



Real Estate Reports

Property:
670 Sw 6Th Ct
Pompano Beach, FL 33060
APN: 49-42-02-03-1402



Prepared By:
Lex Levinrad

Distressed Real Estate Institute
7050 W Palmetto Park Rd #15-675
Boca Raton, FL 33433
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Property Details

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County

Owner Information

Primary Owner: **ABOFF, BRUCE E & SCHEFFING,
DEBRA L**

Secondary Owner:

Mail Address: **1370 S OCEAN BLVD APT 406
POMPANO BEACH FL 33062**

Site Address: **670 SW 6TH CT
POMPANO BEACH FL 33060**

Assessor Parcel Number: **49-42-02-03-1402**

Phone:

Census Tract: **0308.01**

Housing Tract Number:

Lot Number: **17,18**

Page Grid:

Legal description: **Lot: 17,18 Block: 16 District: 1512D Abbreviated Description: LOT:17,18 BLK:16 DIST:1512D
UNIT:670 CITY:POMPANO BEACH SEC/TWN/RNG/MER:SEC 02 TWN 49S RNG 42E FAIRVIEW
AMENDED PLAT 10-25 B PORTION LOTS 17 & 18 BLK 16 DESC AS:COMM NW COR LOT 20,E 105
ALG N/L,S 47.51 TO POB,E 47,S 11,W City/Muni/Twp: POMPANO BEACH**

Property Characteristics

Bedrooms: **3**

Year Built: **2006**

Bathrooms: **2.5**

Garage: **Garage 1**

Partial Baths:

Fire Place:

Total Rooms:

Lot Size: **972 SF**

Square Feet: **1,532 SF**

Property Type: **Single Family Residential
Properties**

Owner Exclusions:

Number of Units: **0**

Use Code: **Single Family Residential**

No of Stories: **2**

Latitude: **26.221417**

Building Style:

Longitude: **-80.13206**

Pool:

Zoning:

Sale & Loan Information

Transfer Date: **08/22/2006**

Seller: **EIGHT AT FAIRVIEW CORP**

Transfer Value: **\$249,000**

Document #: **106370693BK-PG: 42641-1287**

Cost/SF: **\$162**

First Loan Amount: **N/A**

Sale Type:

Title Company: **ATTORNEY**

Lender:

Assessment & Tax Information

Assessed Value: **\$125,250**

Percent Improvement:

Land Value:

Tax Amount: **\$2,678.13**

Improvement Value:

Tax Account ID:

Homeowner Exemption:

Tax Rate Area: **1512D**

Tax Status: **Current**

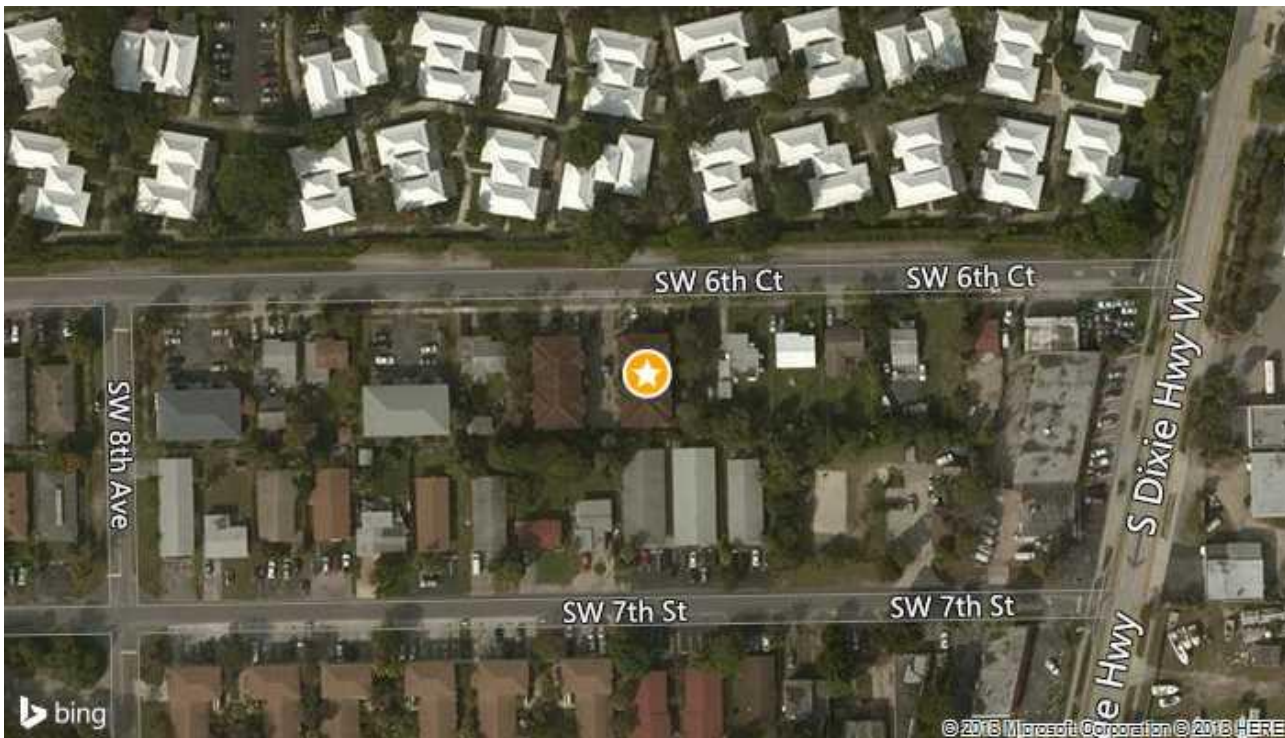
Tax Year: **2017**

Market Improvement Value: **\$116,280**

Market Land Value: **\$14,580**

Market Value: **\$130,860**

Aerial Map





Transaction History

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County

Mortgage Record

Recording Date: **04/12/2007**

Loan Amount: **\$38,750**

TD Due Date: **05/01/2022**

Interest Rate:

Lender Name: **MORTGAGE PROFESSIONALS INC**

Lender Type: **Mortgage Company**

Borrowers Name: **ABOFF, BRUCE E; SCHEFFING, DEBRA L**

Vesting:

Document #: **106988239 BK-PG 43888-0636**

Loan Type: **Stand Alone Second**

Type of Financing:

Mortgage Record

Recording Date: **04/12/2007**

Loan Amount: **\$198,750**

TD Due Date: **05/01/2037**

Interest Rate: **6.87%**

Lender Name: **MORTGAGE PROFESSIONALS INC**

Lender Type: **Mortgage Company**

Borrowers Name: **ABOFF, BRUCE E; SCHEFFING, DEBRA L**

Vesting:

Fixed Step:

Adjustable Rate Index: **1 Year Libor**

Rate Change Frequency: **Annually**

Int Rate not <: **4.87%**

Maximum Interest Rate: **12.87%**

Prepayment Penalty Rider: **No**

Document #: **106988238 BK-PG 43888-0612**

Loan Type: **Unknown Loan Type**

Type of Financing: **Fixed To Adjustable**

Change Index: **2.75%**

First Change Date: **05/01/2010**

Int Rate not >: **8.87%**

Interest Only Period:

Prepayment Penalty Term:

Mortgage Record

Recording Date: **08/22/2006**

Loan Amount: **\$236,550**

TD Due Date: **09/01/2036**

Interest Rate:

Lender Name: **MORTGAGE PROFESSIONALS INC**

Lender Type: **Mortgage Company**

Borrowers Name: **ABOFF, BRUCE E; SCHEFFING, DEBRA L**

Vesting:

Document #: **106370694 BK-PG 42641-1290**

Loan Type: **Unknown Loan Type**

Type of Financing:

Prior Transfer

Recording Date: **08/22/2006**

Price: **\$249,000**

Document #: **106370693 BK-PG 42641-1287**

Document Type: **Special Warranty Deed**

First TD: **N/A**

Type of Sale: **Sales Price Rounded From Tax**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **ABOFF, BRUCE E; SCHEFFING, DEBRA L**

Buyer Vesting:

Seller Name: **EIGHT AT FAIRVIEW CORP**

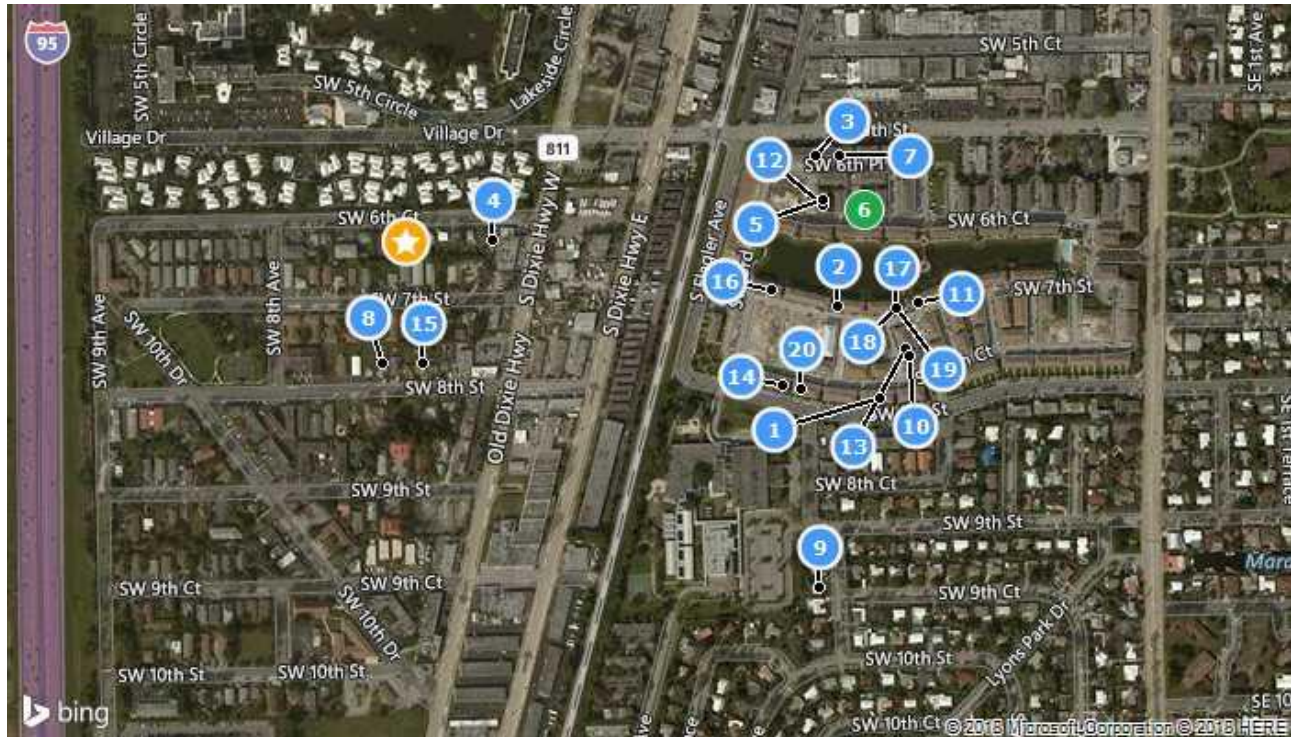
Legal description: **Map Ref: OR42564 PG1885**



Comparables

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County



Color Legend: Full Transfer Arms-Length (F) REO/TSG Sales (R) Bank Sold (B) Distressed (D)

