

PROPERTY REPORT

606 NE 27th St, Wilton Manors, FL 33334

Paolo Serafini



Presented by

John McQueston | REALTOR®

Florida Real Estate License: 671011

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

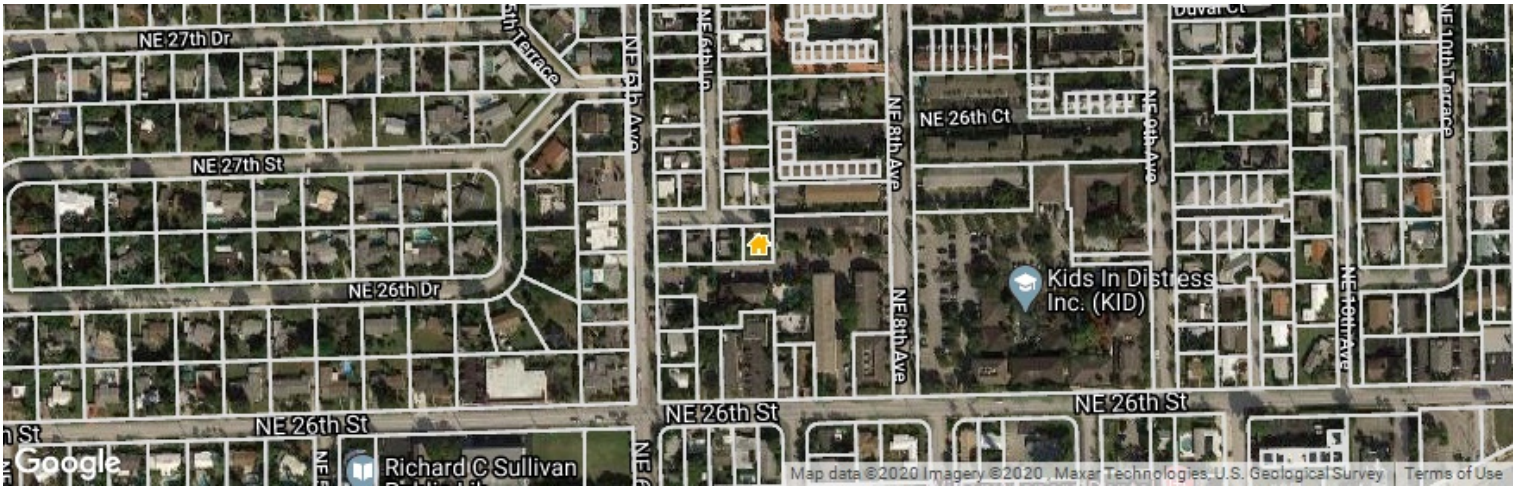
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Campbell & Rosemurgy Commercial RE
1233 E Hillsboro Blvd
Deerfield Beach, FL 33441

606 NE 27th St, Wilton Manors, FL 33334



Legend: 🏠 Subject Property

OFF MARKET

- Temp Off Market
- MLS Listing F10204942

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Home Facts

Public Remarks

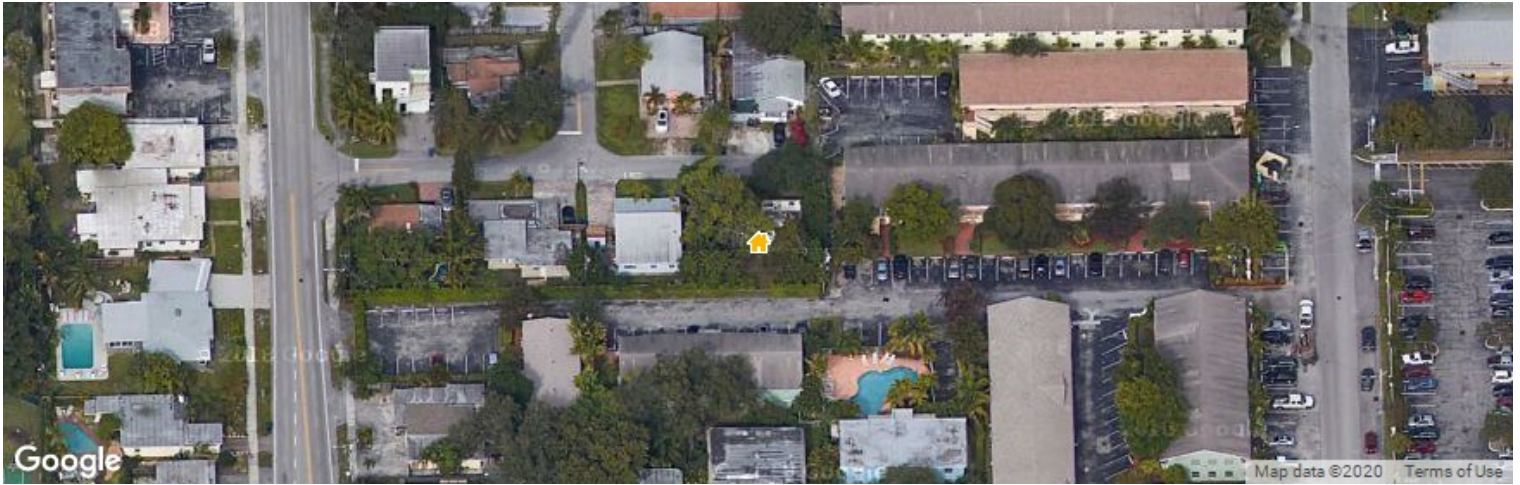
Brand New construction single family, one-story home within walking distance of Wilton Drive. Three bedrooms, two bathrooms, brand new cement block construction residence with high ceilings and premium finishes. Builder ready to meet to discuss standard features and upgrades. Easy to visit and show site now. See attachments and pictures for layout. Walk to Wilton Drive. Great value for new construction within walking distance to the drive at \$479,900.00. This one will not last! Choose your personal finishes now.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Lot/Land	Single Family Residence	Lot/Land
Property Subtype	Residential-Vacant Land	Single	-
Bedrooms	-	3	-
Total Baths	-	2	-
Full Baths	-	2	-
Partial Baths	-	-	-
Living Area (sq ft)	-	1,350	-
Lot Size	4,538 sq ft	4,538 sq ft	-
Lot Dimensions	4538 SF	-	-
Year Built	-	2020	-
Roofing	-	Flat Roof With Facade Front	-
Heating	-	Central Heat	-
Cooling	-	Central Cooling	-
Construction	-	Concrete Block, New Construction	-

Homeowner Facts

Owner Name (Public)	Serafini, Paolo; Millozzi, Patricia Andrea
Mailing Address	521 Ne 61St St Oakland Park FL 33334-1930

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Dishwasher, Disposal, Microwave, Refrigerator, Smoke Detector(S), Washer/Dryer Hookup
Bedroom	At Least 1 Bedroom Ground Level, Master Bedroom Ground Level
Cooling	Central Cooling
Dining	Family Room/Dining Combo
Floor	Ceramic Floor
Heating	Central Heat
Pet	No Restrictions
General	First Floor Entry, Split Bedrooms, Volume Ceilings, WalkIn Closet
Window	Impact Glass
Room Details	Utility Room/Laundry

Exterior Features

Construction	Concrete Block, New Construction
Roof	Flat Roof With Facade Front
Parking	Driveway, Guest Parking
Sewer	Municipal Sewer
Water	Municipal Water
View	Garden View
General	Exterior Lighting, Fence, High Impact Doors

Exterior Details

Lot Size - Square Feet	4538 sq ft
Lot Size - Acres	0.104 ac

Location Details

Subdivision	Resub Of Highland Estates
Community Features	Public Road, Street Lights
Area Description	3370
Walkability Score (out of 5)	Overall: 3.1 Amenity: 3.1 Leisure: 3.7

Schools (from Listing Data)

