

Subject Property Location

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802
Thomas Bros Pg-Grid

Report Date: 06/27/2019
Order ID: R3563507

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391
Census Tract 0035.04

Legal Description

Lot	39, 40
Tract No	
Abbrev. Description	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

Ownership Information

Owner Name(s)	LAUREL INC	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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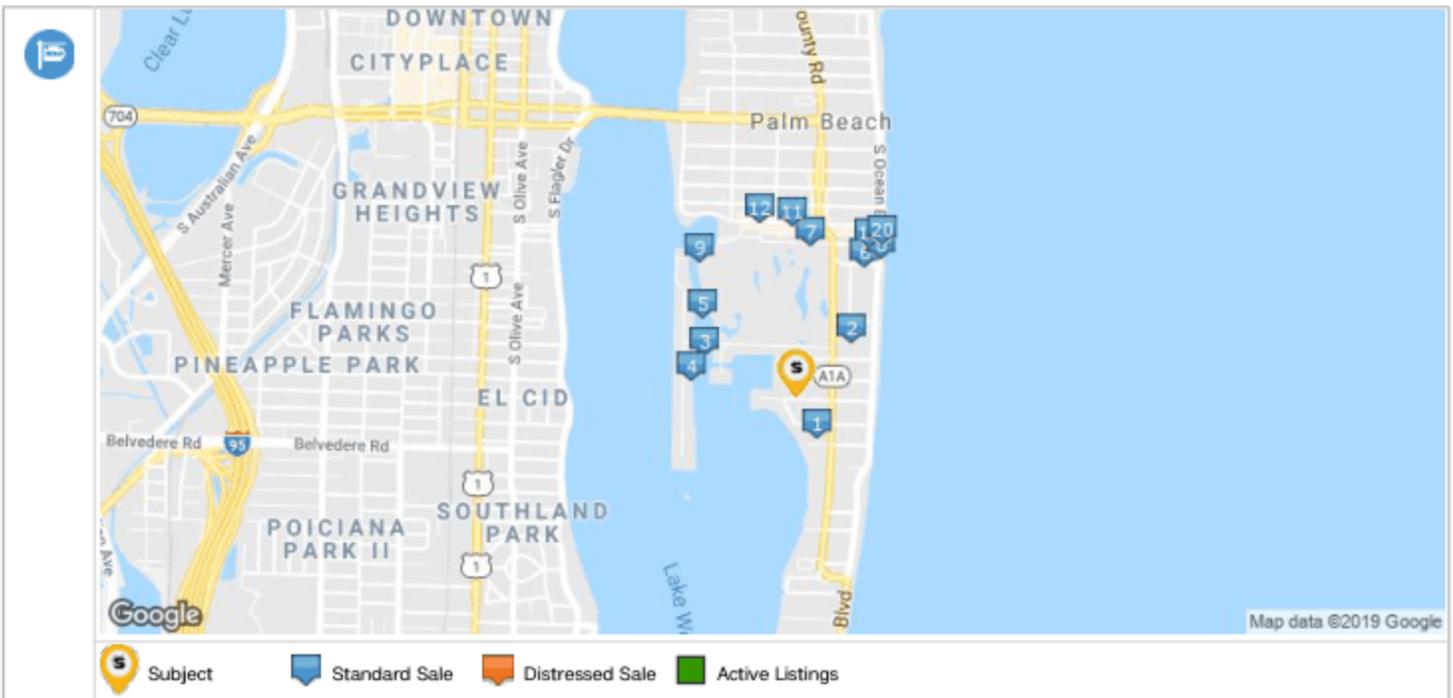
Subject Property Location

Property Address 358 EL BRILLO WAY
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	358 EL BRILLO WAY PALM BEACH, FL 33480-4730	488 ISLAND DR PALM BEACH, FL 33480-4749	100 WORTH AVE APT 401 PALM BEACH, FL 33480-4489	100 WORTH AVE APT 509 PALM BEACH, FL 33480-6704
Distance (Mi)		0.52	0.56	0.56
Subdivision	SUPPLMNTY PL OF EL BRAVO FT	EVERGLADES ISLAND	WINTHROP HOUSE COND	WINTHROP HOUSE COND
APN	50-43-43-27-06-000-0391	50-43-43-27-03-000-0251	50-43-43-26-05-000-4010	50-43-43-26-05-000-5090
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	358 EL BRILLO WAY PALM BEACH, FL 33480-4730			Distance (Mi)	
Owner	LAUREL INC			County	PALM BEACH
Seller Name				APN	50-43-43-27-06-000-0391
Sale Price		Recording Date	01/04/2012	Census	0035.04
Sale Date	12/23/2011	Recorder Doc Number	20120001716	Land Use	Single Family Residential
Sale Type		Document Description		Tract No.	
Price Code		Assessed Total	\$12,469,301	Map Reference	
Loan Amount		Assessed Improvement	\$1,860,835	Subdivision	SUPLMNTY PL OF EL BRAVO FT
Lender Name		Assessed Land	\$10,608,466	Zoning	RA
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	Living Area (SF)	8,004
Bathrooms/Partial	7/1	Garage/No. of Cars	Garage	Price (\$/SF)	
Total Rooms	0	Stories/Floors	2 Stories	Lot Size (SF/AC)	33,572/.77
Construction Type	Masonry	No. of Units		Fireplace	0
Exterior Walls	Stucco	No. of Buildings	3	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

