

358 El Brillo Way, Palm Beach, FL 33480

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B. Overview

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1 Photos

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2 Overview

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Location

Property address **358 El Brillo Way
Palm Beach, FL 33480**
 Lat/long **26.69334, -80.03863**
 Parcel ID **50434327060000391**

Property Tax

Tax year **2018**
 Land value **\$10,608,466**
 Building value **\$1,860,835**
 Market value **\$12,469,301**
 Property tax **\$201,760**

Legal Description

SUPPLMNTY PL OF EL BRAVO PARKW 24.30 FT OF LT 39 & LT 40 & TH PT OF FILLED SUBMRGED LAND AS IN CR4266P1926 ADJ TO LT 4

Land

Property class **Single Family (0100)**
 Zoning **Residential Estate District (R-A)**
 Frontage **170**
 Depth **199**
 Buildings on lot **3**
 Total building sqft. **10,786**

Owner

Name **Laurel Inc**
 Address **9100 Havensight Port Of Sale Ste 15 16
St Thomas, VI 00862**

Purchase date **12/23/2011**
 Purchase price **\$10**

Building

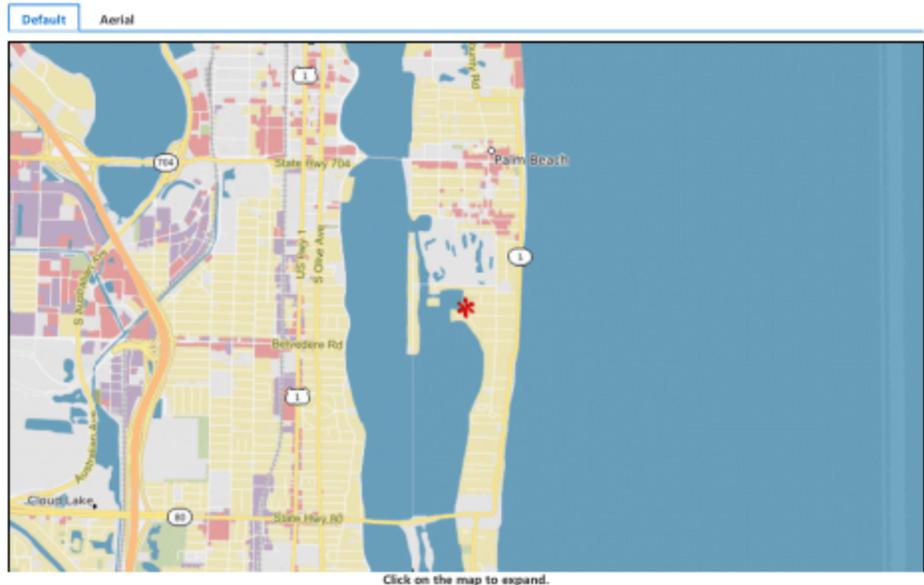
Square footage **8,004**
 Year built **1950**
 Stories **2**
 Bedrooms **5**
 Bathrooms **7**
 Half bathrooms **1**

Neighborhood

Municipality **Palm Beach**
 School district **Palm Beach County School District**
 Subdivision **El Bravo Park Supp Pl In**

3 Maps

[Hide](#)



C. Owners & Residents

[Hide](#)

1 Registered Owner

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Laurel Inc

Address: 9100 Havensight Port Of Sale Ste 15 16
 St Thomas, VI 00802
 Source: Assessment Roll
 Last recorded: 10/22/2018

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Target Home Price

\$ 250,000

Purchase or Refinance

- Purchase
- Refinance

Location

Brooklyn, NY

Down Payment

20.00 % \$50,000

Credit Score

Excellent (760+)

