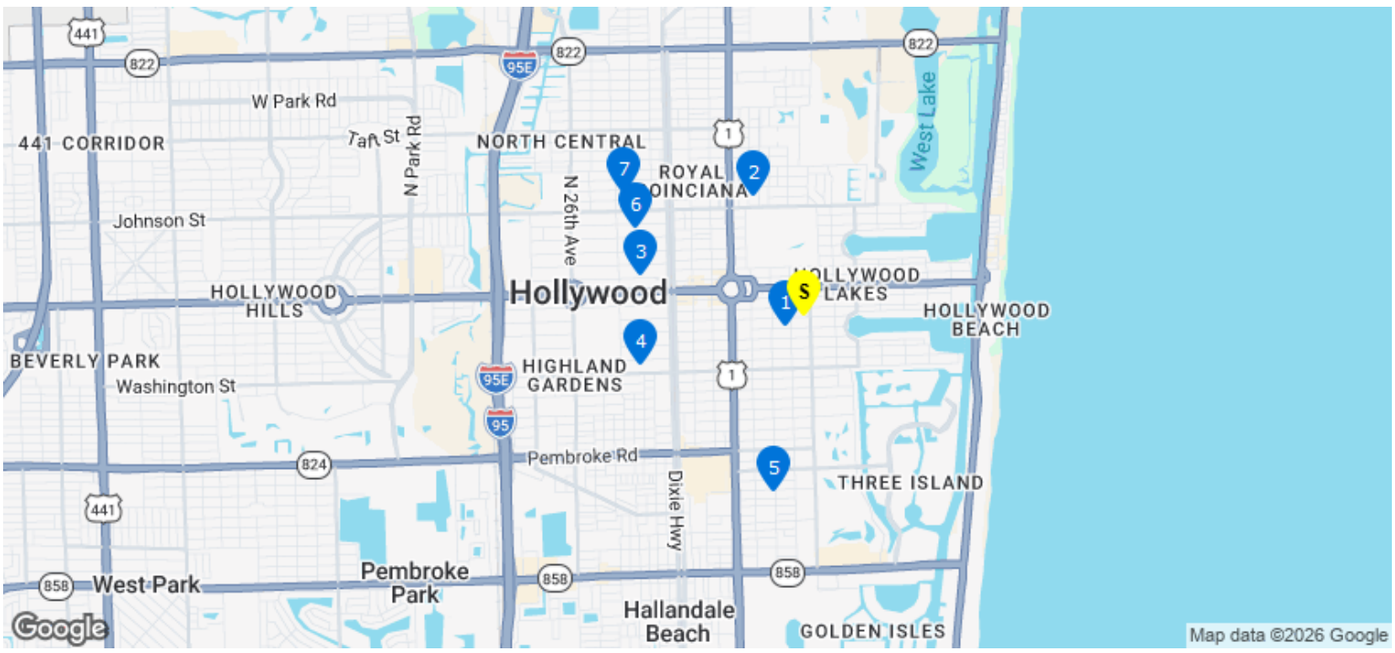
# ICE SiteX Report

**OrderID: 98745818**

## SiteX Property Information Report




## Subject Property Location

### 1504 HARRISON ST, HOLLYWOOD, FL 33020-5236

| | | | |
|---|---|---|---|
| County: | **BROWARD FL** | Census Tract: | 0919.01 |
| Property Use: | Residential Income (General) (Multi-Family) | Zoning: | RS-6 |
| Parcel Number: | 51-42-15-02-4600 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **N/A** | FSD: | N/A | Common Confidence Score: | N/A |
| Value Range: | N/A - N/A | ICE Confidence Score: | N/A | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 0513 |
| Assd Land Value: | $61,450 | Market Land Value: | $61,450 | Tax Year: | 2024 |
| Assd Improvement: | $1,008,410 | Market Improvment Value: | $1,008,410 | Total Taxable Value: | $23,976 |
| Total Assessed Value: | $1,069,860 | Total Assessor Market Value: | $1,069,860 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 17 Block: 78 District: 0513 Subdivision: HOLLYWOOD 1-21 B Sec/Twnship/Range: SEC 15 TWN 51S RNG 42E

