

# 11860 SW 123rd Pl

Miami, FL 33186

*Prepared for Maryann Kan*



*Presented by*

**Henry Carlos Diez**



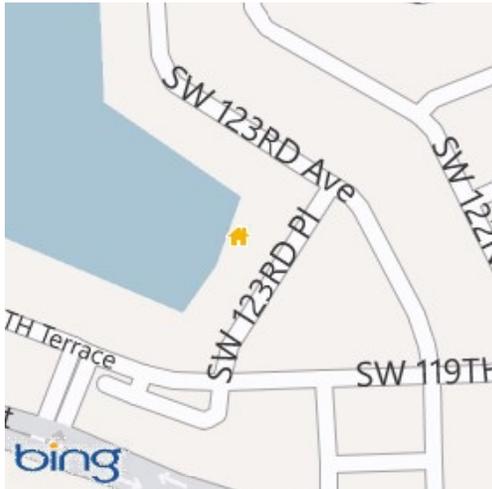
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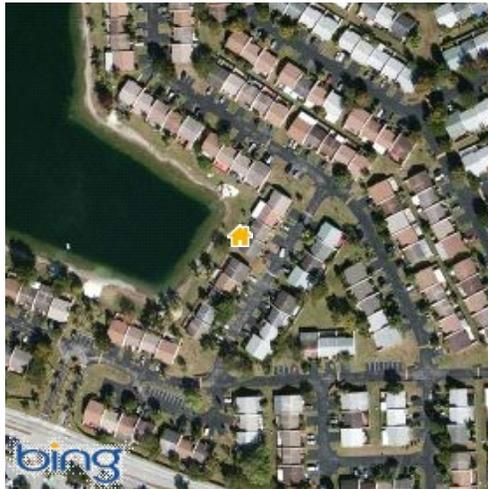
6555 N.w. 36 St.  
Suite 300  
Miami, FL 33166

# Property Summary - 11860 SW 123rd Pl, Miami, FL 33186

Locator Map



Satellite Map



Birds Eye View



Legend: 🏠 Subject Property

**OFF MARKET**

Public records

**Estimated Value**

**\$124,000**

Last Updated: 7/29/2011

**Range:**

\$97,960 – \$150,040

**1-Month Change:**

▼ **-\$15,000**

**12-Month Change:**

▼ **-13.81%**

Est. per Sq. Ft.: \$101

**Refined Value Estimate**

**\$135,387**

**Adjustments:**

▲ **\$11,387**

*The estimated value referenced above is not an appraisal of the subject property. The valuation has been generated by use of proprietary computer software which assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of the home's value.*

## Home Facts

**Bedrooms**

**Public Facts**

3

**Full Baths**

2

**Living Area**

1,225 sq ft

**Lot Size**

2,944 sq ft

**Year Built**

1979

**Number of Stories**

1

## Extended Property Facts

### Location Details

**Zoning** 2800:TOWNHOUSE

### Legal Description

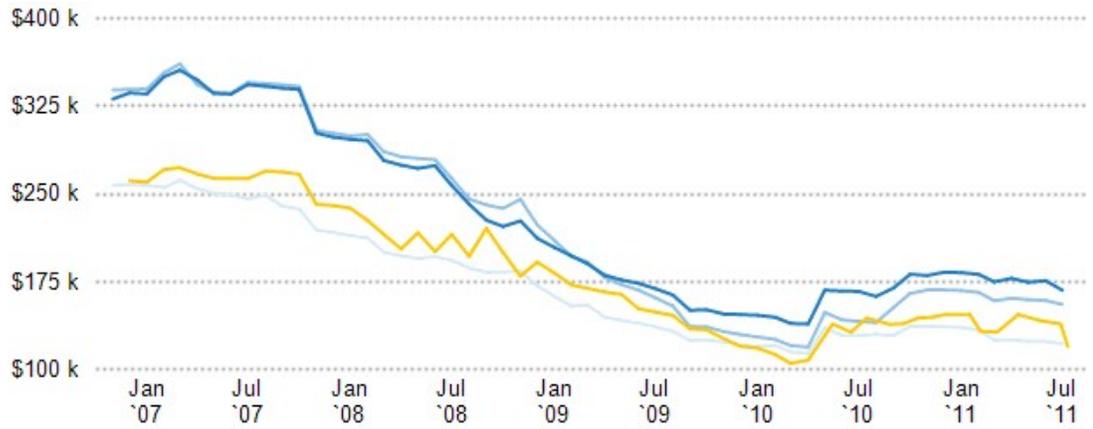
<b>Parcel Number:</b>	<b>Zoning:</b>	<b>Census Tract:</b>	<b>Abbreviated Description:</b>	<b>City/Municipality/Township:</b>
30-5912-015-1010	2800:TOWNHOUSE	120860101.771031	DIST:30 CITY:UNINCORPORATED / DADE COUNTY SEC/TWN/RNG/MER:SEC 12 TWN 55S RNG 49E DEVON-AIRE VILLAS SEC 8 PB 111-8 LOT 10 BLK 87 LOT SIZE 2944 SQ FT & PROP INT IN COMMON ELEMENTS OR 12422-3510 1084 1	Miami, FL 33186

# 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) from Lender Processing Services (LPS)

- State
- County
- Zip Code
- This House



Estimated Value:  
\$124,000

## Assessed Values

Date	Improvements	Land	Total	Tax
2010	-	-	\$124,005	\$2,976
2009	-	-	\$124,005	-
2008	-	-	\$124,005	-
2007	-	-	-	-

### 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 from Lender Processing Services (LPS); listing data from on- and off-market listings sources



### 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 from Lender Processing Services (LPS); listing price data from on- and off-market listings sources

