



Beds	5	Full Baths	5	Half Baths	N/A	MLS List Price	\$1,600,000	MLS List Date	01/25/2026
MLS Sq Ft	2,832	Lot Sq Ft	6,180	MLS Yr Built	1961	Type	SFR		

OWNER INFORMATION

Owner	Varney Downtown Holdings LLC	Mailing Carrier Route	C003
Owner 2		Mailing Country	
Mailing Label Owner Name	Varney Downtown Holdings LLC	Owner Vesting	
Mailing Address	7716 Club Ln	Ownership Right Vesting	
Mailing City & State	Sarasota, FL	Owner Occupied	No
Mailing Zip	34238	No Mail Flag	
Mailing ZIP + 4	5644		

COMMUNITY INSIGHTS

Median Home Value	\$633,757	School District	SARASOTA
Median Home Value Rating	7 / 10	Family Friendly Score	16 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	23 / 100	Walkable Score	78 / 100
Total Incidents (1 yr)	162	Q1 Home Price Forecast	\$590,081
Standardized Test Rank	42 / 100	Last 2 Yr Home Appreciation	-4%

LOCATION INFORMATION

Neighborhood	North Trail	Census Block Group	
Neighborhood Code	E Of Whitaker Bayou & 41 S Of-64 1800	Zoning	RMF4
Subdivision	Valencia Terrace Rev	Zoning Description	Residential Multi-Family (18-Rmf4)
Subdivision #	248	Location Influence	
Township	36S	Waterfront Influence	
Range	18E	Waterfront View Type	
Section	18	Topography	
Block	A	School District Name	Sarasota County
Lot	7	Map 1	5
Property ZIP	34236	Map 2	
Property ZIP 4	2500	Flood Zone Code	X
Property Carrier Route	C090	Within 250 Feet of Multiple Flood Zone	No
Condo Floor		Flood Zone Panel	12115C0131G
Census Tract		Flood Zone Date	03/27/2024
Census Block			

TAX INFORMATION

Folio/Strap/PID (1)	2025-05-0018	Tax Area	0200
Folio/Strap/PID (2)		Exemption(s)	
Folio/Strap/PID (3)	2025050018	Tax Exempt Amount	
Account Number		Total Taxable Value	\$509,005
% Improved	61%	Plat Book-Page	1-45
Legal Description	LOT 7 BLK A REV PLAT OF VALENCIA TERRACE		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Just Value - Total	\$638,000	\$711,100	\$585,500
Just Value - Land	\$245,700	\$247,200	\$129,800
Just Value - Improved	\$392,300	\$463,900	\$455,700
Assessed Value - Total	\$509,005	\$462,732	\$420,665
Assessed Value - Land			
Assessed Value - Improved			
YOY Assessed Change (\$)	\$46,273	\$42,067	
YOY Assessed Change (%)	10%	10%	
Tax Year	Total Tax	Change (\$)	Change (%)

2023	\$8,030		
2024	\$9,217	\$1,187	14.78%
2025	\$9,399	\$181	1.97%

CHARACTERISTICS			
County Use Description	Single Family-0890	Heat Fuel Type	
State Use Description	Multi-Fam 1-9 Units-08	Fuel Type	
Land Use - CoreLogic	SFR	Porch	Open Porch
Style		Patio Type	
Building Type	Multi Family	Garage Type	Carport
Bldg Class		Garage Sq Ft	
Year Built	1961	Carport Sq Ft	854
Effective Year Built	2011	Roof Type	
Living Square Feet	2,832	Roof Material	Built-Up
Total Building Sq Ft	4,402	Roof Frame	
Heated Sq Ft	2,832	Roof Shape	Gable
Ground Level Sq Ft	910	Construction	Wood
2nd Floor Area	1,922	Interior Wall	Drywall
Stories	2	Exterior	Wood Siding
Total Units	1	Floor Cover	Carpet
Total Rooms	15	Foundation	Slab
Bedrooms	5	Pool	
Total Baths	5	Pool Sq Ft	
Full Baths	5	Water	
Half Baths		Sewer	
Bath Fixtures		Lot Sq Ft	6,180
Other Rooms		Lot Acres	0.1419
Fireplace		Lot Frontage	
Fireplaces		Lot Depth	
Cooling Type	Building	Lot Shape	
Heat Type			

FEATURES					
Feature Type	Size/Qty	Width	Depth	Year Built	Value
Building Description			Building Size		
Mla			910		
Utf			158		
Opf			64		
Opa			52		
Opa			195		
Opa			195		
Cpa			854		
Spa			52		
Ula			910		
Ula			158		

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$1,523,800	Confidence Score	89
RealAVM™ Range	\$1,363,200 - \$1,684,400	Forecast Standard Deviation	11
Value As Of	04/06/2026		

(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	5192	Cap Rate	2.2%
Estimated Value High	7276	Forecast Standard Deviation (FSD)	0.4
Estimated Value Low	3108		

(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.

