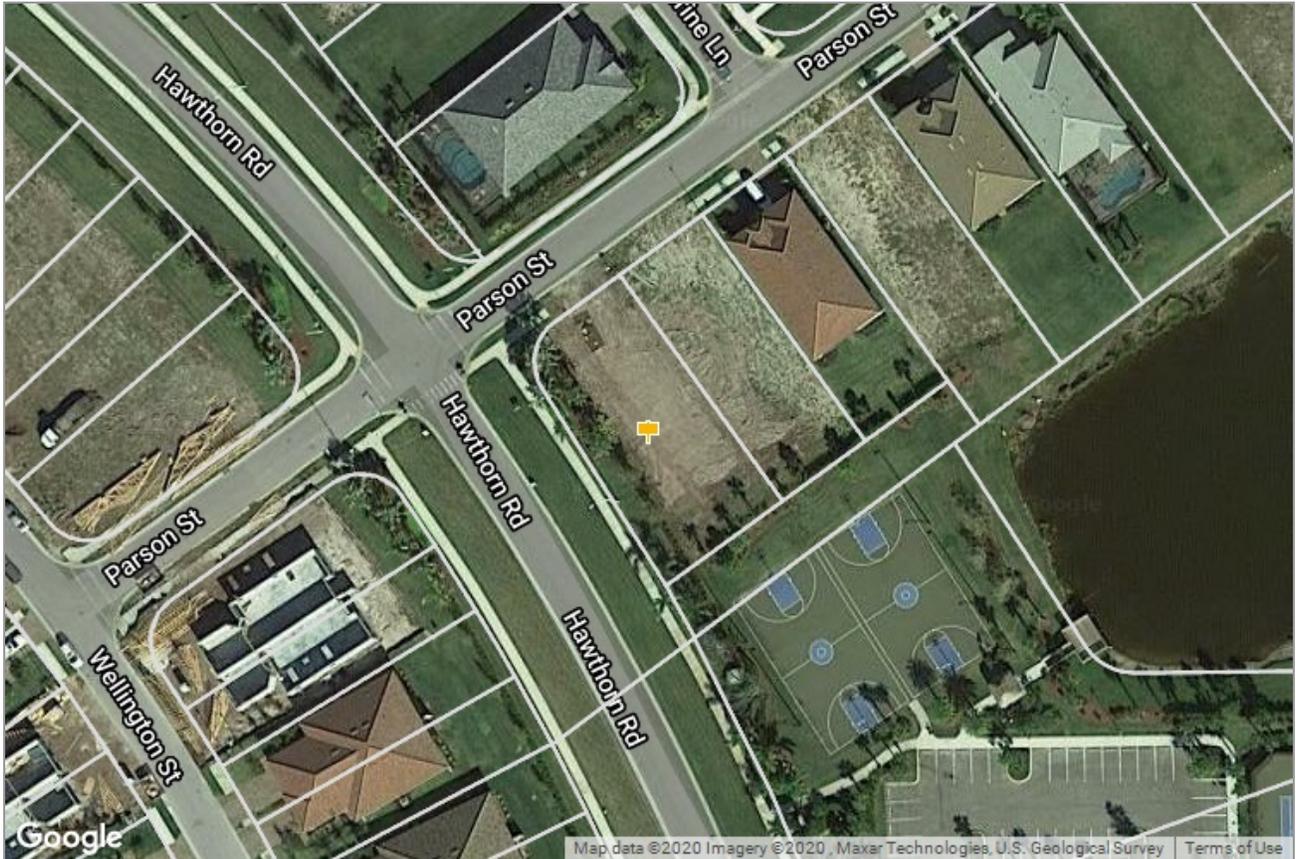


MINI PROPERTY REPORT

1956 Parson St, Naples, FL 34120



Presented by

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Naples FL 34108

1956 Parson St, Naples, FL 34120



Legend:  Subject Property

OFF MARKET

- Sold Date: 5/22/2019
- Public Record

Your Comp Analysis

\$362,150

Last Edited: 10/11/2020

\$180 Price per Sq. Ft.

