

1685 NE 28th Ct, Pompano Beach, FL 33064-6825, Broward County



3	1,159	5,673	\$55,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	1960	SFR	04/20/2010
MLS Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Kosloff Leonardo	Tax Billing City & State:	Pompano Beach, FL
Owner Occupied:	No	Tax Billing Zip:	33064
Tax Billing Address:	3124 Ne 17th Ave	Tax Billing Zip+4:	6701

Location Information

Subdivision:	Cresthaven 3 37-11 B	Carrier Route:	C038
School District:	Broward County SD	Zoning:	RS-4
MLS Area:	3331	Section #:	24
Census Tract:	302.03	Township #:	48
Zip Code:	33064	Range #:	42
Zip + 4:	6825		

Tax Information

Alt. Folio / Tax ID:	48-42-24-13-0220	% Improved:	85%
Lot # :	1	Tax Area:	1511
Block # :	2		
Legal Description:	CRESTHAVEN NO 3 37-11 B LOT 1 BLK 2		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$81,290	\$73,900	\$67,190
YOY Assessed Change (\$)	\$7,390	\$6,710	
YOY Assessed Change (%)	10%	9.99%	
Market Value - Total	\$135,700	\$122,430	\$96,100
Market Value - Land	\$19,860	\$19,860	\$14,180
Market Value - Improved	\$115,840	\$102,570	\$81,920

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$1,785		
2014	\$2,046	\$262	14.67%
2015	\$2,228	\$181	8.85%

Characteristics

Land Use - State:	Single Family	Adjusted Sq Ft:	1,175
Land Use - CoreLogic:	SFR	Bedrooms:	3
Lot Acres:	0.1302	Total Baths:	Tax: 1 MLS: 2
Lot Sq Ft:	5,673	Full Baths:	Tax: 1 MLS: 2
Lot Frontage:	69.29	Plumbing:	Plumbing Tile
Total Units:	1	Electric Service Type:	Type Unknown
# of Buildings:	1	Interior Wall:	Drywall
Year Built:	1960	Foundation:	Stem Wall
Effective Year Built:	1965	Exterior:	Concrete Brick Composition
Stories:	1	Condition:	Average
Building Sq Ft:	Tax: 1,201 MLS: 1,159	Roof Material:	Shingle
Total Sq Ft:	Tax: 1,249 MLS: 1,159	Roof Shape:	Gable/Hip

Courtesy of Carlos Kosloff, Miami Association of Realtors

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 02/18/2016

Page 1 of 13

Features

Feature Type	Size/Qty
Screen Enc W/ Alum Roof	312
Concrete Paving	100
1 Car Straight Conc	2

Estimated Value

RealAVM™ (1):	\$155,801	Confidence Score (2):	67
RealAVM™ Range:	\$121,525 - \$190,077	Forecast Standard Deviation (3):	22
Value As Of:	02/05/2016		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing # :	A1816932	MLS Status Change Date :	08/18/2013
MLS Status:	Rented	MLS Sale Date :	08/16/2013
MLS Area :	3331	MLS Sale Price :	\$220,000
MLS Current List Price:	\$1,600	MLS Listing Date:	07/19/2013
MLS Orig. List Price:	\$1,800		

MLS Listing #	F1052742	R3010080
MLS Status	Closed Sale	Cancelled
MLS Listing Date	02/02/2010	04/02/2009
MLS List Price	\$65,000	\$99,000
MLS Orig List Price	\$89,000	\$99,000
MLS Sale Date	04/20/2010	
MLS Sale Price	\$55,000	
MLS Expr Date	05/02/2010	09/30/2009

Last Market Sale & Sales History

Sale Date:	Tax: 04/20/2010 MLS: 08/16/2013	Owner Name:	Kosloff Leonardo
Recording Date:	04/26/2010	Seller:	Colatarci Justin
Sale Price:	\$55,000	Deed Type:	Warranty Deed
Price Per Adj Sq Ft:	\$46.81	Document Number:	47039-450
Sale Date	04/20/2010	04/18/2005	02/1966
Recording Date	04/26/2010	05/25/2005	
Sale Price	\$55,000		\$8,500
Nominal		Y	
Buyer Name	Kosloff Leonardo	Colatarci Justin	Colatarci Dolores C
Seller Name	Colatarci Justin	Colatarci Justin	
Document Type	Warranty Deed	Personal Representative's Deed	Warranty Deed
Title Company	Attorney Only	Attorney Only	
Document Number	47039-450	39722-424	

Courtesy of Carlos Kosloff, Miami Association of Realtors

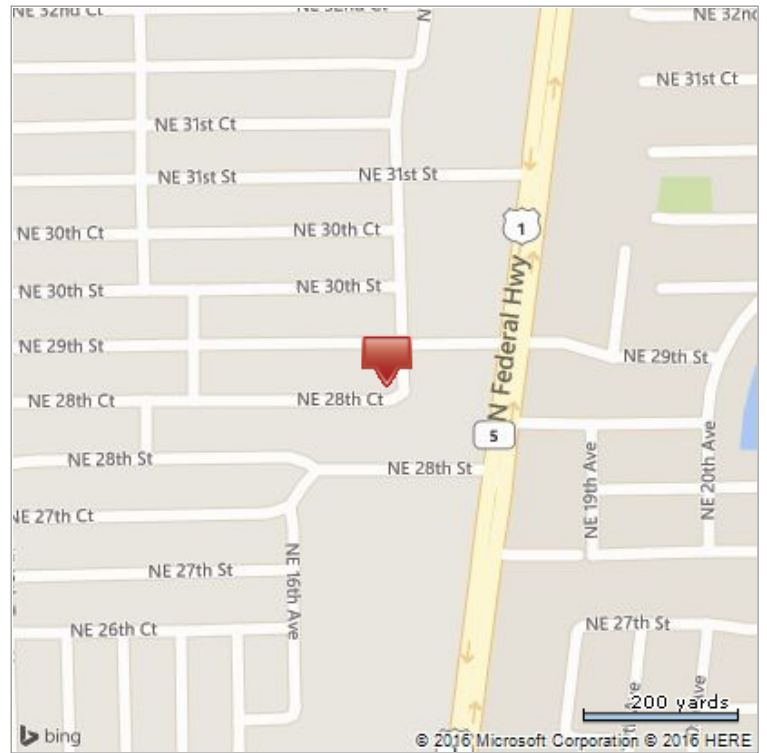
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 02/18/2016

