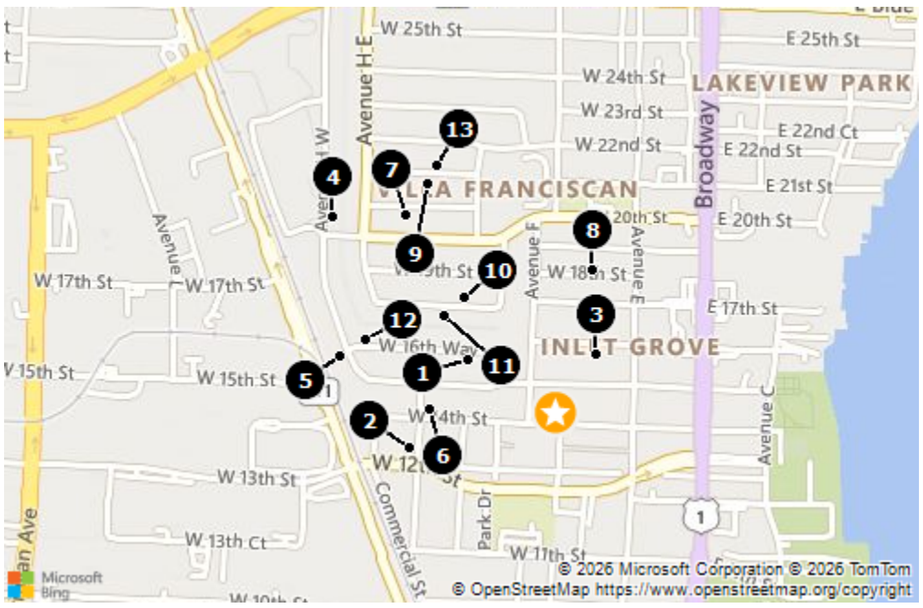
ICE SiteX Report

OrderID: 98729905

SiteX Property Information Report



Subject Property Location

190 W 14TH ST, RIVIERA BEACH, FL 33404-6804

County:	**PALM BEACH FL**	Census Tract:	120990015.002014
Property Use:	Single Family Residential	Zoning:	DR
Parcel Number:	56-43-42-33-04-003-0150	Thomas Bros Pg-Grid:	

Valuation

Value:	**$411,000**	FSD:	14	Common Confidence Score:	53
Value Range:	$353,460 - $468,540	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	56407
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$202,406	Market Improvment Value:	$202,406	Total Taxable Value:	$5,821
Total Assessed Value:	$272,406	Total Assessor Market Value:	$272,406	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 3 Subdivision: INLET GROVE Sec/Twnship/Range: SEC 33 TWN 42S RNG 43E

Abbreviated Description:	INLET GROVE LT 15 BLK 3
City/Muni/Twp:	RIVIERA BEACH

Property Characteristics

Lot Size:	6,573 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1482 SF	Baths:	2	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/27/2024	Loan Amount:	N/A
Document #:	20240407913 BK-PG 35416-1460	Loan Type:	FHA
TD Due Date:	03/01/2054	Type Finance:	

Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE

Prior Transfer

Recording Date:	10/22/2024	Sales Price:	$343,660
Document #:	20240359259 BK-PG 34824-1668	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/15/2024	Sales Price:	N/A
Document #:	20240126173 BK-PG 32804-31	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/12/2024	Sales Price:	$350,000
Document #:	20240047954 BK-PG 34824-1666	Type of Sale:	Full Amount on Deed
Contract Date:	02/02/2024		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE Map Ref: MB 8 PG 14

Prior Transfer

Recording Date:	02/02/2024	Sales Price:	$350,000
Document #:	BK-PG 34824 -1666	Type of Sale:	Qualified Sale

Document Type:
Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE Sec/Twnship/Range: SEC 33 TWN 42S RNG 43E
Abbreviated Description: INLET GROVE LT 15 BLK 3
City/Muni/Twp: RIVIERA BEACH

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	N/A
Document #:	20210447121 BK-PG 32152-0001	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/20/2021	Sales Price:	N/A
Document #:	20210391557 BK-PG 32804-29	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/04/2021		

Document Type:
Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE Map Ref: MB 8 PG 14

Prior Transfer

Recording Date:	08/10/2021	Sales Price:	N/A
Document #:	20210371713 BK-PG 32152-0001	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/23/2021	Sales Price:	$171,000
Document #:	2021128877 BK-PG 31134-0523	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/18/2021	Sales Price:	$171,000
Document #:	2021121733 BK-PG 31134-0523	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	N/A
Document #:	20210095752 BK-PG 32152-0001	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/02/2021	Loan Amount:	N/A
Document #:	20210047462 BK-PG 32152-1	Loan Type:	Commercial
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE

Prior Transfer

Recording Date:	01/06/2020	Sales Price:	$228,000 Multiple Parcels Involved in this transaction
Document #:	20200003352 BK-PG 31134-0519	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2019		

Document Type:
Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE Map Ref: MB 8 PG 14

Prior Transfer

Recording Date:	05/11/2006	Sales Price:	$10,500
Document #:	20060283251 BK-PG 17541-1546	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/06/2006	Sales Price:	$200,000
Document #:	20060202336 BK-PG 20161-0729	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/31/2006		

Document Type:
Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE Map Ref: MB8 PG14

Mortgage Record

Recording Date:	09/20/2004	Loan Amount:	N/A
Document #:	20040539340 BK-PG 17541-1546	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/30/2019	Type Finance:	VAR

Legal Description:
Lot: 15 Block: 3 Subdivision: INLET GROVE

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Prior Transfer

Recording Date:	08/03/2001	Sales Price:	$88,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 12789-00669	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: LT 14 BLK 3 INLET GROVE

Prior Transfer

Recording Date:	04/06/2001	Sales Price:	$58,500
Document #:	BK-PG 12434-01634	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: LT 14 BLK 3 INLET GROVE

Area Sales Analysis

Total Area Sales	$3,856,799	Median # of Bedrooms	3
Median Lot Size	7,810 SF	Median # of Baths	1
Median Living Area	1,025 SF	Median Year Built	1962
Price Range - 2 Yrs	$70,000 to $445,000	Age Range	2 years to 78 years
Median Value	$334,999	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**251 W 16TH WAY** **RIVIERA BEACH, FL 33404-6117**	10/09/2026	$220,000	$215	1020	/3/2	1960	7,200 SF	
		APN: 56-43-42-28-25-003-0130 Document #: 20260369408 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: PARK MANOR MapRef: MB 26 PG 72 Abbreviated Description: Lot:13 Block:3 Subdivision:PARK MANOR Map Ref:MB 26 PG 72								
2	.22Mi.	**1311 AVENUE H** **RIVIERA BEACH, FL 33404-6815**	09/29/2026	$440,000	$486	904	/3/1	1952	8,381 SF	
		APN: 56-43-42-33-07-007-0040 Document #: 20260354068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: OSCEOLA PARK MapRef: MB 24 PG 41 Abbreviated Description: Lot:4 Block:7 Subdivision:OSCEOLA PARK Map Ref:MB 24 PG 41								
3	.1Mi.	**141 W 16TH ST** **RIVIERA BEACH, FL 33404-6113**	09/03/2026	$445,000	$271	1639	/5/2	2024	6,460 SF	
		APN: 56-43-42-33-04-002-0060 Document #: 20260323141 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: INLET GROVE MapRef: MB 8 PG 14 Abbreviated Description: Lot:6 Block:2 Subdivision:INLET GROVE Map Ref:MB 8 PG 14								
4	.43Mi.	**2010 AVENUE H W** **RIVIERA BEACH, FL 33404-4316**	08/26/2026	$220,000	$167	1312	/3/2	1962	7,810 SF	
		APN: 56-43-42-28-25-021-0220 Document #: 20260311526 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 21 Subdivision: PARK MANOR MapRef: MB 26 PG 72-75 Abbreviated Description: Lot:22 Block:21 Subdivision:PARK MANOR Map Ref:MB 26 PG 72-75								
5	.32Mi.	**1531 AVENUE H W** **RIVIERA BEACH, FL 33404-6137**	08/21/2026	$369,900	$334	1105	/3/1	1966	6,861 SF	
		APN: 56-43-42-28-25-001-0150 Document #: 20260305510 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Subdivision: PARK MANOR MapRef: MB 26 PG 72-75 Abbreviated Description: Lot:15 Block:1 Subdivision:PARK MANOR Map Ref:MB 26 PG 72-75								
6	.18Mi.	**376 W 14TH ST** **RIVIERA BEACH, FL 33404-6847**	07/02/2026	$365,000	$389	936	/3/1	1953	8,032 SF	
		APN: 56-43-42-28-08-004-0150 Document #: 20260239846 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 4 Subdivision: BLUE HERON PARK PLAT 4 MapRef: MB 24 PG 22 Abbreviated Description: Lot:15 Block:4 Subdivision:BLUE HERON PARK PLAT 4 Map Ref:MB 24 PG 22								
7	.36Mi.	**361 W 21ST ST** **RIVIERA BEACH, FL 33404-5507**	06/26/2026	$334,999	$326	1025	/2/1	1973	8,002 SF	
		APN: 56-43-42-28-25-013-0040 Document #: 20260230775 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 13 Subdivision: PARK MANOR MapRef: MB 26 PG 72 Abbreviated Description: Lot:4 Block:13 Subdivision:PARK MANOR Map Ref:MB 26 PG 72								
8	.22Mi.	**146 W 18TH ST** **RIVIERA BEACH, FL 33404-6142**	05/27/2026	$294,900	$323	912	/2/1	1948	4,221 SF	
		APN: 56-43-42-33-00-001-0080 Document #: 20260190289 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 1 Sec/Twnship/Range: S33T42SR43E Abbreviated Description: Land Lot:1 Sec/Twnship/Range:S33T42SR43E								
9	.38Mi.	**341 W 22ND CT** **RIVIERA BEACH, FL 33404-5517**	05/05/2026	$352,000	$231	1523	/3/2	1973	7,902 SF	
		APN: 56-43-42-28-25-014-0060 Document #: 20260161367 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 14 Subdivision: PARK MANOR MapRef: MB 26 PG 72 Abbreviated Description: Lot:6 Block:14 Subdivision:PARK MANOR Map Ref:MB 26 PG 72								
10	.21Mi.	**300 W 18TH ST** **RIVIERA BEACH, FL 33404-6115**	04/15/2026	$355,000	$164	2156	/4/3	1960	6,900 SF	Yes
		APN: 56-43-42-28-25-010-0160 Document #: 20260133080 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 16 Block: 10 Subdivision: PARK MANOR MapRef: MB 26 PG 72 Abbreviated Description: Lot:16 Block:10 Subdivision:PARK MANOR Map Ref:MB 26 PG 72

