

From: [Kasmer, Robert](#)
To: [Ravins, Jay](#); [Kader, Art](#)
Cc: [Mahony, Thomas](#); [Anderson, Matthew](#)
Subject: Stevenson Creek Shoreline Purchase Brokers Price Opinion
Date: Wednesday, March 5, 2025 5:20:06 PM
Attachments:

Importance: High

Recent Sales Comparables:

1. 1 Gallinule Place, Bellair, FL \$(350 imputed) @ 209' waterfront = \$73,150
 2. 1466 S Keene Road, Clearwater, FL \$275 @ 102' waterfront = \$28,050.00
 3. 1768 Overbrook Ave, Clearwater, FL \$357 @ 121' waterfront= \$43,197.00
 4. 1164 Brook Road, Clearwater, FL \$319 @ 64' waterfront = \$20,416.00
 5. 1795 Harbor Drive, Clearwater, FL \$273.63 @ 91' waterfront = \$24,900
- $\$1,575.63 / 5 = \315.12 Average developed

market PPSF

Appraisal Position – Jim Millspaugh 11/3/24 1250' @ \$15.61 = \$19,506
1843 Springtime Ave, Clearwater, FL. **Distressed property PPSF \$15.61**

Similar Land Sale – Part of Lot 23, Pinellas Groves Subdivision, Plat Book 1, Page 55,
2.7ac Market value \$30,000, Discounted \$5000 higher not on tidal water, **Total value \$35,000**

Brokers Opinion-

From market recent sales PPSf is \$315.12
From distressed recent sales PPSF is \$15.61
Broker's discretion - \$25.50 PPSF
Like/Kind sale \$30,000 + discounted \$5000 = \$35,000 total

Actual Taxable Value:

Pinellas County Tax Records Just Value 2022 \$25,195
Pinellas County Tax Records Just Value 2023 \$31,994
Pinellas County Tax Records Just Value 2024 \$35,660
Proposed Pinellas Tax Records Just Value 2025 \$41,500

Based upon Pinellas County Property Appraiser, Market, Distressed, and Discounted valuations; in my Broker's opinion the value of these combined wetland parcels is \$35,770.00

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