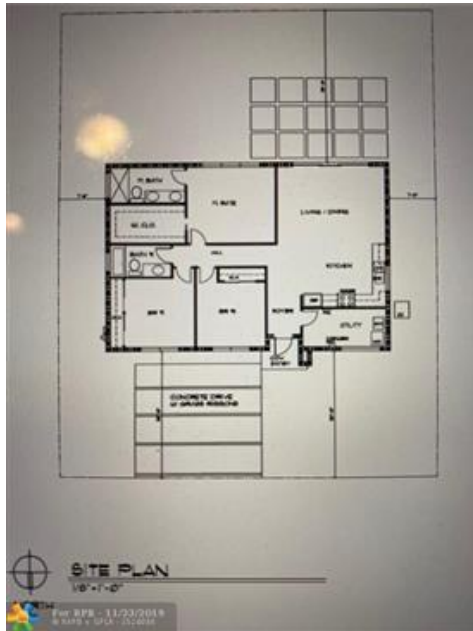
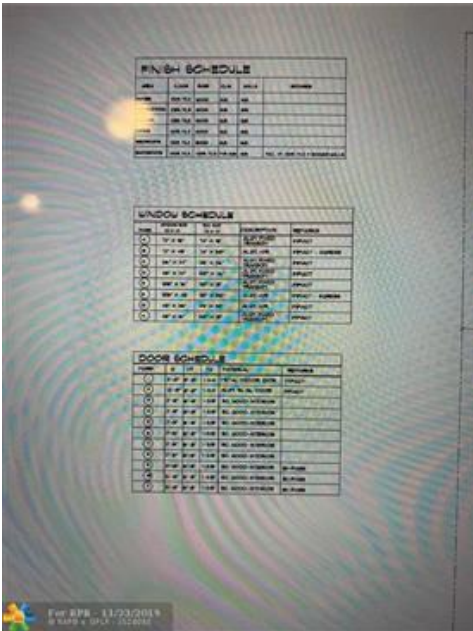
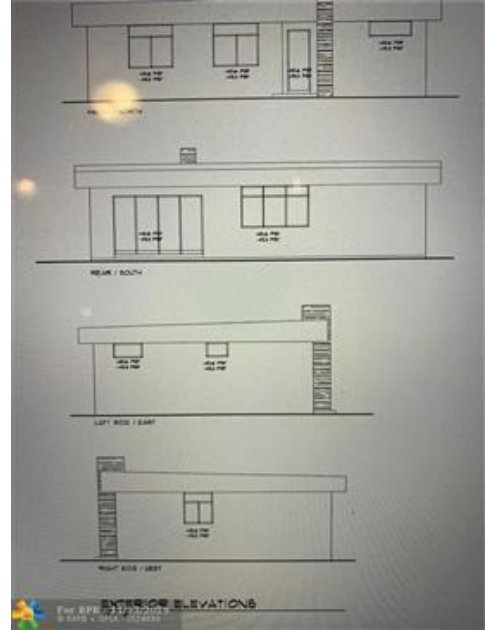
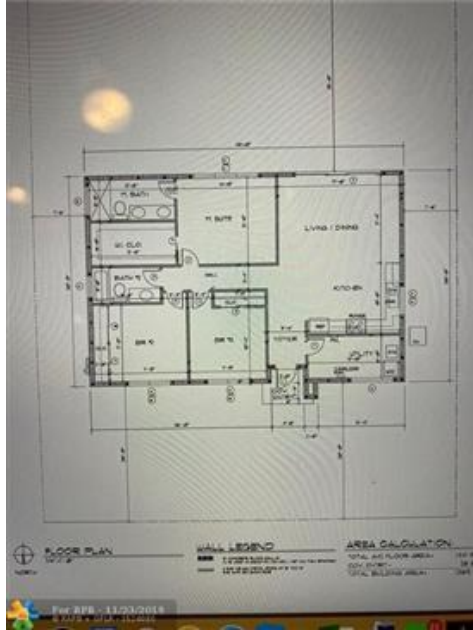
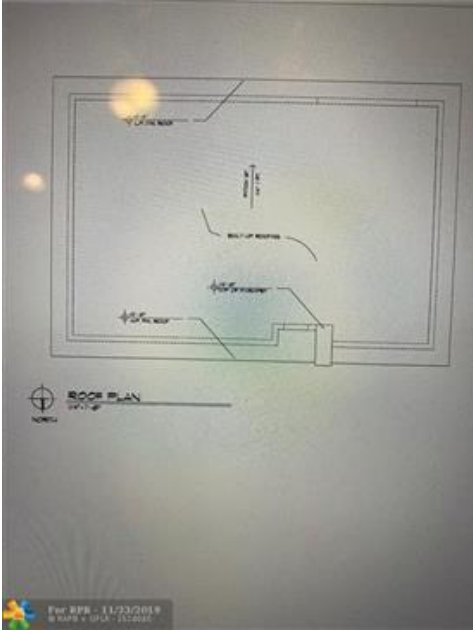
Elementary School	Wilton Manors Elementary School
High School	Fort Lauderdale High School

(based on location)

Elementary School	Wilton Manors Elementary School
Middle School	Sunrise Middle School
High School	Fort Lauderdale High School
School District	Broward County School District

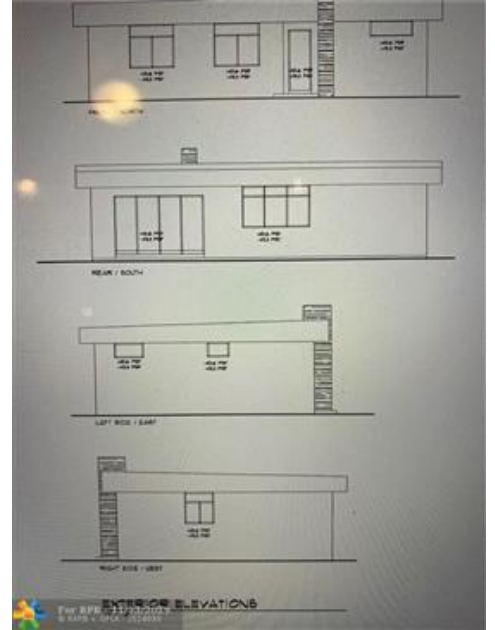
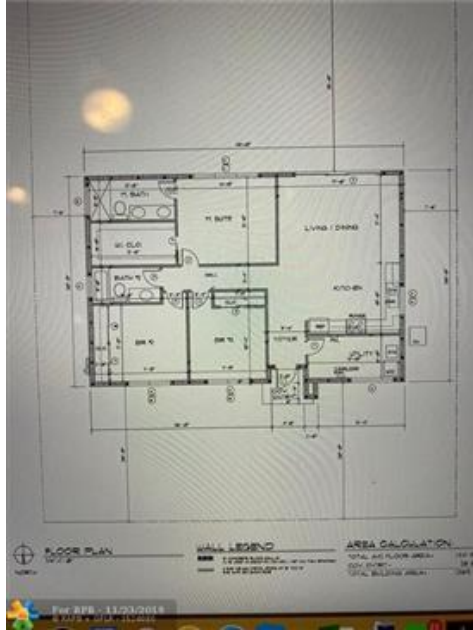
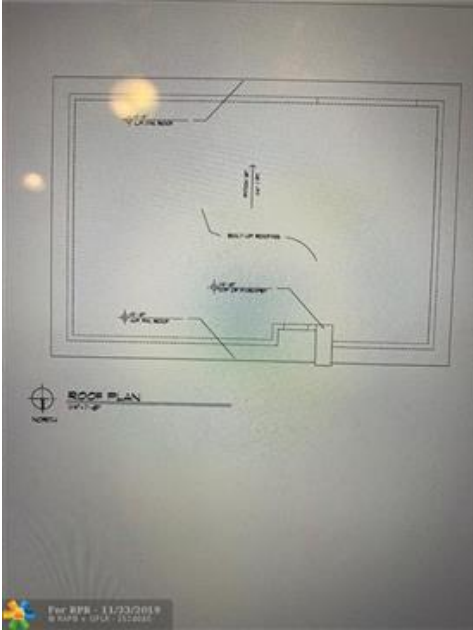
Property Photos





Historical Photos





FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CEILING	100	100	
2	FLOOR	100	100	
3	WALL	100	100	
4	DOOR	100	100	
5	WINDOW	100	100	