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	240 JUNGLE RD PALM BEACH, FL 33480-4812			Distance (Mi)	0.17
Owner	MOODY, WILLIAM F X; LANDRY, DANA E			County	PALM BEACH
Seller Name	GREEN JR, HOLCOMBE T			APN	50-43-43-26-00-002-0350
Sale Price	\$7,450,000	Recording Date	06/07/2019	Census	0035.04
Sale Date	06/05/2019	Recorder Doc Number	20190207036	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$6,712,515	Map Reference	
Loan Amount	\$4,000,000	Assessed Improvement	\$1,613,673	Subdivision	
Lender Name	JPMORGAN CHASE BANK NA	Assessed Land	\$5,098,842	Zoning	R-A
Prior 1st Mtg. Amount	\$5,725,000	Prior Sale Price	\$8,200,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	10/29/2018	Prior Recording Date	11/13/2018
Bedrooms	4	Year Built	1930	Living Area (SF)	5,521
Bathrooms/Partial	4/1	Garage/No. of Cars	Garage	Price (\$/SF)	\$1,349/SF
Total Rooms	0	Stories/Floors	3 Stories	Lot Size (SF/AC)	19,998/.46
Construction Type	Masonry	No. of Units		Fireplace	One Fireplace
Exterior Walls	Brick	No. of Buildings		Pool	N
Roof Material/Type	Bermuda/Gable or Hip	Basement Type/Area		Heat Type	Forced air unit
Foundation Type		Style		A/C	Y
Property Type	Residential	View		Elevator	

Comparable # 2

Address	2 577 S COUNTY RD PALM BEACH, FL 33480-4706			Distance (Mi)	0.25
Owner	WYK III, WILLIAM JACOB VAN; IGW TRUST			County	PALM BEACH
Seller Name	MOODY, WILLIAM F X; LANDRY, DANA E			APN	50-43-43-26-03-000-0761
Sale Price	\$6,485,500	Recording Date	04/02/2019	Census	0035.04
Sale Date	04/02/2019	Recorder Doc Number	20190113756	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	3 608 ISLAND DR PALM BEACH, FL 33480-4745			Distance (Mi)	0.31
Owner	KOEPEL LAW GROUP PL; 608 LAND TRUST			County	PALM BEACH
Seller Name	608 ISLAND DRIVE LLC			APN	50-43-43-27-01-000-0521
Sale Price	\$15,480,428	Recording Date	02/04/2019	Census	0035.04
Sale Date	01/31/2019	Recorder Doc Number	20190038245	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	EVERGLADES ISLAND
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	4 655 ISLAND DR PALM BEACH, FL 33480-4744			Distance (Mi)	0.33
Owner	ILLKM PB LLC			County	PALM BEACH
Seller Name	RUMBOUGH, JANNE H; HANDELMAN, DONALD E			APN	50-43-43-27-01-000-0591
Sale Price	\$12,687,500	Recording Date	03/29/2019	Census	0035.04
Sale Date	03/29/2019	Recorder Doc Number	20190110577	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	EVERGLADES ISLAND
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	5 560 ISLAND DR PALM BEACH, FL 33480-4747			Distance (Mi)	0.38
Owner	REYES, [REDACTED]; BLAIR, JENNIFER RUTH			County	PALM BEACH
Seller Name	BARBARA, FRED; HUMBERT, LISA			APN	50-43-43-27-03-000-0400
Sale Price	\$12,500,000	Recording Date	05/20/2019	Census	0035.04
Sale Date	05/16/2019	Recorder Doc Number	20190181783	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	EVERGLADES ISLAND
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	6 133 GULFSTREAM RD PALM BEACH, FL 33480-4707			Distance (Mi)	0.47
Owner	ANERO LLC			County	PALM BEACH
Seller Name	SCHAR FAMILY TRUST; COHEN, LOUIS M			APN	50-43-43-26-03-000-0430
Sale Price	\$3,819,175	Recording Date	05/07/2019	Census	0035.04
Sale Date	04/26/2019	Recorder Doc Number	20190164072	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	7 8 GOLFVIEW RD PALM BEACH, FL 33480-4608			Distance (Mi)	0.48
Owner	PANATTONI, CARL D; PANATTONI, MARY JANE; THE PANATTONI LIVING TRUST			County	PALM BEACH
Seller Name	8 GOLFVIEW LLC			APN	50-43-43-26-02-000-0070
Sale Price	\$18,000,000	Recording Date	06/29/2018	Census	0035.04
Sale Date	06/28/2018	Recorder Doc Number	20180254295	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	8 110 HAMMON AVE PALM BEACH, FL 33480-4710	Distance (Mi)	0.52
Owner	BOBERG, TIMOTHY STUART; PULITZER, ROXANNE	County	PALM BEACH
Seller Name	DELPONTE, KAREN G; PROVOST, MARK J; THE HAMMON AVENUE TRUST; DELPONTE, KAREN G; PROVOST, MARK J	APN	50-43-43-26-01-002-0052
Sale Price	\$4,075,000	Recording Date	04/22/2019
Sale Date	04/15/2019	Recorder Doc Number	20190139338
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$3,563,910
Loan Amount		Assessed Improvement	\$1,930,783
Lender Name		Assessed Land	\$1,633,127
Prior 1st Mtg. Amount		Prior Sale Price	\$3,000,000
Prior 2nd Mtg. Amount		Prior Sale Date	12/18/2012
Bedrooms	0	Year Built	1999
Bathrooms/Partial	6	Garage/No. of Cars	Garage
Total Rooms	0	Stories/Floors	3 Stories
Construction Type	Masonry	No. of Units	
Exterior Walls	Stucco	No. of Buildings	
Roof Material/Type	Tile/Gable or Hip	Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Map Reference	
		Subdivision	VILLA MARINE IN
		Zoning	R-C
		Prior Sale Type	Full Sale
		Prior Recording Date	12/19/2012
		Living Area (SF)	4,967
		Price (\$/SF)	\$820/SF
		Lot Size (SF/AC)	7,322/.17
		Fireplace	0
		Pool	N
		Heat Type	Forced air unit
		A/C	Y
		Elevator	1

