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Researched and prepared by

David Severino

Subject Property

6517 Walton Way

Tampa, Florida

Prepared exclusively for

Chong Ross

33610-5514

Prepared on

February 28, 2026



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Comparative Market Analysis

"This is a value opinion or comparative market analysis and should not be considered an evaluation. When making any decision that depends on my work, you should know that I have not followed the guidelines for the development of an evaluation or analysis contained in the uniform Standards of practice of professional evaluation of the Evaluation Foundation."



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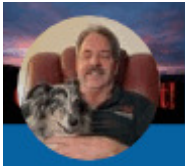
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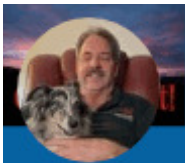


Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

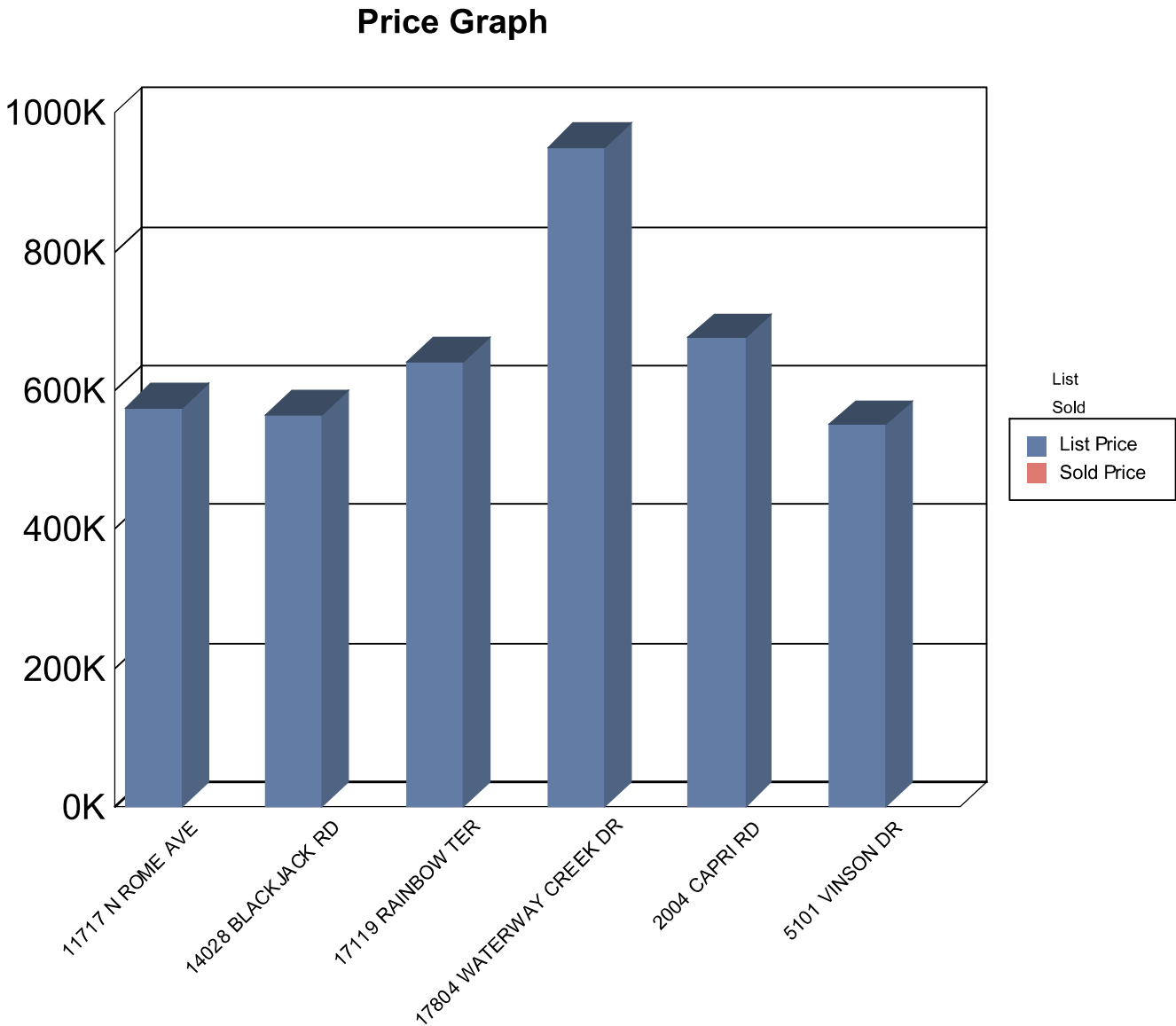
The listings in this analysis can be summarized as follows:

