

6711 NW 57th Ct, Tamarac, FL 33321-5707

2 bd · 2 ba · 1,775 sqft · Built 1969



Prepared by

George Munoz

Subject property

6711 NW 57th Ct, Tamarac, FL 33321-5707

2 bd · 2 ba · 1,775 sqft · Built 1969

Property details

County

Broward

Subdivision

**MAINLANDS OF TAMARAC
LAKES**

School district

Broward County School District

APN

49-41-10-02-1540

Zoning

R-1

Property class

RESIDENTIAL

Lot

14

Land use

Single Family Residential

Coordinates

26.19552, -80.24168

Beds

2

Baths

2

Sqft

1,775

Year built

1969

Stories

1

Lot size

4,792 sqft · 0.11 acres

Occupancy

Non-Owner Occupied

Garage

Garage

Garage sqft

324 sqft

Parking spaces

1

Cooling

Central

HOA

Yes

HOA fee

\$110

HOA frequency

Monthly

Construction

Masonry

Exterior

Concrete Block

Roof

Tile

Valuation and tax

Tax amount

\$7846

Last sale

\$5,500,000 · 3/1/90

Rent estimate

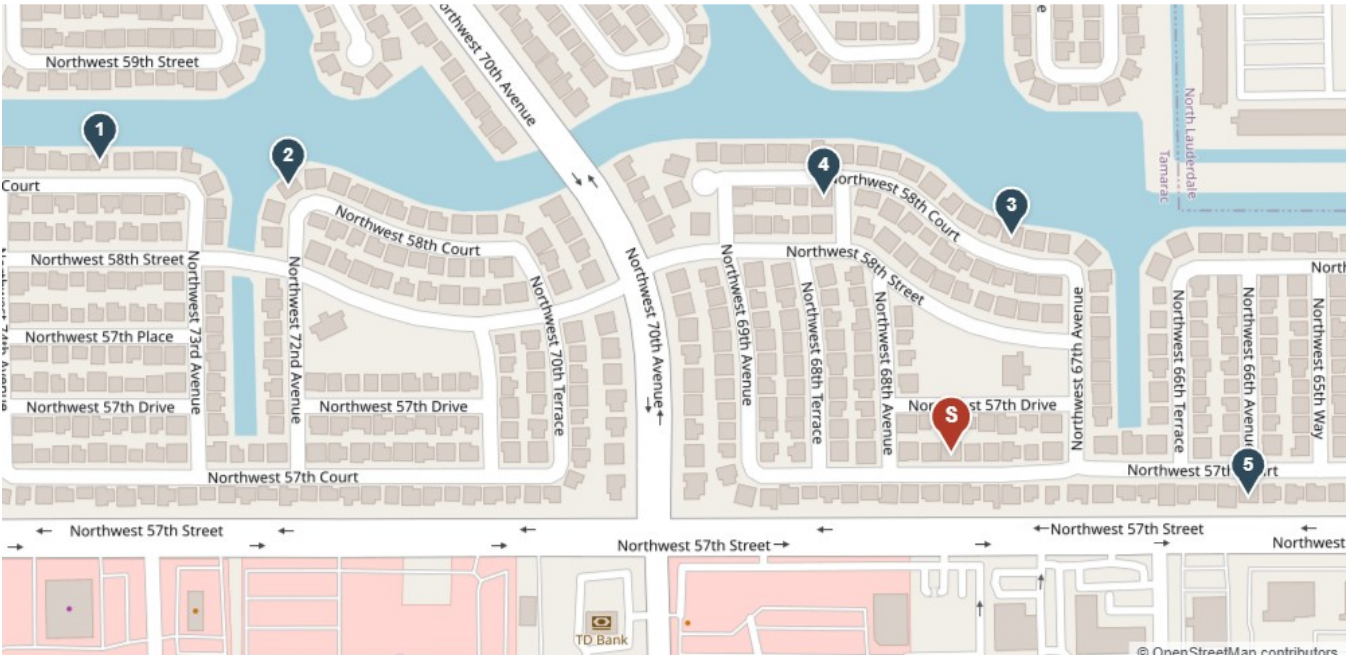
\$2,761

Legal description

MAINLANDS OF TAMARAC LAKES EIGHTH SEC 67-35 B LOT 14 BLK 146

5 comparables

Comparable listings



Subject (S) and 5 comparables. Pin numbers match the table.