| | |
|---|---|
| Abbreviated Description: | HOLLYWOOD 1-21 B LOT 17 BLK 78 |
| City/Muni/Twp: | HOLLYWOOD |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,121 SF | Bedrooms: | | Pool: | |
| Building Area: | 3700 SF | Baths: | | Fireplace: | |
| Year Built: | 1930 | Partial Baths: | | Type Const: | |
| Number of Buildings: | 2 | Number of Rooms: | | Ext Walls: | Stucco |
| Number of Units: | 3 | Garage Type: | | Heating: | |
| Number of Stories: | 2 | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Tile |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/12/2024 | Sales Price: | $880,000 |
| Document #: | 119897325 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/12/2024 | Sales Price: | $880,000 |
| Document #: | 119897324 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/19/2022 | Loan Amount: | N/A |
| Document #: | 118280854 BK-PG - | Loan Type: | Building or Construction Loan |
| Contract Date: | 07/14/2022 | | |
| TD Due Date: | 08/01/2052 | Type Finance: | |
| **Legal Description:** | | | |

Block: 78 Subdivision: HOLLYWOOD Map Ref: MB 1 PG 21

# ICE SiteX Report

**OrderID: 98745818**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/19/2022 | Sales Price: | $1,100,000 |
| Document #: | 118280853 BK-PG - | Type of Sale: | Non Residential Transfer |
| Contract Date: | 07/14/2022 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB 1 PG 21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/25/2020 | Sales Price: | $275,000 |
| Document #: | 116371972 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2020 | Loan Amount: | N/A |
| Document #: | 116289095 BK-PG - | Loan Type: | Building or Construction Loan |
| Contract Date: | 01/13/2020 | | |
| TD Due Date: | 02/01/2050 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/12/2019 | Sales Price: | $275,000 |
| Document #: | 116228994 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/25/2019 | Sales Price: | $560,000 |
| Document #: | 116196180 BK-PG - | Type of Sale: | Non Residential Transfer |
| Contract Date: | 11/21/2019 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB 1 PG 21

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/09/2017 | Loan Amount: | N/A |
| Document #: | 114550952 BK-PG - | Loan Type: | Commercial Loan |
| Contract Date: | 07/13/2017 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/09/2017 | Sales Price: | $550,000 |
| Document #: | 114550951 BK-PG - | Type of Sale: | Undetermined Transfer |
| Contract Date: | 07/13/2017 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/01/2015 | Loan Amount: | N/A |
| Document #: | 113262559 BK-PG - | Loan Type: | Commercial Loan |
| Contract Date: | 10/01/2015 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/13/2015 | Sales Price: | $356,100 |
| Document #: | 112865672 BK-PG - | Type of Sale: | Forced Sale |
| Contract Date: | 03/10/2015 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/12/2015 | Sales Price: | $487,500 |
| Document #: | 112861741 BK-PG 44511-1244 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/27/2011 | Loan Amount: | N/A |
| Document #: | 48400/1082 BK-PG - | Loan Type: | Commercial Loan |
| Contract Date: | 12/16/2011 | | |
| TD Due Date: | 01/01/2042 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/27/2011 | Sales Price: | $450,000 |
| Document #: | 110457605 BK-PG 48400-1080 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 12/16/2011 | | |
| Document Type: | Deed | | |