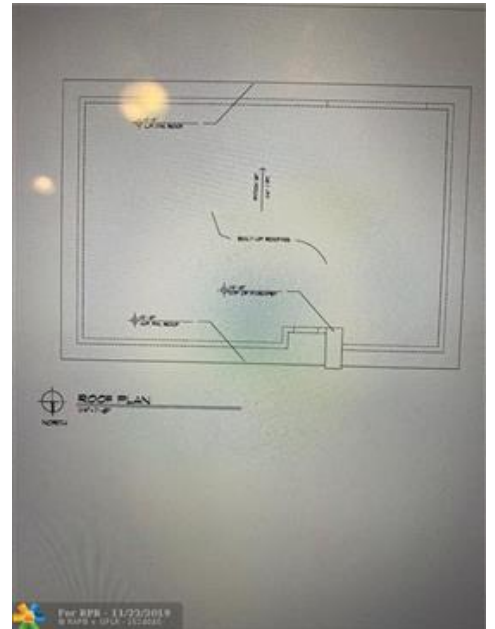
WINDOW SCHEDULE

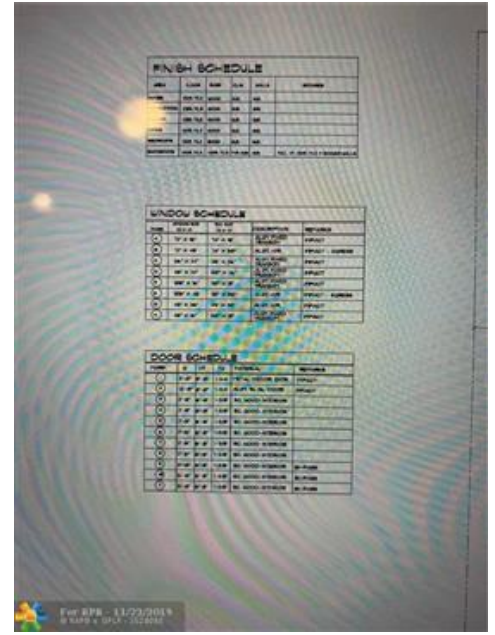
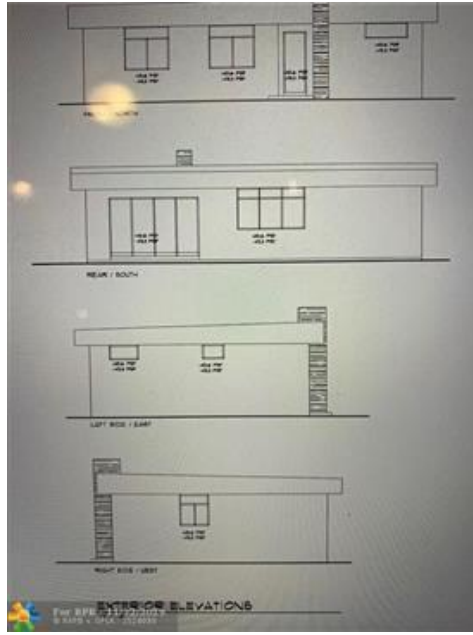
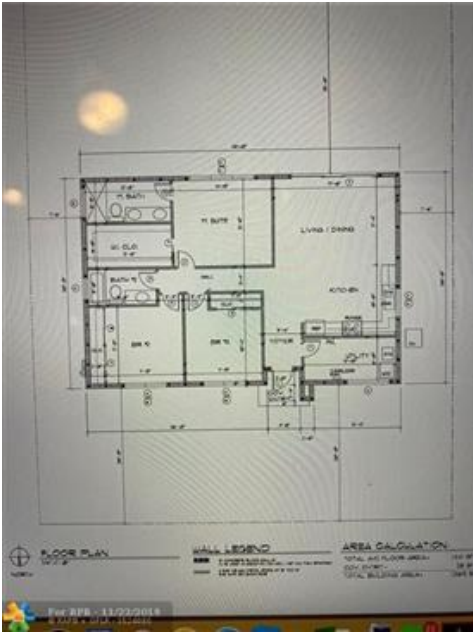
NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	6'0" x 6'0" ALUM. CAS.	100	100	
2	6'0" x 6'0" ALUM. CAS.	100	100	
3	6'0" x 6'0" ALUM. CAS.	100	100	
4	6'0" x 6'0" ALUM. CAS.	100	100	
5	6'0" x 6'0" ALUM. CAS.	100	100	

DOOR SCHEDULE

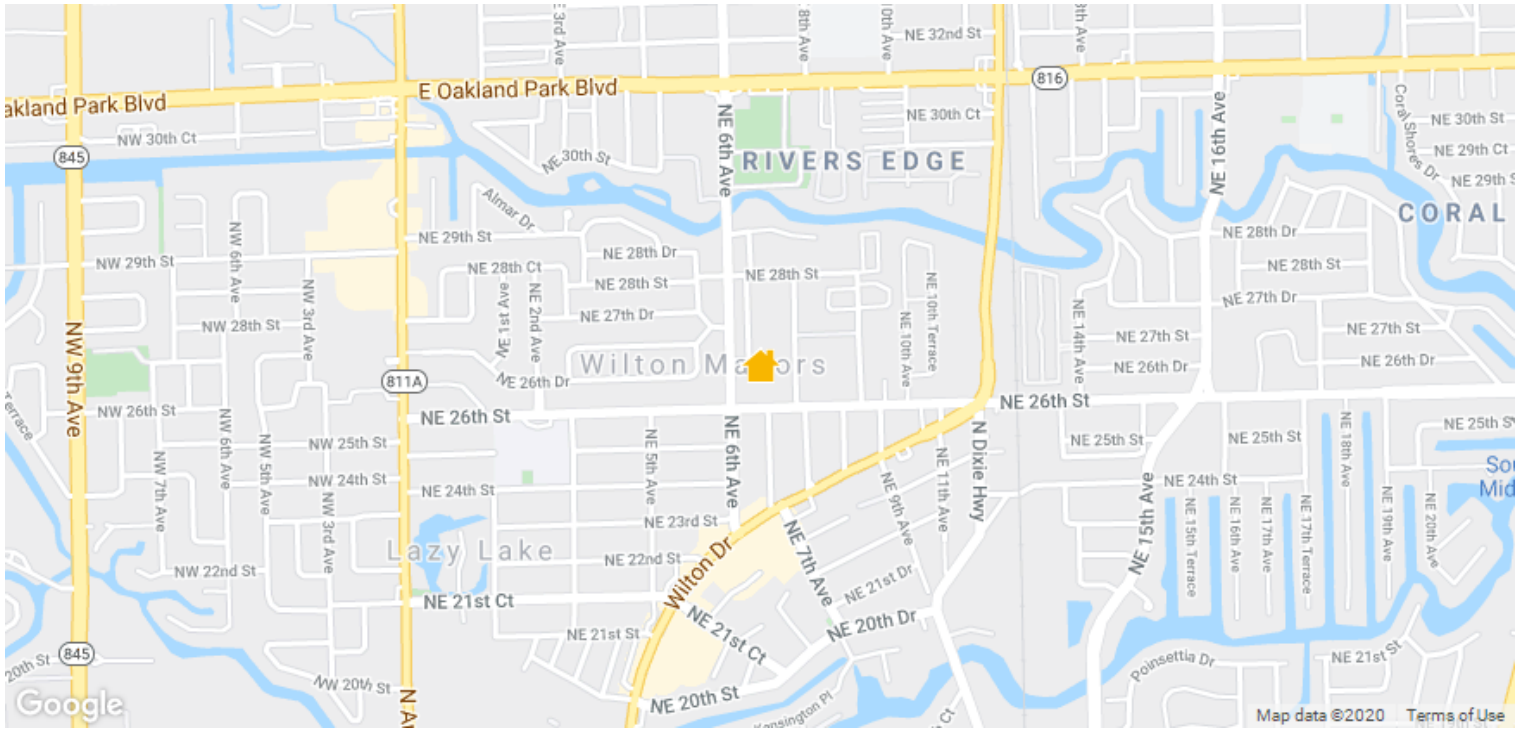
NO.	DESCRIPTION	UNIT	QTY	REMARKS
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4	6'0" x 6'0" ALUM. CAS.	100	100	
5	6'0" x 6'0" ALUM. CAS.	100	100	

For RPR - 11/23/2019
B. KAPR & D.P.A. - 12/20/19





Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



OFF MARKET
606 NE 27th St
Wilton Manors, FL 33334

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	-	1,350 sq ft	4,538 sq ft	3	2	2020

No comps have been selected for this property.