LISTING INFORMATION					
MLS Listing Number	A4680180			MLS Sale Price	
MLS Status	Active			MLS Contingency Date	
MLS DOM	80			MLS Pending Date	
MLS Status Change Date	01/27/2026			MLS Cancellation Date	
MLS Area	34236 - SARASOTA			MLS Listing Agent	281516336-Tonna Gruber
MLS Listing Date	01/25/2026			MLS Listing Broker	COLDWELL BANKER REALTY
MLS Listing Price	\$1,600,000			MLS Selling Agent	
MLS Orig. Listing Price	\$1,600,000			MLS Selling Broker	
MLS Sale Date					

MLS Listing #	A4614669	A4593326	A4589756	A4544945	A4544938
MLS Status	Canceled	Canceled	Canceled	Expired	Canceled
MLS Listing Date	06/24/2024	01/16/2024	12/06/2023	07/28/2022	07/28/2022
MLS Listing Price	\$1,600,000	\$1,900,000	\$1,900,000	\$1,900,000	\$1,960,000
MLS Orig Listing Price	\$1,800,000	\$1,900,000	\$19,000,000	\$1,950,000	\$1,950,000
MLS Sale Date					
MLS Sale Price					
MLS Expiration Date		12/06/2025	12/06/2025	12/31/2023	07/25/2023
MLS Cancellation Date	01/23/2026	06/13/2024	06/12/2024		07/27/2023

MLS Listing #			A4543697		
MLS Status			Canceled		
MLS Listing Date			07/28/2022		
MLS Listing Price			\$1,900,000		
MLS Orig Listing Price			\$1,950,000		
MLS Sale Date					
MLS Sale Price					
MLS Expiration Date			12/31/2023		
MLS Cancellation Date			10/03/2023		

LAST MARKET SALE & SALES HISTORY					
Last Mkt Sale Date	06/25/2014			Deed Type	Warranty Deed
Last Mkt Recording Date	06/30/2014			Owner	Varney Downtown Holdings LLC
Sale Price	\$375,000			Seller	Mcgee Walter N Trust
MLS Sale Price				Title Company	Attorney Only
Sale Type				County Doc Link	77151
Price Per Sq Ft	\$132.42			Document Number	77151
Multi/Split Sale					

Recording Date	08/08/2014	06/30/2014	08/10/2011	11/09/2000	02/19/1993
Sale Date	07/01/2014	06/25/2014	08/04/2011	11/08/2000	02/18/1993
Sale Price		\$375,000	\$145,400	\$267,000	\$125,000
Nominal	Y				
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)
Multi/Split Sale Type					
Buyer Name	Varney Downtown Holdings LLC	Varney Ella	Florida Walter N M Trust	Berger Merry	Brardt Kris
Buyer Name 2					
Seller Name	Varney Ella	Mcgee Walter N Trust	Berger Merry	Brardt Kris & Barbara A	Featherstone George
Title Company	Attorney Only	Attorney Only	Integrity Title Svcs Inc	Executive Title Ins Svcs Inc	
Document Number	94425	77151	93217	143251	2481-404
County Doc Link	94425	77151	93217	143251	2481000404

