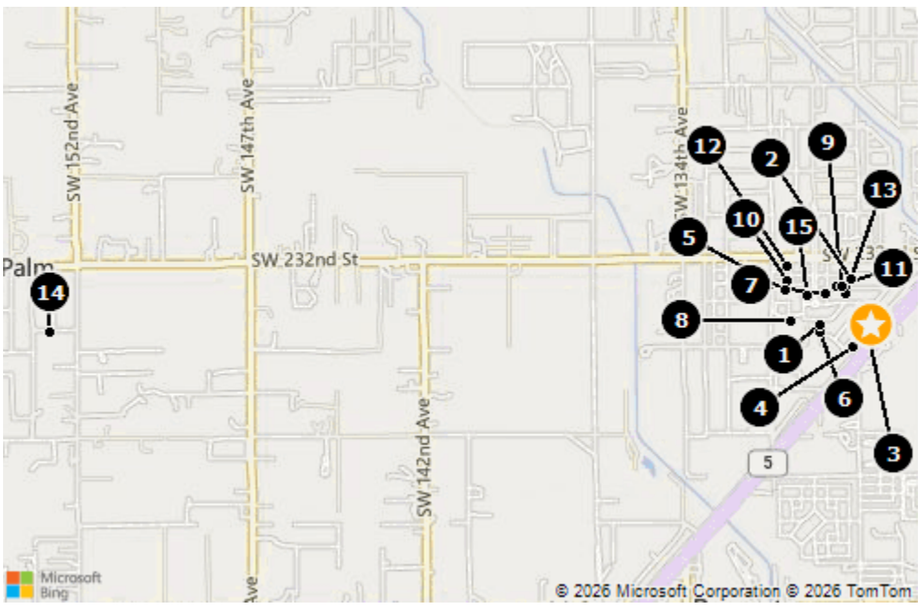
ICE SiteX Report

OrderID: 98184802

SiteX Property Information Report



Subject Property Location

23427 SW 127TH PL, HOMESTEAD, FL 33032-9215

County:	**MIAMI-DADE FL**	Census Tract:	120860104.003052
Property Use:	Townhouse (Residential)	Zoning:	3800:MULTI-FAM,22-37 U/A
Parcel Number:	30-6923-015-3550	Thomas Bros Pg-Grid:	

Valuation

Value:	**$394,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$358,540 - $429,460	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3000
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$7,751
Total Assessed Value:	$400,281	Total Assessor Market Value:	$407,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 26 District: 30 Sec/Twnship/Range: SEC 23 TWN 56S RNG 39E

Abbreviated Description: KENDALL ASSEMBLAGE SOUTH PB 176-038 T-24496 LOT 9 BLK 26 LOT SIZE 1830 SQ FT M/L FAU 30-6923-000-0215 & 0030-0031

City/Muni/Twp: UNINCORPORATED COUNTY

Property Characteristics

Lot Size:	1,830 SF	Bedrooms:	3	Pool:	
Building Area:	1545 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/02/2025	Sales Price:	N/A
Document #:	20250503413 BK-PG 33988-1553	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2023	Sales Price:	$470,900
Document #:	2023R0854800 BK-PG 33988-1549	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/13/2023		
Document Type:			

Legal Description:

Lot: 9 Block: 26 Subdivision: KENDALL ASSEMBLAGE SOUTH Map Ref: MB 176 PG 38

Prior Transfer

Recording Date:	11/13/2023	Sales Price:	$470,900
Document #:	BK-PG 33988 -1549	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Lot: 9 Block: 26 District: 30 Sec/Twnship/Range: SEC 23 TWN 56S RNG 39E

Abbreviated Description: KENDALL ASSEMBLAGE SOUTH PB 176-038 T-24496 LOT 9 BLK 26 LOT SIZE 1830 SQ FT M/L FAU 30-6923-000-0215 & 0030-0031