Your Comp Analysis Range

\$335,220 – \$389,081

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Home Facts

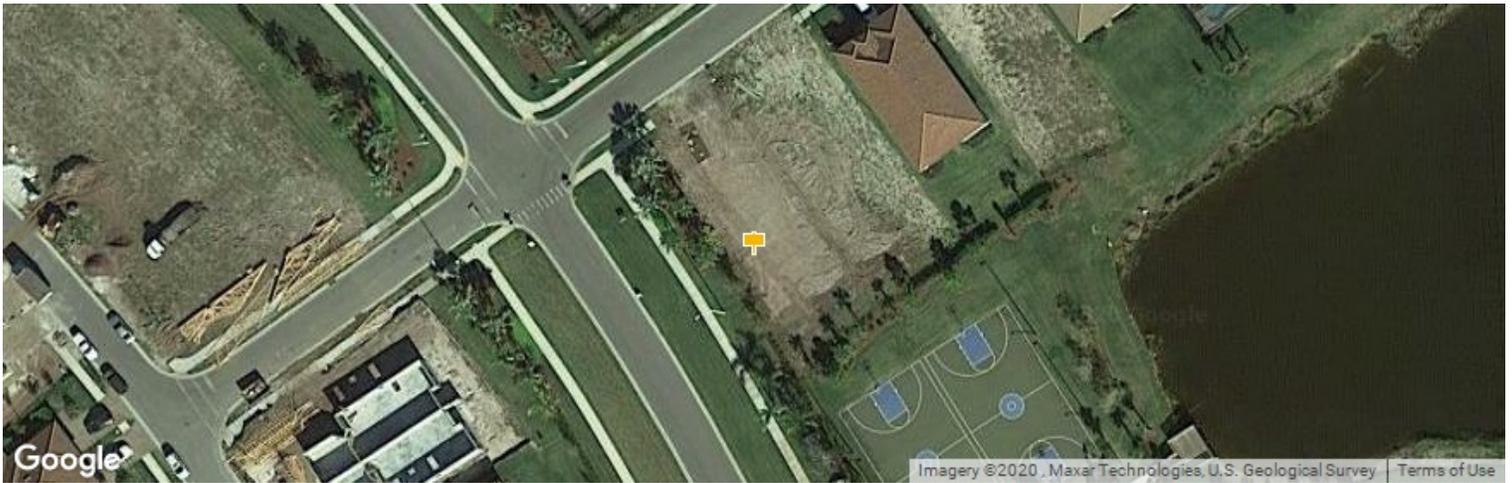
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Lot/Land	-	Single Family Residence
Property Subtype	Residential-Vacant Land	-	-
Bedrooms	-	-	3
Total Baths	-	-	2
Full Baths	-	-	2
Partial Baths	-	-	-
Living Area (sq ft)	-	-	2,010
Lot Size	9,583 sq ft	-	9,583 sq ft
Lot Dimensions	9583 SF	-	-
Garage	-	-	Yes
Garage (spaces)	-	-	2
Pool	-	-	No

Homeowner Facts

Owner Name (Public)	Robertson, Michael James
Mailing Address	1956 Parson St Naples FL 34120-5316



Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	9583 sq ft
Lot Size - Frontage Feet	73.0 sq ft
Lot Size - Acres	0.220 ac
Neighborhood Code	1153

Location Details

Walkability Score (out of 5) Overall: 0.2 | Amenity: 0.2 | Leisure: 0.3

Property History

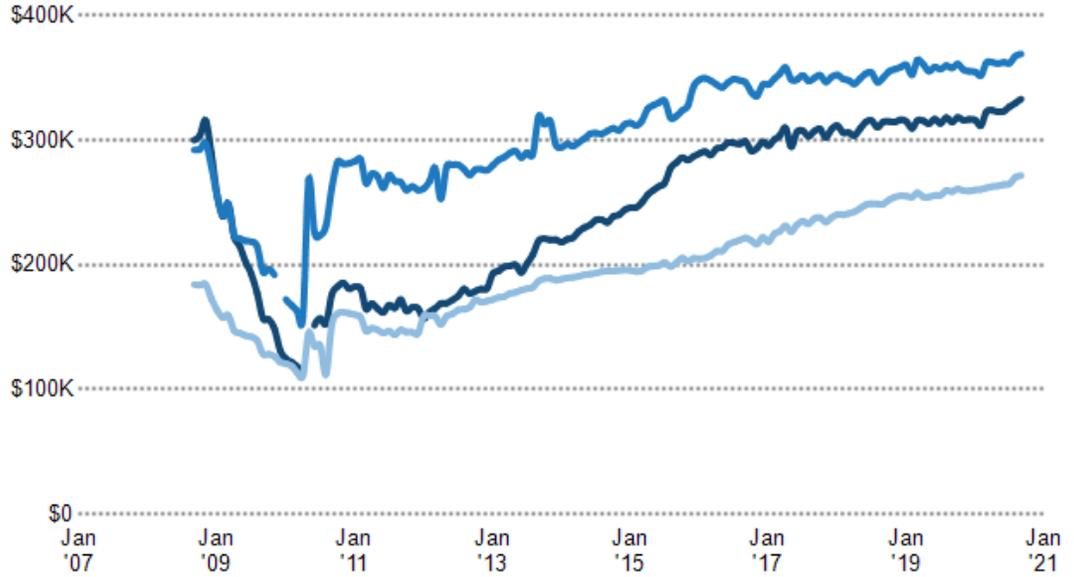
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 34120
- Collier County
- Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/22/2019	\$334,125	\$166

Assessed Values

Date	Improvements	Land	Total	Tax
2019	—	\$61,985	\$61,985	\$1,864
2018	—	\$59,500	\$59,500	\$796

Legal Description

APN: 69039001325	Tax ID: 585430 393C13	Zoning: —	Census Tract: 120210112.022017	Abbreviated Description: SEC/TWN/RNG/MER:SEC 13 TWN 48S RNG 27E RANCH AT ORANGE BLOSSOM PHASE 2A LOT 39 MAP REF:MAP 93C1	City/Municipality/Township: Naples, FL 34120
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Deed Records