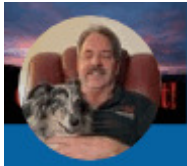
- Listing Price between \$549,900 and \$950,000
- 3 to 4 Bedrooms
- 2 to 3 Total Bathrooms
- 1,742 to 2,547 Square Feet
- \$296.44 to \$372.99 per Square Foot
- Year Built between 1956 and 2018



List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Subject Property: 6517 Walton Way, Tampa

February 28, 2026

Status: Active

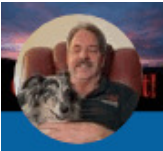
MLS#	Stat Date	Address	City	SqFt Ht	Bds	Bth	L/S Price
TB8458899	12/25/2025	5101 VINSON DRIVE	TAMPA	1,742	4	2.5	\$549,900
TB8427150	09/12/2025	14028 BLACKJACK ROAD	DOVER	1,819	3	2.0	\$565,000
TB8357149	03/03/2025	17119 RAINBOW TERRACE	ODESSA	1,742	3	2.0	\$639,950
TB8477781	02/25/2026	2004 CAPRI ROAD	VALRICO	2,277	4	2.0	\$675,000
Averages:				1,895	4	2.1	\$607,463

Status: Pending

MLS#	Stat Date	Address	City	SqFt Ht	Bds	Bth	L/S Price
TB8469910	02/02/2026	11717 N ROME AVENUE	TAMPA	1,892	3	2.0	\$575,000
TB8412744	01/18/2026	17804 WATERWAY CREEK DRIVE	LUTZ	2,547	3	2.5	\$950,000
Averages:				2,220	3	2.3	\$762,500

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High
Active	4	\$607,463	\$322.52	\$602,475	\$549,900	\$675,000
Pending	2	\$762,500	\$338.45	\$762,500	\$575,000	\$950,000
Total	6	\$659,142	\$327.83	\$607,475	\$549,900	\$950,000

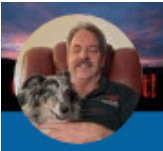


Side By Side Comparison

This report summarizes the comparable listings contained in this market analysis w/ additional sold d

February 28, 2026

			
MLS#	261502776	TB8458899	TB8427150
Address	6517 Walton Way	5101 VINSON DRIVE	14028 BLACKJACK ROAD
Property Style		Single Family Residence	Single Family Residence
Subdiv		EAST LAKE PARK UNIT ONE	UNPLATTED
Status	Active	Active	Active
Sold Price			
Sold Date			
Original Price	\$479,000	\$549,900	\$580,000
List Price	\$479,000	\$549,900	\$565,000
LP/SqFt	\$225.52	\$315.67	\$310.61
SP/LP Ratio			
Taxes	\$5,194	\$1,266	\$3,299
Tax Year	2025	2024	2024
Special Sale		None	None
Year Built	1957	1958	1959
SqFt Heated	2,124	1,742	1,819
Beds	3	4	3
Baths F/H	2 (2/0)	3 (2/1)	2 (2/0)
Additional Rooms			
Interior Features		Ceiling Fans(s), Eating Space In Kitchen, Kitchen/Family Room Combo, L Laminate, Vinyl	Ceiling Fans(s), Primary Bedroom Main Floor, Stone Counters, Thermostat Parquet, Terrazzo, Tile
Flooring	Walton Way		
Fireplace	Living Room Wood Burning	Yes/Decorative, Living Room, Masonry	
Air Condition	Central	Central Air	Central Air
Appliances	Refrigerator, Range, Dishwasher, Washer and Dryer	Cooktop, Dishwasher, Electric Water Heater, Range, Refrigerator	Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse
Included Pool			
Water Frontage	81	Canal - Freshwater, Lake Front, Riparian Right	Lake Front
Water Access	Private Ramp	Canal - Freshwater, Lake	Lake
Water Name(s)	Bellows Lake	BELLOWS LAKE/ EAST LAKE PARK	MOORE LAKE
Water Extras	Boat House, Dock, Skiing	Fishing Pier, Skiing Allowed	Skiing Allowed
Total Acreage	1/4 less than 1/2 Acre	1/4 to less than 1/2	2 to less than 5
Exterior Features	Lake Front, Boat House, Dock	Courtyard, Garden, Irrigation System, Lighting, Private Mailbox, Private Yard,	French Doors, Irrigation System, Lighting, Outdoor Shower, Private Garage Door Opener, Split Garage, Workshop
Garage/Carport	2 Car Carport / Workshop		
Location			Landscaped, Oversized Lot, Street Paved, Unincorporated
Community Features	Walton Way		
HOA Fee Requirement	None		
ADOM	1	61	96
CDOM	1	61	96