Comparable # 9

Address	9 488 ISLAND DR PALM BEACH, FL 33480-4749	Distance (Mi)	0.52
Owner	FEINSTEIN, RICHARD; FEINSTEIN, JEFFREY; RSF TRUST	County	PALM BEACH
Seller Name	488 ISLAND DRIVE LLC	APN	50-43-43-27-03-000-0251
Sale Price	\$21,000,000	Recording Date	09/05/2018
Sale Date	08/31/2018	Recorder Doc Number	20180341652
Sale Type	Full Sale	Document Description	Warranty Deed
Price Code	Full amount stated on document.	Assessed Total	\$8,830,758
Loan Amount		Assessed Improvement	\$
Lender Name		Assessed Land	\$8,830,758
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	
Construction Type		No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Vacant Land	View	
		Map Reference	
		Subdivision	EVERGLADES ISLAND
		Zoning	RB; RB
		Prior Sale Type	
		Prior Recording Date	
		Living Area (SF)	
		Price (\$/SF)	
		Lot Size (SF/AC)	23,361/.54
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 10

Address	10 129 HAMMON AVE APT 4 PALM BEACH, FL 33480-4738	Distance (Mi)	0.53
Owner	BROOKER, DAVID E; BROOKER, CATHERINE E	County	PALM BEACH
Seller Name	RWS HAMMON LLC	APN	50-43-43-26-09-002-0040
Sale Price	\$1,100,000	Recording Date	10/01/2018
Sale Date	09/27/2018	Census	0035.04
Sale Type	Full Sale	Recorder Doc Number	20180374032
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Assessed Total	\$685,000	Document Description	Warranty Deed
Assessed Improvement	\$685,000	Tract No.	
Assessed Land	\$	Map Reference	
Loan Amount	\$880,000	Subdivision	LA CHAUMIERE COND AS IN
Lender Name	TIAA FSB HOLDINGS INC	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Prior Recording Date		Prior Sale Type	
Bedrooms	2	Year Built	1974
Bathrooms/Partial	2	Living Area (SF)	1,094
Total Rooms	0	Garage/No. of Cars	
Construction Type	Masonry	Price (\$/SF)	\$1,005/SF
Exterior Walls		Stories/Floors	
Roof Material/Type		Lot Size (SF/AC)	
Foundation Type		No. of Units	
Property Type	Residential	Fireplace	0
		No. of Buildings	N
		Basement Type/Area	
		Heat Type	
		Style	A/C
		View	
		Elevator	

Comparable # 11

Address	11 259 WORTH AVE PALM BEACH, FL 33480-4675	Distance (Mi)	0.54
Owner	FRO II 259 WORTH OWNER LLC	County	PALM BEACH
Seller Name	MADDEN FAMILY ASSOCIATES LTD	APN	50-43-43-23-05-015-0520
Sale Price	\$20,000,000	Recording Date	10/02/2018
Sale Date	10/01/2018	Census	0035.09
Sale Type	Full Sale	Recorder Doc Number	20180376669
Price Code	Full amount stated on document.	Land Use	Commercial (General)
Assessed Total	\$15,590,313	Document Description	Special Warranty Deed
Assessed Improvement	\$9,388,750	Tract No.	
Assessed Land	\$6,201,563	Map Reference	
Loan Amount		Subdivision	ROYAL PARK ADD TO P B IN
Lender Name		Zoning	C-WA
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Prior Recording Date		Prior Sale Type	
Bedrooms	0	Year Built	1950
Bathrooms/Partial		Living Area (SF)	16,374
Total Rooms	0	Garage/No. of Cars	
Construction Type	Steel	Price (\$/SF)	\$1,221/SF
Exterior Walls	Stucco	Stories/Floors	2 Stories
Roof Material/Type	Tar & Gravel	Lot Size (SF/AC)	9,374/.22
Foundation Type		No. of Units	
Property Type	Commercial	Fireplace	0
		No. of Buildings	N
		Basement Type/Area	
		Heat Type	Forced air unit
		Style	A/C
		View	Central
		Elevator	Yes

