



Homekeys provides you the ability to make adjustments to these free value reports. Just sign up for your free membership and use Homekeys online research and property valuation tools. If you would like a free personal training session on how to use the software call us at 877-325-8258.

Homekeys Value Estimate Report

The Property You Selected

Address	Lot Size	Building Size	Beds	Baths	Time	Distance
XXXXXXXXXXXXXX	7500	1490	2	2	15 Months	1 Mile

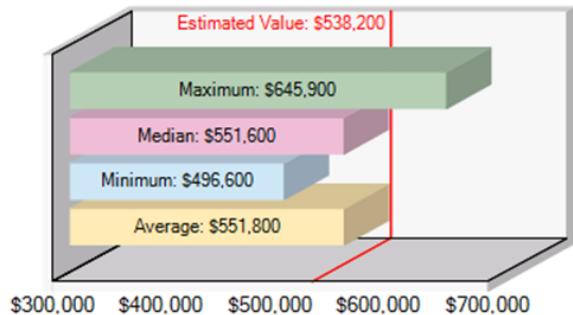
The top-ranked comparable sales properties are summarized below.

Top-ranked comparable sales

Address	Sales Date	Sales Price	Lot Size	Building Size	Beds	Baths	Distance
3625 RIVIERA CT	3/2006	\$540,000	7,200	1,549	2	2	0.36 Miles
334 VELARDE AVE	2/2006	\$530,000	6,700	1,596	3	2	0.46 Miles
20 PALERMO AVE	7/2005	\$475,000	7,500	1,659	2	2	0.36 Miles
3618 RIVIERA CT	6/2005	\$510,000	5,940	1,679	2	2	0.38 Miles
3110 COCONUT GROVE DR	9/2005	\$465,000	8,800	1,338	2	1	0.24 Miles
311 ALEDO AVE	7/2005	\$505,000	6,300	1,356	2	1	0.16 Miles
250 ALESIQ AVE	8/2005	\$550,000	7,500	1,549	3	2	0.24 Miles
3614 RIVIERA CT	5/2005	\$515,000	5,940	1,647	2	2	0.39 Miles
418 NAVARRE AVE	3/2006	\$545,000	5,650	1,597	2	1	0.88 Miles
600 NAVARRE AVE	11/2005	\$530,000	5,650	1,548	2	2	0.96 Miles

Based on the results depicted in the above table, the value of the target property is estimated at \$538,200.

Estimated Value Summary



The table below shows the property's Estimated Value and a range of values for similar properties. You can refine your value estimate based on the specific property's condition and features.

Four steps to estimating property value

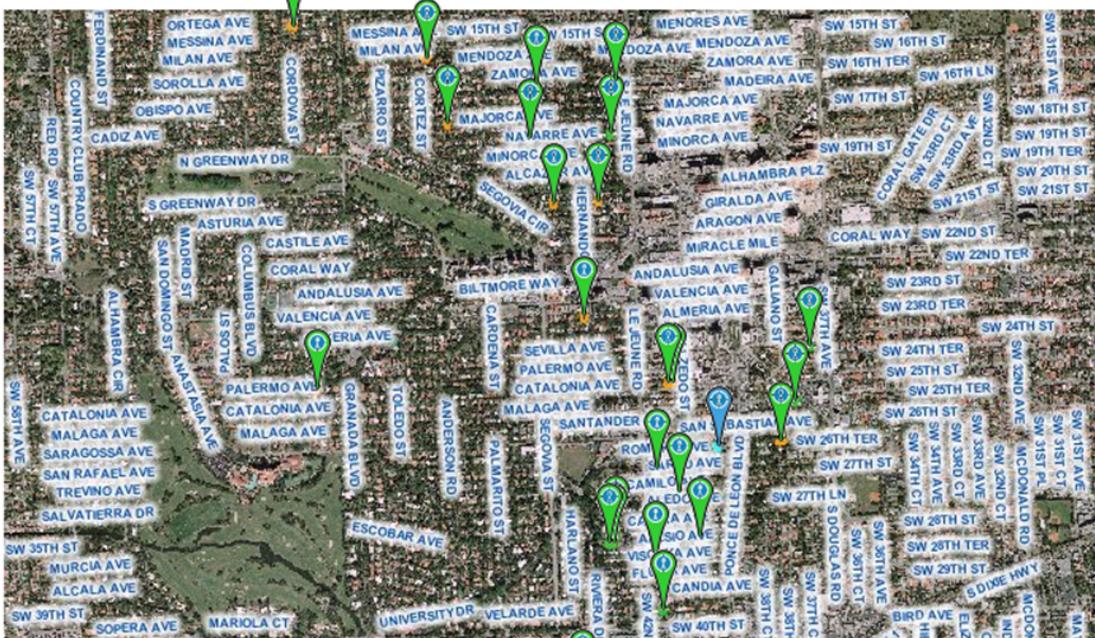
	\$/SOFT	Value
Average	\$370.36	\$551,800
Minimum	\$333.27	\$496,600
Median	\$370.21	\$551,800
Maximum	\$433.50	\$645,900
Estimated	\$361.19	\$538,200

Number of Properties Analyzed - 30,843
Value Range \$496,600 - \$645,900

The bar graph show the average, minimum, median and maximum values. The estimated value is shown in red. To the right, values are displayed in a table with values for square foot and the value range.

