



26 January 2023

From: Mount North Capital

To: (Borrower)

Encl: (a) COMP Report

(b) We Go Look Property photos

(c) TotalView Report

SUBJ: Due Diligence Process ICO **3411 SW 19th St, Fort Lauderdale, FL 33312-3615**

1. Based on an assessment of local market and property data,  
our recommended as-is value is: \$458,250

2. Based on local Real Estate conditions, our market confidence for this county is MEDIUM. 33312 has  
an average home sale price of \$450,000 with an annual increase of 6%. Average days on market is 53.

MARKET CONFIDENCE SCORE: **3** of 6 – Some market contraction expected over the next year

3. Individual property data:

Property value Range: \$330,000 - \$535,000	Property Condition: FAIR
Tax Assessment: \$416,230	Low Sold Comp: \$365,000
Realtor.com Assessment: \$465,300	Comp Avg: \$305/sqft

4. Evaluation Confidence: Due to the tax assessment and unknown interior condition we asses this  
property to be in the mid range of comparable properties. While property seems to be in fair condition,  
unknown variation for interior remodel costs exists.

VALUATION CONFIDENCE LEVEL: 3 of 6 - MEDIUM

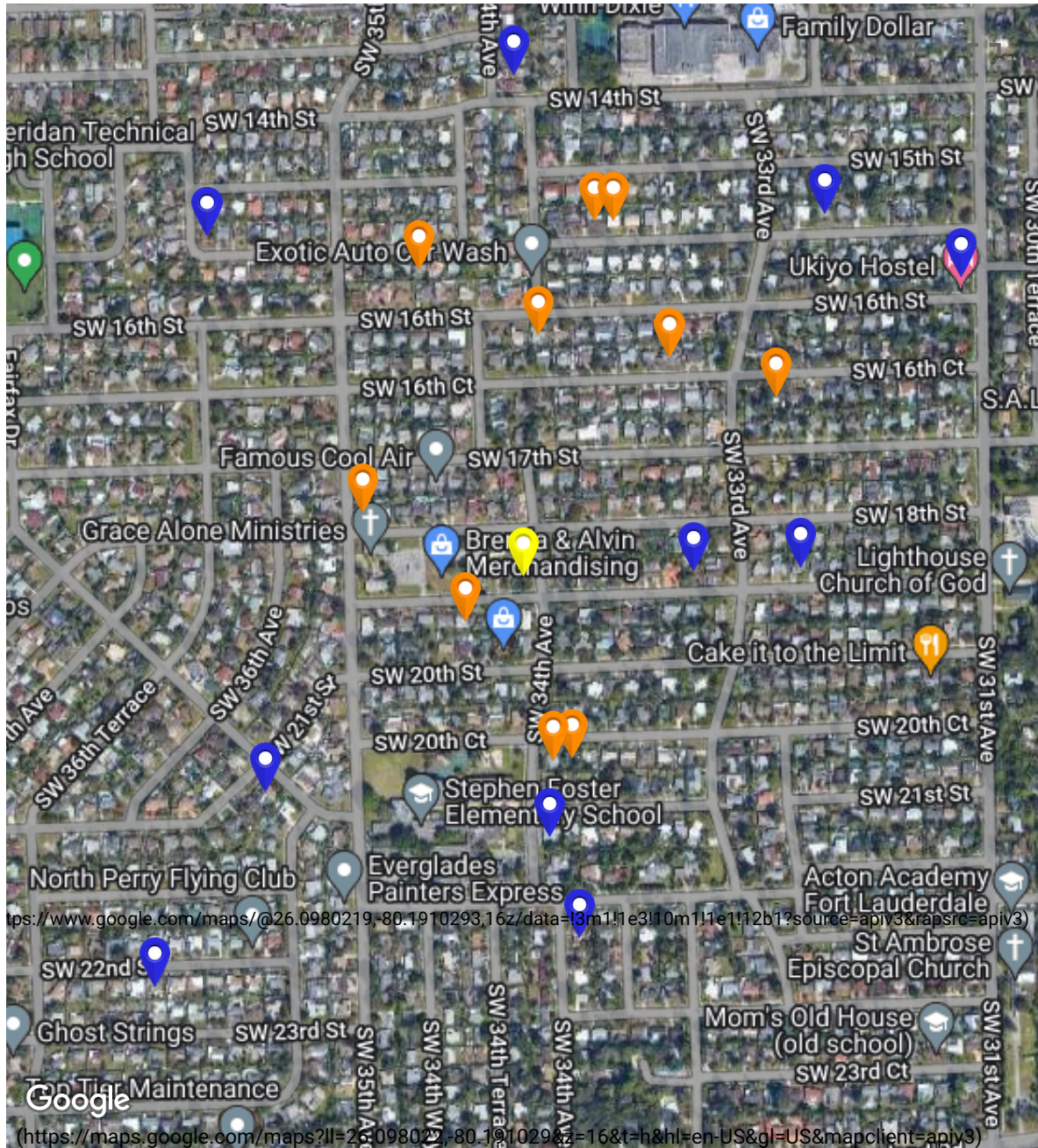
**Price:**  
**Last Sale**  
**Days on**  
**Market:**

## Current Listings

Address	City/State/Zip	Status	List Date	List Price	Lot Size (sqft)	Bldg Sqft	Built
3440 SW 19th St	Fort Lauderdale FL 33312	Sold	02/21/2021	\$369,999.00	7841.0	1268.0	1957
1720 SW 35th Ave	Fort Lauderdale FL 33312	Sold	03/13/2021	\$364,900.00		1650.0	1959
3390 SW 20th Ct	Fort Lauderdale FL 33312	Sold	12/04/2020	\$340,000.00	8712.0	1362.0	1956
3380 SW 20th Ct	Fort Lauderdale FL 33312	Sold	11/26/2020	\$359,900.00	7875.0	1579.0	1957
3376 SW 16th St	Fort Lauderdale FL 33312	Sold	04/08/2021	\$379,900.00	8276.0	1372.0	1963
3321 SW 16th Ct	Fort Lauderdale FL 33312	Sold	03/10/2021	\$369,000.00	9583.0	1648.0	1963
3220 SW 16th Ct	Fort Lauderdale FL 33312	Sold	02/06/2021	\$415,000.00		1506.0	1967
3430 SW 15th Ct	Fort Lauderdale FL 33312	Sold	02/27/2021	\$364,000.00	6098.0	1487.0	1957
3381 SW 15th Ct	Fort Lauderdale FL 33312	Sold	03/17/2021	\$350,000.00		2144.0	1964
3371 SW 15th Ct	Fort Lauderdale FL 33312	Sold	12/26/2020	\$350,000.00	7841.0	1610.0	1963

