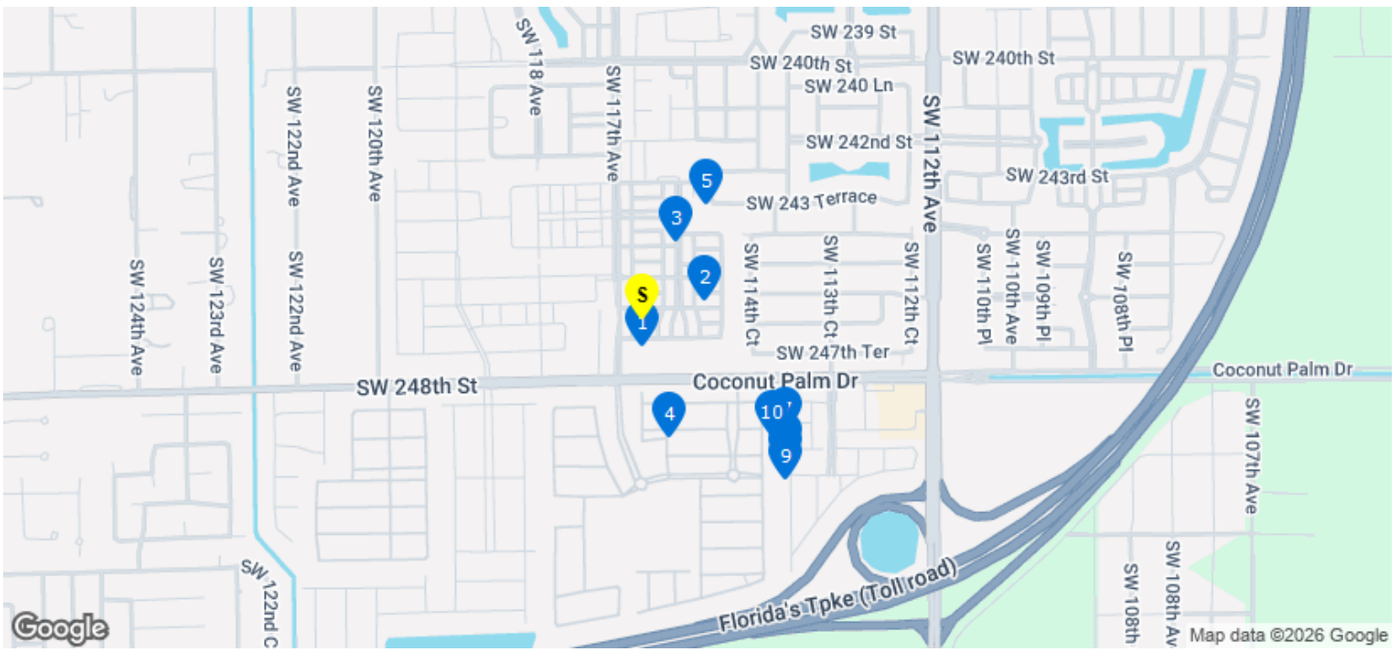
ICE SiteX Report

OrderID: 98761639

SiteX Property Information Report



Subject Property Location

24617 SW 117TH AVE, HOMESTEAD, FL 33032-4408

County:	**MIAMI-DADE FL**	Census Tract:	0105.02
Property Use:	Townhouse (Residential)	Zoning:	PLANNED AREA DEVELOPMENT
Parcel Number:	30-6019-009-0300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$445,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$404,950 - $485,050	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:	$8,339
Total Assessed Value:	$350,000	Total Assessor Market Value:	$350,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 10 District: 30 Subdivision: SUMMERVILLE SUB Sec/Twnship/Range: SEC 19 TWN 56S RNG 40E

Abbreviated Description:	SUMMERVILLE SUB PB 162-44 T-21488 LOT 3 BLK 10 LOT SIZE 2315 SQ FT FAU 30 6019 000 0050 0090 0100 & 0110
City/Muni/Twp:	UNINCORPORATED COUNTY

Property Characteristics

Lot Size:	2,315 SF	Bedrooms:	4	Pool:	
Building Area:	1716 SF	Baths:	2	Fireplace:	
Year Built:	2018	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:	02/05/2025	Sales Price:	N/A
Document #:	20250086731 BK-PG 34064-651	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/25/2024	Sales Price:	N/A
Document #:	2024R0000055 BK-PG 33105-462	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/23/2024	Loan Amount:	N/A
Document #:	34064/651 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/17/2024		
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			

Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: MB 162 PG 44

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Prior Transfer

Recording Date:	01/23/2024	Sales Price:	$439,900
Document #:	2024R0061175 BK-PG 34064-648	Type of Sale:	Arms-Length Transfer
Contract Date:	01/17/2024		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: MB 162 PG 44

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$256,250
Document #:	2022R315437 BK-PG 32327-3962	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/02/2022	Sales Price:	$360,000
Document #:	2022R0270491 BK-PG 33105-459	Type of Sale:	Arms-Length Transfer
Contract Date:	03/24/2022		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: MB 162 PG 44

Prior Transfer

Recording Date:	02/12/2021	Sales Price:	N/A
Document #:	2021R0113746 BK-PG 31102-4973	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/02/2021	Loan Amount:	N/A
Document #:	2021R0083595 BK-PG 32327-3962	Loan Type:	Conventional
Contract Date:	01/25/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	08/16/2018	Loan Amount:	N/A
Document #:	2018R0497366 BK-PG -	Loan Type:	Conventional
Contract Date:	08/10/2018		
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: MB 162 PG 44

Prior Transfer

Recording Date:	08/16/2018	Sales Price:	$258,500
Document #:	2018R0497365 BK-PG 31102-4971	Type of Sale:	Arms-Length Transfer
Contract Date:	08/10/2018		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: MB 162 PG 44

Prior Transfer

Recording Date:	09/21/2015	Sales Price:	$369,000 Multiple Parcels Involved in this transaction
Document #:	2015R0607383 BK-PG 29784-1597	Type of Sale:	Non Residential Transfer
Contract Date:	09/18/2015		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: SUMMERVILLE SUBDIVISION Map Ref: MB162 PG44

Area Sales Analysis

Total Area Sales	$4,110,500	Median # of Bedrooms	3
Median Lot Size	2,139 SF	Median # of Baths	2
Median Living Area	1,659 SF	Median Year Built	2017
Price Range - 2 Yrs	$375,000 to $500,000	Age Range	9 years to 11 years
Median Value	$402,500	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**24637 SW 117TH AVE HOMESTEAD, FL 33032-4408**	10/08/2026	$400,000	$231	1728	/4/2	2017	2,313 SF	
		APN: 30-6019-009-0320 Document #: 2026R0694068 Document Type: Warranty Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 11 Subdivision: SUMMERVILLE SUBDIVISION MapRef: MB 162 PG 44 Abbreviated Description: Lot:2 Block:11 Subdivision:SUMMERVILLE SUBDIVISION Map Ref:MB 162 PG 44								
2	.1Mi.	**24623 SW 115TH CT HOMESTEAD, FL 33032-4712**	08/26/2026	$522,000	$231	2263	/3/2	2018	3,151 SF	
		APN: 30-6019-009-1350 Document #: 2026R0588009 Document Type: Warranty Deed Price Code: Q Land Use: Cluster home (Residential) Legal: Lot: 1 Block: 48 Subdivision: SUMMERVILLE SUBDIVISION MapRef: MB 162 PG 44 Abbreviated Description: Lot:1 Block:48 Subdivision:SUMMERVILLE SUBDIVISION Map Ref:MB 162 PG 44								
3	.12Mi.	**11782 SW 246TH LN HOMESTEAD, FL 33032-3012**	09/22/2026	$420,000	$261	1612	/3/2	2023	2,090 SF	
		APN: 30-6924-007-0890 Document #: 2026R0649299								

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Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 11 Block: 8 Subdivision: SILVER PALM RESIDENTIAL HOMES MapRef: MB 176 PG 8 Abbreviated Description: Lot:11 Block:8 Subdivision:SILVER PALM RESIDENTIAL HOMES Map Ref:MB 176 PG 8

4	.16Mi.	**11617 SW 244TH ST** **HOMESTEAD, FL 33032-4046**	09/28/2026	$433,000	$259	1674	/4/3	2014	2,450 SF	

APN: 30-6019-009-0790 Document #: 2026R0664833
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 26 Subdivision: SUMMERVILLE SUBDIVISION MapRef: MB 162 PG 44 Abbreviated Description: Lot:1 Block:26 Subdivision:SUMMERVILLE SUBDIVISION Map Ref:MB 162 PG 44