Page 2 of 13

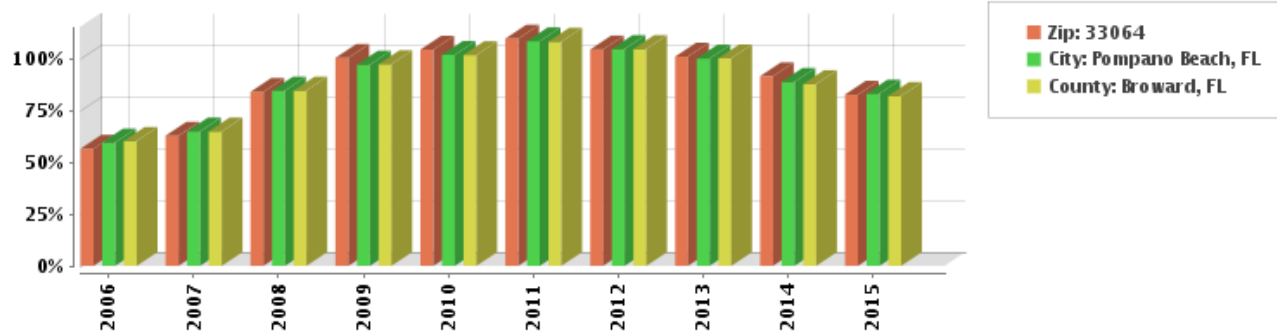
Property Map



*Lot Dimensions are Estimated

Pricing Trends

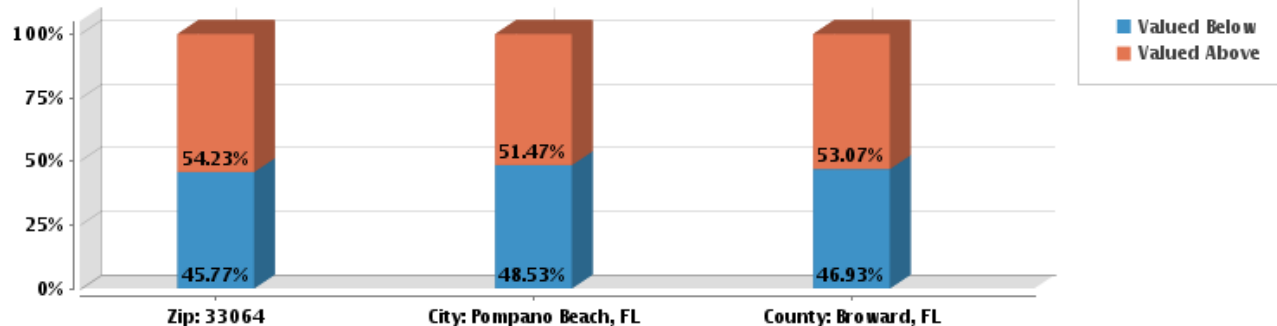
Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

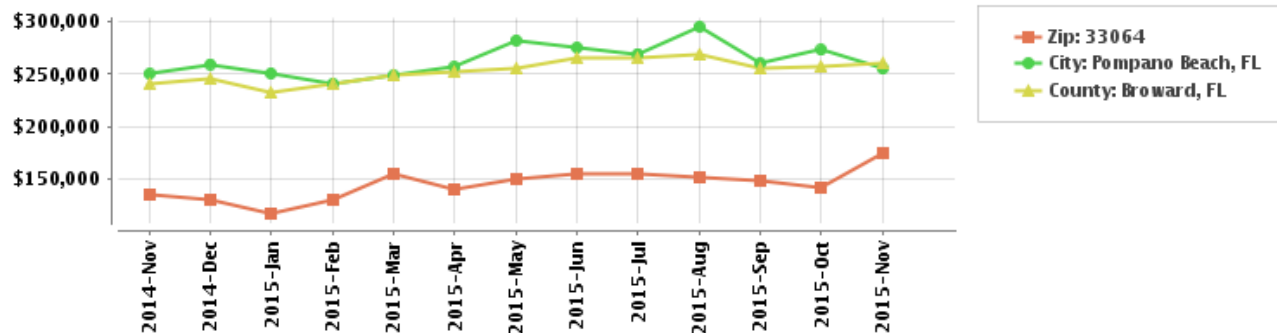
Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

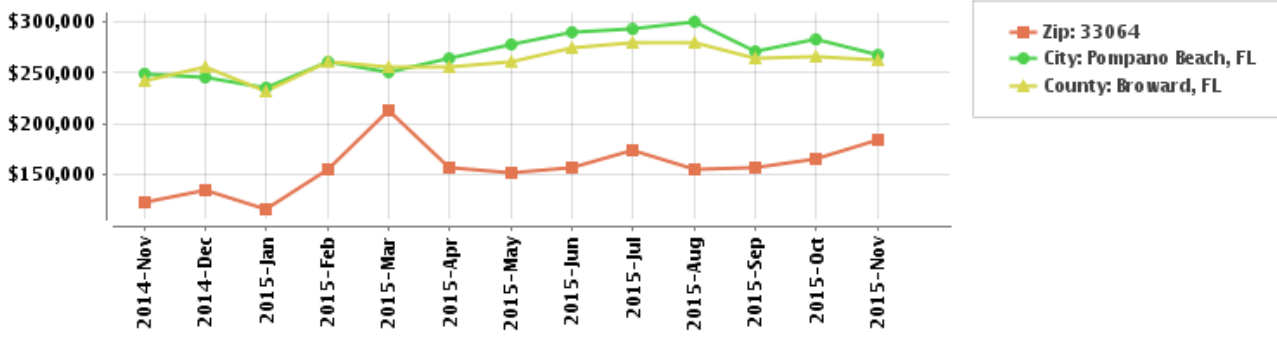
An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

