	1	N/A	\$13,500	08/18/2017
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	380	3,000	N/A	RES-NEC	

OWNER INFORMATION			
Owner	George Timothy Maine & Diane Lynn	Mailing Zip	18603
Mailing Label Owner Name	George Timothy Maine & Diane Lynn	Mailing ZIP + 4	0205
Mailing Address	Po Box 205	Mailing Carrier Route	B002
Mailing City & State	Berwick, PA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$80,324	School District	PASCO
Median Home Value Rating	1 / 10	Family Friendly Score	13 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	40 / 100	Walkable Score	63 / 100
Total Incidents (1 yr)	47	Q1 Home Price Forecast	\$70,933
Standardized Test Rank	18 / 100	Last 2 Yr Home Appreciation	-3%

LOCATION INFORMATION			
Neighborhood Code	Bust-Bust	Census Block	01
Subdivision	Buena Vista 2nd Add	Census Block Group	2
Subdivision #	0170	Zoning	R1MH
Township	26S	Zoning Description	Single Family Homes-R1mh
Range	16E	School District Name	Pasco County SD
Section	31	Map 1	36E
Lot	372	Map 2	E-19
Property ZIP	34691	Flood Zone Code	X
Property ZIP 4	5314	Within 250 Feet of Multiple Flood Zones	Yes (X500, X)
Property Carrier Route	C063	Flood Zone Panel	12101C0361G
Census Tract	304.10	Flood Zone Date	06/05/2020

TAX INFORMATION			
Folio/Strap/PID (1)	31-26-16-0170-00000-3720	% Improved	1%
Folio/Strap/PID (2)	16-26-31-017.0-000.00-372.0	Tax Area	UF
Folio/Strap/PID (3)	1626310170000003720	Total Taxable Value	\$12,680
Account Number	2142312	Plat Book-Page	4-108
Legal Description	BUENA VISTA 2ND ADDITION PB 4 PG 108 LOT 372		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Just Value - Total	\$15,029	\$12,548	\$10,488
Just Value - Land	\$14,880	\$12,390	\$10,320
Just Value - Improved	\$149	\$158	\$168
Assessed Value - Total	\$12,680	\$11,530	\$10,488
Assessed Value - Land			\$10,320
Assessed Value - Improved			\$168
YOY Assessed Change (\$)	\$1,150	\$1,042	
YOY Assessed Change (%)	9.97%	9.94%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$277		
2024	\$309	\$32	11.51%
2025	\$342	\$33	10.74%

CHARACTERISTICS			
County Use Description	Vacant Residential-00	Bedrooms	1
State Use Description	Vacant Residential-00	Total Baths	1
Land Use - CoreLogic	Residential (NEC)	Full Baths	1

Living Square Feet	380	Floor Cover	Cork Tile
Total Building Sq Ft	1,160	Lot Sq Ft	3,000
Heated Sq Ft	380	Lot Acres	0.0689

FEATURES			
Feature Type	Size/Qty	Year Built	Value
Concrete Driveway	200	1980	\$149

SELL SCORE			
Rating	High	Value As Of	2026-03-22 06:32:53
Sell Score	818		

ESTIMATED VALUE			
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(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 50 - 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.

RENTAL TRENDS			
Estimated Value	1151	Cap Rate	9%
Estimated Value High	1282	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	1020		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