Loan Type

- 30 yr Fixed
- 15 yr Fixed
- 7/1 ARM
- 5/1 ARM
- 3/1 ARM

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D. Title History Hide

1 Title Documents Hide

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Date	Type	Amount	Party 1	Party 2	Book/page
12/23/2011 - D	Quit claim	\$10	Epstein Jeffrey E	Laurel INC	24936/0222
1/4/2012 - R	(20120001716)			9100 Havensight Port of Sale Ste 15-19 St Thomas VI 00802	
9/2/1990 - D	Warranty deed	\$2,500,000			06587/1099
12/1/1988 - D	Quit claim	\$100			09955/0610
8/1/1985 - D	Warranty deed	\$1,585,000			04635/1192
7/1/1985 - D	Quit claim	\$100			04597/0777

R: recorded date
 D: document date

E. Sales & Value Hide

1 Valuation Model Hide

Our database has 170 properties that meet the following criteria:

[Browse more recently sold properties in the neighborhood.](#)

- Sold within the last 18 months
- In the 33480 zip code
- Property class Single Family
- Sale price over \$25,000

Price

The median price of these properties is \$4,278,000 (half of these properties sold for higher prices, half sold for lower prices). 20% of the properties sold for \$2,650,000 or less, and 20% sold for \$8,900,000 or more.



Price per Square Foot

The median price per square foot of these properties is \$1,235 (half of these properties sold for higher prices, half sold for lower prices). 20% of the properties sold for \$927 or less, and 20% sold for \$1,652 or more.



At a median price per square foot of \$1,235, this property (10,786 sqft) would sell for **\$13,318,745**.

Below is a sample of the 170 properties following the criteria defined above:

Address	Sale price	Sale date	Price/sqft	Sqft
130 Chilean Ave	\$8,057,000	6/11/2019	\$1,592	5,062
320 Barton Ave	\$15,313,000	6/11/2019	\$2,315	6,616
560 Island Dr	\$12,500,000	5/16/2019	\$1,980	6,314
130 Reef Rd	\$2,550,000	5/15/2019	\$1,193	2,137
227 Via Tortuga	\$8,370,000	5/15/2019	\$1,454	5,757
438 Worth Ave	\$12,450,000	5/15/2019	\$2,647	4,703
200 Esplanade Way	\$4,046,500	5/13/2019	\$763	5,305
254 N County Rd	\$862,000	5/6/2019	\$324	2,658
1519 N Ocean Way	\$15,010,000	5/3/2019	\$1,643	9,136

2 Neighborhood Price History

[Hide](#)

All sales of property class 'Single Family', in the 33480 zip code were analyzed. For each year, median values (sale price and property size) were calculated, together with the value of the subject property (10,786 sqft), if it were to be sold at median \$/sqft.

Year	# of sales	Median price	Median sqft	Median price/sqft	Value at median price/sqft
2019	41	\$3,920,000	3,141	\$1,301	\$14,036,755
2018	127	\$4,480,000	3,868	\$1,183	\$12,757,675
2017	114	\$4,250,000	3,940	\$1,198	\$12,917,793
2016	81	\$4,450,000	4,063	\$1,130	\$12,187,571
2015	95	\$4,350,000	4,196	\$1,080	\$11,650,700
2014	113	\$3,450,000	3,996	\$960	\$10,350,378
2013	105	\$2,800,000	3,673	\$783	\$8,444,245
2012	69	\$2,350,000	4,319	\$635	\$6,848,254
2011	67	\$2,775,000	4,510	\$683	\$7,369,355
2010	55	\$2,726,000	4,148	\$696	\$7,507,122
2009	34	\$2,867,000	4,211	\$725	\$7,819,386
2008	29	\$4,075,000	4,231	\$955	\$10,296,117
2007	43	\$3,950,000	5,089	\$893	\$9,628,181
2006	22	\$3,251,500	4,136	\$912	\$9,839,745
2005	37	\$3,150,000	4,489	\$818	\$8,826,437
2004	53	\$3,200,000	5,173	\$643	\$6,933,476
2003	38	\$2,972,200	5,550	\$608	\$6,559,054
2002	35	\$1,800,000	3,763	\$513	\$5,537,836
2001	27	\$2,152,500	4,322	\$581	\$6,270,930
2000	31	\$3,000,000	5,702	\$594	\$6,402,974
1999	43	\$1,150,000	4,232	\$308	\$3,326,026
1998	35	\$695,000	3,376	\$231	\$2,488,626
1997	33	\$1,300,000	4,039	\$261	\$2,819,534
1996	28	\$725,000	3,683	\$213	\$2,299,086
1995	28	\$1,095,300	4,179	\$263	\$2,841,412
1994	16	\$600,000	4,162	\$171	\$1,844,923

