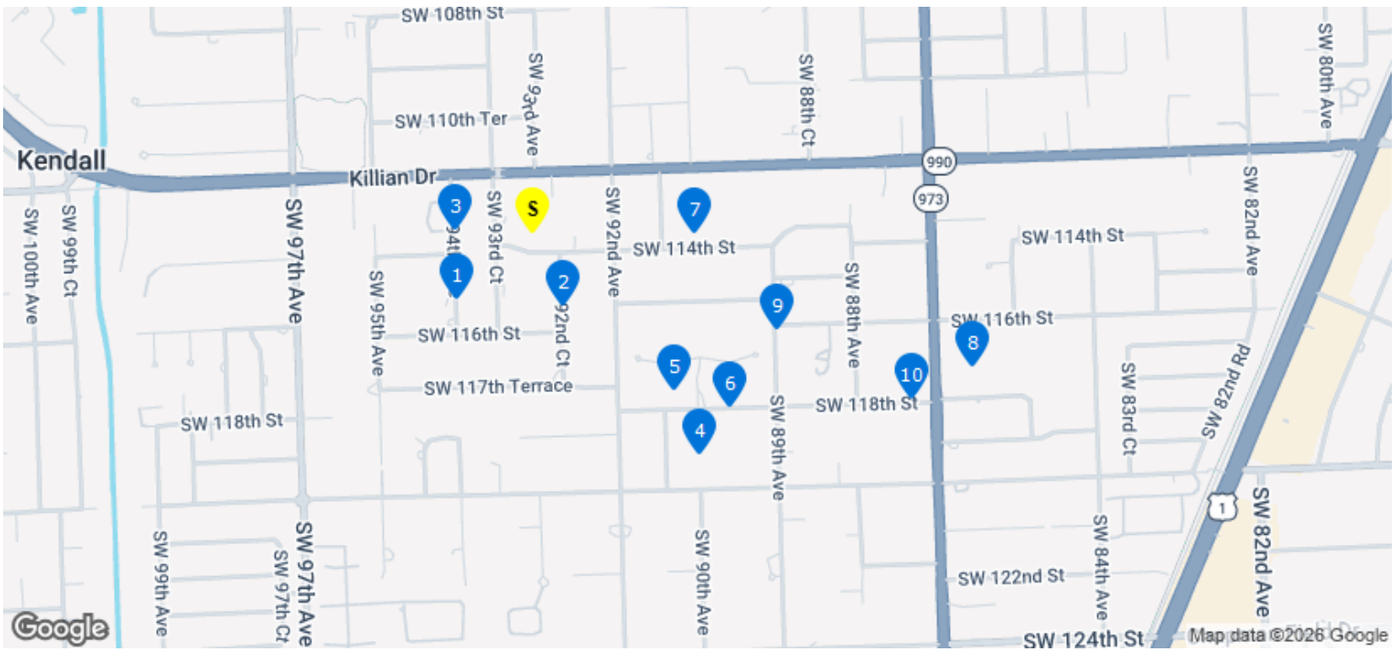
ICE SiteX Report

OrderID: 98761835

SiteX Property Information Report



Subject Property Location

11305 SW 93RD CT, MIAMI, FL 33176-4248

County:	**MIAMI-DADE FL**	Census Tract:	0084.09
Property Use:	Single Family Residential	Zoning:	2300:ESTATES,1 ACRE
Parcel Number:	30-5009-018-0030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$2,331,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$1,701,630 - $2,960,370	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3000
Assd Land Value:		Market Land Value:	$1,136,916	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$385,096	Total Taxable Value:	$11,337
Total Assessed Value:	$668,784	Total Assessor Market Value:	$1,522,012	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 1 District: 30 Subdivision: PINE VISTA SOUTH Sec/Twnship/Range: SEC 09 TWN 55S RNG 40E

Abbreviated Description:	PINE VISTA SOUTH PB 105-96 LOT 3 BLK 1 LOT SIZE .90 AC COC 24207-0256 01 2006 1
City/Muni/Twp:	UNINCORPORATED COUNTY

Property Characteristics

Lot Size:	39,204 SF	Bedrooms:	5	Pool:	Pool (yes)
Building Area:	3499 SF	Baths:	3	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/14/2023	Sales Price:	$187,450
Document #:	2023R0407761 BK-PG 24207-273	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/20/2018	Sales Price:	$187,450
Document #:	2018R0098591 BK-PG 24207-0273	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/29/2016	Sales Price:	$187,450
Document #:	2016R0183601 BK-PG 24207-0273	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/29/2016	Sales Price:	$187,450
Document #:	2016R0183600 BK-PG 24207-0273	Type of Sale:	

