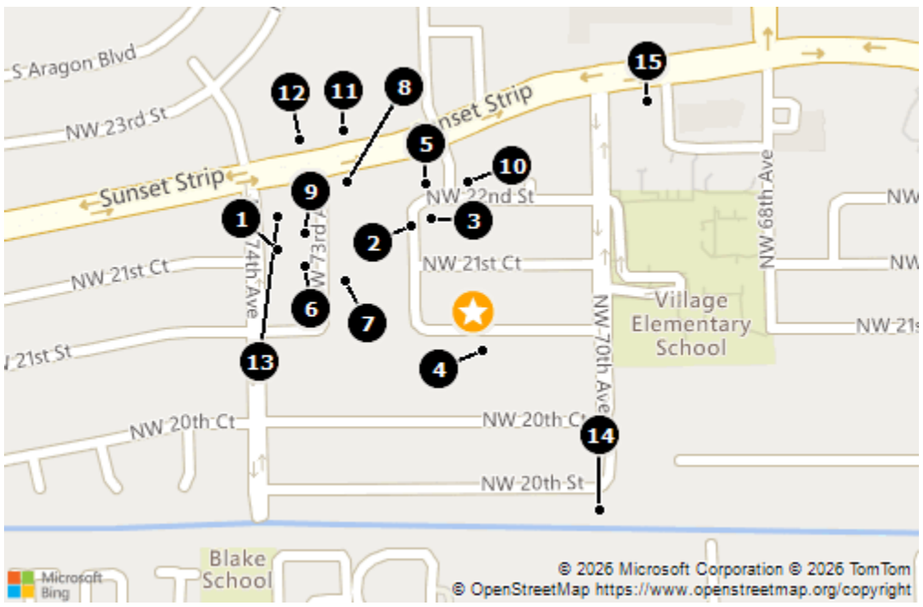
# ICE SiteX Report

**OrderID: 98738591**

## SiteX Property Information Report




## Subject Property Location

### 7181 NW 21ST ST, SUNRISE, FL 33313-3819

| | | | |
|---|---|---|---|
| County: | **BROWARD FL** | Census Tract: | 120110602.091006 |
| Property Use: | Single Family Residential | Zoning: | RS-5 |
| Parcel Number: | 49-41-27-18-0260 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$519,000** | FSD: | 21 | Common Confidence Score: | 32 |
| Value Range: | $410,010 - $627,990 | ICE Confidence Score: | 79 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 2112 |
| Assd Land Value: | $35,630 | Market Land Value: | $35,630 | Tax Year: | 2024 |
| Assd Improvement: | $447,480 | Market Improvment Value: | $447,480 | Total Taxable Value: | $10,910 |
| Total Assessed Value: | $483,110 | Total Assessor Market Value: | $483,110 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 66 District: 2112 Subdivision: SUNRISE GOLF VILLAGE FIRST ADD Sec/Twnship/Range: SEC 27 TWN 49S RNG 41E

| | |
|---|---|
| Abbreviated Description: | SUNRISE GOLF VILLAGE FIRST ADD TO SEC FIFTEEN 66-31 B LOT 66 |
| City/Muni/Twp: | SUNRISE |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,501 SF | Bedrooms: | 4 | Pool: | Yes |
| Building Area: | 1762 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1968 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Stucco |
| Number of Units: | | Garage Type: | Garage | Heating: | |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/04/2024 | Loan Amount: | N/A |
| Document #: | 119935465 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 03/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION FIF

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/28/2023 | Sales Price: | N/A |
| Document #: | 118820172 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/22/2022 | Loan Amount: | N/A |
| Document #: | 118419515 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 03/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION FIF

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/19/2022 | Sales Price: | $392,755 |
| Document #: | 118156783 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |

# ICE SiteX Report

**OrderID: 98738591**

Document Type:
**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/02/2021 | Sales Price: | $295,060 |
| Document #: | 117090507 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/19/2021 | Sales Price: | $400,000 |
| Document #: | 117067371 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 02/16/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION FIF Map Ref: MB 66 PG 31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/16/2021 | Sales Price: | $400,000 |
| Document #: | 117067371 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**
Lot: 66 District: 2112 Subdivision: SUNRISE GOLF VILLAGE FIRST ADD Sec/Twnship/Range: SEC 27 TWN 49S RNG 41E
Abbreviated Description: SUNRISE GOLF VILLAGE FIRST ADD TO SEC FIFTEEN 66-31 B LOT 66
City/Muni/Twp: SUNRISE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/05/2019 | Sales Price: | $178,200 |
| Document #: | 116033553 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/31/2019 | Sales Price: | $320,000 |
| Document #: | 115965007 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 07/29/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION FIF Map Ref: MB 66 PG 31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/15/2019 | Sales Price: | $320,000 |
| Document #: | | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/05/2016 | Sales Price: | N/A |
| Document #: | 113610671 BK-PG 50297-1132 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/16/2016 | Sales Price: | $132,529 |
| Document #: | 113574010 BK-PG 47036-1677 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/22/2016 | Sales Price: | $248,200 |
| Document #: | 113527983 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 02/19/2016 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Section: 15 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE Map Ref: MB66 PG31

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/30/2013 | Loan Amount: | N/A |
| Document #: | 111903427 BK-PG 50297-1132 | Loan Type: | FHA |
| TD Due Date: | 09/01/2043 | Type Finance: | |

**Legal Description:**
Lot: 66 Section: 15 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/26/2012 | Sales Price: | $132,529 |
| Document #: | 110717933 BK-PG 47036-1677 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/26/2010 | Sales Price: | $135,000 |
| Document #: | 109290794 BK-PG 47036-1676 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 03/12/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION 15 Map Ref: MB66 PG31

# ICE SiteX Report

**OrderID: 98738591**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/26/2010 | Sales Price: | N/A |
| Document #: | 109107313 BK-PG 46825-0097 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 01/19/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION 15 Map Ref: MB66 PG31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/09/2005 | Sales Price: | $179,900 |
| Document #: | 105347730 BK-PG 36528-1573 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/27/2005 | Loan Amount: | N/A |
| Document #: | 105221925 BK-PG 40162-1941 | Loan Type: | Negative Amortization |
| TD Due Date: | 08/01/2035 | Type Finance: | ADJ |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION 15

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/04/2003 | Sales Price: | $199,900 |
| Document #: | 103539806 BK-PG 36528-1572 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 11/26/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION 15 Map Ref: MB66 PG31

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/10/2003 | Loan Amount: | N/A |
| Document #: | 102630780 BK-PG 34552-0583 | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 12/03/2027 | Type Finance: | |