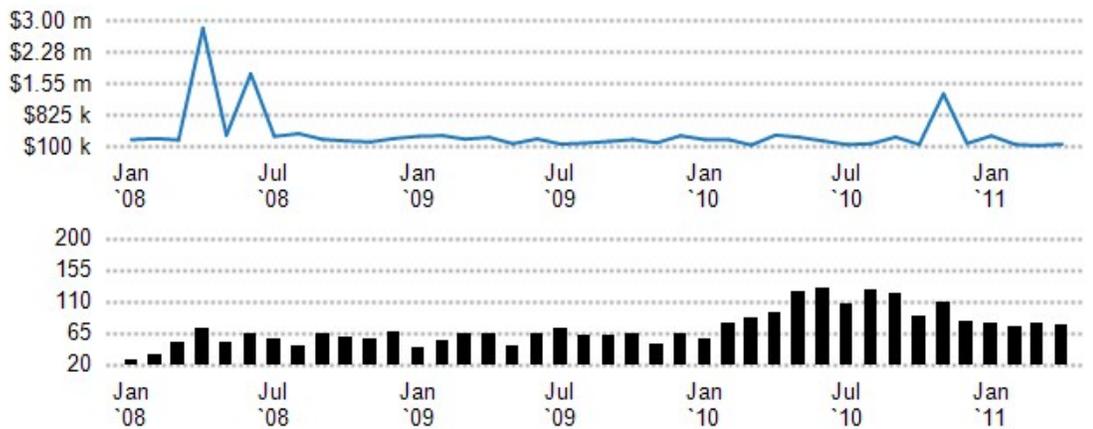
- Median Estimated Value
- Median List Price



### Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes within the area you searched. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements. Data Source: Public records data and MLS data where licensed from Lender Processing Services (LPS)

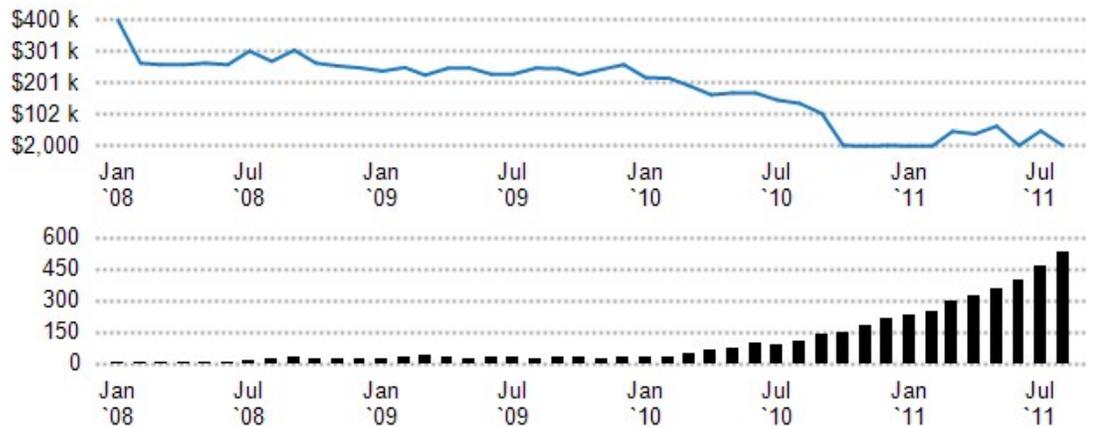
- Median Sales Price
- Sales Volume



### Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes within the area you searched. Listing prices often follow listing volume, with a time lag, because supply can drive price movements. Data Source: On- and off-market listings sources

- Median List Price
- Listing Volume



### Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code. It is updated on the fly when the page is loaded.

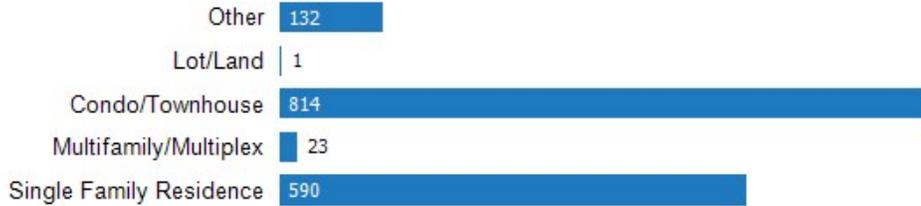
Data Source: MLS and public records data from Lender Processing Services (LPS)



### Listing Inventory

This chart shows the number of active listings in a ZIP code. It is updated on the fly when the page is loaded.

Data Source: On- and off-market listings sources



### Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges within the area you searched.

Data Source: MLS and public records data from Lender Processing Services (LPS)

33186

This house: < \$150K



### Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot within the area you searched.

Data Source: MLS and public records data from Lender Processing Services (LPS)

33186

This house: \$105-\$119



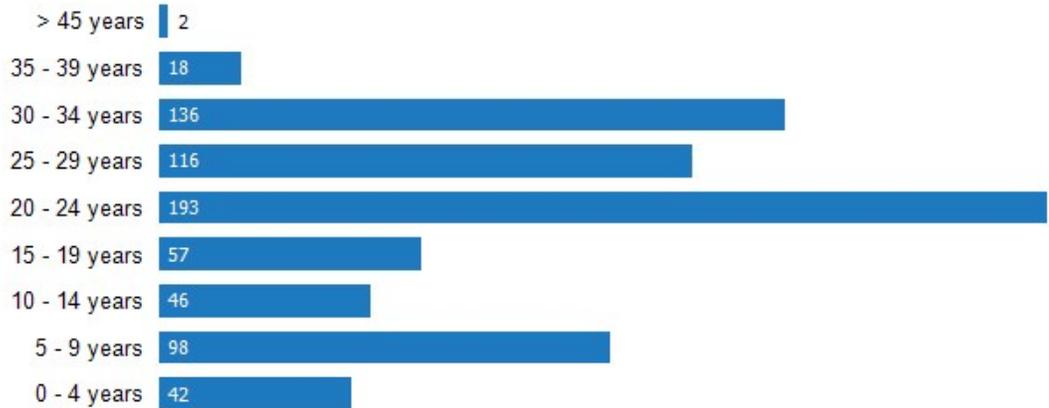
### Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges within the area you searched.