Comparable # 12

Address	12 2 VIA MIZNER PALM BEACH, FL 33480-4611	Distance (Mi)	0.56
Owner	2 VIA MIZNER LLC	County	PALM BEACH
Seller Name	VIA MIZNER ASSOCIATES LP	APN	50-43-43-27-71-001-0020
Sale Price	\$5,650,000	Recording Date	03/15/2019
Sale Date	03/14/2019	Census	0035.09
Sale Type	Full Sale	Recorder Doc Number	20190090682
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount		Document Description	Warranty Deed
Lender Name		Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$3,900,000
Prior 2nd Mtg. Amount		Map Reference	
Bedrooms	3	Assessed Improvement	\$3,900,000
Bathrooms/Partial	4	Subdivision	VIA MIZNER COND
Total Rooms	0	Assessed Land	\$
Construction Type	Masonry	Zoning	
Exterior Walls		Prior Sale Price	\$245,000
Roof Material/Type		Prior Sale Type	Full Sale
Foundation Type		Prior Sale Date	
Property Type	Residential	Prior Recording Date	02/22/1996
		Year Built	1925
		Living Area (SF)	5,205
		Garage/No. of Cars	
		Price (\$/SF)	\$1,085/SF
		Stories/Floors	
		Lot Size (SF/AC)	130,680/3
		No. of Units	
		Fireplace	0
		No. of Buildings	
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 13

Address	13 100 WORTH AVE APT 608 PALM BEACH, FL 33480-4465	Distance (Mi)	0.56
Owner	ATTEBURY III, WILLIAM W; WORTH AVENUE 608 TRUST	County	PALM BEACH
Seller Name	SPEISER, MICHAEL	APN	50-43-43-26-05-000-6080
Sale Price	\$2,350,000	Recording Date	12/21/2018
Sale Date	12/20/2018	Census	0035.04
Sale Type	Full Sale	Recorder Doc Number	20180478327
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount		Document Description	Warranty Deed
Lender Name		Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$1,640,000
Prior 2nd Mtg. Amount		Map Reference	
Bedrooms	2	Assessed Improvement	\$1,640,000
Bathrooms/Partial	2	Subdivision	WINTHROP HOUSE COND
Total Rooms	0	Assessed Land	\$
Construction Type	Masonry	Zoning	
Exterior Walls		Prior Sale Price	\$810,000
Roof Material/Type		Prior Sale Type	Full Sale
Foundation Type		Prior Sale Date	
Property Type	Residential	Prior Recording Date	05/25/2001
		Year Built	1970
		Living Area (SF)	1,602
		Garage/No. of Cars	
		Price (\$/SF)	\$1,467/SF
		Stories/Floors	
		Lot Size (SF/AC)	
		No. of Units	
		Fireplace	0
		No. of Buildings	
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 14

Address	14 100 WORTH AVE APT 509 PALM BEACH, FL 33480-6704	Distance (Mi)	0.56
Owner	HIRSCH, CAROLINE; FOX, ANDREW	County	PALM BEACH
Seller Name	PAGE, JAY JARVIS	APN	50-43-43-26-05-000-5090
Sale Price	\$4,300,000	Recording Date	05/01/2019
Sale Date	04/30/2019	Recorder Doc Number	20190154583
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	15 100 WORTH AVE APT 401 PALM BEACH, FL 33480-4489	Distance (Mi)	0.56
Owner	JEE TRUST; VIGILANTE, ANTOINETTE	County	PALM BEACH
Seller Name	BENDERMAN, MAYA	APN	50-43-43-26-05-000-4010
Sale Price	\$900,000	Recording Date	05/22/2019
Sale Date	05/14/2019	Recorder Doc Number	20190186430
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	16 100 WORTH AVE # PH11 PALM BEACH, FL 33480-6710	Distance (Mi)	0.56
Owner	SMITH, MICHAEL W	County	PALM BEACH
Seller Name	ZIMMER, LYNN	APN	50-43-43-26-05-000-7280
Sale Price	\$1,775,500	Recording Date	07/03/2018
Sale Date	06/18/2018	Census	0035.04
Sale Type	Full Sale	Recorder Doc Number	20180258164
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$1,000,000	Document Description	Warranty Deed
Lender Name	BANK OF AMERICA NA	Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$1,415,000
Prior 2nd Mtg. Amount		Assessed Improvement	\$1,415,000
Bedrooms	2	Assessed Land	\$
Bathrooms/Partial	2	Zoning	
Total Rooms	0	Prior Sale Price	\$1,300,000
Construction Type	Masonry	Prior Sale Date	10/01/2012
Exterior Walls		Prior Recording Date	10/16/2012
Roof Material/Type		Year Built	1970
Foundation Type		Garage/No. of Cars	
Property Type	Residential	Stories/Floors	
		No. of Units	
		No. of Buildings	
		Basement Type/Area	
		Style	
		View	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 17

