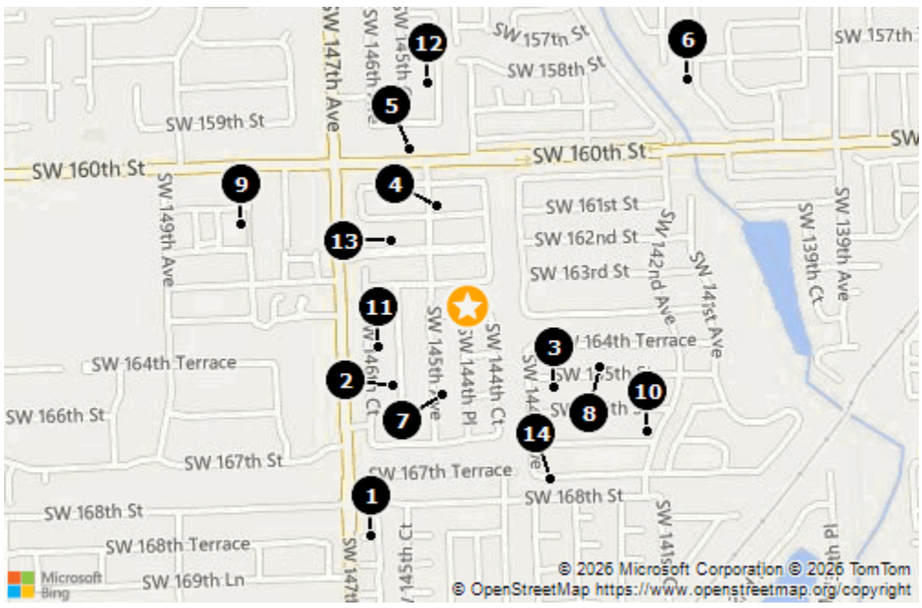
ICE SiteX Report

OrderID: 98692403

SiteX Property Information Report



Subject Property Location

14461 SW 163RD TER, MIAMI, FL 33177-1757

County:	**MIAMI-DADE FL**	Census Tract:	120860200.023000
Property Use:	Single Family Residential	Zoning:	2800:TOWNHOUSE
Parcel Number:	30-5927-009-1450	Thomas Bros Pg-Grid:	

Valuation

Value:	**$702,000**	FSD:	7	Common Confidence Score:	76
Value Range:	$652,860 - $751,140	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3000
Assd Land Value:	$262,500	Market Land Value:	$262,500	Tax Year:	2025
Assd Improvement:	$247,434	Market Improvment Value:	$247,434	Total Taxable Value:	$9,653
Total Assessed Value:	$509,934	Total Assessor Market Value:	$509,934	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Block: 8 District: 30 Subdivision: LIMEWOOD GROVE Sec/Twnship/Range: SEC 27 TWN 55S RNG 39E
Abbreviated Description: LIMEWOOD GROVE PB 136-81 LOT 25 BLK 8 LOT SIZE 7500 SQ FT F/A/U 30-5927-000-0180 OR 19354-3631 102000 1
City/Muni/Twp: UNINCORPORATED COUNTY

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	4	Pool:	
Building Area:	1511 SF	Baths:	2	Fireplace:	
Year Built:	1992	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:	07/29/2025	Sales Price:	N/A
Document #:	20250580278 BK-PG 34289-1888	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	$564,000
Document #:	20240539030 BK-PG 32266-4415	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/27/2024	Sales Price:	$640,000
Document #:	2024R0486485 BK-PG 34289-1886	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/11/2024		
Document Type:			
Legal Description:			

Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE Map Ref: MB 136 PG 81

Prior Transfer

Recording Date:	06/11/2024	Sales Price:	$640,000
Document #:	BK-PG 34289 -1886	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 98692403

Document Type:
Legal Description:
Lot: 25 Block: 8 District: 30 Subdivision: LIMEWOOD GROVE Sec/Twnship/Range: SEC 27 TWN 55S RNG 39E
Abbreviated Description: LIMEWOOD GROVE PB 136-81 LOT 25 BLK 8 LOT SIZE 7500 SQ FT F/A/U 30-5927-000-0180 OR 19354-3631 102000 1
City/Muni/Twp: UNINCORPORATED COUNTY

Prior Transfer

Recording Date:	05/26/2021	Sales Price:	$56,700
Document #:	2021R372527 BK-PG 30862-0813	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2021	Sales Price:	$364,500
Document #:	2021R18222 BK-PG 25450-0437	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/31/2020	Loan Amount:	N/A
Document #:	2020R0759002 BK-PG 32266-4415	Loan Type:	Reverse Mortgage
TD Due Date:	11/14/2102	Type Finance:	ADJ

