

Sales Comparable

291 NE 47th St, Miami, FL 33137-3131

APN: 01-3219-007-0600 / County: Miami-Dade

7/17/2020



Subject Property

291 NE 47th St, Miami, FL 33137-3131

Owner Name: WAGGON SECUNDINO

Mailing Address: 291 NE 47TH ST, MIAMI, FL 33137-3131

Owner Status: Owner Occupied

Length of Ownership:

Current Occupancy: Vacant

Property Type: Single Family Residential

Status: On Market

Beds: 4

Baths: 2

Heating: None

Distressed: No

Total Rooms:

Cooling:

Short Sale: No

SqFt: 1,822

Floor Coverings:

HOA/COA: No

Lot Size/Acres: 7,720

Total Assd Val: \$366,885

Year Built/Eff: 1951

Land Assd Val: \$278,699

Parking Type:

Imp Assd Val: \$88,186

Pool:

Assd Year: 2019

Current Listing Status

Listing Status: ACTIVE

Listing Date: 6/28/2020

Listing Price: \$480,000

DOM: 20

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date:

Last Sale Price:

Last Purchase Method:

Prior Sale Date:

Prior Sale Price:

Prior Purchase Method:

MLS Sales

Last Sale Date:

Last Sale Price:

Last Listing Date:

Last DOM:

Prior Sale Date:

Prior Sale Price:

Prior Listing Date:

Prior DOM:

Search Criteria

Data Set: Public Record Only

Sale Date: 7/18/2019 - 7/18/2020

Square Feet: 1,458 - 2,186

Distance: 0.5 Miles

Bedrooms: <= 4

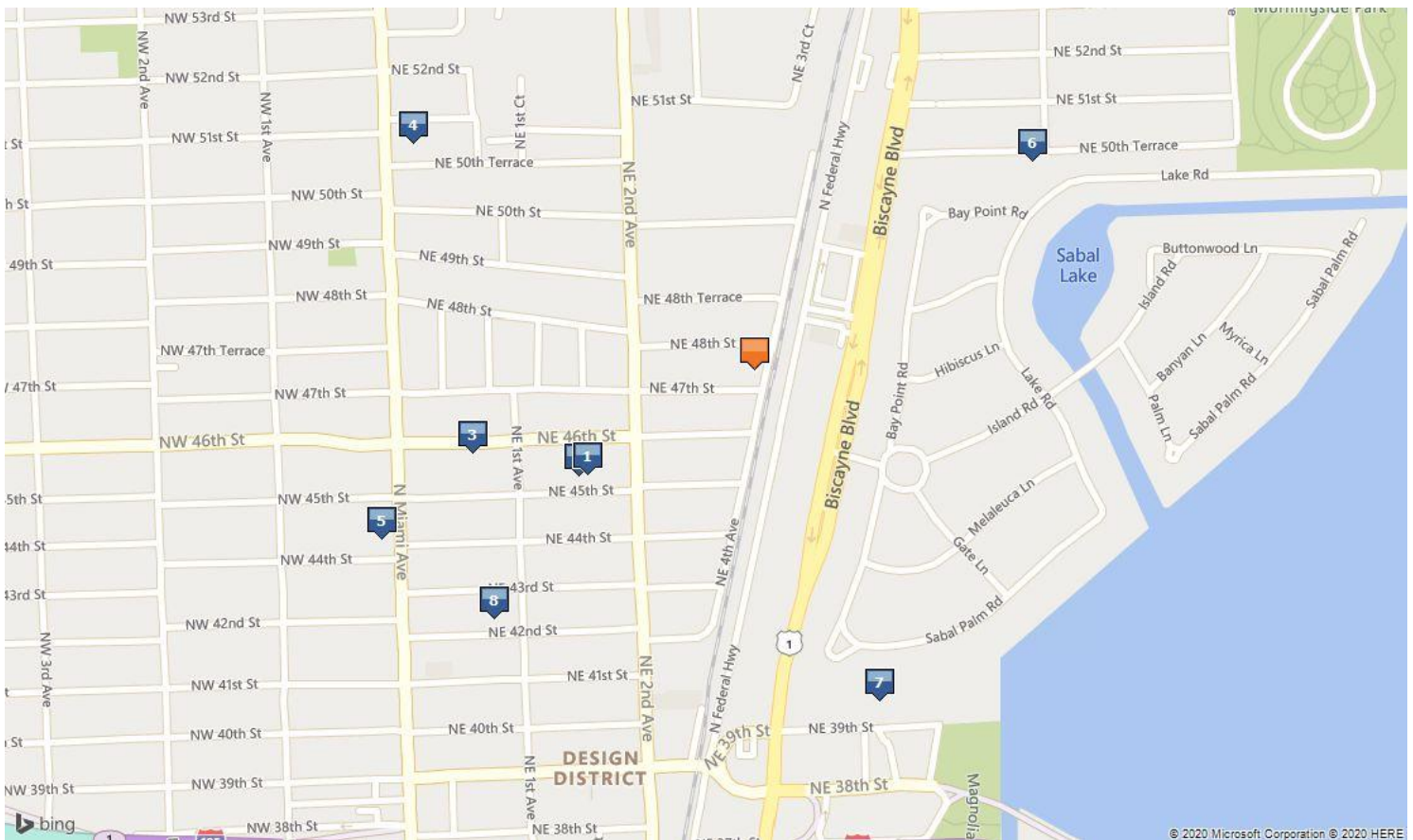
Status: SOLD

Bathrooms: <= 2

Sold Comps	Subject	Low	High	Average
Sale Price	-	\$97,000	\$900,000	\$518,375
SqFt	1,822	1,458	2,179	1,839
Price/SqFt	-	\$44.62	\$617.28	\$302.35
Bedrooms	4	2	4	3
Baths	2	2	2	2
Lot Size/Acres	7,720/0.177	5,000/0.115	8,525/0.196	6,686/0.153
Year Built	1951	1923	2018	1951
Distance from Subject	-	0.2	0.4	0.337

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	159 Ne 45th St	Sold	4/17/2020	\$409,000	2,022	\$202.27	3	2	1923	0.2 mi
2	Public Record	151 Ne 45th St	Sold	5/28/2020	\$97,000	2,174	\$44.62	3	2	1924	0.2 mi
3	Public Record	56 Ne 46th St	Sold	10/30/2019	\$455,000	1,669	\$272.62	4	2	1960	0.3 mi
4	Public Record	21 Ne 50th Ter	Sold	3/06/2020	\$325,000	2,179	\$149.15	4	2	1926	0.4 mi
5	Public Record	11 Nw 44th St	Sold	8/06/2019	\$900,000	1,458	\$617.28	4	2	1966	0.4 mi
6	Public Record	494 Ne 50th Ter	Sold	10/29/2019	\$820,000	1,763	\$465.12	3	2	1946	0.4 mi
7	Public Record	455 Ne 39th St	Sold	8/31/2019	\$647,000	1,645	\$393.31	2	2	2018	0.4 mi
8	Public Record	71 Ne 42nd St	Sold	11/14/2019	\$494,000	1,800	\$274.44	3	2	1947	0.4 mi



291 NE 47th St, Miami, FL 33137-3131 (Single Family Residential)

APN: 01-3219-007-0600

Beds: 4
 SqFt: 1,822
 Lot Size/Acres: 7,720/0.177

Baths: 2
 Year Built/Eff: 1951/1959

Last Sale Date:
 Last Sale Price:
 Est. Value: \$559,490

1



159 NE 45th St, Miami, FL 33137 Property Type: Single Family

Owner Name: FABIAN BASABE

Mailing Address: 200 BISCAYNE BLVD #4305, MIAMI, FL 33132

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 01-3124-017-1470 Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Date:	4/17/2020
SqFt:	2,022	Parking Type:		Cooling:	Amount:	\$409,000	
Lot Size / Acres:	6,250/0.143	Pool:	No	Floor Covering:	Orig. List Date:		
Year Built / Eff:	1923 / 1975					DOM:	

Public Record Distance: 0.2 mi Estimated Value: \$665,739 Tax Assessed Value / Year: \$542,618 / 2019

2



151 NE 45th St, Miami, FL 33137 Property Type: Single Family

Owner Name: CASA DEL RIO 151 LLC

Mailing Address: 8375 SW 100TH ST, MIAMI, FL 33156

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 01-3124-017-1460 Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Date:	5/28/2020
SqFt:	2,174	Parking Type:		Cooling:	Amount:	\$97,000	
Lot Size / Acres:	6,250/0.143	Pool:	No	Floor Covering:	Orig. List Date:		
Year Built / Eff:	1924 / 1964					DOM:	

Public Record Distance: 0.2 mi Estimated Value: \$645,375 Tax Assessed Value / Year: \$558,791 / 2019

3



56 NE 46th St, Miami, FL 33137 Property Type: Single Family

Owner Name: MATTHEW MOSES & CLERAMBAULT CARRIER

Mailing Address: 52 NE 46TH ST, MIAMI, FL 33137

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 01-3124-017-1520 Status: Sold

