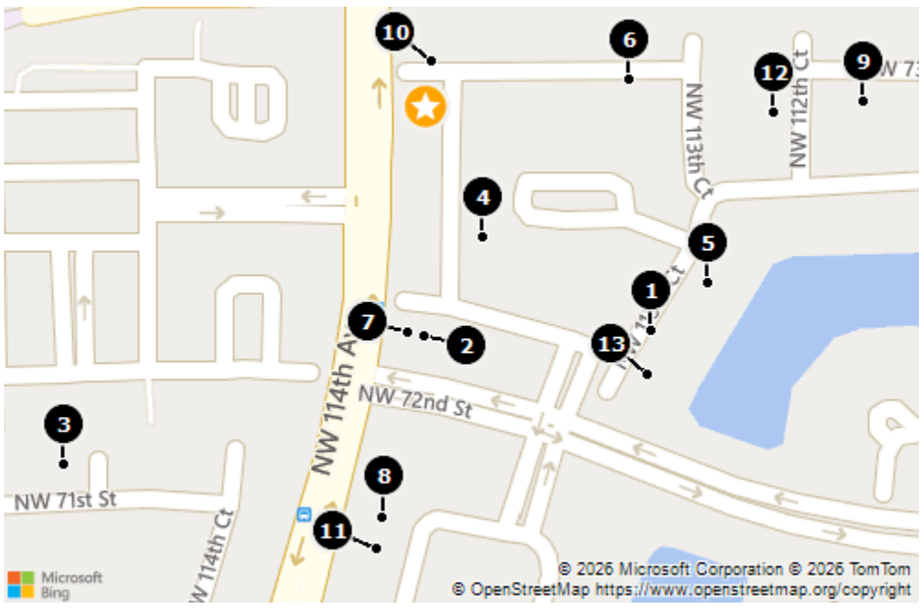
ICE SiteX Report

OrderID: 98224551

SiteX Property Information Report



Subject Property Location

7326 NW 113TH PL, DORAL, FL 33178-4551

County:	**MIAMI-DADE FL**	Census Tract:	120860090.481015
Property Use:	Cluster home (Residential)	Zoning:	2800:TOWNHOUSE
Parcel Number:	35-3018-025-1260	Thomas Bros Pg-Grid:	

Valuation

Value:	**$965,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$810,600 - $1,119,400	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3500
Assd Land Value:	$273,762	Market Land Value:	$273,762	Tax Year:	2025
Assd Improvement:	$355,411	Market Improvment Value:	$355,411	Total Taxable Value:	$10,279
Total Assessed Value:	$629,173	Total Assessor Market Value:	$629,173	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 23 District: 35 Subdivision: DORAL ISLES MARTINIQUE Sec/Twnship/Range: SEC 18 TWN 53S RNG 40E

Abbreviated Description:	DORAL ISLES MARTINIQUE PB 156-73 T-20583 LOT 6 BLK 23 LOT SIZE 2748 SQ FT FAU 30-3018-000-0060 OR 20078-1713 1101 1
City/Muni/Twp:	DORAL

Property Characteristics

Lot Size:	2,748 SF	Bedrooms:	3	Pool:	
Building Area:	2312 SF	Baths:	3	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2025	Sales Price:	N/A
Document #:	2025R0600703 BK-PG 34883-1223	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/01/2025		
Document Type:			

Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE Map Ref: MB 156 PG 73

Prior Transfer

Recording Date:	07/01/2025	Sales Price:	N/A
Document #:	BK-PG 34883 -1223	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 23 District: 35 Subdivision: DORAL ISLES MARTINIQUE Sec/Twnship/Range: SEC 18 TWN 53S RNG 40E
Abbreviated Description: DORAL ISLES MARTINIQUE PB 156-73 T-20583 LOT 6 BLK 23 LOT SIZE 2748 SQ FT FAU 30-3018-000-0060 OR 20078-1713 1101 1
City/Muni/Twp: DORAL