Median Sale Price - Tax



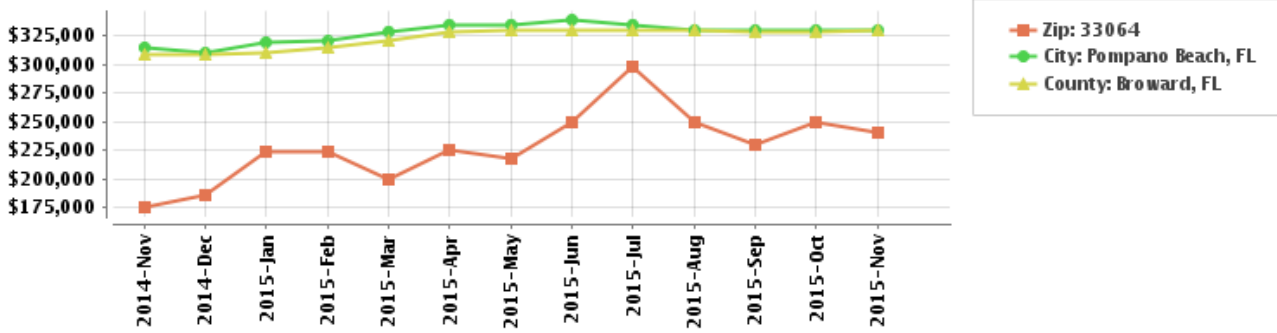
The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median Sale Price - MLS



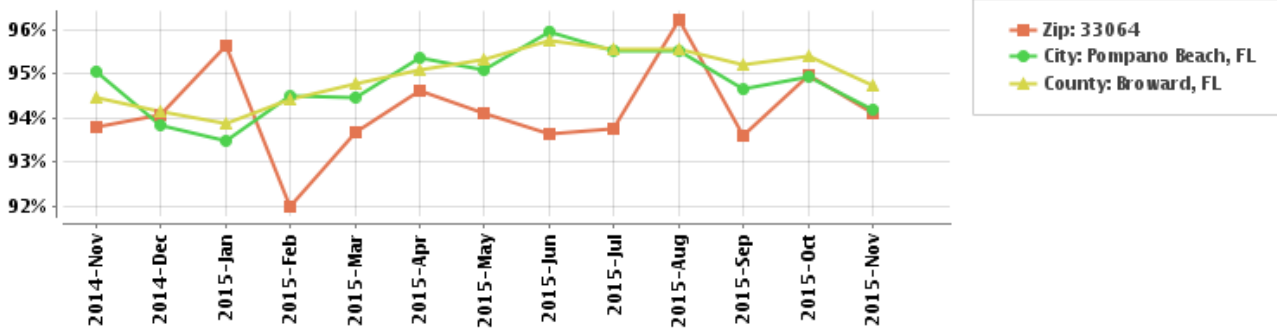
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



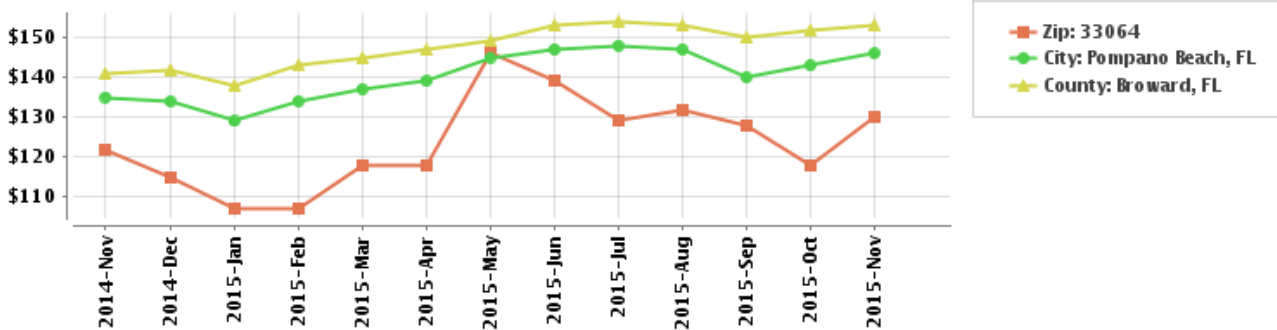
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

Median Sale to Original List Price Ratio - MLS



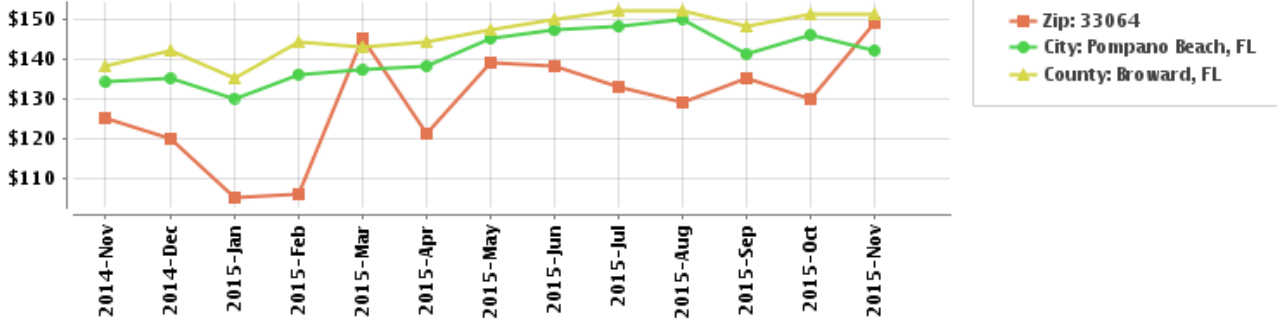
The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