Quick View

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property			08/22/2006	\$249,000	\$163	1,532	/3/2.5	2006	972 SF		
1	F	216 SW 7TH CT	05/09/2018	\$246,000	\$142	1,732	/3/2.5	2012	1,617 SF		.36 Mi.
2	F	231 SW 7TH ST	05/02/2018	\$284,000	\$144	1,965	/3/2.5	2013	1,994 SF		.32 Mi.
3	F	263 SW 6TH PL	04/02/2018	\$299,000	\$120	2,484	/3/2	2007	1,900 SF		.30 Mi.
4	F	560 SW 6TH CT	01/29/2018	\$120,000	\$224	534	//	1956	3,650 SF		.06 Mi.
5	F	614 SW 2ND TER	01/23/2018	\$240,000	\$133	1,798	/3/2	2007	1,207 SF		.30 Mi.
6	R	622 SW 2ND LN	01/22/2018	\$247,400	\$124	1,982	/2/2	2007	1,508 SF		.33 Mi.
7	F	247 SW 6TH PL	01/22/2018	\$287,500	\$115	2,484	/3/2	2007	1,571 SF		.32 Mi.
8	F	701 SW 8TH ST	01/10/2018	\$80,000	\$96	827	/1/1	1959	6,985 SF		.09 Mi.
9	F	949 SW 3RD AVE	01/10/2018	\$305,000	\$217	1,402	/3/2	1955	7,575 SF		.39 Mi.
10	F	717 SW 2ND AVE	01/08/2018	\$230,000	\$131	1,744	/3/2.5	2014	1,775 SF		.37 Mi.
11	F	199 SW 7TH ST	01/08/2018	\$282,500	\$143	1,965	/3/2.5	2011	2,086 SF		.37 Mi.
12	F	618 SW 2ND TER	11/30/2017	\$230,000	\$127	1,798	/3/2	2007	1,207 SF		.30 Mi.
13	F	713 SW 2ND AVE	10/27/2017	\$267,000	\$153	1,744	/3/2.5	2013	1,775 SF		.37 Mi.
14	F	270 SW 7TH CT	10/24/2017	\$254,500	\$145	1,744	/3/2.5	2014	1,617 SF		.29 Mi.
15	F	621 SW 8TH ST	10/10/2017	\$142,500	\$136	1,045	/2/1	1950	6,983 SF		.09 Mi.

16	F	263 SW 7TH ST	10/03/2017	\$292,000	\$148	1,965	/3/2.5	2014	1,720 SF	.27 Mi.
17	F	203 SW 7TH ST	09/05/2017	\$270,000	\$137	1,965	/3/2.5	2012	1,994 SF	.36 Mi.
18	F	203 SW 7TH ST	09/05/2017	\$270,000	\$137	1,965	/3/2.5	2012	1,994 SF	.36 Mi.
19	F	203 SW 7TH ST	09/05/2017	\$270,000	\$137	1,965	/3/2.5	2012	1,994 SF	.36 Mi.
20	F	256 SW 7TH CT	08/28/2017	\$250,000	\$143	1,744	/3/2.5	2013	1,617 SF	.31 Mi.

Detailed View

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property			08/22/2006	\$249,000	\$163	1,532	/3/2.5	2006	972 SF		
1	F	216 SW 7TH CT POMPANO BEACH, FL 33060-8399	05/09/2018	\$246,000	\$142	1,732	/3/2.5	2012	1,617 SF		.36 Mi.
APN: 49-42-02-49-3590 Document #: 115063689 Document Type:Warranty Deed Price Code: R											
Property Type: Single Family Residential Properties						Land Use: Single Family Residential					
Legal: Lot:359 Subdivision:CYPRESS GROVE MapRef:MB 175 PG 137-150											
Buyer Name: POOJARA, TUSHAR POOJARA, LINDA J											
Seller Name: CULOTTA, ADRIANA DALTO											
Loan Amount: \$172,200 Lender Name:MAGNOLIA BANK INC											
2	F	231 SW 7TH ST POMPANO BEACH, FL 33060-8395	05/02/2018	\$284,000	\$144	1,965	/3/2.5	2013	1,994 SF		.32 Mi.
APN: 49-42-02-49-2040 Document #: 115049182 Document Type:Warranty Deed Price Code: R											
Property Type: Single Family Residential Properties						Land Use: Single Family Residential					
Legal: Lot:204 Subdivision:CYPRESS GROVE MapRef:MB 175 PG 137-150											
Buyer Name: FRITSCH, BRANDI BOTS, JORDAN											
Seller Name: HYMAN, FRANK E ALLERI, ELENA											
Loan Amount: \$269,800 Lender Name:HAMILTON GROUP FUNDING INC											
3	F	263 SW 6TH PL POMPANO BEACH, FL 33060-8392	04/02/2018	\$299,000	\$120	2,484	/3/2	2007	1,900 SF		.30 Mi.
APN: 49-42-02-49-1240 Document #: 114985049 Document Type:Warranty Deed Price Code: R											
Property Type: Single Family Residential Properties						Land Use: Single Family Residential					
Legal: Lot:124 Subdivision:CYPRESS GROVE MapRef:MB 175 PG 137-150											
Buyer Name: PECORA JR, THOMAS J											
Seller Name: BIG CHOICE LLC											
Loan Amount: \$284,050 Lender Name:AMERICAS MORTGAGE PROFESSIONALS LLC											
4	F	560 SW 6TH CT POMPANO BEACH, FL 33060-8201	01/29/2018	\$120,000	\$224	534	//	1956	3,650 SF		.06 Mi.
APN: 49-42-02-03-1360 Document #: 114858301 Document Type:SW Price Code: F											
Property Type: Single Family Residential Properties						Land Use: Single Family Residential					
Legal: Lot:11 Block:16 Subdivision:AMENDED PLAT OF FAIRVIEW MapRef:MB10 PG25											
Buyer Name: LEONARD, NICOLA											
Seller Name: LE MAISON INC											
Loan Amount: N/A Lender Name:											
5	F	614 SW 2ND TER POMPANO BEACH, FL 33060-8381	01/23/2018	\$240,000	\$133	1,798	/3/2	2007	1,207 SF		.30 Mi.
APN: 49-42-02-49-1020 Document #: 114844758 Document Type:Warranty Deed Price Code: F											
Property Type: Single Family Residential Properties						Land Use: Single Family Residential					
Legal: Lot:102 Subdivision:CYPRESS GROVE MapRef:MB175 PG137-150											
Buyer Name: CARPIO, NIDIA											
Seller Name: GALDOS, IGNACIO											
Loan Amount: \$235,653 Lender Name:1ST ALLIANCE MORTGAGE LLC											
6	R	622 SW 2ND LN	01/22/2018	\$247,400	\$124	1,982	/2/2	2007	1,508 SF		.33 Mi.