11	.21Mi.	**321 W 18TH ST** **RIVIERA BEACH, FL 33404-6116**	04/01/2026	$120,000	$117	1020	/3/2	1961	7,701 SF

APN: 56-43-42-28-25-009-0160 Document #: 20260116197
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 9 Subdivision: PARK MANOR MapRef: MB 26 PG 72 Abbreviated Description: Lot:16 Block:9 Subdivision:PARK MANOR Map Ref:MB 26 PG 72

12	.3Mi.	**390 W 16TH WAY** **RIVIERA BEACH, FL 33404-6120**	03/11/2026	$70,000	$70	986	/3/1	1963	9,056 SF

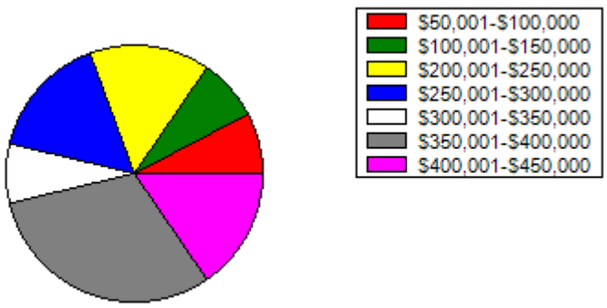
APN: 56-43-42-28-25-004-0020 Document #: 20260085496
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: PARK MANOR MapRef: MB 26 PG 72-75 Abbreviated Description: Lot:2 Block:4 Subdivision:PARK MANOR Map Ref:MB 26 PG 72-75City/Muni/Twp:RIVIERA BEACH City/Muni/Twp: RIVIERA BEACH

13	.4Mi.	**330 W 22ND CT** **RIVIERA BEACH, FL 33404-5518**	02/24/2026	$270,000	$263	1025	/2/1	1972	8,002 SF

APN: 56-43-42-28-25-015-0140 Document #: 20260066496
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 15 Subdivision: PARK MANOR MapRef: MB 26 PG 72 Abbreviated Description: Lot:14 Block:15 Subdivision:PARK MANOR Map Ref:MB 26 PG 72