Year	# of sales	Median price	Median sqft	Median price/sqft	Value at median price/sqft
1993	19	\$1,025,000	3,987	\$260	\$2,800,920
1992	9	\$550,000	5,708	\$179	\$1,926,071
1991	9	\$450,000	2,899	\$155	\$1,674,267
1990	6	\$700,000	3,408	\$180	\$1,942,156
1989	6	\$800,000	4,771	\$182	\$1,967,542
1988	13	\$575,000	3,907	\$172	\$1,853,755
1987	13	\$600,000	4,493	\$177	\$1,910,922
1986	6	\$450,000	4,138	\$138	\$1,492,528
1985	3	\$400,000	4,176	\$140	\$1,505,215
1984	9	\$468,800	3,375	\$115	\$1,236,296
1983	5	\$355,000	5,093	\$78	\$836,534
1982	2	\$1,098,000	5,282	\$208	\$2,242,148
1981	6	\$420,000	3,448	\$154	\$1,665,708
1980	1	\$500,000	6,698	\$75	\$805,166

3 Sales & Values Maps

Hide

Date of Last Sale



This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

- First half of 2019
- Second half of 2018
- First half of 2018
- Second half of 2017
- First half of 2017
- All 2016
- 2014 - 2015
- < 2014
- no data

The map is based only on valid sales with a recorded price over \$1000.

Click on the map to expand.
* Sale age: 7 years

Price per Square Foot



On this color-coded map, view the price paid per square foot around the subject property.

- Below \$100
- \$100 - \$250
- \$250 - \$400
- \$400 - \$550
- \$550 - \$700
- \$700 - \$850
- \$850 - \$1000
- Above \$1000
- No data

Multiple properties on the same parcel. Color coordinates with the price ranges above.

Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

Click on the map to expand.

F. Development & Use

Hide

1 Land

Hide

General

Property class	Single Family (0100)
Zoning	Residential Estate District (R-A)
Frontage	170
Depth	199
Buildings on lot	3
Total building sqft.	10,786

Description

Type	Intracoastal
------	--------------

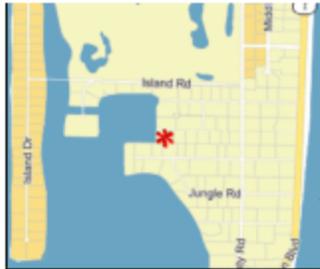
2 Residential Building Hide

Square footage	Year built	Stories	Bedrooms	Bathrooms	Half bathrooms
8,004	1990	2	5	7	1
1,122	1987	1	1	1	0
1,660	2001	1	3	3	0

3 Urban Landscape Maps Hide

Zoning

Properties can be classified by zoning and building class. Palm Beach County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.



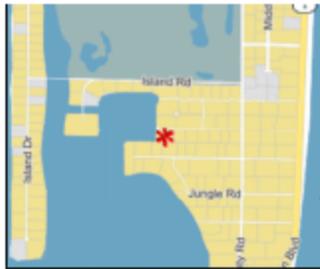
- Major zoning groups:
- Multiple family
 - Single family
 - Other residential
 - Commercial
 - Industrial/manufacturing
 - Public facilities
 - Open space
 - Agricultural
 - Special zones
 - Offices
 - Planned development
 - Mixed use
 - Planned development - overlay
 - No zoning data available

Click on the map to expand.
 * Zoning: Residential Estate District (R-A)

For more information about zoning districts click [here](#).

