

**2621 NE 20th Ave Lighthouse Point, FL 33064**

Single Family

**List Price:** \$899,000**MLS #:** [F10491262](#)**Status:** Active**Zoning:** RS-5**Type:** Single**Prop Class:** Single Family**County:** Broward**Subdivision:** HILLSBORO ESTATES**Beds:** 4**SqFt Liv Area:** 2,071**Year Built:** 1957/Resale**Acres:****Style:** R31-Pool Only**Parcel Num:** 484319160510**MLS Area:** 3222**Baths:** 3/0**SqFt Total:** 2,441**Lot SqFt:** 6,435

Open House: Sat Mar 29, 1:00PM-4:00PM

**Legal Description:** HILLSBORO ESTATES 39-46 B LOT 16 BLK 3**Virtual Tour:** <https://tours.swift-pix.com/e/Wrcsvc9>

**Remarks:** 4-bed, 3-full bath Lighthouse Point home offers over 2,000 sqft of comfortable living, split bedrooms & oversized living room. Featuring a saltwater pool w/ paved deck, white vinyl fencing, screened patio, impact windows & doors, s-tile roof, newer flat roofs, neutral tile flooring throughout living areas, a tankless water heater & newer front-load washer. The white kitchen boasts granite countertops, newer SS appliances w/ Samsung Smart Fridge & freshly painted living spaces that shine. The dining area can double as a family room and spacious master suite offers 2 walk-in closets & an ensuite bath w/ separate tub & shower. A 1-car garage w/impact door, paved circle drive & lush landscaping, complete the curb appeal!

**General Information**

<b>HOPA:</b>	No HOPA	<b>Short Sale:</b>	<b>Faces:</b>	East	<b>Apx Lot Size:</b>
<b>REO:</b>	No		<b>Lender Apprv:</b>		<b>Build Lot/Unit#:</b>
<b>Builder Name:</b>		<b>How Paid:</b>	<b>Proj Comp Date:</b>		<b>Dock #:</b>
<b>Comm Dev Dist:</b>			<b>Amt Annually:</b>		<b>Main Liv Area:</b>
<b>Waterfront:</b>	No		<b>Carport #/Desc:</b>	0	
<b>Garage #/Desc:</b>	1/Attached		<b># Ceiling Fans:</b>		
<b>Furnished:</b>	Unfurnished		<b>Parking Rstrct:</b>		
<b>Parking:</b>	Circular Drive, Driveway, Pavers		<b>Lot Desc:</b>	Less Than 1/4 Acre Lot, East Of Us 1, Interior Lot	
<b>Flooring:</b>	Carpeted Floors, Tile Floors		<b>Spa:</b>	No	
<b>Construction:</b>	Concrete Block Construction, Brick Exterior Construction, Cbs Construction		<b>Design Desc:</b>	One Story, Ranch	
<b>Private Pool:</b>	Yes/Below Ground Pool, Salt Chlorination				
<b>Pool Dim:</b>	0				
<b>View:</b>	Garden View, Pool Area View				

**Rooms**

**Convert Bed:** No  
**Bedroom:** 2 Master Suites, Entry Level, Master Bedroom Ground Level  
**Master Bath:** Separate Tub & Shower  
**Rooms:** Other, Utility/Laundry In Garage  
**Dining:** Family/Dining Combination, Formal Dining

**Additional Information**

**Pets:** Yes/No Restrictions  
**Interior:** First Floor Entry, Other Interior Features, Split Bedroom, Stacked Bedroom  
**Equip/Apppl:** Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer  
**Windows:** Blinds/Shades, High Impact Windows, Impact Glass  
**Exterior Feat:** Fence, High Impact Doors, Patio, Screened Porch  
**Subdivision:** Other Subdiv/Park Info  
**Heating:** Other  
**Cooling:** Ceiling Fans, Central Cooling  
**Water:** Municipal Water  
**Roof:** Flat Roof With Facade Front, Curved/S-Tile Roof  
**Restrictions:** No Restrictions, Ok To Lease

**Cable Avail:** Yes  
**Sprinkler:**  
**Sewer:** Municipal Sewer

**Financial Information**

**Taxes:** \$9,549/2024 **Tax Info:** Tax Reflects Homestead Tax  
**Terms:** Cash, Conventional, VA  
**Type Assoc:** None  
**Assumable:** No  
**Mbr Req/Fee:** No

Customer Full

03/28/2025 4:52:44 PM

## Owner Information

Owner Name:	<b>Franco Adam</b>	Owner Name 2:	<b>Franco Jamie M</b>
Owner Occupied:	<b>O</b>	Mailing Address:	<b>2621 NE 20th Ave</b>
Tax Billing City & State:	<b>Lighthouse Point Fl</b>	Tax Billing Zip:	<b>33064</b>
Tax Billing Zip+4:	<b>7731</b>	Tax Billing Carrier Route:	<b>C023</b>

