

Sales Comparable

1977 S Oak Haven Cir, Miami, FL 33179-2834

APN: 30-1233-049-0190 / County: Miami-Dade

7/17/2020



Subject Property

1977 S Oak Haven Cir, Miami, FL 33179-2834

Owner Name: MB AND CS INVESTORS 3 LLC

Mailing Address: 20130 NE 26TH AVE, MIAMI, FL 33180-1904

Owner Status: Owner Occupied

Length of Ownership: 14

Current Occupancy: Non-Owner Occupied

Property Type: Cluster home (Residential)

Status: On Market

Beds: 5

Baths: 6

Heating: Central

Distressed: No

Total Rooms:

Cooling:

Short Sale: No

SqFt: 4,095

Floor Coverings:

HOA/COA: Yes

Lot Size/Acres: 3,482

Total Assd Val: \$616,121

Year Built/Eff: 1981

Land Assd Val: \$278,560

Parking Type:

Imp Assd Val: \$337,561

Pool:

Assd Year: 2019

Current Listing Status

Listing Status: ACTIVE

Listing Date: 6/26/2020

Listing Price: \$492,000

DOM: 22

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date: 5/16/2019

Last Sale Price: \$318,500

Last Purchase Method: Financed

Prior Sale Date: 12/13/2017

Prior Sale Price: \$485,400

Prior Purchase Method: Cash

MLS Sales

Last Sale Date: 5/16/2019

Last Sale Price: \$318,500

Last Listing Date: 5/16/2019

Last DOM: 100

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: 3,276 - 4,914

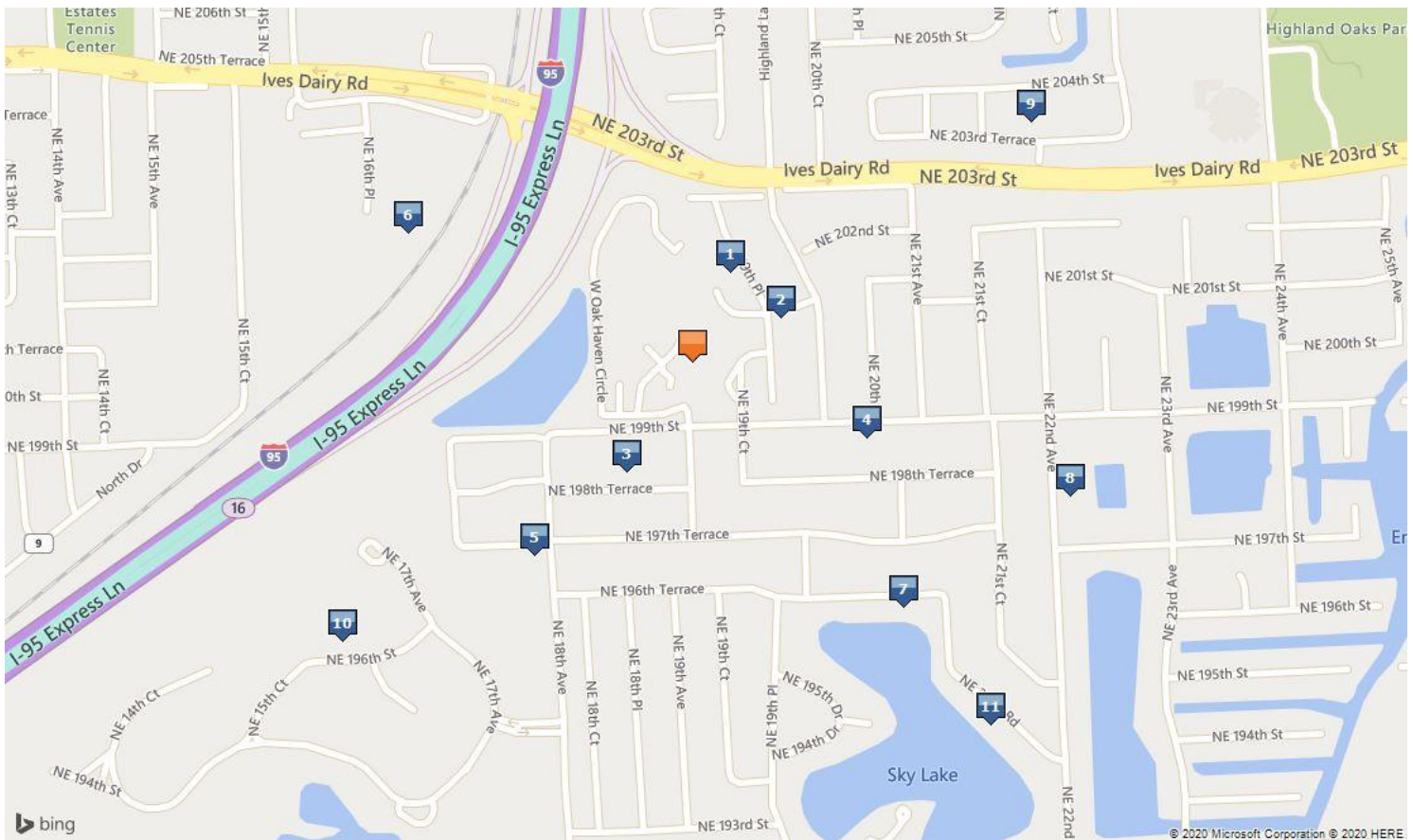
Distance: 0.5 Miles

Status: SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$318,500	\$450,000	\$2,000,000	\$1,104,473
SqFt	4,095	3,385	4,660	3,847
Price/SqFt	\$77.78	\$105.44	\$527.46	\$286.24
Bedrooms	5	4	6	5
Baths	6	3	8	5
Lot Size/Acres	3,482/0.08	7,272/0.167	16,875/0.387	11,655/0.268
Year Built	1981	1957	2001	1977
Distance from Subject	-	0.1	0.5	0.291

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



📍 Subject Property