Legal Description:
Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE

Mortgage Record

Recording Date:	02/13/2018	Loan Amount:	N/A
Document #:	2018R0089361 BK-PG 30862-0813	Loan Type:	
TD Due Date:	01/09/2048	Type Finance:	

Legal Description:
Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE
City/Muni/Twp: MIAMI

Prior Transfer

Recording Date:	11/15/2012	Sales Price:	$364,500
Document #:	2012R0821378 BK-PG 25450-0437	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/25/2012	Sales Price:	$364,500
Document #:	2012R0052814 BK-PG 25450-0437	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/28/2007	Sales Price:	$40,000
Document #:	2007R0319637 BK-PG 24480-2796	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2007	Sales Price:	$309,600
Document #:	2007R0298350 BK-PG 24076-4115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/14/2007	Loan Amount:	N/A
Document #:	2007R0265564 BK-PG 25450-0437	Loan Type:	Unknown
TD Due Date:	03/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE

Mortgage Record

Recording Date:	05/02/2006	Loan Amount:	N/A
Document #:	2006R0469796 BK-PG 24480-2796	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2026	Type Finance:	

Legal Description:
Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE

Prior Transfer

Recording Date:	12/21/2005	Sales Price:	$344,000
Document #:	2005R1325586 BK-PG 24076-4114	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/23/2005		
Document Type:			

Legal Description:
Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE Map Ref: MB136 PG81

Prior Transfer

Recording Date:	12/15/2005	Sales Price:	$137,200
Document #:	2005R1297340 BK-PG 0000020475-0000003682	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98692403

Prior Transfer

Recording Date:	11/01/2005	Sales Price:	$344,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/19/2002	Loan Amount:	N/A
Document #:	BK-PG 0000020475-0000003682	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 25 Block: 8 Subdivision: LIMEWOOD GROVE
Abbreviated Description: LT 25 BLK 8 PB 136/81

Prior Transfer

Recording Date:	11/06/2000	Sales Price:	$132,000
Document #:	BK-PG 19354-03631	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: PB 136-81 LIMEWOOD GROVE

