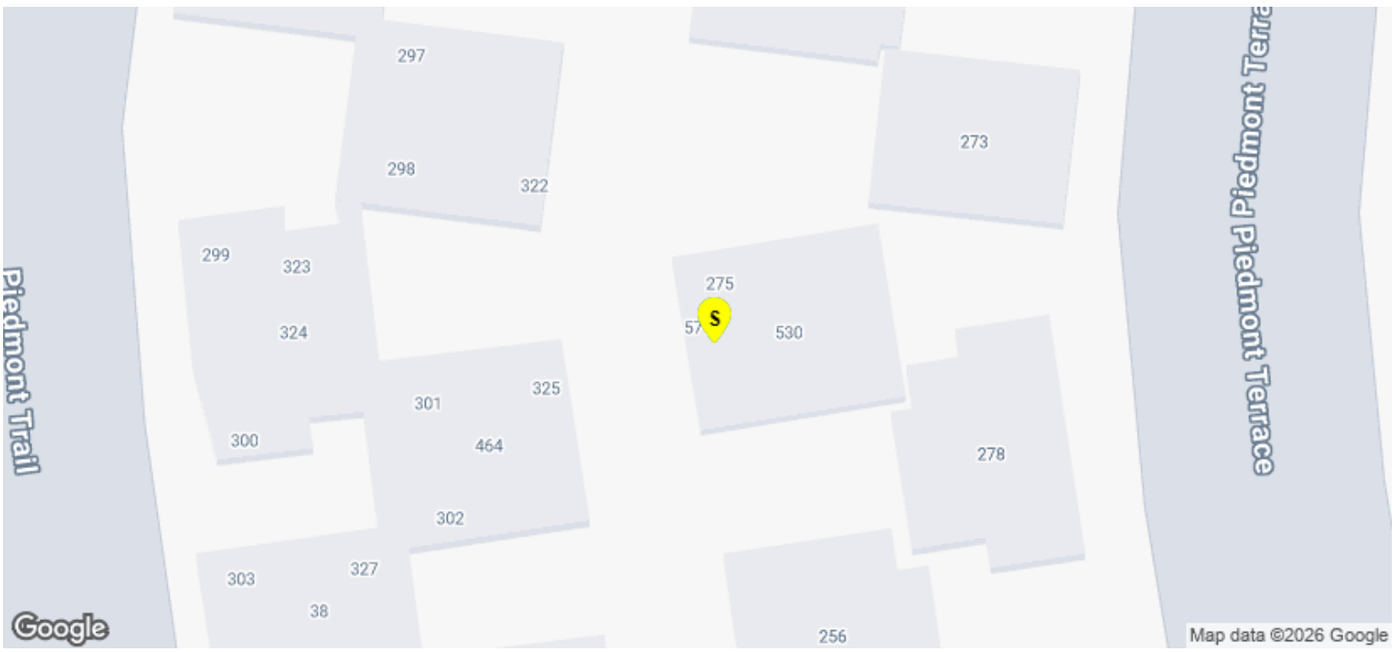
ICE SiteX Report

OrderID: 98779274

SiteX Property Information Report



Subject Property Location

475 PIEDMONT J, DELRAY BEACH, FL 33484-5077

County:	**PALM BEACH FL**	Census Tract:	0059.44
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	00-42-46-22-17-010-4750	Thomas Bros Pg-Grid:	

Valuation

Value:	**$117,000**	FSD:	20	Common Confidence Score:	37
Value Range:	$93,600 - $140,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	355
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:	$99,407	Market Improvment Value:	$99,407	Total Taxable Value:	$1,140
Total Assessed Value:	$99,407	Total Assessor Market Value:	$99,407	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DZ

Assessment Legal Description

Subdivision: KINGS POINT PIEDMONT COND Legal Unit: 475 Sec/Twnship/Range: SEC 22 TWN 46S RNG 42E
Abbreviated Description: KINGS POINT PIEDMONT J COND PAR 475

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	2	Pool:	
Building Area:	910 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Concrete Block
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/16/2020	Loan Amount:	N/A
Document #:	20200136528 BK-PG 31368-179	Loan Type:	Credit Line (Revolving)
Contract Date:	03/31/2020		
TD Due Date:	04/11/2050	Type Finance:	VAR

