

Subject Property Location

Report Date: 06/27/2019

Order ID: R3563507

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802
Thomas Bros Pg-Grid

Property Use Single Family Residential
Parcel Number [REDACTED]
Census Tract [REDACTED]

Legal Description

Lot	39, 40
Tract No	
Abbrev. Description	[REDACTED]

Ownership Information

Owner Name(s)	[REDACTED]	Sales Price	
		Sale Date	12/23/2011
		Recording Date	01/04/2012
Vesting	Company	Recorder Doc #	20120001716

Financing Details at Time of Purchase

No financing details available

Current Lien

Date	Lender	Amount	Purchase Money
No details available			

Estimated Current Value Range

Date As of: 27-06-2019	-
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Property Characteristics

	Bedrooms	5	Year Built	1950	Living Area (SF)	8,004
	Bathrooms/Partial	7/1	Garage/No. of Cars	Garage	Price (\$/SF)	
	Total Rooms		Stories/Floors	2 Stories	Lot Size (SF/AC)	33,572/.77
	Construction Type	Masonry	No. of Units		Fireplace	
	Exterior Walls	Stucco	No. of Buildings	3	Pool	Pool (yes) - P
	Roof Material/Type	Tile/Gable or Hip	Basement Type/Area		Heat Type	Forced air unit
	Foundation Type		Style		A/C	Y
	Property Type	Residential	View		Elevator	1
	Land Use	Single Family Residential	Zoning			RA

Assessment & Taxes

	Assessment Year	2018	Tax Year	2018	Tax Exemption	
	Total Taxable Value	\$12,469,301	Tax Amount	\$204,868	Tax Rate Area	50417
	Land Value	\$10,608,466	Tax Account ID			
	Improvement Value	\$1,860,835	Tax Status	No Delinquency Found		
	Improvement Ratio	14.92%	Delinquent Tax Year			
	Total Value		\$12,469,301	Market Improvement Value	\$1,860,835	
	Market Land Value		\$10,608,466	Market Value Year	2018	

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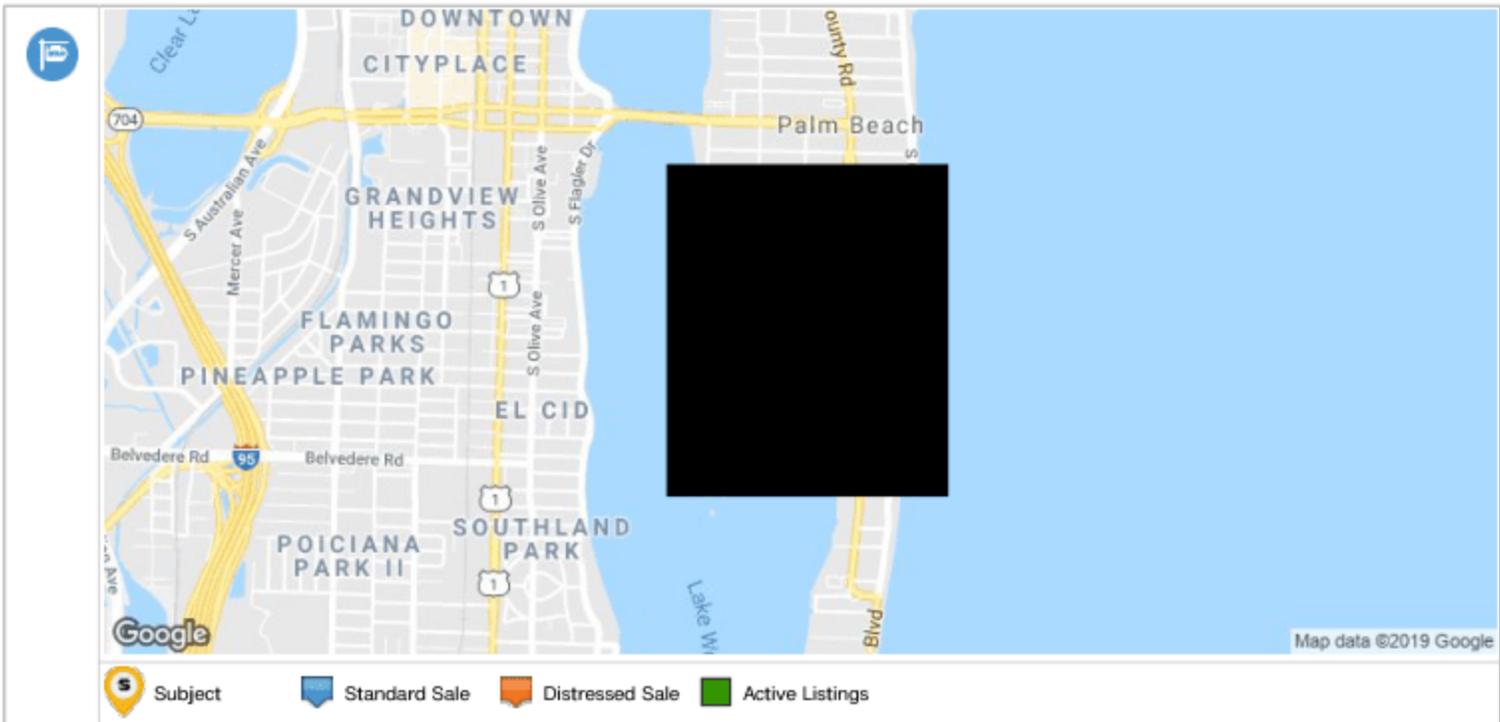
Subject Property Location

Property Address [REDACTED]
 City, State & Zip PALM BEACH, FL 33480-4730

Report Date: 06/27/2019
 Order ID: R3563508

Comparables Overview

	Subject	High Comparable	Low Comparable	Average
Address	[REDACTED] PALM BEACH, FL 33480-4730	[REDACTED]	[REDACTED]	[REDACTED]
Distance (Mi)		0.52	0.56	0.56
Subdivision	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
APN	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Recording Date	01/04/2012	09/05/2018	05/22/2019	05/01/2019
Purchase Price		\$21,000,000	\$900,000	\$4,300,000
Living Area (SF)	8,004		1,624	2,128
Price (\$/SF)			\$554/SF	\$2,021/SF
Lot Size (SF/AC)	33,572/.77	23,361/.54		
BR/BA	5/7	0/0	2/2	3/3
Year Built	1950		1970	1970



