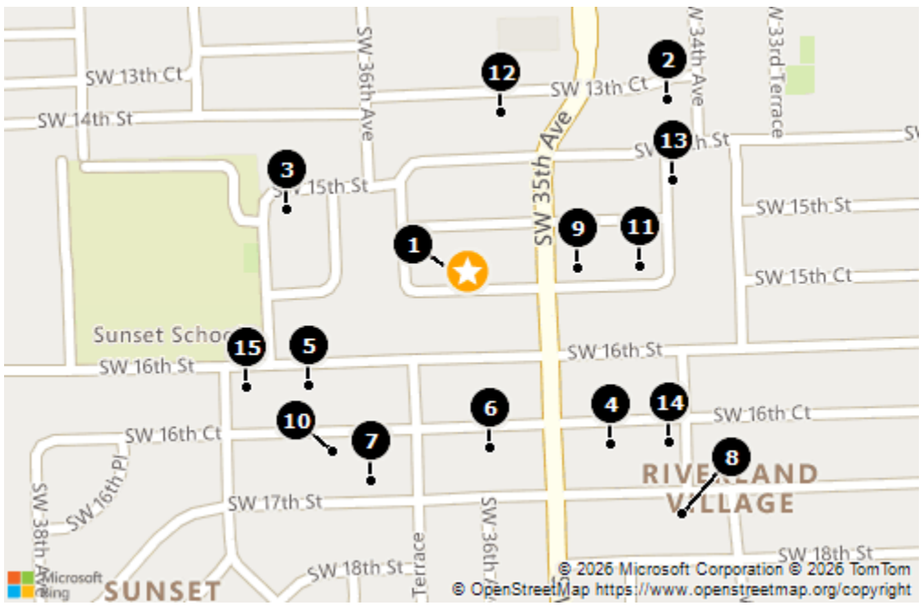
ICE SiteX Report

OrderID: 98738644

SiteX Property Information Report



Subject Property Location

3525 SW 15TH CT, FORT LAUDERDALE, FL 33312-3516

County:	**BROWARD FL**	Census Tract:	120110430.023002
Property Use:	Single Family Residential	Zoning:	RS-8
Parcel Number:	50-42-18-21-0590	Thomas Bros Pg-Grid:	

Valuation

Value:	**$412,000**	FSD:	15	Common Confidence Score:	41
Value Range:	$350,200 - $473,800	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0312
Assd Land Value:		Market Land Value:	$39,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$306,950	Total Taxable Value:	$2,605
Total Assessed Value:	$150,700	Total Assessor Market Value:	$345,950	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 4 District: 0312 Subdivision: PEARL ESTATES 40-42 B Sec/Twnship/Range: SEC 18 TWN 50S RNG 42E

Abbreviated Description:	PEARL ESTATES 40-42 B LOT 4 BLK 4
City/Muni/Twp:	FORT LAUDERDALE

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:		Pool:	
Building Area:	1441 SF	Baths:		Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	N/A
Document #:	120667233 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	120201305 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	120178288 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2055	Type Finance:	
Legal Description:			

Lot: 4 Block: 4 Subdivision: PEARL ESTATES

Prior Transfer

Recording Date:	05/14/2024	Sales Price:	N/A
Document #:	119572596 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	04/29/2024	Loan Amount:	N/A
Document #:	119544194 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2054	Type Finance:	

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES

Prior Transfer

Recording Date:	01/08/2021	Sales Price:	$245,014
Document #:	116974747 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/23/2020	Sales Price:	N/A
Document #:	116948911 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/11/2020		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES Map Ref: MB 40 PG 42

Prior Transfer

Recording Date:	12/11/2020	Sales Price:	N/A
Document #:	116948911 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 4 District: 0312 Subdivision: PEARL ESTATES 40-42 B Sec/Twnship/Range: SEC 18 TWN 50S RNG 42E
Abbreviated Description: PEARL ESTATES 40-42 B LOT 4 BLK 4
City/Muni/Twp: FORT LAUDERDALE

Prior Transfer

Recording Date:	12/09/2019	Sales Price:	$190,000
Document #:	116220374 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/22/2019	Loan Amount:	N/A
Document #:	116194221 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES

Prior Transfer

Recording Date:	06/26/2018	Sales Price:	$52,910
Document #:	115162007 BK-PG 11307-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2018	Sales Price:	$16,200
Document #:		Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2018	Sales Price:	$16,200
Document #:	115140059 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/07/2018		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES Map Ref: MB 40 PG 42

Prior Transfer

Recording Date:	06/25/2015	Sales Price:	N/A
Document #:	113071159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/12/2015		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES Map Ref: MB40 PG42

Prior Transfer

Recording Date:	01/16/2015	Sales Price:	$25,000
Document #:	112750234 BK-PG 41333-1755	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2011	Sales Price:	N/A
Document #:	110295158 BK-PG 32243-1115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	01/25/2006	Loan Amount:	N/A
Document #:	105723425 BK-PG 41333-1755	Loan Type:	Unknown
TD Due Date:	01/11/2016	Type Finance:	

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES

Mortgage Record

Recording Date:	10/16/2001	Loan Amount:	N/A
Document #:	BK-PG 0000032243-0000001115	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 4 Block: 4 Subdivision: PEARL ESTATES
Abbreviated Description: LT 4 BLK 4 PB 40/42

Prior Transfer

Recording Date:	10/01/1990	Sales Price:	$43,214
Document #:	BK-PG 17859-705	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/01/1990		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,334,500	Median # of Bedrooms	3
Median Lot Size	7,699 SF	Median # of Baths	2
Median Living Area	1,405 SF	Median Year Built	1956
Price Range - 2 Yrs	$144,000 to $685,000	Age Range	62 years to 72 years
Median Value	$400,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**3531 SW 15TH CT** **FORT LAUDERDALE, FL 33312-3516**	10/05/2026	$282,000	$233	1210	//	1957	6,000 SF	
		APN: 50-42-18-21-0580 Document #: 121134344 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: PEARL ESTATES MapRef: MB 40 PG 42 Abbreviated Description: Lot:3 Block:4 Subdivision:PEARL ESTATES Map Ref:MB 40 PG 42								
2	.19Mi.	**3410 SW 13TH CT** **FORT LAUDERDALE, FL 33312-3557**	07/28/2026	$508,000	$415	1224	//	1956	6,000 SF	
		APN: 50-42-18-21-1400 Document #: 121009287 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 9 Subdivision: PEARL ESTATES MapRef: MB 40 PG 42 Abbreviated Description: Lot:10 Block:9 Subdivision:PEARL ESTATES Map Ref:MB 40 PG 42								
3	.14Mi.	**1510 SW 37TH AVE** **FORT LAUDERDALE, FL 33312-3541**	07/28/2026	$400,000	$340	1176	/3/2	1954	10,457 SF	
		APN: 50-42-18-15-0080 Document #: 121009965 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: FAIRFAX BROLLIAR ADDITION MapRef: MB 34 PG 15 Abbreviated Description: Lot:1 Block:B Subdivision:FAIRFAX BROLLIAR ADDITION Map Ref:MB 34 PG 15								
4	.16Mi.	**3460 SW 16TH CT** **FORT LAUDERDALE, FL 33312-3608**	05/27/2026	$530,000	$377	1405	/3/2	1962	7,699 SF	
		APN: 50-42-18-10-0040 Document #: 120888413 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: A Subdivision: RIVERLAND VILLAGE SECTION ONE Tract No: A MapRef: MB 52 PG 42 Abbreviated Description: Lot:4 Block:A Subdivision:RIVERLAND VILLAGE SECTION ONE Tract No:A Map Ref:MB 52 PG 42								
5	.14Mi.	**3680 SW 16TH ST** **FORT LAUDERDALE, FL 33312-3522**	05/05/2026	$452,500	$384	1176	/3/2	1954	8,141 SF	
		APN: 50-42-18-15-0500 Document #: 120848785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: E Subdivision: FAIRFAX BROLLIAR ADDITION MapRef: MB 34 PG 15 Abbreviated Description: Lot:13 Block:E Subdivision:FAIRFAX BROLLIAR ADDITION Map Ref:MB 34 PG 15								
6	.13Mi.	**3548 SW 16TH CT** **FORT LAUDERDALE, FL 33312-3529**	04/28/2026	$485,000	$412	1176	/3/2	1955	8,800 SF	
		APN: 50-42-18-16-0350 Document #: 120835310 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: G Subdivision: FAIRFAX BROLLIAR ADDITION SECTION 2 MapRef: MB 35 PG 25 Abbreviated Description: Lot:8 Block:G Subdivision:FAIRFAX BROLLIAR ADDITION SECTION 2 Map Ref:MB 35 PG 25								
7	.17Mi.	**3633 SW 17TH ST** **FORT LAUDERDALE, FL 33312-3550**	04/22/2026	$368,000	$206	1778	/3/2	1954	8,250 SF	Yes
		APN: 50-42-18-15-0900 Document #: 120824757 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: H Subdivision: FAIRFAX BROLLIAR ADDITION MapRef: MB 34 PG 15 Abbreviated Description: Lot:7 Block:H Subdivision:FAIRFAX BROLLIAR ADDITION Map Ref:MB 34 PG 15								
8	.23Mi.	**3430 SW 17TH ST** **FORT LAUDERDALE, FL 33312-3612**	04/13/2026	$365,000	$243	1500	/3/2	1956	7,350 SF	
		APN: 50-42-18-09-0790 Document #: 120803139 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 20 Subdivision: RIVERLAND VILLAGE SECTION ONE REVISED MapRef: MB F PG 93 Abbreviated Description: Lot:3 Block:20 Subdivision:RIVERLAND VILLAGE SECTION ONE REVISED Map Ref:MB F PG 93								
9	.08Mi.	**3471 SW 15TH CT** **FORT LAUDERDALE, FL 33312-3603**	04/03/2026	$355,000	$289	1225	//	1957	6,000 SF	
		APN: 50-42-18-21-1040 Document #: 120789005 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 2 Block: 7 Subdivision: PEARL ESTATES MapRef: MB 40 PG 42 Abbreviated Description: Lot:2 Block:7 Subdivision:PEARL ESTATES Map Ref:MB 40 PG 42