Legal Description:
Subdivision: KINGS POINT PIEDMONT COND Map Ref: 0

Prior Transfer

Recording Date:	03/24/2016	Sales Price:	N/A
Document #:	20160101647 BK-PG 28184-0455	Type of Sale:	Arms-Length Transfer
Contract Date:	03/04/2016		
Document Type:	Deed		

Legal Description:
Subdivision: PIEDMONT J CONDOMINIUM Legal Unit: 475 Map Ref: MB 3208 PG 1359

Prior Transfer

Recording Date:	03/04/2016	Sales Price:	N/A
Document #:	BK-PG 28184-455	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: KINGS POINT PIEDMONT COND Legal Unit: 475 Sec/Twnship/Range: SEC 22 TWN 46S RNG 42E
Abbreviated Description: KINGS POINT PIEDMONT J COND PAR 475

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Prior Transfer

Recording Date:	05/12/2011	Sales Price:	$30,000
Document #:	20110172213 BK-PG 24519-1925	Type of Sale:	Arms-Length Transfer
Contract Date:	04/27/2011		
Document Type:	Deed		

Legal Description:
Subdivision: PIEDMONT J CONDOMINIUM

Prior Transfer

Recording Date:	05/19/2009	Sales Price:	N/A
Document #:	20090168317 BK-PG 23238-1628	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/25/2009		
Document Type:	Deed		