## Recent Sales

Address	City/State/Zip	Last Sale	List Price	Sale Price	\$/Sqft	Lot Size
3305 SW 19TH ST	FORT LAUDERDALE FL 33312	02/22/2019	\$595,000.00	\$380,000.00	\$344.93	8398
3390 SW 21ST ST	FORT LAUDERDALE FL 33312	06/15/2022	\$0.00	\$660,000.00	\$368.51	12465
3221 SW 19TH ST	FORT LAUDERDALE FL 33312	11/22/2022	\$0.00	\$487,900.00	\$277.53	7350
3600 SW 21ST ST	FORT LAUDERDALE FL 33312	03/19/2015	\$499,900.00	\$275,000.00	\$262.00	10366
2232 SW 34TH AVE	FORT LAUDERDALE FL 33312	10/03/2022	\$0.00	\$440,000.00	\$269.94	7505
3543 SW 15TH CT	FORT LAUDERDALE FL 33312	08/26/2022	\$0.00	\$410,000.00	\$242.32	6818
3129 SW 15TH CT	FORT LAUDERDALE FL 33312	04/05/2022	\$488,000.00	\$329,000.00	\$256.30	8248
1380 SW 34TH AVE	FORT LAUDERDALE FL 33312	08/16/2022	\$0.00	\$365,000.00	\$211.96	6369
3101 SW 16TH ST	FORT LAUDERDALE FL 33312	12/01/2021	\$530,000.00	\$400,000.00	\$309.58	9448
3624 SW 22ND ST	FORT LAUDERDALE FL 33312	10/07/2022	\$0.00	\$680,000.00	\$347.29	7875



## MARKET TRENDS ▲

### Market Listings:

<b>Listings:</b>	380	%	-17.75%
		<b>Change:</b>	
<b>New</b>	23	%	-8.00%
<b>Listings:</b>		<b>Change:</b>	
<b>Avg List</b>	\$714.00	%	+2.57%
<b>Price:</b>		<b>Change:</b>	

# Residential Exterior Only - No Contact

**Inspection Date** Jan 25, 2023 2:02 pm CST

**Job #** NA 2353 3885

**Ordered** Jan 24, 2023 6:06 pm CST

**Delivered** Jan 25, 2023 2:06 pm CST



## Basic Information

**Reference Number** 3411 SW 19TH ST

### Property Information

3411 Southwest 19th Street, Fort  
Lauderdale, FL, USA

## Surrounding Area

**The Subject Area Appears To Be**

STABLE - An area where most properties are properly maintained with limited new construction

---

**The Subject Area Appears to Have**

Almost no vacant properties (less than 10%)

---

## Property

**Vacant**

Property is Occupied

---

**Please make note of any visible damages to the property (ex: roof damage, structure damages, etc)**

N/A

---

## Exterior Photos



# Residential Exterior Only - No Contact

**Inspection Date** Jan 25, 2023 2:02 pm CST

**Job #** NA 2353 3885

**Ordered** Jan 24, 2023 6:06 pm CST

**Delivered** Jan 25, 2023 2:06 pm CST



Street View to the Left of the Property



Street View to the Right of the Property



Address Verification (mailbox or house number)



Address Verification - Street Sign or Cross-Streets



Close-up of Notices Posted On-Site  
1



Close-up of Notices Posted On-Site  
2

# Residential Exterior Only - No Contact

**Inspection Date** Jan 25, 2023 2:02 pm CST

**Job #** NA 2353 3885

**Ordered** Jan 24, 2023 6:06 pm CST

**Delivered** Jan 25, 2023 2:06 pm CST



Right Side of Property Full View



Front Corner of Property from  
Right Side



Front Side of Property Full View



Front Corner of Property From Left  
Side



Left Side of Property Full View

## Additional Photos



# Residential Exterior Only - No Contact

**Inspection Date** Jan 25, 2023 2:02 pm CST

**Job #** NA 2353 3885

**Ordered** Jan 24, 2023 6:06 pm CST

**Delivered** Jan 25, 2023 2:06 pm CST



Corner of property



Corner of property

## Additional Comments

### [Additional Comments](#)

The agent noted property is a corner property front of house is located k sw 34ty Ave

---



# TotalView Report

3411 SW 19th St, Fort Lauderdale, FL 33312-3615

APN: 50-42-18-09-0760

Broward County Data as of: 01/19/2023



Owner Name: Kilbert Madrid  
Vesting: Married Man  
Mailing Address: 3411 SW 19th St, Fort Lauderdale, FL 33312-3615  
Value Range: \$488,579 - \$714,728

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF FL, COUNTY OF BROWARD, WITH A SITUS ADDRESS OF 3411 SW 19TH ST, FORT LAUDERDALE FL 33312-3615 C032 CURRENTLY OWNED BY MADRID KILBERT HAVING A TAX ASSESSOR NUMBER OF 50-42-18-09-0760 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS RIVERLAND VILLAGE SEC 1 REV RESUB BLKS 10-16,19,20 38-5 B LOT 18 BLK 19 AND DESCRIBED IN DOCUMENT NUMBER 48201-0510 DATED 8/8/2011 AND RECORDED 9/26/2011.

## Last Market Sale

Seller: Kondaur Cap Corp  
Buyer: Madrid, Kilbert  
Sale Date: 08/08/2011  
Rec Date: 09/26/2011  
Sale Price: \$155,000

## Current Listing Status

There is no listing data available.

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
Property is subject to covenants and restrictions, but no specific association or fee information has been found.				

## Property Details - Public Record

Land Use:	SFR	Bedrooms:	3	Living Area:	1,896 Sq. Ft.	Year Built / Eff:	1959 / 1964
Zoning:		Baths (F / H):	2 /	Lot Area:	7,871 Sq. Ft.	Stories:	1
Subdiv / Tct:	Riverland Village Sec 1 Rev /	Total Rooms:	0	Basement:		Parking Type:	Carport
Style:		Pool:		Cooling:	Central	Garage #:	1
Exterior Wall:	Concrete Block/Stucco	Fireplace:		Heating:		Price / Sq. Ft.:	\$82

## Open Liens - Current Owner

Owner 1:	Kilbert Madrid	Combined Loan To Value:	0%
Owner 2:		Estimated Equity:	\$601,654
		Combined Estimated Loan Balance:	

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

## Involuntary Liens - Current Owner

09/26/2011 through 01/25/2023  
Debtor:

Date	Type	Description	Party 1	Party 2	Document #
There is no record found.					

