



Home Disclosure Report

13201 Mustang Trl

Southwest Ranches, FL 33330

Estimated Value: \$2,292,000

Single Family Residence • -- beds, -- baths • 5,829 sq ft

Report Summary




13201 Mustang Trl, Southwest Ranches, FL 33330

 **3 ALERTS**









 **3 CONCERNS**

 **11 BENEFITS**





CRIME RISK

Crime Index Rating	 Low - Southwest Ranches, FL
Registered Sex Offenders or Predators	 0 Neighborhood Offenders within 0.5 miles 0 Nearby Offenders within 0.5 and 1 mile
Former Local Drug Labs	 0 Former Lab Found - on this property 0 Former Drug Labs Found - within 1 mile


ENVIRONMENTAL HAZARDS

Natural Gas Underground Storage	 0 Facilities Found within 10 miles
Superfund Sites	 0 NPL Sites & 0 Archived Superfund Sites
Brownfields	 0 Brownfields Found within 1 mile
Registered Polluters	 0 Registered Polluters Found
Storage Tanks & Spills	 0 Tanks & Spills Found
Radon	 Low Potential Risk
Airport Noise Level	 Zone 3 - (65dB)
UV Index	 Very High Exposure Risk

NATURAL DISASTER ALERTS

Flood Risk	 High Risk
Earthquake Risk	 Very Low Risk Area
Tornado Risk	 High Risk Area
Wildfire Risk	 Very Low Risk Area
Sinkhole Risk	 Area Susceptible to Sinkholes
Hail Risk	 Moderate Risk Area

LOCAL SCHOOLS

Schools	 Overall Rating: B+
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PROPERTY SUMMARY

Last Sale: \$1,625,000 (Sep 23, 2013)	Current Taxes: \$29,469 (2015)
Estimated Equity: \$892,000	Building Permits: 25 Permits Found



Crime Index Rating

Low - Southwest Ranches, FL

Violent Crime: A
Property Crime: B
Total Crime Index: A-

Violent Crime: 6.4%

Robbery: %

Burglary: 46.6%

Murder: %

Aggr. Assault: 64.2%

Larceny Theft: 75.9%

Forcible Rape: %

Property Crime: 71.6%

Vehicle: 92.4%

*100 is national average. Greater than 100 means higher crimes, less than 100 means less crimes.



Registered Sex Offenders or Predators

0 Neighborhood Offenders within 0.5 miles

0 Nearby Offenders within 0.5 and 1 mile



Former Local Drug Labs

0 Former Lab Found - on this property

0 Former Drug Labs Found - within 1 mile

Effects of Nearby Drug Labs

Nearby drug labs pose a risk due to the environmental contamination associated with the production of illegal drugs. This contamination could lead to long-term health problems for local residents. The presence of nearby drug labs can also negatively affect local home values.



Natural Gas Underground Storage Facilities

0 Facilities Found within 10 miles

Risks of living near a natural gas underground storage facility

There are nearly 400 natural gas underground storage facilities across the U.S. About 85% of these facilities store the natural gas in depleted reservoirs that once contained oil and/or gas. The reservoirs have been reconditioned for the purpose of storing natural gas. The remaining facilities utilize converted aquifers and salt cavern formations to store natural gas. Living near a natural gas underground storage facility may pose health risks in the event of a gas leak at the facility. Take for example what occurred in October 2015, when a ruptured well at Southern California Gas Company's facility at Aliso Canyon (in Los Angeles County) leaked methane gas into the air. Residents in the nearby neighborhood of Porter Ranch began experiencing various illnesses (nausea, vomiting, headaches and respiratory problems) and many had to abandon their homes temporarily. With massive amounts of gas spewing from the facility, researchers recorded elevated gas levels up to 10 miles away.



Superfund Sites (Hazardous Waste)

0 NPL Sites
0 Active Non-NPL Sites
0 Archived NPL/Non-NPL Sites



Brownfields

0 Brownfields Found within 1 mile

What is a Brownfield?

A Brownfield site is any land in the United States – generally an area with abandoned factories or commercial buildings where polluting operations existed – that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. Redevelopment of a brownfield site can only take place after all environmental health risks have been assessed and removed. Living near a brownfield site can greatly decrease the value of your property until the land is redeveloped.



Registered Polluters

0 Registered Polluters Found

What is a Registered Polluter?