## Location Information

Subdivision:	<b>Hillsboro Estates 39-46 B</b>	Census Tract:	<b>030100</b>
Property Zip+4:	<b>7731</b>	Property Zip Code:	<b>33064</b>
Township #:	<b>48</b>	Property Carrier Route:	<b>C023</b>
Section #:	<b>19</b>	Range #:	<b>43</b>
Zoning:	<b>RS-5</b>	Map Page/Grid:	<b>92</b>

## Estimated Value

RealAVM™:	<b>\$894,100</b>	Estimated Value Range High:	<b>\$969,000</b>
Estimated Value Range Low:	<b>\$819,300</b>	Value As Of:	<b>03/17/2025</b>
Forecast Standard Deviation:	<b>8</b>	Confidence Score:	<b>94</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Tax Information

Folio # - Formatted:	<b>48-43-19-16-0510</b>	Alt. Tax ID:	<b>4843-19-16-0510</b>
Block #:	<b>3</b>	Lot #:	<b>16</b>
% Improved:	<b>85</b>	Tax Area:	<b>1411</b>
Fire Dept Tax Dist:	<b>14</b>	Refuse Tax Dist:	<b>P</b>
Exemptions:	<b>Homestead</b>		
Legal Description:	<b>HILLSBORO ESTATES 39-46 B LOT 16 BLK 3</b>		

## Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$489,740</b>	<b>\$475,480</b>	<b>\$461,640</b>
YOY Assessed Change (\$)	<b>\$14,260</b>	<b>\$13,840</b>	
YOY Assessed Change (%)	<b>3%</b>	<b>3%</b>	
Just/Market Value - Total	<b>\$865,040</b>	<b>\$817,070</b>	<b>\$602,230</b>
Just/Market Value - Land	<b>\$128,700</b>	<b>\$128,700</b>	<b>\$128,700</b>
Just/Market Value - Improved	<b>\$736,340</b>	<b>\$688,370</b>	<b>\$473,530</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$9,548.50</b>	<b>\$9,139.92</b>	<b>\$8,468.70</b>
Change (\$)	<b>\$409</b>	<b>\$671</b>	
Change (%)	<b>4%</b>	<b>8%</b>	

## Characteristics

Land Use - State:	<b>Single Family</b>	Land Use - CoreLogic:	<b>Sfr</b>
Lot Acres:	<b>0.148</b>	Lot Sq Ft:	<b>6,435</b>
Lot Frontage:	<b>65</b>	# of Buildings:	<b>1</b>
Year Built:	<b>1957</b>	Effective Year Built:	<b>1988</b>
Stories:	<b>1.0</b>	Total Units:	<b>1</b>
Total Adjusted Bldg Sq Ft:	<b>2,252</b>	Living Sq Ft:	<b>2,071</b>
Gross Sq Ft:	<b>2,071</b>	Bedrooms:	<b>4</b>
Total Baths:	<b>3</b>	Full Baths:	<b>3.000</b>
Elec Svs Type:	<b>ELECTRIC/GAS</b>	Interior Wall:	<b>DRYWALL</b>

Foundation:	Stem Wall	Exterior:	Concrete Brick Composition
Construction:	Concrete	Roof Material:	Clay Tile
Roof Shape:	GABLE/HIP	Pool:	POOL
Pool Sq Ft:	150		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth
Screen Enc W/ Alum Roof	S	215	215	1
1 Car Straight Paver	U	2	1	2

Building Description	Building Size
STORY-1	280
STORY-1	15
STORY-1	2,250
STORY-2	429
STORY-2	25
STORY-2	2
STORY-3	765
STORY-3	330
STORY-3	
STORY-4	504