POMPANO BEACH, FL 33060-8374

APN: 49-42-02-49-0910 Document #: 114843111 Document Type: Certificate of Transfer Price Code: D

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:091 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: COUNTYWIDE HOME LOANS SERVICING LP

Seller Name: GUNNING, MICHAEL MORTGAGE ELECTRONIC

Loan Amount: N/A Lender Name:

7 F 247 SW 6TH PL 01/22/2018 \$287,500 \$115 2,484 /3/2 2007 1,571 SF .32 Mi.
POMPANO BEACH, FL 33060-8392

APN: 49-42-02-49-1280 Document #: 114843680 Document Type: Warranty Deed Price Code: D

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:128 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: PHELPS, GREGORY G

Seller Name: COSTELLO, ANGELO

Loan Amount: N/A Lender Name:

8 F 701 SW 8TH ST 01/10/2018 \$80,000 \$96 827 /1/1 1959 6,985 SF .09 Mi.
POMPANO BEACH, FL 33060-8211

APN: 49-42-02-03-1240 Document #: 114823623 Document Type: Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:34 Block:15 Subdivision: AMENDED PLAT OF FAIRVIEW MapRef: MB10 PG25

Buyer Name: LE MAISON INC

Seller Name: NAJJARIAN, JOE

Loan Amount: \$50,000 Lender Name: JOSEPH NAJJARIAN

9 F 949 SW 3RD AVE 01/10/2018 \$305,000 \$217 1,402 /3/2 1955 7,575 SF .39 Mi.
POMPANO BEACH, FL 33060-8770

APN: 49-42-02-13-1110 Document #: 114823808 Document Type: Warranty Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:3 Block:6 Subdivision: LYONS PARK MapRef: MB33 PG28

Buyer Name: WILSON, PAUL D

Seller Name: DYKSTRA, TERA L MILLERING, JAMES K

Loan Amount: \$289,750 Lender Name: NP INC

10 F 717 SW 2ND AVE 01/08/2018 \$230,000 \$131 1,744 /3/2.5 2014 1,775 SF .37 Mi.
POMPANO BEACH, FL 33060-8371

APN: 49-42-02-49-2750 Document #: 114817026 Document Type: Warranty Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:275 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: PRATES, RENATA

Seller Name: KURASIAK, TOMASZ ROBERT

Loan Amount: N/A Lender Name:

11 F 199 SW 7TH ST 01/08/2018 \$282,500 \$143 1,965 /3/2.5 2011 2,086 SF .37 Mi.
POMPANO BEACH, FL 33060-8394

APN: 49-42-02-49-1960 Document #: 114817909 Document Type: Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:196 Subdivision: CYPRESS GROVE MapRef: MB175 PG137

Buyer Name: HERNANDEZ, IVETTE PUNTO, LEONARDO

Seller Name: HERBERT, CHRISTOPHER DAVID SMITH, KATHRYN

Loan Amount: \$275,046 Lender Name:CALIBER HOME LOANS INC

12 F 618 SW 2ND TER 11/30/2017 \$230,000 \$127 1,798 /3/2 2007 1,207 SF .30 Mi.
POMPANO BEACH, FL 33060-8381

APN: 49-42-02-49-1030 Document #: 114746334 Document Type:Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:103 Subdivision:CYPRESS GROVE MapRef:MB175 PG137-150

Buyer Name: STANCIU, LOGAN

Seller Name: GALDOS, IGNACIO

Loan Amount: \$180,000 Lender Name:JONEL STANCIU ETUQ

13 F 713 SW 2ND AVE 10/27/2017 \$267,000 \$153 1,744 /3/2.5 2013 1,775 SF .37 Mi.
POMPANO BEACH, FL 33060-8371

APN: 49-42-02-49-2740 Document #: 114687812 Document Type:Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:274 Subdivision:CYPRESS GROVE MapRef:MB175 PG137-150

Buyer Name: MCMANUS, ELAINE

Seller Name: ROBBINS, JONATHAN BOYD

Loan Amount: \$253,650 Lender Name:GROUP ONE MORTGAGE INC

14 F 270 SW 7TH CT 10/24/2017 \$254,500 \$145 1,744 /3/2.5 2014 1,617 SF .29 Mi.
POMPANO BEACH, FL 33060-8399

APN: 49-42-02-49-3750 Document #: 114678573 Document Type:Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:375 Subdivision:CYPRESS GROVE MapRef:MB175 PG137

Buyer Name: WHEELER, RYAN WHEELER, MONICA

Seller Name: ROSADO, TRISTNA M ROSADO, SHANNON MARIE

Loan Amount: \$241,775 Lender Name:THE MORTGAGE FIRM INC

15 F 621 SW 8TH ST 10/10/2017 \$142,500 \$136 1,045 /2/1 1950 6,983 SF .09 Mi.
POMPANO BEACH, FL 33060-8209

APN: 49-42-02-03-1270 Document #: 114653222 Document Type:Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:37 Block:15 Subdivision:FAIRVIEW MapRef:MB10 PG25

Buyer Name: SYLVERA, LERBY

Seller Name: SORENSEN, JOHNNY FENGER THE 621 SW 8TH STREEST TRUST

Loan Amount: \$138,225 Lender Name:QUICKEN LOANS INC

16 F 263 SW 7TH ST 10/03/2017 \$292,000 \$148 1,965 /3/2.5 2014 1,720 SF .27 Mi.
POMPANO BEACH, FL 33060-8395

APN: 49-42-02-49-2120 Document #: 114639278 Document Type:Warranty Deed Price Code: F

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:212 Subdivision:CYPRESS GROVE MapRef:MB175 PG137

Buyer Name: FRAGALE, JILL L

Seller Name: AZIZ, OMAR S ELIAS, ANDREINA V

Loan Amount: \$157,000 Lender Name:RUOFF MORTGAGE COMPANY INC

17 F 203 SW 7TH ST 09/05/2017 \$270,000 \$137 1,965 /3/2.5 2012 1,994 SF .36 Mi.

POMPANO BEACH, FL 33060-8395

APN: 49-42-02-49-1970 Document #: 114600377 Document Type: Warranty Deed Price Code: F

