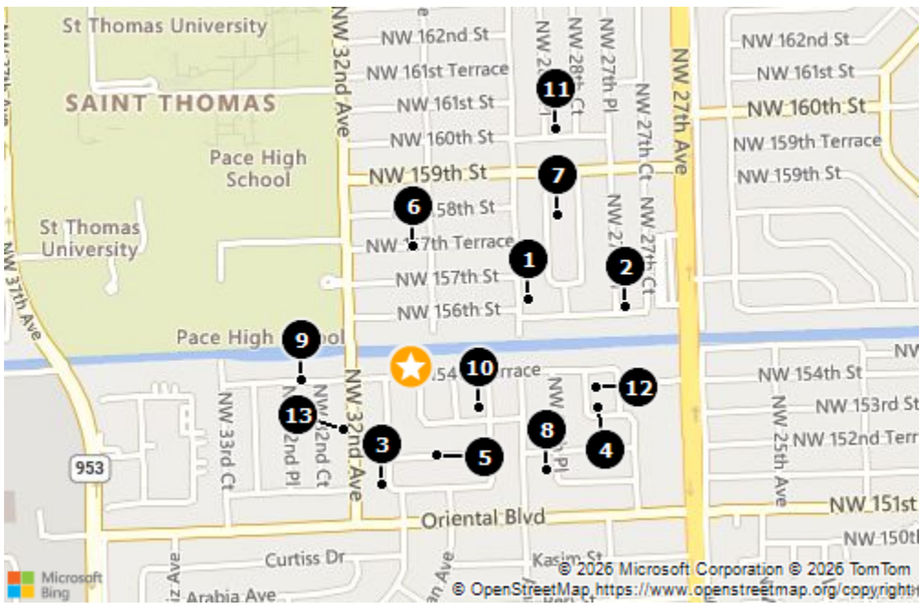
ICE SiteX Report

OrderID: 98722551

SiteX Property Information Report



Subject Property Location

3051 NW 154TH TER, MIAMI GARDENS, FL 33054-2536

County:	**MIAMI-DADE FL**	Census Tract:	120860005.042000
Property Use:	Single Family Residential	Zoning:	0100:SINGLE FAM,GENERAL
Parcel Number:	34-2116-001-0140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	16	Common Confidence Score:	49
Value Range:	$246,960 - $341,040	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3400
Assd Land Value:	$154,560	Market Land Value:	$154,560	Tax Year:	2025
Assd Improvement:	$195,152	Market Improvment Value:	$195,152	Total Taxable Value:	$8,627
Total Assessed Value:	$349,712	Total Assessor Market Value:	$349,712	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 1 District: 34 Subdivision: GUAVA GROVE ESTS Sec/Twnship/Range: SEC 16 TWN 52S RNG 41E

Abbreviated Description: GUAVA GROVE ESTS PB 52-45 LOT 14 BLK 1 LOT SIZE 60.000 X 112 OR 17527-0022 0197 4 OR 26289-1115 032008 5 COC 26320-3292 04 20

City/Muni/Twp: MIAMI GARDENS

Property Characteristics

Lot Size:	6,720 SF	Bedrooms:	3	Pool:	
Building Area:	1406 SF	Baths:	2	Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/2025	Sales Price:	$535,128
Document #:	2025R0377892 BK-PG 34049-1520	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2024	Sales Price:	$550,000
Document #:	2024R0031363 BK-PG 34049-1516	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/05/2024		
Document Type:			

Legal Description:

Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES Map Ref: MB 52 PG 45

Prior Transfer

Recording Date:	01/05/2024	Sales Price:	$550,000
Document #:	BK-PG 34049 -1516	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Lot: 14 Block: 1 District: 34 Subdivision: GUAVA GROVE ESTS Sec/Twnship/Range: SEC 16 TWN 52S RNG 41E

Abbreviated Description: GUAVA GROVE ESTS PB 52-45 LOT 14 BLK 1 LOT SIZE 60.000 X 112 OR 17527-0022 0197 4 OR 26289-1115 032008 5 COC 26320-3292 04 20

City/Muni/Twp: MIAMI GARDENS

ICE SiteX Report

OrderID: 98722551

Mortgage Record

Recording Date:	06/03/2020	Loan Amount:	N/A
Document #:	2020R0313352 BK-PG 31957-4243	Loan Type:	FHA
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES

Prior Transfer

Recording Date:	09/29/2016	Sales Price:	$245,000
Document #:	2016R0568444 BK-PG 30248-4652	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/26/2016		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES Map Ref: MB 52 PG 45