Homekeys Comparable Sales Report

Shown below is a satellite view of the neighborhood of the selected property. The blue marker represents the selected property and the green markers represent the found  **parcels**.





The Property You Selected

Property Type	Address	Lot Size	Building Size	Beds	Baths
1 - RESIDENTIAL - SINGLE FAMILY	XXXXXXXXXXXXXX	7500	1490	2	2

Comparable Property Sales

Address	Sales Date	Sales Price	Lot Size	Building Size	Search Results : 25		
					Beds	Baths	Distance
311 ALEDO AVE	7/2005	\$505,000	6,300	1,356	2	1	0.16 Miles
3225 MONEGRO ST	10/2004	\$465,000	6,545	1,572	2	2	0.17 Miles
334 SARTO AVE	9/2004	\$400,000	5,750	1,361	2	1	0.17 Miles
317 MALAGA AVE	3/2005	\$464,000	6,000	1,500	2	1	0.21 Miles
323 MALAGA AVE	1/2005	\$420,000	6,000	1,595	2	1	0.22 Miles
3110 COCONUT GROVE DR	9/2005	\$465,000	8,800	1,338	2	1	0.24 Miles
250 ALEOS AVE	8/2005	\$550,000	7,500	1,549	3	2	0.24 Miles
3707 LE JEUNE RD	7/2005	\$575,000	6,900	1,483	3	2	0.35 Miles
3625 RIVIERA CT	3/2006	\$540,000	7,200	1,549	2	2	0.36 Miles
20 PALERMO AVE	7/2005	\$475,000	7,500	1,659	2	2	0.36 Miles
3618 RIVIERA CT	6/2005	\$510,000	5,940	1,679	2	2	0.38 Miles
3614 RIVIERA CT	5/2005	\$515,000	5,940	1,647	2	2	0.39 Miles
334 VELARDE AVE	2/2006	\$530,000	6,700	1,596	3	2	0.46 Miles
503 ALMERIA AVE	2/2005	\$530,000	8,315	1,671	3	2	0.50 Miles
435 GIRALDA AVE	5/2005	\$465,000	6,000	1,310	2	1	0.73 Miles
521 SAN LORENZO AVE	10/2005	\$570,000	6,354	1,527	3	1	0.74 Miles
533 GIRALDA AVE	5/2005	\$490,000	7,500	1,304	2	1	0.78 Miles
418 NAVARRE AVE	3/2006	\$545,000	5,650	1,597	2	1	0.88 Miles
600 NAVARRE AVE	11/2005	\$530,000	5,650	1,548	2	2	0.96 Miles
411 MADEIRA AVE	9/2005	\$440,000	5,650	1,329	2	1	1.01 Miles
1711 SEGOVIA ST	11/2005	\$605,000	6,780	1,680	2	1	1.08 Miles
1036 PALERMO AVE	8/2005	\$595,000	6,500	1,393	3	2	1.08 Miles
736 MAJORCA AVE	12/2005	\$538,350	5,650	1,437	2	1	1.12 Miles
1610 CORTEZ ST	11/2005	\$574,900	7,813	1,401	2	2	1.30 Miles
1418 CORDOVA ST	4/2006	\$620,000	8,100	1,509	2	2	1.59 Miles

When evaluating Comparable Sales against the property you selected, a word of caution is in order. Proximity (distance) to the selected property is very important, but some exceptions apply. For example, if you are comparing two similar properties and one happens to be waterfront or have a spectacular view, the selling prices may be very different. The same may apply to properties just outside a historic neighborhood or desirable school district.

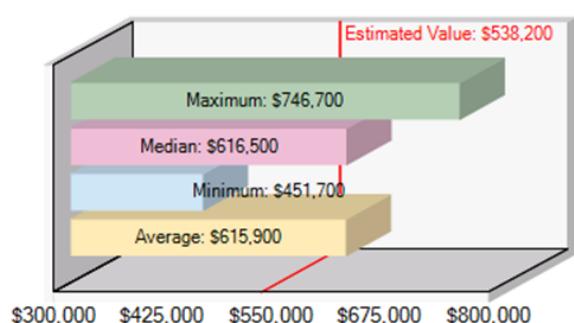
Homekeys recommends that you drive by or visit some comparable listings to see if they are truly comparable or would be worth more or less depending on property features and neighborhood conditions.

