

7970 NW 174TH ST

HIALEAH, FL 33015

NB: 102 LEGRA  
#8A RIVER ASPEN  
Property Location: RIVER ASPEN #8A

0.8200 AC

CARD NO. 1 of 1  
TWP: PINEY CREEK  
FIRE: PINEY CREEK

**DEED INFORMATION**

**DEED DATE:** 3/2017

DEED BOOK/PAGE: 00384/0044

**Parcel ID: 3003913550**

Account: 12828

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 08/28/2018

**EX- LAST ACTION 20210111**

| MARKET VALUE                |  |             |          |       |              |           |                           |       |            |                 |                  | CORRELATION OF VALUE         |              |                          |            |                |            |                   |  |  |  |
|-----------------------------|--|-------------|----------|-------|--------------|-----------|---------------------------|-------|------------|-----------------|------------------|------------------------------|--------------|--------------------------|------------|----------------|------------|-------------------|--|--|--|
| PROPERTY TYPE               |  |             | USE      |       |              | CDU       | PHYSICAL CONDITION        |       | GRADE      | EYB             |                  | AYB                          |              | CREDENCE TO MARKET       |            |                |            |                   |  |  |  |
|                             |  |             | R        |       |              |           |                           |       |            |                 |                  |                              |              | PARCEL VALUATION SUMMARY |            |                |            |                   |  |  |  |
| DWELLING DATA               |  |             |          |       |              |           |                           |       |            |                 |                  | BILLABLE LAND VALUE 14,200   |              |                          |            |                |            |                   |  |  |  |
|                             |  |             |          |       |              |           |                           |       |            |                 |                  | BILLABLE IMPROVEMENT VALUE 0 |              |                          |            |                |            |                   |  |  |  |
|                             |  |             |          |       |              |           |                           |       |            |                 |                  | TOTAL BILLABLE VALUE 14,200  |              |                          |            |                |            |                   |  |  |  |
| PERMIT                      |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| CODE                        |  |             |          | DATE  |              |           |                           | NO.   |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| SALES DATA                  |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| OFF. RECORD                 |  |             |          | DATE  |              |           |                           |       |            |                 |                  | TYPE                         |              |                          |            |                |            |                   |  |  |  |
| BOOK                        |  | PAGE        |          | MO    |              | YR        |                           | VALID |            | V/I             |                  | SALES PRICE                  |              |                          |            |                |            |                   |  |  |  |
| 00384                       |  | 0044        |          | 3     |              | 2017      |                           | E     |            | V               |                  | 0                            |              |                          |            |                |            |                   |  |  |  |
| BUILDING VALUATION SUMMARY  |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Base Price                  |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Plumbing                    |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Additions                   |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Unfin. Area                 |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Basement                    |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Attic                       |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Heat / AC Adj.              |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| FBLA                        |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Rec Room                    |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Fireplace                   |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Basement Garage             |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| SUBTOTAL                    |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Grade Factor()              |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| C & D Factor                |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| TOTAL RCN                   |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| % Good                      |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Market Adjustment Factor    |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| Market Value Per Sq. Ft.    |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| RCNLD                       |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| BUILDING ADJUSTMENTS        |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| CODE                        |  | DESCRIPTION |          |       | COUNT        | LTH       | WTH                       | SIZE  | UNIT PRICE | ORIG % COND     | BLDG #           | ---                          | AYB          | EYB                      | DEP SCH    | OVR            | % COND     | OB/XF DEPR. VALUE |  |  |  |
| TOTAL OB/XF VALUE           |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| BLDG DIMENSIONS             |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| LAND INFORMATION            |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| HIGHEST AND BEST USE        |  | USE CODE    | FRONTAGE | DEPTH | DEPTH / SIZE | COND FACT | INFLUENCES AND TOPOGRAPHY |       |            | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE                    | TOTAL ADJUST | ADJUSTED UNIT PRICE      | LAND VALUE | OVERRIDE VALUE | LAND NOTES |                   |  |  |  |
| UNDEVELOPED                 |  | 03          | 0        | 0     |              | 1.0000    | ROLLING/0                 |       |            | 17,000.00       | 0.820            | AC                           | 0.000        | 17,292.68                | 14180      |                |            |                   |  |  |  |
| TOTAL MARKET LAND DATA      |  |             |          |       |              |           |                           |       |            |                 | 0.82             |                              |              |                          | 14180      |                |            |                   |  |  |  |
| TOTAL PRESENT USE DATA      |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| 3003913550 (661520) Group:0 |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |
| 6/16/2021 3:30:47 AM.       |  |             |          |       |              |           |                           |       |            |                 |                  |                              |              |                          |            |                |            |                   |  |  |  |

**SOBRINO YARILIS**

12828

**Parcel ID: 3003913550**

ID NO:  
CARD NO. 1 of 1