Prior Transfer

Recording Date:	09/26/2016	Sales Price:	$245,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2016	Sales Price:	$113,800
Document #:	2016R0112330 BK-PG 29973-2153	Type of Sale:	Full Amount on Deed
Contract Date:	02/18/2016		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES Map Ref: MB52 PG45

Prior Transfer

Recording Date:	06/26/2012	Sales Price:	N/A
Document #:	2012R0449508 BK-PG 28164-0370	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/25/2012		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVE GROVE ESTATES Map Ref: MB52 PG45

Prior Transfer

Recording Date:	12/11/2008	Sales Price:	$96,000
Document #:	2008R0995071 BK-PG 23495-3911	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/01/2008	Loan Amount:	N/A
Document #:	2008R0963030 BK-PG 26667-2535	Loan Type:	Unknown
TD Due Date:	12/01/2038	Type Finance:	

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES
City/Muni/Twp: OPA LOCKA

Prior Transfer

Recording Date:	04/11/2008	Sales Price:	N/A
Document #:	2008R0299570 BK-PG 26320-3292	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/10/2008		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVES ESTATES Map Ref: MB52-45

Prior Transfer

Recording Date:	03/26/2008	Sales Price:	N/A
Document #:	2008R0248853 BK-PG 26289-1115	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/26/2008		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTS Map Ref: MB52-45

Prior Transfer

Recording Date:	02/06/2008	Sales Price:	$46,000
Document #:	2008R0101202 BK-PG 26201-1303	Type of Sale:	Price Unconfirmed
Contract Date:	02/05/2008		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE EST

Prior Transfer

Recording Date:	07/20/2005	Sales Price:	$65,000
Document #:	2005R0756331 BK-PG 22111-2457	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/21/2005	Loan Amount:	N/A
Document #:	2005R0638965 BK-PG 23495-3911	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES

ICE SiteX Report

OrderID: 98722551

Mortgage Record

Recording Date:	03/10/2004	Loan Amount:	N/A
Document #:	BK-PG 22111-2457	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES
Abbreviated Description: LT 14 BLK 1 PB 52/45

Mortgage Record

Recording Date:	11/28/2001	Loan Amount:	N/A
Document #:	BK-PG 0000020039-0000001596	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 14 Block: 1 Subdivision: GUAVA GROVE ESTATES
Abbreviated Description: LT 14 BLK 1 PB 52/45

Prior Transfer

Recording Date:	02/11/1997	Sales Price:	$28,875
Document #:	BK-PG 17527-00022	Type of Sale:	Price Unconfirmed
Document Type:			

Legal Description:
Abbreviated Description: LOT 14 BLK 1 GUAVA GROVE ESTS PB 52-45