Polluters were found using the Toxic Release Inventory Program. The goal of the Toxics Release Inventory program is to provide communities with information about toxic chemical releases and waste management activities and to support informed decision making at all levels by industry, government, non-governmental organizations, and the public.



Storage Tanks & Spills

0 Tanks & Spills Found

Tanks & Spills Types

Tank related leaks and spills are caused by mismanaged or poorly designed underground and aboveground storage tanks and containers designed to hold a variety of potential pollutants. They may pose a risk to human health and/or the environment.

Underground Storage Tank (UST) is a tank and any underground piping connected to the tank that has at least 90 percent of its combined volume underground. USTs are subject to both federal and state/local regulations. Many USTs across the United States are used to store petroleum at gas stations.

Aboveground Storage Tank (AST) is any tank or container that is above ground, partially buried, bunkered, or in a subterranean vault. ASTs are subject to the same federal and state/local regulations as underground storage tanks. The majority of ASTs contain petroleum products.

Leaking Underground Storage Tank (LUST) is any underground storage tank that has leaked contaminants, such as petroleum, into the soil and groundwater.

Leaking Aboveground Storage Tank (LAST) is any above ground storage tank that has leaked, spilled or lost contaminants, such as petroleum. Contaminants from a LAST may accumulate in soils or be carried away in storm runoff.

Potentially Hazardous Spill (SPILL) is any spill of hazardous material that is greater than 4 liters. If the spill is smaller than 4 liters it still may be classified as potentially hazardous if the material includes carcinogens ("cancer-causing" agents), flammable liquids or metals, compounds of unknown toxicity, or materials with low LD50.

Potentially Hazardous Site (SITE) is any site where potentially hazardous materials or chemicals may be found.



BENEFIT

Radon

Low Potential Risk

What is Radon?

Broward County, FL is classified as a Zone 3 area, where predicted average indoor radon screening levels are less than 2 pCi/L (picocuries per liter). Radon is a cancer-causing, radioactive gas found in all 50 states.

Studies have shown an increased risk of lung cancer as a result of exposure to high concentrations of radon. our data is a good place to start, but the only true way to determine radon exposure within a home is to test for it.



CONCERN

Airport Noise Level

Zone 3 - (65dB)

This property is located in a Zone 3 noise level.

Which means the airport noise during takeoffs and landings is estimated to be as loud as normal conversational speech. The nearest major airport is FORT LAUDERDALE HOLLYWOOD INTERNATIONAL at 11.12 miles away.

Zone	Noise Level	Nearest Major Airport	Distance
Zone 3	65dB	FORT LAUDERDALE HOLLYWOOD INTERNATIONAL	11.12 miles



ALERT

UV Index

Very High Exposure Risk

The clear sky annual UV index average is 8.66 (Very High UV exposure).

This index rating indicates the annual average UV intensity for Southwest Ranches, FL. Seasonal and weather variations cause different amounts of UV radiation to reach Southwest Ranches, FL throughout the year. The graph below indicates the monthly averages for Southwest Ranches, FL.

What is the UV Index?

The UV index is a daily forecast of the expected risk of sun exposure. The index is calculated by the National Weather Service. This

Environmental Hazards

13201 Mustang Trl, Southwest Ranches, FL 33330



index can help you make daily choices to protect yourself from potentially harmful sun rays. The UV Index Scale is a scale from 0 to 15, with 0 being the lowest risk and 15 being the highest risk.

For more info go to: <http://www2.epa.gov/sunwise/uv-index-scale>



ALERT

Flood Risk

High Risk

This property is located in a high flood risk area. Properties in this area have a 1% annual chance of flooding and a 26% chance of flooding during a 30-year mortgage. Federal regulation mandates this property be covered by flood insurance.



BENEFIT

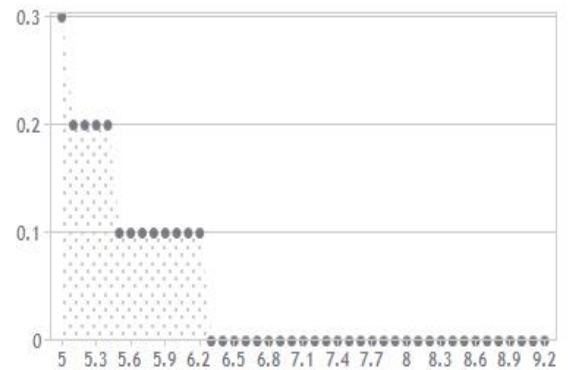
Earthquake Risk

Very Low Risk Area

This home is located in a very low earthquake risk area.