MLS #: F10491262

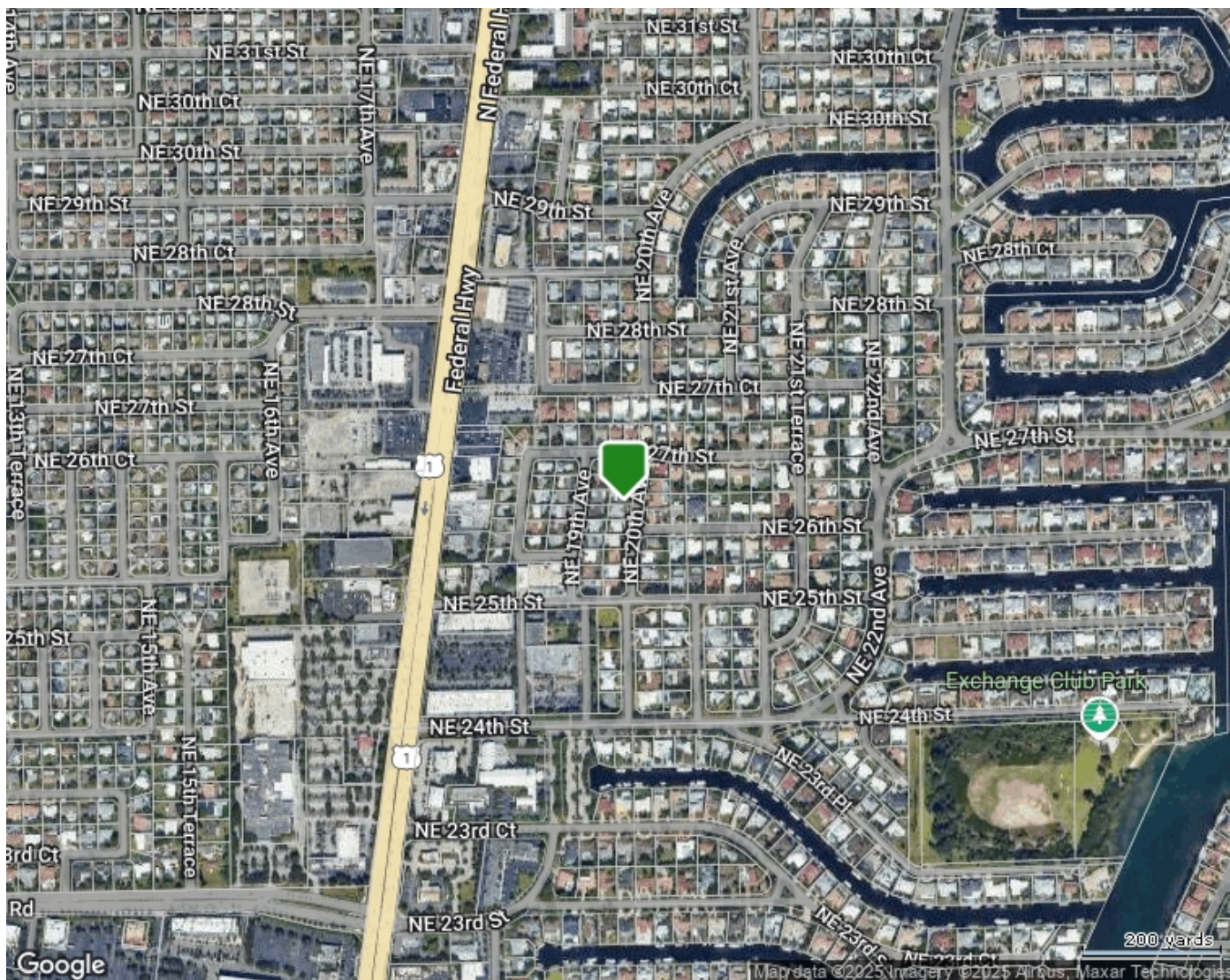
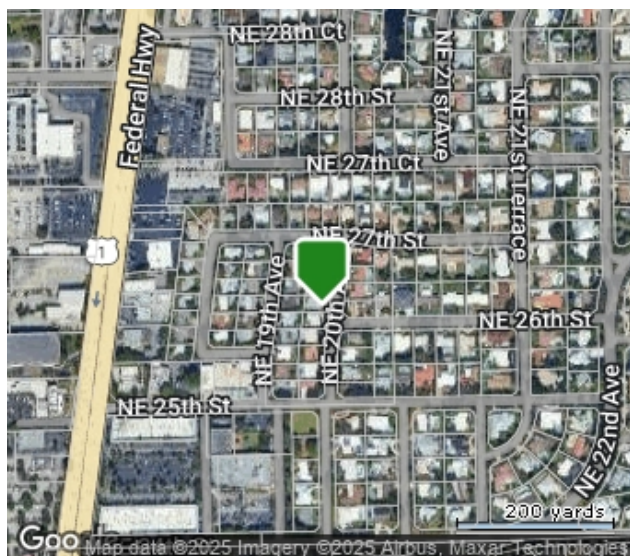
List Price: \$899,000







