ICE SiteX Report

OrderID: 98722521

SiteX Property Information Report



Subject Property Location

2342 POST ST, PALM SPRINGS, FL 33406-3603

County:	**PALM BEACH FL**	Census Tract:	120990042.031005
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	70-43-44-17-64-000-0270	Thomas Bros Pg-Grid:	

Valuation

Value:	**$453,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$416,760 - $489,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	70453
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:	$385,000	Market Improvment Value:	$385,000	Total Taxable Value:	$7,825
Total Assessed Value:	$385,000	Total Assessor Market Value:	$385,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Subdivision: PRESTON SQUARE Sec/Twnship/Range: SEC 17 TWN 44S RNG 43E
Abbreviated Description: PRESTON SQUARE LT 27
City/Muni/Twp: VILLAGE OF PALM SPRINGS

Property Characteristics

Lot Size:	2,818 SF	Bedrooms:	3	Pool:	
Building Area:	1691 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/06/2025	Sales Price:	$455,104
Document #:	20250280995 BK-PG 35105-901	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	N/A
Document #:	20240225126 BK-PG 31128-1669	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/25/2024	Sales Price:	$463,500
Document #:	20240219723 BK-PG 35105-898	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2024		
Document Type:			
Legal Description:			

Lot: 27 Subdivision: PRESTON SQUARE Map Ref: MB 123 PG 152

Prior Transfer

Recording Date:	06/18/2024	Sales Price:	$463,500
Document #:	BK-PG 35105 -898	Type of Sale:	Qualified Sale

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Document Type:
Legal Description:
Lot: 27 Subdivision: PRESTON SQUARE Sec/Twnship/Range: SEC 17 TWN 44S RNG 43E
Abbreviated Description: PRESTON SQUARE LT 27
City/Muni/Twp: VILLAGE OF PALM SPRINGS

Prior Transfer

Recording Date:	01/02/2020	Sales Price:	$296,055
Document #:	20200000707 BK-PG 31128-1667	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2019		
Document Type:			

Legal Description:
Lot: 27 Subdivision: PRESTON SQUARE Map Ref: MB 123 PG 152-157

Prior Transfer

Recording Date:	12/20/2019	Sales Price:	$296,055
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,964,500	Median # of Bedrooms	2
Median Lot Size	1,124 SF	Median # of Baths	2
Median Living Area	1,232 SF	Median Year Built	1978
Price Range - 2 Yrs	$160,000 to $410,000	Age Range	7 years to 48 years
Median Value	$282,500	Median Age	48 years

Comparable Sales Data

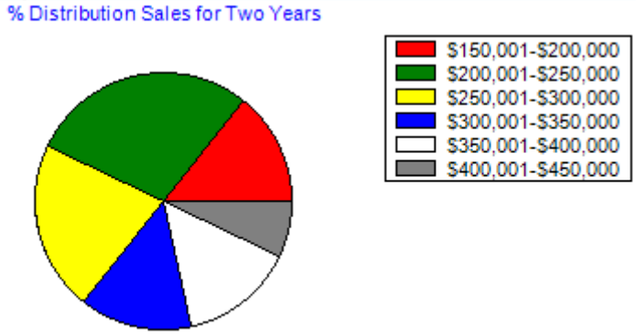
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**17 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2101**	09/25/2026	$247,000	$200	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-55-002-0170 Document #: 20260350242 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD FIRST ADDITION Tract No: B Legal Unit: 17 MapRef: MB 33 PG 25 Abbreviated Description: Subdivision:LAKEWOOD FIRST ADDITION Tract No:B Legal Unit:17 Map Ref:MB 33 PG 25								
2	.19Mi.	**85 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2150**	09/08/2026	$300,000	$243	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-55-002-0850 Document #: 20260327209 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD TOWNHOUSE PROJECT UNIT NO 85 MapRef: MB 32 PG 78 Abbreviated Description: Subdivision:LAKEWOOD TOWNHOUSE PROJECT UNIT NO 85 Map Ref:MB 32 PG 78								
3	.21Mi.	**110 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2104**	08/03/2026	$265,000	$215	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-55-002-1100 Document #: 20260283157 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD OF PALM SPRINGS FIRST ADDITION Tract No: B Legal Unit: 110 MapRef: MB 33 PG 25 Abbreviated Description: Subdivision:LAKEWOOD OF PALM SPRINGS FIRST ADDITION Tract No:B Legal Unit:110 Map Ref:MB 33 PG 25								
4	.37Mi.	**273 ARABIAN RD** **PALM SPRINGS, FL 33461-2162**	07/27/2026	$240,000	$194	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-54-001-2730 Document #: 20260274337 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD OF PALM SPRINGS Tract No: A Legal Unit: 273 MapRef: MB 32 PG 78&79 Abbreviated Description: Subdivision:LAKEWOOD OF PALM SPRINGS Tract No:A Legal Unit:273 Map Ref:MB 32 PG 78&79								
5	.12Mi.	**2345 BYRON ST** **PALM SPRINGS, FL 33406-3601**	07/21/2026	$395,000	$245	1612	/3/2	2019	1,729 SF	
		APN: 70-43-44-17-64-000-0640 Document #: 20260265780 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 64 Subdivision: PRESTON SQUARE MapRef: MB 123 PG 152-157 Abbreviated Description: Lot:64 Subdivision:PRESTON SQUARE Map Ref:MB 123 PG 152-157								
6	.28Mi.	**373 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2157**	06/26/2026	$300,000	$243	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-55-001-3730 Document #: 20260232401 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD OF PALM SPRINGS FIRST ADDITION Tract No: A Legal Unit: 373 MapRef: MB 33 PG 25&26 Abbreviated Description: Subdivision:LAKEWOOD OF PALM SPRINGS FIRST ADDITION Tract No:A Legal Unit:373 Map Ref:MB 33 PG 25&26								
7	.01Mi.	**2350 POST ST** **PALM SPRINGS, FL 33406-3603**	06/22/2026	$410,000	$242	1691	/3/2	2019	2,818 SF	
		APN: 70-43-44-17-64-000-0260 Document #: 20260222944 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 26 Subdivision: PRESTON SQUARE MapRef: MB 123 PG 152 Abbreviated Description: Lot:26 Subdivision:PRESTON SQUARE Map Ref:MB 123 PG 152								
8	.35Mi.	**169 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2146**	06/10/2026	$160,000	$129	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-54-002-1690 Document #: 20260209678 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD TOWNHOUSE PROJECT PLAM SPRINGS Tract No: B Legal Unit: 169 MapRef: MB 32 PG 78&79 Abbreviated Description: Subdivision:LAKEWOOD TOWNHOUSE PROJECT PLAM SPRINGS Tract No:B Legal Unit:169 Map Ref:MB 32 PG 78&79								
9	.37Mi.	**239 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2160**	06/09/2026	$306,000	$248	1232	/2/2	1978	1,124 SF	
		APN: 70-43-44-17-54-001-2390 Document #: 20260208500 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD OF PALM SPRINGS Tract No: A Legal Unit: 239 MapRef: MB 32 PG 78 Abbreviated Description: Subdivision:LAKEWOOD OF PALM SPRINGS Tract No:A Legal Unit:239 Map Ref:MB 32 PG 78City/Muni/Twp:PALM SPRINGS City/Muni/Twp: PALM SPRINGS								