The USGS database shows that there is a 0.3% chance of a major earthquake within 30 miles of Southwest Ranches, FL within the next 50 years.

PROBABILITY OF AN EARTHQUAKE BY MAGNITUDE IN THE NEXT 50 YEARS



ALERT

Tornado Risk

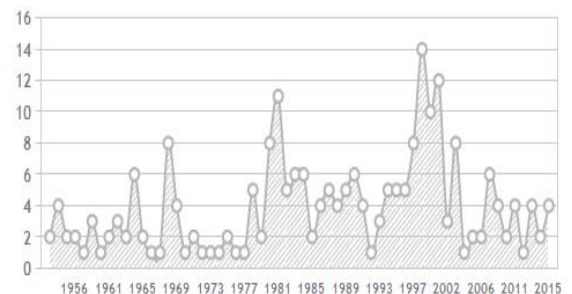
High Risk Area

Based on Historical Tornado Data, Southwest Ranches is located in a high tornado risk area.

MOST RECENT TORNADOES

Date	Force	Injured	Distance
09/16/2015	0	0	1 miles
05/25/2015	0	0	17 miles
02/05/2015	1	0	27 miles

NUMBER OF TORNADOES BY YEAR





BENEFIT

Wildfire Risk

Very Low Risk Area

This home is located in Very Low wildfire risk area.

This home is located in a Very Low wildfire risk area. Fires in this area will likely produce very small, discontinuous flames, usually less than 1 foot in length. There is a very low rate of spread and no spotting. Fires are typically easy to suppress by firefighters with basic training using non-specialized equipment. Basic preparedness measures will better protect your home and property.

What Causes Wild Fires?

On average, 5 million acres of forest and vegetation burns every year in the United States, causing millions of dollars in damage. Sadly, nine out of ten wildfires are caused by humans. Wildfires may also be ignited by the heat from the sun or a lightning strike. Since wildfires can spread rapidly, it is important to know if your home is located in a wildfire risk area to make necessary preparations.



CONCERN

Sinkhole Risk

Area Susceptible to Sinkholes

According to the USGS, this property is located in an area underlain by relatively soluble rocks with potential for cave and natural sinkhole formation. While this indicates a potential for a sinkhole event, the actual risk level varies locally and should be evaluated accordingly.

What is a sinkhole?

Naturally occurring sinkholes are common in what is called "karst terrain." These are regions where the rock below the land surface is limestone, carbonate rock, salt beds, or rocks that can naturally be dissolved by groundwater circulating through them. When water from rainfall moves through the soil, these types of rock begin to dissolve, causing spaces and caverns to develop underground. Most of the time, sinkholes form gradually. However, a sudden collapse can occur when the spaces below ground get too big to support the land above. Sudden sinkhole collapses can be catastrophic, swallowing up cars, homes and streets in an instant.

About 20% of the United States is underlain by karst terrain and is susceptible to a sinkhole event. The most damage from sinkholes tends to occur in areas of Florida, Texas, Alabama, Missouri, Kentucky, Tennessee, and Pennsylvania.

How can you protect yourself?

If your home is located in an area susceptible to a sinkhole event, it is recommended that you constantly check for small holes in the ground or cracks forming around your property's foundation. Also, you can get sinkhole insurance coverage with home policies - in Florida and Tennessee insurers are required to offer this coverage, but in other states you must request it.



CONCERN

Hail Risk

Moderate Risk Area

This property is located in a moderate hail storm risk area.

This home is located in a moderate Hail Storm risk area. One hundred four hail storms have been recorded in Southwest Ranches, FL since 1955. The largest Hail Storm occurred in April 1984. The most recent Southwest Ranches, FL Hail Storm was in June 2015.

What causes Hail?

Hail is a form of precipitation that falls from the sky as ice stones. The stones can range in size from small pea-sized pellets to hailstones the size of a grapefruit. Hail causes about 1 billion dollars in property damage nationwide. Peak months for hailstorms are April - July. While hail storms can occur anywhere in the United States, they are most common across the Great Plains and Midwest.