Property History

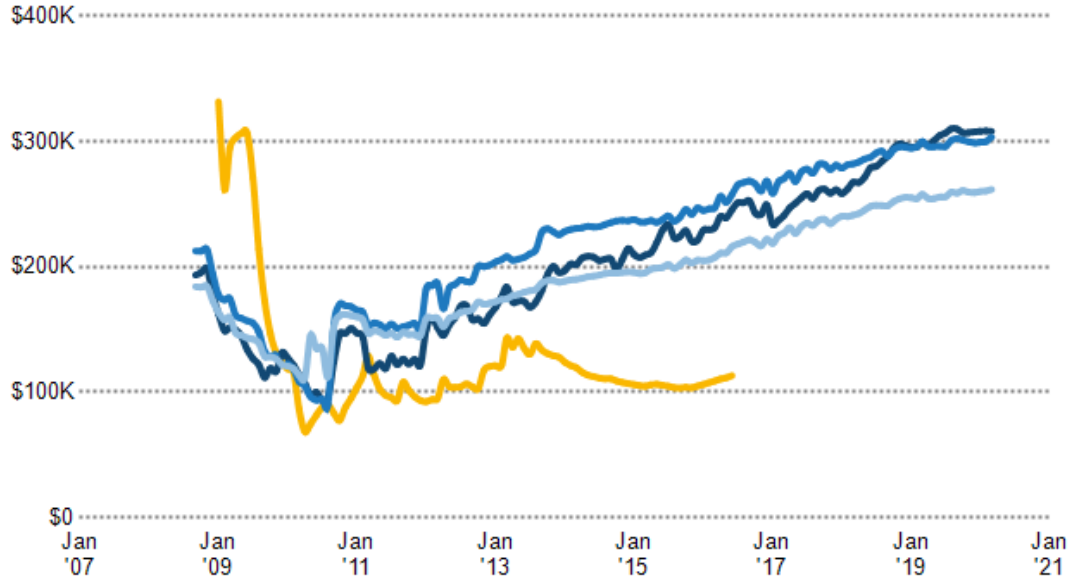
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 33334
- Broward County
- Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
11/15/2018	\$110,000	\$81
7/2/2015	\$90,000	\$67
1/28/2010	\$48,000	\$36
7/16/1998	\$35,000	\$26
12/1/1986	\$28,214	\$21

Assessed Values

Date	Improvements	Land	Total	Tax
2019	—	\$98,700	\$98,700	\$2,023
2018	—	\$90,760	\$90,760	\$2,023
2017	—	—	\$79,160	\$1,720
2016	—	—	\$71,970	\$1,535
2015	—	—	\$22,690	\$499
2014	—	—	\$22,690	\$508
2013	—	\$22,690	\$22,690	\$518
2012	—	\$22,690	\$22,690	\$517
2011	\$18,610	\$22,690	\$41,300	\$1,070
2010	—	—	\$50,410	—
2009	—	—	\$59,080	—
2008	—	—	\$59,030	—
2007	—	—	\$57,320	—

Legal Description

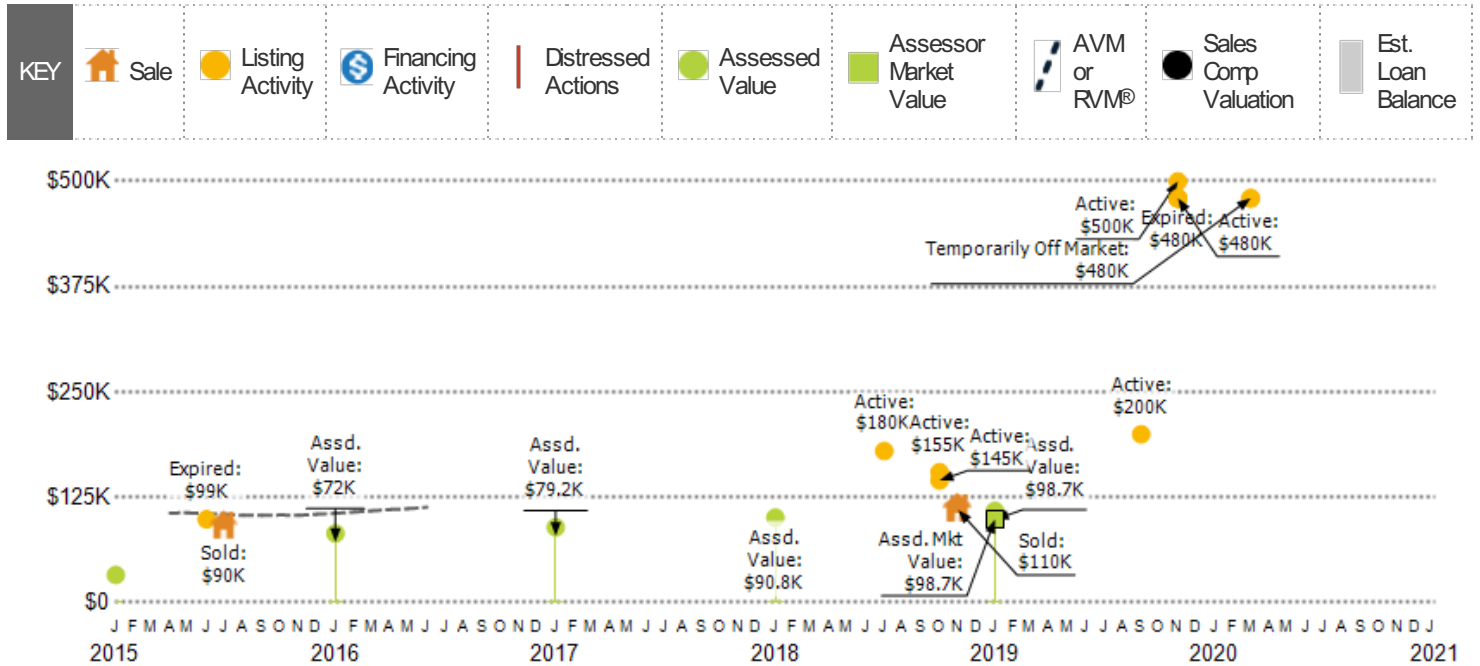
APN: 49-42-26-09-0180	Tax ID: —	Zoning: —	Census Tract: 120110509.004007	Abbreviated Description: DIST:0912 CITY/MUNI/TWP:WILTON MANORS SEC/TWN/RNG/MER:SEC 26 TWN 49S RNG 42E RESUB OF HIGHLAND ESTATES 21-21 B LOT 18 BLK 1	City/Municipality/Township: Wilton Manors, FL 33334
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Deed Records

Recording Date	11/15/2018
Document Type	Warranty Deed
Sales Price	\$110,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	PAOLO SERAFINI, PATRICIA ANDREA MILLOZZI
Buyer ID	Husband and Wife
Seller Name	KIZABLE LLC
Seller ID	Limited Liability Company
Document #	115449077
Total Transfer Tax	\$770
Contract Date	11/14/2018

Sales and Financing Activity

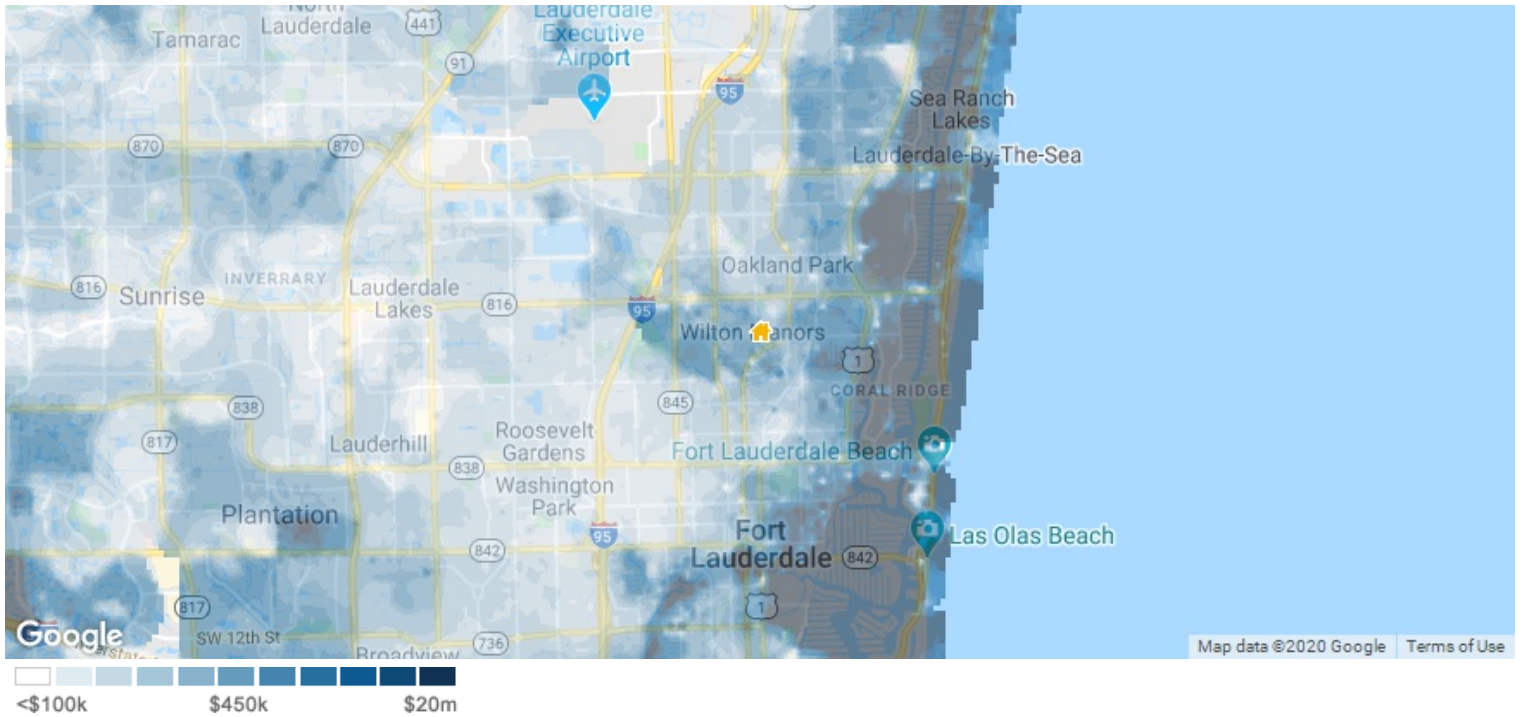
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

