30 Compass Pt, Fort Lauderdale, FL 33308-2012, Broward County

APN: 49-43-07-13-0011 CLIP: 4693677881

Beds	Full Baths	Half Baths	Sale Price	Sale Date
5	**10**	**N/A**	**$3,500,000**	**11/04/2020**

Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
10,188	**26,663**	**1987**	**RES-NEC**

OWNER INFORMATION

Owner Name	**Martinez-Manso Michel**	Tax Billing City & State	**Parkland, FL**
Owner Occupied	**No**	Tax Billing Zip	**33076**
Tax Billing Address	**7100 Nw 126th Ter**	Tax Billing Zip+4	**1985**

COMMUNITY INSIGHTS

Median Home Value	**$637,049**	School District	**BROWARD**
Median Home Value Rating	**8 / 10**	Family Friendly Score	**7 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**16 / 100**	Walkable Score	**76 / 100**
Total Incidents (1 yr)	**149**	Q1 Home Price Forecast	**$664,476**
Standardized Test Rank	**42 / 100**	Last 2 Yr Home Appreciation	**37%**

LOCATION INFORMATION

Subdivision	**Bay Colony Sec Of Landings**	Zoning	**RS-4.4**
School District	**Broward County SD**	Section #	**07**
MLS Area	**3240**	Township #	**49**
Neighborhood	**Bay Colony**	Range #	**43**
Census Tract	**402.04**	Flood Zone Code	**X**
Zip Code	**33308**	Within 250 Feet of Multiple Flood Zone	**Yes (X, X500, Ae)**
Zip + 4	**2012**	Flood Zone Panel	**12011C0378H**
Carrier Route	**C009**	Flood Zone Date	**08/18/2014**

TAX INFORMATION

Folio #	**4943-07-13-0011**	% Improved	**20%**
Alt. Folio / Tax ID	**49-43-07-13-0011**	Tax Area	**0311**
Lot #	**72**		
Legal Description	**BAY COLONY SEC OF LANDINGS REPLAT LOTS 72-76 74-5 B PT OF PAR A DESC AS,COMM AT NE CO R OF PAR A,SLY ALG E/L 190.113 TO POB,SLY 41.311,SWLY 146.615 , WLY 60,NLY 117.852,NELY 40 TO PT ON CUR,NW ARC DIST 53.602 TO P/C/C,NWLY ARC DIST 4.648,N LY 25.475 TO PT ON CUR,SELY A RC DIST 90.849,SWLY 10,SELY 16 7.674 TO POB TOGETHER WITH P OR DESC IN OR 21639/322**		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	**$2,674,900**	**$3,500,000**	**$3,500,000**
Assessed Value - Land	**$2,133,040**	**$2,133,040**	**$2,133,040**
Assessed Value - Improved	**$541,860**	**$1,366,960**	**$1,366,960**
YOY Assessed Change ($)	**-$825,100**	**$0**	
YOY Assessed Change (%)	**-23.57%**	**0%**	
Market Value - Total	**$2,674,900**	**$3,500,000**	**$3,500,000**
Market Value - Land	**$2,133,040**	**$2,133,040**	**$2,133,040**
Market Value - Improved	**$541,860**	**$1,366,960**	**$1,366,960**

Tax Year	Total Tax	Change ($)	Change (%)
2021	**$65,835**		
2022	**$65,766**	**-$69**	**-0.1%**
2023	**$51,230**	**-$14,536**	**-22.1%**

CHARACTERISTICS

Land Use - State	**Residential-Vacant**	Full Baths	**10**
Land Use - CoreLogic	**Residential (NEC)**	Plumbing	**Plumbing Tile**
Lot Acres	**0.6121**	Electric Service Type	**Type Unknown**
Lot Sq Ft	**26,663**	Interior Wall	**Drywall**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Total Units	**1**	Foundation	**Pilings**
# of Buildings	**1**	Exterior	**Concrete Brick Composition**
Year Built	**1987**	Construction	**Concrete**
Effective Year Built	**1988**	Condition	**Unsound**
Stories	**2**	Patio Type	**Brick Patio**
Building Sq Ft	**10,188**	Patio/Deck 1 Sq Ft	**120**
Total Sq Ft	**10,188**	Roof Material	**Clay Tile**
Adjusted Sq Ft	**10,869**	Roof Shape	**Gable/Hip**
Bedrooms	**5**	Pool	**Pool**
Total Baths	**10**	Pool Sq Ft	**2,000**

FEATURES

Feature Type	Size/Qty
Brick Patio Floor	**120**
Special Paver Driveway	**1**

SELL SCORE

Rating	**Very High**	Value As Of	**2024-08-11 04:33:47**
Sell Score	**972**		

ESTIMATED VALUE

RealAVM™	**$11,916,800**	Confidence Score	**56**
RealAVM™ Range	**$9,717,300 - $14,116,400**	Forecast Standard Deviation	**18**
Value As Of	**07/29/2024**		

(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 50 - 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.