Side By Side Comparison

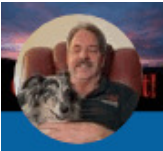
This report summarizes the comparable listings contained in this market analysis w/ additional sold d

February 28, 2026

			
MLS#	261502776	TB8357149	TB8477781
Address	6517 Walton Way	17119 RAINBOW TERRACE	2004 CAPRI ROAD
Property Style		Single Family Residence	Single Family Residence
Subdiv		RAINBOW TERRACE	VALRICO LAKE ESTATES
Status	Active	Active	Active
Sold Price			
Sold Date			
Original Price	\$479,000	\$669,950	\$675,000
List Price	\$479,000	\$639,950	\$675,000
LP/SqFt	\$225.52	\$367.37	\$296.44
SP/LP Ratio			
Taxes	\$5,194	\$2,107	\$7,829
Tax Year	2025	2024	2024
Special Sale		None	None
Year Built	1957	1962	1969
SqFt Heated	2,124	1,742	2,277
Beds	3	3	4
Baths F/H	2 (2/0)	2 (2/0)	2 (2/0)
Additional Rooms			Inside Utility
Interior Features		Ceiling Fans(s), Primary Bedroom Main Floor	Ceiling Fans(s), Chair Rail, Eating Space In Kitchen, Living Room/Dining Room
Flooring	Walton Way	Tile	Laminate, Other, Tile
Fireplace	Living Room Wood Burning		Yes/Living Room, Wood Burning
Air Condition	Central	Central Air	Central Air
Appliances	Refrigerator, Range, Dishwasher, Washer and Dryer	Refrigerator	Convection Oven, Dishwasher, Dryer, Electric Water Heater Microwave
Included Pool			
Water Frontage	81	Lake Front	Lake Front
Water Access	Private Ramp	Lake	Lake
Water Name(s)	Bellows Lake	RAINBOW LAKE	LAKE VALRICO
Water Extras	Boat House, Dock, Skiing	Skiing Allowed	Boat Ramp - Private, Skiing Allowed
Total Acreage	1/4 less than 1/2 Acre	1/4 to less than 1/2	1 to less than 2
Exterior Features	Lake Front, Boat House, Dock	Private Mailbox	Lighting, Other, Private Mailbox, Rain Gutters, Sliding Doors, Storage
Garage/Carport	2 Car Carport / Workshop	Boat Parking, Driveway	Driveway, Garage Door Opener, Oversized
Location		Cul-De-Sac, Street Dead-End, Street Paved	In County, Landscaped, Level/Flat, Oversized Lot, Slotted Street Paved
Community Features	Walton Way		
HOA Fee Requirement	None		
ADOM	1	360	3
CDOM	1	360	3

Researched and prepared by David Severino

ANGEL REALTY LLC



Side By Side Comparison

This report summarizes the comparable listings contained in this market analysis w/ additional sold d