Median Price per Square Foot - Tax



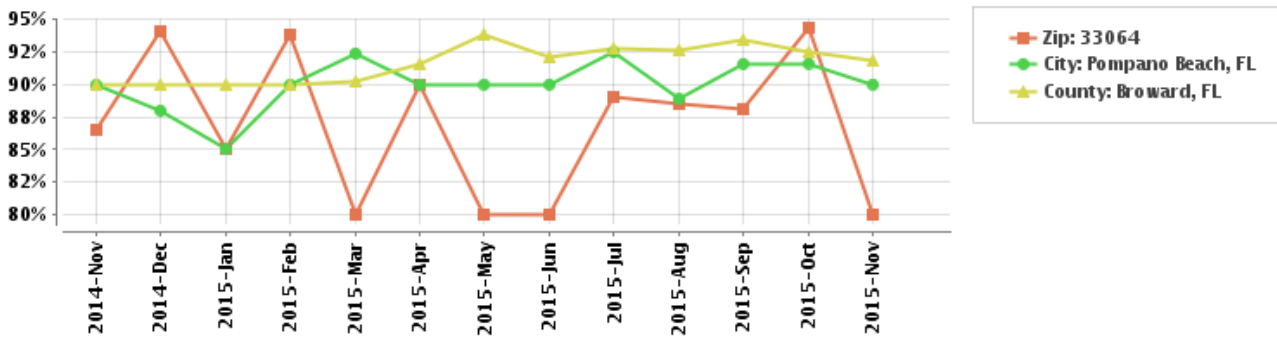
The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Price per Square Foot - MLS



The median price per square foot for sold homes based on MLS sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Loan to Value - Tax

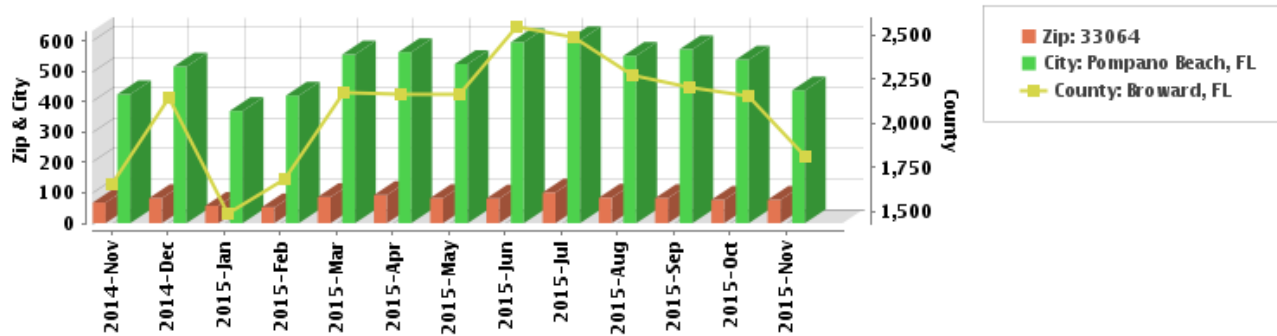


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgage. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

(1) Powered BY RealEstate Business Intelligence. Information IS deemed reliable but NOT GUARANTEED. Copyright © 2014 RealEstate Business Intelligence. ALL rights reserved.

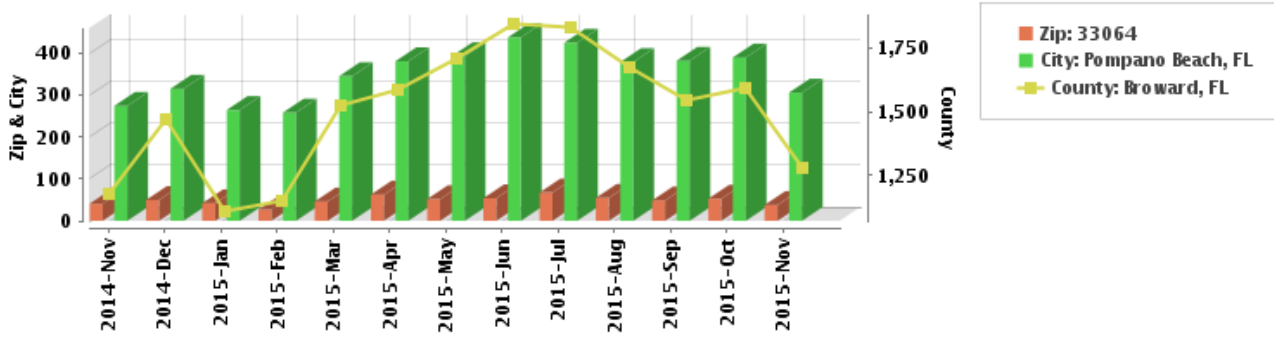
Market Activity

Number of Sales - Tax



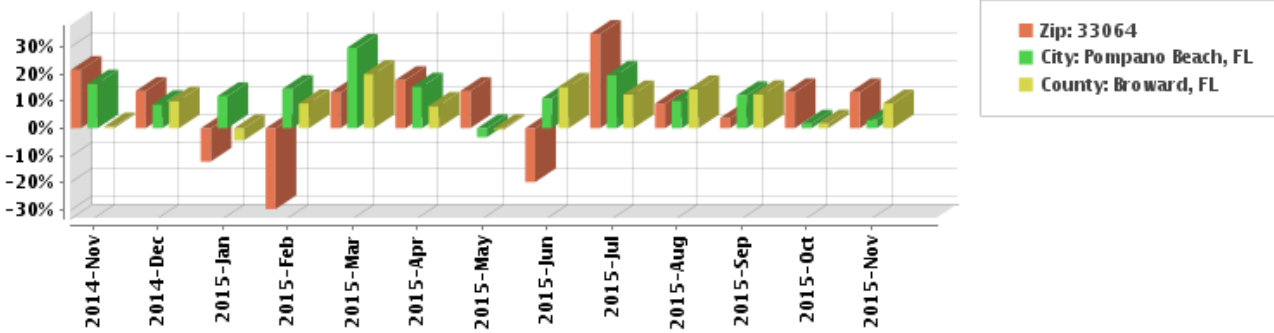
The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Number of Sales - MLS