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Document Type:	Assignment
Legal Description:	

Prior Transfer

Recording Date:	03/29/2016	Sales Price:	$187,450
Document #:	2016R0183599 BK-PG 24207-0273	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/29/2011	Sales Price:	$868,000
Document #:	2011R0505994 BK-PG 24207-0257	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	02/03/2006	Loan Amount:	N/A
Document #:	24207/00257 BK-PG -	Loan Type:	Stand Alone First
Contract Date:	01/30/2006		
TD Due Date:	02/01/2036	Type Finance:	ADJ
Legal Description:			

Block: 1 Subdivision: PINE VISTA SOUTH Map Ref: MB105 PG96

Mortgage Record

Recording Date:	02/03/2006	Loan Amount:	N/A
Document #:	2006R0123500 BK-PG 24207-0273	Loan Type:	Stand Alone Second
Contract Date:	01/30/2006		
TD Due Date:	02/01/2021	Type Finance:	
Legal Description:			

Block: 1 Subdivision: PINE VISTA SOUTH Map Ref: 0

Prior Transfer

Recording Date:	02/03/2006	Sales Price:	$1,092,500
Document #:	2006R0123498 BK-PG 24207-0256	Type of Sale:	Arms-Length Transfer
Contract Date:	01/30/2006		
Document Type:	Deed		
Legal Description:			

Block: 1 Subdivision: PINE VISTA SOUTH Map Ref: MB105 PG96

Prior Transfer

Recording Date:	01/01/2006	Sales Price:	$1,092,500
Document #:	BK-PG 24207-256	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Block: 1 District: 30 Subdivision: PINE VISTA SOUTH Sec/Twnship/Range: SEC 09 TWN 55S RNG 40E
Abbreviated Description: PINE VISTA SOUTH PB 105-96 LOT 3 BLK 1 LOT SIZE .90 AC COC 24207-0256 01 2006 1
City/Muni/Twp: UNINCORPORATED COUNTY

Prior Transfer

Recording Date:	05/01/1982	Sales Price:	$350,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Block: 1 District: 30 Subdivision: PINE VISTA SOUTH Sec/Twnship/Range: SEC 09 TWN 55S RNG 40E
Abbreviated Description: PINE VISTA SOUTH PB 105-96 LOT 3 BLK 1 LOT SIZE .90 AC COC 24207-0256 01 2006 1
City/Muni/Twp: UNINCORPORATED COUNTY

Area Sales Analysis

Total Area Sales	$19,710,000	Median # of Bedrooms	4
Median Lot Size	38,769 SF	Median # of Baths	3
Median Living Area	3,288 SF	Median Year Built	1969
Price Range - 2 Yrs	$1,600,000 to $2,450,000	Age Range	38 years to 73 years
Median Value	$1,912,500	Median Age	57.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**11300 SW 94TH AVE** **MIAMI, FL 33176-4200**	07/28/2025	$1,925,000	$442	4360	/5/4	1987	41,818 SF	
		APN: 30-5009-026-0030 Document #: 2025R0573648 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: EHMAN PARK ESTATES MapRef: MB 120 PG 49 Abbreviated Description: Lot:3 Block:1 Subdivision:EHMAN PARK ESTATES Map Ref:MB 120 PG 49								
2	.13Mi.	**11450 SW 92ND CT** **MIAMI, FL 33176-4207**	10/01/2026	$2,813,000	$711	3958	/3/3	1955	38,333 SF	P
		APN: 30-5009-004-0140 Document #: 2026R0675004 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: HAWLEY HEIGHTS MapRef: MB 57 PG 67 Abbreviated Description: Lot:2 Block:2 Subdivision:HAWLEY HEIGHTS Map Ref:MB 57 PG 67								
3	.16Mi.	**11440 SW 94TH AVE** **MIAMI, FL 33176-4213**	09/10/2026	$1,600,000	$530	3020	/4/3	1977	39,640 SF	P
		APN: 30-5009-019-0050 Document #: 2026R0626507 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: FILERS SUBDIVISION MapRef: MB 106 PG 56 Abbreviated Description: Lot:5 Block:1 Subdivision:FILERS SUBDIVISION Map Ref:MB 106 PG 56								
4	.18Mi.	**9150 SW 112TH ST**	10/03/2025	$1,350,000	$528	2555	/3/3	1961	30,056 SF	P