 📍 Sold Comps
 📍 Active Comps
 📍 Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	1935 Ne 201st St	Sold	10/10/2019	\$1,335,000	3,452	\$386.73	5	5.5	1987	0.1 mi
2	Public Record	20103 Ne 19th Pl	Sold	1/10/2020	\$1,550,000	4,660	\$332.62	6	5.5	1988	0.1 mi
3	Public Record	1851 Ne 198th Ter	Sold	7/30/2019	\$450,000	4,268	\$105.44	5	6	1968	0.1 mi
4	Public Record	2030 Ne 199th St	Sold	7/29/2019	\$450,000	3,464	\$129.91	4	6	1960	0.2 mi
5	Public Record	1760 Ne 197th Ter	Sold	4/28/2020	\$960,000	3,722	\$257.93	4	3.5	1989	0.3 mi
6	Public Record	20161 Ne 16th Pl	Sold	3/11/2020	\$1,915,200	3,631	\$527.46			1989	0.3 mi
7	Public Record	2090 Ne 196th Ter	Sold	5/13/2020	\$753,000	3,444	\$218.64	5	3	1960	0.3 mi
8	Public Record	19731 Ne 22nd Ave	Sold	3/17/2020	\$846,500	4,143	\$204.32	4	3	1974	0.4 mi
9	Public Record	2163 Ne 203rd Ter	Sold	7/22/2019	\$727,000	3,602	\$201.83	4	7.5	1976	0.4 mi
10	Public Record	1627 Diplomat Dr	Sold	2/14/2020	\$1,162,500	3,385	\$343.43	4	4.5	2001	0.5 mi
11	Public Record	19430 Ne 22nd Rd	Sold	2/14/2020	\$2,000,000	4,542	\$440.33	5	5	1957	0.5 mi



1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))

APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08			Est. Value:	\$222,940

1  **1935 NE 201st St, Miami, FL 33179** Property Type: Single Family

Owner Name: ENRICO SOUTO & CYNTHIA LEVY
 Mailing Address: 1935 NE 201ST ST, MIAMI, FL 33179
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 30-1233-059-0160 Status: Sold

Beds:	5	Baths:	5.5	Total Rooms:		Heating:	Central	Date:	10/10/2019
SqFt:	3,452	Parking Type:		Cooling:		Central	Amount:	\$1,335,000	
Lot Size / Acres:	11,162/0.256	Pool:	No	Floor Covering:			Orig. List Date:		
Year Built / Eff:	1987 / 1987						DOM:		