**Legal Description:**
Lot: 66 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION 15

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $6,402,900 | Median # of Bedrooms | 3 |
| Median Lot Size | 7,362 SF | Median # of Baths | 2 |
| Median Living Area | 1,334 SF | Median Year Built | 1969 |
| Price Range - 2 Yrs | $105,000 to $550,000 | Age Range | 55 years to 57 years |
| Median Value | $465,000 | Median Age | 57 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .15Mi. | **2150 NW 74TH AVE**<br>**SUNRISE, FL 33313-3854** | 10/12/2026 | $358,900 | $279 | 1282 | /2/2 | 1969 | 6,001 SF | |
| | | APN: 49-41-27-26-1440 Document #: 121147436<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 242 Subdivision: SUNRISE GOLF VILLAGE SECTION SEVENTEEN MapRef: MB 69 PG 38 Abbreviated Description: Lot:242 Subdivision:SUNRISE GOLF VILLAGE SECTION SEVENTEEN Map Ref:MB 69 PG 38 | | | | | | | | |
| 2 | .11Mi. | **2201 NW 72ND TER**<br>**SUNRISE, FL 33313-3800** | 07/15/2026 | $530,000 | $262 | 2016 | /3/2 | 1971 | 15,362 SF | Yes |
| | | APN: 49-41-27-18-0310 Document #: 120984503<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 71 Subdivision: SUNRISE GOLF VILLAGE SECTION FIFTEEN MapRef: MB 66 PG 31 Abbreviated Description: Lot:71 Subdivision:SUNRISE GOLF VILLAGE SECTION FIFTEEN Map Ref:MB 66 PG 31 | | | | | | | | |
| 3 | .07Mi. | **7210 NW 22ND ST**<br>**SUNRISE, FL 33313-3842** | 07/06/2026 | $510,000 | $322 | 1580 | /3/2 | 1969 | 7,362 SF | Yes |
| | | APN: 49-41-27-18-0010 Document #: 120963604<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 32 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION FIF MapRef: MB 66 PG 31 Abbreviated Description: Lot:32 Subdivision:FIRST ADDITION TO SUNRISE GOLF VILLAGE SECTION FIF Map Ref:MB 66 PG 31 | | | | | | | | |
| 4 | .03Mi. | **7160 NW 21ST ST**<br>**SUNRISE, FL 33313-3820** | 06/23/2026 | $465,000 | $221 | 2104 | /3/2 | 1969 | 8,625 SF | |
| | | APN: 49-41-27-18-0440 Document #: 120942642<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 84 Subdivision: FIRST ADDITION TO SUNRISE GOLF MapRef: MB 66 PG 31 Abbreviated Description: Lot:84 Subdivision:FIRST ADDITION TO SUNRISE GOLF Map Ref:MB 66 PG 31 | | | | | | | | |
| 5 | .1Mi. | **2205 NW 72ND AVE**<br>**SUNRISE, FL 33313-3846** | 06/16/2026 | $535,000 | $338 | 1580 | /3/2 | 1969 | 9,855 SF | Yes |
| | | APN: 49-41-27-18-0300 Document #: 120927337<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 70 Section: 15 Subdivision: SUNRISE GOLF VILLAGE MapRef: MB 66 PG 31 Abbreviated Description: Lot:70 Section:15 Subdivision:SUNRISE GOLF VILLAGE Map Ref:MB 66 PG 31 | | | | | | | | |
| 6 | .13Mi. | **2141 NW 73RD AVE**<br>**SUNRISE, FL 33313-3849** | 06/01/2026 | $465,000 | $362 | 1282 | /2/2 | 1969 | 6,001 SF | |
| | | APN: 49-41-27-26-1520 Document #: 120897193<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 250 Subdivision: SUNRISE GOLF VILLAGE SECTION SEVENTEEN MapRef: MB 69 PG 38 Abbreviated Description: Lot:250 Subdivision:SUNRISE GOLF VILLAGE SECTION SEVENTEEN Map Ref:MB 69 PG 38 | | | | | | | | |
| 7 | .1Mi. | **2130 NW 73RD AVE**<br>**SUNRISE, FL 33313-3850** | 04/20/2026 | $105,000 | $78 | 1334 | /2/2 | 1970 | 6,900 SF | Yes |
| | | APN: 49-41-27-26-1630 Document #: 120818583 | | | | | | | | |

# ICE SiteX Report

**OrderID: 98738591**

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 261 Section: 17 Subdivision: SUNRISE GOLF VILLAGE MapRef: MB 69 PG 38 Abbreviated Description: Lot:261 Section:17 Subdivision:SUNRISE GOLF VILLAGE Map Ref:MB 69 PG 38

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | .13Mi. | **2200 NW 73RD AVE**<br>**SUNRISE, FL 33313-3852** | 04/17/2026 | $500,000 | $410 | 1218 | /2/2 | 1970 | 10,780 SF | Yes |

APN: 49-41-27-26-1570 Document #: 120815948
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 255 Subdivision: SUNRISE GOLF VILLAGE SECTION SEVENTEEN MapRef: MB 69 PG 38 Abbreviated Description: Lot:255 Subdivision:SUNRISE GOLF VILLAGE SECTION SEVENTEEN Map Ref:MB 69 PG 38

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | .14Mi. | **2161 NW 73RD AVE**<br>**SUNRISE, FL 33313-3849** | 04/10/2026 | $400,000 | $312 | 1282 | /2/2 | 1969 | 6,590 SF | |

APN: 49-41-27-26-1540 Document #: 120802068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 252 Subdivision: SUNRISE GOLF VILLAGE SECTION SEVENTEEN Phase No: 17 MapRef: MB 69 PG 38 Abbreviated Description: Lot:252 Subdivision:SUNRISE GOLF VILLAGE SECTION SEVENTEEN Phase No:17 Map Ref:MB 69 PG 38