Legal Description:
Subdivision: PIEDMONT J CONDOMINIUM Legal Unit: 475

Area Sales Analysis

Total Area Sales	$944,700	Median # of Bedrooms	2
Median Lot Size	1 SF	Median # of Baths	2
Median Living Area	910 SF	Median Year Built	1980
Price Range - 2 Yrs	$60,000 to $159,200	Age Range	46 years to 46 years
Median Value	$80,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**523 PIEDMONT K** **DELRAY BEACH, FL 33484-5085**	10/19/2026	$111,000	$122	910	/2/2	1980	43,560 SF	
		APN: 00-42-46-22-17-011-5230 Document #: 20260379977 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT Legal Unit: 523 MapRef: MB 3242 PG 411 Abbreviated Description: Subdivision:PIEDMONT Legal Unit:523 Map Ref:MB 3242 PG 411								
2	0Mi.	**352 PIEDMONT H** **DELRAY BEACH, FL 33484-5056**	10/17/2026	$122,000	$134	910	/2/2	1980	43,560 SF	
		APN: 00-42-46-22-17-008-3520 Document #: 20260379140 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT H CONDOMINIUM Legal Unit: 352 MapRef: MB 3259 PG 1675 Abbreviated Description: Subdivision:PIEDMONT H CONDOMINIUM Legal Unit:352 Map Ref:MB 3259 PG 1675								
3	0Mi.	**551 PIEDMONT L** **DELRAY BEACH, FL 33484-5024**	09/29/2026	$155,000	$195	795	/1/1	1980	43,560 SF	
		APN: 00-42-46-22-17-012-5510 Document #: 20260352194 Document Type: Warranty Deed Price Code: Q Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT L CONDOMINIUM Legal Unit: 551 MapRef: MB 3329 PG 1220 Abbreviated Description: Subdivision:PIEDMONT L CONDOMINIUM Legal Unit:551 Map Ref:MB 3329 PG 1220								
4	0Mi.	**563 PIEDMONT L** **DELRAY BEACH, FL 33484-5026**	09/15/2026	$95,000	$119	795	/1/1	1980	43,560 SF	
		APN: 00-42-46-22-17-012-5630 Document #: 20260336015 Document Type: Deed Price Code: Q Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT L CONDOMINIUM Legal Unit: 563 MapRef: MB 3329 PG 1220 Abbreviated Description: Subdivision:PIEDMONT L CONDOMINIUM Legal Unit:563 Map Ref:MB 3329 PG 1220								
5	0Mi.	**571 PIEDMONT L** **DELRAY BEACH, FL 33484-5007**	09/04/2026	$159,200	$175	910	/2/2	1980	43,560 SF	
		APN: 00-42-46-22-17-012-5710 Document #: 20260325891 Document Type: Warranty Deed Price Code: Q Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT L CONDOMINIUM Legal Unit: 571 MapRef: MB 3329 PG 1220 Abbreviated Description: Subdivision:PIEDMONT L CONDOMINIUM Legal Unit:571 Map Ref:MB 3329 PG 1220								
6	0Mi.	**376 PIEDMONT H** **DELRAY BEACH, FL 33484-5060**	08/31/2026	$72,000	$79	910	/2/2	1980	43,560 SF	
		APN: 00-42-46-22-17-008-3760 Document #: 20260318115 Document Type: Warranty Deed Price Code: Q Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT H CONDOMINIUM Legal Unit: 376 MapRef: MB 3259 PG 1675 Abbreviated Description: Subdivision:PIEDMONT H CONDOMINIUM Legal Unit:376 Map Ref:MB 3259 PG 1675								
7	0Mi.	**483 PIEDMONT K** **DELRAY BEACH, FL 33484-5078**	08/21/2026	$80,000	$101	795	/1/1	1980	43,560 SF	
		APN: 00-42-46-22-17-011-4830 Document #: 20260304241 Document Type: Warranty Deed Price Code: Q Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT K CONDOMINIUM Legal Unit: 483 MapRef: MB 3242 PG 411 Abbreviated Description: Subdivision:PIEDMONT K CONDOMINIUM Legal Unit:483 Map Ref:MB 3242 PG 411								
8	0Mi.	**193 PIEDMONT E** **DELRAY BEACH, FL 33484-5032**	08/17/2026	$25,000	$27	910	/2/2	1980	43,560 SF	
		APN: 00-42-46-22-17-005-1930 Document #: 20260297816 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT E Legal Unit: 193 MapRef: MB 3311 PG 939 Abbreviated Description: Subdivision:PIEDMONT E Legal Unit:193 Map Ref:MB 3311 PG 939								
9	0Mi.	**258 PIEDMONT F** **DELRAY BEACH, FL 33484-5042**	08/13/2026	$34,000	$45	760	/1/1	1980	43,560 SF	
		APN: 00-42-46-22-17-006-2580 Document #: 20260293881 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: PIEDMONT F CONDOMINIUM Legal Unit: 258 MapRef: MB 3294 PG 714 Abbreviated Description: Subdivision:PIEDMONT F CONDOMINIUM Legal Unit:258 Map Ref:MB 3294 PG 714								
10	0Mi.	**421 PIEDMONT I** **DELRAY BEACH, FL 33484-5068**	07/23/2026	$65,000	$71	910	/2/2	1980	43,560 SF	
		APN: 00-42-46-22-17-009-4210 Document #: 20260270728 Document Type: Warranty Deed Price Code: Q								

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Land Use: Condominium Unit (Residential)
Legal: Subdivision: PIEDMONT I CONDOMINIUM Legal Unit: 421 MapRef: MB 3242 PG 268 Abbreviated Description: Subdivision:PIEDMONT I CONDOMINIUM Legal Unit:421 Map Ref:MB 3242 PG 268

11	0Mi.	**48 PIEDMONT A** **DELRAY BEACH, FL 33484-5015**	07/23/2026	$115,000	$111	1040	/2/2	1980	43,560 SF

APN: 00-42-46-22-17-001-0480 Document #: 20260270670
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PIEDMONT A CONDOMINIUM Legal Unit: 48 MapRef: MB 3308 PG 762 Abbreviated Description: Subdivision:PIEDMONT A CONDOMINIUM Legal Unit:48 Map Ref:MB 3308 PG 762

12	0Mi.	**202 PIEDMONT E** **DELRAY BEACH, FL 33484-5033**	07/17/2026	$65,000	$71	910	/2/2	1980	43,560 SF

APN: 00-42-46-22-17-005-2020 Document #: 20260259843
Document Type: Warranty Deed Price Code: Q
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PIEDMONT E CONDOMINIUM Legal Unit: 202 MapRef: MB 3311 PG 939 Abbreviated Description: Subdivision:PIEDMONT E CONDOMINIUM Legal Unit:202 Map Ref:MB 3311 PG 939