Public Record Distance: 0.1 mi Estimated Value: \$1,062,273 Tax Assessed Value / Year: \$874,931 / 2019

2  **20103 NE 19th Pl, Miami, FL 33179** Property Type: Single Family

Owner Name: ERIC & DANIELLE STUDNIK
 Mailing Address: 20103 NE 19TH PL, MIAMI, FL 33179
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 30-1233-059-0300 Status: Sold

Beds:	6	Baths:	5.5	Total Rooms:		Heating:	Electric	Date:	1/10/2020
SqFt:	4,660	Parking Type:		Cooling:		Central	Amount:	\$1,550,000	
Lot Size / Acres:	12,749/0.293	Pool:	No	Floor Covering:			Orig. List Date:		
Year Built / Eff:	1988 / 2009						DOM:		

Public Record Distance: 0.1 mi Estimated Value: \$1,653,752 Tax Assessed Value / Year: \$819,128 / 2019

3  **1851 NE 198th Ter, Miami, FL 33179** Property Type: Single Family

Owner Name: AVRAHAM & JENNIFER SAADON
 Mailing Address: 1851 NE 198TH TER, MIAMI, FL 33179
 Owner Status: Owner Occupied
 Occupancy: Vacant

APN: 30-2204-040-0100 Status: Sold

Beds:	5	Baths:	6	Total Rooms:		Heating:	Other	Date:	7/30/2019
SqFt:	4,268	Parking Type:		Cooling:		Other	Amount:	\$450,000	
Lot Size / Acres:	13,311/0.306	Pool:	No	Floor Covering:			Orig. List Date:		
Year Built / Eff:	1968 / 1968						DOM:		

Public Record Distance: 0.1 mi Estimated Value: \$502,518 Tax Assessed Value / Year: \$415,242 / 2019

 **1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))**
APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08			Est. Value:	\$222,940

4  **2030 NE 199th St, Miami, FL 33179** Property Type: Single Family

Owner Name: NATALIYA ZAYCHENKO & TONI SAADE
 Mailing Address: 2030 NE 199TH ST, MIAMI, FL 33179
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 30-2204-022-0260 Status: Sold

Beds:	4	Baths:	6	Total Rooms:		Heating:	Central	Date:	7/29/2019
SqFt:	3,464	Parking Type:		Cooling:		Central		Amount:	\$450,000
Lot Size / Acres:	11,160/0.256	Pool:	No	Floor Covering:				Orig. List Date:	
Year Built / Eff:	1960 / 1965							DOM:	

Public Record Distance: 0.2 mi Estimated Value: \$612,571 Tax Assessed Value / Year: \$475,535 / 2019

5  **1760 NE 197th Ter, Miami, FL 33179** Property Type: Single Family

Owner Name: ADAM & PAOLA BUSCH
 Mailing Address: 1760 NE 197TH TER, MIAMI, FL 33179
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 30-2205-057-0010 Status: Sold

Beds:	4	Baths:	3.5	Total Rooms:		Heating:	Central	Date:	4/28/2020
SqFt:	3,722	Parking Type:		Cooling:		Central		Amount:	\$960,000
Lot Size / Acres:	10,059/0.231	Pool:	No	Floor Covering:				Orig. List Date:	
Year Built / Eff:	1989 / 1994							DOM:	

Public Record Distance: 0.3 mi Estimated Value: \$1,063,601 Tax Assessed Value / Year: \$918,830 / 2019


6  **20161 NE 16th Pl, Miami, FL 33179** Property Type: Manufacturing (light)

Owner Name: LA GRAN TAVOLA LLC
 Mailing Address: 11042 PARADELA ST, CORAL GABLES, FL 33156
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 30-1232-026-0150 Status: Sold

Beds:		Baths:		Total Rooms:		Heating:		Date:	3/11/2020
SqFt:	3,631	Parking Type:		Cooling:		Central		Amount:	\$1,915,200
Lot Size / Acres:		Pool:	No	Floor Covering:				Orig. List Date:	
Year Built / Eff:	1989 / 1989							DOM:	

Public Record Distance: 0.3 mi Estimated Value: Tax Assessed Value / Year: \$435,720 / 2019