## Prior Loan History - Current Owner

Borrower 1: Madrid Kilbert  
Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
10/22/2014	Trust Deed/Mortgage	✓	\$150,000	Mafran LLC	Madrid Kilbert	Private Party	Estimated / 3 Years
^ 04/20/2020	Assignment			Palermo Lender, LLC	Kilbert Madrid		
^ 08/18/2020	Assignment			Sruber, Julian	Kilbert Madrid		
^ 09/20/2022	Assignment			M	Madrid Kilbert		
09/26/2011	Trust Deed/Mortgage		\$97,500	P&L Trust (PT)	Madrid Kilbert	Conventional	Fix /
^ 10/30/2014	Release						

## Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
09/26/2011	Deed Transfer		Resale	Kondaur Cap Corp	Madrid Kilbert	\$155,000

## Ownership History (Full Value Transfers) - All Owners

Date	Document	Verified	Type	Seller	Buyer	Amount
09/26/2011	Deed Transfer		Resale	Kondaur Cap Corp	Madrid Kilbert	\$155,000
03/09/2011	Deed Transfer		Resale	Accredited Home Lenders Inc	Kondaur Cap Corp	\$152,000
05/04/2006	Deed Transfer		Resale	Vargas Maria C	Barreiro Ibel	\$350,000
07/31/2002	Deed Transfer		Resale	Hernandez Noemi P	Vargas Maria C	\$167,000

## Tax Status

### Tax Authority - Broward Tax Collector County

Agency ID:	90060000	Last Updated:	11/03/2022	Status:	Delinquent
Tax ID:	504218-09-0760	Type:	County		
Address:	Not Available, FL				

### 2022 Taxes

Exemption:	Homestead	Assessed Value:	\$416,230
Property Tax:	\$2,828.00	Land Value:	\$51,160
		Improvement Value:	\$365,070

	Delinquent After	Amount
Installment 1	March 31	\$2,828.07

## Tax Collector

Agency ID:	90060000	Phone:
Address:	Not Available, FL	

## Delinquent Tax Bill

Payment Status:	Delinquent	Last Update:	11/03/2022	Tax Year:	2022 - 2022
Installment:	1st	Tax Amount:	\$15,903		

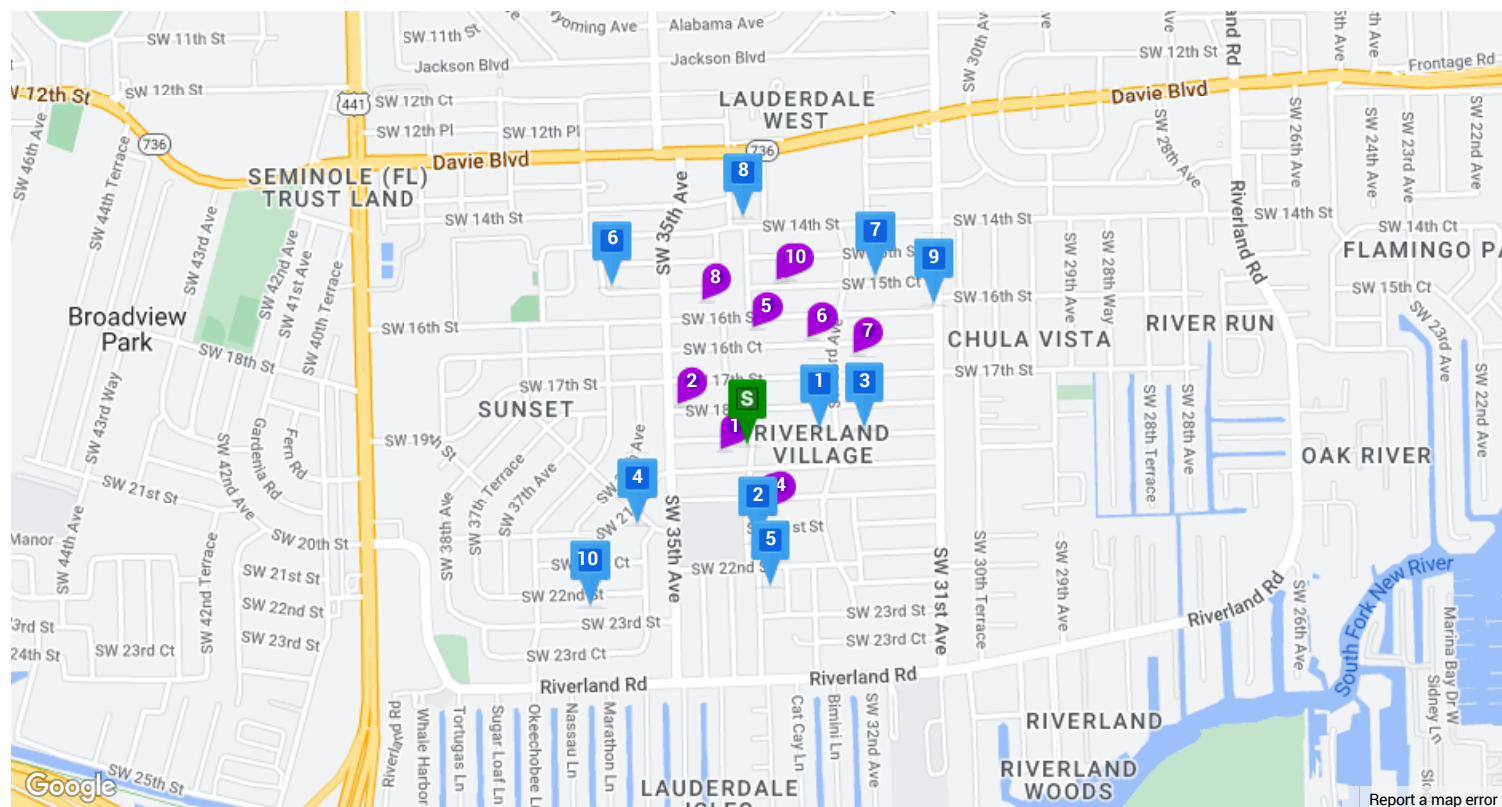
## Listing History

3411 SW 19TH ST, FORT LAUDERDALE, FL 33312-3615						
Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market

There is no listing history data available.