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**190 W 14TH ST**	**02/02/2024**	$272,406	$272,406	1,482	/4/2	1935	6,573 SF	Yes
.01Mi.	**180 W 14TH ST**	**04/01/2011**	$416,732	$416,732	768	/3/1	1949	6,573 SF	
.02Mi.	**176 W 14TH ST**	**04/17/2001**	$123,874	$123,874	720	/3/1	1935	6,569 SF	
.02Mi.	**1400 AVENUE F**	**04/25/2025**	$187,790	$187,790	936	/4/2	1957	8,303 SF	
.02Mi.	**1424 AVENUE F**	**04/30/2003**	$164,993	$164,993	960	/3/1	1953	6,338 SF	
.02Mi.	**181 W 15TH ST**	**08/26/2024**	$587,348	$587,348	699	/2/1	1935	15,080 SF	
.03Mi.	**1420 AVENUE F**	**02/28/2019**	$152,673	$31,258	936	/3/1	1953	6,338 SF	
.04Mi.	**1430 AVENUE F**	**03/12/2021**	$262,077	$224,068	1,116	/3/1	1953	8,364 SF	
.04Mi.	**209 W 14TH ST**	**05/29/2024**	$141,420	$141,420	1,088	/2/1	1925	7,035 SF	
.05Mi.	**157 W 15TH ST**	**01/05/2023**	$295,982	$286,370	1,242	/3/2	2023	6,551 SF	
.05Mi.	**165 W 14TH ST**	**12/12/2023**	$138,180	$84,151	780	/2/1	1952	6,987 SF	
.05Mi.	**148 W 14TH ST**	**04/18/2024**	$373,204	$373,204	1,036	/2/1	1947	6,560 SF	
.05Mi.	**233 W 14TH ST**	**01/10/2017**	$122,993	$122,993	888	/3/1	1925	7,105 SF	
.05Mi.	**1401 AVENUE F**	**01/01/1979**	$228,471	$48,614	1,272	/3/1	1953	9,557 SF	
.05Mi.	**1417 AVENUE F**	**01/01/1975**	$209,288	$42,708	936	/3/1	1953	7,444 SF	
.05Mi.	**153 W 15TH ST**		$223,381	$149,159	935	/3/2	1955	6,547 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	42.8 years old	Households:	13,684
Median Household Income:	$62,846	Households w/Family:	61%
Household Income Per Capita:	$39,126	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Palm Beach County School District	Students:	189,634
Number of Schools:	234	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.57Mi.	**Dr. Mary McLeod Bethune Elementary School** Number of Students: 529 Student-Teacher Ratio: 15.56	F	Public	PK - 5
7.62Mi.	**William T. Dwyer High School** Number of Students: 2,163 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	B-	Public	9 - 12
39.01Mi.	**Glade View Elementary School** Number of Students: 313 Student-Teacher Ratio: 14.23	D+	Public	EE - 5
15.08Mi.	**Rolling Green Elementary School** Number of Students: 673 Student-Teacher Ratio: 13.85	F	Public	EE - 5
0.92Mi.	**Lincoln Elementary School** Number of Students: 397 Student-Teacher Ratio: 13.93	D-	Public	PK - 5
35.73Mi.	**K. E. Cunningham/Canal Point Elementary School** Number of Students: 283 Student-Teacher Ratio: 13.8	D	Public	PK - 5
37.16Mi.	**Pahokee Elementary School** Number of Students: 328 Student-Teacher Ratio: 13.67	C	Public	PK - 5
22.72Mi.	**Pine Grove Elementary School** Number of Students: 372 Student-Teacher Ratio: 13.53	C	Public	EE - 5
1.58Mi.	**John F. Kennedy Middle School** Number of Students: 821 Student-Teacher Ratio: 16.42	D	Public	6 - 8
0.85Mi.	**West Riviera Elementary School** Number of Students: 524 Student-Teacher Ratio: 17.18	F	Public	EE - 5
22.24Mi.	**Village Academy On The Art & Sara Jo Kobacker Campus** Number of Students: 648 Student-Teacher Ratio: 15.07 Advanced Placement: Yes	D	Public	PK - 12
38.77Mi.	**Pioneer Park Elementary School** Number of Students: 408 Student-Teacher Ratio: 14.57	D	Public	EE - 5
16.93Mi.	**Galaxy E3 Elementary School** Number of Students: 595 Student-Teacher Ratio: 14.69	D-	Public	EE - 5
10.58Mi.	**Highland Elementary School** Number of Students: 976 Student-Teacher Ratio: 14.35	D-	Public	EE - 5
5.52Mi.	**West Gate Elementary School** Number of Students: 767 Student-Teacher Ratio: 13.82	D-	Public	EE - 5
36.96Mi.	**Pahokee Middle-Senior High School** Number of Students: 868 Student-Teacher Ratio: 15.36 Advanced Placement: Yes	C	Public	6 - 12

Flood Report

The Subject Property of **190 W 14TH ST, RIVIERA BEACH, FL 33404-6804** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	127%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	86%	LOWER
MURDER	128%	HIGHER
OVERALL	140%	NOTABLY HIGHER

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Disaster Alerts

No alerts noted

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