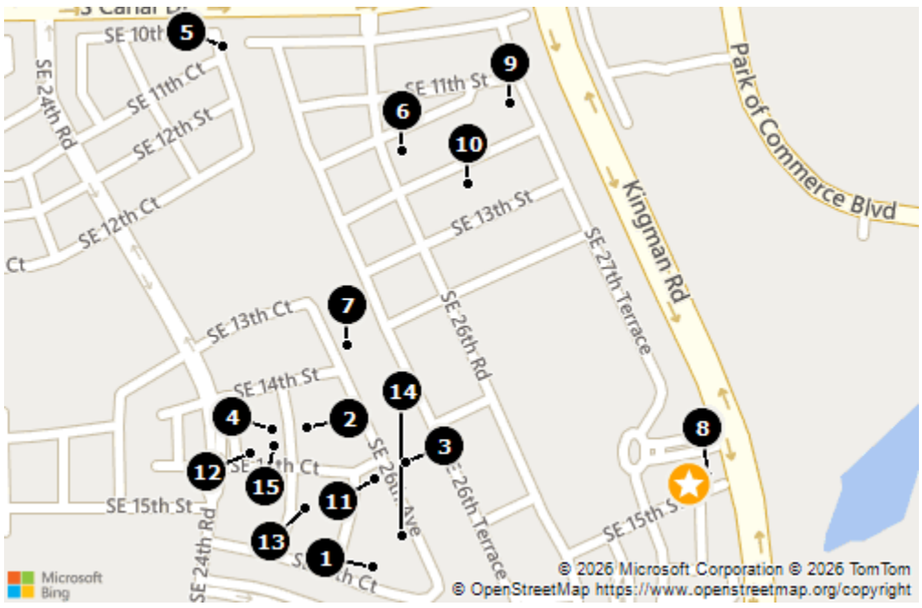
ICE SiteX Report

OrderID: 98692367

SiteX Property Information Report



Subject Property Location

2731 SE 15TH ST, HOMESTEAD, FL 33035-2488

County:	**MIAMI-DADE FL**	Census Tract:	120860114.101001
Property Use:	Townhouse (Residential)	Zoning:	PLANNED UNIT DEVELOPMENT
Parcel Number:	10-7921-028-2180	Thomas Bros Pg-Grid:	

Valuation

Value:	**$327,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$297,570 - $356,430	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1000
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$7,743
Total Assessed Value:	$301,740	Total Assessor Market Value:	$301,740	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 23 District: 10 Sec/Twnship/Range: SEC 21 TWN 57S RNG 39E

Abbreviated Description:	KEYS GATE RESIDENTIAL PB 174-097 T-24280 LOT 6 BLK 23 LOT SIZE 1755 SQ FT M/L FAU 10-7921-001-0050-0182-0230 & 0233
City/Muni/Twp:	HOMESTEAD

Property Characteristics

Lot Size:	1,755 SF	Bedrooms:	3	Pool:	
Building Area:	1328 SF	Baths:	3	Fireplace:	
Year Built:	2020	Partial Baths:		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:	04/10/2026	Sales Price:	$20,300
Document #:	2026R0241202 BK-PG 35247-2451	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2026		
Document Type:			

Legal Description:
Lot: 6 Block: 23 Subdivision: KEYS GATE RESIDENTIAL Map Ref: MB 174 PG 97

Prior Transfer

Recording Date:	09/21/2020	Sales Price:	$246,100
Document #:	BK-PG 32127 -4749	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 6 Block: 23 District: 10 Sec/Twnship/Range: SEC 21 TWN 57S RNG 39E
Abbreviated Description: KEYS GATE RESIDENTIAL PB 174-097 T-24280 LOT 6 BLK 23 LOT SIZE 1755 SQ FT M/L FAU 10-7921-001-0050-0182-0230 & 0233
City/Muni/Twp: HOMESTEAD