5	.2Mi.	**11847 SW 246TH TER** **HOMESTEAD, FL 33032-3015**	09/29/2026	$300,000	$202	1483	/3/2	2022	2,090 SF	

APN: 30-6924-007-1940 Document #: 2026R0667583
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 17 Subdivision: SILVER PALM RESIDENTIAL HOMES MapRef: MB 176 PG 8 Abbreviated Description: Lot:4 Block:17 Subdivision:SILVER PALM RESIDENTIAL HOMES Map Ref:MB 176 PG 8

6	.2Mi.	**11477 SW 248TH TER** **HOMESTEAD, FL 33032-3430**	09/17/2026	$342,000	$241	1422	/2/2	2017	1,825 SF	

APN: 30-6030-003-2840 Document #: 2026R0642786
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 17 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:2 Block:17 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

7	.21Mi.	**11745 SW 249TH TER** **HOMESTEAD, FL 33032-6031**	10/05/2026	$525,000	$218	2407	/3/2	2017	5,000 SF	

APN: 30-6030-003-0080 Document #: 2026R0683303
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:8 Block:1 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

8	.23Mi.	**11860 SW 245TH TER** **HOMESTEAD, FL 33032-3010**	09/24/2026	$365,000	$275	1328	/3/3	2022	1,830 SF	

APN: 30-6924-007-1820 Document #: 2026R0656519
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 10 Block: 16 Subdivision: SILVER PALM RESIDENTIAL HOMES MapRef: MB 176 PG 8 Abbreviated Description: Lot:10 Block:16 Subdivision:SILVER PALM RESIDENTIAL HOMES Map Ref:MB 176 PG 8

9	.25Mi.	**11415 SW 248TH TER** **HOMESTEAD, FL 33032-3430**	09/30/2026	$350,000	$246	1422	/2/2	2017	1,858 SF	

APN: 30-6030-003-3130 Document #: 2026R0672033
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 20 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:1 Block:20 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

10	.28Mi.	**11742 SW 250TH ST** **HOMESTEAD, FL 33032-6032**	10/06/2026	$557,500	$223	2500	/4/3	2017	5,000 SF	

APN: 30-6030-003-0310 Document #: 2026R0687206
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:6 Block:3 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

11	.29Mi.	**11919 SW 247TH TER** **HOMESTEAD, FL 33032-3029**	09/09/2026	$378,900	$224	1695	/3/2	2023	1,943 SF	

APN: 30-6924-007-3240 Document #: 2026R0622778
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 29 Subdivision: SILVER PALM RESIDENTIAL HOMES MapRef: MB 176 PG 8 Abbreviated Description: Lot:1 Block:29 Subdivision:SILVER PALM RESIDENTIAL HOMES Map Ref:MB 176 PG 8

12	.31Mi.	**11913 SW 244TH LN** **HOMESTEAD, FL 33032-3025**	10/01/2026	$404,000	$280	1442	/3/2	2022	1,914 SF	

APN: 30-6924-007-4670 Document #: 2026R0675054
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 40 Subdivision: SILVER PALM RESIDENTIAL HOMES MapRef: MB 176 PG 8 Abbreviated Description: Lot:6 Block:40 Subdivision:SILVER PALM RESIDENTIAL HOMES Map Ref:MB 176 PG 8

13	.32Mi.	**24941 SW 114TH CT** **HOMESTEAD, FL 33032-4726**	09/03/2026	$380,000	$229	1659	/3/2	2017	2,122 SF	

APN: 30-6030-003-3360 Document #: 2026R0614194
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 22 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:6 Block:22 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

14	.32Mi.	**11420 SW 250TH ST** **HOMESTEAD, FL 33032-6039**	09/02/2026	$400,000	$241	1659	/3/2	2017	2,122 SF	

APN: 30-6030-003-4240 Document #: 2026R0610283
Document Type: Special Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 29 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:4 Block:29 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

15	.34Mi.	**24702 SW 119TH CT** **HOMESTEAD, FL 33032-3020**	09/03/2026	$420,000	$230	1827	/3/2	2023	1,914 SF	

APN: 30-6924-007-3070 Document #: 2026R0610720
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 12 Block: 27 Subdivision: SILVER PALM RESIDENTIAL HOMES MapRef: MB 176 PG 8 Abbreviated Description: Lot:12 Block:27 Subdivision:SILVER PALM RESIDENTIAL HOMES Map Ref:MB 176 PG 8