Address	17 100 WORTH AVE APT 220 PALM BEACH, FL 33480-4464	Distance (Mi)	0.56
Owner	EW LLC	County	PALM BEACH
Seller Name	SILBERSTEIN, RUTH; SIBLERSTEIN, N RONALD; RUTH SILBERSTEIN REVOCABLE TRUST; SILBERSTEIN, RUTH	APN	50-43-43-26-05-000-2200
Sale Price	\$1,500,000	Recording Date	03/11/2019
Sale Date	03/08/2019	Census	0035.04
Sale Type	Full Sale	Recorder Doc Number	20190084343
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount		Document Description	Warranty Deed
Lender Name		Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$738,918
Prior 2nd Mtg. Amount		Assessed Improvement	\$
Bedrooms	2	Assessed Land	\$
Bathrooms/Partial	2	Zoning	
Total Rooms	0	Prior Sale Price	
Construction Type	Masonry	Prior Sale Date	
Exterior Walls		Prior Recording Date	
Roof Material/Type		Year Built	1970
Foundation Type		Garage/No. of Cars	
Property Type	Residential	Stories/Floors	
		No. of Units	
		No. of Buildings	
		Basement Type/Area	
		Style	
		View	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 18

Address	18 100 WORTH AVE APT 605 PALM BEACH, FL 33480-4465	Distance (Mi)	0.56
Owner	100 WORTH AVENUE UNIT 605N LLC	County	PALM BEACH
Seller Name	HETTINGER, WILLIAM; OBERFEST, BRUCE D	APN	50-43-43-26-05-000-6050
Sale Price	\$2,250,000	Recording Date	04/03/2019
Sale Date	03/28/2019	Census	0035.04
Sale Type	Full Sale	Recorder Doc Number	20190115036
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$1,000,000	Document Description	Warranty Deed
Lender Name	FLAGLER BANK	Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$2,450,000
Prior 2nd Mtg. Amount		Assessed Improvement	\$2,450,000
Bedrooms	3	Assessed Land	\$
Bathrooms/Partial	3	Subdivision	WINTHROP HOUSE COND
Total Rooms	0	Zoning	
Construction Type	Masonry	Prior Sale Price	\$2,225,000
Exterior Walls		Prior Sale Date	09/30/2013
Roof Material/Type		Prior Recording Date	10/01/2013
Foundation Type		Year Built	1970
Property Type	Residential	Garage/No. of Cars	
		Stories/Floors	
		Price (\$/SF)	\$1,113/SF
		No. of Units	
		Lot Size (SF/AC)	
		Fireplace	0
		No. of Buildings	
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 19

Address	19 100 WORTH AVE # PH5 PALM BEACH, FL 33480-6710	Distance (Mi)	0.56
Owner	100 WINTHROP LLC; 100 WINTHROPS LLC	County	PALM BEACH
Seller Name	THE REVOCABLE DEED OF TRUST OF SHIRLEY D; DOZOR, RICHARD J	APN	50-43-43-26-05-000-7220
Sale Price	\$2,114,187	Recording Date	04/22/2019
Sale Date	04/10/2019	Census	0035.04
Sale Type	Full Sale	Recorder Doc Number	20190138873
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount		Document Description	Warranty Deed
Lender Name		Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$2,700,000
Prior 2nd Mtg. Amount		Assessed Improvement	\$2,700,000
Bedrooms	3	Assessed Land	\$
Bathrooms/Partial	3	Subdivision	WINTHROP HOUSE COND
Total Rooms	0	Zoning	
Construction Type	Masonry	Prior Sale Price	
Exterior Walls		Prior Sale Date	
Roof Material/Type		Prior Recording Date	
Foundation Type		Year Built	1970
Property Type	Residential	Garage/No. of Cars	
		Stories/Floors	
		Price (\$/SF)	\$1,046/SF
		Lot Size (SF/AC)	
		Fireplace	0
		No. of Buildings	
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 20

Address	20 100 WORTH AVE APT 611 PALM BEACH, FL 33480-6739	Distance (Mi)	0.56		
Owner	KERWIN, [REDACTED] B; KERWIN, SHEILA	County	PALM BEACH		
Seller Name	WISE JR, ROBERT E; WISE, JOHN B	APN	50-43-43-26-05-000-6110		
Sale Price	\$1,675,000	Recording Date	08/09/2018	Census	0035.04
Sale Date	07/18/2018	Recorder Doc Number	20180308637	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Warranty Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$1,325,000	Map Reference	
Loan Amount	\$625,000	Assessed Improvement	\$1,325,000	Subdivision	WINTHROP HOUSE COND
Lender Name	FIRST HOPE BANK	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)	1,590
Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$1,053/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	

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Subject Property Location

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Report Date: 06/27/2019
Order ID: R3563509

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391

Legal Description

Lot	39, 40
Tract No	
Abbrev. Description	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