## Comparables & Nearby Listings

Subject Property: 3411 SW 19th St, Fort Lauderdale, FL 33312



■ Subject Property
 ■ Comparables
 ■ Nearby Listings

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.12	L	3305 SW 19th St, Fort Lauderdale, FL 33312			10/29/2022	\$595,000	1,725	\$345	2 / 2	8,398	60
2	0.18		3390 SW 21st St, Fort Lauderdale, FL 33312	06/15/2022	\$660,000			1,791	\$369	3 / 2	12,465	66
3	0.20		3221 SW 19th St, Fort Lauderdale, FL 33312	11/22/2022	\$487,900			1,758	\$278	4 / 2	7,350	66
4	0.24	L	3600 SW 21st St, Fort Lauderdale, FL 33312			10/08/2022	\$499,900	1,908	\$262	4 / 3	10,366	63
5	0.26		2232 SW 34th Ave, Fort Lauderdale, FL 33312	10/03/2022	\$440,000			1,630	\$270	2 / 2	7,505	67
6	0.33		3543 SW 15th Ct, Fort Lauderdale, FL 33312	08/26/2022	\$410,000			1,692	\$242	0 / 0	6,818	66
7	0.34	L	3129 SW 15th Ct, Fort Lauderdale, FL 33312			08/26/2022	\$488,000	1,904	\$256	4 / 2	8,248	70
8	0.36		1380 SW 34th Ave, Fort Lauderdale, FL 33312	08/16/2022	\$365,000			1,722	\$212	3 / 2	6,369	65



9	0.38	L	3101 SW 16th St, Fort Lauderdale, FL 33312	12/15/2022	\$530,000	1,712	\$310	4 / 3	9,448	70
10	0.39		3624 SW 22nd St, Fort Lauderdale, FL 33312	10/07/2022	\$680,000	1,958	\$347	4 / 3	7,875	65

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.05	S	3440 Sw19th St, Fort Lauderdale, FL 33312	04/18/2021	\$350,000	02/21/2021	\$369,999	1,268	\$292	2 / 2	7,841	66
2	0.12	S	1720 Sw35th Ave, Fort Lauderdale, FL 33312	04/16/2021	\$371,000	03/13/2021	\$364,900	1,650	\$221	3 / 2		64
3	0.13	S	3390 Sw20th Ct, Fort Lauderdale, FL 33312	04/30/2021	\$330,000	12/04/2020	\$340,000	1,362	\$250	3 / 2	8,712	67
4	0.13	S	3380 Sw20th Ct, Fort Lauderdale, FL 33312	05/10/2021	\$348,000	11/26/2020	\$359,900	1,579	\$228	3 / 2	7,875	66
5	0.17	S	3376 Sw16th St, Fort Lauderdale, FL 33312	05/03/2021	\$355,000	04/08/2021	\$379,900	1,372	\$277	2 / 2	8,276	60
6	0.19	S	3321 Sw16th Ct, Fort Lauderdale, FL 33312	12/27/2021	\$535,000	03/10/2021	\$369,000	1,648	\$224	3 / 2	9,583	60
7	0.22	S	3220 Sw16th Ct, Fort Lauderdale, FL 33312	05/17/2021	\$397,500	02/06/2021	\$415,000	1,506	\$276	4 / 2		56
8	0.23	S	3430 Sw15th Ct, Fort Lauderdale, FL 33312	04/14/2021	\$374,000	02/27/2021	\$364,000	1,487	\$245	4 / 3	6,098	66
9	0.26	S	3381 Sw15th Ct, Fort Lauderdale, FL 33312	04/16/2021	\$362,500	03/17/2021	\$350,000	2,144	\$163	4 / 2		59
10	0.26	S	3371 Sw15th Ct, Fort Lauderdale, FL 33312	04/26/2021	\$370,000	12/26/2020	\$350,000	1,610	\$217	3 / 1	7,841	60

A: Active P: Pending C: Contingent

## Market Trends - Fort Lauderdale, FL (33312)

### Last 30 Days

Recent trend data for Fort Lauderdale, FL (33312) indicate months of supply has decreased by 0.67 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

66%

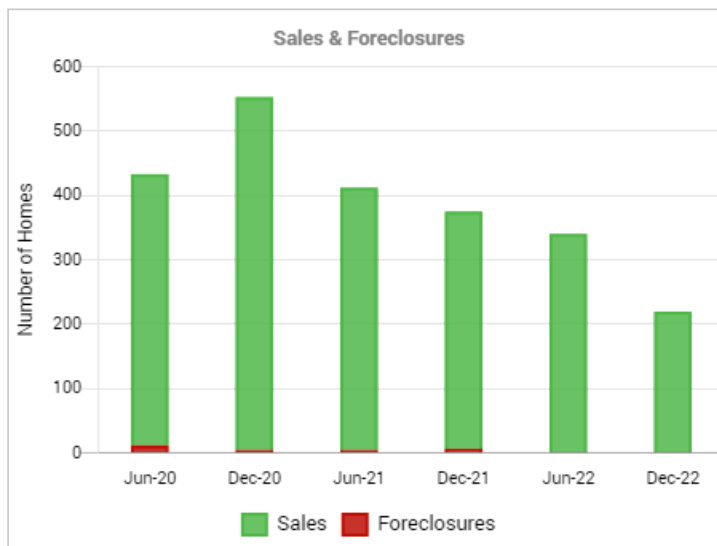
10 Listings



Closed Sales

46%

15 Sales



### 6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Fort Lauderdale, FL (33312). In the last 6 months there were 219 homes sold and the average sale price was \$450K. This 36% decline in sales suggests that there is a relative contraction of supply in the market.

Homes Sold

219

36% ↓

Avg. Sold \$

\$450K

6% ↑

Avg. Sold \$ / Sq. Ft.

\$321

5% ↑

Avg. Age

66

0%

### 6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Fort Lauderdale, FL (33312). In the last 6 months there were 382 homes listed for sale and the average list price was \$725K. The average days on market for listings decreased to 53 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale

382

17% ↓

Avg. List \$

\$725K

4% ↑

Avg. List \$ / Sq. Ft.

\$378

2% ↑

Avg. DOM

53

2% ↓

### Subject vs Recently Sold Properties

Sale Price

\$155K

\$84K ————— \$2.00M

Living Area (Sq. Ft.)

1,896

372 ————— 4,356

Price / Sq. Ft.