5 largest Hail Storms in Southwest Ranches

Date	Property Loss	Crop Loss	Injuries	Hail Size
04-09-1984	\$0	\$0	0	2.75"
03-18-1995	\$0	\$0	1	2"
04-29-1955	\$0	\$0	0	2"
06-17-1975	\$0	\$0	0	1.75"
05-09-1975	\$0	\$0	0	1.75"

5 Most recent Hail Storms in Southwest Ranches

Date	Property Loss	Crop Loss	Injuries	Hail Size
06-09-2015	\$0	\$0	0	0.75"
05-22-2015	\$0	\$0	0	1"
05-21-2015	\$0	\$0	0	1"
05-07-2015	\$0	\$0	0	0.75"
04-27-2015	\$0	\$0	0	1"



BENEFIT

Assigned Schools

B+ School Rating

Score	Assigned Schools	Distance
A	Hawkes Bluff Elementary School (PK-5)	2.37 miles
A+	Silver Trail Middle School (6-8)	4.33 miles
A	West Broward High School (9-12)	6.79 miles

A- - Franklin Academy F (N-N) 6301 Flamingo Rd, Cooper City, FL 33330

Student Ethnicity Breakdown

White	24.13%
Hispanic	47.1%
Asian/Pac Islands	3.94%
African American	21.11%
Not Reported	3.71%

Test Score Ratings

Math Scores	A
Reading Scores	A-
Science Scores	A
Total Score	A-

Student/Teacher Information

Amount of students	431
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Student Gender Breakdown

Male	51.04%
Female	48.96%

B+ - Franklin Academy E (N-N) 6301 Flamingo Rd, Cooper City, FL 33330

Student Ethnicity Breakdown

White	26.39%
Hispanic	50.06%
Asian/Pac Islands	5.35%
African American	15.93%
Not Reported	2.28%

Test Score Ratings

Math Scores	B+
Reading Scores	B+
Science Scores	A-
Total Score	B+

Student/Teacher Information

Amount of students	879
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Student Gender Breakdown

Male	49.66%
Female	50.34%

B+ - Charles W Flanagan High School (9-12) 12800 Taft St, Pembroke Pines, FL 33028

Student Ethnicity Breakdown

White	20.4%
Hispanic	42.38%
Asian/Pac Islands	4.51%
African American	29.89%

Test Score Ratings

Math Scores	B-
Reading Scores	A-
Science Scores	B
Total Score	B+

Student/Teacher Information

Amount of students	2907
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Not Reported	2.82%	Student Gender Breakdown	
		Male	52.28%
		Female	47.72%

Pvt. - Flamingo Road Christian Academy (PK-5) 12401 Stirling Rd, Cooper City, FL 33330

Student Ethnicity Breakdown		Student Gender Breakdown		Student/Teacher Information	
White	38.32%	Male	42.56%	Amount of students	107
Hispanic	45.79%	Female	57.44%		
Asian/Pac Islands	2.8%				
African American	9.35%				
American In./Alaska	3.74%				

Pvt. - St Mark Catholic School (PK-8) 5601 S Flamingo Rd, Southwest Ranches, FL 33330

Student Ethnicity Breakdown		Student Gender Breakdown		Student/Teacher Information	
White	33.21%	Male	45.14%	Amount of students	554
Hispanic	59.03%	Female	54.86%		
Asian/Pac Islands	1.81%				
African American	0.72%				
American In./Alaska	1.26%				
Not Reported	3.97%				

Pvt. - Archbishop Edward Mccarthy High School (9-12) 5451 S Flamingo Rd, Southwest Ranches, FL 33330

Student Ethnicity Breakdown		Student Gender Breakdown		Student/Teacher Information	
White	34.93%	Male	46.83%	Amount of students	1403
Hispanic	54.03%	Female	53.17%		
Asian/Pac Islands	2.99%				
African American	4.35%				
American In./Alaska	0.36%				
Not Reported	3.35%				

A - Walter C Young Resource Center (6-8) 901 Nw 129th Ave, Pembroke Pines, FL 33028

Student Ethnicity Breakdown		Test Score Ratings		Student/Teacher Information	
White	21.47%	Math Scores	A	Amount of students	1174
Hispanic	45.32%	Reading Scores	A-		

Asian/Pac Islands	6.13%	Science Scores	A-
African American	24.53%	Total Score	A
Not Reported	2.56%	Student Gender Breakdown	
		Male	50.68%
		Female	49.32%

A - Hawkes Bluff Elementary School (PK-5) 5900 Sw 160th Ave, Southwest Ranches, FL 33331

