

# PROPERTY ANALYSIS

## Subject Property

**Address:** 3004 Thelma St  
**City:** Tampa  
**Zipcode:** 33605  
**County:** Hillsborough  
**Floodzone:** X  
**Lot Size:** 3,112  
**Zoning:**  
**PID:** 1929084VQ000000000390A

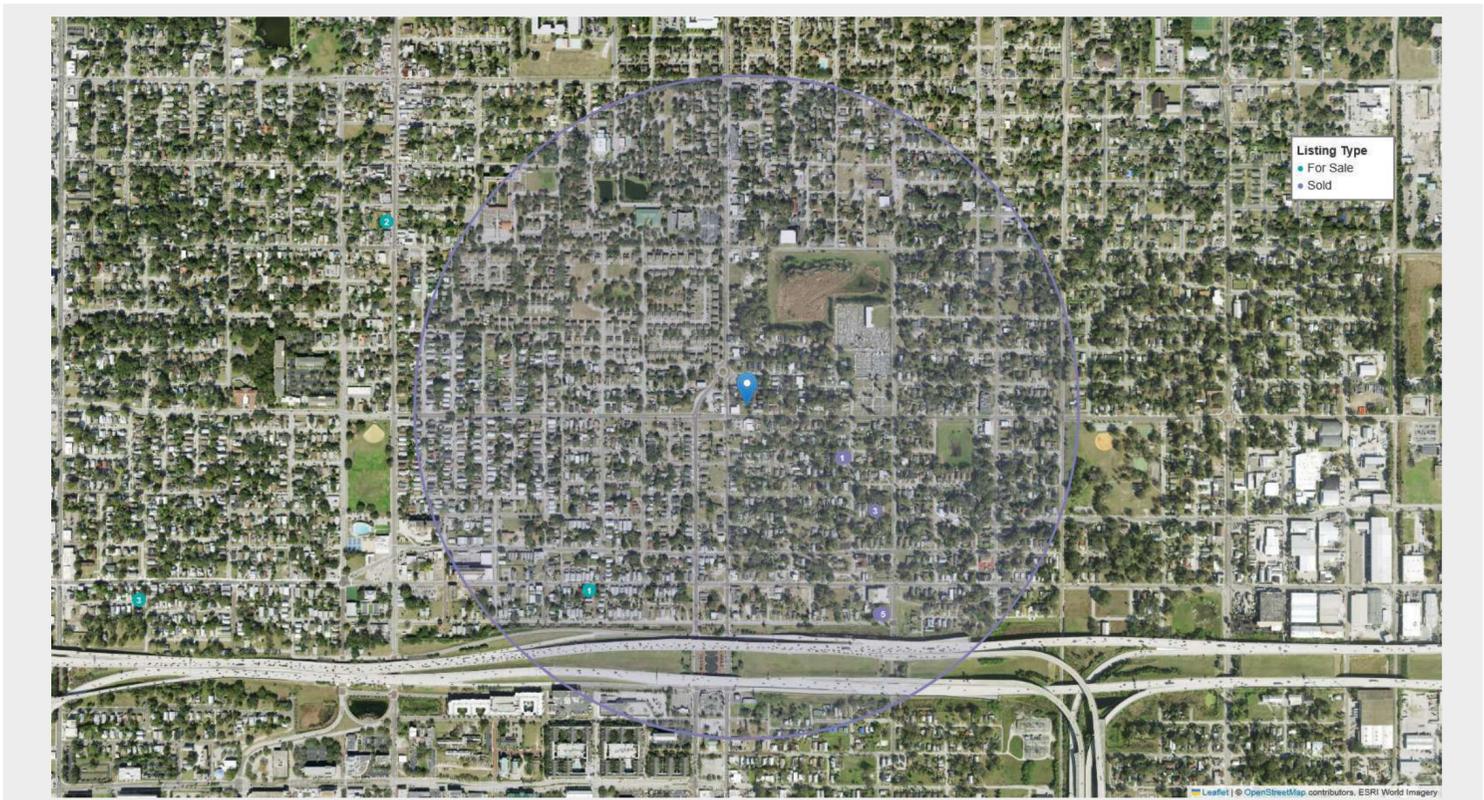
## Projected Sale Price

**Recommended listing:** \$69,000  
**Recommended sold:** \$66,000  
**Approximate DOM:** 164 days

## Average Prices

**Average listing:** \$158,800  
**Average sold:** \$110,700

### MAP



### HIGHEST SOLD PROPERTIES

	Address	Date	Price	\$/SqFt	Lot Size	Distance
1	2422 e 20th ave	08/22/2025	\$85,000	\$18.89	4,500sqft	0.16 miles
2	2910 n 25th st	08/27/2025	\$93,500	\$10.73	8,712sqft	0.16 miles
3	2508 e 18th ave	01/27/2026	\$150,000	\$15.49	9,682sqft	0.24 miles
4	2512 e 15th ave	10/02/2025	\$110,000	\$21.65	5,080sqft	0.37 miles
5	2514 e 15th ave	10/02/2025	\$115,000	\$22.64	5,080sqft	0.37 miles

### HIGHEST FOR SALE PROPERTIES

	Address	DOM	Price	\$/SqFt	Lot Size	Distance
1	2616 n 19th st	11	\$140,000	\$61.40	2,280sqft	0.36 miles
2	3410 n 15th st	552	\$99,000	\$26.47	3,740sqft	0.61 miles
3	2604 n 10th st	104	\$130,000	\$43.33	3,000sqft	0.96 miles
4	702 e ross ave	3	\$225,000	\$51.02	4,410sqft	1.18 miles
5	2304 n grove ave	151	\$200,000	\$83.54	2,394sqft	1.29 miles



**Javier Santana**  
MANAGING BROKER

**Rangely Adames**  
SALES ASSOCIATE

Nestled in Tampa's Westshore area of Hillsborough County, this property enjoys a classic suburban charm with established neighborhoods of ranch-style homes and lush, tree-lined streets. The mature enclave offers a serene, lived-in feel, buffered by preserved wetlands and green spaces like nearby Al Lopez Park for trails and recreation. Easy access to Kennedy Boulevard and I-275 ensures quick commutes to downtown or the airport, blending relaxed community vibes with modern conveniences.

To determine the \$69,000 list price, we analyzed recent sales of comparable properties within a mile, focusing on similar lot sizes around 3,112 square feet. These sold at an average of \$21.06 per square foot, supporting a fair market value of \$66,000. Setting the list slightly higher allows negotiation flexibility while aligning with current demand, positioning your home for a strong sale in this desirable pocket.



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