Subject Property

Address 		Distance (Mi)	
Owner		County	
Seller Name		APN	
Sale Price	Recording Date	01/04/2012	Census
Sale Date	12/23/2011	Recorder Doc Number	Land Use
Sale Type	Document Description		Tract No.
Price Code	Assessed Total	\$12,469,301	Map Reference
Loan Amount	Assessed Improvement	\$1,860,835	Subdivision
Lender Name	Assessed Land	\$10,608,466	Zoning
Prior 1st Mtg. Amount	Prior Sale Price		Prior Sale Type
Prior 2nd Mtg. Amount	Prior Sale Date		Prior Recording Date
Bedrooms	5	Year Built	1950
Bathrooms/Partial	7/1	Garage/No. of Cars	Garage
Total Rooms	0	Stories/Floors	2 Stories
Construction Type	Masonry	No. of Units	
Exterior Walls	Stucco	No. of Buildings	3
Roof Material/Type	Tile/Gable or Hip	Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
			Living Area (SF)
			Price (\$/SF)
			Lot Size (SF/AC)
			Fireplace
			Pool
			Heat Type
			A/C
			Elevator

Area Sales Analysis

Total Area Sales	\$128,723,836	Median # of Baths	2	Median Lot Size (SF/AC)	10,537 /.24
Price Range - 2 years	\$300,000 - \$39,600,000	Median # of Bedrooms	3	Median Year Built	1962
Age Range	11 - 98	Median Living Area (SF)	2,512	Median Value	\$1,325,000
Median Age	57	Median Price (\$/SF)	\$746/SF		

Comparable # 1

Address 		Distance (Mi)	
Owner		County	
Seller Name		APN	
Sale Price	\$7,450,000	Recording Date	06/07/2019
Sale Date	06/05/2019	Recorder Doc Number	
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$6,712,515
Loan Amount	\$4,000,000	Assessed Improvement	\$1,613,673
Lender Name	JPMORGAN CHASE BANK NA	Assessed Land	\$5,098,842
Prior 1st Mtg. Amount	\$5,725,000	Prior Sale Price	\$8,200,000
Prior 2nd Mtg. Amount		Prior Sale Date	10/29/2018
Bedrooms	4	Year Built	1930
Bathrooms/Partial	4/1	Garage/No. of Cars	Garage
Total Rooms	0	Stories/Floors	3 Stories
Construction Type	Masonry	No. of Units	
Exterior Walls	Brick	No. of Buildings	
Roof Material/Type	Bermuda/Gable or Hip	Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
			Living Area (SF)
			Price (\$/SF)
			Lot Size (SF/AC)
			Fireplace
			Pool
			Heat Type
			A/C
			Elevator

Comparable # 2

Address	2 [REDACTED]		Distance (Mi)	0.25	
Owner	[REDACTED]		County	PALM BEACH	
Seller Name	[REDACTED]		APN	[REDACTED]	
Sale Price	\$6,485,500	Recording Date	04/02/2019	Census	[REDACTED]
Sale Date	04/02/2019	Recorder Doc Number	[REDACTED]	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$4,788,903	Map Reference	
Loan Amount		Assessed Improvement	\$	Subdivision	SINGER ADD TO P B IN
Lender Name		Assessed Land	\$	Zoning	R-B
Prior 1st Mtg. Amount		Prior Sale Price	\$5,750,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	04/24/2014	Prior Recording Date	04/25/2014
Bedrooms	5	Year Built	1938	Living Area (SF)	4,570
Bathrooms/Partial	4/1	Garage/No. of Cars	Garage	Price (\$/SF)	\$1,419/SF
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	14,301/.33
Construction Type	Masonry	No. of Units		Fireplace	One Fireplace
Exterior Walls	Brick	No. of Buildings		Pool	N
Roof Material/Type	Tile/Gable or Hip	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	

Comparable # 3

Address	3 [REDACTED]		Distance (Mi)	0.31	
Owner	[REDACTED]		County	PALM BEACH	
Seller Name	[REDACTED]		APN	[REDACTED]	
Sale Price	\$15,480,428	Recording Date	02/04/2019	Census	[REDACTED]
Sale Date	01/31/2019	Recorder Doc Number	[REDACTED]	Land Use	Vacant Land (General)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$5,594,345	Map Reference	
Loan Amount	\$9,288,257	Assessed Improvement	\$2,915	Subdivision	[REDACTED]
Lender Name	BMO HARRIS BANK NA	Assessed Land	\$5,591,430	Zoning	R-B
Prior 1st Mtg. Amount		Prior Sale Price	\$6,500,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	07/08/2015	Prior Recording Date	07/09/2015
Bedrooms	0	Year Built		Living Area (SF)	
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	19,175/.44
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type	/Flat	Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Vacant Land	View		Elevator	

Comparable # 4					
Address	[REDACTED]			Distance (Mi)	0.33
Owner	[REDACTED]			County	PALM BEACH
Seller Name	[REDACTED]			APN	[REDACTED]
Sale Price	\$12,687,500	Recording Date	03/29/2019	Census	[REDACTED]
Sale Date	03/29/2019	Recorder Doc Number	[REDACTED]	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$4,859,047	Map Reference	
Loan Amount	\$6,000,000	Assessed Improvement	\$	Subdivision	[REDACTED]
Lender Name	CITIBANK NA	Assessed Land	\$	Zoning	RB
Prior 1st Mtg. Amount		Prior Sale Price	\$3,700,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	11/29/1995
Bedrooms	5	Year Built	1989	Living Area (SF)	6,344
Bathrooms/Partial	6/1	Garage/No. of Cars	Garage	Price (\$/SF)	\$2,000/SF
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	17,603/.4
Construction Type	Masonry	No. of Units		Fireplace	One Fireplace
Exterior Walls	Stucco	No. of Buildings		Pool	N
Roof Material/Type	Tile/Irregular or Cathedral	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	1