10	.17Mi.	**3664 SW 16TH CT** **FORT LAUDERDALE, FL 33312-3531**	02/24/2026	$385,000	$255	1506	//	1954	8,250 SF	

APN: 50-42-18-15-0950 Document #: 120713410
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: H Subdivision: FAIRFAX BROLLIAR ADDITION MapRef: MB 34 PG 15 Abbreviated Description: Lot:12 Block:H Subdivision:FAIRFAX BROLLIAR ADDITION Map Ref:MB 34 PG 15

11	.12Mi.	**3431 SW 15TH CT** **FORT LAUDERDALE, FL 33312-3603**	12/19/2025	$350,000	$338	1035	/2/1	1957	6,000 SF	

APN: 50-42-18-21-1080 Document #: 120605949
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: PEARL ESTATES MapRef: MB 40 PG 42 Abbreviated Description: Lot:6 Block:7 Subdivision:PEARL ESTATES Map Ref:MB 40 PG 42

12	.12Mi.	**3548 SW 13TH CT** **FORT LAUDERDALE, FL 33312-3559**	11/25/2025	$480,000	$307	1560	//	1957	6,000 SF	Pool/ Spa

APN: 50-42-18-21-0330 Document #: 120566650
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Subdivision: PEARL ESTATES MapRef: MB 40 PG 42 Abbreviated Description: Lot:17 Block:2 Subdivision:PEARL ESTATES Map Ref:MB 40 PG 42

13	.17Mi.	**1410 SW 34TH TER** **FORT LAUDERDALE, FL 33312-3662**	11/20/2025	$545,000	$325	1676	//	1957	6,003 SF	Yes

APN: 50-42-18-21-1010 Document #: 120557619
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 6 Subdivision: PEARL ESTATES MapRef: MB 40 PG 42 Abbreviated Description: Lot:16 Block:6 Subdivision:PEARL ESTATES Map Ref:MB 40 PG 42

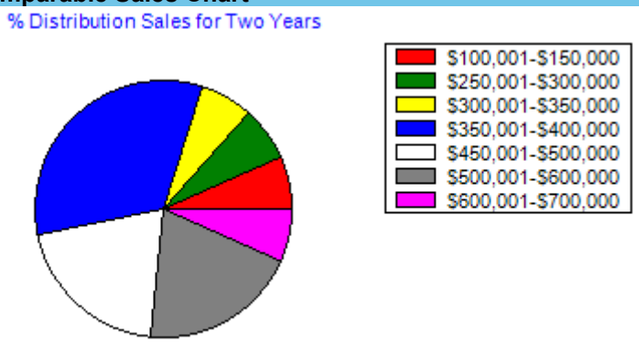
14	.19Mi.	**3400 SW 16TH CT** **FORT LAUDERDALE, FL 33312-3608**	08/11/2025	$144,000	$65	2214	/3/2	1964	9,765 SF	Yes