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MIAMI, FL 33176-3667
APN: 30-5009-011-0100 Document #: 2025R0750160
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: BRENDA ESTATES MapRef: MB 67 PG 52 Abbreviated Description: Lot:6 Block:2 Subdivision:BRENDA ESTATES Map Ref:MB 67 PG 52

5	.2Mi.	**9300 SW 116TH ST**	08/03/2026	$1,445,000	$764	1892	/3/2	1955	36,852 SF	

MIAMI, FL 33176-4230
APN: 30-5009-004-0170 Document #: 2026R0527050
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: HAWLEY HEIGHTS MapRef: MB 57 PG 67 Abbreviated Description: Lot:2 Block:3 Subdivision:HAWLEY HEIGHTS Map Ref:MB 57 PG 67

6	.22Mi.	**11172 SW 91ST AVE**	03/10/2025	$2,200,000	$620	3548	/5/5	2024	18,547 SF	

MIAMI, FL 33176-3283
APN: 30-5009-043-0090 Document #: 2025R0179143
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: BROWN ESTATES MapRef: MB 177 PG 63 Abbreviated Description: Lot:6 Block:2 Subdivision:BROWN ESTATES Map Ref:MB 177 PG 63

7	.25Mi.	**11062 SW 91ST AVE**	04/22/2026	$3,750,000	$715	5242	/5/6	2024	21,070 SF	

MIAMI, FL 33176-3500
APN: 30-5009-043-0070 Document #: 2026R0273184
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: BROWN ESTATES MapRef: MB 177 PG 63 Abbreviated Description: Lot:4 Block:2 Subdivision:BROWN ESTATES Map Ref:MB 177 PG 63

8	.26Mi.	**11301 SW 91ST AVE**	06/09/2025	$1,750,000	$660	2650	/3/2	1956	39,204 SF	P

MIAMI, FL 33176-4313
APN: 30-5009-011-0030 Document #: 2025R0439274
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: BRENDA ESTATES MapRef: MB 67 PG 52 Abbreviated Description: Lot:3 Block:1 Subdivision:BRENDA ESTATES Map Ref:MB 67 PG 52

9	.28Mi.	**11180 SW 90TH AVE**	05/08/2025	$2,200,000	$620	3548	/5/5	2024	19,667 SF	

MIAMI, FL 33176-3250
APN: 30-5009-043-0150 Document #: 2025R0355682
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: BROWN ESTATES MapRef: MB 33980 PG 2442 Abbreviated Description: Lot:12 Block:2 Subdivision:BROWN ESTATES Map Ref:MB 33980 PG 2442

10	.3Mi.	**8990 SW 112TH ST**	09/02/2025	$1,600,000			//		50,094 SF	

MIAMI, FL 33176-3753
APN: 30-5009-000-1220 Document #: 2025R0664631
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Sec/Twnship/Range: N2W2W2NE4NW4SE4 S09T55SR40E Abbreviated Description: Sec/Twnship/Range:N2W2W2NE4NW4SE4 S09T55SR40E

11	.34Mi.	**9040 SW 117TH ST**	09/04/2025	$1,875,000	$403	4649	/4/3	1981	37,984 SF	P

MIAMI, FL 33176-4349
APN: 30-5009-024-0030 Document #: 2025R0675186
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: COUNTRY GROVE ESTATES MapRef: MB 116 PG 87 Abbreviated Description: Lot:3 Block:1 Subdivision:COUNTRY GROVE ESTATES Map Ref:MB 116 PG 87

12	.35Mi.	**9490 SW 117TH TER**	06/11/2026	$1,580,000	$903	1750	/3/2	1955	38,594 SF	

MIAMI, FL 33176-4238
APN: 30-5009-004-0410 Document #: 2026R0401332
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: HAWLEY HEIGHTS MapRef: MB 57 PG 67 Abbreviated Description: Lot:10 Block:4 Subdivision:HAWLEY HEIGHTS Map Ref:MB 57 PG 67

13	.36Mi.	**10900 SW 90TH AVE**	04/30/2026	$1,750,000	$617	2836	/3/2	1972	38,768 SF	P

MIAMI, FL 33176-3673
APN: 30-5009-000-0141 Document #: 2026R0293240
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S09T55SR40E Abbreviated Description: Sec/Twnship/Range:NE4 S09T55SR40E

14	.36Mi.	**8960 SW 115TH TER**	01/05/2026	$1,625,000	$757	2148	/3/2	1959	36,198 SF	P

MIAMI, FL 33176-4334
APN: 30-5009-008-0190 Document #: 2026R0003682
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: SOUTH HIGHLAND ACRES MapRef: MB 63 PG 74 Abbreviated Description: Lot:5 Block:2 Subdivision:SOUTH HIGHLAND ACRES Map Ref:MB 63 PG 74