# ICE SiteX Report

**OrderID: 98745818**

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/21/2011 | Sales Price: | $357,142 |
| Document #: | 110448202 BK-PG 46792-1023 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/17/2010 | Sales Price: | $150,000 |
| Document #: | 109333686 BK-PG 44511-1264 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/06/2010 | Sales Price: | N/A |
| Document #: | 109316986 BK-PG 47067-1058 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 04/30/2010 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/11/2010 | Loan Amount: | N/A |
| Document #: | 109080030 BK-PG 46792-1023 | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 01/08/2010 | | |
| TD Due Date: | 02/01/2040 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/11/2010 | Sales Price: | $390,000 |
| Document #: | 109079966 BK-PG 46792-0923 | Type of Sale: | Non Residential Transfer |
| Contract Date: | 01/08/2010 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: MB1 PG21

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/21/2007 | Loan Amount: | N/A |
| Document #: | 107321344 BK-PG 44511-1264 | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 07/03/2007 | | |
| TD Due Date: | 07/17/2037 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/21/2007 | Sales Price: | $487,500 |
| Document #: | 107321343 BK-PG 44511-1244 | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/21/2007 | Loan Amount: | N/A |
| Document #: | 107321342 BK-PG 44511-1244 | Loan Type: | Commercial Loan |
| Contract Date: | 07/03/2007 | | |
| TD Due Date: | 08/01/2037 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/01/2007 | Sales Price: | $474,000 |
| Document #: | 107260962 BK-PG 38293-0017 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/26/2007 | Sales Price: | $25,000 |
| Document #: | 107244977 BK-PG 38628-1048 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/02/2004 | Loan Amount: | N/A |
| Document #: | 104533472 BK-PG 38628-1048 | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 10/21/2004 | | |
| TD Due Date: | 10/20/2044 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: SUBDIVISION TOWN OF HOLLYWOOD Map Ref: 0
City/Muni/Twp: HOLLYWOOD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/01/2004 | Loan Amount: | N/A |
| Document #: | 104377482 BK-PG 38293-0017 | Loan Type: | Commercial Loan |
| Contract Date: | 09/24/2004 | | |
| TD Due Date: | 10/15/2034 | Type Finance: | ADJ |

# ICE SiteX Report

**OrderID: 98745818**

**Legal Description:**
Block: 78 Subdivision: TOWN OF HOLLYWOOD Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/28/2003 | Loan Amount: | N/A |
| Document #: | 102595417 BK-PG 34479-0860 | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 10/20/2042 | Type Finance: | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0
City/Muni/Twp: HOLLYWOOD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/18/2002 | Loan Amount: | N/A |
| Document #: | 102345176 BK-PG 33967-0834 | Loan Type: | Commercial Loan |
| TD Due Date: | 11/01/2032 | Type Finance: | ADJ |

**Legal Description:**
Block: 78 Subdivision: TOWN OF HOLLYWOOD Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/16/2001 | Loan Amount: | N/A |
| Document #: | BK-PG 0000031991-0000001700 | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0
Abbreviated Description: LT 17 BLK 78 PB 1/21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/28/2001 | Sales Price: | $398,000 |
| Document #: | BK-PG 31782-00054 | Type of Sale: | Arms-Length Transfer |
| Document Type: | Deed | | |

**Legal Description:**
Abbreviated Description: LOT 17 BLK 78 HOLLYWOOD 1-21 B

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/13/2000 | Loan Amount: | N/A |
| Document #: | BK-PG 0000031098-0000000701 | Loan Type: | Commercial Loan |
| TD Due Date: | | Type Finance: | VAR |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: 0
Abbreviated Description: LT 17 BLK 78 TOWN HOLLYWOOD PB 1/21

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/25/2000 | Sales Price: | $93,000 |
| Document #: | BK-PG 31098-699 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 10/25/2000 | | |
| Document Type: | Deed | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/30/1997 | Sales Price: | $225,000 |
| Document #: | BK-PG 27479-00181 | Type of Sale: | Arms-Length Transfer |
| Document Type: | Deed | | |