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$5,350,800	Median # of Bedrooms	3
Median Lot Size	1,565 SF	Median # of Baths	3
Median Living Area	1,732 SF	Median Year Built	2007
Price Range - 2 Yrs	$315,000 to $375,000	Age Range	4 years to 20 years
Median Value	$365,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**2531 SE 15TH CT** **HOMESTEAD, FL 33035-2113**	10/06/2026	$350,000	$178	1965	/4/3	2007	1,565 SF	
		APN: 10-7921-026-2530 Document #: 2026R0684981 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 28 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:1 Block:28 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81								
2	.28Mi.	**1435 SE 25TH AVE** **HOMESTEAD, FL 33035-2177**	09/30/2026	$365,000	$193	1883	/4/3	2007	1,540 SF	
		APN: 10-7921-026-2920 Document #: 2026R0670368 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 3 Block: 34 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:3 Block:34 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81								
3	.21Mi.	**1443 SE 26TH AVE** **HOMESTEAD, FL 33035-2120**	09/24/2026	$370,000	$193	1916	/4/3	2018	1,540 SF	
		APN: 10-7921-026-3570 Document #: 2026R0656883 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 4 Block: 43 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:4 Block:43 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81								
4	.31Mi.	**1432 SE 25TH AVE** **HOMESTEAD, FL 33035-2173**	09/17/2026	$339,800	$199	1704	/3/3	2006	1,540 SF	
		APN: 10-7921-026-1820 Document #: 2026R0644528 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 18 Subdivision: KEYS GARDEN Abbreviated Description: Lot:5 Block:18 Subdivision:KEYS GARDEN								
5	.42Mi.	**1070 SE 26TH TER** **HOMESTEAD, FL 33035-2542**	08/31/2026	$315,000	$236	1331	/3/2	2022	2,218 SF	
		APN: 10-7921-028-7070 Document #: 2026R0598850 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 7 Block: 63 Subdivision: KEYS GATE RESIDENTIAL MapRef: MB 174 PG 97 Abbreviated Description: Lot:7 Block:63 Subdivision:KEYS GATE RESIDENTIAL Map Ref:MB 174 PG 97								
6	.32Mi.	**2632 SE 11TH CT** **HOMESTEAD, FL 33035-2534**	08/24/2026	$370,000	$277	1331	/3/2	2021	1,898 SF	
		APN: 10-7921-028-5970 Document #: 2026R0582228 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 10 Block: 53 Subdivision: KEYS GATE RESIDENTIAL MapRef: MB 174 PG 97 Abbreviated Description: Lot:10 Block:53 Subdivision:KEYS GATE RESIDENTIAL Map Ref:MB 174 PG 97								
7	.27Mi.	**1399 SE 26TH AVE** **HOMESTEAD, FL 33035-2121**	08/11/2026	$372,000	$189	1965	/4/3	2008	1,565 SF	
		APN: 10-7921-026-3850 Document #: 2026R0549837 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 10 Block: 46 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:10 Block:46 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81								
8	.02Mi.	**2747 SE 15TH ST** **HOMESTEAD, FL 33035-2488**	08/11/2026	$335,000	$240	1393	/3/2	2020	1,723 SF	
		APN: 10-7921-028-2140 Document #: 2026R0550726 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 23 Subdivision: KEYS GATE RESIDENTIAL MapRef: MB 174 PG 97 Abbreviated Description: Lot:2 Block:23 Subdivision:KEYS GATE RESIDENTIAL Map Ref:MB 174 PG 97								
9	.31Mi.	**1114 SE 27TH TER** **HOMESTEAD, FL 33035-2585**	08/10/2026	$355,000	$209	1695	/3/2	2021	1,888 SF	
		APN: 10-7921-028-6230 Document #: 2026R0545287 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 55 Subdivision: KEYS GATE RESIDENTIAL MapRef: MB 174 PG 97 Abbreviated Description: Lot:2 Block:55 Subdivision:KEYS GATE RESIDENTIAL Map Ref:MB 174 PG 97								
10	.27Mi.	**2648 SE 12TH ST** **HOMESTEAD, FL 33035-2536**	08/06/2026	$355,000	$246	1442	/3/2	2021	1,870 SF	
		APN: 10-7921-028-5170 Document #: 2026R0540890 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 48 Subdivision: KEYS GATE RESIDENTIAL MapRef: MB 174 PG 97 Abbreviated Description: Lot:2 Block:48 Subdivision:KEYS GATE RESIDENTIAL Map Ref:MB 174 PG 97								
11	.23Mi.	**1442 SE 26TH AVE** **HOMESTEAD, FL 33035-2119**	07/27/2026	$370,000	$188	1965	/4/3	2007	1,565 SF	
		APN: 10-7921-026-3120 Document #: 2026R0509324 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 38 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:1 Block:38 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81								
12	.32Mi.	**1449 SE 24TH RD** **HOMESTEAD, FL 33035-2109**	07/21/2026	$339,000	$195	1732	/3/2	2006	1,540 SF	
		APN: 10-7921-026-1890 Document #: 2026R0494797 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 12 Block: 18 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:12 Block:18 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81								
13	.28Mi.	**1483 SE 25TH AVE** **HOMESTEAD, FL 33035-2181**	07/08/2026	$370,000	$188	1965	/4/3	2007	1,565 SF	

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APN: 10-7921-026-4100 Document #: 2026R0461379
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 9 Block: 31 Subdivision: KEYS GARDEN MapRef: MB 165 PG 71 Abbreviated Description: Lot:9 Block:31 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 71