Prior Transfer

Recording Date:	04/24/2025	Sales Price:	N/A
Document #:	2025R0314011 BK-PG 34725-810	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/18/2025		
Document Type:			

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Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE Map Ref: MB 156 PG 73

Mortgage Record

Recording Date:	11/25/2024	Loan Amount:	N/A
Document #:	2024R0890720 BK-PG 34509-3895	Loan Type:	Unknown
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE

Prior Transfer

Recording Date:	05/17/2012	Sales Price:	$427,000
Document #:	2012R0350932 BK-PG 24884-2314	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/06/2007	Loan Amount:	N/A
Document #:	2007R0128810 BK-PG 25341-4823	Loan Type:	Unknown
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE

Mortgage Record

Recording Date:	09/08/2006	Loan Amount:	N/A
Document #:	2006R0959879 BK-PG 24884-2314	Loan Type:	New Conventional
TD Due Date:	08/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE

Prior Transfer

Recording Date:	08/31/2006	Sales Price:	$313,500
Document #:	2006R0937449 BK-PG 23158-3022	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/28/2005	Sales Price:	$100,000
Document #:	2005R0426417 BK-PG 21086-0107	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2005	Sales Price:	$330,000
Document #:	2005R0241702 BK-PG 23158-3021	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/07/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE Map Ref: MB156 PG73

Mortgage Record

Recording Date:	03/10/2003	Loan Amount:	N/A
Document #:	03R164780 BK-PG 21086-0107	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 23 Subdivision: DORAL ISLES MARTINIQUE

Area Sales Analysis

Total Area Sales	$12,165,000	Median # of Bedrooms	4
Median Lot Size	2,748 SF	Median # of Baths	2
Median Living Area	2,140 SF	Median Year Built	2001
Price Range - 2 Yrs	$670,000 to $1,900,000	Age Range	23 years to 26 years
Median Value	$795,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**7233 NW 113TH CT** **DORAL, FL 33178-3697**	06/22/2026	$880,000	$380	2312	/3/3	2000	2,748 SF	
		APN: 35-3018-025-0010 Document #: 2026R0422593 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 1 Block: 1 Subdivision: DORAL ISLES MARTINQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:1 Block:1 Subdivision:DORAL ISLES MARTINQUE Map Ref:MB 156 PG 73								
2	.08Mi.	**11372 NW 72ND TER** **DORAL, FL 33178-2858**	05/20/2026	$810,000	$350	2312	/3/3	2001	2,720 SF	
		APN: 35-3018-025-1340 Document #: 2026R0344266 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 3 Block: 25 Subdivision: DORAL ISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:3 Block:25 Subdivision:DORAL ISLES MARTINIQUE Map Ref:MB 156 PG 73								
3	.19Mi.	**11505 NW 71ST ST** **DORAL, FL 33178-5546**	05/14/2026	$670,000	$318	2105	/4/2	2003	2,848 SF	
		APN: 35-3018-031-0500 Document #: 2026R0329003 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 4 Block: 8 Subdivision: DORAL ISLES ST LUCIA MapRef: MB 159 PG 15 Abbreviated Description: Lot:4 Block:8 Subdivision:DORAL ISLES ST LUCIA Map Ref:MB 159 PG 15								