February 28, 2026

			
MLS#	261502776	TB8469910	TB8412744
Address	6517 Walton Way	11717 ROME AVENUE	17804 WATERWAY CREEK DRIVE
Property Style		Single Family Residence	Single Family Residence
Subdiv		TAMPAS NORTH SIDE CNTRY CL	LAKE HANNA PRESERVE
Status	Active	Pending	Pending
Sold Price			
Sold Date			
Original Price	\$479,000	\$575,000	\$975,000
List Price	\$479,000	\$575,000	\$950,000
LP/SqFt	\$225.52	\$303.91	\$372.99
SP/LP Ratio			
Taxes	\$5,194	\$4,052	\$7,171
Tax Year	2025	2024	2024
Special Sale		None	None
Year Built	1957	1956	2018
SqFt Heated	2,124	1,892	2,547
Beds	3	3	3
Baths F/H	2 (2/0)	2 (2/0)	3 (2/1)
Additional Rooms			Den/Library/Office
Interior Features		Ceiling Fans(s), Eating Space In Kitchen, Open Floorplan, Stone Luxury Vinyl	Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), Carpet, Tile
Flooring	Walton Way		
Fireplace	Living Room Wood Burning	Yes/Living Room	
Air Condition	Central	Central Air	Central Air
Appliances	Refrigerator, Range, Dishwasher, Washer and Dryer	Built-In Oven, Cooktop, Dishwasher, Dryer Electric Water Heater	Built-In Oven, Cooktop, Dishwasher, Disposal Dryer Microwave
Included Pool			
Water Frontage	81	Lake Front	Lake Front
Water Access	Private Ramp	Lake	Lake
Water Name(s)	Bellows Lake	LAKE ECKLE	LAKE STEMPER
Water Extras	Boat House, Dock, Skiing	Skiing Allowed	Skiing Allowed
Total Acreage	1/4 less than 1/2 Acre	1/4 to less than 1/2	2 to less than 5
Exterior Features	Lake Front, Boat House, Dock	French Doors, Garden, Irrigation System, Storage	Hurricane Shutters, Irrigation System, Rain Gutters, Sliding Doors
Garage/Carpt	2 Car Carport / Workshop	Driveway, Garage Door Opener	
Location			Conservation Area, Corner Lot, Cul-De-Sac, Landscaped, Oversized Gated Community - No Guard, Sidewalk
Community Features	Walton Way		
HOA Fee Requirem	None		Required
ADOM	1	5	161
CDOM	1	5	161



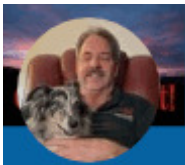
Side By Side Comparison (Sold)

February 28, 2026

This report summarizes the comparable listings contained in this market analysis w/ additional sold details.



MLS #	261502776
Address	6517 Walton Way
Property Style	
Subdiv	
Status	Active
Original Price	\$479,000
List Price	\$479,000
LP/SqFt	\$225.52
Year Built	1957
SqFt Heated	2,124
Beds	3
Baths F/H	2 (2/0)
Additional Rooms	
Interior Features	
Flooring Covering	Walton Way
Fireplace	Living Room Wood Burning
Air Condition	Central
Appliances Included	Refrigerator,Range,Dishwasher,Was her and Dryer
Pool	
Water Frontage	81
Water Access	Private Ramp
Water Name(s)	Bellows Lake
Water Extras	Boat House, Dock, Skiing
Total Acreage	1/4 less than 1/2 Acre
Exterior Features	Lake Front, Boat House, Dock
Garage/Carpt	2 Car Carport / Workshop
Location	
Community	Walton Way
Features	
HOA Fee Requireme	None
ADOM	1
CDOM	1
SP/LP Ratio	
Sold Price	
Sold Date	
SP/SqFt	
Days to Contract	
Days to Closed	