Ownership Information

Owner Name(s)	LAUREL INC	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	LAUREL INC	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	LAUREL INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	9100 HAVENSIGHT PORT OF SALE, STE 15-16 ST THOMAS VI 00802
	Seller 1	EPSTEIN, JEFFREY E	Seller 1 Entity	Single man	Seller Mailing Address	6100 RED HOOK QUARTER # B-3, ST THOMAS VI 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	SUPLMNTY PL OF EL BRAVO FT	Legal Section/ Twn/ Rng/ Mer	SEC 27 TWN 43S RNG 43E
	Legal Brief Description/ Unit/ Phase/ Tract				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	SUPPLMNTY PL OF EL BRAVO FT	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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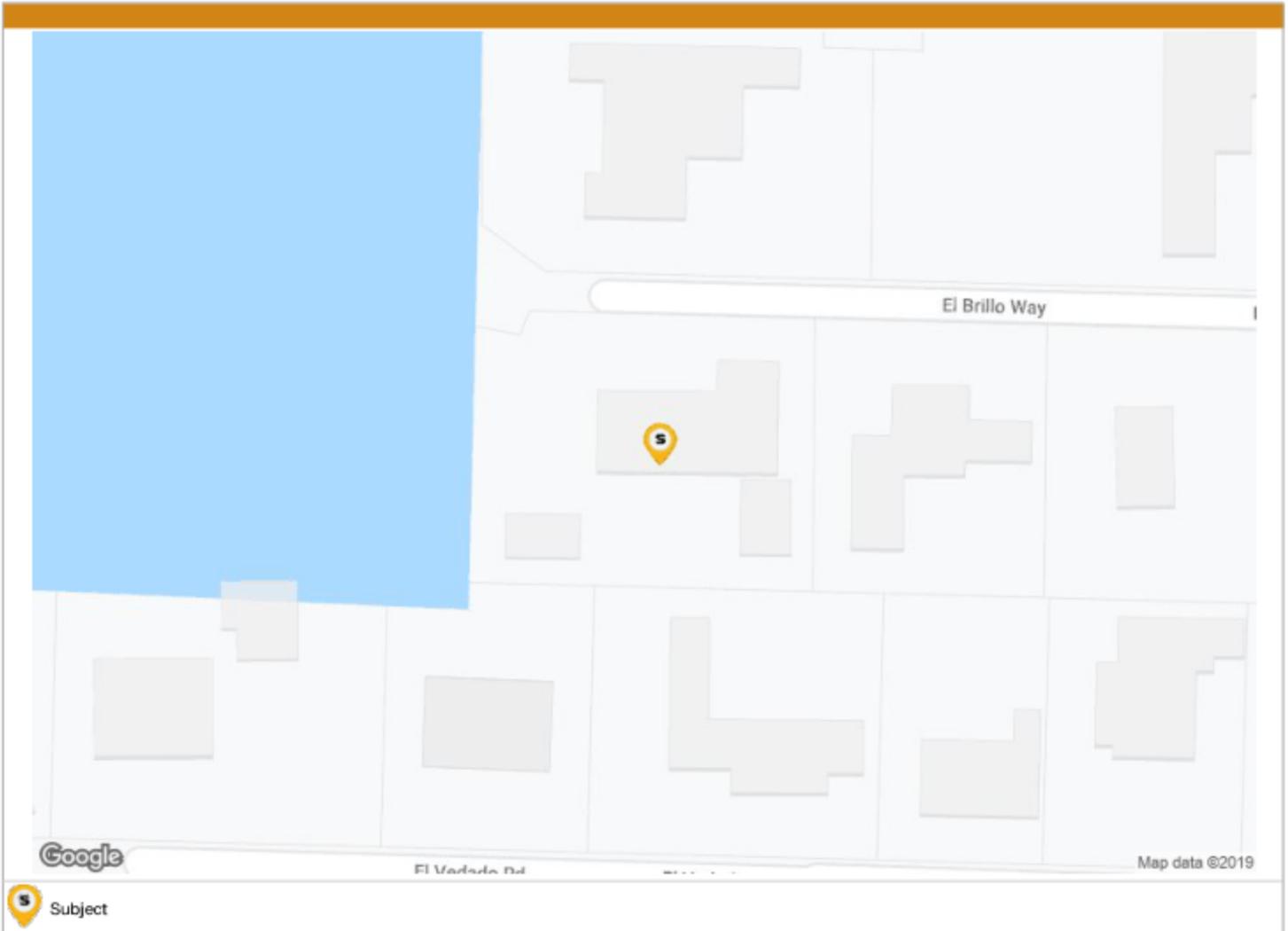
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Subject Property Location