Land Use

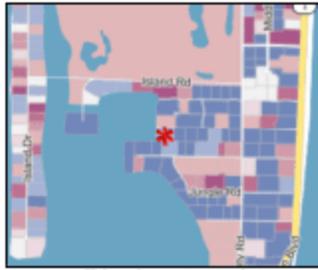
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



- Single family
- Condominium/coop units
- Other residential
- Apartments/Multi-Family
- Commercial condos
- Office
- Retail
- Hotel/Motel/Other accommodation
- Restaurants
- Manufacturing/Storage facilities
- Other industrial
- Public services/Facilities
- Education
- Cemeteries and other relig
- Hospitals/Care facilities
- Entertainment/Recreational
- Agricultural
- Parks
- Forest
- Mixed use
- Vacant land
- Other
- Unknown

Click on the map to expand.
 * Land use: Single Family (0100)

Year Built

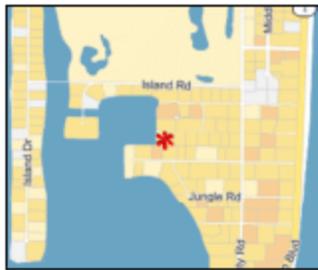


Click on the map to expand.
* Year built: 1950

On this map, view the year each property was built.

- 2015 and later
- 2010 - 2014
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- older than 1900

Building Stories



Click on the map to expand.
* Stories: 2

On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

G. Property Tax

Hide

1 Property Tax Calculation

Hide

The [Florida Property Tax Statute](#) and the [Florida State Constitution](#) are the main legal documents regarding taxation in the State of Florida. Taxes are determined at local levels, being used for schools, fire and police protection, and other public services and benefits.

Market Value

Market value is the price a property would sell for when both buyer and seller seek the best price and neither is under pressure to buy or sell. Market value in Florida is evaluated as of January 1, based upon sales of comparable properties in the previous year.

Land value	\$10,608,466
Improvement value	+ \$1,860,835
Market value	= \$12,469,301

Assessed Value

Assessed value is the property's value before any exemptions are deducted but after the application of any assessment reductions, limitations or caps, and taking into account the value placed on any agricultural land. For non-homestead properties, the assessed value is the value placed on a property after a 10% cap is factored. Usually assessed value is equal to market value.

Assessed value	= \$12,380,209
School board assessed value	= \$12,469,300

Property Tax

Exemptions are available in Florida which may reduce the tax bill. These are deducted from the assessed value to give the property's taxable value.

Base tax is calculated by multiplying property's assessed value by the corresponding **millage rates** and is an estimate of what an owner **not** benefiting from any exemptions would pay. The rates are expressed as millages (i.e. the actual rates multiplied by 100).

Tax description	Assessed value	Exemption	Taxable value	Millage rate	Tax amount
County Rates					
County Debt	\$12,380,209	- \$0	= \$12,380,209	x 0.1165	= \$1,442.29
County Operating	\$12,380,209	- \$0	= \$12,380,209	x 4.7815	= \$59,195.97
Base tax					= \$202,346

Tax description	Assessed value	Exemption	Taxable value	Millage rate	Tax amount
Library Rates					
School Rates					
School Discretionary	\$12,469,300	-	\$0 =	\$12,469,300 x	4.0740 = \$50,799.93
School Local	\$12,469,300	-	\$0 =	\$12,469,300 x	2.4980 = \$31,148.31
City Rates					
Palm Beach City Operating	\$12,380,209	-	\$0 =	\$12,380,209 x	3.1350 = \$38,811.96
Water Management Rates					
WMD District	\$12,380,209	-	\$0 =	\$12,380,209 x	0.1209 = \$1,496.77
Okeechobee Basin	\$12,380,209	-	\$0 =	\$12,380,209 x	0.1310 = \$1,621.81
Everglades Construction	\$12,380,209	-	\$0 =	\$12,380,209 x	0.0417 = \$516.25
Independent District Rates					
Health Care District	\$12,380,209	-	\$0 =	\$12,380,209 x	0.7261 = \$8,989.27
Childrens Service	\$12,380,209	-	\$0 =	\$12,380,209 x	0.6403 = \$7,927.05
FL Inland Navigation District	\$12,380,209	-	\$0 =	\$12,380,209 x	0.0320 = \$396.17
Base tax					= \$202,346

Special assessments are applicable in some taxing districts and are calculated based on a rate schedule set by each governing body, instead of on property value.

