

# Pinellas Property Market Report

998 matching properties • May 30, 2026

Filters applied	Headline numbers
Property type: Light Manufacturing	Properties matched: 998
	Median market value: \$980,000
	Mean market value: \$1,729,176
	Min / Max: \$148,100 / \$30,000,000
	Mean square footage: 23,494

## Top 200 properties by market value

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
12790 AUTOMOBILE BLVD	Pinellas Park	Light Manufacturing	—	6,280	1973	—
2700 HALKEY ROBERTS PL N	St. Petersburg	Light Manufacturing	\$30,000,000	256,287	2006	\$712,425
2725 SCHERER DR N	Pinellas Park	Light Manufacturing	\$24,400,000	392,035	1980	\$471,239
8575 LARGO LAKES DR	Largo	Light Manufacturing	\$19,150,000	273,520	1989	\$348,132
2007 GANDY BLVD N	St. Petersburg	Light Manufacturing	\$14,070,000	174,402	2000	\$295,011
11775 STARKEY RD	Largo	Light Manufacturing	\$14,000,000	177,857	1991	\$255,296
8031 114TH AVE	Largo	Light Manufacturing	\$13,200,000	149,936	2005	\$240,122
10950 BELCHER RD S	Pinellas Park	Light Manufacturing	\$13,200,000	186,265	1986	\$334,551
3001 GATEWAY CENTRE PKWY	Pinellas Park	Light Manufacturing	\$13,025,000	128,270	1997	\$287,484
11400 BELCHER RD S	Largo	Light Manufacturing	\$12,735,000	648,899	1956	\$232,088
9251 BELCHER RD	Pinellas Park	Light Manufacturing	\$12,730,000	207,919	1990	\$274,054
10500 DR MARTIN LUTHER KING JR S	St. Petersburg	Light Manufacturing	\$12,700,000	124,020	1997	\$262,542
2891 GATEWAY CENTRE PKWY	Pinellas Park	Light Manufacturing	\$12,520,000	147,150	1997	\$275,942

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
21 N PARK PLACE BLVD	Clearwater	Light Manufacturing	\$12,125,000	101,900	1992	\$239,000
3010 22ND AVE S	St. Petersburg	Light Manufacturing	\$11,400,000	190,715	1989	\$239,036
3001 TECH DR N	St. Petersburg	Light Manufacturing	\$11,000,000	152,496	1981	\$207,021
2003 GANDY BLVD N	St. Petersburg	Light Manufacturing	\$10,550,000	129,800	1999	\$219,515
2005 GANDY BLVD N	St. Petersburg	Light Manufacturing	\$10,510,000	129,800	1999	\$219,515
700 BROOKER CREEK BLVD	Oldsmar	Light Manufacturing	\$10,250,000	80,680	2004	\$179,989
13925 58TH ST N	Largo	Light Manufacturing	\$9,945,000	105,945	1994	\$182,847
1301 34TH ST N	St. Petersburg	Light Manufacturing	\$9,560,000	243,082	1958	\$190,831
11311 CONCEPT BLVD	Largo	Light Manufacturing	\$9,300,000	127,560	1988	\$170,495
4801 ULMERTON RD	Largo	Light Manufacturing	\$9,200,000	127,149	1980	\$179,904
7340 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$9,000,000	106,542	1997	\$181,805
7150 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$9,000,000	153,328	1982	\$186,966
11450 CROSS BAYOU BLVD	Pinellas Park	Light Manufacturing	\$8,550,000	100,000	1987	\$170,621
1 MICROLUMEN WAY	Oldsmar	Light Manufacturing	\$8,475,000	66,693	2011	\$148,809
14421 MYERLAKE CIR	Largo	Light Manufacturing	\$8,100,000	89,968	1986	\$158,543
14200 ROOSEVELT BLVD	Clearwater	Light Manufacturing	\$8,000,000	82,787	1978	\$152,788
6750 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$8,000,000	269,270	1975	\$175,022
5111 PARK ST N	St. Petersburg	Light Manufacturing	\$7,900,000	140,501	1980	\$168,107
10050 16TH ST N	St. Petersburg	Light Manufacturing	\$7,800,000	57,369	1996	\$159,059
3301 GATEWAY CENTRE BLVD	Pinellas Park	Light Manufacturing	\$7,750,000	83,580	1996	\$179,625
10001 16TH ST N	St. Petersburg	Light Manufacturing	\$7,540,000	58,574	2008	\$159,358
14201 MYERLAKE CIR	Largo	Light Manufacturing	\$7,525,000	73,348	1987	\$144,493
11311 74TH ST	Pinellas Park	Light Manufacturing	\$7,500,000	104,080	2001	\$148,158
2000 29TH ST N	St. Petersburg	Light Manufacturing	\$7,210,000	48,536	2024	\$148,900
14881 EVERGREEN AVE	Clearwater	Light Manufacturing	\$7,100,000	70,425	1988	\$134,894