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .1Mi. | **7187 NW 22ND ST**<br>**SUNRISE, FL 33313-3840** | 02/25/2026 | $460,000 | $291 | 1580 | /3/2 | 1969 | 7,423 SF | Yes |

APN: 49-41-27-15-0250 Document #: 120715653
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SUNRISE GOLF VILLAGE SECTION FIFTEEN MapRef: MB 65 PG 29 Abbreviated Description: Lot:25 Subdivision:SUNRISE GOLF VILLAGE SECTION FIFTEEN Map Ref:MB 65 PG 29

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .16Mi. | **7281 SUNSET STRIP**<br>**SUNRISE, FL 33313-2831** | 02/12/2026 | $420,000 | $350 | 1200 | /2/2 | 1971 | 6,899 SF | |

APN: 49-41-27-23-0200 Document #: 120693197
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: SUNRISE GOLF VILLAGE SECTION SEVENTEEN MapRef: MB 68 PG 13 Abbreviated Description: Lot:20 Subdivision:SUNRISE GOLF VILLAGE SECTION SEVENTEEN Map Ref:MB 68 PG 13

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .18Mi. | **7331 SUNSET STRIP**<br>**SUNRISE, FL 33313-2832** | 01/26/2026 | $220,000 | $169 | 1301 | /3/2 | 1970 | 6,899 SF | |

APN: 49-41-27-23-0230 Document #: 120659822
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SUNRISE GOLF VILLAGE SECTION SEVENTEEN MapRef: MB 68 PG 13 Abbreviated Description: Lot:23 Subdivision:SUNRISE GOLF VILLAGE SECTION SEVENTEEN Map Ref:MB 68 PG 13

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .16Mi. | **2180 NW 74TH AVE**<br>**SUNRISE, FL 33313-3854** | 11/12/2025 | $499,000 | $461 | 1082 | /2/2 | 1969 | 6,541 SF | |

APN: 49-41-27-26-1420 Document #: 120541015
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 240 Subdivision: FIRST ADDITION TO SUNRISE GOLF VILLAGE MapRef: MB 69 PG 38 Abbreviated Description: Lot:240 Subdivision:FIRST ADDITION TO SUNRISE GOLF VILLAGE Map Ref:MB 69 PG 38

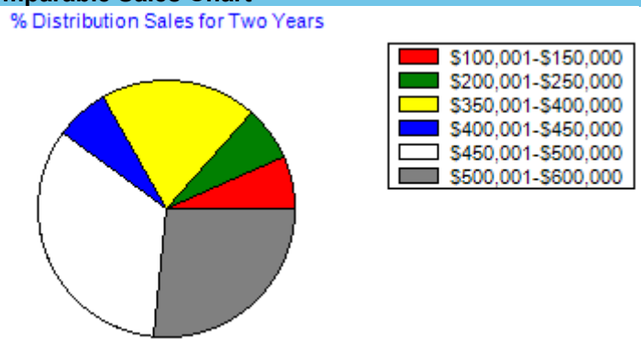
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .17Mi. | **7000 NW 20TH ST**<br>**SUNRISE, FL 33313-3863** | 10/30/2025 | $550,000 | $287 | 1916 | /4/2 | 1969 | 9,572 SF | Yes |

APN: 49-41-27-20-0600 Document #: 120519881
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: SECOND ADDITION TO SUNRISE GOLF VILLAGE SECTION FI MapRef: MB 67 PG 29 Abbreviated Description: Lot:150 Subdivision:SECOND ADDITION TO SUNRISE GOLF VILLAGE SECTION FI Map Ref:MB 67 PG 29

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .2Mi. | **2247 NW 69TH AVE**<br>**SUNRISE, FL 33313-2809** | 08/18/2025 | $385,000 | $216 | 1778 | /3/2 | 1970 | 7,860 SF | |

APN: 49-41-27-15-0090 Document #: 120385339
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SUNRISE GOLF VILLAGE SECTION FIFTEEN MapRef: MB 65 PG 29 Abbreviated Description: Lot:9 Subdivision:SUNRISE GOLF VILLAGE SECTION FIFTEEN Map Ref:MB 65 PG 29