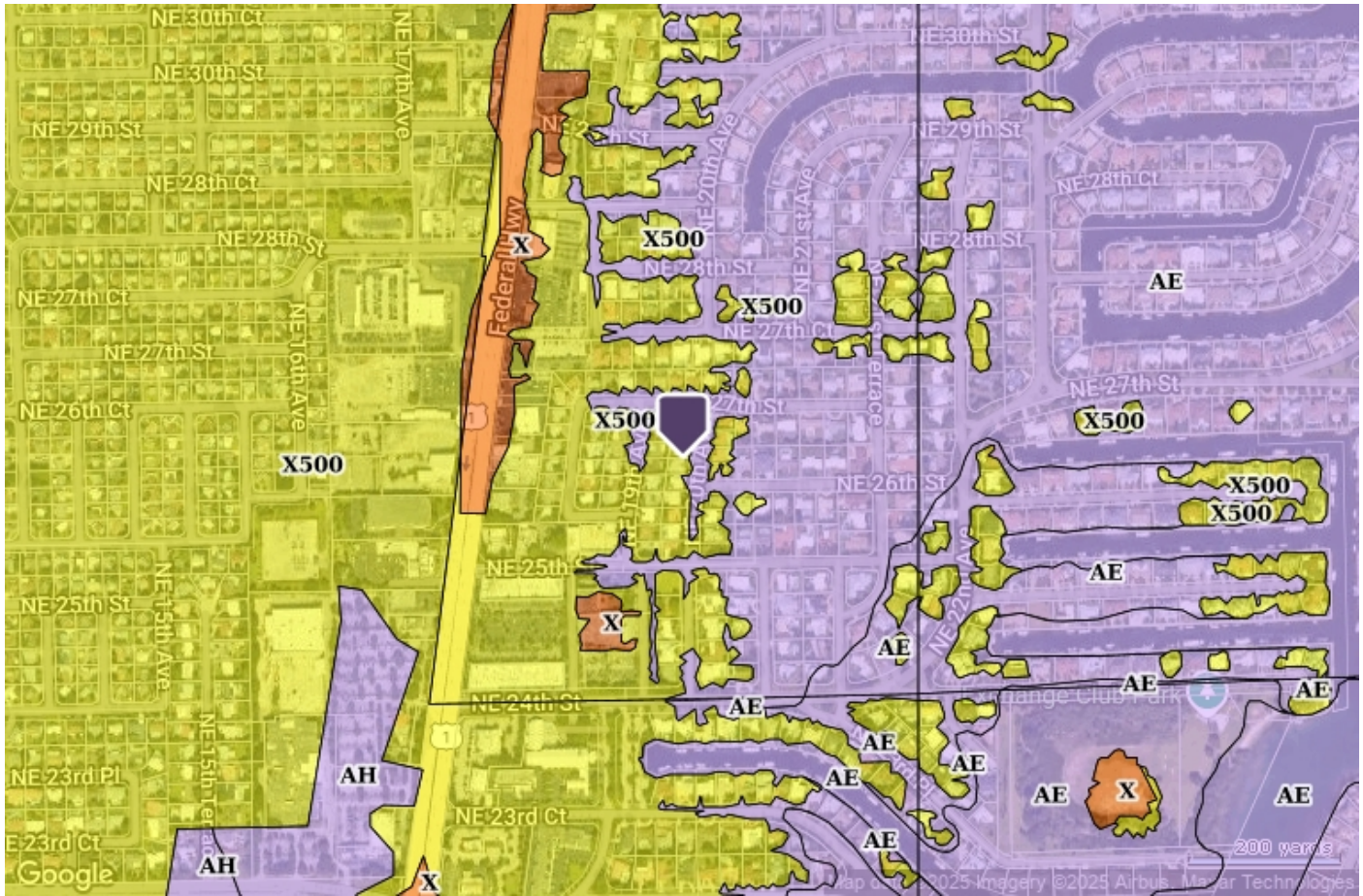






# Flood Map

<b>Flood Zone Code:</b>	X500	<b>Special Flood Hazard Area (SFHA):</b>	Out
<b>Flood Zone Date:</b>	07/31/2024	<b>Within 250 Feet of Multiple Flood Zone:</b>	Yes (AE,X500)
<b>Flood Zone Panel:</b>	12011C0188J	<b>Flood Community Name:</b>	LIGHTHOUSE POINT
<b>Flood Code Description:</b>	Zone X (500-Year)-An Area Inundated By 500-Year Flooding; An Area Inundated By 100-Year Flooding With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; Or An Area Protected By Levees From 100-Year Flooding.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

The Information is deemed to be reliable, but is not guaranteed. ©2025 Beaches MLS, Inc. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. **Accessibility Issues?** We are committed to providing an accessible website. If you have difficulty accessing content or notice any accessibility problems, please contact our ADA hotline at 844-209-0134 and we will strive to provide the information you need in the format you require.