Area Sales Analysis

Total Area Sales	$6,285,900	Median # of Bedrooms	3
Median Lot Size	7,750 SF	Median # of Baths	2
Median Living Area	1,200 SF	Median Year Built	1953
Price Range - 2 Yrs	$355,000 to $599,000	Age Range	66 years to 74 years
Median Value	$475,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**15551 NW 29TH AVE** **MIAMI GARDENS, FL 33054-2214**	10/06/2026	$599,000	$499	1200	/4/2	1954	7,500 SF	
		APN: 34-2116-003-2640 Document #: 2026R0686102 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 13 Subdivision: GOLDEN HIGHLAND ESTATES MapRef: MB 53 PG 55 Abbreviated Description: Lot:18 Block:13 Subdivision:GOLDEN HIGHLAND ESTATES Map Ref:MB 53 PG 55								
2	.33Mi.	**15535 NW 27TH PL** **MIAMI GARDENS, FL 33054-2204**	09/23/2026	$440,000	$366	1200	/4/2	1953	7,500 SF	
		APN: 34-2116-003-1830 Document #: 2026R0651792 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 10 Subdivision: GOLDEN HIGHLAND ESTATES MapRef: MB 53 PG 55 Abbreviated Description: Lot:15 Block:10 Subdivision:GOLDEN HIGHLAND ESTATES Map Ref:MB 53 PG 55								
3	.18Mi.	**15140 NW 31ST AVE** **MIAMI GARDENS, FL 33054-2511**	09/03/2026	$475,000	$345	1374	/4/2	1952	12,360 SF	
		APN: 34-2116-001-0780 Document #: 2026R0611761 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 5 Subdivision: GUAVA GROVE ESTATES MapRef: MB 52 PG 45 Abbreviated Description: Lot:13 Block:5 Subdivision:GUAVA GROVE ESTATES Map Ref:MB 52 PG 45								
4	.28Mi.	**15331 NW 28TH CT** **MIAMI GARDENS, FL 33054-2603**	08/04/2026	$589,900	$339	1740	/3/1	1953	7,750 SF	
		APN: 34-2116-002-0810 Document #: 2026R0529236 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 14 Subdivision: FIRST ADDITION TO GUAVA GROVE ESTATES MapRef: MB 52 PG 63 Abbreviated Description: Lot:5 Block:14 Subdivision:FIRST ADDITION TO GUAVA GROVE ESTATES Map Ref:MB 52 PG 63								
5	.12Mi.	**3011 NW 152ND TER** **MIAMI GARDENS, FL 33054-2531**	07/27/2026	$417,000	$445	936	/3/1	1953	6,000 SF	
		APN: 34-2116-001-1510 Document #: 2026R0509844 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 7 Subdivision: GUAVA GROVE ESTATES MapRef: MB 52 PG 45 Abbreviated Description: Lot:27 Block:7 Subdivision:GUAVA GROVE ESTATES Map Ref:MB 52 PG 45								
6	.19Mi.	**3011 NW 157TH TER** **MIAMI GARDENS, FL 33054-2239**	06/15/2026	$355,000	$312	1135	/3/2	1956	7,875 SF	
		APN: 34-2116-006-0930 Document #: 2026R0409144 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 12 Subdivision: FIRST ADDITION TO PINE TREE PARK MapRef: MB 46 PG 75 Abbreviated Description: Lot:7 Block:12 Subdivision:FIRST ADDITION TO PINE TREE PARK Map Ref:MB 46 PG 75								
7	.31Mi.	**15745 NW 28TH PL** **MIAMI GARDENS, FL 33054-2262**	06/10/2026	$450,000	$375	1200	/4/2	1954	7,500 SF	
		APN: 34-2116-003-2430 Document #: 2026R0400453 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 12 Subdivision: GOLDEN HIGHLAND ESTATES MapRef: MB 53 PG 55 Abbreviated Description: Lot:17 Block:12 Subdivision:GOLDEN HIGHLAND ESTATES Map Ref:MB 53 PG 55								
8	.25Mi.	**15210 NW 28TH PL** **MIAMI GARDENS, FL 33054-2629**	06/08/2026	$495,000	$528	936	/3/1	1953	7,500 SF	
		APN: 34-2116-002-0020 Document #: 2026R0389639 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 10 Subdivision: FIRST ADDITION TO GUAVA GROVE ESTATES MapRef: MB 52 PG 63 Abbreviated Description: Lot:2 Block:10 Subdivision:FIRST ADDITION TO GUAVA GROVE ESTATES Map Ref:MB 52 PG 63								
9	.16Mi.	**3241 NW 154TH TER** **MIAMI GARDENS, FL 33054-2429**	05/22/2026	$545,000	$325	1674	/3/2	1960	8,547 SF	
		APN: 34-2116-010-0850 Document #: 2026R0352802 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 98722551

Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 Subdivision: SCOTT ESTATES SECTION TWO MapRef: MB 67 PG 88 Abbreviated Description: Lot:5 Block:6 Subdivision:SCOTT ESTATES SECTION TWO Map Ref:MB 67 PG 88

10	.12Mi.	**15330 NW 29TH CT** **MIAMI GARDENS, FL 33054-2504**	05/13/2026	$420,000	$448	936	/3/1	1953	6,300 SF

APN: 34-2116-001-1610 Document #: 2026R0325462
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 8 Subdivision: GUAVA GROVE ESTATES MapRef: MB 52 PG 45 Abbreviated Description: Lot:4 Block:8 Subdivision:GUAVA GROVE ESTATES Map Ref:MB 52 PG 45

11	.4Mi.	**16001 NW 28TH PL** **MIAMI GARDENS, FL 33054-6866**	04/28/2026	$540,000	$450	1200	/4/2	1953	9,350 SF

APN: 34-2116-003-0790 Document #: 2026R0288357
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 5 Subdivision: GOLDEN HIGHLAND ESTATES MapRef: MB 53 PG 55 Abbreviated Description: Lot:13 Block:5 Subdivision:GOLDEN HIGHLAND ESTATES Map Ref:MB 53 PG 55

