

THE EVANS REPORT 2008

PALM BEACH SINGLE FAMILY SALES 1/07-4/07

Published by:
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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %	
1	270 Queens Lane	Queens Lane LLC	Uhlman Family Land Trust Agreement	\$ 2,650,000	Jan-07	\$ 100	Jul-92	14.5	3460	Not Arms Length	Not Arms Length	1
2	251 Jungle Road	Kahn, Gilbert S & John J Noffo Kahn	Lane, Bruce S and Leslie Barron	\$ 10,000,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 880,000	9.9%	2
3	309 Chapel Hill Road	Downey, Ann T	Rodbell, Helen D	\$ 5,350,000	Jan-07	\$ 100	Aug-93	13.25	5050	Not Arms Length	Not Arms Length	3
4	113 Clarke Avenue	Friedman, William	Wood, Peter	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	3	4976	\$ 2,291,667	70.5%	4
5	999 Indian Road	Barron, Liisbeth R	999 Indian Road Realty Trust	\$ 11,362,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7896	\$ 1,312,889	52.5%	5
6	439 Worth Avenue	439 Worth Avenue RealtyTrust	Warner, Ronald	\$ 3,152,500	Jan-07	\$ 100,000	Apr-76	30.75	3825	\$ 99,268	99.3%	6
7	165 Royal Poinciana Way	Laura Theresa Norman Revocable Trust	South County Holding LLC	\$ 3,950,000	Jan-07	\$ 4,200,000	Mar-06	0.75	N/A	\$ (333,333)	-7.9%	7
8	280 List Road	Kurzon, Robert	280 List Road Inc	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5503	\$ (44,603)	-1.0%	8
9	151 Seaview Avenue	Bourne Investments Inc	William Buckley Revocable Trust	\$ 2,025,000	Jan-07	\$ 100	Jul-98	8.5	3080	Not Arms Length	Not Arms Length	9
10	445 Brazilian Avenue	Rosalind LLC	445 Brazilian LLC	\$ 2,900,000	Jan-07	\$ 1,400,000	May-02	4.5	6336	\$ 333,333	23.8%	10
11	176 Seminole Avenue	Smith, Matthew and Tracy E	True, Karen M and Richard	\$ 3,800,000	Feb-07	\$ 875,000	Jun-03	4.5	4406	\$ 650,000	74.3%	11
12	260 Kawama Lane	Marron, Donald B	Lewis B Campbell Revocable Trust	\$ 9,650,000	Feb-07	\$ 6,500,000	Sep-04	2.25	8287	\$ 1,400,000	21.5%	12
13	124 Clarke Avenue	Lemole, Gerald M and Emily	Lovett, Dean C and Pamela	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 471,795	18.9%	13
14	156 Seabreeze Avenue	Garrison, Robert N and Antoinette	David C Carter Irrevocable Qtip Trust	\$ 2,900,000	Feb-07	\$ 645,000	Aug-96	10.5	4944	\$ 214,762	33.3%	14
15	246 Emerald Lane	Anbinder, Stephen E and Madeline	Koch, Ronald and Paulette	\$ 6,000,000	Feb-07	\$ 1,076,800	Jul-98	8.5	5967	\$ 579,200	53.8%	15
16	231 Southland Road	Barack, Peter	Caplan, Bernard	\$ 2,762,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,882	28.5%	16
17	885 S. County Road	Leist, Alan	Pheeney, Herbert	\$ 2,943,675	Feb-07	\$ 1,000,000	May-02	4.75	3843	\$ 409,195	40.9%	17
18	360 Coconut Row	Bjorklund, Alexandra	McCarthy, Thomas	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%	18
19	140 Brazilian Avenue	McCarthy, Thomas	Lyle Finley Revocable Trust	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	36.2%	19
20	226 Via Linda	Kahle, G Kent	Estate of Ruth M Burns	\$ 1,850,000	Feb-07	\$ 900,000	Sep-99	7.25	2963	\$ 131,034	14.6%	20
21	256 Seaspray Avenue	Garofalo, John	Page, Ann	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2505	\$ 146,667	7.2%	21
22	208 Mockingbird Trail	Elhilow, Vince	Casey Family Trust	\$ 2,279,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,364	20.0%	22
23	1521 N.Lake Way	Conroy, Martin	Tabler, Carol	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%	23
24	174 E. Inlet Drive	Spots Inc	Lila McFawn Trust	\$ 1,750,000	Feb-07	\$ 100	Nov-92	14.25	3332	Not Arms Length	Not Arms Length	24
25	146 Seminole Avenue	Nederlander, James	Kempf, Edwina	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%	25
26	137 Australian Avenue	Indoe, William and Jane	Burigatto, Arturo	\$ 4,050,000	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 658,824	52.7%	26
27	336 Australian Avenue	Haymes, Stephen	Malasky, Donald	\$ 2,098,486	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 90,208	15.4%	27
28	200 Emerald Beach Way	200 Emerald Beach Way Inc	Rapetti, Alfred Anthony and Celeste	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%	28
29	23 Sloans Curve Drive	Sidell, Barbara	Timmermann, John	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	5899	Not Arms Length	Not Arms Length	29
30	244 Plantation Road	Borland, John	Schwartz, Richard	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	\$ 340,000	28.9%	30
31	1340 N. Ocean Blvd.	Gannon, J	C W Gerlach Revocable Trust	\$ 4,325,000	Mar-07	\$ 10	Nov-05	1.25	5375	Not Arms Length	Not Arms Length	31
32	233 Coral Lane	Garden, Edward	233 Coral Lane LLC	\$ 5,600,000	Mar-07	\$ 4,050,000	Aug-05	1.5	vacant land	\$ 1,033,333	25.5%	32
33	219 Chilean Avenue	MWB Family Trust	Euro Homes VI Inc	\$ 5,950,000	Mar-07	\$ 1,550,000	May-04	2.75	new const	Not Arms Length	Not Arms Length	33
34	227 Ocean Terrace	Heyniger, Sean	Barron, Lisbeth R	\$ 2,083,676	Mar-07	\$ 100	Jun-95	11.75	3446	Not Arms Length	Not Arms Length	34
35	1534 N. Ocean Way	0741459 BC LTD	McKenna Realty Trust	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	2755	\$ 138,500	22.5%	35
36	115 Nightingale Trail	Khoury, David	Farry, Donald E	\$ 1,500,000	Mar-07	\$ 300,000	Apr-93	3.75	1727	\$ 320,000	106.7%	36
37	101 Via Los Incas	Finneran, William B	Columbus Towers LTD etai	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8565	\$ 3,142,857	27.3%	37
38	264 List Road	Behrman, Stanley J and Marla	Jackson, Alfred & Jackson, Adam	\$ 3,525,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 715,385	59.6%	38
39	231 Seminole Avenue	Burnichon, Emmanuel	Bender Oil LTD	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 133,636	6.5%	39
40	1230 S. Ocean Blvd.	SMM Realty LLC	Forsyth, Robet and Eva	\$ 6,820,000	Mar-07	\$ 2,900,000	Apr-99	7.75	10383	\$ 505,806	17.4%	40