#	Address	Status	Bd/ba	Sqft	Price	Adj. price
1	7309 NW 58th Ct, Tamarac, FL 33321-6018	Sold	3 / 2	1,529	\$410,000	\$410,000
2	5805 NW 72nd Ave, Tamarac, FL 33321-6039	Sold	2 / 2	1,941	\$480,000	\$480,000
3	6705 NW 58th Ct, Tamarac, FL 33321-5752	Sold	2 / 2	1,617	\$353,000	\$327,288
4	6800 NW 58th Ct, Tamarac, FL 33321-5755	Sold	2 / 2	1,587	\$375,900	\$346,630
5	6600 NW 57th Ct, Tamarac, FL 33321-5706	Sold	2 / 2	1,587	\$378,000	\$355,830

Suggested valuation

Indicated market value

\$383,950

\$216 / sqft

Based on 5 selected comparables

Selected comparables (adjusted value)

1	7309 NW 58th Ct, Tamarac, FL 33321-6018	\$410,000
2	5805 NW 72nd Ave, Tamarac, FL 33321-6039	\$480,000
3	6705 NW 58th Ct, Tamarac, FL 33321-5752	\$327,288
4	6800 NW 58th Ct, Tamarac, FL 33321-5755	\$346,630
5	6600 NW 57th Ct, Tamarac, FL 33321-5706	\$355,830

Comparable averages by status

5 Sold listings (adjusted value)

Low	Average	High
\$327,288	\$383,950	\$480,000
Avg \$/sqft		Avg days on market
\$231		125

This comparative market analysis is an estimate of market value. It is not an appraisal. New listings, sales, or status changes can make it out of date. Use it together with the judgment of a licensed real estate professional.

Comparable 1

7309 NW 58th Ct, Tamarac, FL 33321-6018

3 bd · 2 ba · 1,529 sqft · Built 1970

\$410,000

Sold



Details

Status

Sold

Sale price

\$410,000

Adjusted value

\$410,000

Sale date

5/26/26

Days on market

52

Distance

0.45 mi

County

Broward

Subdivision

MAINLANDS OF TAMARAC
LAKES

School district

Broward County School District

APN

49-41-10-03-1050

Zoning

R-1

Property class

RESIDENTIAL

Lot

18

Land use

Single Family Residential

Coordinates

26.19761, -80.24848

Beds

3

Baths

2

Sqft

1,529

Year built

1970

Stories

1

Lot size

4,950 sqft · 0.11 acres

Occupancy

Owner Occupied

Heating

Central,Electric

Cooling

Central

HOA

Yes

HOA fee

\$105

HOA frequency

Monthly

Construction

Masonry

Exterior

Concrete Block

Roof

Tile

Tax amount

\$7,942

Legal description

MAINLANDS OF TAMARAC LAKES NINTH SEC 67-48 B LOT 18 BLK 156

Listing agent

Lindsay Friedopfer · LoKation

Comparable 2

5805 NW 72nd Ave, Tamarac, FL 33321-6039

2 bd · 2 ba · 1,941 sqft · Built 1970

\$480,000

Sold



Details

Status

Sold

Sale price

\$480,000

Adjusted value

\$480,000

Sale date

6/15/26

Days on market

153

Distance

0.35 mi

County

Broward

Subdivision

MAINLANDS OF TAMARAC
LAKES

School district

Broward County School District

APN

49-41-10-03-2050

Zoning

R-1

Property class

RESIDENTIAL

Lot

3

Land use

Single Family Residential

Coordinates

26.19743, -80.24698

Beds

2

Baths

2

Sqft

1,941

Year built

1970

Stories

1

Lot size

7,130 sqft · 0.16 acres

Occupancy

Owner Occupied

Garage

Garage

Garage sqft

324 sqft

Parking spaces

1

Heating

Central

Cooling

Central

HOA

Yes

HOA fee

\$105

HOA frequency

Monthly

Construction

Masonry

Exterior

Concrete Block

Roof

Composition Shingle

Tax amount

\$6,990

Legal description

MAINLANDS OF TAMARAC LAKES NINTH SEC 67-48 B LOT 3 BLK 162

Listing agent

Lorraine Llobet · Compass Florida, LLC

Comparable 3

6705 NW 58th Ct, Tamarac, FL 33321-5752

2 bd · 2 ba · 1,617 sqft · Built 1970

Urban Water view Waterfront

\$353,000

Sold



Details

Status

Sold

\$/sqft

\$218

Distance

0.11 mi

School district

Broward County School District

Property class

RESIDENTIAL

Coordinates

26.19707, -80.24120

Sqft

1,617

Lot size

5,469 sqft · 0.13 acres

Sale price

\$353,000

Sale date

5/30/26

County

Broward

APN

49-41-10-02-0220

Lot

22

Beds

2

Year built

1970

Occupancy

Owner Occupied

Adjusted value

\$327,288

Days on market

61

Subdivision

MAINLANDS OF TAMARAC
LAKES

Zoning

R-1

Land use

Single Family Residential

Baths

2

Stories

1

Garage

Garage

Garage sqft
324 sqft

Heating
Central

HOA fee
\$110

Construction
Masonry

Quality
C

Tax amount
\$2,358 (2025)