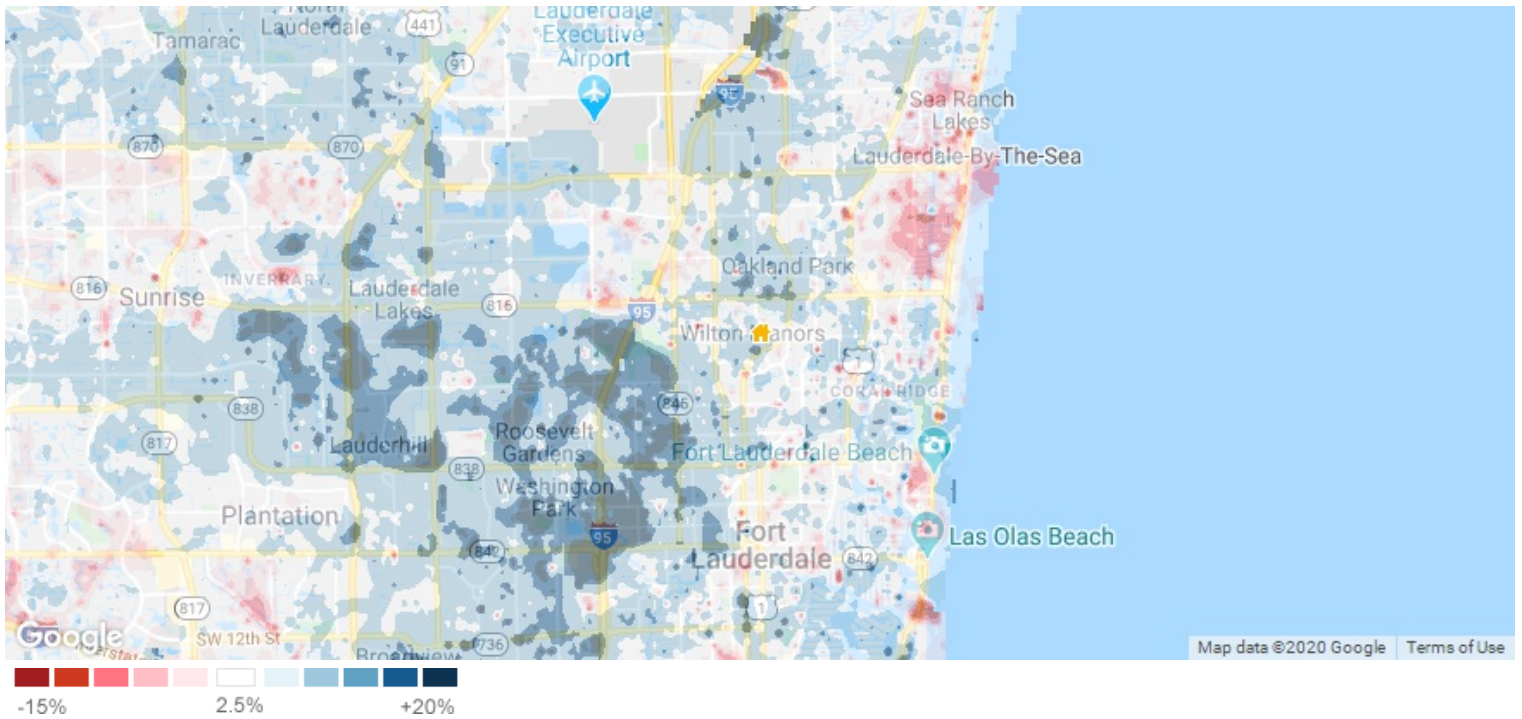
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



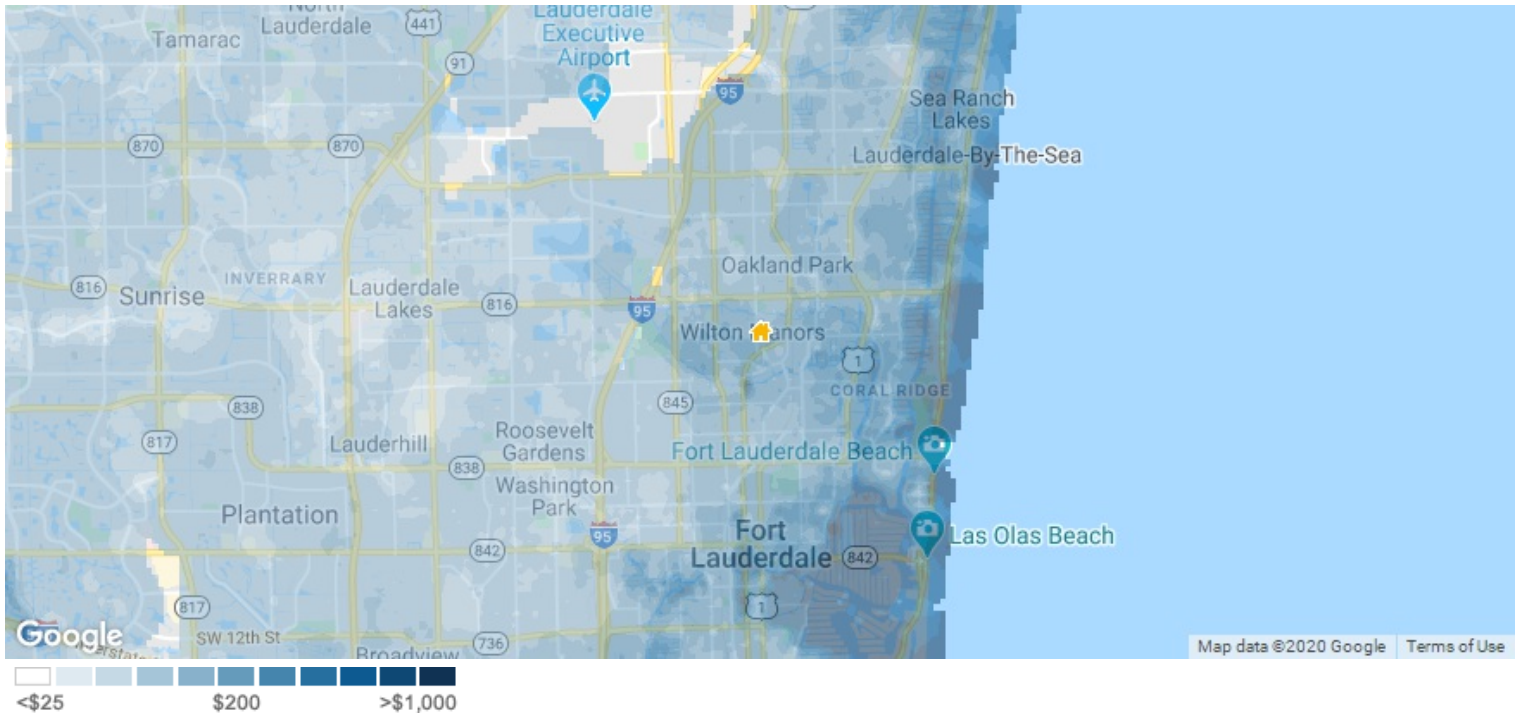
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot

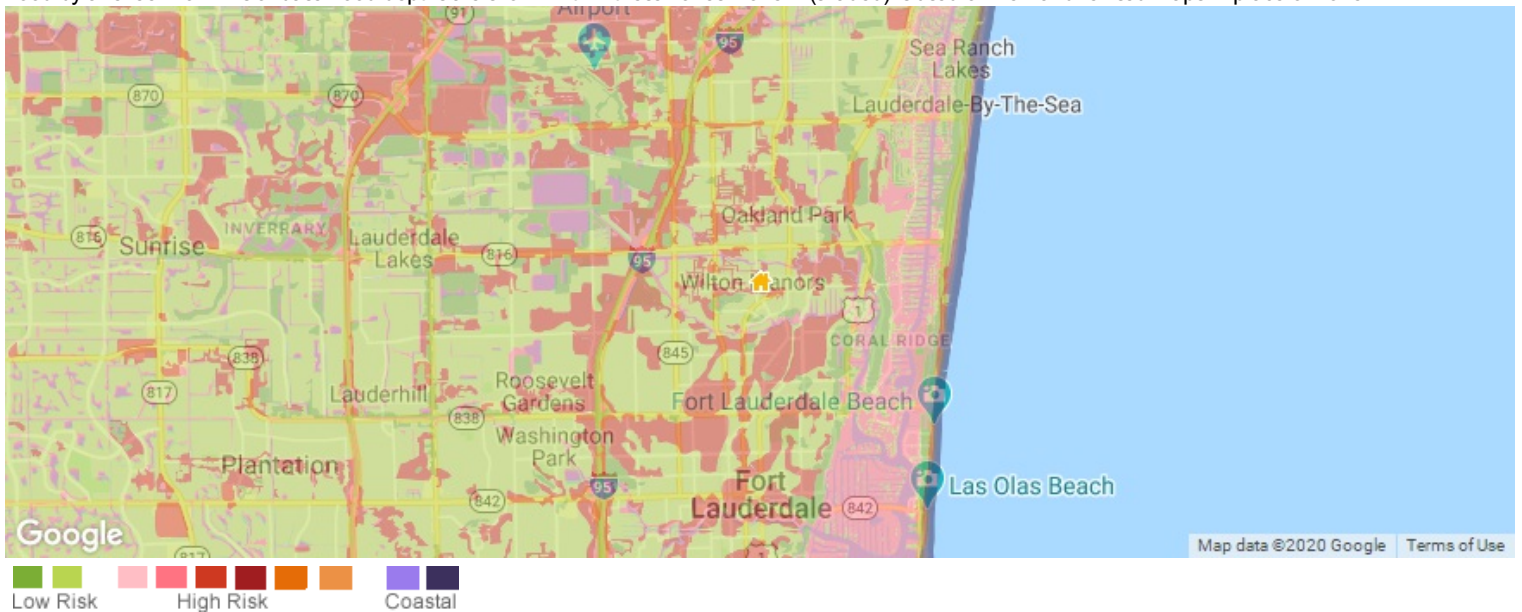


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (shaded), Moderate Risk

Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. Zone X (shaded) is used on new and revised maps in place of Zone B.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts

	33334	Fort Lauderdale	Broward County	Florida	USA
Median Estimated Home Value	\$308K	\$350K	\$303K	\$262K	\$244K
Estimated Home Value 12-Month Change	+2.9%	+0.5%	+1.2%	+1.5%	+0.8%
Median List Price	\$377K	\$530K	\$310K	\$280K	\$110K
List Price 1-Month Change	-1.2%	0%	—	0%	+4.3%
List Price 12-Month Change	+7.7%	+6.2%	+3.7%	+4.1%	+10%
Median Home Age	51	47	39	34	41
Own	52%	53%	62%	65%	64%
Rent	48%	47%	38%	35%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$719M	\$31.5B	\$271B
% Change in Permits for All Buildings	—	—	-10%	+14%	+4%
% Change in \$ Value for All Buildings	—	—	-27%	+12%	+5%

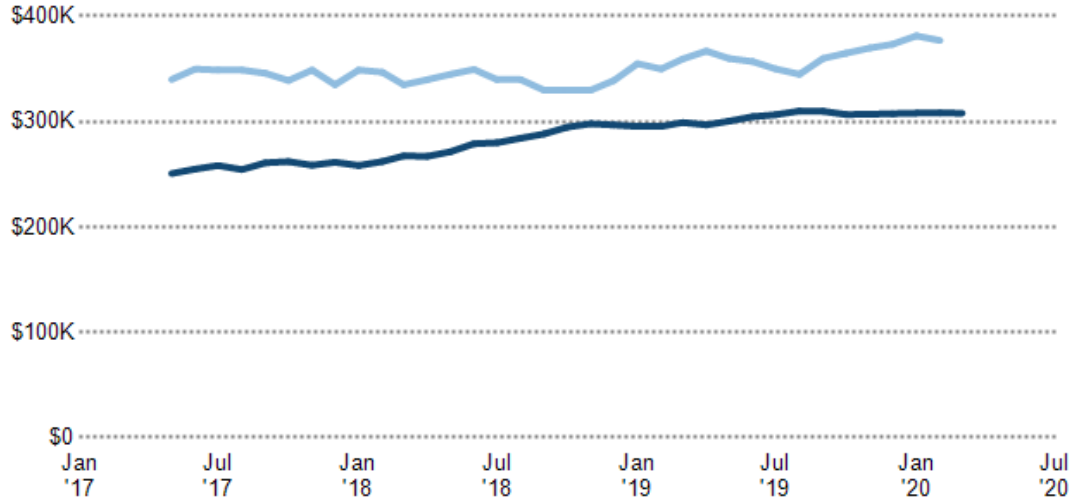
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

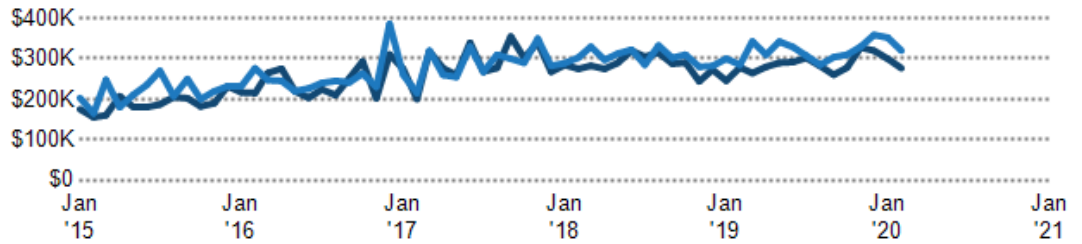
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

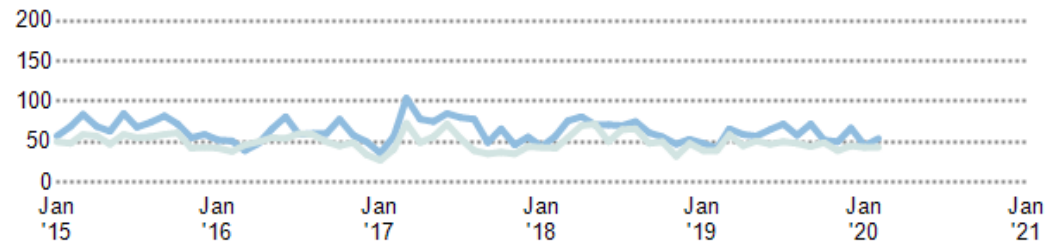
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