Student Ethnicity Breakdown		Test Score Ratings		Student/Teacher Information	
White	51.11%	Math Scores	A	Amount of students	812
Hispanic	34.85%	Reading Scores	A+		
Asian/Pac Islands	4.93%	Science Scores	B		
African American	5.67%	Total Score	A		
Not Reported	3.45%	Student Gender Breakdown			
		Male	49.33%		
		Female	50.67%		

A+ - Silver Trail Middle School (6-8) 18300 Sheridan St, Southwest Ranches, FL 33331

Student Ethnicity Breakdown		Test Score Ratings		Student/Teacher Information	
White	32.16%	Math Scores	A+	Amount of students	1474
Hispanic	45.93%	Reading Scores	A+		
Asian/Pac Islands	5.22%	Science Scores	A		
African American	12.01%	Total Score	A+		
Not Reported	4.68%	Student Gender Breakdown			
		Male	50.64%		
		Female	49.36%		

A - West Broward High School (9-12) 500 Nw 209th Ave, Pembroke Pines, FL 33029

Student Ethnicity Breakdown		Test Score Ratings		Student/Teacher Information	
White	33.86%	Math Scores	A-	Amount of students	2717
Hispanic	47.59%	Reading Scores	A		
Asian/Pac Islands	4.31%	Science Scores	A		
African American	11.04%	Total Score	A		
American In./Alaska	0.37%	Student Gender Breakdown			

Local Schools

13201 Mustang Trl, Southwest Ranches, FL 33330

Not Reported	2.83%	Male	51.32%
		Female	48.68%

Property/Owner Details

OWNER INFORMATION

Owner: **13201 MUSTANG TRAIL LLC** Purchase Price: **\$1,625,000**
 Owners Mailing Address: **13201 MUSTANG TRL, SOUTHWEST RANCHES, FL 33330** Purchase Date: **09/23/2013**
 Ownership Description: **Unknown or not provided** Financing: **Cash & Financed**

PROPERTY INFORMATION

Purchase Price: 1,625,000.00 Purchase Date: 09/23/2013

- Single Family Residence
- Home Size: 5,829 sqft
- Lot Size: 2 acres
- Built in: 2002
- Parcel Number: 514002010326
- County: Broward
- Subdivision: EVERGLADES SUGAR & LAND CO SUB
- Census: 2
- Tract: 110327
- Lot: 4
- Zoning: RR
- Legal: EVERGLADES SUGAR & LAND CO SUB 2-39 D 2-51-40 TRACT 43 W1/2 OF S1/2 LESS S 40 FOR RD
- Cooling Type: NP
- Pool
- Clay Tile Roof
- 2 Stories

SALES HISTORY

Date	Event	Price	Price/Sq Ft	Source
09-23-2013	Sold	\$1,625,000	\$279	Public Records
07-26-2000	Sold	\$225,000	\$39	Public Records

Loan & Equity Information

\$2,292,000 - **\$1,400,000** = **\$892,000** **61.08%**
 Estimated value Original loan Amt. Estimated equity Loan-to-value

1 Loan Original Loan Amount: \$1,400,000

The total amount of the loans on a home can help determine the homeowner's equity. This is very useful when making an offer.

Position	Amount	Date	Est. Rate	Type	Originators
1	\$1,400,000	02-11-2016	0%	NA	LV LNDG

Building Permits

25 Permits Found, Total Cost: \$7,237,076

Building permits show the government approved renovations or improvements on a property. Permits can help give a more accurate representation of property condition.

Data for this report was collected from Broward County, Permitting, Licensing and Consumer Protection Division ([\(954\) 765-4400](tel:9547654400) or www.broward.org) with full coverage from 2/1/1992 - 3/31/2017.

