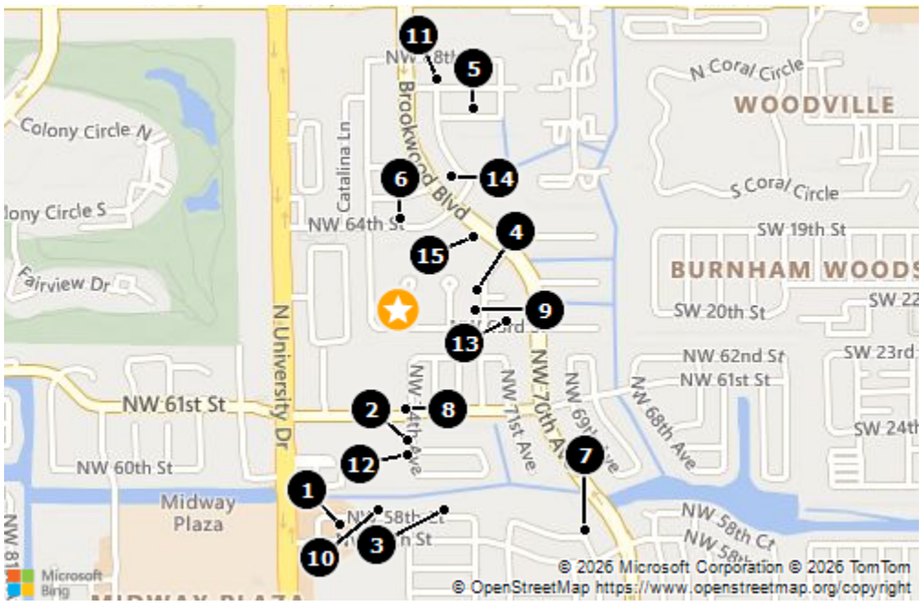
ICE SiteX Report

OrderID: 97687961

SiteX Property Information Report



Subject Property Location

6303 NW 73RD AVE, TAMARAC, FL 33321-5508

County:	**BROWARD FL**	Census Tract:	120110601.051029
Property Use:	Zero Lot Line (Residential)	Zoning:	R-1
Parcel Number:	49-41-10-05-1250	Thomas Bros Pg-Grid:	

Valuation

Value:	**$358,000**	FSD:	9	Common Confidence Score:	73
Value Range:	$325,780 - $390,220	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3112
Assd Land Value:		Market Land Value:	$30,220	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$360,140	Total Taxable Value:	$12,866
Total Assessed Value:	$240,100	Total Assessor Market Value:	$390,360	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 30 Block: 238 District: 3112 Subdivision: MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Sec/Twnship/Range: SEC 10 TWN 49S RNG 41E
Abbreviated Description: MAINLANDS OF TAMARAC LAKES UNIT 15 71-3 B LOT 30 BLK 238
City/Muni/Twp: TAMARAC

Property Characteristics

Lot Size:	10,073 SF	Bedrooms:	2	Pool:	
Building Area:	1251 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Tar&Gravel
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/04/2025	Sales Price:	$243,000
Document #:	120083860 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2019	Sales Price:	$164,500
Document #:	115881427 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/05/2019	Sales Price:	$243,000
Document #:	115847987 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/04/2019		
Document Type:			
Legal Description:			

Lot: 30 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Map Ref: MB 71 PG 3

Prior Transfer

Recording Date:	06/04/2019	Sales Price:	$243,000
Document #:	115847987 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97687961

Document Type:
Legal Description:
Lot: 30 Block: 238 District: 3112 Subdivision: MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Sec/Twnship/Range: SEC 10 TWN 49S RNG 41E
Abbreviated Description: MAINLANDS OF TAMARAC LAKES UNIT 15 71-3 B LOT 30 BLK 238
City/Muni/Twp: TAMARAC

Prior Transfer

Recording Date:	10/10/2018	Sales Price:	$67,200
Document #:	115378130 BK-PG 49605-1659	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/11/2018	Loan Amount:	N/A
Document #:	115316432 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2048	Type Finance:	