Report Date: 06/27/2019
Order ID: R3563510

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391



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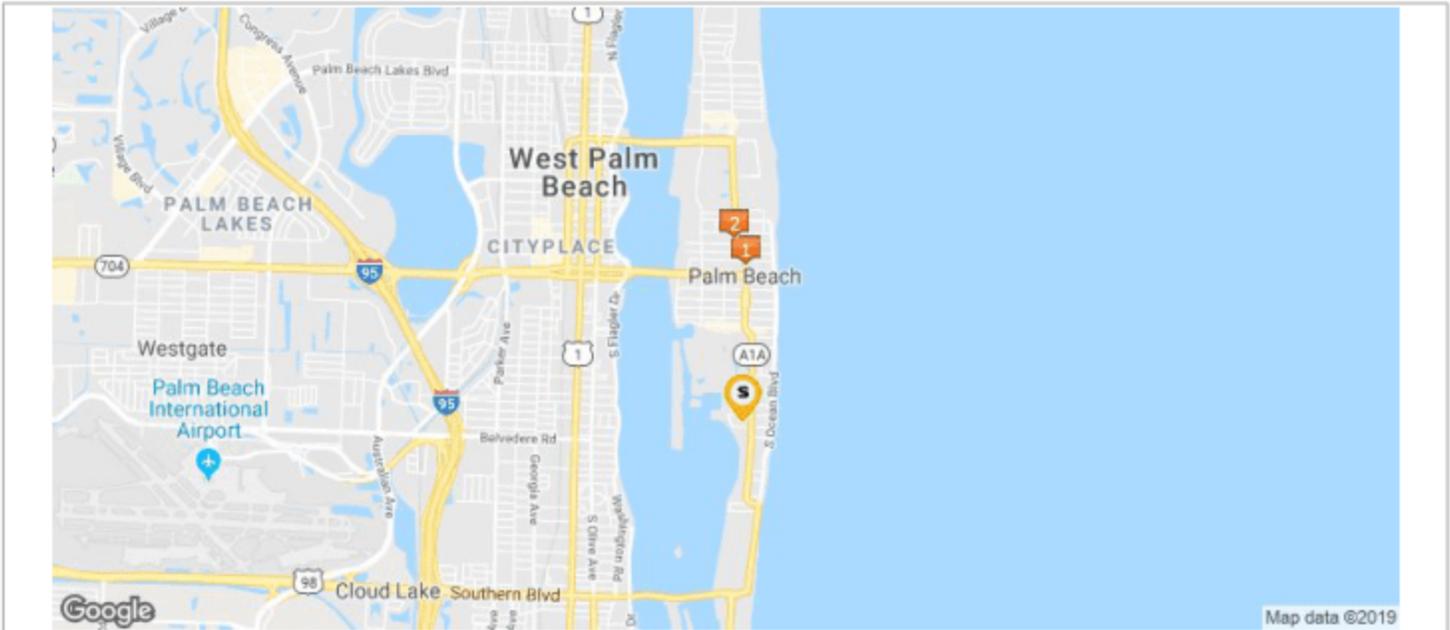
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Subject Property Location

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Report Date: 06/27/2019
 Order ID: R3563511

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391



Subject Foreclosure Activity

Neighborhood Foreclosure Activity

1. Property Address	234 SEASPRAY AVE PALM BEACH, FL 33480-4229
Notice of Lis Pendens	12/10/2018
2. Property Address	255 CLARKE AVE PALM BEACH, FL 33480-6124
Notice of Lis Pendens	05/22/2019

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Subject Property Location

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Report Date: 06/27/2019
 Order ID: R3563512

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391

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

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Report Date: 06/27/2019
Order ID: R3563513

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391

Nearby Neighbor #1					
Address	358 EL BRILLO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-06-000-0391
Owner	LAUREL INC			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	291 EL VEDADO RD, PALM BEACH, FL 33480			APN	50-43-43-27-08-000-0531
Owner	QUICK THOMAS C			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	350 EL BRILLO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-06-000-0381
Owner	GERSCHEL [REDACTED] A TRUST & GERSCHEL [REDACTED] A TR			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	353 EL BRILLO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-06-000-0321
Owner	DE GUARDIOLA EDUARD & DE GUARDIOLA MELISSA G			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	319 EL VEDADO RD, PALM BEACH, FL 33480			APN	50-43-43-27-08-000-0520
Owner	MORTARA VIRGINIA L			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	271 EL VEDADO RD, PALM BEACH, FL 33480			APN	50-43-43-26-00-002-0250
Owner	COMMANDER WYLENE R; WYLENE COMMANDER TR TITL HLD R; COMMANDER WYLENE R TR			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	335 EL VEDADO RD, PALM BEACH, FL 33480			APN	50-43-43-27-08-000-0500
Owner	WISTER DIANA S			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	343 EL BRILLO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-06-000-0371
Owner	CONDON MARGARET M			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	300 EL BRILLO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-07-000-0010
Owner	TRUST NO 2401315900; CITY NATIONAL BANK OF FLORIDA TR			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	241 EL VEDADO RD, PALM BEACH, FL 33480			APN	50-43-43-26-00-002-0240
Owner	ROBERTS PAUL G TR; BOSTON PALM LAND TRUST			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	343 EL BRAVO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-06-000-0252
Owner	MORGAN MITCHELL & HILARIE L (TRUSTEE); MORGAN HILARIE L (TRUSTEE)			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	320 EL VEDADO RD, PALM BEACH, FL 33480			APN	50-43-43-27-08-000-0450
Owner	ARASKOG RAND V; ARASKOG JESSIE M			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	324 EL BRAVO WAY, PALM BEACH, FL 33480			APN	50-43-43-27-06-000-0251
Owner	QUICK PATRICIA			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	240 EL VEDADO RD, PALM BEACH, FL 33480		APN	50-43-43-27-08-000-0110	
Owner	COWELL RICHARD C; RICHARD C COWELL TR TITL HLDR; COWELL RICHARD C TR		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	328 EL VEDADO RD, PALM BEACH, FL 33480		APN	50-43-43-27-08-000-0421	
Owner	ROSS WILBUR L JR		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