Comparable # 5					
Address	[REDACTED]			Distance (Mi)	0.38
Owner	[REDACTED]			County	PALM BEACH
Seller Name	[REDACTED]			APN	[REDACTED]
Sale Price	\$12,500,000	Recording Date	05/20/2019	Census	[REDACTED]
Sale Date	05/16/2019	Recorder Doc Number	[REDACTED]	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$5,338,622	Map Reference	
Loan Amount	\$10,000,000	Assessed Improvement	\$	Subdivision	[REDACTED]
Lender Name	CITIBANK NA	Assessed Land	\$	Zoning	RB
Prior 1st Mtg. Amount		Prior Sale Price	\$3,267,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	05/29/1998
Bedrooms	0	Year Built	1997	Living Area (SF)	6,314
Bathrooms/Partial	8	Garage/No. of Cars	Garage	Price (\$/SF)	\$1,980/SF
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	15,464/.36
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls	Stucco	No. of Buildings		Pool	N
Roof Material/Type	Tile/Wood Truss	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	1

Comparable # 6

Address	[REDACTED]		Distance (Mi)	0.47	
Owner	[REDACTED]		County	PALM BEACH	
Seller Name	[REDACTED]		APN	[REDACTED]	
Sale Price	\$3,819,175	Recording Date	05/07/2019	Census	[REDACTED]
Sale Date	04/26/2019	Recorder Doc Number	[REDACTED]	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$3,114,482	Map Reference	
Loan Amount		Assessed Improvement	\$443,199	Subdivision	SINGER ADD TO P B IN
Lender Name		Assessed Land	\$2,671,283	Zoning	R-B
Prior 1st Mtg. Amount		Prior Sale Price	\$3,000,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	09/28/2015	Prior Recording Date	10/05/2015
Bedrooms	3	Year Built	1953	Living Area (SF)	2,551
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage	Price (\$/SF)	\$1,497/SF
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	10,476/.24
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls	Stucco	No. of Buildings		Pool	N
Roof Material/Type	Tile/Gable or Hip	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	

Comparable # 7

Address	[REDACTED]		Distance (Mi)	0.48	
Owner	[REDACTED]		County	PALM BEACH	
Seller Name	[REDACTED]		APN	[REDACTED]	
Sale Price	\$18,000,000	Recording Date	06/29/2018	Census	[REDACTED]
Sale Date	06/28/2018	Recorder Doc Number	[REDACTED]	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$11,223,955	Map Reference	
Loan Amount		Assessed Improvement	\$2,938,337	Subdivision	GOLF VIEW
Lender Name		Assessed Land	\$8,285,618	Zoning	R-A
Prior 1st Mtg. Amount	\$1,490,000	Prior Sale Price	\$6,600,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	07/07/2015	Prior Recording Date	07/15/2015
Bedrooms	5	Year Built	2017	Living Area (SF)	6,836
Bathrooms/Partial	7	Garage/No. of Cars		Price (\$/SF)	\$2,633/SF
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	21,000/.48
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls	Stucco	No. of Buildings		Pool	N
Roof Material/Type	Tile/Wood Truss	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	1

Comparable # 8

Address 8 [REDACTED]		Distance (Mi)		0.52	
Owner		County		PALM BEACH	
Seller Name		APN		[REDACTED]	
Sale Price	\$4,075,000	Recording Date	04/22/2019	Census	[REDACTED]
Sale Date	04/15/2019	Recorder Doc Number	[REDACTED]	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$3,563,910	Map Reference	
Loan Amount		Assessed Improvement	\$1,930,783	Subdivision	VILLA MARINE IN
Lender Name		Assessed Land	\$1,633,127	Zoning	R-C
Prior 1st Mtg. Amount		Prior Sale Price	\$3,000,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	12/18/2012	Prior Recording Date	12/19/2012
Bedrooms	0	Year Built	1999	Living Area (SF)	4,967
Bathrooms/Partial	6	Garage/No. of Cars	Garage	Price (\$/SF)	\$820/SF
Total Rooms	0	Stories/Floors	3 Stories	Lot Size (SF/AC)	7,322/.17
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls	Stucco	No. of Buildings		Pool	N
Roof Material/Type	Tile/Gable or Hip	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	1

Comparable # 9

Address 9 [REDACTED] PALM BEACH, FL 33480-4749		Distance (Mi)		0.52	
Owner		County		PALM BEACH	
Seller Name		APN		[REDACTED]	
Sale Price	\$21,000,000	Recording Date	09/05/2018	Census	[REDACTED]
Sale Date	08/31/2018	Recorder Doc Number	[REDACTED]	Land Use	Residential-Vacant Land
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$8,830,758	Map Reference	
Loan Amount		Assessed Improvement	\$	Subdivision	[REDACTED]
Lender Name		Assessed Land	\$8,830,758	Zoning	RB; RB
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built		Living Area (SF)	
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	23,361/.54
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Vacant Land	View		Elevator	

Comparable # 10

Address	[REDACTED]			Distance (Mi)	0.53
Owner	[REDACTED]			County	PALM BEACH
Seller Name	[REDACTED]			APN	[REDACTED]
Sale Price	\$1,100,000	Recording Date	10/01/2018	Census	[REDACTED]
Sale Date	09/27/2018	Recorder Doc Number	[REDACTED]	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$685,000	Map Reference	
Loan Amount	\$880,000	Assessed Improvement	\$685,000	Subdivision	LA CHAUMIERE COND AS IN
Lender Name	TIAA FSB HOLDINGS INC	Assessed Land	\$	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	2	Year Built	1974	Living Area (SF)	1,094
Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$1,005/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 11

Address	[REDACTED]			Distance (Mi)	0.54
Owner	[REDACTED]			County	PALM BEACH
Seller Name	[REDACTED]			APN	[REDACTED]
Sale Price	\$20,000,000	Recording Date	10/02/2018	Census	0035.09
Sale Date	10/01/2018	Recorder Doc Number	[REDACTED]	Land Use	Commercial (General)
Sale Type	Full Sale	Document Description	Special Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$15,590,313	Map Reference	
Loan Amount		Assessed Improvement	\$9,388,750	Subdivision	ROYAL PARK ADD TO P B IN
Lender Name		Assessed Land	\$6,201,563	Zoning	C-WA
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built	1950	Living Area (SF)	16,374
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$1,221/SF
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	9,374/.22
Construction Type	Steel	No. of Units		Fireplace	0
Exterior Walls	Stucco	No. of Buildings		Pool	N
Roof Material/Type	Tar & Gravel	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Central
Property Type	Commercial	View		Elevator	Yes