Legal Description:
Lot: 30 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES Legal Unit: 15

Prior Transfer

Recording Date:	08/27/2018	Sales Price:	N/A
Document #:	115287607 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/26/2018		
Document Type:			

Legal Description:
Lot: 30 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Map Ref: MB 71 PG 3

Prior Transfer

Recording Date:	08/23/2016	Sales Price:	N/A
Document #:	113887338 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/06/2016		
Document Type:			

Legal Description:
Lot: 30 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Map Ref: MB71 PLG3

Prior Transfer

Recording Date:	04/08/2013	Sales Price:	$197,600
Document #:	111446146 BK-PG 43390-0014	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/18/2013	Loan Amount:	N/A
Document #:	111396611 BK-PG 49605-1659	Loan Type:	New Conventional
TD Due Date:	04/01/2043	Type Finance:	

Legal Description:
Lot: 30 Block: 238 Subdivision: THE MAINLANDS OF TAMRAC LAKES Legal Unit: 15

Prior Transfer

Recording Date:	03/18/2013	Sales Price:	$84,000
Document #:	111396610 BK-PG 49605-1657	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/14/2013		
Document Type:			

Legal Description:
Lot: 30 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Map Ref: MB71 PG3

Prior Transfer

Recording Date:	11/30/2011	Sales Price:	$197,600
Document #:	110400889 BK-PG 43390-0014	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/05/2007	Sales Price:	$116,280
Document #:	106806012 BK-PG 33319-0487	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/08/2007	Loan Amount:	N/A
Document #:	106726182 BK-PG 43390-0014	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Lot: 30 Block: 238 Subdivision: MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN

Prior Transfer

Recording Date:	12/14/2006	Sales Price:	N/A
Document #:	106672488 BK-PG 43271-1001	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/06/2006		
Document Type:			

Legal Description:
Lot: 30 Block: 238 Subdivision: MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN Map Ref: MB71 PG3

Prior Transfer

Recording Date:	06/23/2006	Sales Price:	N/A
Document #:	106194841 BK-PG 42279-0891	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/15/2006		

ICE SiteX Report

OrderID: 97687961

Document Type:
Legal Description:
Lot: 3 Block: 238 Subdivision: TAMARAC LAKES UNIT FIFTEEN Map Ref: MB71 PG3

Prior Transfer

Recording Date:	06/21/2002	Sales Price:	$114,000
Document #:	102002044 BK-PG 33319-0486	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/21/2002		
Document Type:			

Legal Description:
Lot: 30 Block: 238 Subdivision: MAINLANDS OF TAMARAC LAKES Legal Unit: 15 Map Ref: MB71 PG3

Prior Transfer

Recording Date:	09/08/1993	Sales Price:	N/A
Document #:	BK-PG 21091-00992	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/1993		
Document Type:			

Legal Description:
Lot: 30 Block: 238 Subdivision: MAINLANDS OF TAMARAC LAKES UNIT 15 Map Ref: PB 71 3
Abbreviated Description: LT 30 BLK 238$PB 71/3$