## 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: 98738591**

## 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. | **7181 NW 21ST ST** | **02/16/2021** | $483,110 | $483,110 | 1,762 | /4/2 | 1968 | 7,501 SF | Yes |
| .01Mi. | **7157 NW 21ST ST** | **09/20/2006** | $490,830 | $131,230 | 1,762 | /4/2 | 1969 | 7,501 SF | Yes |
| .01Mi. | **7201 NW 21ST ST** | **08/05/2024** | $473,410 | $473,410 | 2,080 | /4/2 | 1968 | 7,501 SF | |
| .02Mi. | **7170 NW 21ST CT** | **11/17/2008** | $545,760 | $185,640 | 2,252 | /4/2 | 1968 | 7,501 SF | Yes |
| .02Mi. | **7200 NW 21ST CT** | **05/04/2017** | $497,420 | $158,490 | 1,762 | /4/2 | 1968 | 9,001 SF | Yes |
| .02Mi. | **7150 NW 21ST CT** | **10/05/2010** | $414,490 | $150,910 | 1,724 | /3/2 | 1969 | 6,001 SF | |
| .03Mi. | **7145 NW 21ST ST** | **06/22/2021** | $406,590 | $118,730 | 1,578 | /3/2 | 1969 | 6,001 SF | |
| .03Mi. | **7211 NW 21ST ST** | **11/13/2019** | $474,440 | $474,440 | 1,682 | /4/2 | 1969 | 8,122 SF | Yes |
| .03Mi. | **7160 NW 21ST ST** | **02/26/2018** | $494,110 | $494,110 | 2,104 | /3/2 | 1969 | 8,625 SF | |
| .03Mi. | **7190 NW 21ST ST** | **06/26/2019** | $473,070 | $266,000 | 1,580 | /3/2 | 1969 | 6,900 SF | Yes |
| .03Mi. | **7140 NW 21ST CT** | **04/13/2023** | $466,810 | $153,800 | 1,679 | /3/2 | 1969 | 7,501 SF | Yes |
| .03Mi. | **7210 NW 21ST CT** | **08/01/1978** | $522,370 | $169,530 | 1,892 | /4/2 | 1969 | 8,112 SF | Yes |
| .03Mi. | **7204 NW 21ST ST** | **07/03/2018** | $463,880 | $463,880 | 1,580 | /3/2 | 1969 | 6,900 SF | |
| .04Mi. | **7150 NW 21ST ST** | **06/05/2018** | $461,940 | $132,550 | 1,580 | /3/2 | 1969 | 6,900 SF | Yes |
| .04Mi. | **7111 NW 21ST ST** | **10/30/2013** | $508,100 | $221,670 | 1,748 | /4/2 | 1969 | 7,501 SF | Yes |
| .04Mi. | **7130 NW 21ST ST** | **07/10/2009** | $426,630 | $153,350 | 1,576 | /3/2 | 1969 | 6,900 SF | Yes |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 50% | Households Occupied by Owners: | 41% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.2 years old | Households: | 24,598 |
| Median Household Income: | $49,592 | Households w/Family: | 65% |
| Household Income Per Capita: | $24,297 | Households w/Family Married: | 30% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 33% |

## 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 |
|---|---|---|---|---|
| 1.72Mi. | **Bair Middle School**<br>Number of Students: 672<br>Student-Teacher Ratio: 19.76 | C- | Public | 6 - 8 |
| 0.44Mi. | **Plantation High School**<br>Number of Students: 1,696<br>Student-Teacher Ratio: 24.56<br>Advanced Placement: Yes | C- | Public | 9 - 12 |
| 0.15Mi. | **Village Elementary School**<br>Number of Students: 654<br>Student-Teacher Ratio: 17.68 | C- | Public | PK - 5 |

## Flood Report

The Subject Property of **7181 NW 21ST ST, SUNRISE, FL 33313-3819** 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** | 133% | NOTABLY HIGHER |
| **BURGLARY** | 108% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 129% | HIGHER |
| **FORCIBLE ROBBERY** | 107% | SIMILAR |
| **AGGRAVATED ASSAULT** | 84% | LOWER |
| **FORCIBLE RAPE** | 94% | SIMILAR |
| **MURDER** | 108% | SIMILAR |
| **OVERALL** | 96% | 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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# ICE SiteX Report

**OrderID: 98738591**

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