Data Source: MLS and public records data from Lender Processing Services (LPS)

33186

This house: **32 years.**

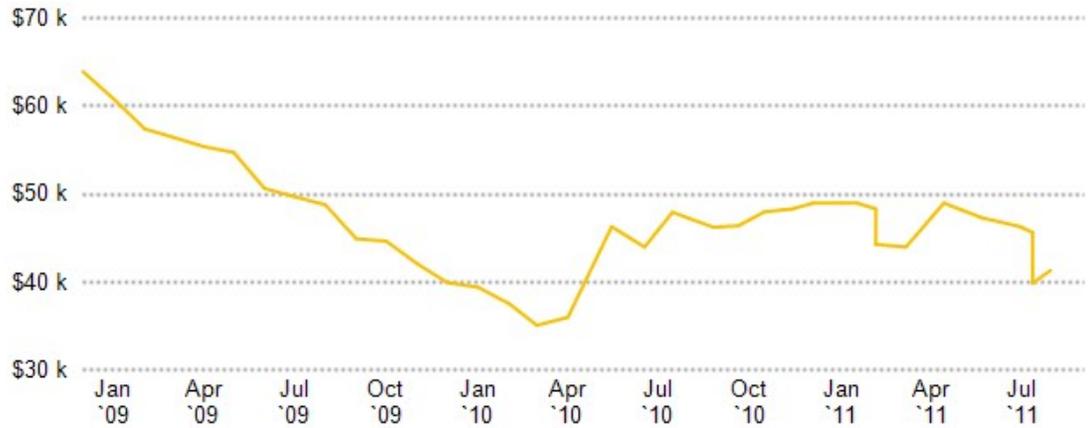


### Median Sales Price per Bedroom

This chart shows the median price of homes sold, according to the number of bedrooms, within the area you searched.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Comps  
This house



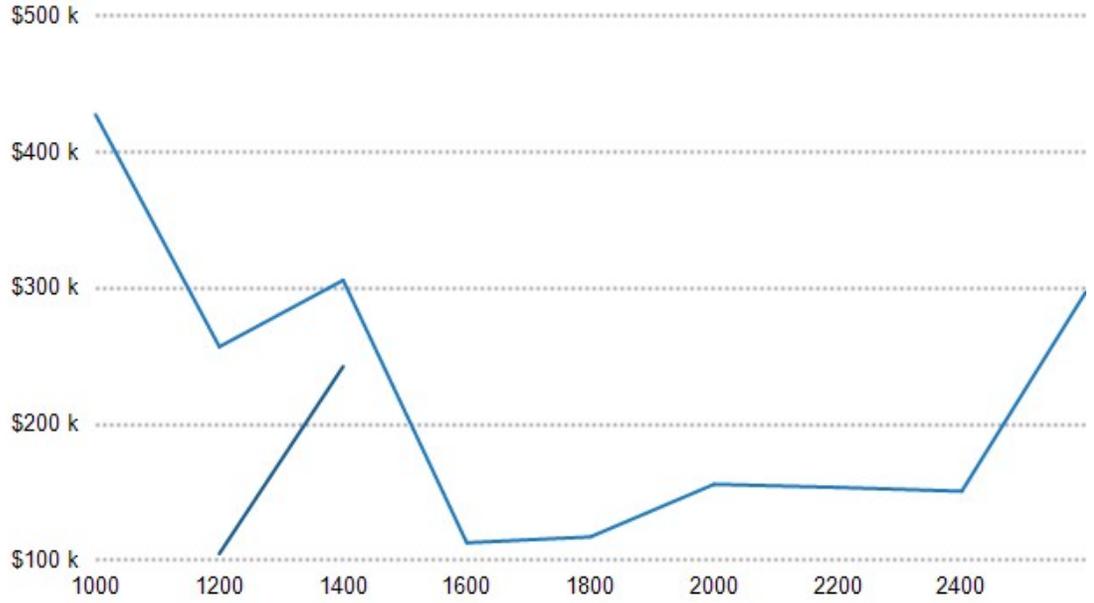
### Median Sales Price by Square Footage

This chart shows the median price of homes sold, according to the size of the living space, within the area you searched.