\$82

\$59 ————— \$1,146



Subject Property
3411 SW 19th St, Fort Lauderdale, FL 33312-3615
Sale Price / Type: \$155,000 / Confirmed
Sale / Rec Date: 08/08/2011 / 09/26/2011
Sale Doc #: 48201.510
Year Built / Eff: 1959 / 1964
Assessed Value: \$416,230
Land Use: SFR
Owner Name: Madrid Kilbert
Mailing Address: 3411 SW 19th St, Fort Lauderdale, FL 33312-3615
County: Broward
APN: 50-42-18-09-0760
Subdivision: Riverland Village Sec 1 Rev
Census Tct / Blk: 043002 / 2008
1st Mtg / Type: \$97,500 / Conventional
Res / Comm Units: 1 /
Lot Area: 7,871 Sq. Ft.
Living Area: 1,896 Sq. Ft.
Pool:
Bedrooms: 3
Baths (F / H): 2 / 0
Total Rooms:
Zoning:
Acres: 0.18
Cooling: Central
Fireplace:
Parking Type: Carport
Flood Zone Code:
Stories: 1
Roof Material: Tile
Prior Sale Price: \$152,000
Prior Sale Date: 06/29/2010
Prior Rec Date: 03/09/2011
Prior Sale Doc #: 47773.352

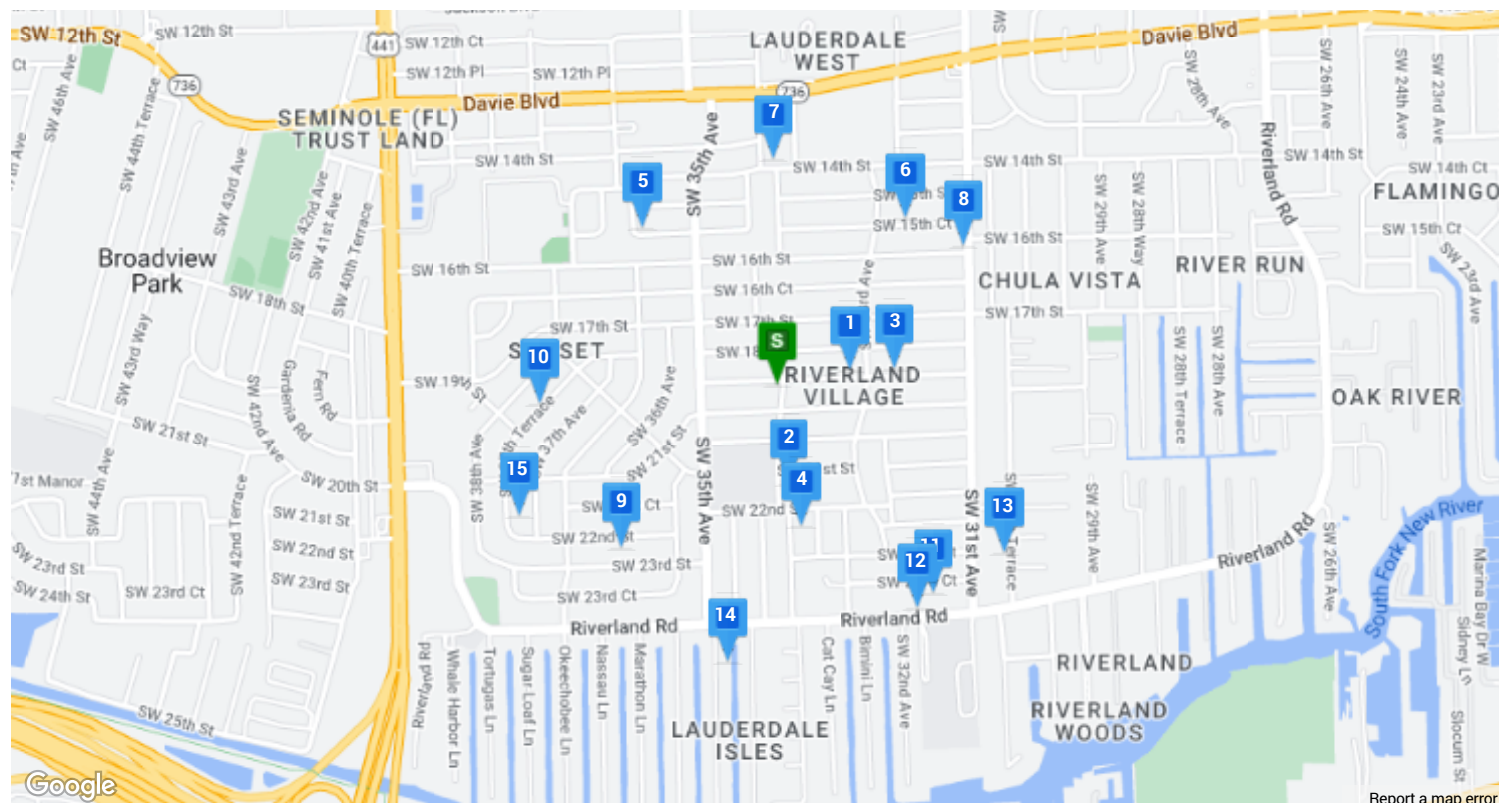
Search Criteria
# Months Back: 6
Distance From Subject: 0.5 mi
Living Area Difference: 15.0 + / -
Land Use: Same As Subject

15 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$155,000	\$300,000	\$554,990	\$989,000
Living Area	1,896	1,628	1,800	2,118
Price / Sq. Ft.	\$82	\$169	\$305	\$526
Bedrooms	3	2	3	4
Baths	2	1	2	3
Lot Area	7,871 Sq. Ft.	6,369 Sq. Ft.	8,576 Sq. Ft.	12,465 Sq. Ft.
Stories	1	1	1	1
Year Built	1959	1953	1958	1969
Distance		0.12 mi	0.36 mi	0.49 mi

APN: 50-42-18-09-0760

Broward County Data as of: 01/19/2023



Subject Property



## Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.12	L	3305 SW 19th St, Fort Lauderdale, FL 33312-3647			10/29/2022	\$595,000	1,725	\$345	2 / 2	8,398	60
2	0.18		3390 SW 21st St, Fort Lauderdale, FL 33312-3654	06/15/2022	\$660,000			1,791	\$369	3 / 2	12,465	66
3	0.20		3221 SW 19th St, Fort Lauderdale, FL 33312-3772	11/22/2022	\$487,900			1,758	\$278	4 / 2	7,350	66
4	0.26		2232 SW 34th Ave, Fort Lauderdale, FL 33312-4342	10/03/2022	\$440,000			1,630	\$270	2 / 2	7,505	67
5	0.33		3543 SW 15th Ct, Fort Lauderdale, FL 33312-3516	08/26/2022	\$410,000			1,692	\$242		6,818	66
6	0.34	L	3129 SW 15th Ct, Fort Lauderdale, FL 33312-3705			08/26/2022	\$488,000	1,904	\$256	4 / 2	8,248	70
7	0.36		1380 SW 34th Ave, Fort Lauderdale, FL 33312-3567	08/16/2022	\$365,000			1,722	\$212	3 / 2	6,369	65