15	.37Mi.	**9255 SW 108TH ST**	01/13/2026	$2,316,000	$592	3911	/6/4	1977	43,560 SF	P

MIAMI, FL 33176-3621
APN: 30-5009-000-0721 Document #: 2026R0027474
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S09T55SR40E Abbreviated Description: Sec/Twnship/Range:NW4 S09T55SR40E

16	.39Mi.	**11825 SW 95TH AVE**	10/06/2025	$3,950,000			//		32,989 SF	

MIAMI, FL 33176-4264
APN: 30-5009-042-0020 Document #: 2025R0755205
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 1 Block: 2 Subdivision: HEVIA HOMES MapRef: MB 176 PG 13 Abbreviated Description: Lot:1 Block:2 Subdivision:HEVIA HOMES Map Ref:MB 176 PG 13

17	.41Mi.	**9301 SW 120TH ST**	03/06/2025	$3,387,500	$901	3761	/3/4	2014	31,712 SF	P

MIAMI, FL 33176-5007
APN: 30-5009-039-0030 Document #: 2025R0170346
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: MAXWELL WOODS MapRef: MB 168 PG 33 Abbreviated Description: Lot:3 Block:1 Subdivision:MAXWELL WOODS Map Ref:MB 168 PG 33

18	.42Mi.	**11785 SW 90TH AVE**	07/08/2026	$2,450,000	$633	3872	/4/3	1988	33,367 SF	P

MIAMI, FL 33176-4352
APN: 30-5009-024-0200 Document #: 2026R0462569

ICE SiteX Report

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Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 20 Block: 1 Subdivision: COUNTRY GROVE ESTATES MapRef: MB 116 PG 87 Abbreviated Description: Lot:20 Block:1 Subdivision:COUNTRY GROVE ESTATES Map Ref:MB 116 PG 87

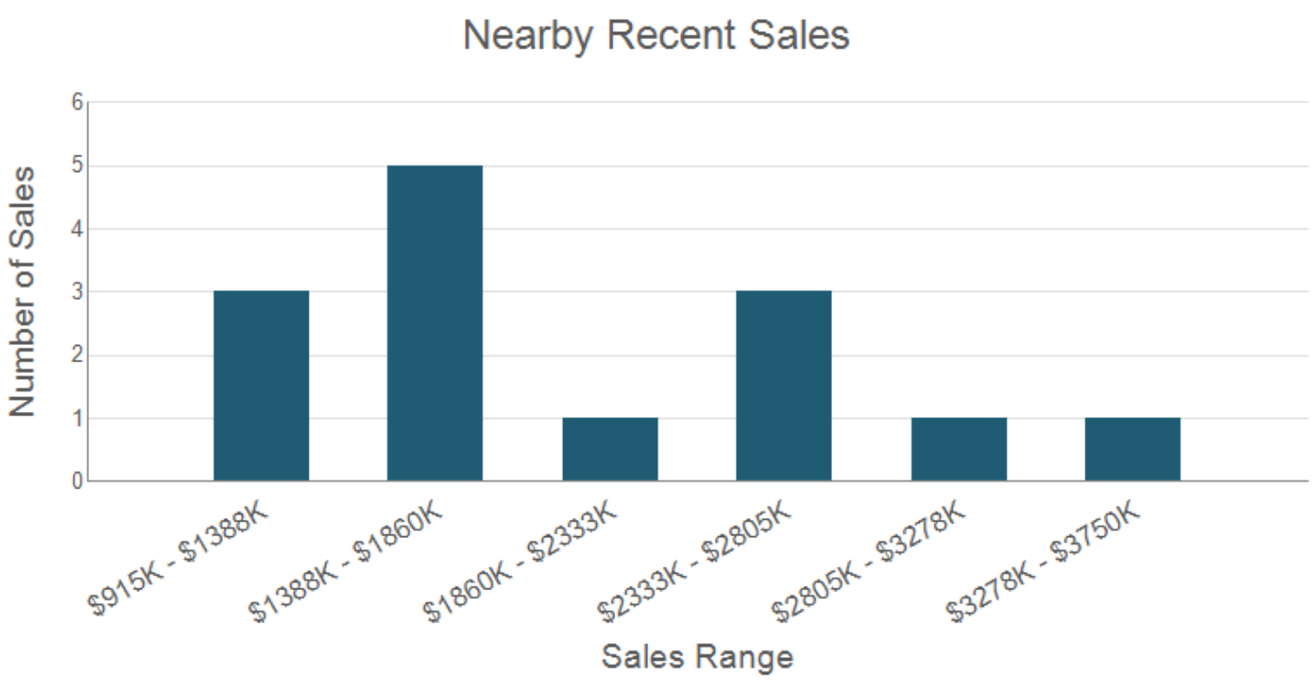
19	.44Mi.	**11835 SW 91ST AVE MIAMI, FL 33176-4315**	04/15/2026	$2,350,000	$752	3126	/5/3	1956	39,814 SF	P

