Vector Rule Information

Vector Report ID:	1663177131416304
Logic Rule ID:	3182177
Cascade:	GeoAVM Enterprise

AVM Results

AVM	Value	Range	Confidence Score	FSD
1. HVE	**$1,662,579**	$1,425,282 - $1,939,383	-	0.15

Valuation Results

1. HVE Successful Back to Top

Freddie Mac's
Home Value Explorer®

Property Address: **10300 SW 70TH AVE ,PINECREST, FL 33156**
County: **PINECREST, FL 33156**
Owner Name:
Report ID: **1663177131416304**

SUMMARY

› SUCCESS- **SUCCESS - VALUATION SUCCESSFUL**

Estimated Value: **$1,662,579** Value As On: **9/14/2022**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
$1,425,282 - $1,939,383	**9/14/2022**	**M**	**0.15**

SUBJECT PROPERTY INFORMATION

Property Address: 10300 SW 70TH AVE ,PINECREST, FL 33156

SALES HISTORY

Sale Price:
Rec / Sale Date: /
Sale Type:
Seller Name:
1st Mtg Amount:
1st Mtg Type:
2nd Mtg Amount:

Prior Sale Price:
Prior Rec / Sale Date: /
Prior Sale Type:
Prior Seller Name:
Prior 1st Mtg Amount:
Prior 1st Mtg Type:

Location Information

APN: **2050020430100**
Land Use: **RSFR**
Census Tract:
Township:
Absentee Owner:

Tax Information

Assessed Value:
Assessed Year:
Land Value:
Improvement Value:

Property Information

Living Area: **2,618**
Total Rooms:
Bedrooms: **3**
Bath (F /H /T): **/ / 2.0**
Pool: **Y**
No Of Stories:

Lot Area: **15,624**
Year Built / Eff: **1971 /**
A/C:
Fireplace:
Parking:

COMPARABLE SALES

Comp 1 Distance From Subject: 0.06

Address: **10205 SW 71ST AVE, PINECREST, FL 33156**
Owner Name:
Seller Name:

APN:	**2050020380080**		
County:	**DADE,FL**	Lot Area:	**14,999**
Living Area:	**3,559**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,552,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 05/09/2022**	Bedrooms:	**4**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 3.0**
1st Mtg Amount:		Year Built:	**1970**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 2 Distance From Subject: 0.21

Address: **7200 SW 105TH TER, PINECREST, FL 33156**
Owner Name:
Seller Name:

APN:	**2050110100010**		
County:	**DADE,FL**	Lot Area:	**15,839**
Living Area:	**2,903**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,790,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 07/18/2022**	Bedrooms:	**4**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 4.0**
1st Mtg Amount:		Year Built:	**1957**
Total Assessed Value:	**$630,590**	A/C:	
Census Tract:		Fireplace:	

Comp 3 Distance From Subject: 0.34

Address: **10720 SW 73RD AVE, PINECREST, FL 33156**
Owner Name:
Seller Name:

APN:	**2050110100240**		
County:	**DADE,FL**	Lot Area:	**15,839**
Living Area:	**2,657**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,800,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 07/25/2022**	Bedrooms:	**4**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 3.0**
1st Mtg Amount:		Year Built:	**1957**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 4 Distance From Subject: 0.38

Address: **7300 SW 107TH TER, PINECREST, FL 33156**

Owner Name:			
Seller Name:			
APN:	**2050110100430**		
County:	**DADE,FL**	Lot Area:	**16,749**
Living Area:	**1,596**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,205,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 09/15/2021**	Bedrooms:	**5**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 4.0**
1st Mtg Amount:		Year Built:	**1956**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 5 Distance From Subject: 0.42

Address: **7425 SW 105TH TER, PINECREST, FL 33156**

Owner Name:			
Seller Name:			
APN:	**2050110200050**		
County:	**DADE,FL**	Lot Area:	**18,724**
Living Area:	**1,831**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,525,000**	Pool:	
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 05/16/2022**	Bedrooms:	**3**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 2.0**
1st Mtg Amount:		Year Built:	**1960**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 6 Distance From Subject: 0.59

Address: **11201 SW 72ND CT, PINECREST, FL 33156**

Owner Name:			
Seller Name:			
APN:	**2050110300190**		
County:	**DADE,FL**	Lot Area:	**18,776**
Living Area:	**2,976**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,725,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 06/15/2022**	Bedrooms:	**4**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 2.0**
1st Mtg Amount:		Year Built:	**1968**
Total Assessed Value:	**$496,308**	A/C:	
Census Tract:		Fireplace:	

Comp 7 Distance From Subject: 0.6

Address: **6900 SW 112TH ST, PINECREST, FL 33156**

Owner Name:			
Seller Name:			
APN:	**2050110020160**		
County:	**DADE,FL**	Lot Area:	**33,104**
Living Area:		No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,500,000**	Pool:	
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 08/27/2021**	Bedrooms:	
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ /**
1st Mtg Amount:		Year Built:	**0**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 8 Distance From Subject: 0.63

Address: **11300 SW 72ND AVE, PINECREST, FL 33156**

Owner Name:			
Seller Name:			
APN:	**2050110300360**		
County:	**DADE,FL**	Lot Area:	**17,124**
Living Area:	**2,977**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,150,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 08/17/2021**	Bedrooms:	**5**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 3.0**
1st Mtg Amount:		Year Built:	**1968**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 9 Distance From Subject: 0.65

Address: **7270 SW 113TH ST, PINECREST, FL 33156**

Owner Name:			
Seller Name:			
APN:	**2050110230790**		
County:	**DADE,FL**	Lot Area:	**15,119**
Living Area:	**2,802**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,400,000**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 03/16/2022**	Bedrooms:	**4**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 3.0**
1st Mtg Amount:		Year Built:	**1965**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	

Comp 10 Distance From Subject: 0.78

Address: **11024 SW 77TH COURT CIR, PINECREST, FL 33156**
Owner Name:
Seller Name:

APN:	**2050100460130**		
County:	**DADE,FL**	Lot Area:	**18,064**
Living Area:	**3,401**	No Of Stories:	
Land Use:	**RSFR**	Parking:	
Sale Price:	**$1,179,245**	Pool:	**Y**
Prior Sale Price:		Total Rooms:	
Rec / Sale Date:	**/ 12/09/2021**	Bedrooms:	**4**
Prior Rec / Sale Date:	**/**	Bath (F /H /T):	**/ / 2.0**
1st Mtg Amount:		Year Built:	**1988**
Total Assessed Value:		A/C:	
Census Tract:		Fireplace:	