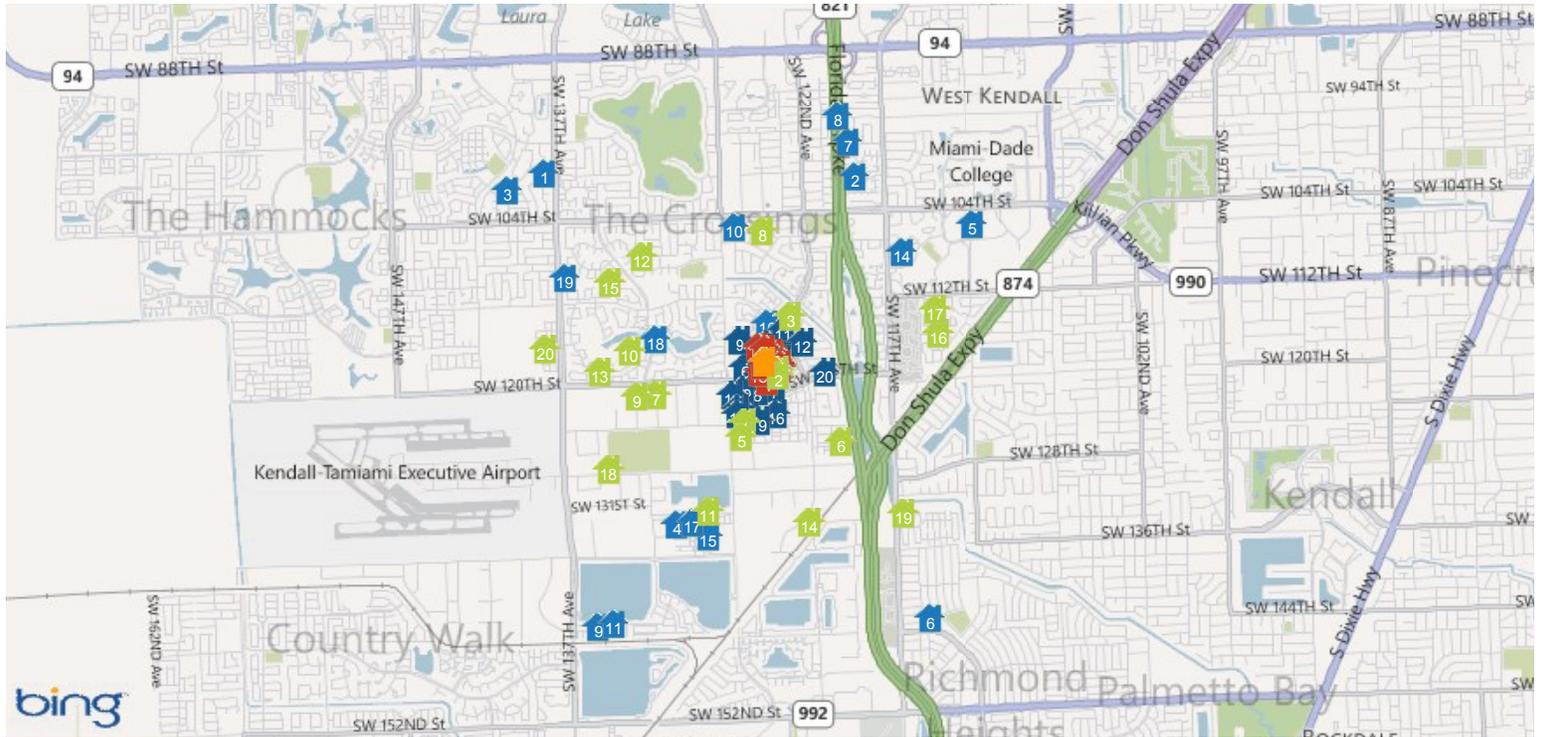
Data Source: MLS and public records data from Lender Processing Services (LPS)

- 33186
- Comps

This house: **0 sq ft - \$124,000**



# Market Activity Summary



LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

This House	Prop Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Listing Date	Price	Price per sq. ft.
11860 SW 123rd Pl, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1979	2,944 sq ft	10/25/2011	-	-

## New Listings

13701 SW 100th Ter, Miami, FL 33186	Condo/Townhouse	3/2	1,813 sq ft	1988	-	10/12/2011	-	\$110
11826 SW 100th Ter, Miami, FL 33186	Single Family Residence	3/3	1,619 sq ft	1988	3,011 sq ft	10/13/2011	-	\$141
13911 SW 102nd Ter #0, Miami, FL 33186	Condo/Townhouse	3/3	1,591 sq ft	1989	-	10/17/2011	-	\$97
12998 SW 133rd Ter # 12988, Miami, FL 33186	Condo/Townhouse	3/3	1,915 sq ft	2007	-	10/18/2011	-	\$76
10625 SW 112th Ave Apt 113, Miami, FL 33176	Condo/Townhouse	2/2	936 sq ft	1979	-	10/24/2011	-	\$99
14330 Madison St, Miami, FL 33176	Single Family Residence	3/3	2,032 sq ft	1960	0.29 acres	10/21/2011	-	\$69

	11846 SW 97th Ter, Miami, FL 33186	Condo/Townhouse	2/2	1,314 sq ft	1993	–	10/21/2011	–	\$106
	9516 SW 118th Pl, Miami, FL 33186	Single Family Residence	3/2	2,588 sq ft	1986	9,185 sq ft	10/18/2011	–	\$135
	14335 SW 134th Pl, Miami, FL 33186	Single Family Residence	3/3	1,624 sq ft	2001	–	10/22/2011	–	\$111
	10500 SW 125th Ave, Miami, FL 33186	Single Family Residence	4/2	1,907 sq ft	1977	7,500 sq ft	10/24/2011	–	\$131
	13373 SW 143rd Ter, Miami, FL 33186	Single Family Residence	3/2	1,622 sq ft	2000	–	10/20/2011	–	\$99
	9229 141st Pl # 9229, Miami, FL 33186	Condo/Townhouse	2/2	1,224 sq ft	1987	–	10/12/2011	–	\$65
	9618 SW 146th Ave # 0, Miami, FL 33186	Condo/Townhouse	3/2	1,159 sq ft	1985	–	10/19/2011	–	\$95
	11549 SW 109th Rd, Miami, FL 33176	Single Family Residence	2/1	1,400 sq ft	1975	–	10/13/2011	–	\$150
	12822 SW 135th St # 0, Miami, FL 33186	Condo/Townhouse	3/2	1,913 sq ft	2005	–	10/19/2011	–	\$79
	11340 SW 122nd Pl # 0, Miami, FL 33186	Single Family Residence	–/–	1,271 sq ft	1980	–	10/19/2011	–	\$98
	12877 SW 134th St # 12877, Miami, FL 33186	Condo/Townhouse	3/3	1,694 sq ft	2005	–	10/20/2011	–	\$89
	5926 162 Pa 0, Miami, FL 33186	Condo/Townhouse	4/3	1,775 sq ft	2005	–	10/21/2011	–	\$112
	13531 SW 110th Ter # 0, Miami, FL 33186	Condo/Townhouse	4/3	2,113 sq ft	1979	–	10/17/2011	–	\$88