8	0.38	L	3101 SW 16th St, Fort Lauderdale, FL 33312-3709		12/15/2022	\$530,000	1,712	\$310	4 / 3	9,448	70
9	0.39		3624 SW 22nd St, Fort Lauderdale, FL 33312-4246	10/07/2022	\$680,000		1,958	\$347	4 / 3	7,875	65
10	0.40		1911 SW 37th Ter, Fort Lauderdale, FL 33312-4227	12/17/2022	\$345,000		1,628	\$212	3 / 2	7,500	68
11	0.45		3140 SW 23rd Ct, Fort Lauderdale, FL 33312-4328	10/07/2022	\$560,000		1,646	\$340		8,750	63
12	0.46	L	3161 Riverland Rd, Fort Lauderdale, FL 33312-4301		12/01/2022	\$849,950	2,118	\$401	4 / 2	9,100	63
13	0.48		2271 SW 30th Ter, Fort Lauderdale, FL 33312-4366	08/17/2022	\$625,000		2,056	\$304	3 / 2	10,491	54
14	0.49	L	2424 Gulfstream Ln, Fort Lauderdale, FL 33312-4702		06/22/2022	\$989,000	1,881	\$526	3 / 3	10,450	64
15	0.49		2172 SW 37th Ter, Fort Lauderdale, FL 33312-4232	09/22/2022	\$300,000		1,780	\$169	2 / 1	7,875	67

L: Listed    R: REO    RS: REO Sale    SS: Short Sale    D: Default    A: Auction



**Comp #1 - 0.12 Miles From Subject**  
**3305 SW 19th St, Fort Lauderdale, FL 33312-3647**  
 Sale Price / Type: \$380,000 /  
 Sale / Rec Date: 02/22/2019 / 03/05/2019

 For Sale: \$595,000  
 Sale Doc #: 115653832

Year Built / Eff:	1963 / 1964	Lot Area:	8,398 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$442,060	Living Area:	1,725 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:	Inground	Total Rooms:	
Owner Name:	Addison Christina S / Hernandez Alvaro				
Mailing Address:	3305 SW 19th St, Fort Lauderdale, FL 33312-3647				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-06-0570	Acres:	0.19	Roof Material:	Composition Shingle
Subdivision:	Riverland Village Sec One	Cooling:	Central	Prior Sale Price:	\$280,000
Census Tct / Blk:	043002 / 2007	Fireplace:		Prior Sale Date:	06/30/2014
1st Mtg / Type:	\$361,000 / Conventional	Parking Type:		Prior Rec Date:	09/08/2014
Res / Comm Units:	1 /	Flood Zone Code:	Ah	Prior Sale Doc #:	51070.1792



**Comp #2 - 0.18 Miles From Subject**  
**3390 SW 21st St, Fort Lauderdale, FL 33312-3654**  
 Sale Price / Type: \$660,000 /  
 Sale / Rec Date: 06/15/2022 / 07/22/2022

Sale Doc #: 118291394

Year Built / Eff:	1957 / 1958	Lot Area:	12,465 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$477,470	Living Area:	1,791 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:	Yes	Total Rooms:	
Owner Name:	Loschak Avraham / Eichenstein Sarah				
Mailing Address:	1384 Carroll St #16b, Brooklyn, NY 11213-4341				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-09-0070	Acres:	0.29	Roof Material:	Tar & Gravel
Subdivision:	Riverland Village Sec 1 Rev	Cooling:	Central	Prior Sale Price:	\$355,000
Census Tct / Blk:	043002 / 2020	Fireplace:		Prior Sale Date:	03/25/2020
1st Mtg / Type:	\$508,000 /	Parking Type:	Garage	Prior Rec Date:	04/01/2020
Res / Comm Units:	1 /	Flood Zone Code:		Prior Sale Doc #:	116441931



**Comp #3 - 0.20 Miles From Subject**  
**3221 SW 19th St, Fort Lauderdale, FL 33312-3772**  
 Sale Price / Type: \$487,900 /  
 Sale / Rec Date: 11/22/2022 / 12/01/2022

Sale Doc #: 118546963

Year Built / Eff:	1957 / 1958	Lot Area:	7,350 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$322,880	Living Area:	1,758 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:		Total Rooms:	
Owner Name:	Builes Jorge Cruz / Sanjur Karla				
Mailing Address:	3221 SW 19th St, Fort Lauderdale, FL 33312-3772				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-07-0880	Acres:	0.17	Roof Material:	Composition Shingle
Subdivision:	Riverland Village Sec1-Replat Of Portion	Cooling:	Central	Prior Sale Price:	\$465,000
Census Tct / Blk:	043002 / 2006	Fireplace:		Prior Sale Date:	03/15/2022
1st Mtg / Type:	\$467,948 / Federal Housing Administration	Parking Type:	Carport	Prior Rec Date:	05/04/2022
Res / Comm Units:	1 /	Flood Zone Code:	Ah	Prior Sale Doc #:	118123117



**Comp #4 - 0.26 Miles From Subject**  
**2232 SW 34th Ave, Fort Lauderdale, FL 33312-4342**

Sale Price / Type: \$440,000 /  
 Sale / Rec Date: 10/03/2022 / 11/03/2022

Sale Doc #: 118499448

Year Built / Eff:	1956 / 1957	Lot Area:	7,505 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$344,280	Living Area:	1,630 Sq. Ft.	Baths (F / H):	1 / 1
Land Use:	SFR	Pool:		Total Rooms:	
Owner Name:	Shnayderman Mikhail / Shnayderman Richard				
Mailing Address:	2232 SW 34th Ave, Fort Lauderdale, FL 33312-4342				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-07-2670	Acres:	0.17	Roof Material:	Composition Shingle
Subdivision:	Riverland Village Sec1-Replat Of Portion	Cooling:	Central	Prior Sale Price:	\$165,000
Census Tct / Blk:	043002 / 4004	Fireplace:		Prior Sale Date:	07/30/2009
1st Mtg / Type:		Parking Type:		Prior Rec Date:	08/13/2009
Res / Comm Units:	1 /	Flood Zone Code:	X	Prior Sale Doc #:	46449.1829



**Comp #5 - 0.33 Miles From Subject**  
**3543 SW 15th Ct, Fort Lauderdale, FL 33312-3516**

Sale Price / Type: \$410,000 /  
 Sale / Rec Date: 08/26/2022 / 08/29/2022

Sale Doc #: 118368842

Year Built / Eff:	1957 / 1958	Lot Area:	6,818 Sq. Ft.	Bedrooms:	
Assessed Value:	\$358,550	Living Area:	1,692 Sq. Ft.	Baths (F / H):	
Land Use:	SFR	Pool:		Total Rooms:	
Owner Name:	Khan Irzaud M / Brown Stephaney M				
Mailing Address:	3543 SW 15th Ct, Fort Lauderdale, FL 33312-3516				
County:	Broward	Zoning:	RS-8	Stories:	1
APN:	50-42-18-21-0560	Acres:	0.16	Roof Material:	Composition Shingle
Subdivision:	Pearl Estates 40-42 B	Cooling:	Central	Prior Sale Price:	\$55,000
Census Tct / Blk:	043002 / 3002	Fireplace:		Prior Sale Date:	03/15/2011
1st Mtg / Type:	\$402,573 / Federal Housing Administration	Parking Type:		Prior Rec Date:	03/15/2011
Res / Comm Units:	1 /	Flood Zone Code:		Prior Sale Doc #:	47783.1507