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2145 SUNNYDALE BLVD	Clearwater	Light Manufacturing	\$7,060,000	45,974	1980	\$136,820
4421 110TH AVE N	Pinellas Park	Light Manufacturing	\$7,000,000	120,950	2000	\$147,489
14000 49TH ST N	Clearwater	Light Manufacturing	\$6,675,000	114,646	1991	\$128,287
4650 62ND AVE N	Pinellas Park	Light Manufacturing	\$6,625,000	104,339	1991	\$146,889
301 COMMERCE BLVD	Oldsmar	Light Manufacturing	\$6,265,000	144,848	1980	\$111,234
2000 TALL PINES DR	Largo	Light Manufacturing	\$6,175,000	91,989	2005	\$120,284
4750 118TH AVE N	Pinellas Park	Light Manufacturing	\$6,025,000	107,205	1989	\$122,063
14480 62ND ST N	Largo	Light Manufacturing	\$6,000,000	119,425	1979	\$122,942
110 DOUGLAS RD E	Oldsmar	Light Manufacturing	\$5,950,000	62,777	1978	\$107,731
12725 AUTOMOBILE BLVD	Clearwater	Light Manufacturing	\$5,935,000	99,884	1958	\$116,541
301 COMMERCE BLVD	Oldsmar	Light Manufacturing	\$5,870,000	144,040	1979	\$109,483
4711 34TH ST N	St. Petersburg	Light Manufacturing	\$5,820,000	55,032	1958	\$122,978
9900 16TH ST N	St. Petersburg	Light Manufacturing	\$5,657,000	41,600	2000	\$115,335
11525 47TH ST N	Pinellas Park	Light Manufacturing	\$5,560,000	95,350	1992	\$108,490
375 SCARLET BLVD	Oldsmar	Light Manufacturing	\$5,525,000	85,000	1994	\$98,534
2310 STARKEY RD	Largo	Light Manufacturing	\$5,500,000	101,975	1968	\$108,607
6120 MEARS CT	Clearwater	Light Manufacturing	\$5,400,000	91,396	1983	\$107,364
401 COMMERCE BLVD	Oldsmar	Light Manufacturing	\$5,240,000	64,614	1991	\$95,469
5260 113TH AVE N	Pinellas Park	Light Manufacturing	\$5,235,000	88,796	1984	\$114,512
5101 140TH AVE N	Clearwater	Light Manufacturing	\$5,225,000	97,102	1987	\$108,374
3131 13TH AVE N	St. Petersburg	Light Manufacturing	\$5,160,000	44,362	1977	\$104,877
2737 24TH ST N	St. Petersburg	Light Manufacturing	\$5,155,000	77,859	1960	\$104,877
11399 47TH ST N	Pinellas Park	Light Manufacturing	\$5,150,000	64,444	1994	\$99,505
10500 47TH ST N	Pinellas Park	Light Manufacturing	\$5,100,000	105,000	1986	\$102,468
12050 49TH ST N	Pinellas Park	Light Manufacturing	\$5,050,000	91,731	1998	\$99,409

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11000 GANDY BLVD N	St. Petersburg	Light Manufacturing	\$5,035,000	37,080	2014	\$101,092
11211 69TH ST	Pinellas Park	Light Manufacturing	\$5,020,000	69,726	1998	\$101,990
5777 MYERLAKE CIR	Largo	Light Manufacturing	\$5,000,000	44,548	1985	\$96,835
11300 49TH ST N	Clearwater	Light Manufacturing	\$4,975,000	64,775	1981	\$95,349
14550 58TH ST N	Largo	Light Manufacturing	\$4,750,000	40,508	1996	\$104,619
4590 118TH AVE N	Pinellas Park	Light Manufacturing	\$4,700,000	75,875	1981	\$92,527
11051 CONCEPT BLVD	Largo	Light Manufacturing	\$4,550,000	53,875	1989	\$83,016
5400 140TH AVE N	Clearwater	Light Manufacturing	\$4,550,000	73,500	1999	\$89,012
14433 MYERLAKE CIR	Largo	Light Manufacturing	\$4,500,000	44,543	2001	\$89,240
2442 23RD ST N	St. Petersburg	Light Manufacturing	\$4,480,000	70,536	1955	\$95,017
7400 22ND AVE N	St. Petersburg	Light Manufacturing	\$4,465,000	80,785	1985	\$90,296
7265 ULMERTON RD	Largo	Light Manufacturing	\$4,450,000	35,080	1971	\$85,442
12595 71ST CT	Pinellas Park	Light Manufacturing	\$4,375,000	42,723	2008	\$84,880
12000 28TH ST N	Pinellas Park	Light Manufacturing	\$4,270,000	32,475	1984	\$83,447
7151 114TH AVE	Pinellas Park	Light Manufacturing	\$4,225,000	67,200	1985	\$91,571
6200 49TH ST N	Pinellas Park	Light Manufacturing	\$4,220,000	103,298	1966	\$99,675
1927 4TH AVE S	St. Petersburg	Light Manufacturing	\$4,200,000	61,870	2006	\$86,083
5733 MYERLAKE CIR	Largo	Light Manufacturing	\$4,150,000	42,688	1986	\$85,442
5115 ULMERTON RD	Largo	Light Manufacturing	\$4,140,000	60,750	1975	\$92,563
1720 STARKEY RD	Largo	Light Manufacturing	\$4,100,000	46,258	1998	\$80,221
5430 70TH AVE N	Pinellas Park	Light Manufacturing	\$4,100,000	69,438	1975	\$91,502
11600 53RD ST N	Clearwater	Light Manufacturing	\$4,050,000	66,882	1981	\$79,613
6200 118TH AVE	Largo	Light Manufacturing	\$4,050,000	73,268	1978	\$80,507
450 COMMERCE BLVD	Oldsmar	Light Manufacturing	\$4,045,000	49,956	1987	\$73,923
4459 35TH ST N	St. Petersburg	Light Manufacturing	\$4,028,000	53,750	1962	\$92,232