**Legal Description:**
Abbreviated Description: LOT 17 BLK 78 HOLLYWOOD 1-21 B

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/30/1997 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | Commercial Loan |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**
Abbreviated Description: LOT 17 BLK 78 HOLLYWOOD 1-21 B

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/1993 | Sales Price: | $275,000 |
| Document #: | BK-PG 21493-00636 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 11/18/1993 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: PB 1 21
Abbreviated Description: LT 17 BLK 78$PB 1/21$

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/1993 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | Commercial Loan |
| Contract Date: | 11/18/1993 | | |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**
Block: 78 Subdivision: HOLLYWOOD Map Ref: PB 1 21
Abbreviated Description: LT 17 BLK 78$PB 1/21$

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | | Age Range | |
| Median Value | | Median Age | |

# ICE SiteX Report

**OrderID: 98745818**

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .13Mi. | **1412 HOLLYWOOD BLVD**<br>**HOLLYWOOD, FL 33020-5238** | 09/01/2026 | $626,000 | $361 | 1736 | /3/2 | 1959 | 4,839 SF | |
| | | APN: 51-42-15-02-7192 Document #: 121072957<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 19 Block: 92 Subdivision: HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:19 Block:92 Subdivision:HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 2 | .16Mi. | **425 S 15TH AVE**<br>**HOLLYWOOD, FL 33020-5227** | 10/14/2026 | $630,000 | $292 | 2156 | // | 1969 | 9,056 SF | |
| | | APN: 51-42-15-02-6530 Document #: 121152239<br>Document Type: Special Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1-2 Block: 89 Subdivision: HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:1-2 Block:89 Subdivision:HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 3 | .16Mi. | **1409 HOLLYWOOD BLVD**<br>**HOLLYWOOD, FL 33020-5237** | 10/13/2026 | $710,000 | $358 | 1981 | // | | 9,682 SF | |
| | | APN: 51-42-15-02-7360 Document #: 121149775<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Residential - Vacant Land<br>Legal: Lot: 12&13 Block: 93 Subdivision: HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:12&13 Block:93 Subdivision:HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 4 | .16Mi. | **1550 TYLER ST**<br>**HOLLYWOOD, FL 33020-5251** | 09/03/2026 | $1,025,000 | $436 | 2351 | /3/2 | 1990 | 4,844 SF | P |
| | | APN: 51-42-15-02-4260 Document #: 121080063<br>Document Type: Special Warranty Deed Price Code: F<br>Land Use: Single Family Residential<br>Legal: Lot: 28&29 Block: 76 Subdivision: TOWN HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:28&29 Block:76 Subdivision:TOWN HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 5 | .17Mi. | **1401 HOLLYWOOD BLVD**<br>**HOLLYWOOD, FL 33020-5237** | 07/31/2026 | $387,900 | $171 | 2266 | /3/2 | 1951 | 9,682 SF | P |
| | | APN: 51-42-15-02-7370 Document #: 121017267<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Single Family Residential<br>Legal: Lot: 14&15 Block: 93 Subdivision: HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:14&15 Block:93 Subdivision:HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 6 | .23Mi. | **1325 HARRISON ST**<br>**HOLLYWOOD, FL 33019-1513** | 08/19/2026 | $325,000 | | | // | | 6,053 SF | |