**Comp #6 - 0.34 Miles From Subject**  
**3129 SW 15th Ct, Fort Lauderdale, FL 33312-3705**

Sale Price / Type: \$329,000 / Confirmed  
 Sale / Rec Date: 04/05/2022 / 04/08/2022

 For Sale: \$488,000  
 Sale Doc #: 118066304

Year Built / Eff:	1953 / 1954	Lot Area:	8,248 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$363,750	Living Area:	1,904 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:		Total Rooms:	
Owner Name:	Double Up Dash LLC				
Mailing Address:	3344 SW 16th St, Fort Lauderdale, FL 33312-3639				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-06-1970	Acres:	0.19	Roof Material:	Tar & Gravel
Subdivision:	Riverland Village Sec One	Cooling:	Central	Prior Sale Price:	\$185,000
Census Tct / Blk:	043002 / 6017	Fireplace:		Prior Sale Date:	02/02/2022
1st Mtg / Type:	\$292,500 /	Parking Type:	Garage	Prior Rec Date:	02/08/2022
Res / Comm Units:	1 /	Flood Zone Code:	X	Prior Sale Doc #:	117920838



**Comp #7 - 0.36 Miles From Subject**  
**1380 SW 34th Ave, Fort Lauderdale, FL 33312-3567**

Sale Price / Type: \$365,000 /  
 Sale / Rec Date: 08/16/2022 / 10/27/2022

Sale Doc #: 118485123

Year Built / Eff: 1958 / 1959  
 Assessed Value: \$267,370  
 Land Use: SFR  
 Owner Name: Rcjb Properties Inc  
 Mailing Address: 13876 SW 56th St #213, Miami, FL 33175-6021  
 County: Broward  
 APN: 50-42-18-14-0120

Subdivision: Breezyway Manor Second Add  
 Census Tct / Blk: 043002 / 6004  
 1st Mtg / Type: \$359,000 /  
 Res / Comm Units: 1 /

Lot Area: 6,369 Sq. Ft.  
 Living Area: 1,722 Sq. Ft.  
 Pool:

Zoning: RS-8  
 Acres: 0.15

Cooling: Central  
 Fireplace:  
 Parking Type: Carport  
 Flood Zone Code: X

Bedrooms: 3  
 Baths (F / H): 2 / 0  
 Total Rooms:

Stories: 1  
 Roof Material: Composition Shingle

Prior Sale Price: \$175,000  
 Prior Sale Date: 11/02/2017  
 Prior Rec Date: 11/08/2017  
 Prior Sale Doc #: 114710867



**Comp #8 - 0.38 Miles From Subject**  
**3101 SW 16th St, Fort Lauderdale, FL 33312-3709**

Sale Price / Type: \$400,000 /  
 Sale / Rec Date: 12/01/2021 / 12/02/2021

 For Sale: \$530,000  
 Sale Doc #: 117777064

Year Built / Eff: 1953 / 1954  
 Assessed Value: \$370,830  
 Land Use: SFR  
 Owner Name: Elhanafi Mohamed / Elhanafi Doaa  
 Mailing Address: 3101 SW 16th St, Fort Lauderdale, FL 33312-3709  
 County: Broward  
 APN: 50-42-18-06-1420  
 Subdivision: Riverland Village Sec One  
 Census Tct / Blk: 043002 / 6018  
 1st Mtg / Type: \$370,500 /  
 Res / Comm Units: 1 /

Lot Area: 9,448 Sq. Ft.  
 Living Area: 1,712 Sq. Ft.  
 Pool: Inground

Zoning: RS-8  
 Acres: 0.22  
 Cooling: Central  
 Fireplace:  
 Parking Type:  
 Flood Zone Code:

Bedrooms: 4  
 Baths (F / H): 3 / 0  
 Total Rooms:

Stories: 1  
 Roof Material: Tar & Gravel  
 Prior Sale Price: \$75,000  
 Prior Sale Date:  
 Prior Rec Date: 12/30/1999  
 Prior Sale Doc #: 30145.271



**Comp #9 - 0.39 Miles From Subject**  
**3624 SW 22nd St, Fort Lauderdale, FL 33312-4246**

Sale Price / Type: \$680,000 /  
 Sale / Rec Date: 10/07/2022 / 10/12/2022

Sale Doc #: 118453278

Year Built / Eff: 1958 / 1959  
 Assessed Value: \$502,460  
 Land Use: SFR  
 Owner Name: Bochner Blimie  
 Mailing Address: 3624 SW 22nd St #1709, Fort Lauderdale, FL 33312-4246  
 County: Broward  
 APN: 50-42-18-19-0760

Lot Area: 7,875 Sq. Ft.  
 Living Area: 1,958 Sq. Ft.  
 Pool: Inground

Zoning: RS-8  
 Acres: 0.18

Bedrooms: 4  
 Baths (F / H): 3 / 0  
 Total Rooms:

Stories: 1  
 Roof Material: Composition Shingle

Subdivision: Fairfax Brolliar Add Sec 5  
 Census Tct / Blk: 043002 / 5010  
 1st Mtg / Type: \$462,000 /  
 Res / Comm Units: 1 /

Cooling: Central  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Prior Sale Price: \$522,000  
 Prior Sale Date: 02/07/2022  
 Prior Rec Date: 02/08/2022  
 Prior Sale Doc #: 117922075





**Comp #10 - 0.40 Miles From Subject**  
**1911 SW 37th Ter, Fort Lauderdale, FL 33312-4227**

Sale Price / Type: \$345,000 /  
 Sale / Rec Date: 12/17/2022 / 12/29/2022

Sale Doc #: 118597106

Year Built / Eff:	1955 / 1956	Lot Area:	7,500 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$299,050	Living Area:	1,628 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:		Total Rooms:	
Owner Name:	Bjp Investments Inc				
Mailing Address:	1858 NW 141st Ave, Pembroke Pines, FL 33028-2851				
County:	Broward	Zoning:	RS-8	Stories:	1
APN:	50-42-18-16-0960	Acres:	0.17	Roof Material:	Composition Shingle
Subdivision:	Fairfax Brolliar Add Sec 2	Cooling:	Central	Prior Sale Price:	\$157,000
Census Tct / Blk:	043002 / 5000	Fireplace:		Prior Sale Date:	05/09/2013
1st Mtg / Type:	\$337,800 /	Parking Type:	Garage	Prior Rec Date:	05/30/2013
Res / Comm Units:	1 /	Flood Zone Code:	X	Prior Sale Doc #:	49840.126