Recording Date					
Sale Date	08/1988				
Sale Price					
Nominal					

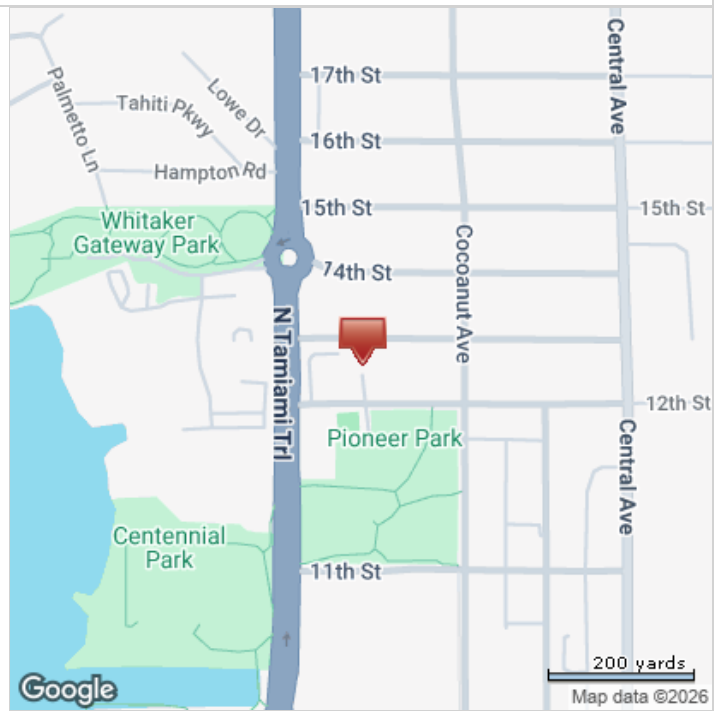
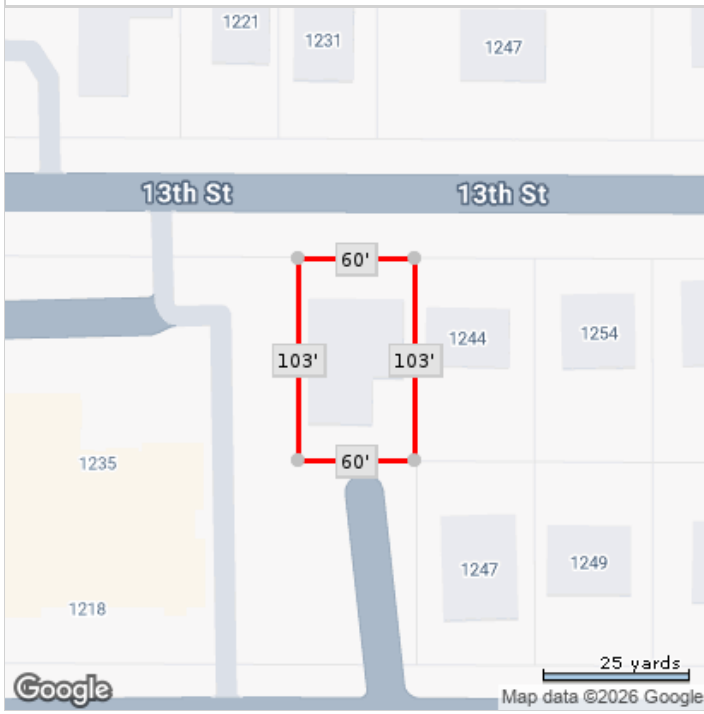
Document Type	Deed (Reg)
Multi/Split Sale Type	
Buyer Name	
Buyer Name 2	
Seller Name	
Title Company	
Document Number	2057-628
County Doc Link	2057000628

MORTGAGE HISTORY					
Mortgage Date	06/11/2015	06/30/2014	01/03/2006	08/13/2002	11/09/2000
Mortgage Amount	\$200,000	\$275,000	\$500,000	\$500,000	\$208,800
Mortgage Lender	Insignia Bk	Private Individual	Century Bk Fsb	Century Bk Fsb	Sarasota Bk
Mortgage Type	Conventional	Private Party Lender	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Resale	Refi	Refi	Resale
Mortgage Term		5	1	5	30
Mortgage Term Code		Years	Years	Years	Years
Mortgage Int Rate					8.625
Mortgage Int Rate Type	Adjustable Int Rate Loan		Fixed Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan
Borrower Name	Varney Downtown Holdings LLC	Varney Ella	Berger Merry	Berger Merry	Berger Merry
Borrower Name 2			Berger Merry Trust	Berger Merry Trust	

Mortgage Date	02/19/1993
Mortgage Amount	\$113,000
Mortgage Lender	
Mortgage Type	Private Party Lender
Mortgage Purpose	Resale
Mortgage Term	
Mortgage Term Code	
Mortgage Int Rate	
Mortgage Int Rate Type	
Borrower Name	Brardt Kris
Borrower Name 2	

FORECLOSURE HISTORY
Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Foreclosure Case #

PROPERTY MAP



*Lot Dimensions are Estimated