| | | APN: 51-42-14-01-1560 Document #: 121049068<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Residential - Vacant Land<br>Legal: Lot: 9 Block: 8 Subdivision: HOLLYWOOD LAKE ESTATES SECTION MapRef: MB 1 PG 32 Abbreviated Description: Lot:9 Block:8 Subdivision:HOLLYWOOD LAKE ESTATES SECTION Map Ref:MB 1 PG 32 | | | | | | | | |
| 7 | .24Mi. | **1633 TYLER ST**<br>**HOLLYWOOD, FL 33020-5252** | 08/10/2026 | $1,230,000 | $510 | 2412 | // | 1995 | 5,119 SF | |
| | | APN: 51-42-15-02-3790 Document #: 121031157<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 7 Block: 74 MapRef: MB 1 PG 21 Abbreviated Description: Lot:7 Block:74 Map Ref:MB 1 PG 21City/Muni/Twp:HOLLYWOOD City/Muni/Twp: HOLLYWOOD | | | | | | | | |
| 8 | .28Mi. | **1459 JEFFERSON ST**<br>**HOLLYWOOD, FL 33020-5522** | 08/25/2026 | $1,150,000 | $518 | 2221 | /3/2 | 1947 | 11,950 SF | |
| | | APN: 51-42-15-02-6150 Document #: 121061295<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Single Family Residential<br>Legal: Lot: 1&2 Block: 87 Subdivision: HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:1&2 Block:87 Subdivision:HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 9 | .33Mi. | **1334 MADISON ST**<br>**HOLLYWOOD, FL 33019-1820** | 07/29/2026 | $950,000 | $567 | 1676 | /3/2 | 1950 | 10,234 SF | B |
| | | APN: 51-42-14-01-0540 Document #: 121012541<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 23&24 Block: 3 Subdivision: HOLLYWOOD LAKES SECTION MapRef: MB 1 PG 32 Abbreviated Description: Lot:23&24 Subdivision:HOLLYWOOD LAKES SECTION Map Ref:MB 1 PG 32Abbreviated Description:WEST2 LOT23 | | | | | | | | |
| 10 | .36Mi. | **1316 MADISON ST**<br>**HOLLYWOOD, FL 33019-1820** | 08/20/2026 | $860,000 | $377 | 2280 | /3/2 | 1971 | 10,234 SF | |
| | | APN: 51-42-14-01-0500 Document #: 121051856<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 19&20 Block: 3 Subdivision: HOLLYWOOD LAKES SECTION MapRef: MB 1 PG 32 Abbreviated Description: Lot:19&20 Block:3 Subdivision:HOLLYWOOD LAKES SECTION Map Ref:MB 1 PG 32 | | | | | | | | |
| 11 | .37Mi. | **409 N 14TH AVE**<br>**HOLLYWOOD, FL 33020-5206** | 10/08/2026 | $930,000 | $496 | 1874 | /3/3 | 1950 | 8,181 SF | P |
| | | APN: 51-42-14-01-2150 Document #: 121142718<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 12 Subdivision: HOLLYWOOD LAKES SECTION MapRef: MB 1 PG 32 Abbreviated Description: Lot:1 Block:12 Subdivision:HOLLYWOOD LAKES SECTION Map Ref:MB 1 PG 32 | | | | | | | | |
| 12 | .39Mi. | **1424 ADAMS ST**<br>**HOLLYWOOD, FL 33020-6133** | 10/26/2026 | $710,000 | $521 | 1362 | /3/2 | 1970 | 5,000 SF | |
| | | APN: 51-42-15-02-5870 Document #: 121171248<br>Document Type: Warranty Deed Price Code: F<br>Land Use: Single Family Residential<br>Legal: Lot: 21 Block: 85 Subdivision: HOLLYWOOD MapRef: MB 1 PG 21 Abbreviated Description: Lot:21 Block:85 Subdivision:HOLLYWOOD Map Ref:MB 1 PG 21 | | | | | | | | |
| 13 | .42Mi. | **1255 TAYLOR ST**<br>**HOLLYWOOD, FL 33019-1038** | 08/31/2026 | $1,050,000 | $613 | 1714 | /3/2 | 1980 | 6,822 SF | S |
| | | APN: 51-42-14-01-3540 Document #: 121071356<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 21 Subdivision: HOLLYWOOD LAKES SECTION MapRef: MB 1 PG 32 Abbreviated Description: Lot:1 Block:21 Subdivision:HOLLYWOOD LAKES SECTION Map Ref:MB 1 PG 32 | | | | | | | | |
| 14 | .42Mi. | **1720 JEFFERSON ST**<br>**HOLLYWOOD, FL 33020-5547** | 08/10/2026 | $174,000 | $273 | 637 | /1/1 | 1971 | SF | |