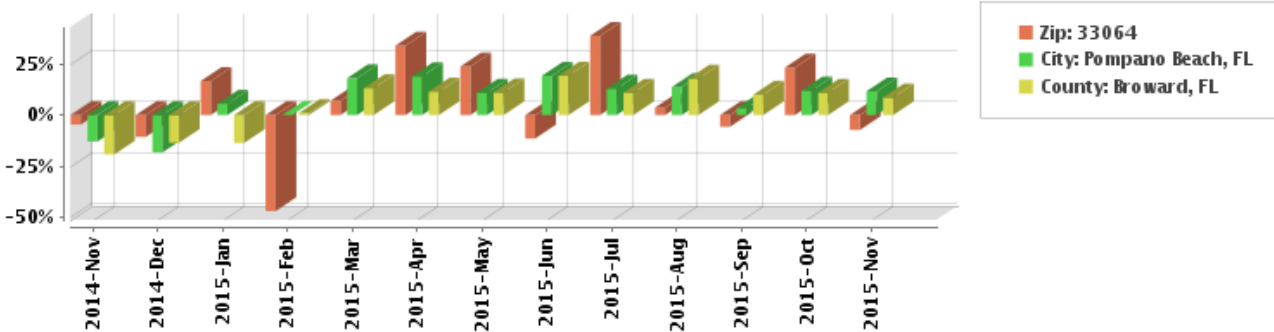
The number of properties sold via the MLS. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Change in Sales Activity - Tax



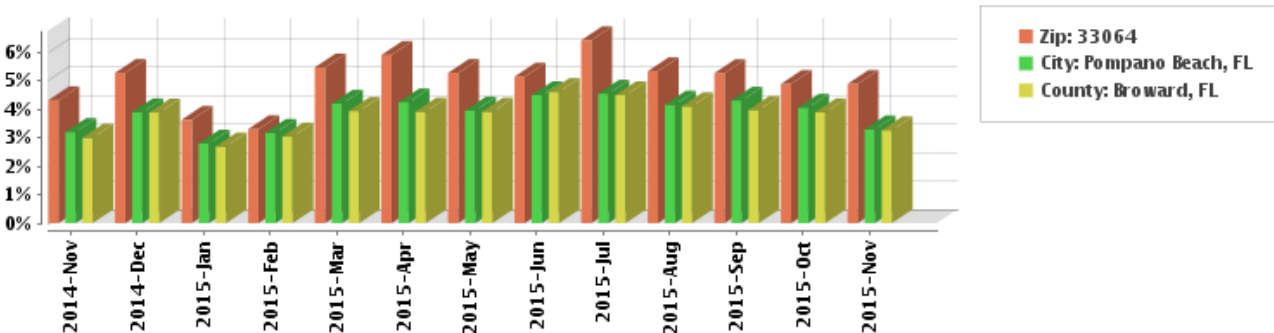
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Change in Sales Activity - MLS



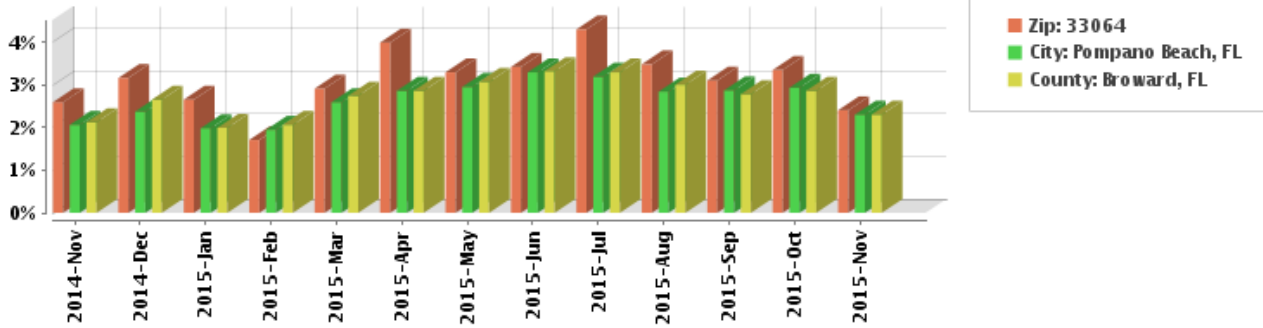
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Annual Turnover Rate - Tax



The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

Annual Turnover Rate - MLS

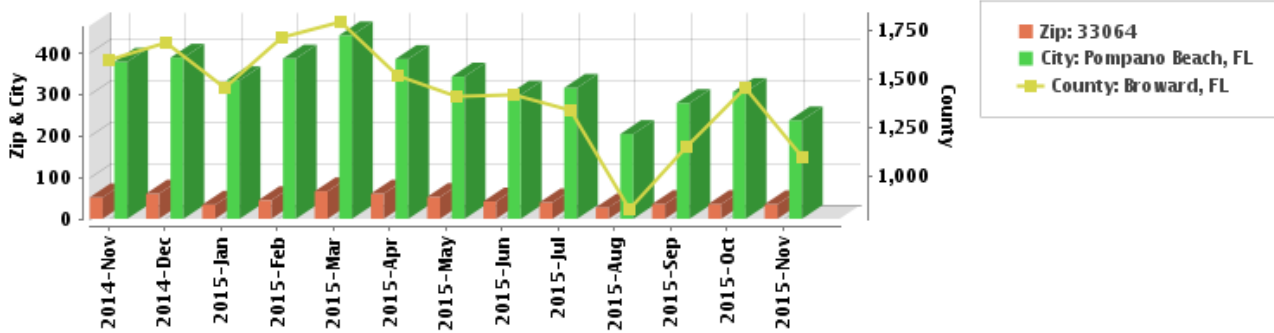


The annualized turnover rate indicates the percentage of all homes within the locale that sold via the MLS. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

(1) Powered by RealEstate Business Intelligence. Information is deemed reliable but not guaranteed. Copyright © 2014 RealEstate Business Intelligence. All rights reserved.