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41	111 El Brillo Way	111 El Brillo Trust	Papadopoulos, George P	\$ 6,000,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%	41
42	452B Brazilian Avenue	Kinnear Financial Consulting LTD	South Lake Trail LLC	\$ 5,320,000	Apr-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%	42
43	360 Coconut Row	360 Coconut Row LLC	Bjorklund, Alexandra O	\$ 4,525,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%	43
44	101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 16,500,000	Apr-07	\$ 2,800,000	Jul-91	15.75	11545	\$ 869,841	31.1%	44
45	240 Clarke Avenue	Marcus, Jeffrey A	Janina Radtke Revocable Trust	\$ 5,850,000	Apr-07	\$ 3,200,000	Oct-04	2.5	5199	\$ 1,060,000	33.1%	45
46	409 Antigua Lane	Pournaras, Thomas G	Kournikov, Serguei N	\$ 3,188,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%	46
47	200 Clarke Avenue	Winchester, Valerie	200 Clarke Avenue LLC	\$ 9,406,300	Apr-07	\$ 3,525,000	Mar-05	2	N/A	\$ 2,940,650	83.4%	47
48	248 Sanford Avenue	Knowles, Peter	Marston, Carolyn	\$ 2,362,000	Apr-07	\$ 492,000	May-96	10.75	2854	\$ 173,953	35.4%	48
49	144 Seminole Avenue	J Ned Inc	Haryman, Gerald and Sara S Ayres	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	122.8%	49
50	151 Root Trail	Hoffmeier, Margaret	Putsch, Geraldine & Jessica Olaynick	\$ 1,000,000	Apr-07	\$ 10	Apr-00	7	760	Not Arms Length	Not Arms Length	50
51	258 List Road	Lacaillade, Peter E and Consstance B	Browne, H Lee and Jacquelyn G	\$ 3,814,375	Apr-07	\$ 1,375,000	Mar-03	4	4521	\$ 609,844	44.4%	51
52	2300 W. Ibis Isle Road	Andres Casas Living Trust	Gunders, Henry	\$ 1,925,000	Apr-07	\$ 835,000	Aug-92	14.5	3795	\$ 75,172	9.0%	52
53	300 Clarke Avenue	Heathwood, Desmond	Fogg, Blaine	\$ 8,450,000	Apr-07	\$ 1,800,000	Jun-89	17.75	9091	\$ 374,648	20.8%	53
54												54
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57				\$ 4,785,184		\$ 2,535,058		6.73		\$ 608,842	24.0%	57
58												58
59				\$ 258,399,957		\$ 114,077,620		363.25		\$ 27,397,903		59
60				54		45		54		45		60
61				\$ 4,785,184		\$ 2,535,058		6.73		\$ 608,842	24.0%	61
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