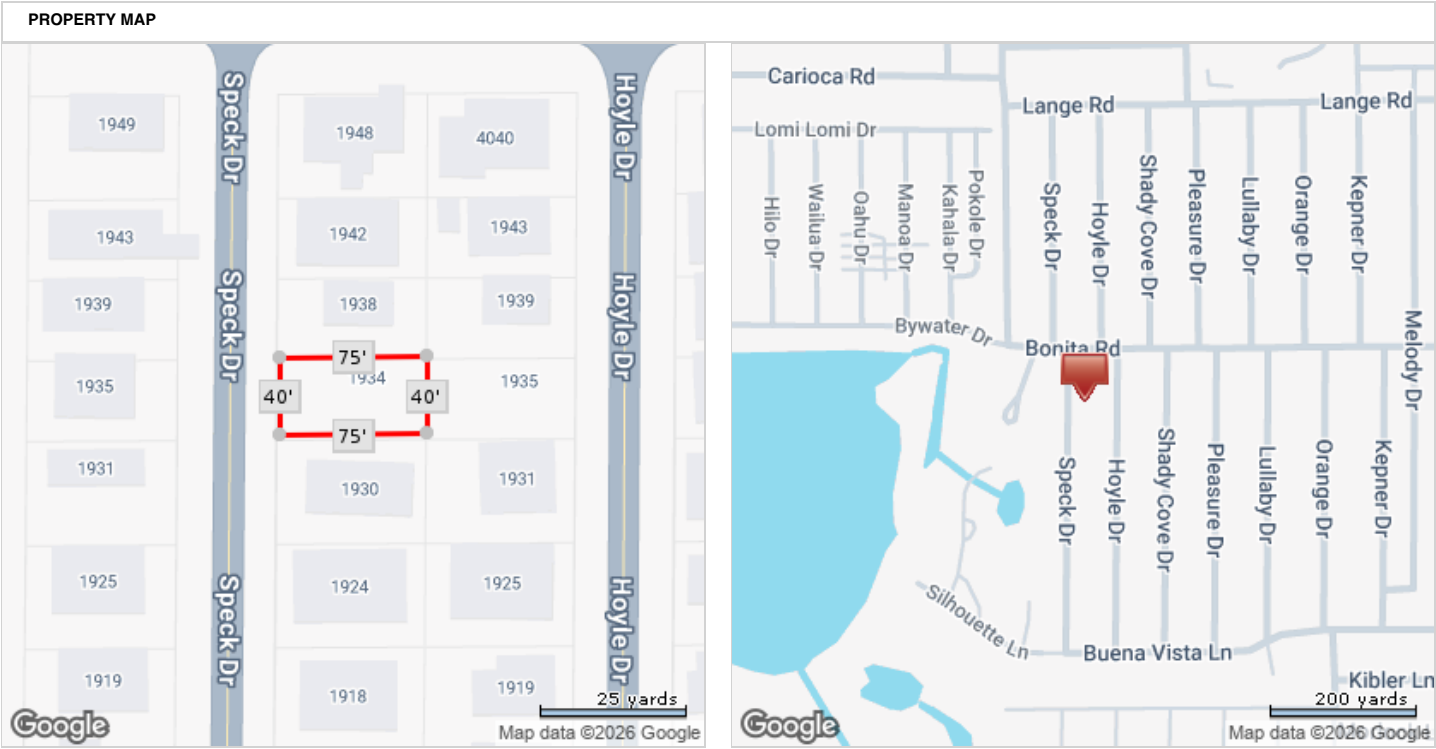
LAST MARKET SALE & SALES HISTORY			
Last Mkt Sale Date	08/18/2017	Owner	George Timothy Maine & Diane Lynn
Last Mkt Recording Date	08/22/2017	Seller	Fenimore Mary & Jean
Sale Price	\$13,500	Title Company	Capstone Title LLC
Price Per Sq Ft	\$35.53	County Doc Link	9593001314
Deed Type	Warranty Deed	Document Number	9593-1314

Recording Date	09/02/2021	09/02/2021	07/09/2020	08/22/2017	09/20/2004
Sale Date	08/31/2021	08/31/2021	07/09/2020	08/18/2017	09/14/2004
Sale Price	\$15,000			\$13,500	
Nominal		Y	Y		Y
Document Type	Warranty Deed	Correction Deed	Quit Claim Deed	Warranty Deed	Trustee Deed
Multi/Split Sale Type					Multi
Buyer Name	George Timothy M & Diane L	Walker Samuel	Walked Samuel	Sky Land Holdings Inc	Fenimore Joseph & Jennie Trust
Buyer Name 2	George Diane L				
Seller Name	Walker Samuel	Sky Land Holdings Inc	Sky Land Holdings Inc	Fenimore Mary & Jean	Fenimore Jennie
Title Company	Master Title Svc Inc	Master Title Svc Inc	Attorney Only	Capstone Title LLC	Attorney Only
Document Number	10429-3393	10429-3389	10134-2427	9593-1314	6033-1043
County Doc Link	10429003393	10429003389	10134002427	9593001314	6033001043

Recording Date	10/19/1994	00/1994
Sale Date	10/14/1994	00/1994
Sale Price	\$8,000	
Nominal		
Document Type	Warranty Deed	Miscellaneous Document
Multi/Split Sale Type		
Buyer Name	Fenimore Joseph & Jennie	
Buyer Name 2	Fenimore Jennie	
Seller Name	Huie William H	
Title Company		
Document Number	3353-182	3346-201
County Doc Link	3353000182	3346000201

MORTGAGE HISTORY			
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Mortgage Date	08/22/2017
Mortgage Amount	\$13,500
Mortgage Type	Private Party Lender
Mortgage Purpose	Seller/Carry Back
Mortgage Int Rate	5
Borrower Name	Sky Land Holdings Inc



*Lot Dimensions are Estimated