Area Sales Analysis

Total Area Sales	$5,987,000	Median # of Bedrooms	2
Median Lot Size	6,750 SF	Median # of Baths	2
Median Living Area	1,529 SF	Median Year Built	1971
Price Range - 2 Yrs	$295,000 to $480,000	Age Range	54 years to 56 years
Median Value	$410,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**7502 NW 58TH CT** **TAMARAC, FL 33321-6023**	06/01/2026	$355,000	$314	1128	/2/2	1970	3,600 SF	
		APN: 49-41-10-03-0660 Document #: 120895525 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 3 Block: 155 Subdivision: THE MAINLANDS OF TAMARAC LAKES NINTH SECTION MapRef: MB 67 PG 48 Abbreviated Description: Lot:3 Block:155 Subdivision:THE MAINLANDS OF TAMARAC LAKES NINTH SECTION Map Ref:MB 67 PG 48								
2	.19Mi.	**6003 NW 74TH AVE** **TAMARAC, FL 33321-6047**	05/29/2026	$340,000	$279	1216	/2/1	1971	4,498 SF	
		APN: 49-41-10-04-2630 Document #: 120894527 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 3 Block: 176 Subdivision: MAINLANDS OF TAMARAC LAKES MapRef: MB 68 PG 36 Abbreviated Description: Lot:3 Block:176 Subdivision:MAINLANDS OF TAMARAC LAKES Map Ref:MB 68 PG 36								
3	.3Mi.	**7309 NW 58TH CT** **TAMARAC, FL 33321-6018**	05/20/2026	$410,000	$268	1529	/2/1.5	1970	4,950 SF	
		APN: 49-41-10-03-1050 Document #: 120877977 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 18 Block: 156 Subdivision: MAINLANDS OF TAMARAC LAKES NINTH SECTION MapRef: MB 67 PG 48 Abbreviated Description: Lot:18 Block:156 Subdivision:MAINLANDS OF TAMARAC LAKES NINTH SECTION Map Ref:MB 67 PG 48								
4	.12Mi.	**6307 NW 71ST AVE** **TAMARAC, FL 33321-5504**	05/13/2026	$427,000	$248	1716	/2/2	1971	6,757 SF	
		APN: 49-41-10-05-1000 Document #: 120862844 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 5 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES Phase No: 15 MapRef: MB 71 PG 3 Abbreviated Description: Lot:5 Block:238 Subdivision:THE MAINLANDS OF TAMARAC LAKES Phase No:15 Map Ref:MB 71 PG 3								
5	.31Mi.	**7105 NW 66TH ST** **TAMARAC, FL 33321-5553**	04/29/2026	$360,000	$209	1716	/2/2	1972	6,480 SF	
		APN: 49-41-10-05-2170 Document #: 120837272 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 4 Block: 243 Subdivision: THE MAINLANDS OF TAMARAC LAKES MapRef: MB 71 PG 3 Abbreviated Description: Lot:4 Block:243 Subdivision:THE MAINLANDS OF TAMARAC LAKES Map Ref:MB 71 PG 3								
6	.13Mi.	**7303 NW 64TH ST** **TAMARAC, FL 33321-5582**	04/14/2026	$475,000	$276	1716	/2/2	1971	7,030 SF	
		APN: 49-41-10-05-1500 Document #: 120805844 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 5 Block: 239 Subdivision: THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN MapRef: MB 71 PG 3 Abbreviated Description: Lot:5 Block:239 Subdivision:THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN Map Ref:MB 71 PG 3								
7	.42Mi.	**7011 NW 58TH CT** **TAMARAC, FL 33321-5758**	02/17/2026	$365,000	$323	1128	/2/1.5	1970	8,485 SF	
		APN: 49-41-10-03-2150 Document #: 120701666 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 13 Block: 162 Subdivision: THE MAINLANDS OF TAMARAC LAKES NINTH SECTION MapRef: MB 67 PG 48 Abbreviated Description: Lot:13 Block:162 Subdivision:THE MAINLANDS OF TAMARAC LAKES NINTH SECTION Map Ref:MB 67 PG 48								
8	.15Mi.	**6101 NW 74TH AVE** **TAMARAC, FL 33321-6061**	02/09/2026	$410,000	$326	1257	/2/2	1970	6,504 SF	
		APN: 49-41-10-04-3580 Document #: 120686134 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 1 Block: 178 Subdivision: THE MAINLANDS OF TAMARAC LAKES TENTH SECTION MapRef: MB 68 PG 36 Abbreviated Description: Lot:1 Block:178 Subdivision:THE MAINLANDS OF TAMARAC LAKES TENTH SECTION Map Ref:MB 68 PG 36								
9	.11Mi.	**6303 NW 71ST AVE** **TAMARAC, FL 33321-5504**	01/21/2026	$480,000	$279	1716	/2/2	1972	6,750 SF	Spa Only
		APN: 49-41-10-05-1020 Document #: 120652548 Document Type: Price Code: R Land Use: Zero Lot Line (Residential)								