Comparable # 12

Address	[REDACTED]			Distance (Mi)	0.56
Owner	[REDACTED]			County	PALM BEACH
Seller Name	[REDACTED]			APN	[REDACTED]
Sale Price	\$5,650,000	Recording Date	03/15/2019	Census	0035.09
Sale Date	03/14/2019	Recorder Doc Number	[REDACTED]	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$3,900,000	Map Reference	
Loan Amount		Assessed Improvement	\$3,900,000	Subdivision	VIA MIZNER COND
Lender Name		Assessed Land	\$	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price	\$245,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	02/22/1996
Bedrooms	3	Year Built	1925	Living Area (SF)	5,205
Bathrooms/Partial	4	Garage/No. of Cars		Price (\$/SF)	\$1,085/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	130,680/3
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 13

Address	[REDACTED]			Distance (Mi)	0.56
Owner	[REDACTED]			County	PALM BEACH
Seller Name	[REDACTED]			APN	[REDACTED]
Sale Price	\$2,350,000	Recording Date	12/21/2018	Census	[REDACTED]
Sale Date	12/20/2018	Recorder Doc Number	[REDACTED]	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$1,640,000	Map Reference	
Loan Amount		Assessed Improvement	\$1,640,000	Subdivision	[REDACTED]
Lender Name		Assessed Land	\$	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price	\$810,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	05/25/2001
Bedrooms	2	Year Built	1970	Living Area (SF)	1,602
Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$1,467/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 14

Address	14 [REDACTED] PALM BEACH, FL 33480-6704	Distance (Mi)	0.56
Owner	[REDACTED]	County	PALM BEACH
Seller Name	[REDACTED]	APN	[REDACTED]
Sale Price	\$4,300,000	Recording Date	05/01/2019
Sale Date	04/30/2019	Recorder Doc Number	[REDACTED]
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$1,616,383
Loan Amount		Assessed Improvement	\$
Lender Name		Assessed Land	\$
Prior 1st Mtg. Amount		Prior Sale Price	\$950,000
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	3	Year Built	1970
Bathrooms/Partial	3	Garage/No. of Cars	
Total Rooms	0	Stories/Floors	
Construction Type	Masonry	No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	

Comparable # 15

Address	15 [REDACTED] PALM BEACH, FL 33480-4489	Distance (Mi)	0.56
Owner	[REDACTED]	County	PALM BEACH
Seller Name	[REDACTED]	APN	[REDACTED]
Sale Price	\$900,000	Recording Date	05/22/2019
Sale Date	05/14/2019	Recorder Doc Number	[REDACTED]
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$596,075
Loan Amount		Assessed Improvement	\$
Lender Name		Assessed Land	\$
Prior 1st Mtg. Amount		Prior Sale Price	\$199,000
Prior 2nd Mtg. Amount		Prior Sale Date	05/03/1994
Bedrooms	2	Year Built	1970
Bathrooms/Partial	2	Garage/No. of Cars	
Total Rooms	0	Stories/Floors	
Construction Type	Masonry	No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	

Comparable # 16

Address	[REDACTED]		Distance (Mi)	0.56	
Owner	[REDACTED]		County	PALM BEACH	
Seller Name	[REDACTED]		APN	[REDACTED]	
Sale Price	\$1,775,500	Recording Date	07/03/2018	Census	[REDACTED]
Sale Date	06/18/2018	Recorder Doc Number	[REDACTED]	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$1,415,000	Map Reference	
Loan Amount	\$1,000,000	Assessed Improvement	\$1,415,000	Subdivision	[REDACTED]
Lender Name	BANK OF AMERICA NA	Assessed Land	\$	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price	\$1,300,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	10/01/2012	Prior Recording Date	10/16/2012
Bedrooms	2	Year Built	1970	Living Area (SF)	1,590
Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$1,117/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 17

Address	[REDACTED]		Distance (Mi)	0.56	
Owner	[REDACTED]		County	PALM BEACH	
Seller Name	[REDACTED]		APN	[REDACTED]	
Sale Price	\$1,500,000	Recording Date	03/11/2019	Census	[REDACTED]
Sale Date	03/08/2019	Recorder Doc Number	[REDACTED]	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$738,918	Map Reference	
Loan Amount		Assessed Improvement	\$	Subdivision	[REDACTED]
Lender Name		Assessed Land	\$	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	2	Year Built	1970	Living Area (SF)	1,717
Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$874/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 18

Address	18 [REDACTED]	Distance (Mi)	0.56
Owner	[REDACTED]	County	PALM BEACH
Seller Name	[REDACTED]	APN	[REDACTED]
Sale Price	\$2,250,000	Recording Date	04/03/2019
Sale Date	03/28/2019	Recorder Doc Number	[REDACTED]
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$2,450,000
Loan Amount	\$1,000,000	Assessed Improvement	\$2,450,000
Lender Name	FLAGLER BANK	Assessed Land	\$
Prior 1st Mtg. Amount		Prior Sale Price	\$2,225,000
Prior 2nd Mtg. Amount		Prior Sale Date	09/30/2013
Bedrooms	3	Year Built	1970
Bathrooms/Partial	3	Garage/No. of Cars	
Total Rooms	0	Stories/Floors	
Construction Type	Masonry	No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	

Comparable # 19

Address	19 [REDACTED]	Distance (Mi)	0.56
Owner	[REDACTED]	County	PALM BEACH
Seller Name	[REDACTED]	APN	[REDACTED]
Sale Price	\$2,114,187	Recording Date	04/22/2019
Sale Date	04/10/2019	Recorder Doc Number	[REDACTED]
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$2,700,000
Loan Amount		Assessed Improvement	\$2,700,000
Lender Name		Assessed Land	\$
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	3	Year Built	1970
Bathrooms/Partial	3	Garage/No. of Cars	
Total Rooms	0	Stories/Floors	
Construction Type	Masonry	No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	