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8475 ULMERTON RD	Largo	Light Manufacturing	\$4,025,000	20,653	1972	\$72,636
4301 34TH ST N # A	St. Petersburg	Light Manufacturing	\$4,010,000	69,446	1951	\$85,664
12900 44TH ST N	Pinellas Park	Light Manufacturing	\$4,010,000	59,190	1987	\$82,204
14055 US HIGHWAY 19 N	Clearwater	Light Manufacturing	\$4,000,000	59,268	1994	\$76,807
8600 SOMERSET DR	Largo	Light Manufacturing	\$3,950,000	65,124	1982	\$72,751
1212 N HERCULES AVE	Clearwater	Light Manufacturing	\$3,950,000	60,035	1988	\$78,183
1205 GANDY BLVD N	St. Petersburg	Light Manufacturing	\$3,880,000	38,376	1995	\$83,862
2701 75TH ST N	St. Petersburg	Light Manufacturing	\$3,812,000	63,452	1989	\$106,172
12290 US HIGHWAY 19 N	Pinellas Park	Light Manufacturing	\$3,795,000	26,408	1971	\$72,569
6950 108TH AVE	Pinellas Park	Light Manufacturing	\$3,780,000	45,848	1981	\$74,519
8601 SOMERSET DR	Largo	Light Manufacturing	\$3,775,000	71,120	1981	\$70,519
3200 TYRONE BLVD N	St. Petersburg	Light Manufacturing	\$3,720,000	64,424	1966	\$107,566
13900 US HIGHWAY 19 N	Clearwater	Light Manufacturing	\$3,700,000	44,191	1986	\$68,924
14205 MYERLAKE CIR	Largo	Light Manufacturing	\$3,600,000	30,350	1985	\$70,253
11500 47TH ST N	Pinellas Park	Light Manufacturing	\$3,590,000	59,200		\$72,167
12150 28TH ST N	Pinellas Park	Light Manufacturing	\$3,575,000	37,719	1986	\$77,807
811 LIVE OAK ST	Tarpon Springs	Light Manufacturing	\$3,525,000	79,413	1955	\$69,603
300 DUNBAR AVE	Oldsmar	Light Manufacturing	\$3,525,000	50,598	1987	\$63,938
11800 28TH ST N	Pinellas Park	Light Manufacturing	\$3,510,000	36,961	1986	\$68,822
4680 110TH AVE N	Pinellas Park	Light Manufacturing	\$3,490,000	50,310	1986	\$70,313
2233 3RD AVE S	St. Petersburg	Light Manufacturing	\$3,478,000	26,922	1959	\$70,105
12255 62ND ST	Pinellas Park	Light Manufacturing	\$3,460,000	57,700	1979	\$70,734
8060 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$3,450,000	29,219	1996	\$66,910
2700 72ND ST N	St. Petersburg	Light Manufacturing	\$3,450,000	43,358	1978	\$69,121
6190 118TH AVE	Pinellas Park	Light Manufacturing	\$3,450,000	48,800	1993	\$71,403