Homekeys Comparable Active Listings Report

Address	Lot Size	Building Size	Beds	Baths	Time	Distance
XXXXXXXXXXXXXX	7500	1490	2	2	15 Months	1 Mile

In addition to recent comparables sales, currently listed properties provide an important point of comparison when estimating property value. First, check the active listings summary to see how many properties are included and how similar they are to your selected property.

Active Listing Summary



	\$/SQFT	Value
Average	\$413.33	\$615,900
Minimum	\$303.15	\$451,700
Median	\$413.74	\$616,500
Maximum	\$501.16	\$746,700

Number of Active Listings - 20

Note that the value of active listings is based on ASKING price, and there is no guarantee the property will sell for what the owner is asking. If the asking prices are considerably higher or lower than comparables sales, it may indicate that prices are trending up or down.

Top-ranked comparable active listings

Listing Id	Address	Lot Size	Building Size	Beds	Baths	Asking Price	Distance
D1106950	320 ROMANO AV	7,500	1,530	3	2	\$599,000	0.13 Miles
M1060499	334 SARTO AV	5,750	1,361	2	1	\$579,000	0.17 Miles
D1109306	419 SEVILLA AV	6,050	1,609	3	2	\$615,000	0.40 Miles
M1055925	316 CANDIA AV	6,600	1,605	3	2	\$668,000	0.40 Miles
D1110872	506 SEVILLA AV	7,020	1,477	3	2	\$719,000	0.44 Miles
M1039868	3814 RIVIERA DR	6,400	1,519	2	2	\$599,000	0.50 Miles
M1032024	414 NAVARRE AV	5,650	1,462	2	2	\$659,000	0.88 Miles
M1041304	600 NAVARRE AV	5,650	1,548	3	2	\$650,000	0.96 Miles

M1037524	616 NAVARRE AV	8,475	1,578	2	2	\$649,000	0.98 Miles
D1106707	4801 RIVIERA DR	8,500	1,643	3	2	\$684,900	1.00 Miles
D1111646	440 BLUE RD	7,042	1,499	3	1	\$649,000	1.06 Miles
M1062587	215 JEFFERSON DR	7,315	1,303	3	2	\$395,000	1.06 Miles
M1022475	700 MAJORCA AV	5,650	1,605	2	2	\$589,000	1.07 Miles
M1035319	708 MAJORCA AV	5,650	1,591	3	2	\$638,000	1.08 Miles
M1048281	1011 SANTIAGO ST	5,700	1,521	2	2	\$635,000	1.60 Miles
M1016510	1222 TANGIER ST	6,000	1,297	3	3	\$650,000	1.73 Miles
D1111540	33 MONTILLA AV	5,840	1,667	3	2	\$625,000	1.75 Miles
D1107791	1020 WALLACE ST	6,527	1,671	3	2	\$635,000	1.78 Miles
M1040933		6,000	1,537	3	2	\$619,000	1.85 Miles
D1114397	1009 GENOA ST	6,350	1,385	2	2	\$680,000	1.90 Miles

Homekeys County Report

General Information

Folio Number	0341170070570
Cluc Code	1 - RESIDENTIAL - SINGLE FAMILY

Property Information

Owner Name	XXXXXXXXXXXXXXXXXXXX	Lot Size	7,500
Address	XXXXXXXXXXXXXXXXXXXX	Adj Square Feet	1,490
City, State	CORAL GABLES, FL	Bedrooms	2
Zip Code	Not Available	Bathrooms	2
Subdivision Name	COCONUT GROVE SEC PT 1	Year Built	1950

Mailing Address

Care Of	XXXXXXXXXXXXXXXXXXXX	City, State	CORAL GABLES , FL
Address	XXXXXXXXXXXXXXXXXXXX	Zip Code	33134

Tax Assessment History

Year	2006	2005	2004
Bldg Value	\$0	\$116,220	\$103,704
Land Value	\$0	\$238,134	\$216,536
Market Value	\$0	\$354,354	\$320,240
Assessed Value	\$0	\$354,354	\$320,240
Total Exemption	\$0	\$0	\$0
Total Taxable Value	\$0	\$329,354	\$320,240

Sales History

Year	1999
Month	10
Amount	\$187,300

Annual Property Tax Information

City	County	Other	Gross
\$2,179	\$5,743	\$0	\$7,923

Legal Description From County Records

XXXXXXXXXXXXXXXXXXXX COCONUT GROVE SEC 1-CORAL GABLES LOTS 14 TO 16 INC BLK 7 LOT SIZE IRREGULAR OR 19602-3024
 04/2001 5 COC 21953-3992 12 2003 5 ----- XXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX X X XXXXXX OR
 10878-567 0980 4

Other Property Features

Empty