Comparable # 20

Address	20 [REDACTED]	Distance (Mi)	0.56
Owner	[REDACTED]	County	PALM BEACH
Seller Name	[REDACTED]	APN	[REDACTED]
Sale Price	\$1,675,000	Recording Date	08/09/2018
Sale Date	07/18/2018	Recorder Doc Number	[REDACTED]
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$1,325,000
Loan Amount	\$625,000	Assessed Improvement	\$1,325,000
Lender Name	FIRST HOPE BANK	Assessed Land	\$
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	2	Year Built	1970
Bathrooms/Partial	2	Garage/No. of Cars	
Total Rooms	0	Stories/Floors	
Construction Type	Masonry	No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Land Use	Condominium (Residential)
		Tract No.	
		Map Reference	
		Subdivision	[REDACTED]
		Zoning	
		Prior Sale Type	
		Prior Recording Date	
		Living Area (SF)	1,590
		Price (\$/SF)	\$1,053/SF
		Lot Size (SF/AC)	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

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Subject Property Location

Report Date: 06/27/2019

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802
Property Use Single Family Residential
Parcel Number [REDACTED]

Legal Description

Lot	39, 40
Tract No	
Abbrev. Description	[REDACTED]

Ownership Information

Owner Name(s)	[REDACTED]	Sales Price	
		Sale Date	12/23/2011
		Recording Date	01/04/2012
Vesting	Company	Recorder Doc #	20120001716

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sales Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	01/04/2012	Deed	Quit Claim Deed		20120001716	[REDACTED]	EPSTEIN, JEFFREY E
2	12/23/2011	Deed	QUIT CLAIM DEED		BK-PG 24936-222		
3	09/01/1990	Deed		\$2,500,000			

Transaction Details

Transfer

	Transaction ID	1	Recorder Doc Number	20120001716	Partial Interest Transferred	
	Sale Date	12/23/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Quit Claim Deed	Multiple APNs on Deed	
	Recorder Book/Page	24936/ 222	Recording Date	01/04/2012	Property Use	
	Buyer 1	██████████	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	██████████ THOMAS VI 00802
	Seller 1	EPSTEIN, JEFFREY E	Seller 1 Entity	Single man	Seller Mailing Address	██████████ 00802
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB9 PG9	Legal Subdivision	EL BRAVO PARK	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NONE AVAILABLE

Transfer

	Transaction ID	2	Recorder Doc Number	BK-PG 24936-222	Partial Interest Transferred		
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor	
	Sale Price		Document Description	QUIT CLAIM DEED	Multiple APNs on Deed		
	Recorder Book/Page	24936/ 222	Recording Date	12/23/2011	Property Use	Single Family Residential	
	Buyer 1		Buyer 1 Entity		Buyer Vesting		
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address		
	Seller 1		Seller 1 Entity		Seller Mailing Address		
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	PALM BEACH	
	Legal Recorder's Map Ref		Legal Subdivision	██████████	Legal Section/ Twn/ Rng/ Mer	SEC 27 TWN 43S RNG 43E	
	Legal Brief Description/ Unit/ Phase/ Tract			SUPPLMNTY PL OF EL BRAVO PARKW 24.30 FT OF LT 39 & LT 40 & TH PT OF FILLED SUBMRGED LAND AS IN OR4266P1926 ADJ TO LT 40/ / /		Title Company Name	

Transaction Details (cont.) (2)

Transfer

	Transaction ID	3	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$2,500,000	Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/01/1990	Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	PALM BEACH
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	SEC 27 TWN 43S RNG 43E
	Legal Brief Description/ Unit/ Phase/ Tract	SUPPLMNTY PL OF EL BRAVO PARKW 24.30 FT OF LT 39 & LT 40 & TH PT OF FILLED SUBMRGED LAND AS IN OR4266P1926 ADJ TO LT 40/ / /			Title Company Name	

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

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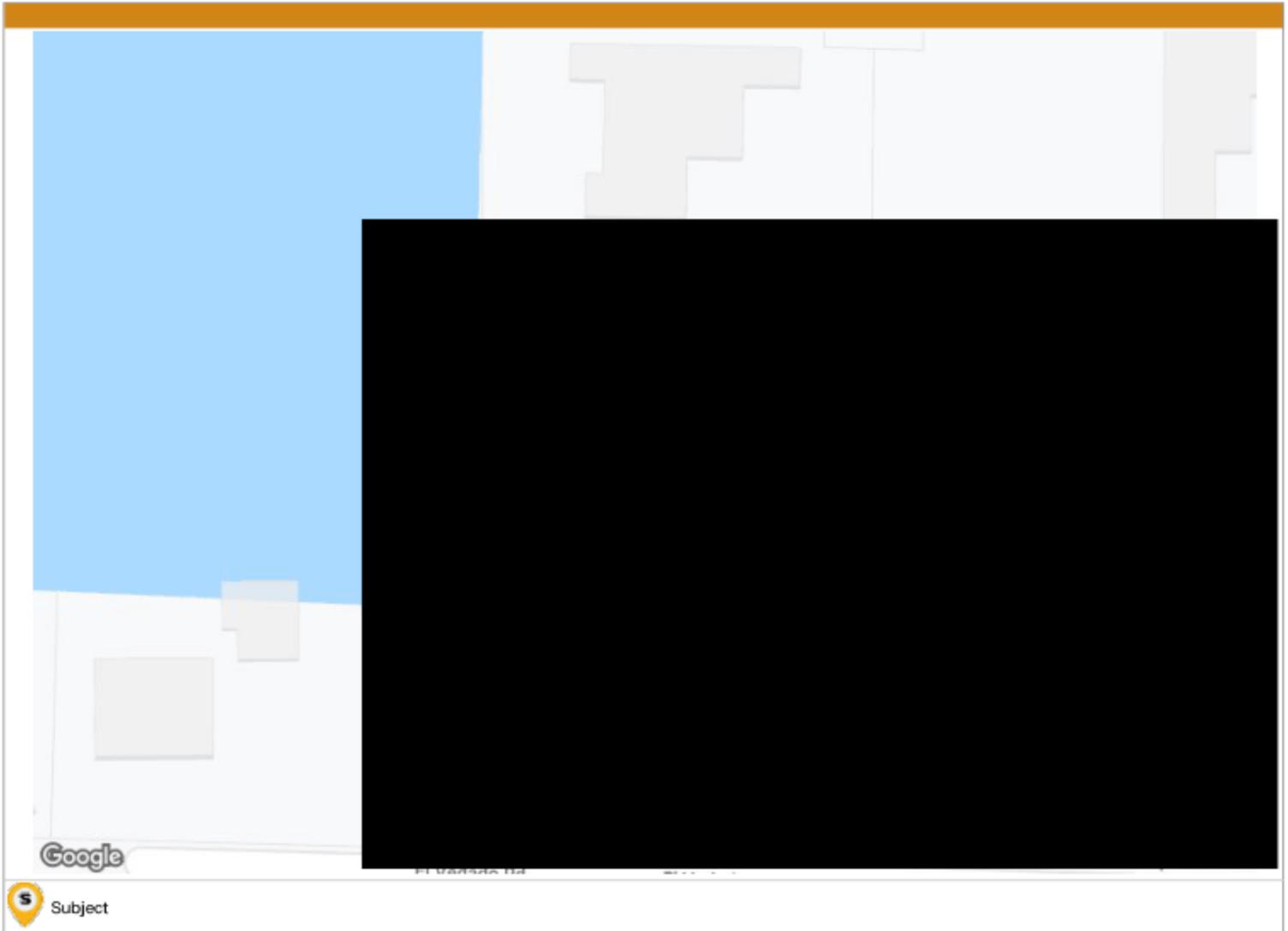
Subject Property Location