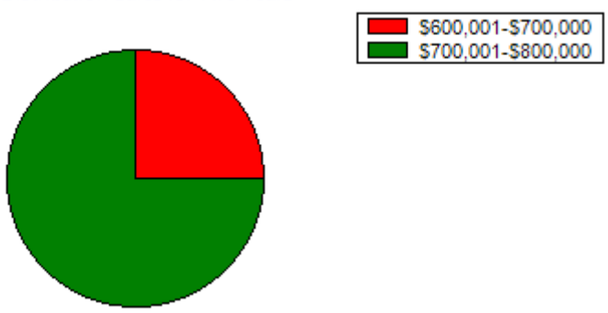
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4	.05Mi.	**7257 NW 113TH PL** **DORAL, FL 33178-3699**	04/14/2026	$795,000	$343	2312	/3/3	2001	2,762 SF	
	APN: 35-3018-025-1490 Document #: 2026R0246434 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 1 Block: 29 Subdivision: DORAL ISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:1 Block:29 Subdivision:DORAL ISLES MARTINIQUE Map Ref:MB 156 PG 73									
5	.12Mi.	**7257 NW 113TH CT** **DORAL, FL 33178-3697**	04/07/2026	$860,000	$408	2105	/4/2	2000	2,720 SF	
	APN: 35-3018-025-0090 Document #: 2026R0228485 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 3 Block: 2 Subdivision: DORAL ISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:3 Block:2 Subdivision:DORAL ISLES MARTINIQUE Map Ref:MB 156 PG 73									
6	.08Mi.	**11328 NW 73RD TER** **DORAL, FL 33178-2860**	03/05/2026	$730,000	$341	2140	/4/2	2001	2,720 SF	
	APN: 35-3018-025-1640 Document #: 2026R0149900 Document Type: Price Code: D Land Use: Cluster home (Residential) Legal: Lot: 2 Block: 32 Subdivision: DORAL ISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:2 Block:32 Subdivision:DORAL ISLES MARTINIQUE Map Ref:MB 156 PG 73									
7	.08Mi.	**11378 NW 72ND TER** **DORAL, FL 33178-2858**	02/19/2026	$780,000	$370	2104	/3/2	2001	2,748 SF	
	APN: 35-3018-025-1350 Document #: 2026R0113945 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 4 Block: 25 Subdivision: DORAL ISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:4 Block:25 Subdivision:DORAL ISLES MARTINIQUE Map Ref:MB 156 PG 73									
8	.15Mi.	**7064 NW 113TH PL** **DORAL, FL 33178-4542**	10/23/2025	$1,900,000	$536	3541	/5/3	2001	8,714 SF	Yes
	APN: 35-3018-027-0510 Document #: 2025R0803236 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 51 Block: 1 Subdivision: DORAL ISLES MEDITERRANEA MapRef: MB 156 PG 84 Abbreviated Description: Lot:51 Block:1 Subdivision:DORAL ISLES MEDITERRANEA Map Ref:MB 156 PG 84									
9	.16Mi.	**11222 NW 73RD TER** **DORAL, FL 33178-2863**	09/25/2025	$800,000	$380	2105	/4/2	2001	2,720 SF	
	APN: 35-3018-025-0780 Document #: 2025R0731466 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 5 Block: 13 Subdivision: DORAL ISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:5 Block:13 Subdivision:DORAL ISLES MARTINIQUE Map Ref:MB 156 PG 73									
10	.02Mi.	**11381 NW 73RD TER** **DORAL, FL 33178-2978**	07/30/2025	$700,000	$332	2105	/4/2	2001	2,748 SF	
	APN: 35-3018-025-1160 Document #: 2025R0583101 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 1 Block: 22 Subdivision: DORALISLES MARTINIQUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:1 Block:22 Subdivision:DORALISLES MARTINIQUE Map Ref:MB 156 PG 73									
11	.16Mi.	**7044 NW 113TH PL** **DORAL, FL 33178-4542**	07/02/2025	$1,720,000	$485	3541	/5/3	2001	7,260 SF	Yes
	APN: 35-3018-027-0500 Document #: 2025R0503202 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 50 Block: 1 Subdivision: DORAL ISLES MEDITERRANEA MapRef: MB 156 PG 84 Abbreviated Description: Lot:50 Block:1 Subdivision:DORAL ISLES MEDITERRANEA Map Ref:MB 156 PG 84									
12	.13Mi.	**7352 NW 112TH CT** **DORAL, FL 33178-2871**	06/17/2025	$790,000	$341	2312	/3/3	2001	2,748 SF	
	APN: 35-3018-025-0930 Document #: 2025R0466898 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 4 Block: 16 Subdivision: DORAL ISLES MARTINIUE MapRef: MB 156 PG 73 Abbreviated Description: Lot:4 Block:16 Subdivision:DORAL ISLES MARTINIUE Map Ref:MB 156 PG 73									
13	.13Mi.	**7215 NW 113TH CT** **DORAL, FL 33178-3697**	05/30/2025	$730,000	$346	2105	/4/2	2000	2,720 SF	
	APN: 35-3018-025-0040 Document #: 2025R0412274 Document Type: Price Code: R Land Use: Cluster home (Residential) Legal: Lot: 1 Block: 24 Subdivision: RESERVE AT DORAL EAST MapRef: MB 167 PG 24 Abbreviated Description: Lot:1 Block:24 Subdivision:RESERVE AT DORAL EAST Map Ref:MB 167 PG 24									