PERMITS ISSUED IN 2002

Permit #	Cost	Description
02-02211	\$5,200	FENCES, WALLS AND DOCKS, BACT: BLDG-AWNINGS,CANOPIES,TENTS
02-02211	\$5,200	ELECTRIC SUBPERMIT, BACT: BLDG-AWNINGS,CANOPIES,TENTS
02-04960	\$31,650	FENCES, WALLS AND DOCKS, POOL: BLDG-SWIMMING POOLS
02-04960	\$31,650	SWIMMING POOL, POOL: BLDG-SWIMMING POOLS
02-04960	\$31,650	SWIMMING POOLS-DECK, POOL: BLDG-SWIMMING POOLS
02-04960	\$31,650	MECH SUB-PERMIT, POOL: BLDG-SWIMMING POOLS
02-04960	\$31,650	SWIMMING POOLS, POOL: BLDG-SWIMMING POOLS
02-04960	\$31,650	ZONING/LANDSCAPING, POOL: BLDG-SWIMMING POOLS

PERMITS ISSUED IN 2001

Permit #	Cost	Description
01-08077	\$413,928	SINGLE FAMILY RESIDENCE, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	CHANGE OF PLANS, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	ROOFING - NEW CONSTRUCTION, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL -

Property & Loan Information

13201 Mustang Trl, Southwest Ranches, FL 33330



		SINGLE FAMILY
01-08077	\$413,928	SHUTTERS - NEW CONSTRUCTION, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	30 DAY TEMP FOR TEST, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	LOW VOLTAGE, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	CHANGE OF PLANS, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	SUBPERMIT REMODEL/REPAIR, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	CHANGE OF PLANS, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	MECH SUB-PERMIT, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	LAWN SPRINKLERS, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	LIQUID & NATURAL GAS, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	CHANGE OF PLANS, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	CHANGE OF PLANS-GAS, I - SFR, DUPLEX, TOWNHOUSE,

Property & Loan Information

13201 Mustang Trl, Southwest Ranches, FL 33330



		I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	BACKFLOW PREVENTER, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	PLBG SUBPERMIT., I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY
01-08077	\$413,928	ZONING/LANDSCAPING, I - SFR, DUPLEX, TOWNHOUSE, I - FIRE RESISTIVE BUILDINGS SFR: BLDG-RESIDENTIAL - SINGLE FAMILY

Tax History

Current Taxes \$29,469(+1.75%)

Year	Taxes	Land	Improvements	Assessment
2015	\$29,469 (+1.75%)	\$0	\$0	\$1,683,790
2014	\$29,469 (+1.92%)	\$0	\$0	\$1,528,160
2013	\$17,793 (+1.88%)	\$0	\$0	\$941,550
2012	\$19,299	\$0	\$0	\$1,024,390

Sales and Transaction History

8 Transactions Found last transaction 2016

Date/Transaction	Price	Loan	Parties
02/11/2016 Transfer	\$0.00	\$1,400,000	Seller: BILBAO,ALEXANDER & MELISSA Buyer: 13201 MUSTANG TRAIL LLC Lender: LV LNDG
09/23/2013 Transfer (Warranty Deed)	\$1,625,000 (sale price)	\$1,000,000	Seller: GOETZ,CHRIS & VICKIE Buyer: BILBAO,ALEXANDER & MELISSA Lender: WELLS FARGO BANK
03/18/2010 Foreclosure (NOS)	\$0.00	\$0.00	Owner: Christopher Goetz Trustee: Shapiro & Fishman, LLP
06/09/2009 Foreclosure (LIS)	--	\$0.00	Owner: Christopher Goetz Trustee: Fintel Fintel
07/21/2005 Finance	\$0.00	\$1,018,000	Borrower: GOETZ,CHRISTOPHER & VICKIE Lender: WASHINGTON MUTUAL FSB
04/27/2005	\$0.00	\$412,900	Borrower: GOETZ,CHRIS & VICKIE

Property & Loan Information

13201 Mustang Trl, Southwest Ranches, FL 33330



Finance			Lender: WASHINGTON MUTUAL FSB
04/11/2003 Finance	\$0.00	\$1,000,000	Borrower: GOETZ,CHRISTOPHER & VICKIE Lender: WASHINGTON MUTUAL FSB
07/26/2000 Transfer	\$225,000 (sale price)	\$202,500	Seller: CANGELOSI,KAREN Buyer: GOETZ,CHRIS & VICKIE Lender: FIRST UNION MORTGAGE

Comparable Home Sales

Avg Sales Price for similar homes is \$820,886

Comparable Sales for this property are currently not available either due to lack of characteristics on this property or lack of comparable sales activity in the area. To assist you with your own valuation of the property, we can provide you with the following sales averages for 33330 .