Beds:	4	Baths:	2	Total Rooms:	Heating:	Central	Date:	10/30/2019	
SqFt:	1,669	Parking Type:		Cooling:	Central	Amount:	\$455,000		
Lot Size / Acres:	6,250/0.143	Pool:	No	Floor Covering:	Orig. List Date:				
Year Built / Eff:	1960 / 1998					DOM:			

Public Record Distance: 0.3 mi Estimated Value: \$555,426 Tax Assessed Value / Year: \$386,936 / 2019



291 NE 47th St, Miami, FL 33137-3131 (Single Family Residential)
APN: 01-3219-007-0600

Beds:	4	Baths:	2	Last Sale Date:
SqFt:	1,822	Year Built/Eff:	1951/1959	Last Sale Price:
Lot Size/Acres:	7,720/0.177	Est. Value:	\$559,490	

4  **21 NE 50th Ter, Miami, FL 33137** Property Type: Duplex (2 units, any)

Owner Name: ONE BRICK RENO LLC
 Mailing Address: 7950 SW 131ST AVE, MIAMI, FL 33183
 Owner Status: Non-Owner Occupied
 Occupancy: Vacant

APN: 01-3124-012-0450 Status: Sold

Beds:	4	Baths:	2	Total Rooms:		Heating:	Other	Date:	3/06/2020
SqFt:	2,179	Parking Type:		Cooling:		Other		Amount:	\$325,000
Lot Size / Acres:	8,525/0.196	Pool:	No	Floor Covering:				Orig. List Date:	
Year Built / Eff:	1926 / 1955							DOM:	

Public Record Distance: 0.4 mi Estimated Value: \$506,731 Tax Assessed Value / Year: \$405,505 / 2019

5  **11 NW 44th St, Miami, FL 33127** Property Type: Duplex (2 units, any)

Owner Name: NW 44TH STREET LLC
 Mailing Address: 3921 ALTON RD #465, MIAMI BEACH, FL 33140
 Owner Status: Non-Owner Occupied
 Occupancy: Vacant

APN: 01-3124-020-1261 Status: Sold

Beds:	4	Baths:	2	Total Rooms:		Heating:		Date:	8/06/2019
SqFt:	1,458	Parking Type:		Cooling:				Amount:	\$900,000
Lot Size / Acres:	6,700/0.154	Pool:	No	Floor Covering:				Orig. List Date:	
Year Built / Eff:	1966 / 1966							DOM:	

Public Record Distance: 0.4 mi Estimated Value: \$748,147 Tax Assessed Value / Year: \$373,254 / 2019

6  **494 NE 50th Ter, Miami, FL 33137** Property Type: Single Family

Owner Name: DEIAB ABU & LUZ GUTIERREZ
 Mailing Address: 494 NE 50TH TER, MIAMI, FL 33137
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 01-3219-006-0160 Status: Sold

Beds:	3	Baths:	2	Total Rooms:		Heating:	Central	Date:	10/29/2019
SqFt:	1,763	Parking Type:		Cooling:		Central		Amount:	\$820,000
Lot Size / Acres:	7,830/0.18	Pool:	No	Floor Covering:				Orig. List Date:	
Year Built / Eff:	1946 / 2000							DOM:	

Public Record Distance: 0.4 mi Estimated Value: \$851,901 Tax Assessed Value / Year: \$746,789 / 2019

 **291 NE 47th St, Miami, FL 33137-3131 (Single Family Residential)**
 APN: 01-3219-007-0600

Beds:	4	Baths:	2	Last Sale Date:	
SqFt:	1,822	Year Built/Eff:	1951/1959	Last Sale Price:	
Lot Size/Acres:	7,720/0.177	Est. Value:	\$559,490		

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455 NE 39th St, Miami, FL 33137 Property Type: Condominium
 Owner Name: VISTABUTION LLC
 Mailing Address: 8315 SIX FORKS RD #15, RALEIGH, NC 27615
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 01-3219-053-0190 Status: Sold
 Beds: 2 Baths: 2 Total Rooms: Heating: Date: 8/31/2019
 SqFt: 1,645 Parking Type: Cooling: Amount: \$647,000
 Lot Size / Acres: Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 2018 / 2018 DOM:

Public Record Distance: 0.4 mi Estimated Value: \$707,586 Tax Assessed Value / Year: \$570,000 / 2019