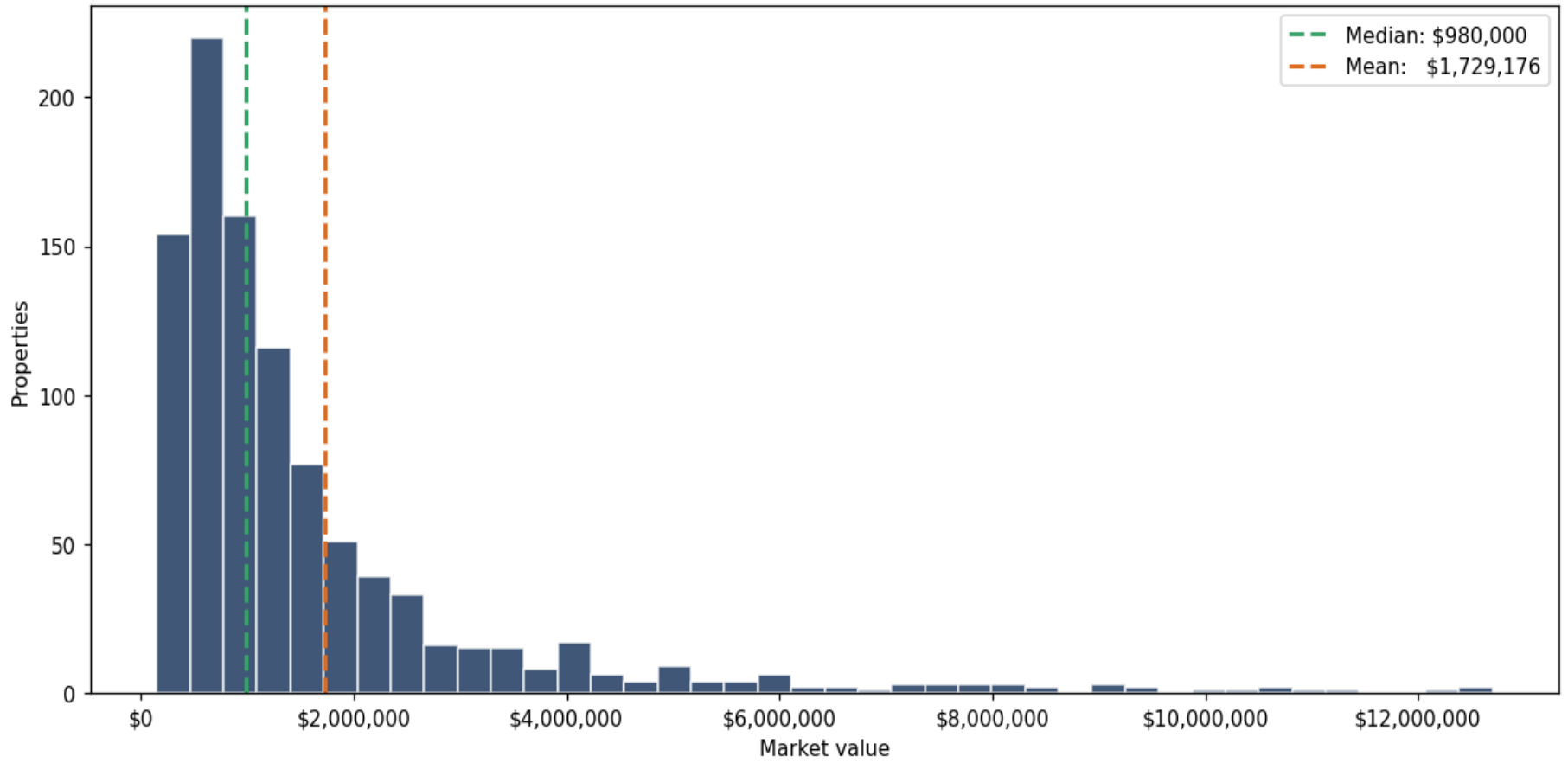
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
11351 49TH ST N	Clearwater	Light Manufacturing	\$3,425,000	46,853	2014	\$70,953
12198 44TH ST N	Pinellas Park	Light Manufacturing	\$3,400,000	34,915	1997	\$67,770
11200 69TH ST	Pinellas Park	Light Manufacturing	\$3,330,000	46,238	2002	\$67,675
12340 66TH ST	Largo	Light Manufacturing	\$3,320,000	47,490	1978	\$66,111
1500 N BELCHER RD	Clearwater	Light Manufacturing	\$3,275,000	46,350	1984	\$65,120
955 LIVE OAK ST	Tarpon Springs	Light Manufacturing	\$3,275,000	73,601	1956	\$64,612
12221 33RD ST N	Pinellas Park	Light Manufacturing	\$3,275,000	36,348	2001	\$64,329
2801 72ND ST N	St. Petersburg	Light Manufacturing	\$3,255,000	51,258	1956	\$65,137
14055 US HIGHWAY 19 N	Clearwater	Light Manufacturing	\$3,200,000	53,790	1960	\$63,318
14100 ROOSEVELT BLVD	Clearwater	Light Manufacturing	\$3,175,000	26,880	1979	\$60,565
3675 TAMPA RD	Oldsmar	Light Manufacturing	\$3,160,000	39,292	1980	\$58,245
1301 34TH ST N	St. Petersburg	Light Manufacturing	\$3,121,600	83,000	1983	\$63,066
7199 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$3,100,000	26,716	2002	\$65,094
5555 ULMERTON RD	Largo	Light Manufacturing	\$3,100,000	34,376	1969	\$60,284
11880 28TH ST N	Pinellas Park	Light Manufacturing	\$3,070,000	32,304	1985	\$60,219
6203 80TH AVE N	Pinellas Park	Light Manufacturing	\$3,060,000	79,786	1969	\$66,751
805 LIVE OAK ST	Tarpon Springs	Light Manufacturing	\$3,050,000	63,993	1973	\$58,490
2101 28TH ST N	St. Petersburg	Light Manufacturing	\$3,000,000	46,002	1953	\$61,950
5320 140TH AVE N	Clearwater	Light Manufacturing	\$2,975,000	46,480	1983	\$57,812
12436 73RD CT	Pinellas Park	Light Manufacturing	\$2,925,000	36,424	1989	\$58,307
206 TOWER DR	Oldsmar	Light Manufacturing	\$2,925,000	36,590	1998	\$53,690
5300 115TH AVE N	Clearwater	Light Manufacturing	\$2,905,000	48,784	1983	\$57,917
11910 62ND ST	Pinellas Park	Light Manufacturing	\$2,900,000	63,300	1973	\$60,793
1615 118TH AVE N	St. Petersburg	Light Manufacturing	\$2,850,000	27,105	1983	\$57,170
6950 112TH CIR	Pinellas Park	Light Manufacturing	\$2,845,000	26,104	2003	\$55,134