Pending Listings	Prop Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Listing Date	List Price	Price per sq. ft.	
	11939 SW 123rd Ct # 11939, Miami, FL 33186	Single Family Residence	2/1	1,015 sq ft	1979	3,935 sq ft	9/2/2010	\$84,900	\$84
	12255 SW 117th Ter # 12255, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1980	2,714 sq ft	2/12/2011	\$135,000	\$110
	12286 SW 116th Ln # 12286, Miami, FL 33186	Condo/Townhouse	3/2	1,271 sq ft	1980	2,714 sq ft	–	\$130,000	\$102
	12397 SW 121st Ter, Miami, FL 33186	Single Family Residence	4/3	2,459 sq ft	1950	1,943 sq ft	8/11/2011	\$197,000	\$80
	12241 SW 117th Ter # 12241, Miami, FL 33186	Condo/Townhouse	2/1	1,015 sq ft	1980	–	9/13/2011	\$59,000	\$58
	12506 SW 119th Ter # 12506, Miami, FL 33186	Single Family Residence	3/2	1,102 sq ft	1979	3,935 sq ft	10/4/2010	\$100,000	\$91
	12141 SW 123rd Pl # 0, Miami, FL 33186	Condo/Townhouse	4/3	1,984 sq ft	2003	1,925 sq ft	–	\$220,000	\$111

8	12176 SW 124th Ct # 1, Miami, FL 33186	Condo/Townhouse	4/3	1,809 sq ft	2002	–	10/2/2011	\$160,000	\$88
9	11721 SW 125th Ct # 0, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1979	–	8/8/2011	\$129,900	\$106
10	12161 SW 125th Ct # 0, Miami, FL 33186	Condo/Townhouse	3/3	1,454 sq ft	2002	–	9/7/2010	\$139,000	\$96
11	11515 SW 122nd Ct # 0, Miami, FL 33186	Single Family Residence	2/2	1,001 sq ft	1980	2,065 sq ft	9/8/2010	\$115,000	\$115
12	12074 SW 117th Ter, Miami, FL 33186	Single Family Residence	4/2	1,937 sq ft	1977	8,000 sq ft	9/28/2011	\$224,888	\$116
13	12176 SW 126th Ave # 0, Miami, FL 33186	Condo/Townhouse	3/3	1,658 sq ft	2002	–	7/14/2011	\$175,000	\$106
14	12345 SW 125th Ct # 12345, Miami, FL 33186	Condo/Townhouse	3/3	1,658 sq ft	2002	–	6/6/2011	\$165,000	\$100
15	12577 SW 123rd Ln # 12577, Miami, FL 33186	Condo/Townhouse	3/25	1,265 sq ft	2002	–	7/11/2011	\$155,000	\$123
16	12355 SW 124th Ter, Miami, FL 33186	Single Family Residence	4/3	2,519 sq ft	2003	6,940 sq ft	5/10/2011	\$290,000	\$115
17	12473 SW 124th Ter # 12473, Miami, FL 33186	Condo/Townhouse	3/2	1,419 sq ft	2004	–	11/9/2010	\$149,000	\$105
18	12558 SW 123rd Ln # 12258, Miami, FL 33186	Condo/Townhouse	4/25	1,809 sq ft	2002	–	–	\$158,000	\$87
19	12423 SW 125th St # 0, Miami, FL 33186	Condo/Townhouse	3/3	1,622 sq ft	2004	–	5/11/2011	\$199,000	\$123
20	12001 SW 120th Ter, Miami, FL 33186	Single Family Residence	4/3	2,875 sq ft	1979	0.34 acres	4/20/2011	\$261,900	\$91

Recent Sales	Property Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Recording Date	Sale Price	Price per sq. ft.	
1	11931 SW 123rd Ave, Miami, FL 33186	Condo/Townhouse	2/1	1,015 sq ft	1979	2,714 sq ft	8/5/2011	\$103,000	\$101
2	11951 SW 123rd Ave, Miami, FL 33186	Condo/Townhouse	2/2	1,001 sq ft	1979	2,065 sq ft	8/3/2011	\$96,000	\$96
3	11541 SW 122nd Ave, Miami, FL 33186	Single Family Residence	3/2	1,382 sq ft	1977	7,500 sq ft	8/2/2011	\$155,000	\$112
4	12465 SW 125th Ct, Miami, FL 33186	Condo/Townhouse	3/2	1,532 sq ft	2003	1,430 sq ft	8/4/2011	–	–
5	12546 SW 125th Ter, Miami, FL 33186	Condo/Townhouse	4/2	1,809 sq ft	2003	1,430 sq ft	8/3/2011	\$177,200	\$98
6	11932 SW 126th Ln, Miami, FL 33186	Single Family Residence	4/3	2,649 sq ft	2006	6,000 sq ft	8/2/2011	\$250,000	\$94

	12149 SW 131st Ave # 14, Miami, FL 33186	-	-/-	540 sq ft	1985	-	7/29/2011	\$45,000	\$83
	10521 SW 124th Ave, Miami, FL 33186	Single Family Residence	3/2	1,528 sq ft	1977	9,400 sq ft	7/28/2011	-	-
	12231 SW 132nd Ct # 14, Miami, FL 33186	-	-/-	600 sq ft	1986	-	8/4/2011	-	-
	11756 SW 132nd Pl, Miami, FL 33186	Single Family Residence	3/2	1,699 sq ft	1980	5,500 sq ft	8/4/2011	\$600	-
	12807 SW 133rd St, Miami, FL 33186	Condo/Townhouse	3/2	1,860 sq ft	2005	1,500 sq ft	8/2/2011	\$145,000	\$78
	10780 SW 131st Ave, Miami, FL 33186	Single Family Residence	3/2	2,003 sq ft	1978	0.3 acres	8/2/2011	\$280,000	\$140
	11951 SW 134th Ct, Miami, FL 33186	Single Family Residence	4/2	2,597 sq ft	2002	7,928 sq ft	8/4/2011	\$27,000	\$10
	13382 SW 122nd Ave, Miami, FL 33186	Single Family Residence	3/3	2,689 sq ft	2002	5,851 sq ft	8/3/2011	\$230,000	\$86
	11026 SW 132nd Pl # 23-3, Miami, FL 33186	Condo/Townhouse	3/2	1,340 sq ft	1979	-	7/28/2011	\$229,288	\$171
	11241 SW 116th Ln, Miami, FL 33176	Condo/Townhouse	3/2	1,235 sq ft	1978	3,094 sq ft	8/4/2011	-	-
	11314 SW 114th Circle Ter, Miami, FL 33176	Condo/Townhouse	2/1	1,080 sq ft	1977	2,730 sq ft	8/2/2011	\$100,000	\$93
	13380 SW 128th St # 16, Miami, FL 33186	-	-/-	1,088 sq ft	1986	-	8/3/2011	\$84,000	\$77
	13333 SW 116th Ct, Miami, FL 33176	Single Family Residence	3/2	1,398 sq ft	1985	4,895 sq ft	8/4/2011	\$135,000	\$97
	11703 SW 137th Path, Miami, FL 33186	Condo/Townhouse	3/2	1,732 sq ft	2005	1,820 sq ft	8/4/2011	\$1,100	\$1