Report Date: 06/27/2019

Order ID: R3563510

Property Address [Redacted]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [Redacted], ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number [Redacted]



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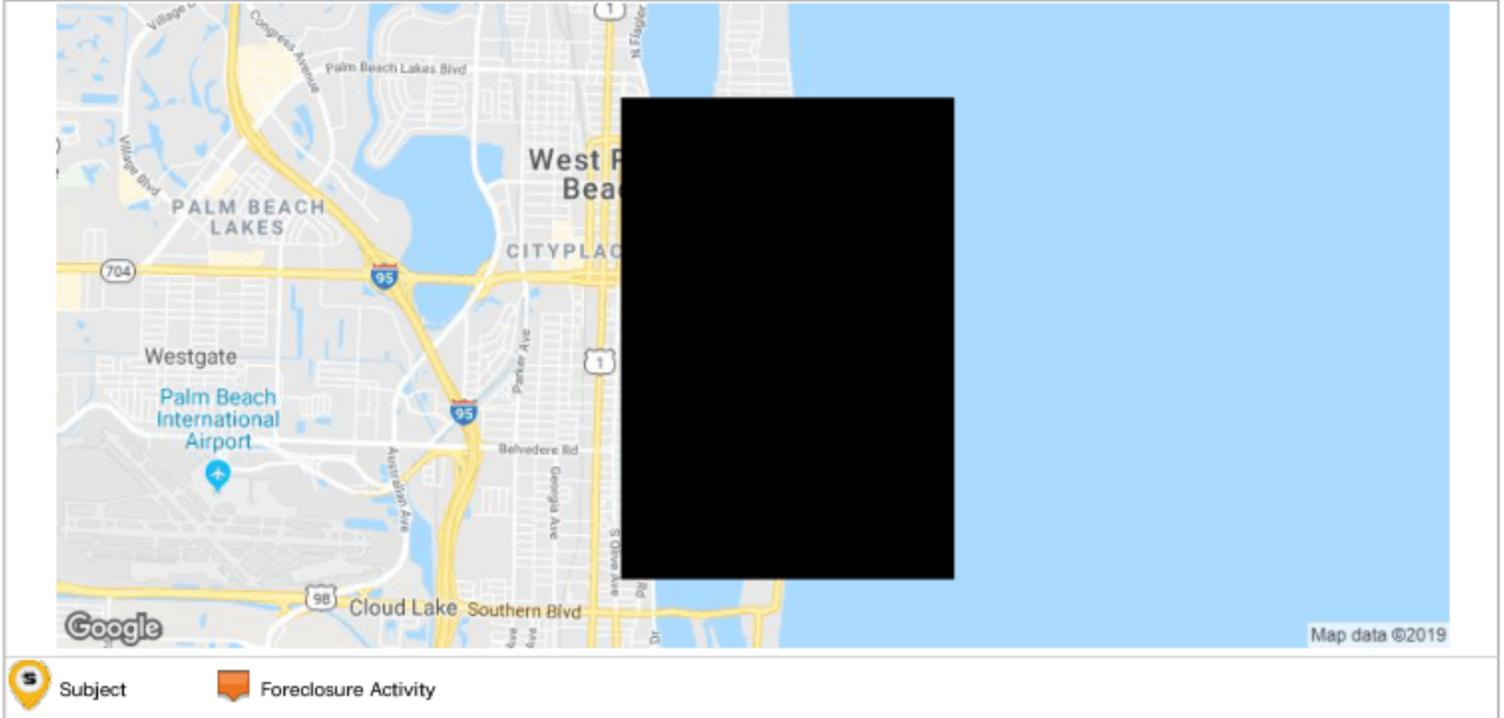
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Subject Property Location

Report Date: 06/27/2019

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number [REDACTED]



Neighborhood Foreclosure Activity

1. Property Address	[REDACTED]
Notice of Lis Pendens	12/10/2018
2. Property Address	[REDACTED]
Notice of Lis Pendens	05/22/2019

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Subject Property Location

Report Date: 06/27/2019

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number [REDACTED]

Order ID: R3563512

Population		
Year	Zip 33480	National
2000	11,167	281,421,906
2009	10,992	309,731,508
2014	10,971	324,062,684
Growth Rate		1.0 %
Growth Centile	4.0 %	

Households		
Year	Zip 33480	National
2000	6,242	105,480,101
2009	6,075	116,523,156
2014	6,062	122,109,448
Household Growth Rate		1.1 %
Average Household Size	1.8	2.6

Families		
Year	Zip 33480	National
2000	3,220	71,787,347
2009	2,936	77,956,117
Family Growth Rate		0.9 %