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.

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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.	**7326 NW 113TH PL**	**07/01/2025**	$629,173	$629,173	2,312	/3/3	2001	2,748 SF	
.01Mi.	**7322 NW 113TH PL**	**01/23/2025**	$600,958	$363,290	2,104	/3/2	2001	2,720 SF	
.01Mi.	**7318 NW 113TH PL**	**12/07/2022**	$610,843	$610,843	2,105	/4/2	2001	2,720 SF	
.02Mi.	**7314 NW 113TH PL**	**05/08/2024**	$627,645	$383,676	2,312	/3/3	2001	2,720 SF	
.02Mi.	**11377 NW 73RD TER**	**08/13/2015**	$652,457	$652,457	2,494	/3/3	2001	2,720 SF	
.02Mi.	**11364 NW 73RD TER**	**09/23/2016**	$629,145	$629,145	2,312	/3/3	2001	2,747 SF	
.02Mi.	**11381 NW 73RD TER**	**07/24/2025**	$611,422	$611,422	2,105	/4/2	2001	2,748 SF	
.02Mi.	**11373 NW 73RD TER**	**11/13/2014**	$627,622	$627,622	2,312	/3/3	2001	2,720 SF	
.02Mi.	**11369 NW 73RD TER**	**07/14/2023**	$603,013	$603,013	2,104	/3/2	2001	2,720 SF	
.02Mi.	**7310 NW 113TH PL**	**11/01/2001**	$627,467	$627,467	2,312	/3/3	2001	2,720 SF	
.02Mi.	**7317 NW 113TH PL**	**08/13/2020**	$676,477	$676,477	2,105	/4/2	2001	2,748 SF	
.03Mi.	**11360 NW 73RD TER**	**01/16/2024**	$627,072	$627,072	2,312	/3/3	2001	2,720 SF	
.03Mi.	**11365 NW 73RD TER**	**07/05/2011**	$629,023	$629,023	2,312	/3/3	2001	2,748 SF	
.03Mi.	**7313 NW 113TH PL**	**06/07/2023**	$629,164	$615,921	2,312	/3/3	2001	2,720 SF	
.03Mi.	**7306 NW 113TH PL**	**01/31/2025**	$602,546	$602,546	2,104	/3/2	2001	2,748 SF	
.03Mi.	**7309 NW 113TH PL**	**05/07/2025**	$600,051	$600,051	2,104	/3/2	2001	2,720 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	39.5 years old	Households:	20,104
Median Household Income:	$85,078	Households w/Family:	82%
Household Income Per Capita:	$37,342	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	46%

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
0.79Mi.	**Dr. Rolando Espinosa K-8 Center** Number of Students: 584 Student-Teacher Ratio: 16.22	B-	Public	PK - 5
5.02Mi.	**Ruben Dario Middle School** Number of Students: 484 Student-Teacher Ratio: 18.62	C+	Public	6 - 8
1.07Mi.	**Ronald W. Reagan/Doral Senior High School** Number of Students: 1,288 Student-Teacher Ratio: 26.29 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	76%	NOTABLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	42%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	36%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	36%	SIGNIFICANTLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	42%	SIGNIFICANTLY 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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