Distressed Listings	Property Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Recording Date	Distressed Type	Past Due Amount	Price per sq. ft.	
	12397 SW 121st Ter, Miami, FL 33186	Single Family Residence	4/3	2,459 sq ft	1950	1,943 sq ft	2/22/2010	Foreclosure, REO, Pending	-	\$80
	11871 SW 123rd Pl, Miami, FL 33186	Condo/Townhouse	3/2	1,271 sq ft	1979	2,714 sq ft	3/18/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$94
	11780 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	2/2	1,001 sq ft	1980	3,725 sq ft	8/27/2008	Preforeclosure, Notice of Lis Pendens, Public records	-	\$103
	11939 SW 123rd Ct, Miami, FL 33186	Condo/Townhouse	2/1	1,015 sq ft	1979	2,065 sq ft	8/17/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$92
	11940 SW 123rd Ct, Miami, FL 33186	Condo/Townhouse	2/1	1,015 sq ft	1979	2,065 sq ft	6/10/2009	Preforeclosure, Notice of Lis Pendens, Public records	-	\$102
	12321 SW 119th Ter, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1979	2,714 sq ft	4/23/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$92
	11805 SW 123rd Ave, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1980	2,714 sq ft	9/2/2010	Preforeclosure, Foreclosure Judgment Entered, Public records	-	\$110

	11750 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	2/1	1,015 sq ft	1980	3,725 sq ft	10/9/2009	Preforeclosure, Notice of Lis Pendens, Public records	-	\$103
	11900 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1980	3,010 sq ft	3/23/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$98
	11760 SW 123rd Ave, Miami, FL 33186	Condo/Townhouse	2/1	1,015 sq ft	1980	2,240 sq ft	11/20/2008	Preforeclosure, Notice of Lis Pendens, Temporarily Off Market, Public records	-	\$115
	11840 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	2/2	1,001 sq ft	1980	3,725 sq ft	2/3/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$99
	11841 SW 123rd Ave, Miami, FL 33186	Condo/Townhouse	3/2	1,271 sq ft	1980	3,205 sq ft	10/5/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$109
	12350 SW 119th Ter, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1979	2,714 sq ft	7/6/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$121
	11760 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	3/2	1,225 sq ft	1980	3,010 sq ft	3/11/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$94
	11890 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	2/2	1,001 sq ft	1980	3,725 sq ft	12/4/2009	Preforeclosure, Notice of Lis Pendens, Public records	-	\$93
	11910 SW 123rd Pl, Miami, FL 33186	Condo/Townhouse	2/2	1,001 sq ft	1979	2,240 sq ft	8/3/2011	Preforeclosure, Notice of Lis Pendens, Public records	-	\$114
	11700 SW 122nd Pl, Miami, FL 33186	Condo/Townhouse	3/2	1,271 sq ft	1980	4,107 sq ft	3/9/2010	Preforeclosure, Notice of Lis Pendens, Public records	-	\$92

# Neighborhood

## People Facts and Stats

	33186	Miami-Dade	Florida
<b>Population</b>	66,370	2,449,618	18,879,636
<b>Population Density per Sq Mi</b>	4,996.61	1,258.76	350.1
<b>Pop Change since 2000</b>	-	8.71%	18.13%
<b>Median Age</b>	37	39	40
<b>Male / Female Ratio</b>	47.32%	48.5%	49.13%
<b>High School Graduate</b>	18.72%	22.27%	28.71%
<b>2-Year Degree</b>	36.37%	24.01%	29.03%
<b>4-Year Degree</b>	33.76%	21.69%	22.57%
<b>At Least Bachelor Degree</b>	-	-	-
<b>Post-graduate degree</b>	12.72%	9.32%	8.09%

## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — within the area you searched.

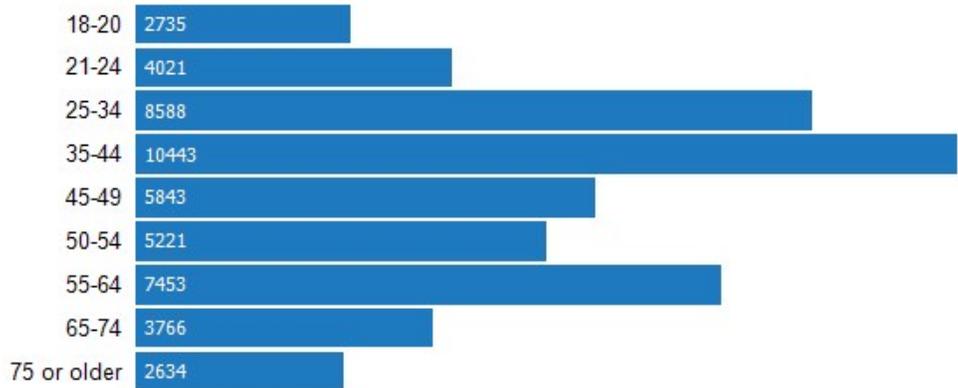
Data Source: Claritas



## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — within the area you searched.

Data Source: Claritas



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, within the area you searched.