# ICE SiteX Report

**OrderID: 98745818**

APN: 51-42-15-BA-0170 Document #: 121032139
Document Type: Warranty Deed Price Code: F
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUN HAVEN TOWERS CONDOMINIUM Legal Unit: 306 MapRef: MB 4470 PG 392 Abbreviated Description: Subdivision:SUN HAVEN TOWERS CONDOMINIUM Legal Unit:306 Map Ref:MB 4470 PG 392

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .42Mi. | **1720 JEFFERSON ST**<br>**HOLLYWOOD, FL 33020-5549** | 07/28/2026 | $200,000 | $166 | 1203 | /2/2 | 1971 | SF |

APN: 51-42-15-BA-0540 Document #: 121007930
Document Type: Warranty Deed Price Code: F
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUN HAVEN TOWERS CONDOMINIUM Legal Unit: 604 MapRef: MB 4470 PG 392 Abbreviated Description: Subdivision:SUN HAVEN TOWERS CONDOMINIUM Legal Unit:604 Map Ref:MB 4470 PG 392City/Muni/Twp:HOLLYWOOD City/Muni/Twp: HOLLYWOOD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .43Mi. | **1830 RADIUS DR**<br>**HOLLYWOOD, FL 33020-7713** | 10/15/2026 | $220,000 | $295 | 745 | /1/1 | 2007 | SF |

APN: 51-42-15-BE-1580 Document #: 121155710
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: RADIUS Legal Unit: 810 MapRef: MB 44863 PG 1541 Abbreviated Description: Subdivision:RADIUS Legal Unit:810 Map Ref:MB 44863 PG 1541City/Muni/Twp:HOLLYWOOD City/Muni/Twp: HOLLYWOOD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .43Mi. | **1830 RADIUS DR**<br>**HOLLYWOOD, FL 33020-7716** | 10/13/2026 | $300,000 | $258 | 1164 | /2/2 | 2007 | SF |

APN: 51-42-15-BE-1860 Document #: 121150184
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: RADIUS CONDOMINIUM Legal Unit: 912 MapRef: MB 44863 PG 1541 Abbreviated Description: Subdivision:RADIUS CONDOMINIUM Legal Unit:912 Map Ref:MB 44863 PG 1541

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .43Mi. | **1830 RADIUS DR**<br>**HOLLYWOOD, FL 33020-7720** | 08/25/2026 | $450,000 | $304 | 1480 | /3/2 | 2007 | SF |

APN: 51-42-15-BE-2400 Document #: 121061512
Document Type: Warranty Deed Price Code: F
Land Use: Condominium Unit (Residential)
Legal: Subdivision: RADIUS Legal Unit: 1114 MapRef: MB 44863 PG 1541 Abbreviated Description: Subdivision:RADIUS Legal Unit:1114 Map Ref:MB 44863 PG 1541City/Muni/Twp:HOLLYWOOD City/Muni/Twp: HOLLYWOOD