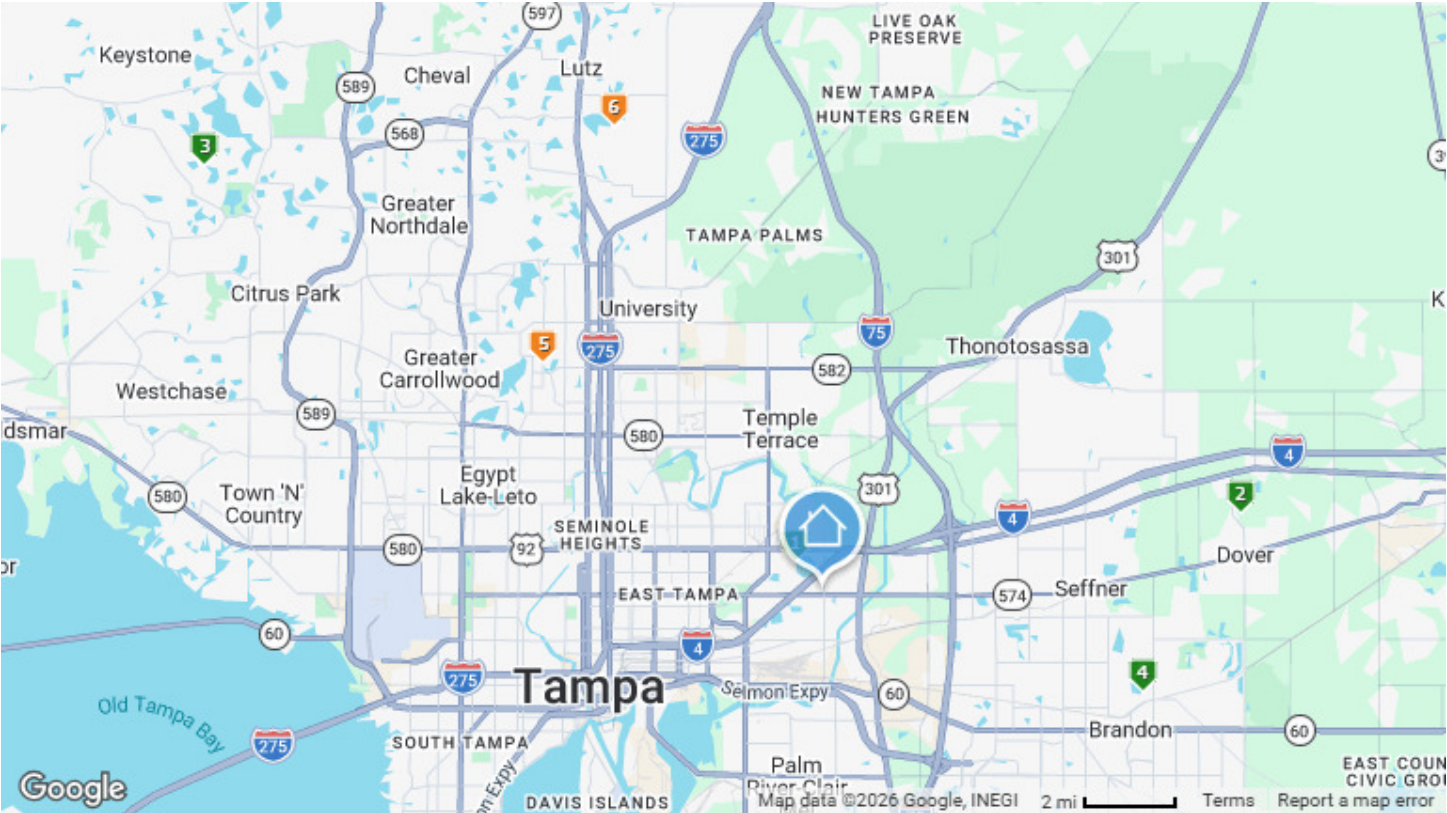


Subject Property: 6517 Walton Way, Tampa

February 28, 2026

CMA Map Layout

Map for the CMA Subject with Comparables



6517 Walton Way , Tampa, 33610

Beds	Baths	Sq.Ft.
3	2	2124

	Address	Price	Date	Beds	Baths	Sq.Ft.
1	5101 VINSON DR	\$549,900	12/29/25	4	2	1,742.00
2	14028 BLACKJACK RD	\$565,000	9/12/25	3	2	1,819.00
3	17119 RAINBOW TER	\$639,950	3/3/25	3	2	1,742.00
4	2004 CAPRI RD	\$675,000	2/25/26	4	2	2,277.00
5	11717 N ROME AVE	\$575,000	2/2/26	3	2	1,892.00
6	17804 WATERWAY CREEK DR	\$950,000	1/18/26	3	2	2,547.00