**Comp #11 - 0.45 Miles From Subject**  
**3140 SW 23rd Ct, Fort Lauderdale, FL 33312-4328**

Sale Price / Type: \$560,000 /  
 Sale / Rec Date: 10/07/2022 / 10/12/2022

Sale Doc #: 118452709

Year Built / Eff:	1960 / 1961	Lot Area:	8,750 Sq. Ft.	Bedrooms:	
Assessed Value:	\$364,390	Living Area:	1,646 Sq. Ft.	Baths (F / H):	
Land Use:	SFR	Pool:	Inground	Total Rooms:	
Owner Name:	Eckersdorff Leo H / Eckersdorff Kaley G				
Mailing Address:	3140 SW 23rd Ct, Fort Lauderdale, FL 33312-4328				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-07-3890	Acres:	0.20	Roof Material:	Composition Shingle
Subdivision:	Riverland Village Sec 1	Cooling:	Central	Prior Sale Price:	\$515,000
Census Tct / Blk:	043002 / 4016	Fireplace:		Prior Sale Date:	03/25/2022
1st Mtg / Type:	\$532,000 /	Parking Type:	Carport	Prior Rec Date:	04/06/2022
Res / Comm Units:	1 /	Flood Zone Code:	Ah	Prior Sale Doc #:	118058685



**Comp #12 - 0.46 Miles From Subject**  
**3161 Riverland Rd, Fort Lauderdale, FL 33312-4301**

Sale Price / Type: \$525,000 /  
 Sale / Rec Date: 03/16/2022 / 03/31/2022

 For Sale: \$849,950  
 Sale Doc #: 118047584

Year Built / Eff:	1960 / 1961	Lot Area:	9,100 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$386,790	Living Area:	2,118 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:	Yes	Total Rooms:	
Owner Name:	3161 Riverland LLC				
Mailing Address:	1318 48th St, Brooklyn, NY 11219-3183				
County:	Broward	Zoning:		Stories:	1
APN:	50-42-18-07-3940	Acres:	0.21	Roof Material:	Composition Shingle
Subdivision:	Riverland Village Sec1-Replat Of Portion	Cooling:	Central	Prior Sale Price:	\$335,000
Census Tct / Blk:	043002 / 4016	Fireplace:		Prior Sale Date:	11/29/2018
1st Mtg / Type:	\$476,000 /	Parking Type:		Prior Rec Date:	12/04/2018
Res / Comm Units:	1 /	Flood Zone Code:	X	Prior Sale Doc #:	115480901



**Comp #13 - 0.48 Miles From Subject**  
**2271 SW 30th Ter, Fort Lauderdale, FL 33312-4366**

Sale Price / Type: \$625,000 /  
 Sale / Rec Date: 08/17/2022 / 09/13/2022

Sale Doc #: 118399033

Year Built / Eff: 1969 / 1970  
 Assessed Value: \$427,730  
 Land Use: SFR  
 Owner Name: 2271 SW 30th LLC  
 Mailing Address: 5314 16th Ave #336, Brooklyn, NY 11204-1425  
 County: Broward  
 APN: 50-42-17-17-0101  
 Subdivision: Riverland Terrace 31-24 B  
 Census Tct / Blk: 043100 / 2014  
 1st Mtg / Type: \$468,750 /  
 Res / Comm Units: 1 /

Lot Area: 10,491 Sq. Ft.  
 Living Area: 2,056 Sq. Ft.  
 Pool: Yes

Bedrooms: 3  
 Baths (F / H): 2 / 0  
 Total Rooms:


Zoning:  
 Acres: 0.24  
 Cooling: Central  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: Ah

Stories: 1  
 Roof Material: Tile  
 Prior Sale Price: \$178,800  
 Prior Sale Date: 03/25/2013  
 Prior Rec Date: 04/02/2013  
 Prior Sale Doc #: 49655.1192



**Comp #14 - 0.49 Miles From Subject**  
**2424 Gulfstream Ln, Fort Lauderdale, FL 33312-4702**

Sale Price / Type:  
 Sale / Rec Date:

 For Sale: \$989,000  
 Sale Doc #:

Year Built / Eff: 1959 / 1960  
 Assessed Value: \$608,590  
 Land Use: SFR  
 Owner Name: Hanson David E / Hanson Joyce A  
 Mailing Address: Po Box 1082, Franklin, VA 23851-1082  
 County: Broward  
 APN: 50-42-19-06-0020  
 Subdivision: Lauderdale Isles No 2 35-33 B  
 Census Tct / Blk: 043001 / 1002  
 1st Mtg / Type:  
 Res / Comm Units: 1 /

Lot Area: 10,450 Sq. Ft.  
 Living Area: 1,881 Sq. Ft.  
 Pool:

Bedrooms: 3  
 Baths (F / H): 3 / 0  
 Total Rooms:

Zoning:  
 Acres: 0.24  
 Cooling: Central  
 Fireplace:  
 Parking Type: Carport  
 Flood Zone Code: Ae

Stories: 1  
 Roof Material: Roll  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:



**Comp #15 - 0.49 Miles From Subject**  
**2172 SW 37th Ter, Fort Lauderdale, FL 33312-4232**

Sale Price / Type: \$300,000 /  
 Sale / Rec Date: 09/22/2022 / 10/03/2022

Sale Doc #: 118434593

Year Built / Eff: 1956 / 1957  
 Assessed Value: \$371,380  
 Land Use: SFR  
 Owner Name: Ouellette Ryan  
 Mailing Address: 806 SW 10th Ter, Fort Lauderdale, FL 33315-1130  
 County: Broward  
 APN: 50-42-18-17-0040


Lot Area: 7,875 Sq. Ft.  
 Living Area: 1,780 Sq. Ft.  
 Pool:

Bedrooms: 2  
 Baths (F / H): 1 / 0  
 Total Rooms:

Subdivision: Fairfax Brolliar Add Sec 3  
 Census Tct / Blk: 043002 / 5007  
 1st Mtg / Type:  
 Res / Comm Units: 1 /

Zoning: RS-8  
 Acres: 0.18  
 Cooling: Central  
 Fireplace:  
 Parking Type: Carport  
 Flood Zone Code: X

Stories: 1  
 Roof Material: Composition Shingle  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:

**Disclaimer:** This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

This report is not title insurance. Pursuant to S. 627.7843, Florida statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.