ICE SiteX Report

OrderID: 97687961

Legal: Lot: 7 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN MapRef: MB 71 PG 3 Abbreviated Description: Lot:7 Block:238 Subdivision:THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN Map Ref:MB 71 PG 3

10	.29Mi.	**7409 NW 58TH CT**	12/31/2025	$295,000	$185	1587	/2/2	1970	5,220 SF
		TAMARAC, FL 33321-6020							

APN: 49-41-10-03-0960 Document #: 120622175
Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 9 Block: 156 Subdivision: THE MAINLANDS OF TAMARAC LAKES NINTH SECTION MapRef: MB 67 PG 48 Abbreviated Description: Lot:9 Block:156 Subdivision:THE MAINLANDS OF TAMARAC LAKES NINTH SECTION Map Ref:MB 67 PG 48

11	.34Mi.	**7201 NW 67TH ST**	12/31/2025	$459,000	$306	1497	/2/2	1972	6,750 SF
		TAMARAC, FL 33321-5516							

APN: 49-41-10-05-2280 Document #: 120620688
Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 3 Block: 244 Subdivision: THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN MapRef: MB 71 PG 3 Abbreviated Description: Lot:3 Block:244 Subdivision:THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN Map Ref:MB 71 PG 3

12	.21Mi.	**5907 NW 74TH AVE**	12/22/2025	$419,000	$300	1394	/3/2	1970	4,948 SF
		TAMARAC, FL 33321-6045							

APN: 49-41-10-04-2650 Document #: 120610583
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 5 Block: 176 Subdivision: THE MAINLANDS OF TAMARAC LAKES TENTH SECTION MapRef: MB 68 PG 36 Abbreviated Description: Lot:5 Block:176 Subdivision:THE MAINLANDS OF TAMARAC LAKES TENTH SECTION Map Ref:MB 68 PG 36

13	.16Mi.	**7019 NW 63RD ST**	12/19/2025	$322,000	$237	1358	/2/2	1971	6,750 SF
		TAMARAC, FL 33321-5501							

APN: 49-41-10-05-0640 Document #: 120606485
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 16 Block: 236 Subdivision: THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN MapRef: MB 71 PG 3 Abbreviated Description: Lot:16 Block:236 Subdivision:THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN Map Ref:MB 71 PG 3

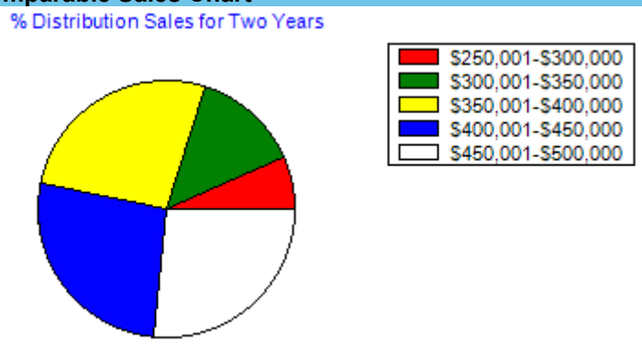
14	.21Mi.	**6409 NW 72ND AVE**	12/17/2025	$400,000	$237	1684	/2/2	1971	6,977 SF
		TAMARAC, FL 33321-5518							

APN: 49-41-10-05-2120 Document #: 120602584
Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 21 Block: 242 Subdivision: THE MAINLANDS OF TAMARAC LAKES Legal Unit: 15 MapRef: MB 71 PG 3 Abbreviated Description: Lot:21 Block:242 Subdivision:THE MAINLANDS OF TAMARAC LAKES Legal Unit:15 Map Ref:MB 71 PG 3

15	.15Mi.	**6317 BROOKWOOD BLVD**	12/15/2025	$470,000	$273	1716	/2/2	1971	11,000 SF
		TAMARAC, FL 33321-5513							

APN: 49-41-10-05-1450 Document #: 120596729
Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 50 Block: 238 Subdivision: THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN MapRef: MB 71 PG 3 Abbreviated Description: Lot:50 Block:238 Subdivision:THE MAINLANDS OF TAMARAC LAKES UNIT FIFTEEN Map Ref:MB 71 PG 3

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.