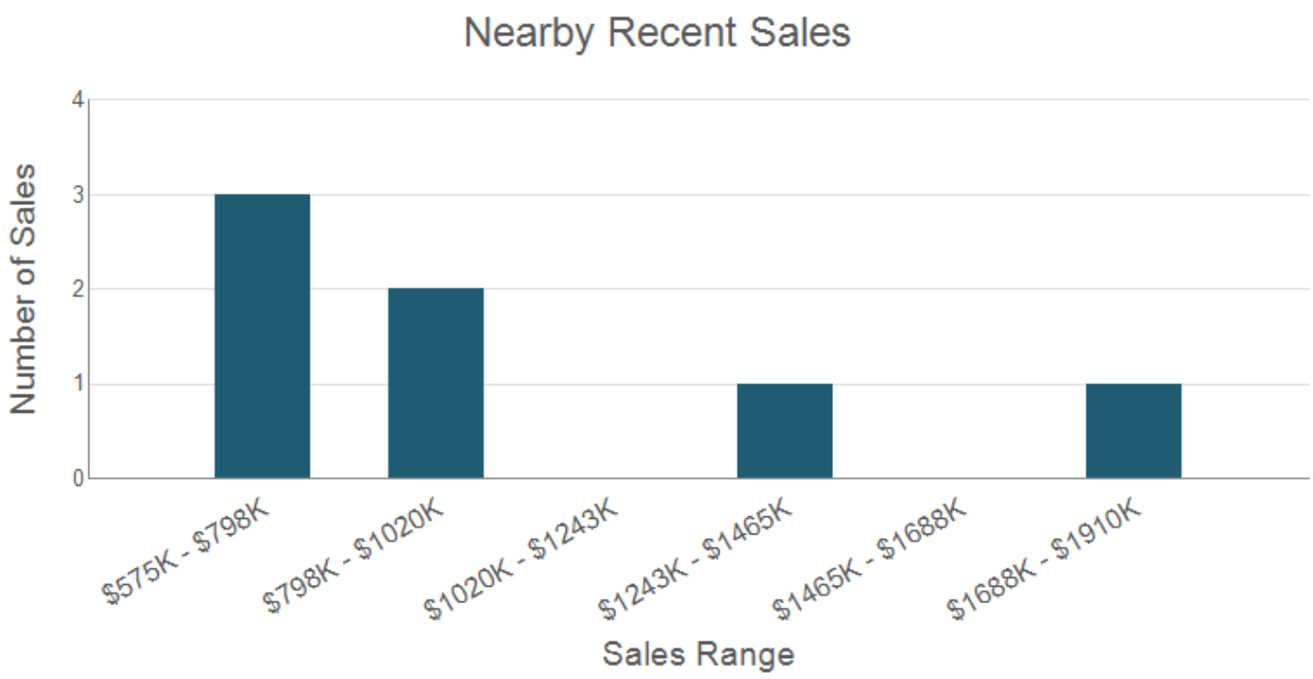
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | .43Mi. | **1830 RADIUS DR**<br>**HOLLYWOOD, FL 33020-7704** | 07/14/2026 | $422,500 | $285 | 1480 | /3/2 | 2007 | SF |

APN: 51-42-15-BE-0380 Document #: 120981396
Document Type: Warranty Deed Price Code: F
Land Use: Condominium Unit (Residential)
Legal: Subdivision: RADIUS Legal Unit: 314 MapRef: MB 44863 PG 1541 Abbreviated Description: Subdivision:RADIUS Legal Unit:314 Map Ref:MB 44863 PG 1541

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | .45Mi. | **1219 POLK ST**<br>**HOLLYWOOD, FL 33019-1034** | 10/01/2026 | $600,000 | $316 | 1898 | /3/2 | 1956 | 8,064 SF |

APN: 51-42-14-01-3730 Document #: 121129649
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 22 Subdivision: HOLLYWOOD LAKES SECTION MapRef: MB 1 PG 32 Abbreviated Description: Lot:10 Block:22 Subdivision:HOLLYWOOD LAKES SECTION Map Ref:MB 1 PG 32