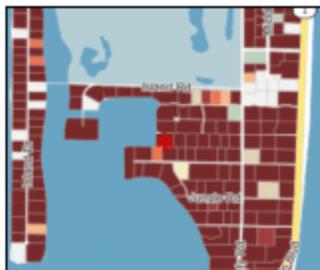
Tax description	Tax amount
Palm beach underground utilities	\$1,997.52
Solid waste authority	+
	\$525.00
Special assessments	= \$2,523

Current tax is calculated by adding special assessments to the base tax amount, and it represents the final amount the current owner is paying.

Base tax	\$202,346
Special assessments	+
	\$2,523
Current tax	= \$204,868

Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs. For more information please visit the web pages of Palm Beach County's [Appraiser](#) and [Tax Collector](#) or look up this property's current [tax situation](#).

Tax per Square Foot



This map shows property tax in correlation with square footage of the property.

- Above \$10.00
- \$9.00 - \$10.00
- \$8.00 - \$9.00
- \$7.00 - \$8.00
- \$6.00 - \$7.00
- \$5.00 - \$6.00
- \$4.00 - \$5.00
- \$3.00 - \$4.00
- \$2.00 - \$3.00
- \$1.00 - \$2.00
- Below \$1.00
- No Data

Multiuse properties on the same parcel. Color coordinates with the price ranges above.

Property tax	\$201,760
Tax year	2018
Square feet	10,786
Tax per sqft	\$19

2 Assessment History

Hide

Year	Property class	Market value	Assessment value	Total tax rate	Property tax
2018	Single Family	\$12,469,301	\$12,380,209	16.297	\$201,760
2017	Single Family	\$12,732,014	\$11,254,735	16.6568	\$187,468
2016	Single Family	\$12,733,256	\$10,231,577	17.2001	\$175,984
2015	Single Family	\$10,763,751	\$9,301,434	17.915	\$166,635
2014	Single Family	\$8,455,849	\$8,455,849	18.1459	\$153,439
2013	Single Family	\$8,002,115	\$8,002,115	18.046	\$144,406
2012	Single Family	\$8,016,047	\$8,016,047	18.3348	\$146,973
2011	Single Family	\$6,795,335	\$6,795,335	18.767	\$128,053
2010	Single Family	\$6,203,815	\$6,203,815	19.3619	\$120,619
2009	Single Family	\$8,669,758	\$8,669,758	18.4378	\$160,319
2008	Single Family	\$10,750,308	\$10,750,308	16.9535	\$182,567

H. Neighborhood

[Hide](#)

1 Neighbors

[Hide](#)

Odd Addresses

Address	Property class	Square footage	Purchase date	Purchase price	Price/sqft
101 El Brillo Way	Single Family (0100)	8,359	11/7/2017	\$10	\$0
111 El Brillo Way	Single Family (0100)	6,951	2/18/2011	\$6,600,000	\$950
201 El Brillo Way	Single Family (0100)	7,706	3/10/2003	\$5,350,000	\$694
343 El Brillo Way	Single Family (0100)	5,907	2/22/2010	\$10	\$0
353 El Brillo Way	Single Family (0100)	7,568	8/19/2016	\$100	\$0