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
3191 46TH AVE N	St. Petersburg	Light Manufacturing	\$2,800,000	39,850	1969	\$59,685
11801 28TH ST N STE. #3	St. Petersburg	Light Manufacturing	\$2,775,000	27,844	1985	\$57,767
9601 16TH ST N	St. Petersburg	Light Manufacturing	\$2,770,000	25,099	1997	\$58,604
1979 WILD ACRES RD	Largo	Light Manufacturing	\$2,750,000	44,824	1984	\$55,253
13900 49TH ST N	Clearwater	Light Manufacturing	\$2,725,000	45,304	1982	\$55,976
11155 CONCEPT BLVD	Largo	Light Manufacturing	\$2,685,000	33,456	1989	\$50,881
2950 47TH AVE N	St. Petersburg	Light Manufacturing	\$2,680,000	63,083	1965	\$56,527
10431 72ND ST	Pinellas Park	Light Manufacturing	\$2,680,000	27,400	1983	\$55,650
350 BURBANK RD	Oldsmar	Light Manufacturing	\$2,675,000	38,010	1989	\$50,800
6320 118TH AVE N	Pinellas Park	Light Manufacturing	\$2,667,000	26,650	2020	\$56,291
6950 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$2,650,000	33,000	1979	\$53,624
5250 140TH AVE N	Clearwater	Light Manufacturing	\$2,650,000	41,250	1982	\$51,388
1600 SUNSHINE DR	Clearwater	Light Manufacturing	\$2,650,000	52,480	1974	\$52,832
10351 72ND ST	Pinellas Park	Light Manufacturing	\$2,650,000	37,002	1997	\$53,815
2080 WILD ACRES RD	Largo	Light Manufacturing	\$2,635,000	57,000	1988	\$55,158
4360 28TH ST N	St. Petersburg	Light Manufacturing	\$2,630,000	41,324	1971	\$58,222
1185 GOODEN XING	Largo	Light Manufacturing	\$2,600,000	55,785	1966	\$53,164
3090 44TH AVE N	St. Petersburg	Light Manufacturing	\$2,585,000	39,000	1970	\$54,948
7860 126TH AVE	Largo	Light Manufacturing	\$2,575,000	49,830	1981	\$49,542
14493 62ND ST N	Clearwater	Light Manufacturing	\$2,575,000	46,900	1975	\$50,929
3730 70TH AVE N	Pinellas Park	Light Manufacturing	\$2,545,000	34,470	1979	\$55,503
10401 BELCHER RD S	Pinellas Park	Light Manufacturing	\$2,545,000	15,903	1993	\$51,629
10821 CANAL ST	Pinellas Park	Light Manufacturing	\$2,535,000	44,694	1981	\$50,852
12475 44TH ST N	Pinellas Park	Light Manufacturing	\$2,525,000	54,340	1987	\$61,653
965 HARBOR LAKE DR	Safety Harbor	Light Manufacturing	\$2,525,000	37,235	1981	\$47,897

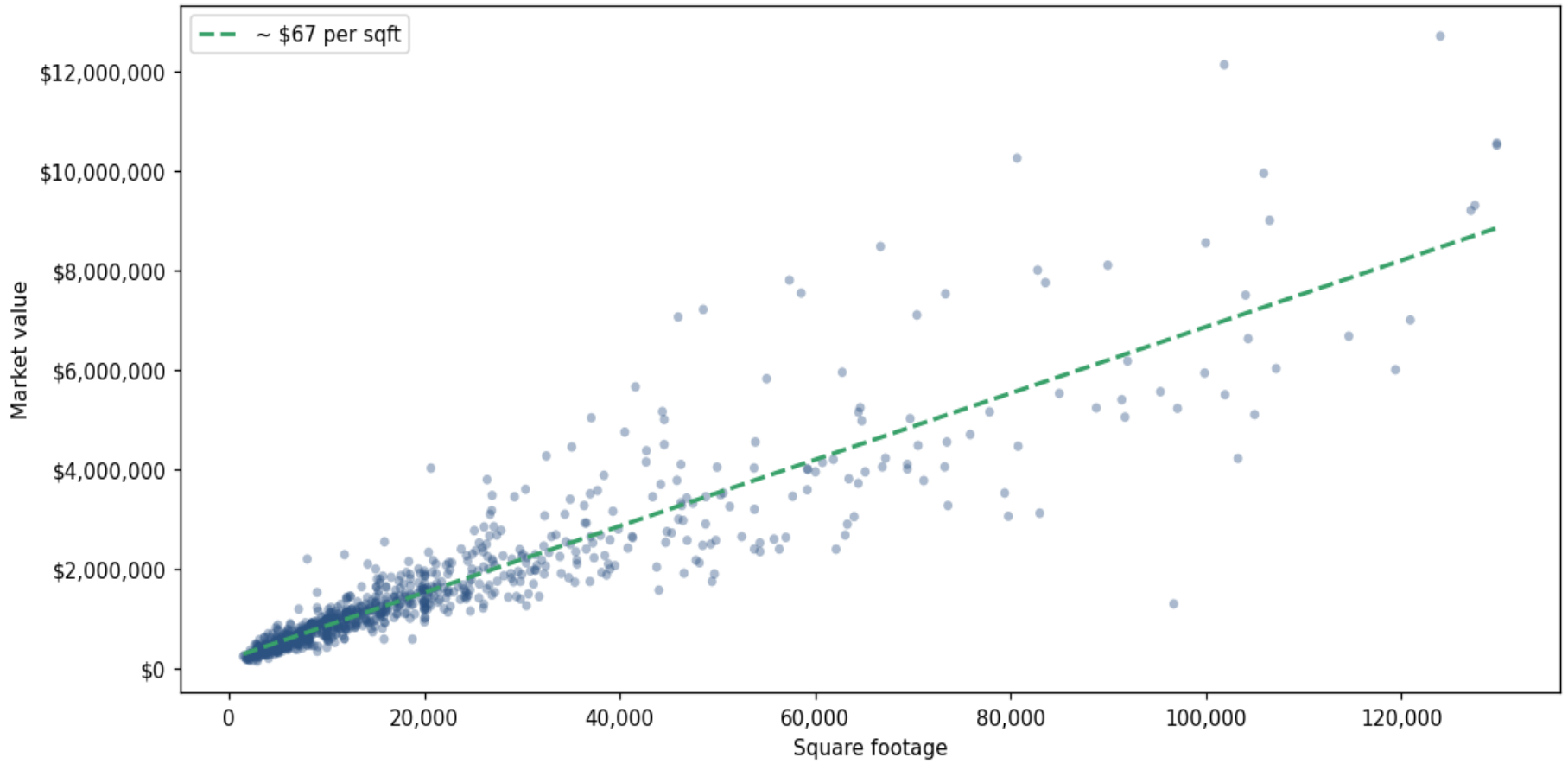
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
3991 TAMPA RD	Oldsmar	Light Manufacturing	\$2,525,000	25,600	1994	\$45,457
2050 SUNNYDALE BLVD	Clearwater	Light Manufacturing	\$2,500,000	34,943	1973	\$46,171
1255 STARKEY RD	Largo	Light Manufacturing	\$2,500,000	49,308	1968	\$55,063
14501 58TH ST N	Largo	Light Manufacturing	\$2,498,000	26,352	1992	\$47,943
2601 ANVIL ST N	St. Petersburg	Light Manufacturing	\$2,475,000	48,480	1982	\$50,935
800 31ST ST S	St. Petersburg	Light Manufacturing	\$2,460,000	32,207	1958	\$51,791
6850 CROSS BAYOU DR	Pinellas Park	Light Manufacturing	\$2,430,000	25,920	1963	\$52,649
2375 72ND ST N	St. Petersburg	Light Manufacturing	\$2,420,000	40,824	1969	\$51,154
12707 US HIGHWAY 19 N	Clearwater	Light Manufacturing	\$2,400,000	53,770	1971	\$45,882
12385 AUTOMOBILE BLVD	Pinellas Park	Light Manufacturing	\$2,400,000	36,562	1982	\$51,139
11681 US HIGHWAY 19 N	Pinellas Park	Light Manufacturing	\$2,400,000	23,749	1984	\$50,164
13055 49TH ST N	Pinellas Park	Light Manufacturing	\$2,400,000	56,332	1966	\$50,661
300 PAMPAS AVE	Tarpon Springs	Light Manufacturing	\$2,397,000	62,140	1966	\$46,057
12579 49TH ST N	Pinellas Park	Light Manufacturing	\$2,390,000	29,755	1979	\$47,697
10321 72ND ST	Pinellas Park	Light Manufacturing	\$2,370,000	25,250	1994	\$49,236
2090 SUNNYDALE BLVD	Clearwater	Light Manufacturing	\$2,350,000	26,015	2024	\$46,736
605 PACKARD CT	Safety Harbor	Light Manufacturing	\$2,350,000	54,351	1987	\$43,978
2904 44TH AVE N	St. Petersburg	Light Manufacturing	\$2,347,000	35,480	1969	\$50,064
30798 US HIGHWAY 19 N	Palm Harbor	Light Manufacturing	\$2,335,000	20,419	1974	\$44,681
601 BURBANK RD	Oldsmar	Light Manufacturing	\$2,330,000	32,744	1986	\$43,793
6899 BRYAN DAIRY RD	Pinellas Park	Light Manufacturing	\$2,300,000	30,056	2013	\$48,844
11201 CONCEPT BLVD	Largo	Light Manufacturing	\$2,300,000	24,910	1989	\$42,847
6166 126TH AVE	Largo	Light Manufacturing	\$2,290,000	31,335	1982	\$46,092
2700 GANDY BLVD N	St. Petersburg	Light Manufacturing	\$2,288,100	11,808	1963	\$49,103
6891 102ND AVE	Pinellas Park	Light Manufacturing	\$2,270,000	38,460	1972	\$50,058