13	0Mi.	**188 PIEDMONT D** **DELRAY BEACH, FL 33484-7964**	07/14/2026	$90,000	$99	910	/2/2	1980	43,560 SF

APN: 00-42-46-22-17-004-1880 Document #: 20260255644
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PIEDMONT D CONDOMINIUM Legal Unit: 188 MapRef: MB 3336 PG 54 Abbreviated Description: Subdivision:PIEDMONT D CONDOMINIUM Legal Unit:188 Map Ref:MB 3336 PG 54

14	0Mi.	**154 PIEDMONT D** **DELRAY BEACH, FL 33484-7958**	07/06/2026	$59,000	$78	760	/1/1	1980	43,560 SF

APN: 00-42-46-22-17-004-1540 Document #: 20260241844
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PIEDMONT D CONDOMINIUM Legal Unit: 154 MapRef: MB 3336 PG 54 Abbreviated Description: Subdivision:PIEDMONT D CONDOMINIUM Legal Unit:154 Map Ref:MB 3336 PG 54

15	.25Mi.	**6170 LAKE HIBISCUS DR** **DELRAY BEACH, FL 33484-4619**	07/08/2026	$456,500	$311	1466	/3/2	1996	3,907 SF

APN: 00-42-46-22-19-006-0040 Document #: 20260247904
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 6 Subdivision: FLORAL LAKES PLAT ONE MapRef: MB 77 PG 78-81 Abbreviated Description: Lot:4 Block:6 Subdivision:FLORAL LAKES PLAT ONE Map Ref:MB 77 PG 78-81

16	.26Mi.	**15458 FLORAL CLUB RD** **DELRAY BEACH, FL 33484-4638**	07/17/2026	$369,900	$227	1631	/2/2	1998	3,724 SF

APN: 00-42-46-22-19-012-0460 Document #: 20260261526
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 46 Block: 12 Subdivision: FLORAL LAKES PLAT ONE MapRef: MB 77 PG 78 Abbreviated Description: Lot:46 Block:12 Subdivision:FLORAL LAKES PLAT ONE Map Ref:MB 77 PG 78

17	.36Mi.	**6143 FLORAL LAKES DR** **DELRAY BEACH, FL 33484-4629**	08/06/2026	$558,650	$385	1450	/3/2	1997	7,510 SF

APN: 00-42-46-22-19-003-0110 Document #: 20260288982
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 11 Block: 3 Subdivision: FLORAL LAKES PLAT ONE MapRef: MB 77 PG 78 Abbreviated Description: Lot:11 Block:3 Subdivision:FLORAL LAKES PLAT ONE Map Ref:MB 77 PG 78

18	.4Mi.	**15340 FLORAL CLUB RD** **DELRAY BEACH, FL 33484-4645**	09/03/2026	$345,000	$220	1570	/3/2	1998	3,955 SF

APN: 00-42-46-22-21-001-0060 Document #: 20260324603
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 1 Subdivision: FLORAL LAKES PLAT TWO MapRef: MB 82 PG 83 Abbreviated Description: Lot:6 Block:1 Subdivision:FLORAL LAKES PLAT TWO Map Ref:MB 82 PG 83

19	.44Mi.	**16122 POPPYSEED CIR** **DELRAY BEACH, FL 33484-6332**	10/06/2026	$488,000	$270	1805	/4/2	2007	43,560 SF

APN: 00-42-46-27-27-000-1401 Document #: 20260363932
Document Type: Warranty Deed Price Code: Q
Land Use: Condominium Unit (Residential)
Legal: Subdivision: DREXEL PARK TOWNHOMES I Legal Unit: 1401 MapRef: MB 20701 PG 1438 Abbreviated Description: Subdivision:DREXEL PARK TOWNHOMES I Legal Unit:1401 Map Ref:MB 20701 PG 1438