Age Distribution		
Age	Zip 33480	National
0-4	2.2 %	6.8 %
5-9	2.3 %	6.7 %
10-14	2.6 %	6.6 %
15-19	2.5 %	7.1 %
20-24	1.9 %	6.9 %
25-44	8.0 %	27.0 %
45-64	28.3 %	26.0 %
65-84	40.4 %	10.9 %
85+	11.9 %	1.9 %

Median Age		
Year	Zip 33480	National
2009	66.0	36.9
Male Ratio	44.0 %	49.2 %
Female Ratio	56.0 %	50.8 %

Household Income

Income	Zip 33480	National
% < \$25K	13.6 %	20.9 %
% \$25K-50K	13.8 %	24.4 %
% \$50K-100K	25.2 %	35.3 %
% \$100K-150K	11.4 %	11.7 %
% >\$150K	36.0 %	7.6 %

Median Household Income

Year	Zip 33480	National
2009	\$92,836.00	\$54,719.00
2014	\$101,351.00	\$56,938.00
Per Capita Income	\$97,964.00	\$27,277.00

Household Income Centile

National	96.0 %
State	97.0 %

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Subject Property Location

Report Date: 06/27/2019

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number [REDACTED]

Order ID: R3563513

Nearby Neighbor #1					
Address			APN		[REDACTED]
Owner			Lot Size (SF/AC)		33,572/.77
Bedrooms	5	Year Built	1950	Living Area (SF)	8,004
Bathrooms/Partial	7/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #2					
Address			APN		[REDACTED]
Owner			Lot Size (SF/AC)		28,000/.64
Bedrooms	5	Year Built	1962	Living Area (SF)	7,981
Bathrooms/Partial	7/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #3					
Address			APN		[REDACTED]
Owner			Lot Size (SF/AC)		22,908/.53
Bedrooms	4	Year Built	1925	Living Area (SF)	5,930
Bathrooms/Partial	5/1	Garage/No. of Cars	Garage	Phones	5616552122

Nearby Neighbor #4					
Address			APN		[REDACTED]
Owner			Lot Size (SF/AC)		34,539/.79
Bedrooms	0	Year Built	1992	Living Area (SF)	7,568
Bathrooms/Partial	5/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #5					
Address			APN		[REDACTED]
Owner			Lot Size (SF/AC)		19,998/.46
Bedrooms	5	Year Built	1936	Living Area (SF)	11,278
Bathrooms/Partial	8/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #6					
Address			APN		[REDACTED]
Owner			Lot Size (SF/AC)		16,000/.37
Bedrooms	4	Year Built	1926	Living Area (SF)	4,318
Bathrooms/Partial	4/1	Garage/No. of Cars		Phones	5612251083

Nearby Neighbor #7

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	31,999/.73
Bedrooms	5	Year Built	1938	Living Area (SF)	8,753
Bathrooms/Partial	7	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #8

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	22,904/.53
Bedrooms	4	Year Built	1928	Living Area (SF)	5,907
Bathrooms/Partial	5/1	Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	47,524/1.09
Bedrooms	6	Year Built	1928	Living Area (SF)	9,472
Bathrooms/Partial	9/2	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #10

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	19,201/.44
Bedrooms	5	Year Built	1927	Living Area (SF)	6,651
Bathrooms/Partial	5	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #11

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	43,294/.99
Bedrooms	5	Year Built	1925	Living Area (SF)	12,669
Bathrooms/Partial	6/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #12

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	37,017/.85
Bedrooms	10	Year Built	1936	Living Area (SF)	12,374
Bathrooms/Partial	7	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #13

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	18,966/.44
Bedrooms	0	Year Built	1995	Living Area (SF)	5,995
Bathrooms/Partial	5/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #14

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	28,297/.65
Bedrooms	0	Year Built	1993	Living Area (SF)	7,820
Bathrooms/Partial	8/1	Garage/No. of Cars	Garage	Phones	

Nearby Neighbor #15

Address	[REDACTED]			APN	[REDACTED]
Owner	[REDACTED]			Lot Size (SF/AC)	46,130/1.06
Bedrooms	5	Year Built	1940	Living Area (SF)	10,343
Bathrooms/Partial	6	Garage/No. of Cars	Garage	Phones	

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Subject Property Location

Report Date: 06/27/2019

Order ID: R3563514

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number [REDACTED]

Public School Summary

School Name	Grades	Distance from Subject Property
PALM BEACH PUBLIC SCHOOL	Grade KG - Grade 5	0.95 miles
BELVEDERE ELEMENTARY SCHOOL	Grade KG - Grade 5	1.49 miles
CONNISTON MIDDLE SCHOOL	Grade 6 - Grade 8	1.76 miles
ALEXANDER W DREYFOOS JUNIOR SCHOOL OF THE ARTS	Grade 9 - Grade 12	1.80 miles

PALM BEACH PUBLIC SCHOOL

Address	[REDACTED]	Kindergarten	85
		Grade 1	72
Phone Number	561-822-0700	Grade 2	94
Distance from Subject Property	0.95 miles	Grade 3	74
Grades	Grade KG - Grade 5	Grade 4	83
Student Teacher Ratio	1:14.0	Grade 5	68
Full Time Equivalent Administrators	34	Total	476
API Score	N/A		

BELVEDERE ELEMENTARY SCHOOL

Address	[REDACTED]	Kindergarten	67
		Grade 1	99
Phone Number	561-838-5900	Grade 2	91
Distance from Subject Property	1.49 miles	Grade 3	97
Grades	Grade KG - Grade 5	Grade 4	86
Student Teacher Ratio	1:13.0	Grade 5	107
Full Time Equivalent Administrators	42	Total	547
API Score	N/A		

CONNISTON MIDDLE SCHOOL

Address	[REDACTED]	Grade 6	362
		Grade 7	294
Phone Number	561-802-5400	Grade 8	316
Distance from Subject Property	1.76 miles	Total	972
Grades	Grade 6 - Grade 8		
Student Teacher Ratio	1:15.9		
Full Time Equivalent Administrators	61		
API Score	N/A		