RENTAL TRENDS

Estimated Value	**5934**	Cap Rate	**-0.3%**
Estimated Value High	**9494**	Forecast Standard Deviation (FSD)	**0.6**
Estimated Value Low	**2374**		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Sale Date	**11/04/2020**	Owner Name	**Martinez-Manso Michel**
Recording Date	**11/04/2020**	Seller	**Melchiorre Paul L**
Sale Price	**$3,500,000**	Deed Type	**Warranty Deed**
Price Per Adj Sq Ft	**$322.02**	Document Number	**116842489**

Sale Date	11/04/2020	06/11/2002	06/11/2002	09/01/1999	08/1990
Recording Date	**11/04/2020**	**02/03/2005**			
Sale Price	**$3,500,000**	**$1,943,800**		**$2,054,000**	**$5,090**
Buyer Name	**Martinez-Manso Michel**	**Lenz Karin**	**Owner Record**	**Owner Record**	**Alass Investment Partners Ltd**
Seller Name	**Melchiorre Paul L**	**Lenz Randolph W**	**Owner Record**	**Owner Record**	**Owner Record**
Document Type	**Warranty Deed**	**Warranty Deed**	**Warranty Deed**	**Warranty Deed**	**Warranty Deed**
Title Company	**Attorney Only**	**Attorney Only**			
Document Number	**116842489**	**39000-1010**	**39107-1767**	**32067-1609**	**11639-322**

Sale Date	05/18/1988
Recording Date	**05/20/1988**
Sale Price	**$2,947,500**
Buyer Name	**Alass Investment Pa**
Seller Name	**Macro Ralph**
Document Type	**Warranty Deed**
Title Company	
Document Number	**15452-507**

MORTGAGE HISTORY

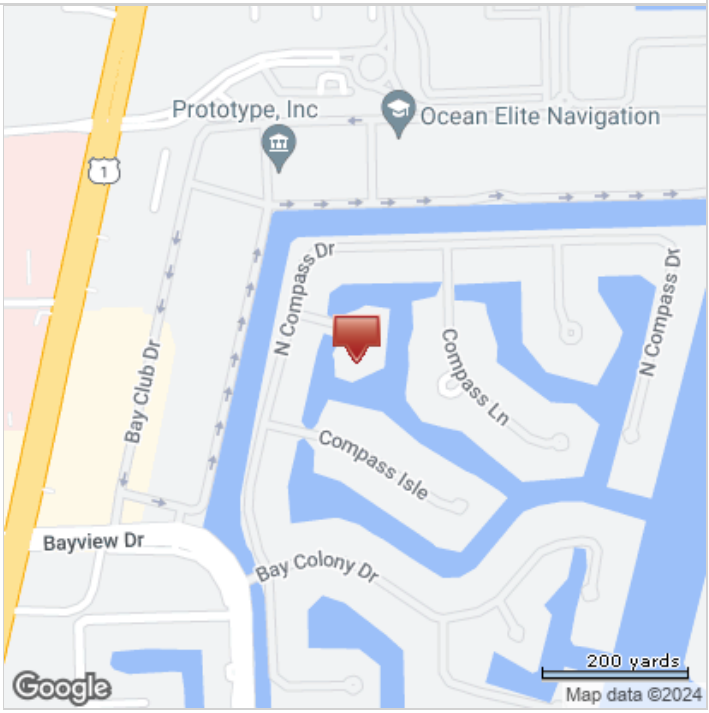
Mortgage Date	01/12/2022	11/04/2020	08/12/2005	10/21/2004	12/23/1986
Mortgage Amount	**$600,000**	**$2,450,000**	**$2,000,000**	**$1,000,000**	**$800,000**
Mortgage Lender	**Td Bk Na**	**Td Bk Na**	**Equity Inv LLC**	*** Other Institutional Lenders**	
Borrower Name	**Martinez-Manso Michel**	**Martinez-Manso Michel**	**Lenz Karin**	**Lenz Karin**	**Macro Ralph**
Mortgage Type	**Conventional**	**Conventional**	**Conventional**	**Conventional**	**Private Party Lender**
Mortgage Purpose	**Refi**	**Resale**	**Refi**	**Refi**	**Seller/Carry Back**
Mortgage Term	**30**	**30**			
Mortgage Term	**Years**	**Years**			
Mortgage Int Rate Type		**Adjustable Int Rate Loan**	**Fixed Rate Loan**	**Fixed Rate Loan**	

FORECLOSURE HISTORY

Document Type	Lis Pendens
Foreclosure Filing Date	**03/30/2009**
Recording Date	**04/27/2009**
Document Number	**108565531**
Book Number	**46169**
Page Number	**1228**
Original Book Page	**15566000559**
Lien Type	**Mtg**

PROPERTY MAP





*Lot Dimensions are Estimated

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