ICE SiteX Report

OrderID: 97687961

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.	**6303 NW 73RD AVE**	**06/04/2019**	$390,360	$240,100	1,251	/2/2	1972	10,073 SF	
.01Mi.	**6305 NW 73RD AVE**	**10/25/2018**	$421,030	$227,750	1,664	/2/2	1971	10,170 SF	
.02Mi.	**6301 NW 73RD AVE**	**07/25/1995**	$400,260	$115,120	1,716	/2/2	1970	11,766 SF	
.02Mi.	**6302 NW 74TH AVE**	**03/09/2020**	$390,050	$345,750	1,716	/2/2	1972	8,251 SF	
.03Mi.	**6304 NW 74TH AVE**	**03/28/2019**	$423,740	$291,080	1,664	/3/2	1972	8,251 SF	
.03Mi.	**6300 NW 74TH AVE**	**08/06/2018**	$395,910	$106,560	1,684	/2/2	1972	9,668 SF	
.03Mi.	**6307 NW 73RD AVE**	**04/05/2013**	$399,460	$148,140	1,716	/2/1.5	1971	8,895 SF	
.03Mi.	**6302 NW 73RD AVE**	**11/15/2021**	$422,930	$422,930	1,664	/2/2	1972	9,750 SF	
.04Mi.	**6300 NW 73RD AVE**	**03/27/2018**	$441,500	$262,190	1,769	/2/2	1972	8,582 SF	
.04Mi.	**6306 NW 74TH AVE**	**09/25/2014**	$398,000	$170,830	1,716	/2/2	1971	8,251 SF	
.04Mi.	**6304 NW 73RD AVE**	**10/05/2015**	$400,930	$243,030	1,716	/2/2	1971	9,750 SF	
.04Mi.	**7302 NW 63RD ST**	**05/24/2018**	$274,890	$176,790	1,111	/2/2	1971	5,500 SF	
.04Mi.	**7304 NW 63RD ST**	**10/01/2019**	$399,990	$257,640	1,684	/2/2	1972	7,500 SF	
.04Mi.	**7300 NW 63RD ST**	**07/08/2022**	$436,880	$134,110	2,222	/2/2	1972	7,500 SF	
.05Mi.	**6308 NW 74TH AVE**	**05/22/2024**	$416,030	$68,020	1,684	/2/2	1972	8,250 SF	
.05Mi.	**7203 NW 63RD ST**	**07/21/2009**	$232,410	$59,140	924	/2/1	1971	5,850 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	48.1 years old	Households:	23,272
Median Household Income:	$65,042	Households w/Family:	62%
Household Income Per Capita:	$36,612	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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
1.74Mi.	**Millennium 6-12 Collegiate Academy** Number of Students: 1,435 Student-Teacher Ratio: 22.08	B+	Public	6 - 8
1.74Mi.	**Piper High School** Number of Students: 2,201 Student-Teacher Ratio: 23.5 Advanced Placement: Yes	C-	Public	9 - 12
1.39Mi.	**Discovery Elementary School** Number of Students: 789 Student-Teacher Ratio: 21.32	A	Public	KG - 5

Flood Report

The Subject Property of **6303 NW 73RD AVE, TAMARAC, FL 33321-5508** is in **Zone AH** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING (USUALLY AN AREA OF PONDING), FOR WHICH BFES HAVE BEEN DETERMINED; FLOOD DEPTHS RANGE FROM 1 TO 3 FEET.

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	114%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	35%	SIGNIFICANTLY LOWER
MURDER	93%	SIMILAR
OVERALL	87%	LOWER

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 97687961

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