City/Muni/Twp: UNINCORPORATED COUNTY

ICE SiteX Report

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Prior Transfer

Recording Date:	09/15/2023	Sales Price:	$1,782,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$6,507,600	Median # of Bedrooms	3
Median Lot Size	1,936 SF	Median # of Baths	2
Median Living Area	1,545 SF	Median Year Built	2022
Price Range - 2 Yrs	$350,000 to $577,600	Age Range	3 years to 4 years
Median Value	$435,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**23500 SW 129TH PATH HOMESTEAD, FL 33032-9223**	07/23/2026	$380,000	$285	1331	/3/2	2022	1,965 SF	
		APN: 30-6923-015-5050 Document #: 2026R0499985 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 7 Block: 41 Subdivision: ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:7 Block:41 Subdivision:ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
2	.15Mi.	**12930 SW 232ND LN HOMESTEAD, FL 33032-9230**	07/21/2026	$350,000	$226	1545	/3/2	2022	1,830 SF	
		APN: 30-6923-015-1320 Document #: 2026R0494418 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 16 Block: 11 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:16 Block:11 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
3	.02Mi.	**23447 SW 127TH PL HOMESTEAD, FL 33032-9215**	07/08/2026	$359,000	$270	1328	/3/3	2023	1,796 SF	
		APN: 30-6923-015-3600 Document #: 2026R0463776 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 27 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:5 Block:27 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
4	.09Mi.	**23517 SW 127TH PL HOMESTEAD, FL 33032-9216**	06/09/2026	$380,000	$286	1328	/3/3	2023	1,796 SF	
		APN: 30-6923-015-4420 Document #: 2026R0392597 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 33 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:5 Block:33 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
5	.27Mi.	**13158 SW 233RD ST HOMESTEAD, FL 33032-9238**	06/02/2026	$477,000	$262	1820	/4/2	2022	1,936 SF	
		APN: 30-6923-015-5830 Document #: 2026R0374719 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 3 Block: 51 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:3 Block:51 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
6	.16Mi.	**23512 SW 129TH PATH HOMESTEAD, FL 33032-9223**	06/01/2026	$465,000	$255	1820	/4/2	2022	1,965 SF	
		APN: 30-6923-015-4990 Document #: 2026R0369940 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 41 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:1 Block:41 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
7	.16Mi.	**12972 SW 233RD TER HOMESTEAD, FL 33032-9240**	04/22/2026	$435,000	$281	1545	/3/2	2022	1,830 SF	
		APN: 30-6923-015-0210 Document #: 2026R0268829 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 3 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:1 Block:3 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
8	.24Mi.	**13132 SW 234TH TER HOMESTEAD, FL 33032-9244**	04/13/2026	$525,000	$287	1827	/3/2	2023	1,965 SF	
		APN: 30-6923-015-5140 Document #: 2026R0241753 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 9 Block: 42 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:9 Block:42 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
9	.14Mi.	**12957 SW 233RD TER HOMESTEAD, FL 33032-9240**	03/31/2026	$385,000	$289	1328	/3/3	2022	1,796 SF	
		APN: 30-6923-015-0690 Document #: 2026R0215062 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 8 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: PL 176 PG 38 Abbreviated Description: Lot:5 Block:8 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:PL 176 PG 38								
10	.28Mi.	**23286 SW 131ST CT HOMESTEAD, FL 33032-9226**	03/20/2026	$435,000	$326	1331	/3/2	2022	1,936 SF	
		APN: 30-6923-015-5910 Document #: 2026R0188619 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 52 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:2 Block:52 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
11	.15Mi.	**12965 SW 233RD TER HOMESTEAD, FL 33032-9240**	01/14/2026	$390,000	$293	1328	/3/3	2022	1,830 SF	
		APN: 30-6923-015-0650 Document #: 2026R0027825 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 8 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:1 Block:8 Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38								
12	.31Mi.	**23228 SW 131ST CT**	11/05/2025	$470,000	$277	1695	/3/2	2022	1,936 SF	

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HOMESTEAD, FL 33032-9226
APN: 30-6923-015-6010 Document #: 2025R0833524
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 53 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:5 Block:53
Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38