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10	.18Mi.	**107 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2104**	06/09/2026	$319,000	$258	1232	/2/2	1978	1,124 SF
		APN: 70-43-44-17-55-002-1070 Document #: 20260208683 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Block: B Subdivision: LAKEWOOD TOWNHOUSE PROJECT Legal Unit: 107 MapRef: MB 25 PG 78 Abbreviated Description: Block:B Subdivision:LAKEWOOD TOWNHOUSE PROJECT Legal Unit:107 Map Ref:MB 25 PG 78							
11	.37Mi.	**192 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2143**	04/07/2026	$215,000	$174	1232	/2/2	1978	1,124 SF
		APN: 70-43-44-17-54-002-1920 Document #: 20260121062 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD TOWNHOUSES PROJECT Legal Unit: 192 MapRef: MB 32 PG 78 Abbreviated Description: Subdivision:LAKEWOOD TOWNHOUSES PROJECT Legal Unit:192 Map Ref:MB 32 PG 78							
12	.21Mi.	**79 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2150**	03/18/2026	$200,000	$162	1232	/2/2	1978	1,124 SF
		APN: 70-43-44-17-55-002-0790 Document #: 20260095290 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD OF PALM SPRINGS FIRST ADDITION Tract No: B Legal Unit: 79 MapRef: MB 33 PG 25 Abbreviated Description: Subdivision:LAKEWOOD OF PALM SPRINGS FIRST ADDITION Tract No:B Legal Unit:79 Map Ref:MB 33 PG 25Abbreviated Description:CONDO NAME: LAKEWOOD TOWNHOUSE PROJECT,							
13	.29Mi.	**37 LAKE ARBOR DR** **PALM SPRINGS, FL 33461-2152**	03/12/2026	$217,500	$176	1232	/2/2	1978	1,124 SF
		APN: 70-43-44-17-55-002-0370 Document #: 20260088077 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: LAKEWOOD FIRST ADDITION OF PALM SPRINGS Tract No: B Legal Unit: 37 MapRef: MB 32 PG 78&79 Abbreviated Description: Subdivision:LAKEWOOD FIRST ADDITION OF PALM SPRINGS Tract No:B Legal Unit:37 Map Ref:MB 32 PG 78&79Abbreviated Description:CONDO NAME: LAKEWOOD TOWNHOUSE PROJECT							
14	.05Mi.	**2808 TROUBADOUR ST** **PALM SPRINGS, FL 33406-3607**	02/20/2026	$390,000	$241	1612	/3/2	2019	1,690 SF
		APN: 70-43-44-17-64-000-0980 Document #: 20260062645 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 98 Subdivision: PRESTON SQUARE MapRef: MB 123 PG 152-157 Abbreviated Description: Lot:98 Subdivision:PRESTON SQUARE Map Ref:MB 123 PG 152-157							