8



71 NE 42nd St, Miami, FL 33137 Property Type: Single Family
 Owner Name: CARIZ REAL ESTATE HOLDINGS LLC
 Mailing Address: 4855 HIBBS GROVE TER, COOPER CITY, FL 33330
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 01-3124-024-0910 Status: Sold
 Beds: 3 Baths: 2 Total Rooms: Heating: Central Date: 11/14/2019
 SqFt: 1,800 Parking Type: Cooling: Central Amount: \$494,000
 Lot Size / Acres: 5,000/0.115 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1947 / 1947 DOM:

Public Record Distance: 0.4 mi Estimated Value: \$481,349 Tax Assessed Value / Year: \$384,149 / 2019



291 NE 47th St, Miami, FL 33137-3131 (Single Family Residential)
APN: 01-3219-007-0600

Beds: 4 Baths: 2 Last Sale Date:
 SqFt: 1,822 Year Built/Eff: 1951/1959 Last Sale Price:
 Lot Size/Acres: 7,720/0.177 Est. Value: \$559,490

1

159 NE 45th St, Miami, FL 33137

APN: 01-3124-017-1470



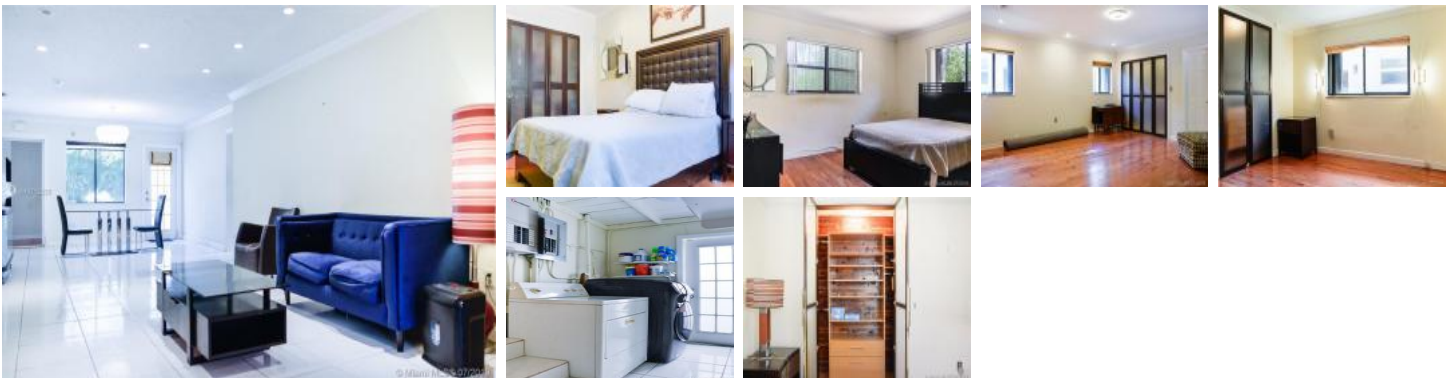
Updated: 2/04/2016

Public Record Distance: 0.2 mi Estimated Value: \$665,739 Tax Assessed Value / Year: \$542,618 / 2019

3

56 NE 46th St, Miami, FL 33137

APN: 01-3124-017-1520



Updated: 9/18/2019

Public Record Distance: 0.3 mi Estimated Value: \$555,426 Tax Assessed Value / Year: \$386,936 / 2019

4

21 NE 50th Ter, Miami, FL 33137

APN: 01-3124-012-0450



Updated: 8/19/2019



291 NE 47th St, Miami, FL 33137-3131 (Single Family Residential)
 APN: 01-3219-007-0600

Beds:	4	Baths:	2	Last Sale Date:	
SqFt:	1,822	Year Built/Eff:	1951/1959	Last Sale Price:	
Lot Size/Acres:	7,720/0.177	Est. Value:	\$559,490		

Public Record Distance: 0.4 mi Estimated Value: \$506,731 Tax Assessed Value / Year: \$405,505 / 2019

6 494 NE 50th Ter, Miami, FL 33137 APN: 01-3219-006-0160



Updated: 9/09/2019

Public Record Distance: 0.4 mi Estimated Value: \$851,901 Tax Assessed Value / Year: \$746,789 / 2019

8 71 NE 42nd St, Miami, FL 33137 APN: 01-3124-024-0910



Updated: 4/09/2019

Public Record Distance: 0.4 mi Estimated Value: \$481,349 Tax Assessed Value / Year: \$384,149 / 2019



291 NE 47th St, Miami, FL 33137-3131 (Single Family Residential)

APN: 01-3219-007-0600

Beds: 4
 SqFt: 1,822
 Lot Size/Acres: 7,720/0.177

Baths: 2
 Year Built/Eff: 1951/1959

Last Sale Date:
 Last Sale Price:
 Est. Value: \$559,490