Average Sales Price	Price/Sq Ft	Living Area	Lot Size
\$820,886	\$174	4,707 sqft	--

Fair Market Rent

Average 33330 rent \$0 per month

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
\$1,050	\$1,320	\$1,680	\$2,300	\$2,730
\$1,080	\$1,360	\$1,730	\$2,370	\$2,820
\$1,070	\$1,350	\$1,720	\$2,350	\$2,800
\$1,160	\$1,450	\$1,830	\$2,520	\$2,980
\$1,240	\$1,530	\$1,940	\$2,660	\$3,190

Fire Stations

Closest Fire Station is 1.45 miles away

Fire Station	Phone Number	Distance
Davie Fire Rescue Station 91 Davie, FL 33317	954-797-1213	1.45 miles away
Pembroke Pines Fire and Rescue Station 89 Pembroke Pines, FL 33027	954-435-6700	1.84 miles away
Cooper City Fire Dept Cooper City, FL 33026	954-432-8905	2.44 miles away
Broward Sheriffs Office Department of Fire Rescue Station 28 Cooper City, FL 33026	954-831-8200	2.44 miles away
Davie Fire Rescue Station 68 Davie, FL 33316	954-797-1213	2.95 miles away
Pembroke Pines Fire and Rescue Station 99 Pembroke Pines, FL 33027	954-435-6700	3.44 miles away
Miramar Fire and Rescue Station 84 Miramar, FL 33027	954-438-1278	3.62 miles away
Miramar Fire and Rescue Administration Office Miramar, FL 33027	954-438-1278	3.62 miles away
Pembroke Pines Fire and Rescue Station 69 Administration Office Pembroke Pines, FL 33025	954-435-6700	3.72 miles away
Southwest Ranches Volunteer Fire Rescue Inc Southwest Ranches, FL 33331	954-434-8232	3.91 miles away

Police Stations

Closest Police Station is 3.68 miles away

Police Station	Phone Number	Distance
Pembroke Pines Police Department Pembroke Pines, FL 33024	954-431-2200	3.68 miles away
Miramar Police Department Miramar, FL 33025	954-602-4000	4.52 miles away
SFISC Miramar, FL 33025	954-430-4700	4.52 miles away
Davie Police Department Davie, FL 33324	954-693-8200	4.78 miles away

Hospitals

Closest Hospital is 1.74 miles away

Hospital	Phone Number	Overall Rating	Distance
Memorial Hospital West Pembroke Pines, FL 33028	954-436-5000	76	1.74 miles away
Cleveland Clinic Hospital Weston, FL 33331	954-689-5000	78	4.12 miles away
Memorial Hospital Miramar Miramar, FL 33029	954-538-4810	79	4.29 miles away
Memorial Hospital Pembroke Pembroke Pines, FL 33024	954-962-9650	75	4.84 miles away

Libraries

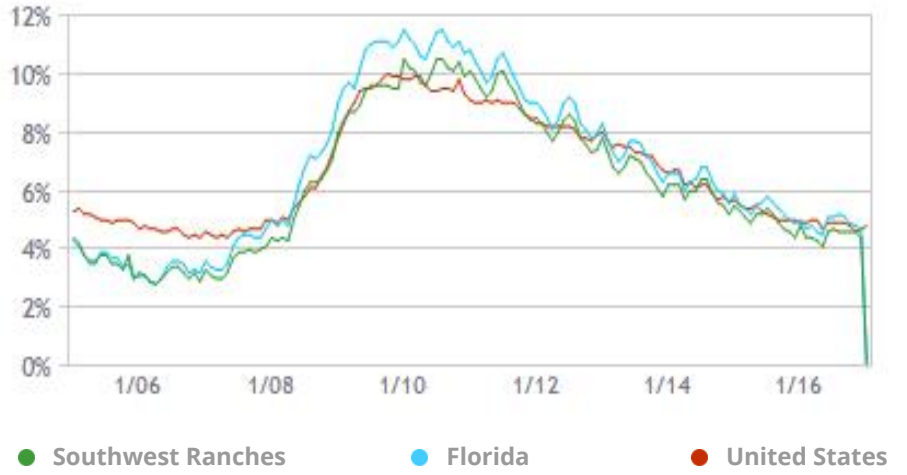
Closest Library is 1.42 miles away

Library	Phone Number	Distance
Pembroke Pines Branch Walter C Young Resource Center 955 NW 129 AVENUE PEMBROKE PINES, FL 33028	954-437-2635	1.42 miles away
Southwest Regional Library 16835 SHERIDAN STREET PEMBROKE PINES, FL 33331	954-538-9996	3.08 miles away
Miramar Branch 2050 CIVIC CENTER PLACE MIRAMAR, FL 33025	954-437-1806	3.48 miles away
Davie Cooper City Branch 4600 SW 82ND AVENUE DAVIE, FL 33328	954-680-0050	4.67 miles away
Weston Branch 4205 BONAVENTURE BLVD. WESTON, FL 33332	954-389-2098	4.92 miles away