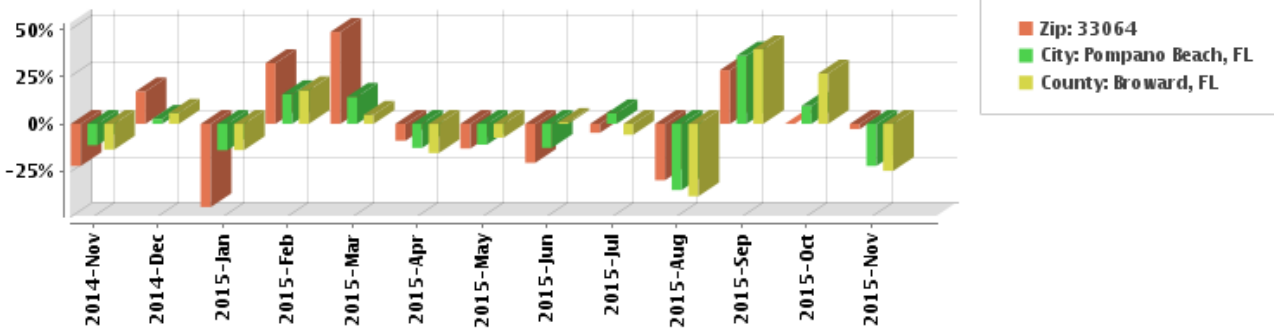
Distressed Properties

Number of Foreclosures - Tax



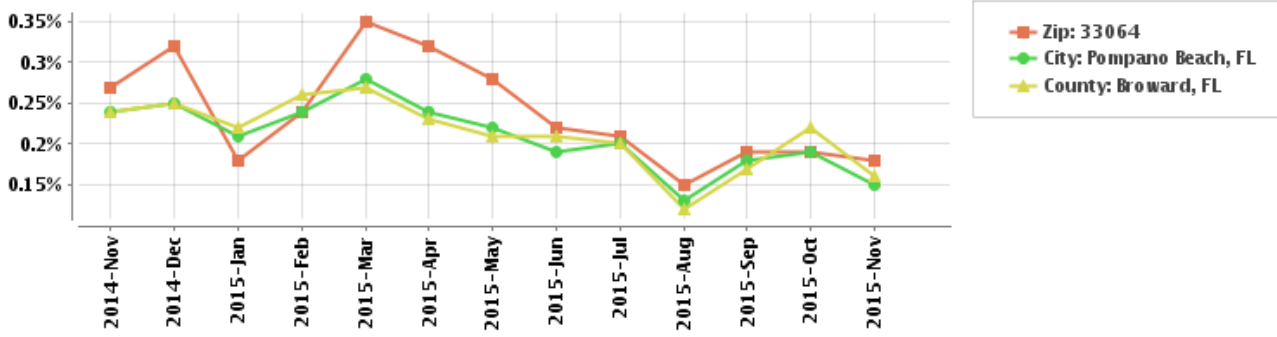
The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

Change in Foreclosure Activity - Tax



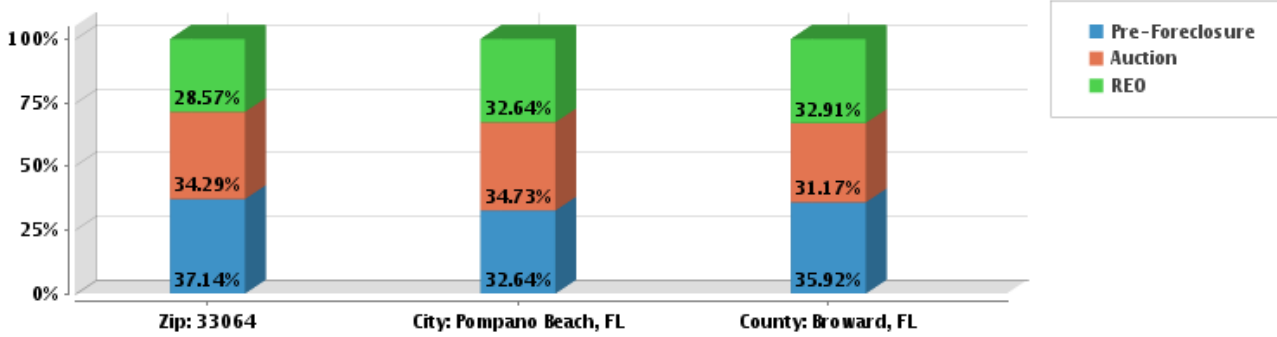
The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

Percentage of Foreclosed Properties - Tax



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period depicts improving or worsening conditions.

Percentage of Properties in Each Foreclosure Stage - Tax



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

(1) Powered by RealEstate Business Intelligence. Information is deemed reliable but not guaranteed. Copyright © 2014 RealEstate Business Intelligence. All rights reserved.

Demographics

Based on ZIP Code: **33064**

Population

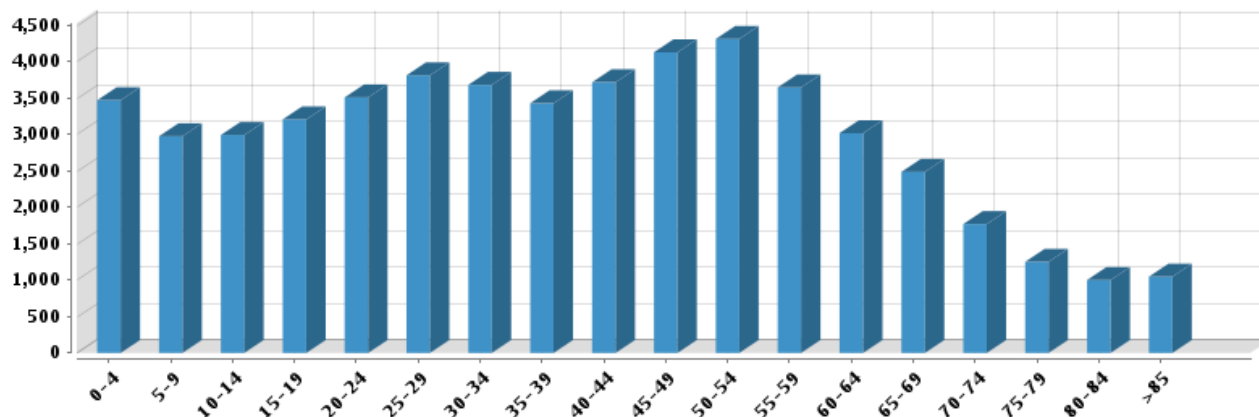
Summary

Estimated Population: **53,415**
 Population Growth (since 2010): **1.1%**
 Population Density (ppl / mile): **5,105**
 Median Age: **38.49**