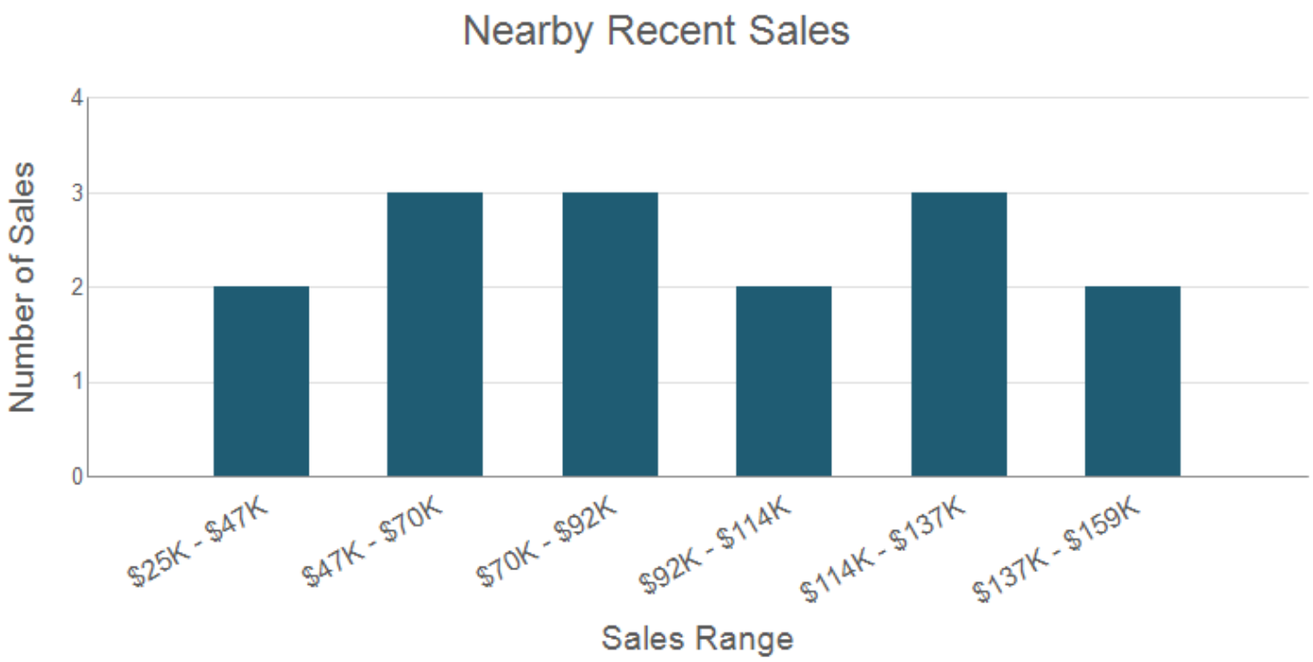
20	.44Mi.	**16177 POPPYSEED CIR** **DELRAY BEACH, FL 33484-6321**	09/09/2026	$590,000	$327	1805	/4/2	2014	43,560 SF

APN: 00-42-46-27-27-000-0506 Document #: 20260329966
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: DREXEL PARK TOWNHOMES I Phase No: 5 Legal Unit: 506 MapRef: MB 20701 PG 1438 Abbreviated Description: Subdivision:DREXEL PARK TOWNHOMES I Phase No:5 Legal Unit:506 Map Ref:MB 20701 PG 1438