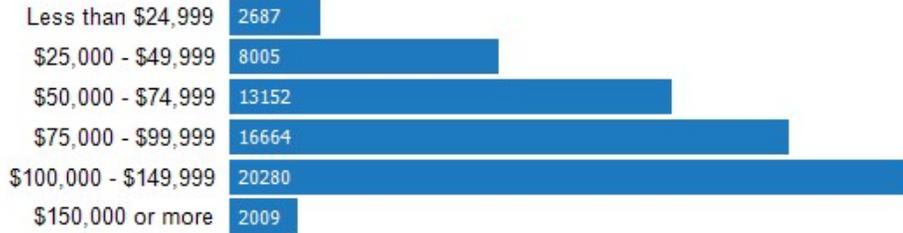
Data Source: Claritas



### Household Income Brackets

This chart shows annual household income levels within the area you searched.

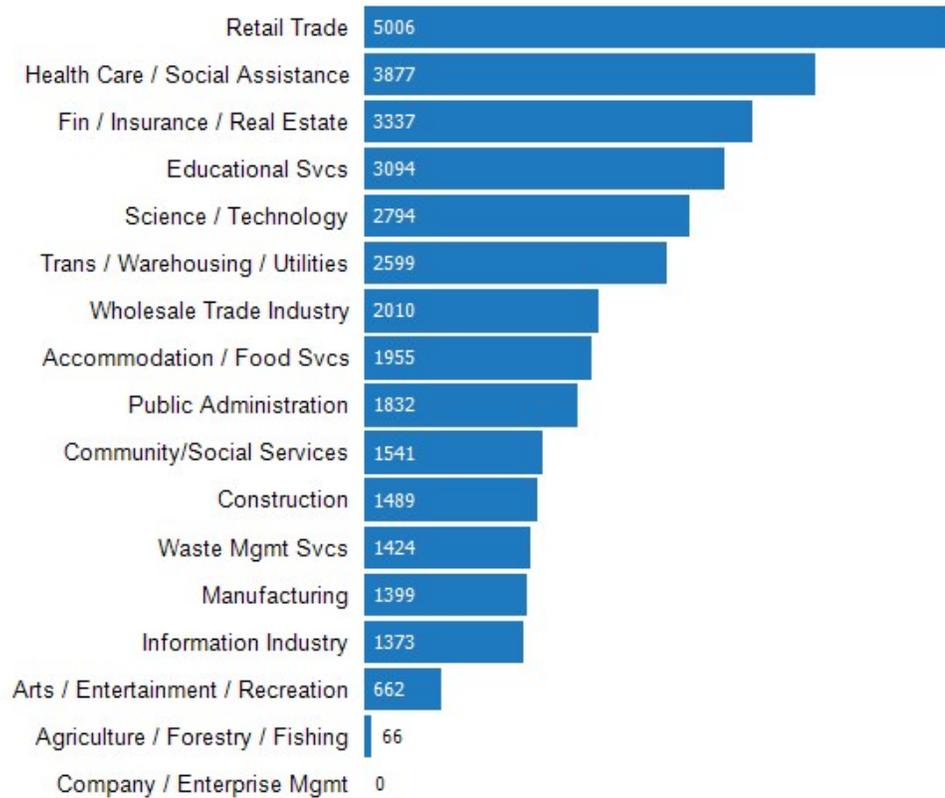
Data Source: Claritas



### Occupational Categories

This chart shows categories of employment within the area you searched.

Data Source: Claritas



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2008 presidential election.

Data Source: USElectionAtlas.org



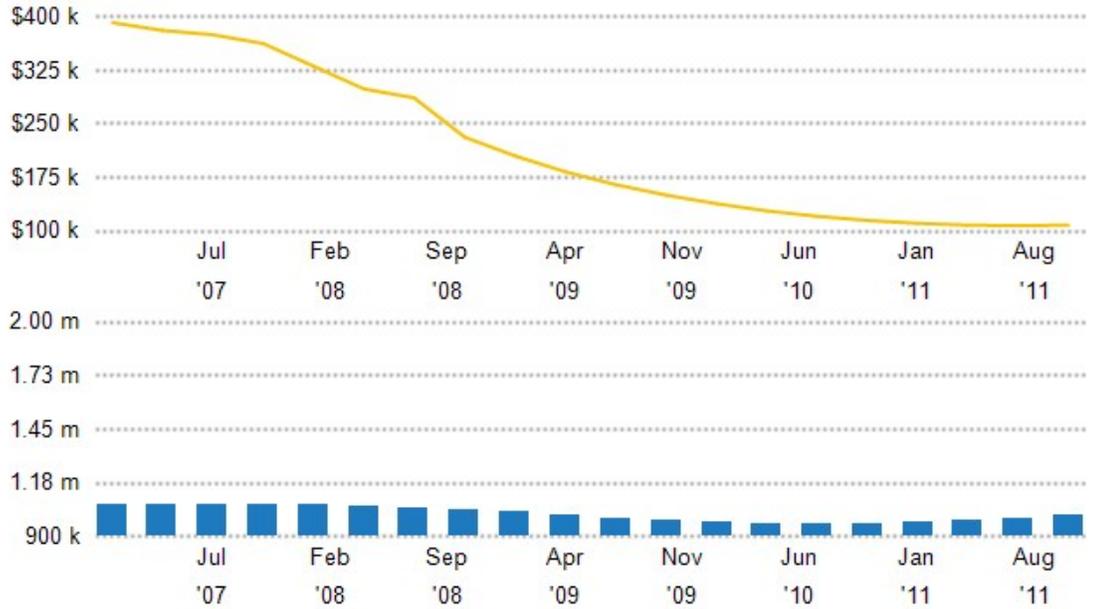
Economic Facts and Stats

	33186	Miami-Dade	Florida
Income Per Capita	\$26,650	\$22,439	\$26,539
Median Household Income	\$64,397	\$44,172	\$48,266
Unemployment Rate	-	13.9%	11.1%
Unemployment Number	-	182,279	1,024,282
Employment Number	-	1,129,546	8,235,558
Labor Force Number	-	1,311,825	9,259,840