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11701 US HIGHWAY 19 N	Pinellas Park	Light Manufacturing	\$2,270,000	24,301	1984	\$47,388
320 SCARLET BLVD	Oldsmar	Light Manufacturing	\$2,265,000	28,043	1990	\$41,516
251 DUNBAR AVE	Oldsmar	Light Manufacturing	\$2,250,000	26,450	1987	\$40,727
2250 S LAKE AVE SE	Largo	Light Manufacturing	\$2,250,000	33,870	1971	\$43,671
10521 75TH ST	Pinellas Park	Light Manufacturing	\$2,250,000	29,955	1983	\$46,264
3250 44TH AVE N	St. Petersburg	Light Manufacturing	\$2,230,000	30,504	1963	\$48,026
4640 126TH AVE N	Clearwater	Light Manufacturing	\$2,225,000	37,358	1980	\$44,509
1720 CENTRAL AVE	St. Petersburg	Light Manufacturing	\$2,200,000	7,995	1959	\$46,015
2050 34TH WAY	Largo	Light Manufacturing	\$2,200,000	28,952	1987	\$43,671
5443 115TH AVE N	Pinellas Park	Light Manufacturing	\$2,192,000	26,936	1981	\$42,727
4250 118TH AVE N	Pinellas Park	Light Manufacturing	\$2,178,000	35,600	1985	\$43,396
2111 34TH WAY	Largo	Light Manufacturing	\$2,177,000	32,000	1980	\$43,299