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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.	**475 PIEDMONT J**	**03/04/2016**	$99,407	$99,407	910	/2/2	1980	1 SF	
0Mi.	**158 PIEDMONT D**	**07/07/2010**	$94,407	$94,407	910	/2/2	1980	1 SF	
0Mi.	**347 PIEDMONT H**	**03/10/2025**	$94,582	$22,735	910	/2/2	1980	1 SF	
0Mi.	**312 PIEDMONT G**	**01/17/2025**	$68,407	$12,667	760	/1/1	1980	1 SF	
0Mi.	**73 PIEDMONT B**	**06/01/1999**	$145,407	$145,407	1,040	/2/2	1980	1 SF	
0Mi.	**381 PIEDMONT H**	**10/08/1999**	$93,407	$45,858	910	/2/2	1980	1 SF	
0Mi.	**84 PIEDMONT B**	**10/01/1993**	$143,407	$143,407	1,040	/2/2	1980	1 SF	
0Mi.	**522 PIEDMONT K**	**04/01/1999**	$99,582	$35,717	910	/2/2	1980	1 SF	
0Mi.	**391 PIEDMONT I**	**06/01/1997**	$66,407	$66,407	760	/1/1	1980	1 SF	
0Mi.	**531 PIEDMONT L**	**09/06/2024**	$93,582	$93,582	795	/1/1	1980	1 SF	
0Mi.	**190 PIEDMONT D**	**12/30/1997**	$95,407	$95,407	910	/2/2	1980	1 SF	
0Mi.	**288 PIEDMONT F**	**03/28/2016**	$95,407	$95,407	910	/2/2	1980	1 SF	
0Mi.	**246 PIEDMONT F**	**04/01/1999**	$94,582	$21,753	910	/2/2	1980	1 SF	
0Mi.	**389 PIEDMONT I**	**03/01/1980**	$94,407	$94,407	910	/2/2	1980	1 SF	
0Mi.	**384 PIEDMONT H**	**10/21/2022**	$95,407	$95,407	910	/2/2	1980	1 SF	
0Mi.	**358 PIEDMONT H**	**05/12/1998**	$96,582	$96,582	910	/2/2	1980	1 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	64.8 years old	Households:	15,774
Median Household Income:	$60,069	Households w/Family:	47%
Household Income Per Capita:	$44,460	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	10%

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
1.83Mi.	**Orchard View Elementary School** Number of Students: 679 Student-Teacher Ratio: 15.09	D+	Public	PK - 5
4.02Mi.	**Pine Grove Elementary School** Number of Students: 372 Student-Teacher Ratio: 13.53	C	Public	EE - 5

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3.57Mi. **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
36.48Mi. **Pioneer Park Elementary School** Number of Students: 408 Student-Teacher Ratio: 14.57	D	Public	EE - 5
37.00Mi. **Glade View Elementary School** Number of Students: 313 Student-Teacher Ratio: 14.23	D+	Public	EE - 5
23.28Mi. **Dr. Mary McLeod Bethune Elementary School** Number of Students: 529 Student-Teacher Ratio: 15.56	F	Public	PK - 5
13.23Mi. **Highland Elementary School** Number of Students: 976 Student-Teacher Ratio: 14.35	D-	Public	EE - 5
3.24Mi. **Spanish River Community High School** Number of Students: 2,730 Student-Teacher Ratio: 20.15 Advanced Placement: Yes	A	Public	9 - 12
9.31Mi. **Rolling Green Elementary School** Number of Students: 673 Student-Teacher Ratio: 13.85	F	Public	EE - 5
18.06Mi. **West Gate Elementary School** Number of Students: 767 Student-Teacher Ratio: 13.82	D-	Public	EE - 5
41.22Mi. **Pahokee Middle-Senior High School** Number of Students: 868 Student-Teacher Ratio: 15.36 Advanced Placement: Yes	C	Public	6 - 12
41.66Mi. **K. E. Cunningham/Canal Point Elementary School** Number of Students: 283 Student-Teacher Ratio: 13.8	D	Public	PK - 5
41.39Mi. **Pahokee Elementary School** Number of Students: 328 Student-Teacher Ratio: 13.67	C	Public	PK - 5
2.21Mi. **Carver Community Middle School** Number of Students: 680 Student-Teacher Ratio: 14.78	D-	Public	6 - 8
22.86Mi. **West Riviera Elementary School** Number of Students: 524 Student-Teacher Ratio: 17.18	F	Public	EE - 5
7.45Mi. **Galaxy E3 Elementary School** Number of Students: 595 Student-Teacher Ratio: 14.69	D-	Public	EE - 5

Flood Report

The Subject Property of **475 PIEDMONT J, DELRAY BEACH, FL 33484-5077** 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	113%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	35%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	158%	NOTABLY HIGHER
FORCIBLE RAPE	29%	SIGNIFICANTLY LOWER
MURDER	106%	SIMILAR
OVERALL	135%	NOTABLY HIGHER

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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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