Area Sales Analysis

Total Area Sales	$9,745,000	Median # of Bedrooms	3
Median Lot Size	7,500 SF	Median # of Baths	2
Median Living Area	1,820 SF	Median Year Built	1995
Price Range - 2 Yrs	$590,000 to $805,000	Age Range	2 years to 37 years
Median Value	$689,500	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**14661 SW 168TH TER** **MIAMI, FL 33177-2036**	08/31/2026	$590,000	$354	1664	/3/2	1995	3,870 SF	
		APN: 30-5934-006-0320 Document #: 2026R0601287 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Block: 1 Subdivision: SOUTHWIND POINT MapRef: MB 144 PG 42 Abbreviated Description: Lot:32 Block:1 Subdivision:SOUTHWIND POINT Map Ref:MB 144 PG 42								
2	.16Mi.	**16540 SW 145TH CT** **MIAMI, FL 33177-1789**	08/18/2026	$758,000	$397	1909	/4/2	1995	7,500 SF	Yes
		APN: 30-5927-009-0470 Document #: 2026R0568263 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 2 Subdivision: LIMEWOOD GROVE MapRef: MB 136 PG 81 Abbreviated Description: Lot:25 Block:2 Subdivision:LIMEWOOD GROVE Map Ref:MB 136 PG 81								
3	.17Mi.	**14368 SW 165TH ST** **MIAMI, FL 33177-1832**	08/14/2026	$680,000	$394	1725	/3/2	1997	5,912 SF	
		APN: 30-5927-027-0980 Document #: 2026R0562112 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 7 Subdivision: LAGUNA PONDS SECTION MapRef: MB 149 PG 75 Abbreviated Description: Lot:16 Block:7 Subdivision:LAGUNA PONDS SECTION Map Ref:MB 149 PG 75								
4	.15Mi.	**14491 SW 161ST ST** **MIAMI, FL 33177-1711**	07/21/2026	$795,000	$334	2380	/4/2	1990	8,266 SF	Yes
		APN: 30-5927-009-1820 Document #: 2026R0494296 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Subdivision: LIMEWOOD GROVE MapRef: MB 136 PG 81 Abbreviated Description: Lot:6 Block:9 Subdivision:LIMEWOOD GROVE Map Ref:MB 136 PG 81								
5	.24Mi.	**14557 SW 160TH ST** **MIAMI, FL 33177-1704**	07/09/2026	$805,000	$270	2980	/6/2	1994	13,750 SF	
		APN: 30-5927-018-0390 Document #: 2026R0466353 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Block: 2 Subdivision: LANDING SOUTH MapRef: MB 139 PG 57 Abbreviated Description: Lot:35 Block:2 Subdivision:LANDING SOUTH Map Ref:MB 139 PG 57								
6	.46Mi.	**15820 SW 141ST CT** **MIAMI, FL 33177-1092**	06/08/2026	$625,000	$400	1562	/3/2	1997	7,612 SF	Yes
		APN: 30-5927-005-0280 Document #: 2026R0391880 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: POINCIANA SOUTH SECTION ONE MapRef: MB 132 PG 13 Abbreviated Description: Lot:9 Block:4 Subdivision:POINCIANA SOUTH SECTION ONE Map Ref:MB 132 PG 13								
7	.14Mi.	**16571 SW 145TH AVE** **MIAMI, FL 33177-1769**	06/03/2026	$768,000	$339	2263	/4/2	1992	7,500 SF	Yes
		APN: 30-5927-009-0980 Document #: 2026R0376609 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Subdivision: LIMEWOOD GROVE MapRef: MB 136 PG 81 Abbreviated Description: Lot:16 Block:4 Subdivision:LIMEWOOD GROVE Map Ref:MB 136 PG 81								
8	.21Mi.	**14307 SW 165TH ST** **MIAMI, FL 33177-1835**	05/15/2026	$620,000	$359	1725	/3/2	1997	6,037 SF	
		APN: 30-5927-027-0730 Document #: 2026R0332141 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 6 Subdivision: LAGUNA PONDS SECTION TWO MapRef: MB 149 PG 75 Abbreviated Description: Lot:27 Block:6 Subdivision:LAGUNA PONDS SECTION TWO Map Ref:MB 149 PG 75								
9	.35Mi.	**16122 SW 148TH AVE** **MIAMI, FL 33187-1404**	05/12/2026	$740,000	$318	2324	/4/3	2024	5,000 SF	
		APN: 30-5928-029-0230 Document #: 2026R0318701 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 9 Block: 3 Subdivision: WALLACE STEVENS SUBDIVISION MapRef: MB F PG 93 Abbreviated Description: Lot:9 Block:3 Subdivision:WALLACE STEVENS SUBDIVISION Map Ref:MB F PG 93

10 .32Mi. **14201 SW 166TH TER** 03/11/2026 $600,000 $236 2537 /4/3 1998 8,591 SF Yes
MIAMI, FL 33177-1826
APN: 30-5927-027-1480 Document #: 2026R0164620
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: 8 Subdivision: LAGUNA PONDS SECTION TWO MapRef: MB 149 PG 75 Abbreviated Description: Lot:31 Block:8 Subdivision:LAGUNA PONDS SECTION TWO Map Ref:MB 149 PG 75

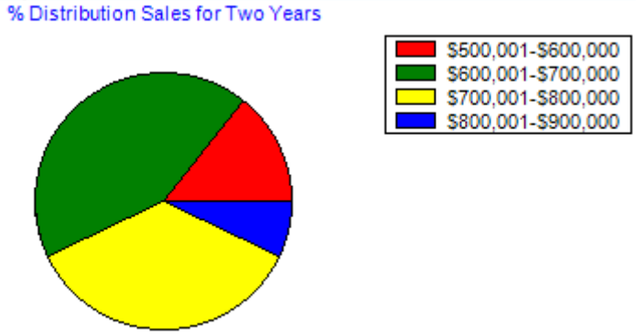
11 .15Mi. **16441 SW 146TH CT** 03/09/2026 $665,000 $438 1515 /3/2 1994 7,500 SF
MIAMI, FL 33177-1791
APN: 30-5927-009-0320 Document #: 2026R0156814
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: LIMEWOOD GROVE MapRef: MB 136 PG 81 Abbreviated Description: Lot:10 Block:2 Subdivision:LIMEWOOD GROVE Map Ref:MB 136 PG 81

12 .33Mi. **15806 SW 144TH PL** 02/06/2026 $720,000 $373 1926 /3/2 1993 8,669 SF
MIAMI, FL 33177-7209
APN: 30-5927-018-0590 Document #: 2026R0083978
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 3 Subdivision: LANDING SOUTH MapRef: MB 139 PG 57 Abbreviated Description: Lot:17 Block:3 Subdivision:LANDING SOUTH Map Ref:MB 139 PG 57