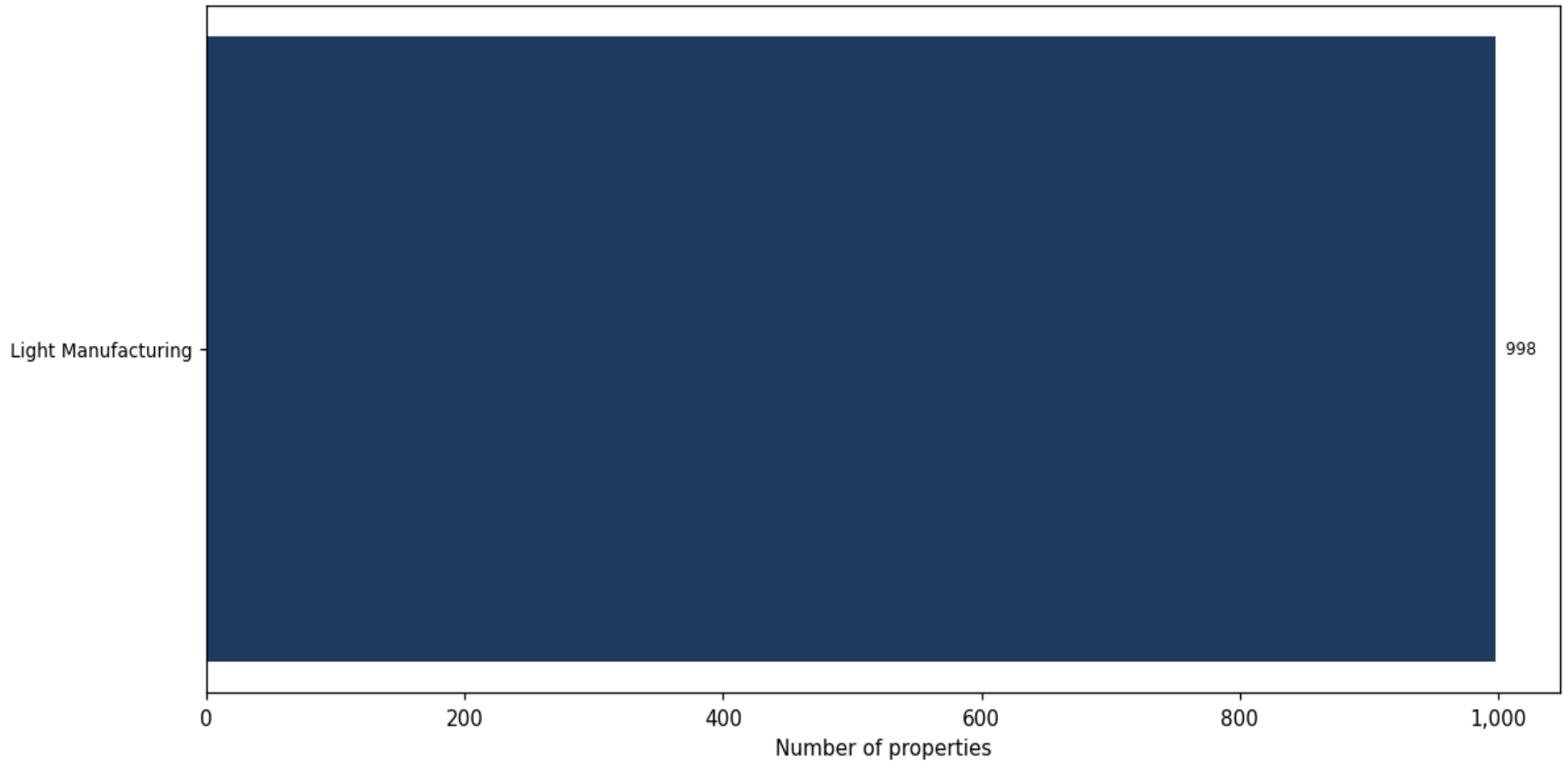
**Market value distribution (n=997, top 1% trimmed for readability)**



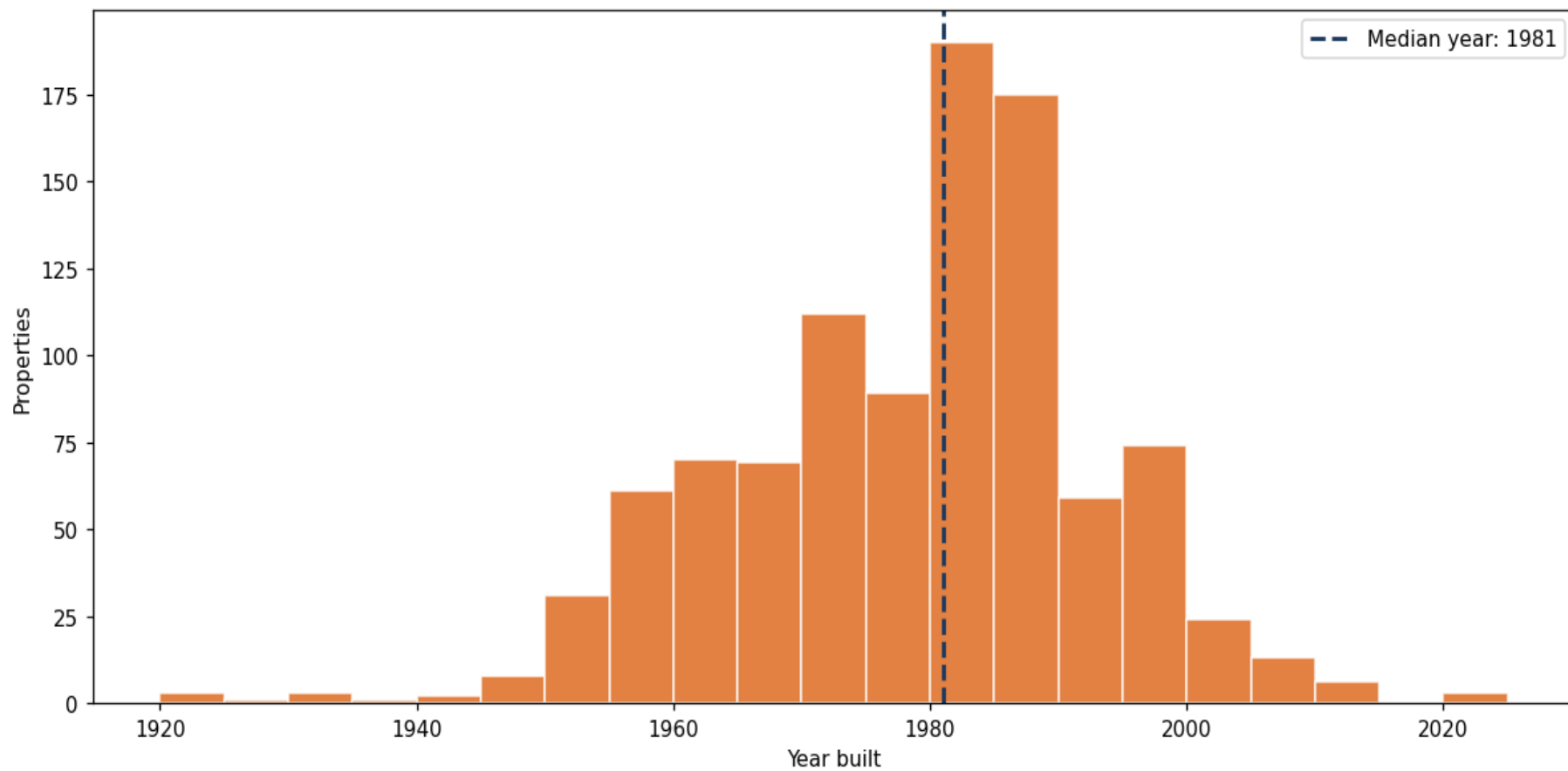
**Building size vs. market value (n=978, outliers trimmed)**