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:197 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: CADAVID, DORIS CADAVID

Seller Name: BARBAKOV, GREGORY BARBAKOV, TATIANA

Loan Amount: \$243,000 Lender Name: CBC NATIONAL BANK

18	F	203 SW 7TH ST POMPANO BEACH, FL 33060-8395	09/05/2017	\$270,000	\$137	1,965	/3/2.5	2012	1,994 SF	.36 Mi.
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APN: 49-42-02-49-1970 Document #: 114600860 Document Type: Warranty Deed Price Code: F

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:197 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: CADID, DORRIS

Seller Name: BARBAKOV, GREGORY BARBAKOV, TATIANA

Loan Amount: \$243,000 Lender Name: CBC NATIONAL BANK

19	F	203 SW 7TH ST POMPANO BEACH, FL 33060-8395	09/05/2017	\$270,000	\$137	1,965	/3/2.5	2012	1,994 SF	.36 Mi.
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APN: 49-42-02-49-1970 Document #: 114600449 Document Type: Warranty Deed Price Code: F

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:197 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: CADAVID, DORIS

Seller Name: BARBAKOV, GREGORY BARBAKOV, TATIANA

Loan Amount: \$243,000 Lender Name: CBC NATIONAL BANK

20	F	256 SW 7TH CT POMPANO BEACH, FL 33060-8399	08/28/2017	\$250,000	\$143	1,744	/3/2.5	2013	1,617 SF	.31 Mi.
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APN: 49-42-02-49-3720 Document #: 114585357 Document Type: Warranty Deed Price Code: F

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:372 Subdivision: CYPRESS GROVE MapRef: MB175 PG137-150

Buyer Name: CULLEN, ALLICHA MARIE HAYNES, DOUGLAS

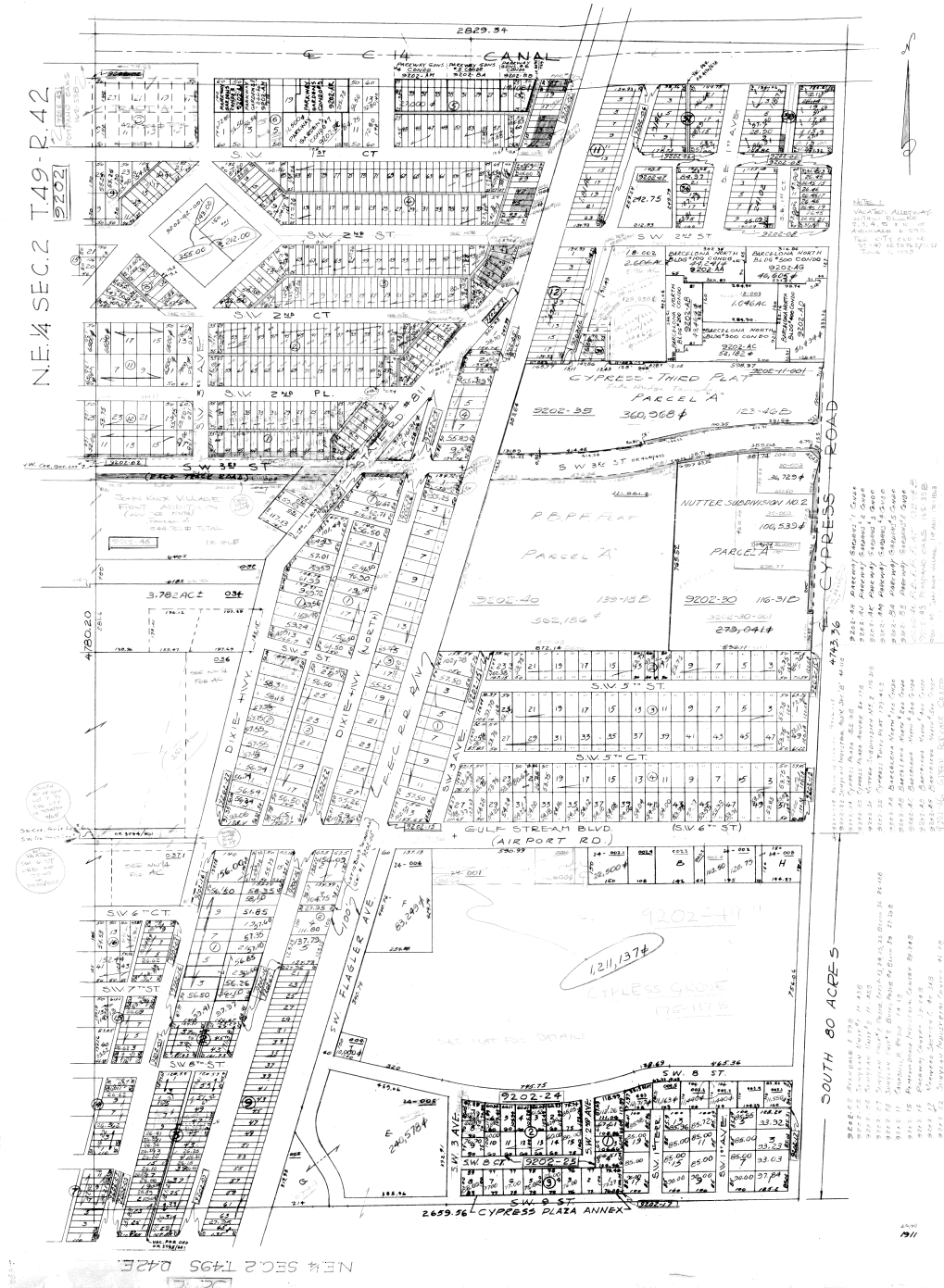
Seller Name: FOULON, CHRISTOPHER P FOULON, EMILY NEWCOMER

Loan Amount: \$245,471 Lender Name: A&D MORTGAGE LLC

Area Sales AnalysisTotal Area Sales: **20**Median # of Bedrooms: **3**Median Lot Size: **1,838 SF**Median # of Baths: **2.5**Median Living Area: **1,798 SF**Median Year Built: **2011**Price Range - 2 Yrs: **\$80,000 To \$305,000**Age Range: **4 Years To 68 Years**Median Value: **\$260,750**Median Age: **7 Years**