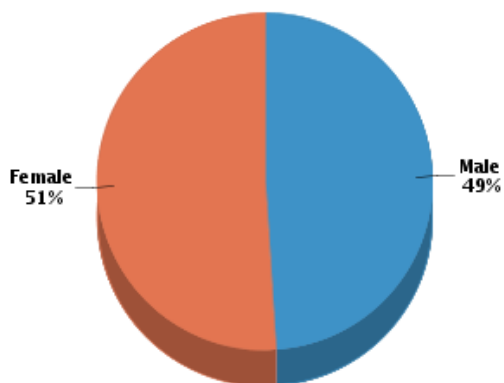
Household

Number of Households: **20,631**
 Household Size (ppl): **2**
 Households w/ Children: **6,600**

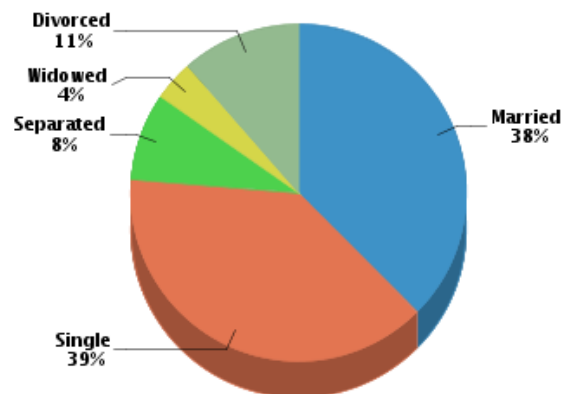
Age



Gender



Marital Status



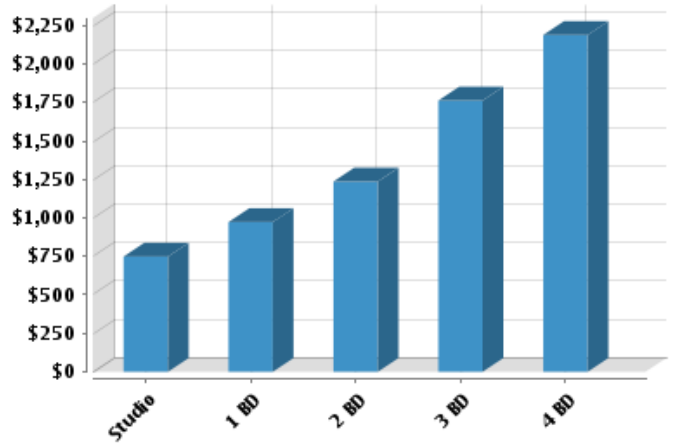
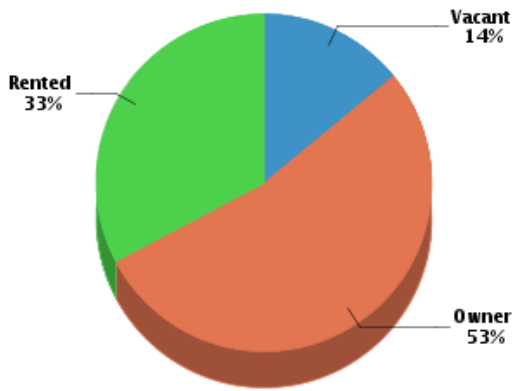
Housing

Summary

Median Home Sale Price: **\$72,600**
 Median Dwelling Age: **31 years**
 Median Value of Home Equity: **\$137,972**
 Median Mortgage Debt: **\$86,516**

Stability

Annual Residential Turnover: **16.53%**
 5+ Years in Residency: **27.17%**
 Median Years in Residency: **2.86**