Unemployment Rates

Unemployment 4.4% in Southwest Ranches

Southwest Ranches: 4.4%
Florida: 4.7%
United States: 4.8%



Median Household Income

\$97,240 in 33330

33330 Household Income

33330: \$97,240
Florida: \$47,463
United States: \$53,657

Less than \$10k: 107	\$25k - \$34,999k: 180	\$75k - \$99,999k: 546
\$10k - \$14,999k: 26	\$35k - \$49,999k: 297	\$100k - \$149,999k: 851
\$15k - \$24,999k: 255	\$50k - \$74,999k: 818	\$150k - \$199,999k: 524
		\$200k and up: 728

Workforce Breakdown

25.8%: Blue Collar 74.2%: White Collar

Occupation	Number	Percent	National Avg.
Construction, extraction, maintenance, and repair occupations	268	3.8%	8.9%
Management, professional, and related occupations	3,340	47.6%	36.9%
Production, transportation, and material moving occupations	432	6.2%	12.3%
Sales and office occupations	1,869	26.6%	23.7%
Service occupations	1,108	15.8%	18.2%

Population

Total population for 33330: 13,520

Gender Breakdown

Male	48%
Female	52%

Age Breakdown

under 5 Years: 459	15-19 Years: 1,359	35-44 Years: 1,601	60-64 Years: 752
5 - 9 Years: 800	20-24 Years: 745	45-54 Years: 2,816	65-74 Years: 1,028
10 - 14 Years: 1,094	25-34 Years: 1,170	55-59 Years: 1,081	75-84 Years: 391
			85+ Years: 224

Race Breakdown

White	80.8%	Native Hawaiian/Pac Islander	0%
African American	7.4%	Native Hawaiian	0%
Amer Indian/Alaska Native	0.7%	Guamanian or Chamorro	0%
Asian	5.4%	Samoan	0%
Asian Indian	3.3%	Other Pac Islander	0%
Chinese	0.6%	Some Other Race	2.5%
Filipino	0.1%	Two or More Races	3.3%
Japanese	0%		
Korean	0.3%		
Vietnamese	0%		
Other Asian	1.1%		

Hispanic Or Latino Statistic

Hispanic/Latino	30.3%
Mexican	0.7%
Puerto Rican	6%
Cuban	9.9%
Other Hispanic	13.7%
Not Latino or Hispanic	69.7%

Education

42% of residents in 33330 have a Bachelor's Degree or Higher

Education Level	Number	Percent	National Avg.
Less than 9th grade	339	3.7%	5.6%
9th to 12th grade	198	2.2%	7.5%
High school	1,670	18.4%	27.7%
Some college	2,092	23.1%	21%
Associates	961	10.6%	8.2%
Bachelor's Degree	2,082	23%	18.7%
Graduate degree	1,721	19%	11.4%

Marital Status

54.2% of residents in 33330 are married

Marital Status	Number	Percent	National Avg.
Never Married	3,214	28.8%	33.3%
Now Married	6,054	54.2%	47.7%
Divorced	1,000	9%	11%
Separated	153	1.4%	2.1%
Widowed	746	6.7%	5.9%

Housing Age

40.9% of homes in 33330 were built in 1980 to 1989

Housing age	Number	Percent	National Avg.
1939 or earlier	33	0.7%	13.1%
1940 to 1949	0	0%	5.2%
1950 to 1959	8	0.2%	10.6%
1960 to 1969	78	1.7%	11%
1970 to 1979	427	9.1%	15.7%
1980 to 1989	1,926	40.9%	13.7%
1990 to 1999	1,025	21.8%	14%

Housing Occupancy

82.7% of homes in 33330 are owner occupied.

Demographics

13201 Mustang Trl, Southwest Ranches, FL 33330

Housing Occupancy	Number	Percent
Vacant Housing	379	8.1%
Renter Occupied	435	9.2%
Owner Occupied	3,897	82.7%

DISCLAIMER

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