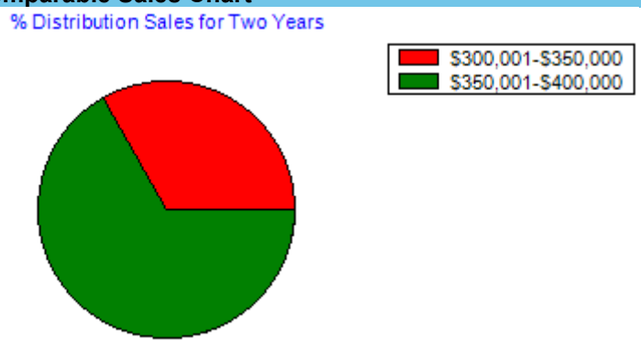
14	.22Mi.	**1464 SE 26TH AVE** **HOMESTEAD, FL 33035-2182**	07/02/2026	$370,000	$188	1965	/4/3	2007	1,565 SF

APN: 10-7921-026-3220 Document #: 2026R0451328
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 39 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:1 Block:39 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81

15	.31Mi.	**1444 SE 25TH AVE** **HOMESTEAD, FL 33035-2173**	06/26/2026	$375,000	$220	1704	/3/3	2006	1,540 SF

APN: 10-7921-026-1850 Document #: 2026R0438478
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: 18 Subdivision: KEYS GARDEN MapRef: MB 165 PG 81 Abbreviated Description: Lot:8 Block:18 Subdivision:KEYS GARDEN Map Ref:MB 165 PG 81

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.	**2731 SE 15TH ST**	**09/21/2020**	$301,740	$301,740	1,328	/3/3	2020	1,755 SF	
0Mi.	**2735 SE 15TH ST**	**09/18/2020**	$301,740	$260,120	1,328	/3/3	2020	1,723 SF	
.01Mi.	**2739 SE 15TH ST**	**09/03/2020**	$315,840	$280,208	1,612	/3/2	2020	2,005 SF	
.01Mi.	**2721 SE 15TH ST**	**03/31/2021**	$301,740	$301,740	1,328	/3/3	2021	1,848 SF	
.01Mi.	**2717 SE 15TH ST**	**03/08/2021**	$305,500	$305,500	1,393	/3/2	2021	1,815 SF	
.01Mi.	**2743 SE 15TH ST**	**03/24/2023**	$310,200	$310,200	1,483	/3/2	2020	2,005 SF	
.01Mi.	**2713 SE 15TH ST**	**03/30/2021**	$310,200	$310,200	1,483	/3/2	2021	2,112 SF	
.02Mi.	**2747 SE 15TH ST**	**08/26/2024**	$305,500	$305,500	1,393	/3/2	2020	1,723 SF	
.02Mi.	**2751 SE 15TH ST**	**08/26/2024**	$301,740	$301,740	1,328	/3/3	2020	1,755 SF	
.02Mi.	**2709 SE 15TH ST**	**03/31/2021**	$315,840	$280,208	1,612	/3/2	2021	2,112 SF	
.02Mi.	**2705 SE 15TH ST**	**04/01/2021**	$301,740	$260,120	1,328	/3/3	2021	1,815 SF	
.03Mi.	**2701 SE 15TH ST**	**03/31/2021**	$301,740	$301,740	1,328	/3/3	2021	1,848 SF	
.03Mi.	**2714 SE 15TH ST**	**03/26/2021**	$301,740	$260,120	1,328	/3/3	2021	1,846 SF	
.03Mi.	**2710 SE 15TH ST**	**03/08/2021**	$310,200	$267,151	1,483	/3/2	2021	2,112 SF	
.03Mi.	**2706 SE 15TH ST**	**03/26/2021**	$310,200	$310,200	1,483	/3/2	2021	2,112 SF	
.03Mi.	**2702 SE 15TH ST**	**03/26/2021**	$302,460	$260,908	1,328	/3/3	2021	1,848 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	32.0 years old	Households:	4,724
Median Household Income:	$69,701	Households w/Family:	85%
Household Income Per Capita:	$24,320	Households w/Family Married:	48%
Most Common Education Level:	Some College	Households w/Family Children:	41%

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
1.07Mi.	**Gateway Environmental K-8 Learning Center**	D	Public	PK - 5

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Number of Students: 1,165
Student-Teacher Ratio: 18.79

1.62Mi.	**Homestead Senior High School** Number of Students: 2,323 Student-Teacher Ratio: 22.12 Advanced Placement: Yes	D+	Public	9 - 12
3.30Mi.	**Homestead Middle School** Number of Students: 545 Student-Teacher Ratio: 15.57	D-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	83%	LOWER
BURGLARY	49%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	25%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	38%	SIGNIFICANTLY LOWER
MURDER	33%	SIGNIFICANTLY LOWER
OVERALL	61%	NOTABLY 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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