[Click here to get the map in TIF](#)

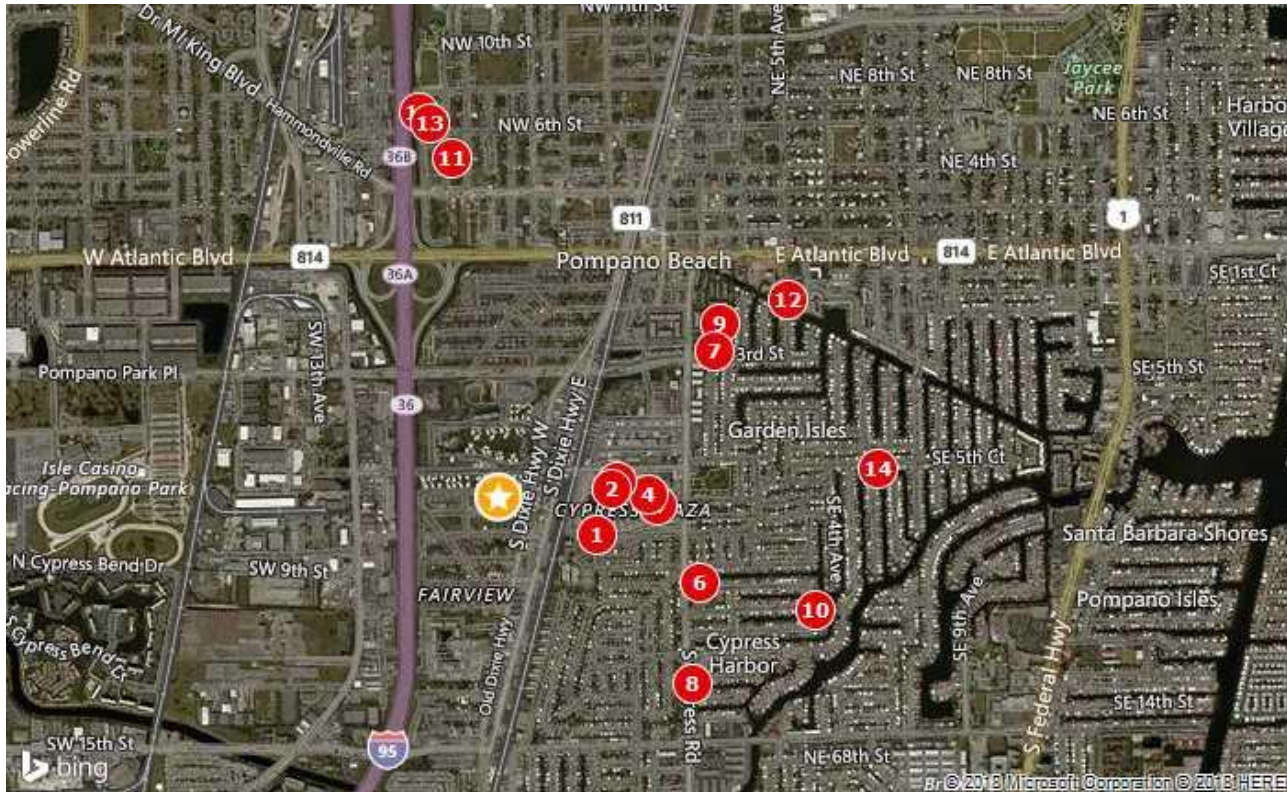




Foreclosure Activity

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County



Neighborhood Foreclosure Activity

1. Final Judgment of Foreclosure: 11/21/2017 Auction Date:
04/19/2018
254 SW 7TH CT
POMPAN0 BEACH, FL 33060

3. Notice of Lis Pendens: 01/03/2018
218 SW 6TH PL
POMPAN0 BEACH, FL 33060

5. Notice of Lis Pendens: 05/15/2018
135 SW 7TH ST
POMPAN0 BEACH, FL 33060

7. Notice of Lis Pendens: 05/22/2018
280 SE 1ST AVE
POMPAN0 BEACH, FL 33060

2. REO: 01/22/2018
622 SW 2ND LN
POMPAN0 BEACH, FL 33060

4. Final Judgment of Foreclosure: 01/08/2018 Auction Date:
02/08/2018
160 SW 6TH CT
POMPAN0 BEACH, FL 33060

6. Final Judgment of Foreclosure: 03/20/2018 Auction Date:
07/17/2018
121 SE 9TH CT
POMPAN0 BEACH, FL 33060

8. Final Judgment of Foreclosure: 06/01/2018 Auction Date:
07/05/2018
1250 S CYPRESS RD
POMPAN0 BEACH, FL 33060

9. Notice of Lis Pendens: 06/30/2017
229 SE 1ST TER
POMPANO BEACH, FL 33060

11. Final Judgment of Foreclosure: 06/01/2018 Auction Date:
07/24/2018
416 NW 9TH AVE
POMPANO BEACH, FL 33060

13. Notice of Lis Pendens: 06/02/2017
608 NW 10TH AVE
POMPANO BEACH, FL 33060

15. Notice of Lis Pendens: 05/29/2018
621 NW 10TH AVE
POMPANO BEACH, FL 33060

1006/07/2018 Auction Date: 10/09/2018
370 SE 10TH ST
POMPANO BEACH, FL 33060

12. Final Judgment of Foreclosure: 04/09/2018 Auction Date:
07/05/2018
532 SE 1ST CIR
POMPANO BEACH, FL 33060

14. Final Judgment of Foreclosure: 12/15/2017 Auction Date:
04/12/2018
532 SE 5TH CT
POMPANO BEACH, FL 33060



Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County

ABOFF, BRUCE E & SCHEFFING, DEBRA L

670 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1402	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,532 SF	Lot Size: 972 SF
Year Built: 2006	Garage: G

664 EIGHT AT FAIRVIEW LLC

664 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1401	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,504 SF	Lot Size: 987 SF
Year Built: 2006	Garage: G

PHILLIP, CHARLESTON; FABLE, AYISHA

674 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1403	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,532 SF	Lot Size: 972 SF
Year Built: 2006	Garage: G