 **1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))**
APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08			Est. Value:	\$222,940

	2090 NE 196th Ter, North Miami Beach, FL 33179			Property Type: Single Family	
	Owner Name: BIANCA GUENOUN & GABRIEL SULTAN				
	Mailing Address: 2090 NE 196TH TER, NORTH MIAMI BEACH, FL 33179				
	Owner Status: Owner Occupied				
Occupancy: Occupied					
APN: 07-2204-014-1840			Status: Sold		
Beds: 5	Baths: 3	Total Rooms:	Heating: Central	Date: 5/13/2020	
SqFt: 3,444	Parking Type:		Cooling: Central	Amount: \$753,000	
Lot Size / Acres: 9,625/0.221	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff: 1960 / 1982	DOM:				
Public Record		Distance: 0.3 mi	Estimated Value: \$876,010	Tax Assessed Value / Year: \$259,264 / 2019	

	19731 NE 22nd Ave, Miami, FL 33180			Property Type: Single Family	
	Owner Name: VINICIUS PIRES & RENATA SILVA				
	Mailing Address: 19731 NE 22ND AVE, MIAMI, FL 33180				
	Owner Status: Owner Occupied				
Occupancy: Occupied					
APN: 30-2204-043-0190			Status: Sold		
Beds: 4	Baths: 3	Total Rooms:	Heating: Central	Date: 3/17/2020	
SqFt: 4,143	Parking Type:		Cooling: Central	Amount: \$846,500	
Lot Size / Acres: 16,875/0.387	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff: 1974 / 1974	DOM:				
Public Record		Distance: 0.4 mi	Estimated Value: \$1,059,815	Tax Assessed Value / Year: \$417,919 / 2019	

	2163 NE 203rd Ter, Miami, FL 33179			Property Type: Single Family	
	Owner Name: YONATAN & HALEY DAGAN				
	Mailing Address: 2163 NE 203RD TER, MIAMI, FL 33179				
	Owner Status: Owner Occupied				
Occupancy: Occupied					
APN: 30-1233-028-0370			Status: Sold		
Beds: 4	Baths: 7.5	Total Rooms:	Heating: Electric	Date: 7/22/2019	
SqFt: 3,602	Parking Type:		Cooling: Other	Amount: \$727,000	
Lot Size / Acres: 12,540/0.288	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff: 1976 / 1976	DOM:				
Public Record		Distance: 0.4 mi	Estimated Value: \$854,923	Tax Assessed Value / Year: \$355,691 / 2019	

	1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))				
	APN: 30-1233-049-0190				
	Beds: 5	Baths: 6	Last Sale Date: 5/16/2019		
	SqFt: 4,095	Year Built/Eff: 1981/1981	Last Sale Price: \$318,500		
Lot Size/Acres: 3,482/0.08	Est. Value: \$222,940				

10  **1627 Diplomat Dr, Miami, FL 33179** Property Type: Single Family

Owner Name: BRIAN SLOMOVITZ

Mailing Address: 1627 DIPLOMAT DR, MIAMI, FL 33179

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 30-2205-060-0240 Status: Sold

Beds:	4	Baths:	4.5	Total Rooms:		Heating:	Central	Date:	2/14/2020
SqFt:	3,385	Parking Type:		Cooling:	Central	Amount:	\$1,162,500	Orig. List Date:	
Lot Size / Acres:	7,272/0.167	Pool:	No	Floor Covering:		DOM:			
Year Built / Eff:	2001 / 2001								

Public Record Distance: 0.5 mi Estimated Value: \$1,061,163 Tax Assessed Value / Year: \$1,014,128 / 2019

11  **19430 NE 22nd Rd, North Miami Beach, FL 33179** Property Type:

Owner Name: HAZKEL & NORA PUTERMAN

Mailing Address: 19430 NE 22ND RD, NORTH MIAMI BEACH, FL 33179


Owner Status: Owner Occupied

Occupancy: Occupied

APN: 07-2204-014-1750 Status: Sold

Beds:	5	Baths:	5	Total Rooms:		Heating:	Central	Date:	2/14/2020
SqFt:	4,542	Parking Type:		Cooling:	Central	Amount:	\$2,000,000	Orig. List Date:	
Lot Size / Acres:	11,800/0.271	Pool:	No	Floor Covering:		DOM:			
Year Built / Eff:	1957 / 1970								