12	.27Mi.	**15401 NW 28TH CT** **MIAMI GARDENS, FL 33054-2605**	04/07/2026	$450,000	$480	936	/3/1	1952	7,750 SF

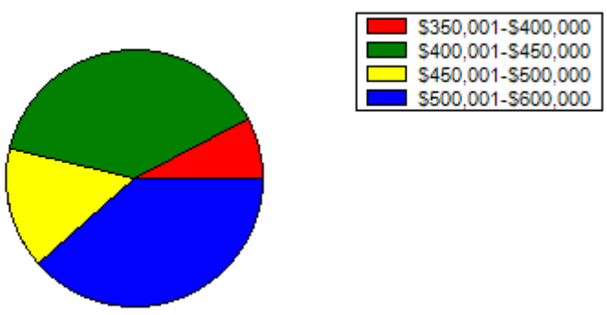
APN: 34-2116-002-0830 Document #: 2026R0228635
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 14 Subdivision: GUAVA GROVE ESTATES MapRef: MB 52 PG 63 Abbreviated Description: Lot:7 Block:14 Subdivision:GUAVA GROVE ESTATES Map Ref:MB 52 PG 63

13	.14Mi.	**15300 NW 32ND AVE** **MIAMI GARDENS, FL 33054-2523**	03/30/2026	$510,000	$408	1248	/3/2	1960	7,920 SF

APN: 34-2116-010-0060 Document #: 2026R0211822
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: SCOTT ESTATES SECTION TWO MapRef: MB 67 PG 88 Abbreviated Description: Lot:6 Block:2 Subdivision:SCOTT ESTATES SECTION TWO Map Ref:MB 67 PG 88

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.	**3051 NW 154TH TER**	**01/05/2024**	$349,712	$349,712	1,406	/3/2	1953	6,720 SF	
.01Mi.	**3061 NW 154TH TER**	**02/01/2006**	$291,530	$97,175	1,261	/3/1	1952	6,720 SF	
.01Mi.	**3041 NW 154TH TER**	**07/01/2006**	$284,750	$109,517	936	/2/1	1953	6,720 SF	
.02Mi.	**3071 NW 154TH TER**	**03/20/2020**	$295,087	$198,102	936	/3/1	1953	6,720 SF	
.02Mi.	**3031 NW 154TH TER**	**09/01/2023**	$255,901	$159,882	936	/3/1	1953	6,720 SF	
.03Mi.	**15410 NW 30TH CT**	**10/01/1973**	$343,486	$95,623	1,617	/3/1	1953	7,350 SF	
.03Mi.	**3101 NW 154TH TER**	**08/22/2020**	$257,465	$257,465	936	/3/1	1953	6,720 SF	
.03Mi.	**3021 NW 154TH TER**	**06/01/2022**	$284,802	$69,715	1,332	/3/1	1953	6,720 SF	
.04Mi.	**15411 NW 31ST AVE**	**04/22/2013**	$390,301	$217,010	2,370	/3/1	1952	7,350 SF	
.04Mi.	**15411 NW 30TH CT**	**06/01/1976**	$260,347	$260,347	936	/3/1	1954	6,825 SF	
.04Mi.	**15400 NW 30TH CT**	**05/01/1995**	$360,407	$116,242	1,850	/4/2	1952	6,300 SF	
.04Mi.	**3011 NW 154TH TER**	**11/19/2012**	$254,889	$84,514	936	/3/1	1953	6,720 SF	
.05Mi.	**3111 NW 154TH TER**	**06/01/2009**	$301,697	$125,223	1,128	/3/1	1953	7,280 SF	
.05Mi.	**15401 NW 31ST AVE**	**09/16/2022**	$273,684	$94,578	1,335	/3/1	1952	6,300 SF	
.05Mi.	**15401 NW 30TH CT**	**05/17/2011**	$244,409	$244,409	936	/3/1	1954	6,300 SF	
.05Mi.	**3020 NW 156TH ST**	**10/28/2011**	$495,422	$138,846	1,176	/3/2	1955	14,475 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	39.2 years old	Households:	8,811
Median Household Income:	$45,544	Households w/Family:	69%
Household Income Per Capita:	$18,136	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

ICE SiteX Report

OrderID: 98722551

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
3.75Mi.	**Hialeah-Miami Lakes Senior High School** Number of Students: 1,367 Student-Teacher Ratio: 20.71 Advanced Placement: Yes	D	Public	9 - 12
1.21Mi.	**Rainbow Park Elementary School** Number of Students: 172 Student-Teacher Ratio: 17.2	D-	Public	PK - 5
1.20Mi.	**North Dade Middle School** Number of Students: 327 Student-Teacher Ratio: 19.24	D	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	101%	SIMILAR
OVERALL	98%	SIMILAR

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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