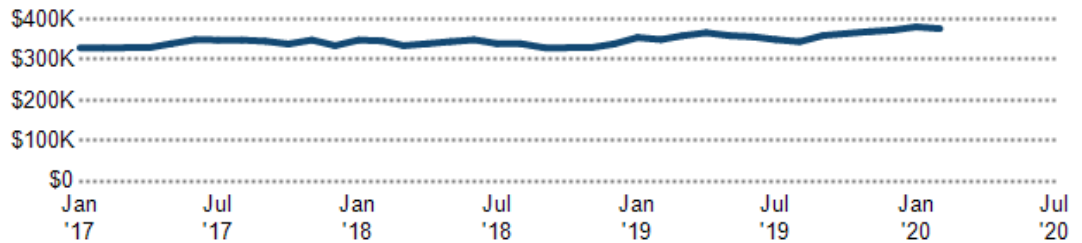
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

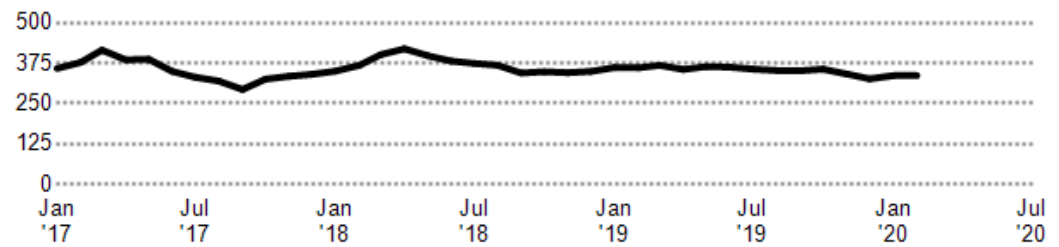
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



Inventory of Distressed Listings



This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings

Age Range of Homes Sold



This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

This House

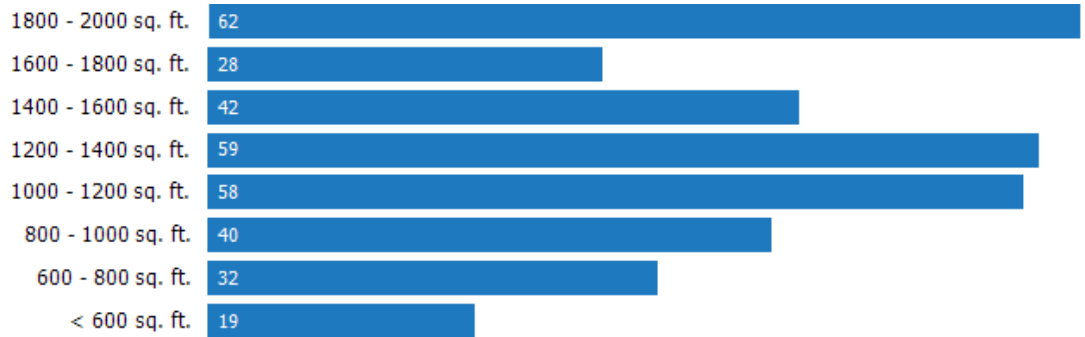
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count by Bedroom



Neighborhood: People Stats and Charts

	33334	Fort Lauderdale	Broward County	Florida	USA
Population	27.5K	179K	1.91M	20.6M	323M
Population Density per Sq Mi	5.96K	5.14K	1.58K	384	–
Population Change since 2010	+8%	+9%	+8.8%	+11.1%	+6.9%
Median Age	42	43	40	42	38
Male / Female Ratio	55%	52%	49%	49%	49%

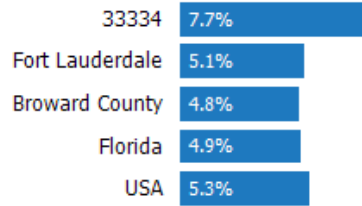
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

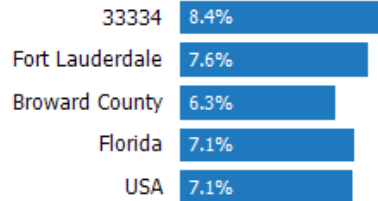
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



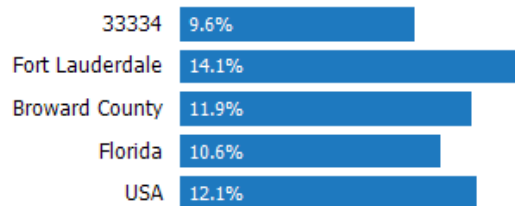
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33334



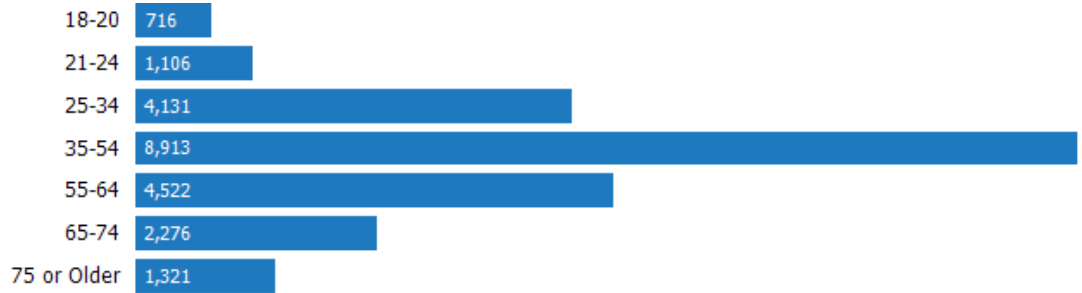
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33334



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33334



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 33334



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	33334	Fort Lauderdale	Broward County	Florida	USA
Income Per Capita	\$32,217	\$32,948	\$30,109	\$28,774	\$31,177
Median Household Income	\$49,927	\$55,269	\$57,333	\$53,267	\$60,293
Unemployment Rate	–	2.6%	2.5%	2.5%	3.5%
Unemployment Number	–	2.54K	26.7K	265K	5.75M
Employment Number	–	95.9K	1.02M	10.2M	159M
Labor Force Number	–	98.4K	1.05M	10.5M	165M

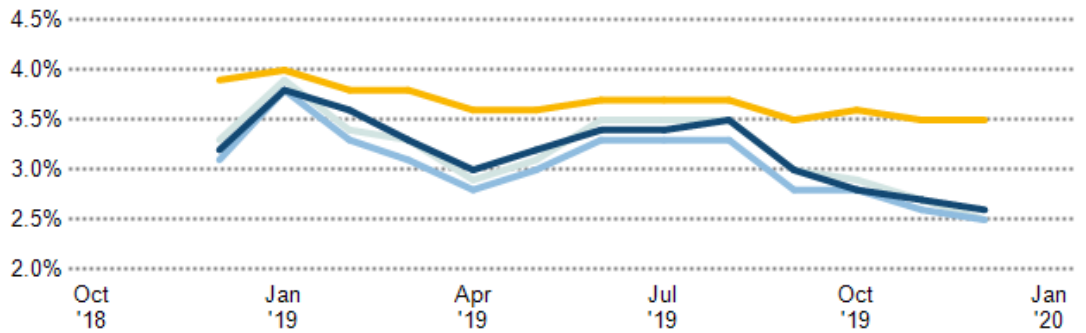
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Fort Lauderdale
- Broward County
- Florida
- USA