Even Addresses

Address	Property class	Square footage	Purchase date	Purchase price	Price/sqft
130 El Brillo Way	Single Family (0100)	7,864	2/15/2011	\$8,662,441	\$1,102
132 El Brillo Way	Single Family (0100)	8,183	9/1/1997	\$4,900,000	\$599
200 El Brillo Way	Single Family (0100)	5,755	7/31/2015	\$10	\$0
210 El Brillo Way	Single Family (0100)	4,140	12/27/2012	\$10	\$0
214 El Brillo Way	Single Family (0100)	6,188	12/21/2016	\$10	\$0
218 El Brillo Way	Single Family (0100)	4,993	8/16/2000	\$10	\$0
222 El Brillo Way	Single Family (0100)	5,065	10/28/2004	\$7,350,000	\$1,451
234 El Brillo Way	Single Family (0100)	6,125	4/21/2011	\$4,475,000	\$731
300 El Brillo Way	Single Family (0100)	9,472	1/28/2011	\$9,500,000	\$1,003
350 El Brillo Way	Single Family (0100)	5,930	3/27/2017	\$8,400,000	\$1,417

2 Demographics By Zip Code

[Hide](#)

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **33480**.

Population Demographics

Total population	9,667
Female population	54.9%
Male population	45.1%
Median age	67.9
Male median age	68.7
Female median age	67.5

Education

No highschool	0.3%
Some highschool or college	35.4%
Bachelors degree	35.0%

Other

Citizens	94.5%
Citizens born in US	81.2%
English speakers	98.8%

Journey to Work

Work in a metropolitan area	100.0%
Work at home	23.4%
Go to work by car	69.4%
Go to work after 10 am	16.9%

Economic/Employment

Average household income	\$205,586
White collar	94.3%
Blue collar	5.7%

Housing

Family households	50.6%
Households with kids	6.2%
Housing units	11,307
Occupied housing units	5,506
Owner occupied units	85.8%
Average number of people per household	1.76
Median year structure built	1971
Houses with mortgages	29.4%

Wealth

Median value for units with a mortgage	\$927,800
Median value for units without a mortgage	\$636,800
Median gross rent	\$1,343
Median housing costs per month	\$2,046
Population in poverty	4.8%

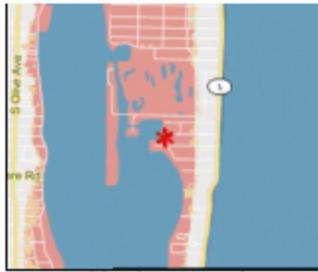
I. Hazards & Environment

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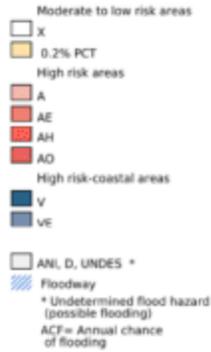
1 FEMA Flood Zones

[Hide](#)

Use this map to determine if the property is in a flood zone.



Click on the map to expand.



FEMA Flood Zoning

FEMA flood zone	AE - High Risk Area	Out
Coastal barrier resources system area (COBRA)		Out
FEMA floodway		Out
FEMA special flood hazard area		In

Map Details

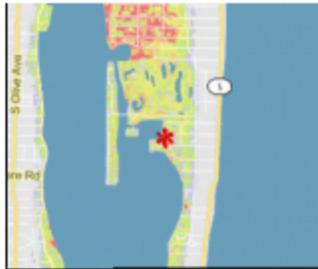
Map panel ID: 12099C0583F effective from 10/05/2017

For more information about FEMA flood zones map click [here](#).

2 Storm Surge Zones

Hide

Use this map to determine if the property is located in a storm surge risk area.



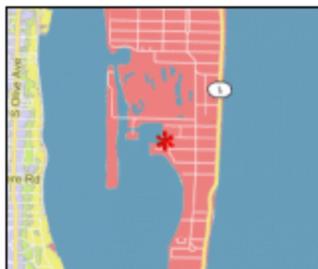
Click on the map to expand.



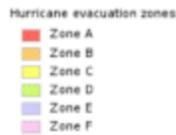
3 Evacuation Zones

Hide

Use this map to determine if the property is located in a hurricane evacuation zone.



Click on the map to expand.



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