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Report Date: 06/27/2019
 Order ID: R3563514

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391

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	239 COCOANUT ROW PALM BEACH, FL 33480-4132	Kindergarten	85
Phone Number	[REDACTED]	Grade 1	72
Distance from Subject Property	0.95 miles	Grade 2	94
Grades	Grade KG - Grade 5	Grade 3	74
Student Teacher Ratio	1:14.0	Grade 4	83
Full Time Equivalent Administrators	34	Grade 5	68
API Score	N/A	Total	476

BELVEDERE ELEMENTARY SCHOOL

Address	3000 PARKER AVE WEST PALM BEACH, FL 33405-1402	Kindergarten	67
Phone Number	[REDACTED]	Grade 1	99
Distance from Subject Property	1.49 miles	Grade 2	91
Grades	Grade KG - Grade 5	Grade 3	97
Student Teacher Ratio	1:13.0	Grade 4	86
Full Time Equivalent Administrators	42	Grade 5	107
API Score	N/A	Total	547

CONNISTON MIDDLE SCHOOL

Address	3630 PARKER AVE WEST PALM BEACH, FL 33405-2113	Grade 6	362
Phone Number	[REDACTED]	Grade 7	294
Distance from Subject Property	1.76 miles	Grade 8	316
Grades	Grade 6 - Grade 8	Total	972
Student Teacher Ratio	1:15.9		
Full Time Equivalent Administrators	61		
API Score	N/A		

ALEXANDER W DREYFOOS JUNIOR SCHOOL OF THE ARTS

Address	501 SOUTH SAPODILLA AVE	Grade 9	333
	WEST PALM BEACH, FL 33401-6009	Grade 10	314
Phone Number	██████████	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	██████████	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

Property Address 358 EL BRILLO WAY
City, State & Zip PALM BEACH, FL 33480-4730
County PALM BEACH COUNTY
Mailing Address 9100 HAVENSIGHT PORT OF SALE STE 1516, ST THOMAS, VI 00802

Report Date: 06/27/2019
 Order ID: R3563515

Property Use Single Family Residential
Parcel Number 50-43-43-27-06-000-0391

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
REDEPTIVE 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	326 PINE TER WEST PALM BEACH, FL 33405-2616	Prekindergarten	31
Phone Number	[REDACTED]	Kindergarten	60
Distance from Subject Property	1.64 miles	Grade 1	42
Gender	Coed	Grade 2	60
Grades	Prekindergarten - Grade 8	Grade 3	53
Affiliation	Roman Catholic	Grade 4	50
Student Teacher Ratio	1:17.6	Grade 5	57
Full Time Equivalent Administrators	27.6	Grade 6	50
		Grade 7	57
		Grade 8	58
		Total	518

HOPE CHRISTIAN SCHOOL

Address	1101 CHARLES STREET WEST PALM BEACH, FL 33401-7563	Kindergarten	3
Phone Number	[REDACTED]	Grade 1	2
Distance from Subject Property	1.69 miles	Grade 2	1
Gender	Coed	Grade 3	2
Grades	Kindergarten - Grade 10	Grade 4	1
Affiliation	Christian (no specific denomination)	Grade 6	2
Student Teacher Ratio	1:5.7	Grade 7	1
Full Time Equivalent Administrators	3	Grade 8	2
		Grade 9	1
		Grade 10	2
		Total	17

ST ANN SCHOOL

Address	324 N OLIVE AVENUE	Prekindergarten	22
	WEST PALM BEACH, FL 33401-4706	Kindergarten	28
Phone Number	██████████	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	1340 KENWOOD ROAD	Kindergarten	8
	WEST PALM BEACH, FL 33401-7408	Grade 1	8
Phone Number	██████████	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	807 N FLAGLER DRIVE	Prekindergarten	N/A
	WEST PALM BEACH, FL 33401-3705	Kindergarten	N/A
Phone Number	██████████	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	1400 PALM BEACH LAKES BLVD	Grade 1	5
	WEST PALM BEACH, FL 33401-2415	Grade 2	2
Phone Number	██████████	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	2101 N AUSTRALIAN AVENUE	Prekindergarten	36
	WEST PALM BEACH, FL 33407-5630	Kindergarten	22
Phone Number	██████████	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	512 SPENCER DRIVE	Grade 9	246
	WEST PALM BEACH, FL 33409-3616	Grade 10	247
Phone Number	██████████	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	1950 PRAIRIE ROAD WEST PALM BEACH, FL 33406-6764	Total	159
Phone Number	██████████		
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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