APN: 50-42-18-10-0010 Document #: 120374205
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: A Subdivision: RESUBDIVISION OF TRACT A RIVERLAND VILLAGE SECTIO MapRef: MB 52 PG 42 Abbreviated Description: Lot:1 Block:A Subdivision:RESUBDIVISION OF TRACT A RIVERLAND VILLAGE SECTIO Map Ref:MB 52 PG 42

15	.18Mi.	**3732 SW 16TH ST** **FORT LAUDERDALE, FL 33312-3524**	08/04/2025	$685,000	$365	1875	/3/2	1954	10,808 SF	Yes

APN: 50-42-18-15-0530 Document #: 120360165
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: FAIRFAX BROLLIAR ADDITION MapRef: MB 34 PG 15 Abbreviated Description: Lot:16 Subdivision:FAIRFAX BROLLIAR ADDITION Map Ref:MB 34 PG 15

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.

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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.	**3525 SW 15TH CT**	**12/11/2020**	$345,950	$150,700	1,441		1957	6,000 SF	
.01Mi.	**3519 SW 15TH CT**	**12/27/2019**	$508,400	$312,870	1,318		1957	6,000 SF	Yes
.01Mi.	**3531 SW 15TH CT**	**11/03/2014**	$366,130	$366,130	1,210		1957	6,000 SF	
.02Mi.	**3532 SW 15TH ST**	**05/16/2001**	$371,150	$95,970	1,390		1957	6,000 SF	
.02Mi.	**3524 SW 15TH ST**	**07/01/1995**	$439,850	$332,220	1,556		1957	6,000 SF	Yes
.02Mi.	**3540 SW 15TH ST**	**05/31/2024**	$407,760	$407,760	1,243		1957	6,000 SF	
.02Mi.	**3513 SW 15TH CT**	**08/01/1993**	$384,240	$94,090	1,210		1957	6,000 SF	
.02Mi.	**3537 SW 15TH CT**	**01/27/2014**	$667,150	$266,240	1,490	/3/2	1957	6,000 SF	
.03Mi.	**3532 SW 15TH CT**	**02/22/2018**	$369,670	$233,320	1,125		1957	6,001 SF	
.03Mi.	**3516 SW 15TH ST**	**04/04/2025**	$386,590	$90,160	1,395		1957	6,000 SF	
.03Mi.	**3548 SW 15TH ST**	**12/01/1993**	$352,170	$90,550	1,210		1957	6,000 SF	
.03Mi.	**3524 SW 15TH CT**	**07/02/2024**	$423,190	$423,190	1,486	/3/2	1957	6,000 SF	Yes
.03Mi.	**3540 SW 15TH CT**	**07/20/2018**	$437,980	$265,350	1,302		1957	6,001 SF	Yes
.03Mi.	**3507 SW 15TH CT**	**12/03/2019**	$626,040	$165,670	1,591	/3/2	1957	6,000 SF	Spa Only
.03Mi.	**3543 SW 15TH CT**	**08/25/2022**	$444,200	$444,200	1,692	/4/2	1957	6,818 SF	
.04Mi.	**3516 SW 15TH CT**	**03/27/2025**	$397,450	$397,450	1,224		1957	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	40.0 years old	Households:	21,105
Median Household Income:	$75,543	Households w/Family:	68%
Household Income Per Capita:	$43,021	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Broward County School District	Students:	243,553
Number of Schools:	325	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.89Mi.	**New River Middle School** Number of Students: 1,566 Student-Teacher Ratio: 23.03	C-	Public	6 - 8
0.45Mi.	**Stephen Foster Elementary School** Number of Students: 572 Student-Teacher Ratio: 15.89	B-	Public	KG - 5
1.89Mi.	**Stranahan High School** Number of Students: 1,286 Student-Teacher Ratio: 24.26 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **3525 SW 15TH CT, FORT LAUDERDALE, FL 33312-3516** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	110%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	91%	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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