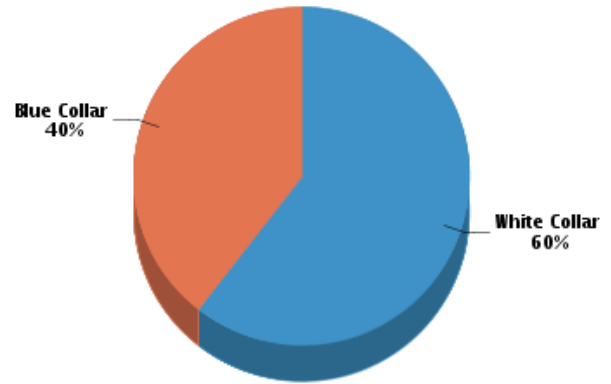


Quality of Life

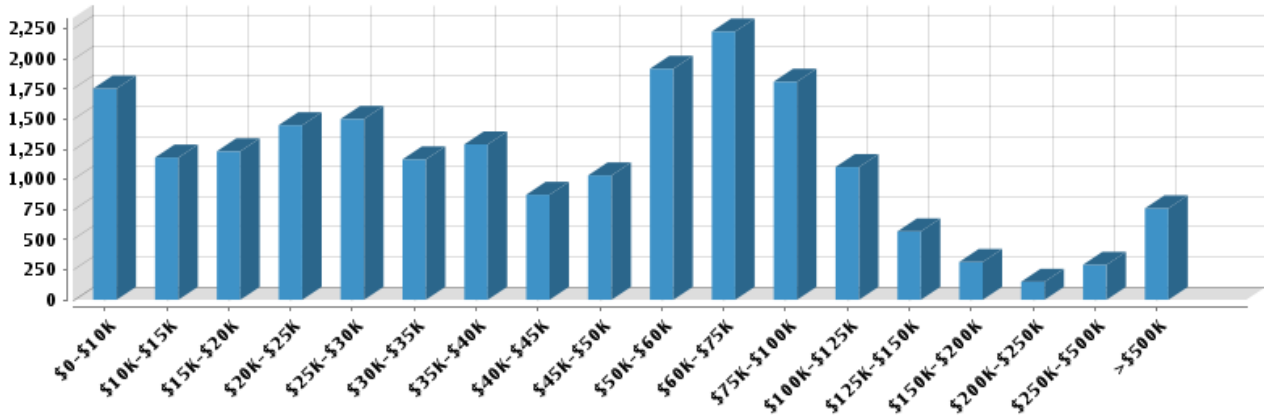
Workers by Industry

Agricultural, Forestry, Fishing:	185
Mining:	24
Construction:	3,241
Manufacturing:	2,774
Transportation and Communications:	1,341
Wholesale Trade:	3,006
Retail Trade:	5,646
Finance, Insurance and Real Estate:	1,445
Services:	9,472
Public Administration:	476
Unclassified:	269

Workforce



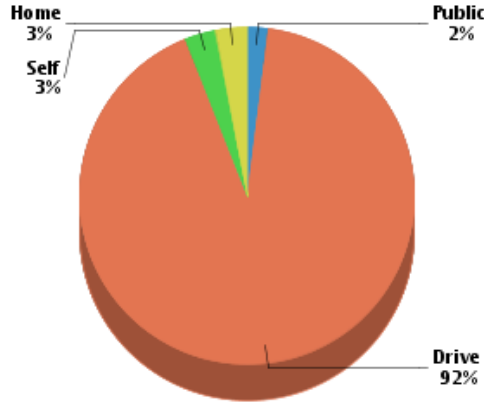
Household Income



Average Household Income: **\$69,236**

Average Per Capita Income: **\$27,426**

Commute Method



Median Travel Time: **20.99 min**

Weather

January High Temp (avg °F):	74.7
January Low Temp (avg °F):	58.9
July High Temp (avg °F):	89
July Low Temp (avg °F):	76.7
Annual Precipitation (inches):	60

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	3,398
Some High School:	4,888
High School Graduate:	12,656
Some College:	6,418
Associate Degree:	1,980
Bachelor's Degree:	5,839
Graduate Degree:	2,093

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **1.00 mile(s)**

Public - Elementary

Broward County Public Schools	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Somerset Pines Academy 901 Ne 33rd St	0.74	K-7th	450	22	5	★★★★☆
Cresthaven Elementary School 801 Ne 25th St	0.82	Pre-K-5th	650	16	6	★★★★☆
Norcrest Elementary School 3951 Ne 16th Ave	0.83	Pre-K-5th	750	14	5	★★★★☆

Public - Middle/High

Broward County Public Schools	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Somerset Pines Academy 901 Ne 33rd St	0.74	K-7th	450	22	5	★★★★☆

Courtesy of Carlos Kosloff, Miami Association of Realtors

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Neighborhood Profile

Generated on 02/18/2016

	Distance	Grades	Students	Classrooms	Community Rating (2)
Lighthouse Christian School 2331 Ne 26th Ave	0.5	K-8th	150		★★★★★
St Elizabeth Of Hungary School 901 Ne 33rd St	0.74	Pre-K-8th	145		
Trinity Christian School 3901 Ne 22nd Ave	0.98	Pre-K-6th	70		

(1) GreatSchools Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-10. (Public School Test Score Copyright © 2014 GreatSchools.net)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

(3) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Local Businesses

Radius: 1.00 mile(s)

Eating - Drinking

	Address	Phone #	Distance	Description
Fish Shack	2862 Ne 17th Ave	(954) 586-4105	0.02	Restaurants - Seafood
B B Grocery	2866 Ne 17th Ave	(954) 943-8526	0.02	Grocers - Retail
7 Star	1701 Ne 29th St	(954) 247-9448	0.03	Food Products - Retail
Rosies Lounge	1711 Ne 29th St	(954) 941-9723	0.04	Bars
Dairy Queen	2901 N Federal Hwy	(954) 943-8390	0.09	Ice Cream Parlors
Tassos Bp	2801 N Federal Hwy	(954) 781-8483	0.09	Convenience Stores
Pizza World	3003 N Federal Hwy	(954) 942-7882	0.13	Pizza
Mc Donald's	3091 N Federal Hwy	(954) 943-8410	0.17	Restaurants - Burgers
Marcha's Breakfast Shack	3100 N Federal Hwy	(954) 786-3447	0.2	Restaurants
El Tamarindo Cafe II	3100 N Federal Hwy	(954) 532-7773	0.2	Restaurants

Shopping

	Address	Phone #	Distance	Description
Tropical Beauty Birds	2860 Ne 17th Ave	(954) 943-5455	0.02	Pet Supplies And Foods - Retail
Pet Splash Corp	3104 N Federal Hwy	(954) 942-9419	0.2	Pet Shops
Scuba Network	3170 N Federal Hwy	(954) 946-9585	0.26	Divers Equipment And Supplies
Florida Gold Traders	3170 N Federal Hwy	(954) 532-5002	0.29	Gold Silver And Platinum - Dealers
Haven Shopping Plaza	3241 N Federal Hwy	(954) 000-1111	0.3	Shopping Centers And Malls
Custom Rod & Reel Inc	1835 Ne 25th St	(954) 781-5600	0.31	Fishing Tackle - Dealers
Mattress Firm	2491 N Federal Hwy	(954) 785-1148	0.31	Mattresses
Salon Centric	2491 N Federal Hwy	(954) 782-5286	0.31	Cosmetics And Perfumes - Retail
Eyesite Vision Ctr	2490 N Federal Hwy	(954) 943-3779	0.32	Optical Goods - Retail
Beacon Light Jewelers Inc	2484 N Federal Hwy	(954) 942-9318	0.33	Jewelry Repair

(1) Powered BY Onboard Informatics. Information IS deemed reliable but NOT GUARANTEED. Copyright © 2014 Onboard Informatics. ALL rights reserved.