APN: 30-5009-006-0080 Document #: 2026R0248534
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: HAWLEY HGTS MapRef: MB 62 PG 45 Abbreviated Description: Lot:2 Block:6 Subdivision:HAWLEY HGTS Map Ref:MB 62 PG 45

20	.46Mi.	**9749 SW 111TH TER MIAMI, FL 33176-2865**	07/08/2025	$1,835,000	$432	4246	/5/4	1990	22,067 SF	P

APN: 30-5008-022-0190 Document #: 2025R0515346
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: WEITZER KILLIAN PLACE MapRef: MB 136 PG 70 Abbreviated Description: Lot:19 Block:1 Subdivision:WEITZER KILLIAN PLACE Map Ref:MB 136 PG 70

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**11305 SW 93RD CT**	**01/01/2006**	$1,522,012	$668,784	3,499	/5/3	1981	39,204 SF	P
.02Mi.	**11255 SW 93RD CT**	**02/08/2016**	$1,642,402	$732,143	3,400	/5/3	1977	39,204 SF	P
.03Mi.	**11355 SW 93RD CT**	**02/06/2021**	$1,870,666	$1,099,034	4,263	/4/3	1977	1 SF	P
.04Mi.	**11286 SW 92ND PL**	**06/21/2019**	$1,337,312	$796,222	3,456	/5/4	1992	30,955 SF	P
.05Mi.	**9295 SW 114TH ST**	**12/01/2023**	$1,789,528	$1,768,558	2,879	/4/3	1960	39,204 SF	P
.05Mi.	**11205 SW 93RD CT**	**06/01/2001**	$1,734,855	$988,536	3,732	/5/3	1980	1 SF	P
.06Mi.	**11405 SW 93RD CT**	**02/01/1999**	$1,537,533	$1,537,533	3,825	/5/3	1978	36,155 SF	P
.06Mi.	**11206 SW 92ND PL**	**08/31/2017**	$1,189,224	$856,867	3,545	/5/4	1992	23,959 SF	P
.07Mi.	**11300 SW 93RD CT**	**11/26/2012**	$1,748,599	$1,748,599	4,911	/5/5	1997	37,810 SF	P
.07Mi.	**9356 SW 112TH ST**	**02/27/2020**	$2,698,950	$1,863,159	4,875	/5/5	2018	1 SF	P
.07Mi.	**11340 SW 93RD CT**	**06/01/2020**	$2,025,132	$1,046,147	4,364	/4/3	2002	38,333 SF	P
.08Mi.	**11285 SW 92ND PL**	**06/27/2022**	$1,337,887	$610,570	3,522	/5/4	1992	30,952 SF	P
.08Mi.	**11350 SW 93RD CT**	**10/01/1993**	$1,596,454	$823,917	3,941	/4/4	1996	38,333 SF	B
.09Mi.	**11455 SW 93RD CT**	**08/26/2015**	$1,541,504	$518,804	3,036	/5/3	1977	39,204 SF	P
.09Mi.	**11205 SW 92ND PL**	**05/24/2012**	$1,229,919	$812,468	3,940	/4/3	1994	23,994 SF	P
.09Mi.	**9380 SW 112TH ST**	**12/01/1994**	$1,234,938	$249,661	1,822	/2/2	1922	38,333 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

ICE SiteX Report

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Demographics & Income

Median Age:	42.3 years old	Households:	19,642
Median Household Income:	$93,485	Households w/Family:	69%
Household Income Per Capita:	$43,102	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Dade County School District	Students:	333,233
Number of Schools:	530	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.19Mi.	**Palmetto Middle School** Number of Students: 715 Student-Teacher Ratio: 23.83	A-	Public	6 - 8
0.91Mi.	**Vineland K-8 Center** Number of Students: 671 Student-Teacher Ratio: 16.78	A	Public	PK - 5
0.48Mi.	**Miami Killion Senior High School** Number of Students: 675 Student-Teacher Ratio: 17.76 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	68%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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