13 .15Mi. **14631 SW 162ND ST** 01/16/2026 $699,000 $432 1615 /3/2 1989 7,500 SF
MIAMI, FL 33177-1776
APN: 30-5927-009-2290 Document #: 2026R0036106
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 13 Subdivision: LIMEWOOD GROVE MapRef: MB 136 PG 81 Abbreviated Description: Lot:11 Block:13 Subdivision:LIMEWOOD GROVE Map Ref:MB 136 PG 81

14 .29Mi. **14384 SW 167TH TER** 10/08/2025 $680,000 $393 1730 /3/2 1998 8,632 SF Yes
MIAMI, FL 33177-1873
APN: 30-5927-027-0340 Document #: 2025R0762675
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 85 Block: 1 Subdivision: LAGUNA PONDS SECTION TWO MapRef: MB 149 PG 75 Abbreviated Description: Lot:85 Block:1 Subdivision:LAGUNA PONDS SECTION TWO Map Ref:MB 149 PG 75

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.	**14461 SW 163RD TER**	**06/11/2024**	$509,934	$509,934	1,511	/4/2	1992	7,500 SF	
.01Mi.	**14451 SW 163RD TER**	**09/18/2020**	$508,445	$345,874	1,675	/3/2	1991	7,592 SF	
.01Mi.	**14471 SW 163RD TER**	**10/01/2004**	$546,278	$225,344	1,915	/4/2	1991	7,500 SF	Yes
.02Mi.	**14460 SW 163RD ST**	**11/16/2011**	$569,602	$238,768	2,142	/4/2	1990	7,500 SF	Yes
.02Mi.	**14450 SW 163RD ST**	**03/28/2019**	$542,675	$283,486	1,865	/4/2	1991	7,500 SF	Yes
.02Mi.	**14470 SW 163RD ST**	**05/21/2025**	$567,355	$237,132	2,134	/4/2	1990	7,500 SF	Yes
.03Mi.	**14481 SW 163RD TER**	**08/01/2003**	$471,997	$175,589	1,533	/3/2	1991	7,500 SF	
.03Mi.	**16351 SW 144TH PL**	**09/12/2019**	$611,860	$406,153	2,134	/4/2	1993	8,533 SF	Yes
.03Mi.	**14480 SW 163RD ST**	**12/01/2004**	$571,478	$242,771	2,529	/4/2	1990	7,500 SF	Yes
.03Mi.	**14441 SW 163RD TER**	**08/16/2017**	$581,754	$258,102	1,655	/4/2	1991	10,645 SF	Yes
.04Mi.	**14440 SW 163RD ST**	**05/18/2017**	$484,013	$484,013	1,554	/3/2	1991	8,086 SF	
.04Mi.	**16350 SW 144TH PL**	**02/20/2015**	$538,170	$538,170	1,865	/4/2	1991	8,431 SF	
.04Mi.	**14450 SW 163RD TER**	**09/23/2024**	$516,955	$222,515	1,520	/3/2	1992	10,310 SF	Yes
.04Mi.	**14491 SW 163RD TER**	**08/01/2002**	$549,680	$207,360	1,865	/3/2	1991	9,332 SF	
.05Mi.	**14490 SW 163RD ST**	**05/15/2014**	$507,557	$193,940	1,548	/3/2	1990	8,210 SF	Yes
.05Mi.	**16441 SW 144TH PL**	**03/06/2024**	$613,697	$317,244	2,134	/4/2	1993	8,667 SF	Yes

Rent vs. Own

Households Occupied by Renters: 24% Households Occupied by Owners: 72%

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Demographics & Income

Median Age:	43.7 years old	Households:	16,664
Median Household Income:	$71,616	Households w/Family:	83%
Household Income Per Capita:	$26,710	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

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
1.83Mi.	**Jorge Mas Canosa Middle School** Number of Students: 1,019 Student-Teacher Ratio: 18.2	B	Public	6 - 8
1.95Mi.	**Norma Butler Bossard Elementary School** Number of Students: 996 Student-Teacher Ratio: 15.81	A	Public	PK - 5
3.78Mi.	**Miami Southridge Senior High School** Number of Students: 2,238 Student-Teacher Ratio: 24.06 Advanced Placement: Yes	D+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	78%	LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	29%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	35%	SIGNIFICANTLY 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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