GUROV, TODOR; GUROVA, MELISSA

680 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1404	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,504 SF	Lot Size: 987 SF
Year Built: 2006	Garage: G

SANTOS & ZILDA PRATES REV LIV TR; PRATES, SANTOS & ZILDA TRSTEES

694 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1407	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,532 SF	Lot Size: 972 SF
Year Built: 2006	Garage: G

ANCIETA, IVAN D & ANCIETA, DAVID

690 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1406	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,532 SF	Lot Size: 972 SF
Year Built: 2006	Garage: G

WELLINGTON, DERRECK; JOHNSON, ADRIAN

700 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1408	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,504 SF	Lot Size: 987 SF
Year Built: 2006	Garage: G

BARRETT, KEITH M JR; COOPER, YOLAND YVETTE

610 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1390	Tel:
Bedrooms: 2	Bathrooms: 1
Square Feet: 848 SF	Lot Size: 9,371 SF
Year Built: 1949	Garage:

SAMPY, CHARLENE R

684 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1405	Tel:
Bedrooms: 3	Bathrooms: 2.5
Square Feet: 1,504 SF	Lot Size: 987 SF
Year Built: 2006	Garage: G

GREATOREX, PETER ANTHONY

681 SW 7TH ST
POMPANO BEACH FL 33060

APN: 49-42-02-03-1540	Tel:
Bedrooms:	Bathrooms:
Square Feet: 1,036 SF	Lot Size: 6,247 SF
Year Built: 1954	Garage:

RANDOLPH, LOUIE; RANDOLPH, ELDORA

600 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1381	Tel:
Bedrooms:	Bathrooms:
Square Feet: 971 SF	Lot Size: 6,247 SF
Year Built: 1958	Garage:

GRANT, RADCLIFF

710 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1410	Tel:
Bedrooms: 2	Bathrooms: 1
Square Feet: 1,261 SF	Lot Size: 6,247 SF
Year Built: 1957	Garage: C

HYATT, JACQUELINE

701 SW 7TH ST
POMPANO BEACH FL 33060

APN: 49-42-02-03-1530	Tel:
Bedrooms: 2	Bathrooms: 1

HARRY, LEON

590 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1380	Tel:
Bedrooms:	Bathrooms:

Square Feet: 832 SF
Year Built: 1957

Lot Size: 6,247 SF
Garage: C

Square Feet: 1,054 SF
Year Built: 1956

Lot Size: 6,247 SF
Garage:

BALDOVINOS, DEANNA; VILCHIS-GONZALEZ, JOSE
580 SW 6TH CT
POMPANO BEACH FL 33060

APN: 49-42-02-03-1370
Bedrooms:
Square Feet: 499 SF
Year Built: 1956

Tel:
Bathrooms:
Lot Size: 6,247 SF
Garage:



Demographics

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County

Population	ZIP 33060	National
2000	34,075	281,421,906
2009	35,380	309,731,508
2014	35,687	324,062,684
Growth Rate	0.4 %	1.0 %

Households	ZIP 33060	National
2000	13,170	105,480,101
2009	13,431	116,523,156
2014	13,512	122,109,448
Household Growth Rate	0.2 %	1.1 %

Families	ZIP 33060	National
2000	7,842	71,787,347
2009	7,656	77,956,117

Age Distribution	ZIP 33060	National
0-4	7.3 %	6.8 %
5-9	6.7 %	6.7 %
10-14	6.1 %	6.6 %
15-19	6.5 %	7.1 %
20-24	6.8 %	6.9 %
25-44	25.2 %	27.0 %
45-64	25.6 %	26.0 %
65-84	11.7 %	10.9 %

Median Age	ZIP 33060	National
2009	38.5	36.9
Male Ratio	49.3 %	49.2 %

Household Income	ZIP 33060	National
% < \$25K	28.4 %	20.9 %
% \$25K-50K	27.7 %	24.4 %
% \$50K-100K	32.0 %	35.3 %
% \$100K-150K	7.5 %	11.7 %

Median Household Income	ZIP 33060	National
2009	\$43,183.00	\$54,719.00
2014	\$47,119.00	\$56,938.00

Household Income Centile	ZIP 33060	National
National	43.0 %	



Public Schools

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County

CYPRESS ELEMENTARY SCHOOL

.33 mile from subject property

851 SW 3RD AVE
POMPAN0 BEACH, FL 33060-8319
754-322-6050

- Prekindergarten - Grade 5
- Student Teacher Ratio: 1:15.9
- Full Time Equivalent Administrators: 54.50

Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
136	156	138	146	116	109	867

BABY BOOMERS

1.43 miles from subject property

261 SE 13 AVE
POMPAN0 BEACH, FL 33060-7410
954-946-2229

- Prekindergarten - Prekindergarten
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: N/A

Grade Membership		Total
		11

POMPAN0 BEACH MIDDLE SCHOOL

1.30 miles from subject property

310 NE 6TH ST
POMPAN0 BEACH, FL 33060-6208
754-322-4200

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:17.5
- Full Time Equivalent Administrators: 63.00

Grade Membership				Total
GR - 6	GR - 7	GR - 8		
395	368	339		1,102

BLANCHE ELY HIGH SCHOOL

1.50 miles from subject property

1201 NW 6TH AVE
POMPAN0 BEACH, FL 33060-5318
754-322-0950

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:19.8
- Full Time Equivalent Administrators: 105.00

Grade Membership					Total
GR - 9	GR - 10	GR - 11	GR - 12		
594	573	475	441		2,083

BROWARD

600 SE 3RD AVE FL 10
FORT LAUDERDALE , FL 33301-3125
TEL: 754-321-2600

- Grade Span PK- 12
- Pupil Teacher Ratio: 14.4:1
- Total Enrollment: 256,137
- Number of High School Graduates: 16,365
- Number of Teachers: 17818.
- Number of Teacher Aids: 1530.0
- Number of Guidance Counselors: 551.0
- Number of School Administrators: 692.0
- Number of Schools : 325

About School Report

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.