13	.12Mi.	**12948 SW 233RD TER**	10/14/2025	$409,000	$275	1483	/3/2	2022	2,090 SF

HOMESTEAD, FL 33032-9240
APN: 30-6923-015-0920 Document #: 2025R0775754
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 12 Block: 9 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:12 Block:9
Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38

14	.13Mi.	**12950 SW 235TH TER**	08/04/2025	$470,000	$258	1820	/4/2	2022	1,965 SF

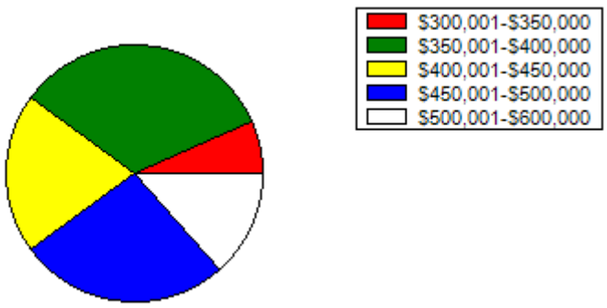
HOMESTEAD, FL 33032-9246
APN: 30-6923-015-4780 Document #: 2025R0595282
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 37 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:4 Block:37
Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38

15	.21Mi.	**13094 SW 233RD TER**	05/05/2025	$577,600	$317	1820	/4/2	2022	1,965 SF

HOMESTEAD, FL 33032-9241
APN: 30-6923-015-5580 Document #: 2025R0339831
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 47 Subdivision: KENDALL ASSEMBLAGE SOUTH MapRef: MB 176 PG 38 Abbreviated Description: Lot:4 Block:47
Subdivision:KENDALL ASSEMBLAGE SOUTH Map Ref:MB 176 PG 38

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.	**23427 SW 127TH PL**	**11/13/2023**	$407,000	$400,281	1,545	/3/2	2023	1,830 SF	
0Mi.	**23425 SW 127TH PL**	**10/25/2023**	$360,000	$360,000	1,328	/3/3	2023	1,796 SF	
.01Mi.	**23431 SW 127TH PL**	**09/19/2023**	$380,000	$380,000	1,328	/3/3	2023	1,830 SF	
.01Mi.	**23423 SW 127TH PL**	**10/30/2023**	$389,000	$381,759	1,612	/3/2	2023	2,090 SF	
.01Mi.	**23435 SW 127TH PL**	**01/24/2024**	$366,000	$366,000	1,393	/3/2	2023	1,796 SF	
.01Mi.	**23421 SW 127TH PL**	**10/24/2023**	$385,000	$377,643	1,483	/3/2	2023	2,090 SF	
.01Mi.	**23439 SW 127TH PL**	**08/30/2023**	$385,000	$377,643	1,483	/3/2	2023	2,090 SF	
.02Mi.	**23419 SW 127TH PL**	**10/26/2023**	$366,000	$366,000	1,393	/3/2	2023	1,796 SF	
.02Mi.	**23443 SW 127TH PL**	**08/30/2023**	$360,000	$360,000	1,328	/3/3	2023	1,796 SF	
.02Mi.	**23417 SW 127TH PL**	**10/30/2023**	$389,000	$389,000	1,612	/3/2	2023	2,090 SF	
.02Mi.	**23447 SW 127TH PL**	**08/30/2023**	$360,000	$360,000	1,328	/3/3	2023	1,796 SF	
.02Mi.	**23415 SW 127TH PL**	**07/15/2024**	$385,000	$385,000	1,483	/3/2	2023	2,090 SF	
.02Mi.	**23426 SW 127TH PL**	**11/29/2023**	$380,000	$372,498	1,328	/3/3	2023	1,830 SF	
.02Mi.	**23424 SW 127TH PL**	**10/25/2023**	$366,000	$366,000	1,393	/3/2	2023	1,796 SF	
.02Mi.	**23430 SW 127TH PL**	**08/30/2023**	$407,000	$407,000	1,545	/3/2	2023	1,830 SF	
.02Mi.	**23422 SW 127TH PL**	**09/29/2023**	$385,000	$377,643	1,483	/3/2	2023	2,090 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

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School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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