Recording Date	5/22/2019
Document Type	Warranty Deed
Sales Price	\$334,125
Sales Price Code	Full amount stated on Document
Buyer Name	MICHAEL JAMES ROBERTSON
Buyer ID	Single Man
Seller Name	PULTE HOME COMPANY LLC
Seller ID	Limited Liability Company
Document #	5715792
Total Transfer Tax	\$2,339
Book #	5632
Page #	1941
Contract Date	5/15/2019

Price per Bedroom of Homes Sold

\$125K - \$150K 1
\$100K - \$125K 1

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps

Median Sales Price by Square Footage

2,000 - 2,200 sq. ft. \$374,372

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps

Neighborhood: Housing Stats and Charts

	34120	Collier County	Florida	USA
Median Estimated Home Value	\$333K	\$369K	\$272K	\$253K
Estimated Home Value 12-Month Change	+5.9%	+3.1%	+5%	+3.3%
Median List Price	\$349K	\$430K	\$288K	\$130K
List Price 1-Month Change	+2.6%	+1.2%	+0.1%	-3%
List Price 12-Month Change	+7.7%	+10.5%	+6.6%	+8.3%
Median Home Age	15	25	34	41
Own	87%	73%	65%	64%
Rent	13%	27%	35%	36%
\$ Value of All Buildings for which Permits Were Issued	–	\$1.34B	\$31.5B	\$271B
% Change in Permits for All Buildings	–	+11%	+14%	+4%
% Change in \$ Value for All Buildings	–	+18%	+12%	+5%

Median Sales Price vs. Sales Volume

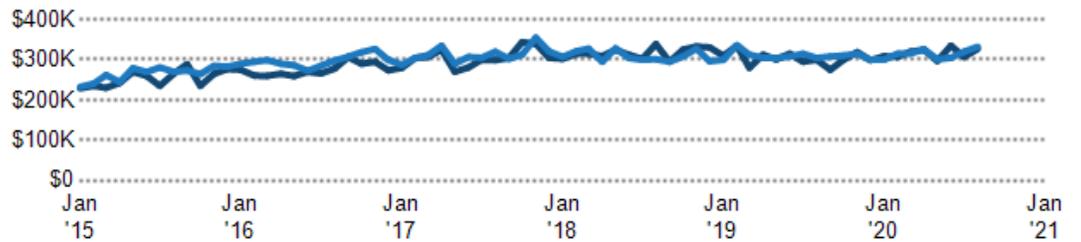
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

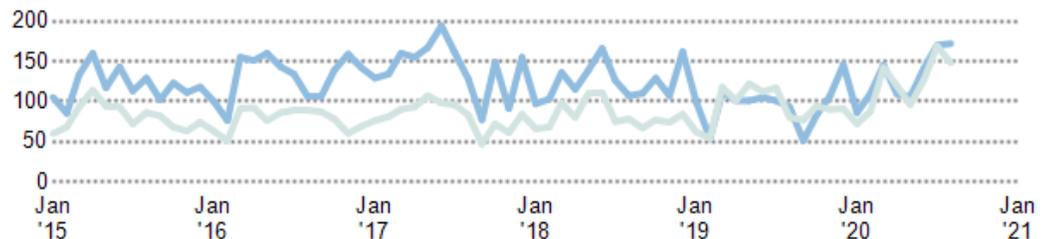
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

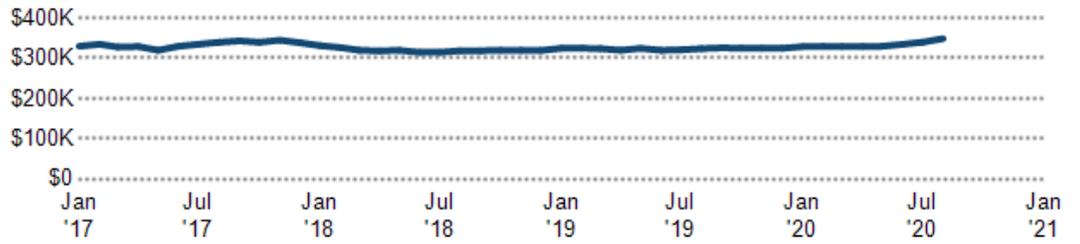
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

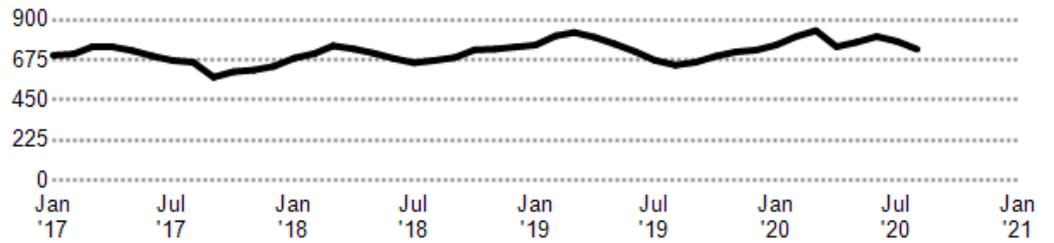
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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