Public Record Distance: 0.5 mi Estimated Value: \$1,890,863 Tax Assessed Value / Year: \$354,388 / 2019

 **1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))**
APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08	Est. Value:	\$222,940		

1

1935 NE 201st St, Miami, FL 33179

APN: 30-1233-059-0160



Updated: 10/08/2019

Public Record Distance: 0.1 mi Estimated Value: \$1,062,273 Tax Assessed Value / Year: \$874,931 / 2019

2

20103 NE 19th Pl, Miami, FL 33179

APN: 30-1233-059-0300



Updated: 8/26/2019

Public Record Distance: 0.1 mi Estimated Value: \$1,653,752 Tax Assessed Value / Year: \$819,128 / 2019

3

1851 NE 198th Ter, Miami, FL 33179

APN: 30-2204-040-0100



1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))

APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08			Est. Value:	\$222,940

Public Record **Distance:** 0.1 mi **Estimated Value:** \$502,518 **Tax Assessed Value / Year:** \$415,242 / 2019

4 **2030 NE 199th St, Miami, FL 33179** **APN: 30-2204-022-0260**



Updated: 2/08/2019

Public Record **Distance:** 0.2 mi **Estimated Value:** \$612,571 **Tax Assessed Value / Year:** \$475,535 / 2019

5 **1760 NE 197th Ter, Miami, FL 33179** **APN: 30-2205-057-0010**



Updated: 3/01/2020

Public Record **Distance:** 0.3 mi **Estimated Value:** \$1,063,601 **Tax Assessed Value / Year:** \$918,830 / 2019

	1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))					
	APN: 30-1233-049-0190					
	Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
	SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08		Est. Value:	\$222,940		

6

20161 NE 16th Pl, Miami, FL 33179

APN: 30-1232-026-0150



Updated: 4/01/2018

Public Record Distance: 0.3 mi Estimated Value: Tax Assessed Value / Year: \$435,720 / 2019

7

2090 NE 196th Ter, North Miami Beach, FL 33179

APN: 07-2204-014-1840



Updated: 9/13/2019

Public Record Distance: 0.3 mi Estimated Value: \$876,010 Tax Assessed Value / Year: \$259,264 / 2019

8

19731 NE 22nd Ave, Miami, FL 33180

APN: 30-2204-043-0190



Updated: 7/26/2019

Public Record Distance: 0.4 mi Estimated Value: \$1,059,815 Tax Assessed Value / Year: \$417,919 / 2019



1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))

APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08	Est. Value:			\$222,940

9

2163 NE 203rd Ter, Miami, FL 33179

APN: 30-1233-028-0370



Public Record Distance: 0.4 mi Estimated Value: \$854,923 Tax Assessed Value / Year: \$355,691 / 2019

10

1627 Diplomat Dr, Miami, FL 33179

APN: 30-2205-060-0240



Updated: 2/08/2020

Public Record Distance: 0.5 mi Estimated Value: \$1,061,163 Tax Assessed Value / Year: \$1,014,128 / 2019

11

19430 NE 22nd Rd, North Miami Beach, FL 33179

APN: 07-2204-014-1750



Updated: 10/07/2019



1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))

APN: 30-1233-049-0190

Beds:	5	Baths:	6	Last Sale Date:	5/16/2019
SqFt:	4,095	Year Built/Eff:	1981/1981	Last Sale Price:	\$318,500
Lot Size/Acres:	3,482/0.08	Est. Value:			\$222,940

Public Record

Distance: 0.5 mi

Estimated Value: \$1,890,863

Tax Assessed Value / Year: \$354,388 / 2019



1977 S Oak Haven Cir, Miami, FL 33179-2834 (Cluster home (Residential))

APN: 30-1233-049-0190

Beds: 5

Baths: 6

Last Sale Date: 5/16/2019

SqFt: 4,095

Year Built/Eff: 1981/1981

Last Sale Price: \$318,500

Lot Size/Acres: 3,482/0.08

Est. Value: \$222,940