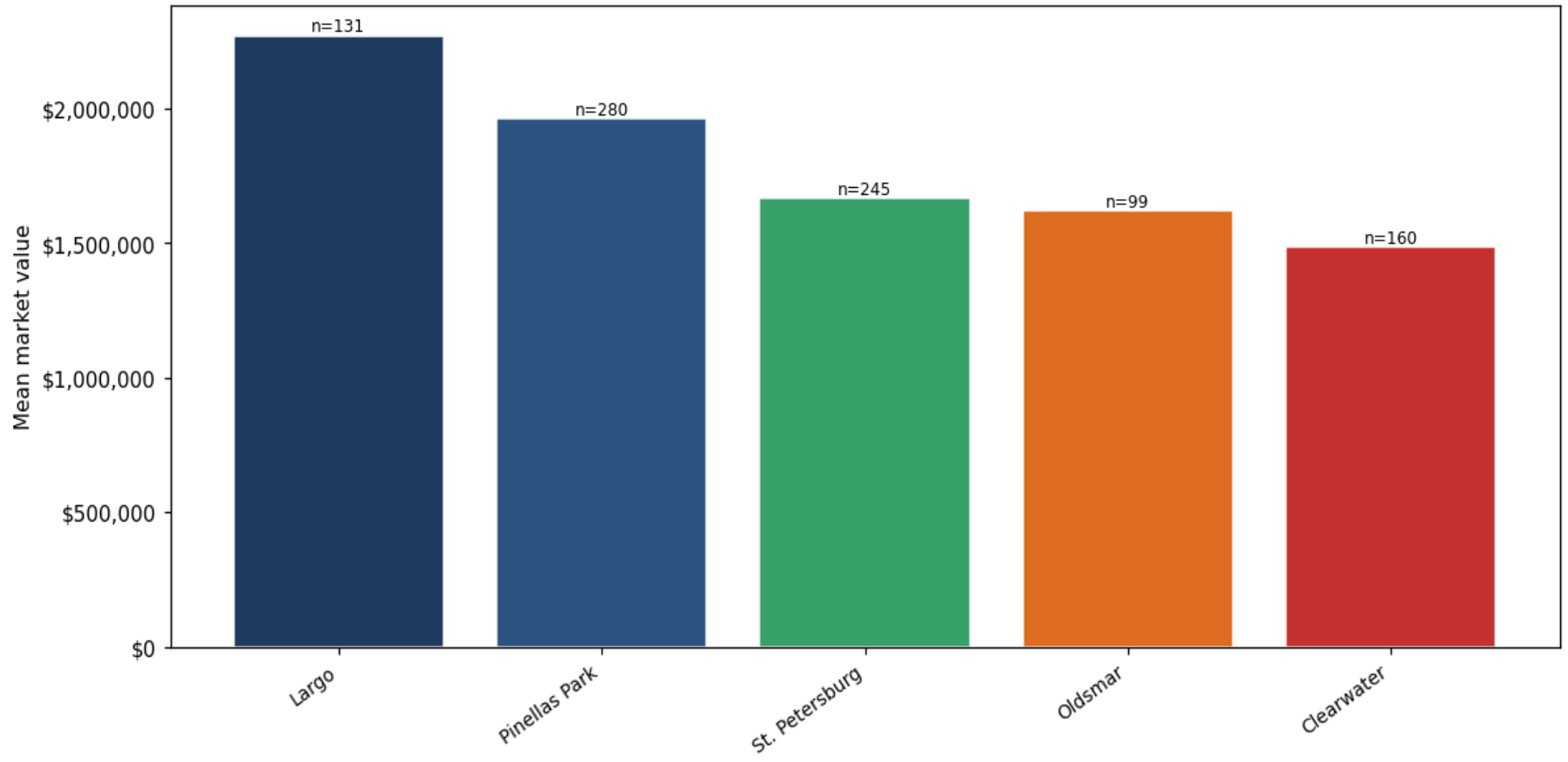
### Top property types by count



**Year built distribution (5-year buckets)**



**Mean market value by city (cities with  $\geq 50$  matches)**



**Market value vs. assessed value (gap = untaxed appreciation)**