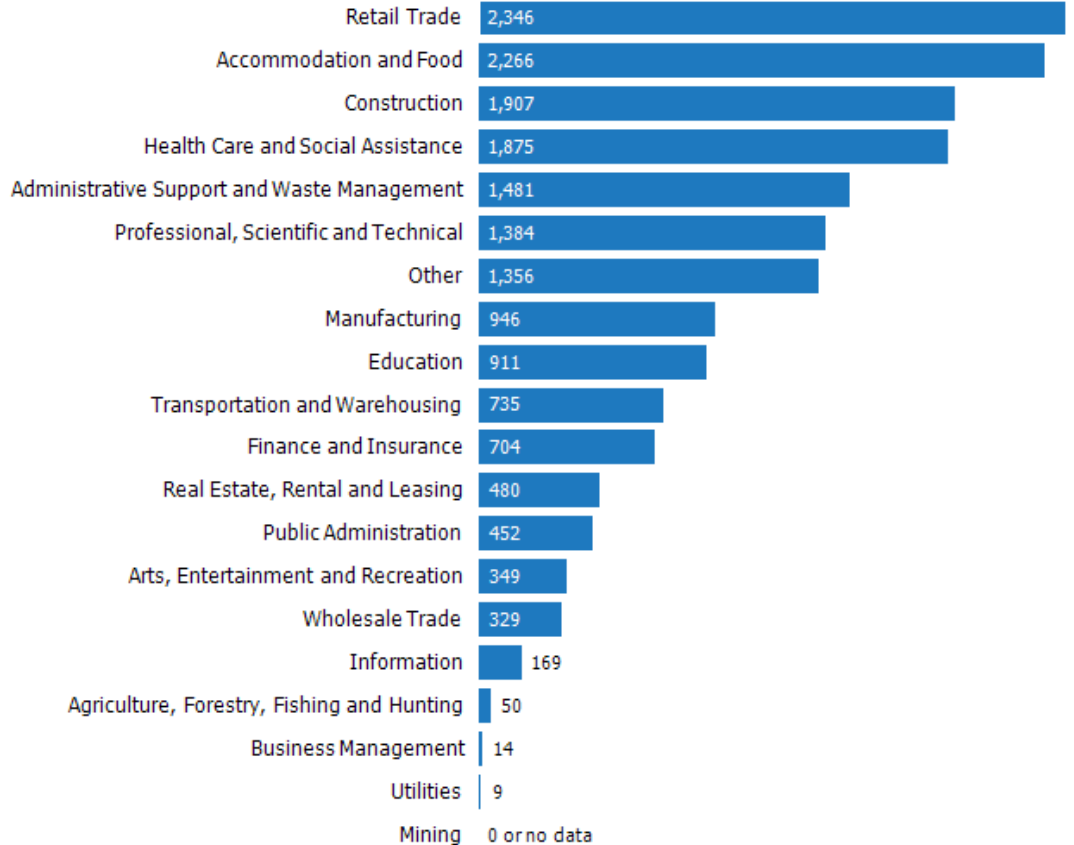
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 33334



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33334

	33334	Fort Lauderdale	Broward County	Florida	USA
Elevation (in feet)	1	1	2	12	–
Annual Rainfall (in inches)	60	60	59.59	56.39	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	83	83	83	98	–
Travel Time to Work (in minutes)	24	26	28	27	27
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	0.28	–	–
Superfund Sites	0	2	10	90	2,395
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Wilton Manors Elementary School

School Details

Name
Wilton Manors Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Broward County Public Schools

Address
2401 Ne 3Rd Ave, Ft Lauderdale, FL 33305

Phone
(754) 322-8950

School Facts

Wilton Manors Elementary School

Broward County Public Schools

Overall Grade

B

B

Total Enrollment

618

271,852

Students per Teacher

14:1

17:1

Students in Free Lunch Program

76%

62%

Academic Grade

B

B

Average GPA

–

3.35 (out of 45562 responses)

Math Proficiency

58%

58%

Reading Proficiency

54%

55%

Gifted Students

2%

–

AP Enrollments

–

–

Graduation Rate

–

81%

Average ACT Score

–

23 (out of 7022 responses)

Average SAT Score

–

1,120 (out of 15675 responses)

Teacher Grade

B

C+

Average Teacher Salary

\$43,226

\$43,226

Teachers in 1st or 2nd Year

–

33%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

School: Sunrise Middle School

School Details

Name
Sunrise Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Broward County Public Schools

Address
1750 Ne 14Th St, Ft
Lauderdale, FL 33304

Phone
(754) 322-4700

School Facts

Sunrise Middle School

Broward County Public Schools

Overall Grade

B

B

Total Enrollment

1,134

271,852

Students per Teacher

17:1

17:1

Students in Free Lunch Program

70%

62%

Academic Grade

B

B

Average GPA

—

3.35 (out of 45562 responses)

Math Proficiency

59%

58%

Reading Proficiency

53%

55%

Gifted Students

6%

—

AP Enrollments

—

—

Graduation Rate

—

81%

Average ACT Score

—

23 (out of 7022 responses)

Average SAT Score

—

1,120 (out of 15675 responses)

Teacher Grade

B-

C+

Average Teacher Salary

\$43,226

\$43,226

Teachers in 1st or 2nd Year

—

33%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 10/23/2019 by Parent

They fail kids completely- no responsibilities. Since we took our kid away 1,5 year ago- he's straight A student with very strong achievements

Posted: 2/25/2018 by Middle School Student

I liked how Sunrise take the time to work with the kids. Teachers at Sunrise are amazing because they act as if their family to help the kids to move up to another level of life. Also they make learning fun for the kids to see that learning something in life doesn't have to be boring or always bad. The only thing I would change about the school is the dirty things like the bathrooms need to be more clean.

Posted: 2/13/2018 by Parent

I'm not taking any responsibility from me or my kid but something wrong with school and teacher when last says "It is only parent and student responsibility" after 22 missed assignments and not a single parent contact. And that's regarding gifted student

Posted: 4/18/2017 by Senior

My experience at Sunrise Middle School has been pretty good. I attend their Montessori Magnet Program. The work in this program is accelerated. The teachers are very supportive and challenge students to up their academic game. My one wish for Sunrise is that the students in the progressive part of the school non-Magnet program get an equally challenging and competitive education if they desire it and are willing to work hard.

School: Fort Lauderdale High School

School Details

Name
Fort Lauderdale High School

Level
High

Type
Public

Grades Served
9-12

School District
Broward County Public Schools

Address
1600 Ne 4Th Ave, Ft Lauderdale, FL 33305

Phone
(754) 322-1100

School Facts

Fort Lauderdale High School

Broward County Public Schools

Overall Grade	A	B
Total Enrollment	2,064	271,852
Students per Teacher	20:1	17:1
Students in Free Lunch Program	66%	62%
Academic Grade	A-	B
Average GPA	3.32 (out of 1390 responses)	3.35 (out of 45562 responses)
Math Proficiency	75%	58%
Reading Proficiency	65%	55%
Gifted Students	9%	—
AP Enrollments	789	—
Graduation Rate	98%	81%
Average ACT Score	23 (out of 205 responses)	23 (out of 7022 responses)
Average SAT Score	1,140 (out of 601 responses)	1,120 (out of 15675 responses)
Teacher Grade	B+	C+
Average Teacher Salary	\$43,226	\$43,226
Teachers in 1st or 2nd Year	—	33%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 12/26/2019 by Senior

When looking at Fort Lauderdale High from the outside it may seem pretty boring but from being there since my freshman year, it been a thrill. The staff, teachers, and most of the students are very fun and kind yet very serious when it comes to their work. I can complete understand why it's an A school.

Posted: 12/13/2019 by Alum

The academics programs along with the extracurricular activities allow students to become well prepared in their organization of time management.

Posted: 10/22/2019 by Senior

To me, really, there's not much wrong with Fort Lauderdale High. Of course, in life nothing is perfect but I'm glad I went here. The alternative was to go to the school that's in my school zone but that wouldn't have challenged me academically as FLHS did. It has a great magnet program and the teachers work with you to help you pass. The guidance counselors are especially caring and understanding. In my junior year, I switched out of a class I had no friends in and the people in that class disregarded me. Though it seemed late in the school year, my guidance counselor got me out of there and into a different class. LOVED the class I got placed in and I'm forever thankful. My only con to FLHS is that it seems to be in a gentrified neighborhood. Downtown Fort Lauderdale can be pretty rough sometimes - full of homeless people, some drug addicts, and rude students but that wasn't anything I couldn't handle.

Posted: 10/1/2019 by Senior

I love how accepting everyone is at Fort Lauderdale. As a freshman, I was so scared that people would think I was weird or that it would be difficult to make friends, but students, administrators, and teachers were all so welcoming and helpful. Now that I'm a senior, I hope to be as helpful to incoming students and let them know how amazing FLHS is. My high school experience has been great thanks to Fort Lauderdale. I've never had so many friends! I'm captain of the varsity volleyball team, a National Honor Society member. I've really come out of my shell and become a whole new person that I absolutely love.

Posted: 4/16/2019 by Sophomore

I am currently a sophomore student at Fort Lauderdale High School and I absolutely love being there. The teachers focus on preparing their students for each and every upcoming test, creating an after school study session for those who are struggling, and also provide extra credit opportunities to their students. Fort Lauderdale definitely prepares their students for college, providing AICE and AP classes for all students along with offering dual enrollment with Broward College. The students at Fort Lauderdale have so much pride in their school and support their sports teams in every possible way, whether it be attending football games, congratulating members of different teams on their achievements, and cheering them on at each pep rally encouraging a family-like base in the school environment. Overall the Fort Lauderdale is a great school with even better teachers and I am so grateful to have an opportunity to be apart of the Flying L family.

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
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Update Frequency

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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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