## 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.

# ICE SiteX Report

**OrderID: 98745818**

## 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. | **1504 HARRISON ST** | **07/14/2022** | $1,069,860 | $1,069,860 | 3,700 | | 1930 | 5,121 SF | |
| .01Mi. | **1510 HARRISON ST** | **12/15/2017** | $464,540 | $464,540 | 1,452 | /2/1 | 1950 | 5,121 SF | |
| .01Mi. | **206 S 15TH AVE** | **05/30/2008** | $939,160 | $939,160 | 3,686 | | 1929 | 5,770 SF | |
| .02Mi. | **1512 HARRISON ST** | **11/01/2022** | $1,608,360 | $1,608,360 | 5,374 | | 1929 | 10,243 SF | |
| .03Mi. | **1507 VAN BUREN ST** | **01/05/2024** | $488,340 | $488,340 | 1,185 | /2/1 | 1949 | 5,121 SF | |
| .03Mi. | **1501 VAN BUREN ST** | **11/20/2017** | $588,850 | $233,370 | 1,670 | | 1947 | 5,800 SF | |
| .03Mi. | **1515 VAN BUREN ST** | **01/23/2008** | $775,290 | $775,290 | 2,124 | /3/2 | 1944 | 10,243 SF | |
| .03Mi. | **1448 HARRISON ST** | **07/01/1990** | $996,870 | $416,980 | 2,666 | /3/3 | 1941 | 10,891 SF | B |
| .04Mi. | **1519 VAN BUREN ST** | **11/23/2011** | $526,910 | $235,440 | 1,426 | | 1945 | 7,682 SF | |
| .04Mi. | **1511 HARRISON ST** | **06/21/2018** | $601,750 | $601,750 | 1,605 | /3/2.5 | 1952 | 5,444 SF | |
| .04Mi. | **1501 HARRISON ST** | **08/01/2019** | $713,980 | $713,980 | 1,772 | /3/3 | 1953 | 5,777 SF | |
| .04Mi. | **1515 HARRISON ST** | **07/02/2025** | $545,100 | $260,520 | 1,368 | /2/1 | 1953 | 5,444 SF | |
| .04Mi. | **1457 VAN BUREN ST** | **10/31/1996** | $1,083,230 | $347,230 | 3,229 | /4/2 | 1945 | 10,922 SF | P |
| .04Mi. | **1519 HARRISON ST** | **08/22/2025** | $628,150 | $628,150 | 1,644 | /3/2 | 1951 | 8,106 SF | P |
| .05Mi. | **1446 HARRISON ST** | **08/17/2016** | $971,430 | $330,390 | 2,447 | /2/3 | 1940 | 12,803 SF | B |
| .05Mi. | **1525 VAN BUREN ST** | **08/01/1988** | $1,082,990 | $1,082,990 | 3,409 | /2/2 | 1939 | 12,804 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 59% | Households Occupied by Owners: | 30% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 40.0 years old | Households: | 20,963 |
| Median Household Income: | $51,970 | Households w/Family: | 52% |
| Household Income Per Capita: | $33,142 | Households w/Family Married: | 30% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 23% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Broward County School District | Students: | 243,553 |
| Number of Schools: | 325 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.35Mi. | **Hollywood Central Elementary School**<br>Number of Students: 309<br>Student-Teacher Ratio: 15.45 | D | Public | KG - 5 |
| 1.79Mi. | **Olsen Middle School**<br>Number of Students: 602<br>Student-Teacher Ratio: 20.76 | D- | Public | 6 - 8 |
| 1.33Mi. | **South Broward High School**<br>Number of Students: 2,358<br>Student-Teacher Ratio: 26.8<br>Advanced Placement: Yes | C | Public | 9 - 12 |

## Flood Report

The Subject Property of **1504 HARRISON ST, HOLLYWOOD, FL 33020-5236** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

**AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.**
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 147% | NOTABLY HIGHER |
| **BURGLARY** | 117% | HIGHER |
| **MOTOR VEHICLE THEFT** | 125% | HIGHER |
| **FORCIBLE ROBBERY** | 105% | SIMILAR |
| **AGGRAVATED ASSAULT** | 108% | SIMILAR |
| **FORCIBLE RAPE** | 53% | NOTABLY LOWER |
| **MURDER** | 143% | NOTABLY HIGHER |
| **OVERALL** | 139% | NOTABLY HIGHER |

## 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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# ICE SiteX Report

**OrderID: 98745818**

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