16	.35Mi.	**24241 SW 113TH PSGE** **HOMESTEAD, FL 33032-7105**	10/08/2026	$650,000	$191	3399	/5/3	2006	5,000 SF	P

APN: 30-6019-012-0550 Document #: 2026R0695982
Document Type: Warranty Deed Price Code: A
Land Use: Cluster home (Residential)
Legal: Lot: 35 Block: 2 Subdivision: SILVER PALM EAST SECTION ONE MapRef: MB 164 PG 51 Abbreviated Description: Lot:35 Block:2 Subdivision:SILVER PALM EAST SECTION ONE Map Ref:MB 164 PG 51

17	.37Mi.	**24107 SW 114TH CT** **HOMESTEAD, FL 33032-3156**	10/06/2026	$655,000	$193	3399	/4/3	2011	5,936 SF	

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APN: 30-6019-015-0210 Document #: 2026R0687078
Document Type: Warranty Deed Price Code: Q
Land Use: Cluster home (Residential)
Legal: Lot: 18 Block: 7 Subdivision: SILVER PALM EAST SECTION FOUR MapRef: MB 165 PG 92 Abbreviated Description: Lot:18 Block:7 Subdivision:SILVER PALM EAST SECTION FOUR Map Ref:MB 165 PG 92

18	.41Mi.	**11611 SW 253RD ST HOMESTEAD, FL 33032-6038**	09/04/2026	$455,000	$249	1829	/3/2	2016	1,870 SF

APN: 30-6030-003-7220 Document #: 2026R0617664
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 54 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:6 Block:54 Subdivision:COCO PALM ESTATES Map Ref:MB 171 PG 32

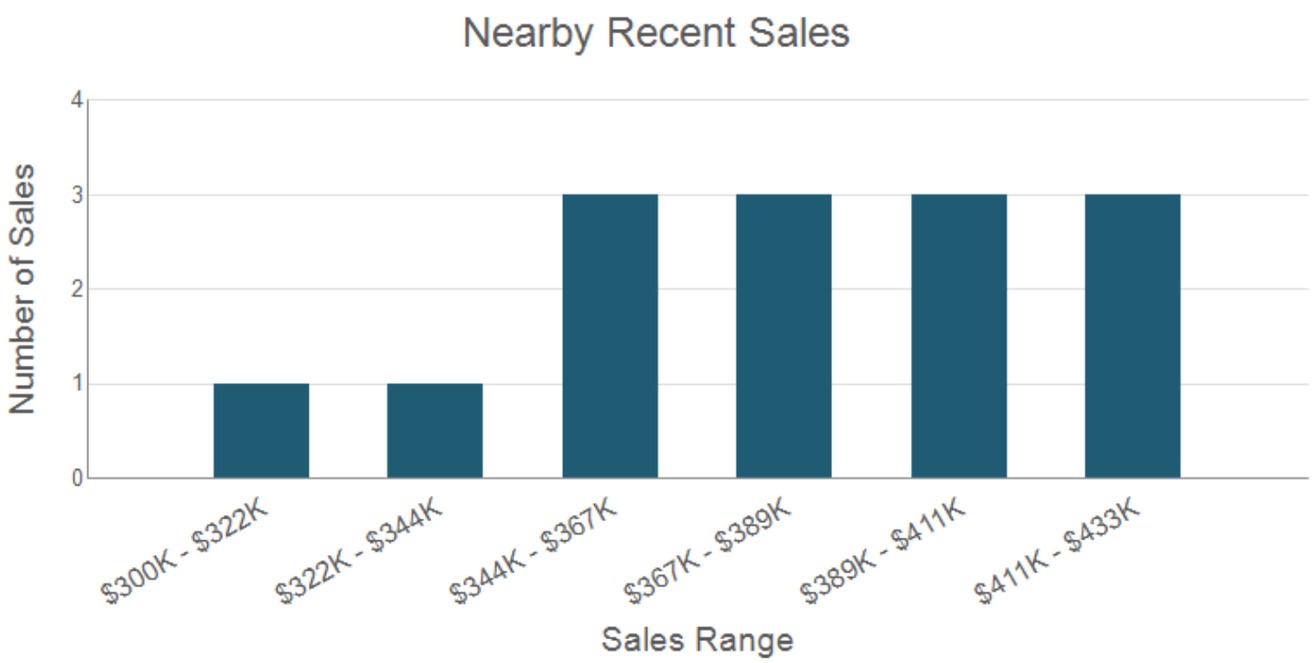
19	.43Mi.	**24065 SW 113TH PSGE HOMESTEAD, FL 33032-3130**	10/07/2026	$600,000	$236	2537	/4/2	2009	5,902 SF