Private Schools

Aboff, Bruce E & Scheffing, Debra L
670 Sw 6Th Ct, Pompano Beach, FL 33060

APN: 49-42-02-03-1402
Broward County

ST SAVIOUR ACADEMY .96 mile from subject property

216 NE 1ST AVENUE
POMPANO BEACH, FL 33060-6614
954-783-9966
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:2.8
- Full Time Equivalent Administrators: 6.8

Grade Membership

PK	KDGN	Total
25	19	44

PINE CREST SCHOOL 1.28 miles from subject property

1501 NE 62ND STREET
FORT LAUDERDALE, FL 33334-5116
954-492-4194
Gender: Coed

- Prekindergarten - Grade 12
- Nonsectarian
- Student Teacher Ratio: 1:9.3
- Full Time Equivalent Administrators: 261.1

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
103	158	163	177	183	182	200	213	218	195	185	197	190	178	2,542

ST COLEMAN SCHOOL 1.82 miles from subject property

2250 SE 12TH STREET
POMPANO BEACH, FL 33062-7037
954-942-3500
Gender: Coed

- Prekindergarten - Grade 8
- Roman Catholic
- Student Teacher Ratio: 1:17.9
- Full Time Equivalent Administrators: 32

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
44	71	60	58	61	60	70	70	62	60	616

WESTMINSTER ACADEMY 2.13 miles from subject property

5601 N FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33308-2626
954-771-4600
Gender: Coed

- Prekindergarten - Grade 12
- Presbyterian
- Student Teacher Ratio: 1:12.4
- Full Time Equivalent Administrators: 77.6

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
25	35	45	50	39	44	57	91	89	83	84	103	106	137	988

SHEPHERD OF THE COAST LUTHERAN SCHOOL 2.33 miles from subject property

1901 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308-3726
954-772-5468
Gender: Coed

- Prekindergarten - Grade 8
- Lutheran Church - Missouri Synod
- Student Teacher Ratio: 1:7.1
- Full Time Equivalent Administrators: 9.5

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
16	12	5	5	5	2	5	11	12	10	83

CHRIST CHURCH SCHOOL**2.64 miles from subject property**

4845 NE 25TH AVENUE
FORT LAUDERDALE, FL 33308-4812
954-771-7700
Gender: Coed

- Prekindergarten - Grade 5
- Methodist
- Student Teacher Ratio: 1:11.4
- Full Time Equivalent Administrators: 17.6

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
107	38	39	29	36	29	30	308

CARDINAL GIBBONS HIGH SCHOOL**2.90 miles from subject property**

2900 NE 47TH STREET
FORT LAUDERDALE, FL 33308-4876
954-491-2900
Gender: Coed

- Grade 9 - Grade 12
- Roman Catholic
- Student Teacher Ratio: 1:19.8
- Full Time Equivalent Administrators: 63.4

Grade Membership

GR - 9	GR - 10	GR - 11	GR - 12	Total
335	330	304	287	1,256

CALVARY CHRISTIAN ACADEMY**2.99 miles from subject property**

2401 W CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309-1828
954-315-4408
Gender: Coed

- Grade N/A - Grade N/A
- Christian (no specific denomination)
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: N/A

Grade Membership

Total
1,000

PRIDE AND JOY LEARNING CENTER**3.01 miles from subject property**

400 WEST PROSPECT ROAD SUITE 2-6
FORT LAUDERDALE, FL 33309-3930
954-561-0175
Gender: Coed

- Prekindergarten - Grade 1
- Christian (no specific denomination)
- Student Teacher Ratio: 1:8.0
- Full Time Equivalent Administrators: 2

Grade Membership

PK	KDGN	GR - 1	Total
100	12	4	116

IMAGINATION STATION AT FIRST PRESBYTERIAN CHURCH**3.41 miles from subject property**

2331 NE 26TH AVENUE
POMPANO BEACH, FL 33062-1146
954-941-7501
Gender: Coed

- Prekindergarten - Grade 1
- Presbyterian
- Student Teacher Ratio: 1:7.2
- Full Time Equivalent Administrators: 2.5

Grade Membership

PK	KDGN	GR - 1	Total
76	14	4	94

RANDAZZO SCHOOL**3.56 miles from subject property**

2251 NW 36TH AVENUE
COCONUT CREEK, FL 33066-2240
954-968-1750
Gender: Coed

- Prekindergarten - Grade 12
- Nonsectarian
- Student Teacher Ratio: 1:9.3
- Full Time Equivalent Administrators: 14.1

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
118	18	15	9	12	9	12	6	13	10	6	9	6	6	249

REDEEMING WORD CHRISTIAN ACADEMY

3.66 miles from subject property

2800 W PROSPECT ROAD
FORT LAUDERDALE, FL 33309-2510
954-485-1435
Gender: Coed

- Prekindergarten - Grade 7
- Christian (no specific denomination)
- Student Teacher Ratio: 1:13.2
- Full Time Equivalent Administrators: 5

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
63	17	9	10	9	8	5	4	4	129

FORT LAUDERDALE CHRISTIAN SCHOOL

3.67 miles from subject property

6330 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309-1633
954-972-3444
Gender: Coed

- Prekindergarten - Grade 12
- Presbyterian
- Student Teacher Ratio: 1:11.0
- Full Time Equivalent Administrators: 28.8

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
43	29	32	18	27	15	12	14	22	31	38	27	27	24	359

ST ELIZABETH SCHOOL

3.76 miles from subject property

901 NE 33RD STREET
POMPANO BEACH, FL 33064-5231
954-942-2161
Gender: Coed

- Prekindergarten - Grade 8
- Roman Catholic
- Student Teacher Ratio: 1:15.2
- Full Time Equivalent Administrators: 26.9

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
26	44	43	40	38	35	47	69	39	53	434

ST MARK'S EPISCOPAL SCHOOL

3.82 miles from subject property

1750 E OAKLAND PARK BLVD
FORT LAUDERDALE, FL 33334-5239
954-334-0121
Gender: Coed

- Prekindergarten - Grade 8
- Episcopal
- Student Teacher Ratio: 1:12.1
- Full Time Equivalent Administrators: 42.1

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
70	54	57	66	47	45	58	59	63	61	580

About School Report

Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