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.	**2342 POST ST**	**06/18/2024**	$385,000	$385,000	1,691	/3/2	2019	2,818 SF	
0Mi.	**2338 POST ST**	**12/20/2019**	$360,000	$239,433	1,612	/3/2	2019	1,690 SF	
.01Mi.	**2350 POST ST**	**05/04/2021**	$387,962	$352,578	1,691	/3/2	2019	2,818 SF	
.01Mi.	**2334 POST ST**	**12/23/2019**	$360,000	$239,433	1,612	/3/2	2019	1,690 SF	
.01Mi.	**2354 POST ST**	**06/09/2021**	$360,000	$360,000	1,612	/3/2	2019	1,690 SF	
.01Mi.	**2330 POST ST**	**12/23/2019**	$385,000	$252,210	1,691	/3/2	2019	2,953 SF	
.01Mi.	**2358 POST ST**	**10/24/2019**	$360,000	$252,994	1,612	/3/2	2019	1,690 SF	
.02Mi.	**2362 POST ST**	**01/27/2020**	$385,000	$275,483	1,691	/3/2	2019	2,818 SF	
.02Mi.	**2780 TROUBADOUR ST**	**09/13/2021**	$385,000	$350,643	1,691	/3/2	2019	3,245 SF	
.02Mi.	**2370 POST ST**	**12/12/2019**	$385,000	$275,483	1,691	/3/2	2019	2,818 SF	
.02Mi.	**2345 POST ST**	**02/28/2020**	$385,000	$275,483	1,691	/3/2	2019	2,840 SF	
.02Mi.	**2349 POST ST**		$378,180	$219,185	1,612	/3/2	2019	1,690 SF	
.03Mi.	**2353 POST ST**	**08/08/2023**	$377,993	$377,993	1,612	/3/2	2019	1,690 SF	
.03Mi.	**2784 TROUBADOUR ST**	**02/26/2025**	$360,000	$360,000	1,612	/3/2	2019	1,690 SF	
.03Mi.	**2357 POST ST**	**01/18/2024**	$395,000	$395,000	1,691	/3/2	2019	2,818 SF	
.03Mi.	**2374 POST ST**	**12/13/2022**	$360,000	$360,000	1,612	/3/2	2019	1,690 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	62%

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Demographics & Income

Median Age:	41.3 years old	Households:	11,035
Median Household Income:	$66,247	Households w/Family:	69%
Household Income Per Capita:	$31,341	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.72Mi.	**West Riviera Elementary School** Number of Students: 524 Student-Teacher Ratio: 17.18	F	Public	EE - 5
1.52Mi.	**Meadow Park Elementary School** Number of Students: 813 Student-Teacher Ratio: 13.78	B+	Public	PK - 5
36.57Mi.	**Pioneer Park Elementary School** Number of Students: 408 Student-Teacher Ratio: 14.57	D	Public	EE - 5
2.87Mi.	**Conniston Community Middle School** Number of Students: 1,153 Student-Teacher Ratio: 15.58	C-	Public	6 - 8
36.94Mi.	**Glade View Elementary School** Number of Students: 313 Student-Teacher Ratio: 14.23	D+	Public	EE - 5
9.26Mi.	**Dr. Mary McLeod Bethune Elementary School** Number of Students: 529 Student-Teacher Ratio: 15.56	F	Public	PK - 5
1.80Mi.	**Highland Elementary School** Number of Students: 976 Student-Teacher Ratio: 14.35	D-	Public	EE - 5
6.07Mi.	**Rolling Green Elementary School** Number of Students: 673 Student-Teacher Ratio: 13.85	F	Public	EE - 5
36.89Mi.	**K. E. Cunningham/Canal Point Elementary School** Number of Students: 283 Student-Teacher Ratio: 13.8	D	Public	PK - 5
4.07Mi.	**West Gate Elementary School** Number of Students: 767 Student-Teacher Ratio: 13.82	D-	Public	EE - 5
37.44Mi.	**Pahokee Middle-Senior High School** Number of Students: 868 Student-Teacher Ratio: 15.36 Advanced Placement: Yes	C	Public	6 - 12
37.63Mi.	**Pahokee Elementary School** Number of Students: 328 Student-Teacher Ratio: 13.67	C	Public	PK - 5
13.51Mi.	**Pine Grove Elementary School** Number of Students: 372 Student-Teacher Ratio: 13.53	C	Public	EE - 5
13.00Mi.	**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
1.43Mi.	**Forest Hill Community High School** Number of Students: 1,923 Student-Teacher Ratio: 17.64 Advanced Placement: Yes	D+	Public	9 - 12
7.77Mi.	**Galaxy E3 Elementary School** Number of Students: 595 Student-Teacher Ratio: 14.69	D-	Public	EE - 5

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Flood Report

The Subject Property of **2342 POST ST, PALM SPRINGS, FL 33406-3603** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	115%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	109%	SIMILAR
OVERALL	95%	SIMILAR

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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