ALEXANDER W DREYFOOS JUNIOR SCHOOL OF THE ARTS

Address		Grade 9	333
		Grade 10	314
Phone Number	561-802-6059	Grade 11	325
Distance from Subject Property	1.80 miles	Grade 12	330
Grades	Grade 9 - Grade 12	Total	1302
Student Teacher Ratio	1:17.6		
Full Time Equivalent Administrators	74		
API Score	N/A		

SCHOOL DISTRICTS**PALM BEACH**

Address	3340 FOREST HILL BLVD # C-316	Pupil Teacher Ratio	12.8:1	No of Teacher Aids	1262.0
	WEST PALM BEACH, FL 33406-5869	Total Enrollment	172,897	No of Guidance Counselors	362.0
Phone Number	561-434-8200	No of High School Graduates	11,149	No of School Administrators	561.0
Grades	PK- 12	Number of Teachers	13457	Number of Schools	250

About**Public Schools**

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Subject Property Location

Report Date: 06/27/2019

Property Address [REDACTED]
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address [REDACTED], ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number [REDACTED]

Private School Summary

School Name	Grades	Distance from Subject Property
ST JULIANA SCHOOL	Prekindergarten - Grade 8	1.64 miles
HOPE CHRISTIAN SCHOOL	Kindergarten - Grade 10	1.69 miles
ST ANN SCHOOL	Prekindergarten - Grade 8	1.73 miles
POINCIANA DAY SCHOOL	Kindergarten - Grade 8	1.89 miles
ROSARIAN ACADEMY	Prekindergarten - Grade 8	1.95 miles
EPHESUS JR ACADEMY	Grade 1 - Grade 9	2.98 miles
REDEMPTIVE LIFE ACADEMY	Prekindergarten - Grade 5	3.16 miles
CARDINAL NEWMAN HIGH SCHOOL	Grade 9 - Grade 12	3.61 miles
THE PROGRESSIVE SCHOOL	Grade UG - Grade UG	4.25 miles

ST JULIANA SCHOOL

Address	926 PINE TER [REDACTED]	Prekindergarten	31
		Kindergarten	60
Phone Number	561-655-1922	Grade 1	42
Distance from Subject Property	1.64 miles	Grade 2	60
Gender	Coed	Grade 3	53
Grades	Prekindergarten - Grade 8	Grade 4	50
Affiliation	Roman Catholic	Grade 5	57
Student Teacher Ratio	1:17.6	Grade 6	50
Full Time Equivalent Administrators	27.6	Grade 7	57
		Grade 8	58
		Total	518

HOPE CHRISTIAN SCHOOL

Address	[REDACTED]	Kindergarten	3
		Grade 1	2
Phone Number	561-655-6575	Grade 2	1
Distance from Subject Property	1.69 miles	Grade 3	2
Gender	Coed	Grade 4	1
Grades	Kindergarten - Grade 10	Grade 6	2
Affiliation	Christian (no specific denomination)	Grade 7	1
Student Teacher Ratio	1:5.7	Grade 8	2
Full Time Equivalent Administrators	3	Grade 9	1
		Grade 10	2
		Total	17

ST ANN SCHOOL

Address		Prekindergarten	22
		Kindergarten	28
Phone Number	561-832-3676	Grade 1	28
Distance from Subject Property	1.73 miles	Grade 2	30
Gender	Coed	Grade 3	24
Grades	Prekindergarten - Grade 8	Grade 4	29
Affiliation	Roman Catholic	Grade 5	35
Student Teacher Ratio	1:26.5	Grade 6	24
Full Time Equivalent Administrators	9.8	Grade 7	27
		Grade 8	35
		Total	282

POINCIANA DAY SCHOOL

Address		Kindergarten	8
		Grade 1	8
Phone Number	561-655-7323	Grade 2	14
Distance from Subject Property	1.89 miles	Grade 3	4
Gender	Coed	Grade 4	8
Grades	Kindergarten - Grade 8	Grade 5	8
Affiliation	Nonsectarian	Grade 6	10
Student Teacher Ratio	1:5.8	Grade 7	12
Full Time Equivalent Administrators	14	Grade 8	9
		Total	81

ROSARIAN ACADEMY

Address		Prekindergarten	N/A
		Kindergarten	N/A
Phone Number	561-832-5131	Total	N/A
Distance from Subject Property	1.95 miles		
Gender	Coed		
Grades	Prekindergarten - Grade 8		
Affiliation	Roman Catholic		
Student Teacher Ratio	N/A		
Full Time Equivalent Administrators	45.3		

EPHESUS JR ACADEMY			
Address		Grade 1	5
		Grade 2	2
Phone Number	561-832-9789	Grade 3	7
Distance from Subject Property	2.98 miles	Grade 4	6
Gender	Coed	Grade 5	4
Grades	Grade 1 - Grade 9	Grade 6	9
Affiliation	Seventh-Day Adventist	Grade 7	4
Student Teacher Ratio	1:11.0	Grade 8	4
Full Time Equivalent Administrators	4	Grade 9	3
		Total	44

REDEMPTIVE LIFE ACADEMY			
Address		Prekindergarten	36
		Kindergarten	22
Phone Number	561-805-7975	Grade 1	9
Distance from Subject Property	3.16 miles	Grade 2	10
Gender	Coed	Grade 3	16
Grades	Prekindergarten - Grade 5	Grade 4	14
Affiliation	Christian (no specific denomination)	Grade 5	10
Student Teacher Ratio	1:12.9	Total	117
Full Time Equivalent Administrators	6.3		

CARDINAL NEWMAN HIGH SCHOOL			
Address		Grade 9	246
		Grade 10	247
Phone Number	561-683-6266	Grade 11	190
Distance from Subject Property	3.61 miles	Grade 12	196
Gender	Coed	Total	879
Grades	Grade 9 - Grade 12		
Affiliation	Roman Catholic		
Student Teacher Ratio	1:13.3		
Full Time Equivalent Administrators	66		

THE PROGRESSIVE SCHOOL

Address		Total	159
Phone Number	561-642-3100		
Distance from Subject Property	4.25 miles		
Gender	Coed		
Grades	Grade UG - Grade UG		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:11.4		
Full Time Equivalent Administrators	14		

About

Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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