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising. Data Source: Moodys.com

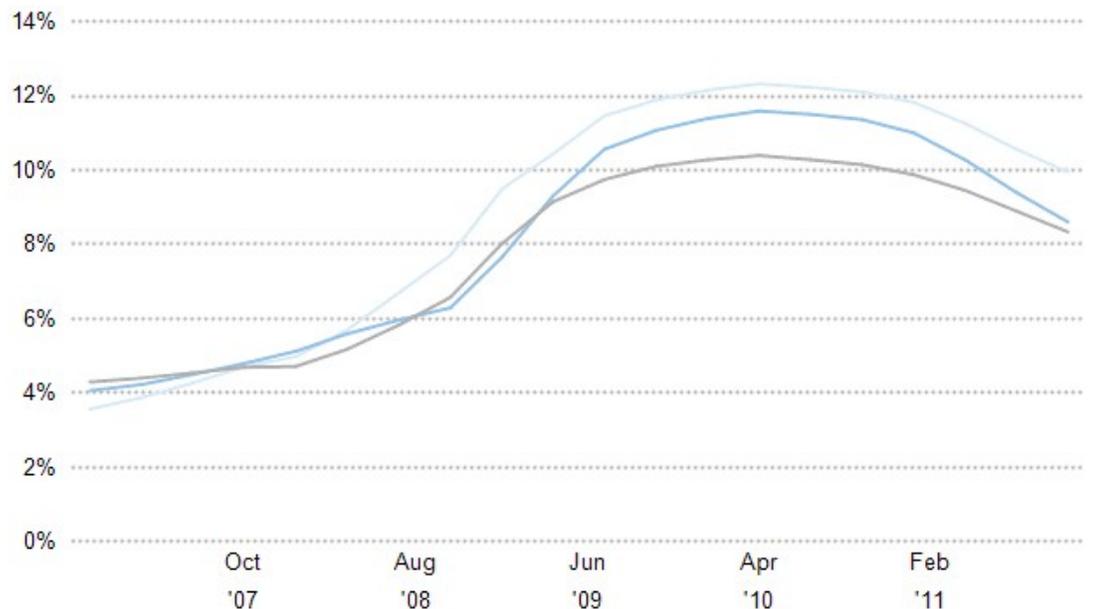
- Median Sales Price
- Employment



Unemployment Rate

This chart shows the unemployment trend within the area you searched. The unemployment rate is an important driver behind the housing market. Data Source: Bureau of Labor Statistics

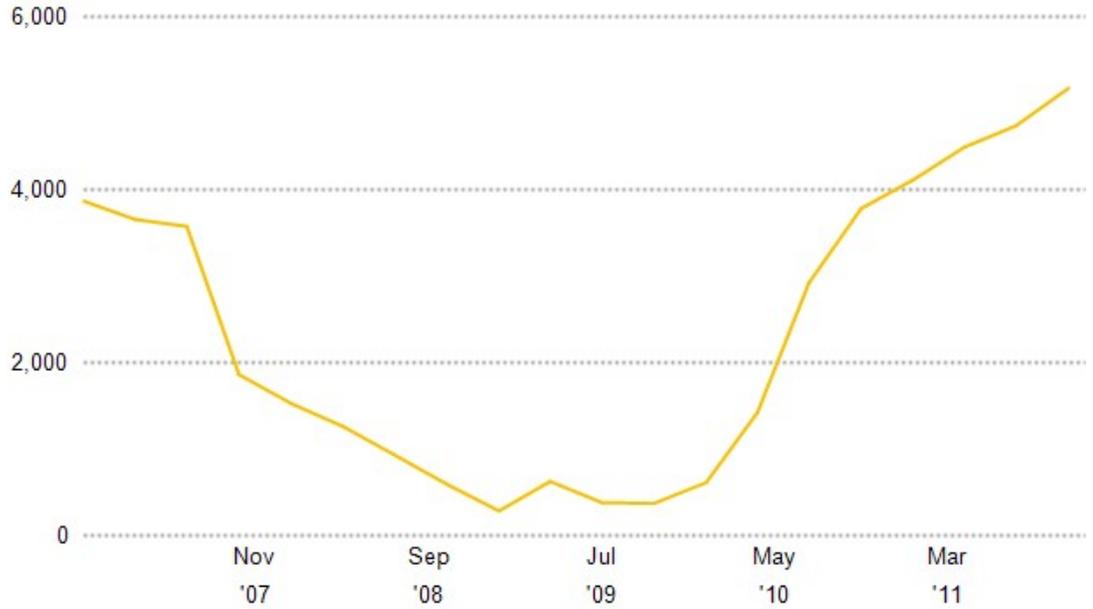
- Nation
- FL
- Miami



### Building Permits

This chart shows the number of building permits in a county each quarter.

Data Source: U.S. Census



### Quality of Life Facts and Stats

	33186	Miami-Dade	Florida
Altitude	6	6	57
Rainfall	4.95	-	-
Snowfall	-	-	0.02
Precipitation Days	-	-	-
Sunny Days	250	250	240
Avg Travel Time to work	39	33	28
Water Quality - Health Violations	-	-	-
Water Quality - Monitoring and Report Violations	-	-	-
Superfund Sites	-	-	-
Brownfields Sites	-	-	-

### Average Commute Time

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

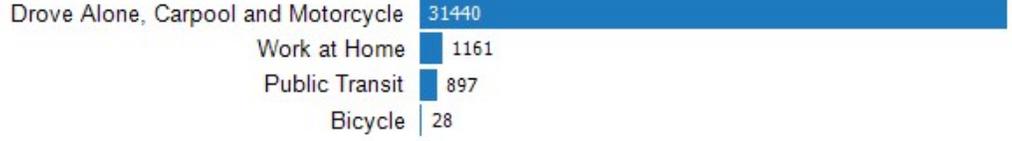
Data Source: Claritas



### 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: Claritas



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

