

OUR HOUSE IS FOR SALE

2551 Barcelona Ave, Fort Myers, FL 33905

The appraised value is \$350,000

The current list price is \$332,500

For a property showing call Terry Donovan at 239-935-7789

He can also be contacted at terrydonovan1@yahoo.com

or his wife at agustin_donovan@yahoo.com



If you would like to take a look at this home, you can call Terry between 10:00 am and 6:30 pm to arrange a showing or contact Andrew Darda, the listing agent of the property at 239-849-3883 for a convenient appointment to see it. We will consider every offer.

1,800 square feet, four bedrooms, two full baths, and AC service contract. The 20' by 20' garage was converted to a 100% livable space with AC.



The \$4,500.00 custom bedroom furniture from Levitz can be negotiated



Everything is convenient – the kitchen, living room and dining room



This page shows the \$350,000 value with the red arrows

SUMMARY APPRAISAL REPORT		09242551R
My research <input checked="" type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		File No: 00242551R
TRANSFER HISTORY	Data Source(s): PUBLIC RECORDS	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/transfer:
	Date: 07/14/2022	
	Price: 505,000	
MARKET	Source(s): PUBLIC RECORDS	
	2nd Prior Subject Sale/Transfer	
	Date:	
	Price:	
SITE	Subject Market Area and Marketability: THERE ARE A NUMBER OF RECENT SALES AND LISTINGS WITHIN THE SUBJECT'S IMMEDIATE MARKET AREA. FINANCING TRENDS ARE TOWARDS CASH TO SELLER AND CONVENTIONAL FINANCING WITH FIXED AND ADJUSTABLE RATES AVAILABLE. INTEREST BUYDOWNS AND DISCOUNTS ARE NOT PREVALENT AT THIS TIME. HOMES IN THE SUBJECT NEIGHBORHOOD ARE OF AVERAGE TO GOOD QUALITY. SUPPORTING SERVICES (I.E. SCHOOLS, SHOPPING, EMPLOYMENT CENTERS) ARE LOCATED IN CLOSE PROXIMITY TO THE SUBJECT. NO ADVERSE MARKETING CONDITIONS WERE NOTED.	
	Site Area: 13721 SF	Site View: RESIDENTIAL
	Zoning Classification: RS1	Description: SINGLE FAMILY RESIDENTIAL
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Use as appraised in this report: RESIDENTIAL
IMPROVEMENTS	Opinion of Highest & Best Use: RESIDENTIAL	
	Actual Use as of Effective Date: RESIDENTIAL	
	Opinion of Highest & Best Use: RESIDENTIAL	
	Final Reconciliation: AFTER EXTENSIVE RESEARCH AND LOCAL MARKET KNOWLEDGE THE SUBJECT IS RECONCILED AT \$350,000	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 350,000	
	Indicated Value by: Cost Approach (if developed) \$ 0	
	Indicated Value by: Income Approach (if developed) \$ 0	
	Final Reconciliation: AFTER EXTENSIVE RESEARCH AND LOCAL MARKET KNOWLEDGE THE SUBJECT IS RECONCILED AT \$350,000	
ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require attention or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 350,000, as of: 09/17/2024, which is the effective date of this appraisal.	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
SIGNATURES	A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum	
	<input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Road Addendum <input type="checkbox"/> Manuf. House Addendum	
Client Contact: DONOVAN TERRY L & AGUSTIN K		Client Name: DONOVAN TERRY L & AGUSTIN K
E-Mail: TERRYDONOVAN1@YAHOO.COM		Address: 2551 BARCELONA AVE, FORT MYERS, FL 33905
APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)
Appraiser Name: BRIAN P. GIZZI		Supervisory or Co-Appraiser Name:
Company: BRIAN P. GIZZI		Company:
Phone: 239-210-8970		Phone:
E-Mail: BRIANPGIZZI@GMAIL.COM		E-Mail:
Date of Report (Signature): 09/18/2024		Date of Report (Signature):
License or Certification #: RD3650		License or Certification #:
Designation: ST CERT REA		Designation:
Expiration Date of License or Certification: 11/30/2024		Expiration Date of License or Certification:
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 09/17/2024		Date of Inspection:

GP RESTRICTED

The 24 feet by 10 feet insulated shed has full electric, AC, and shelving



Ready for just about any type of homeowner project



We think the rafters are the best place for the fishing poles



Storage room for everything you don't want stored in the house