APN: 30-6019-015-0250 Document #: 2026R0689601
Document Type: Warranty Deed Price Code:
Land Use: Cluster home (Residential)
Legal: Lot: 7 Block: 8 Subdivision: SILVER PALM EAST SECTION FOUR MapRef: MB 165 PG 92 Abbreviated Description: Lot:7 Block:8 Subdivision:SILVER PALM EAST SECTION FOUR Map Ref:MB 165 PG 92

20	.43Mi.	**11456 SW 252ND TER HOMESTEAD, FL 33032-6035**	09/08/2026	$444,900	$243	1829	/4/2	2017	1,870 SF

APN: 30-6030-003-5850 Document #: 2026R0621146
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 43 Subdivision: COCO PALM ESTATES MapRef: MB 171 PG 32 Abbreviated Description: Lot:6 Block:43 Subdivision:COCO PALM ESTATES Map Ref:MB 171 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.

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.	**24617 SW 117TH AVE**	**01/17/2024**	$350,000	$350,000	1,716	/4/2	2018	2,315 SF	
.01Mi.	**24607 SW 117TH AVE**	**08/06/2018**	$352,000	$232,590	1,716	/4/3	2018	2,315 SF	
.01Mi.	**24557 SW 117TH AVE**	**09/06/2023**	$350,000	$350,000	1,716	/4/2	2018	2,457 SF	
.02Mi.	**24627 SW 117TH AVE**	**09/30/2021**	$370,002	$229,171	1,728	/4/2	2017	2,313 SF	
.02Mi.	**24547 SW 117TH AVE**	**12/18/2015**	$365,002	$225,840	1,674	/4/3	2015	2,457 SF	
.02Mi.	**24637 SW 117TH AVE**	**06/25/2018**	$370,001	$229,170	1,728	/4/2	2017	2,313 SF	
.03Mi.	**24537 SW 117TH AVE**	**12/17/2020**	$370,001	$228,960	1,728	/4/2	2015	2,318 SF	
.03Mi.	**24647 SW 117TH AVE**	**05/30/2018**	$370,001	$370,001	1,728	/4/2	2017	2,452 SF	
.03Mi.	**24527 SW 117TH AVE**	**08/20/2015**	$365,002	$365,002	1,674	/4/3	2015	2,318 SF	
.04Mi.	**24617 SW 117TH CT**	**08/06/2023**	$360,000	$360,000	1,328	/3/3	2023	1,796 SF	
.04Mi.	**24621 SW 117TH CT**	**08/24/2023**	$380,000	$380,000	1,328	/3/3	2023	1,830 SF	
.04Mi.	**24613 SW 117TH CT**	**07/27/2023**	$389,000	$389,000	1,612	/3/2	2023	2,090 SF	
.04Mi.	**24657 SW 117TH AVE**	**06/14/2017**	$370,002	$229,171	1,728	/4/2	2017	2,451 SF	
.04Mi.	**24609 SW 117TH CT**	**09/13/2023**	$389,000	$389,000	1,612	/3/2	2023	2,090 SF	
.04Mi.	**24605 SW 117TH CT**	**07/26/2023**	$387,000	$387,000	1,545	/3/2	2023	1,796 SF	
.04Mi.	**24601 SW 117TH CT**	**07/25/2023**	$366,000	$366,000	1,393	/3/2	2023	1,796 SF	

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Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	34.6 years old	Households:	17,133
Median Household Income:	$69,577	Households w/Family:	82%
Household Income Per Capita:	$26,077	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	50%

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
7.91Mi.	**Homestead Senior High School** Number of Students: 2,323 Student-Teacher Ratio: 22.12 Advanced Placement: Yes	D+	Public	9 - 12
4.48Mi.	**Redland Middle School** Number of Students: 661 Student-Teacher Ratio: 16.12	C-	Public	6 - 8
0.85Mi.	**Coconut Palm K-8 Academy** Number of Students: 1,159 Student-Teacher Ratio: 18.4	D-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	59%	NOTABLY LOWER
OVERALL	47%	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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