Parking spaces
1

Cooling
Central

HOA frequency
Monthly

Exterior
Concrete Block

Market value
\$352,920

Tax exemptions
Homestead

Pool
No

HOA
Yes

Condition
Average

Roof
Composition Shingle

Assessed value
\$114,970

Adjustments

Lot	-\$2,398
Square footage	+\$4,926
Busy road	-\$6,517
Commercial	-\$6,517
Waterfront	-\$15,206
Adjusted value (ARV)	\$327,288

Legal description
MAINLANDS OF TAMARAC LAKES EIGHTH SEC 67-35 B LOT 22 BLK 140

Listing agent
Johanna Alexandra DiMartino · Keller Williams Legacy

Comparable 4

6800 NW 58th Ct, Tamarac, FL 33321-5755

2 bd · 2 ba · 1,587 sqft · Built 1969

\$375,900

Sold

Urban

Water view



Details

Status

Sold

\$/sqft

\$237

Distance

0.14 mi

School district

Broward County School District

Property class

RESIDENTIAL

Coordinates

26.19736, -80.24270

Sqft

1,587

Lot size

5,306 sqft · 0.12 acres

Sale price

\$375,900

Sale date

3/27/26

County

Broward

APN

49-41-10-02-0750

Lot

5

Beds

2

Year built

1969

Occupancy

Owner Occupied

Adjusted value

\$346,630

Days on market

244

Subdivision

**MAINLANDS OF TAMARAC
LAKES**

Zoning

R-1

Land use

Single Family Residential

Baths

2

Stories

1

Garage

Garage

Garage sqft
324 sqft

Heating
Central

HOA fee
\$110

Construction
Masonry

Quality
C

Tax amount
\$7,898 (2025)

Parking spaces
1

Cooling
Central

HOA frequency
Monthly

Exterior
Concrete Block

Market value
\$341,060

Pool
No

HOA
Yes

Condition
Average

Roof
Tile

Assessed value
\$341,060

Adjustments

Water view	- \$10,024
Square footage	+ \$5,862
Market conditions	- \$5,060
Busy road	- \$10,024
Commercial	- \$10,024
Adjusted value (ARV)	\$346,630

Legal description
MAINLANDS OF TAMARAC LAKES EIGHTH SEC 67-35 B LOT 5 BLK 141

Listing agent
Ginelle Lago · RE/MAX Consultants Realty 1

Comparable 5

6600 NW 57th Ct, Tamarac, FL 33321-5706

2 bd · 2 ba · 1,587 sqft · Built 1969

Urban Busy road

\$378,000

Sold



Details

Status	Sale price	Adjusted value
Sold	\$378,000	\$355,830
\$/sqft	Sale date	Days on market
\$238	10/3/25	113
Distance	County	Subdivision
0.15 mi	Broward	MAINLANDS OF TAMARAC LAKES
School district	APN	Zoning
Broward County School District	49-41-10-02-3070	R-1
Property class	Lot	Land use
RESIDENTIAL	43	Single Family Residential
Coordinates	Beds	Baths
26.19521, -80.23931	2	2
Sqft	Year built	Stories
1,587	1969	1
Lot size	Occupancy	Garage
5,800 sqft · 0.13 acres	Owner Occupied	Garage

Garage sqft
324 sqft

Heating
Electric

HOA fee
\$110

Construction
Masonry

Quality
C

Tax amount
\$10,910 (2025)

Parking spaces
1

Cooling
Central

HOA frequency
Monthly

Exterior
Concrete Block

Market value
\$309,530

Pool
No

HOA
Yes

Condition
Average

Roof
Composition Shingle

Assessed value
\$309,530

Adjustments

Lot	- \$3,571
Square footage	+ \$5,862
Market conditions	- \$13,122
Commercial	- \$11,340
Adjusted value (ARV)	\$355,830

Legal description
MAINLANDS OF TAMARAC LAKES EIGHTH SEC 67-35 B LOT 43 BLK 153

Listing agent
Hector Vidaurre · RE/MAX Select Group

Comparable statistics

5 Sold listings (adjusted value)

Low	Average	High
\$327,288	\$383,950	\$480,000
Avg \$/sqft		Avg days on market
\$231		125

Sold property analysis

125
Avg days on market

Address	List price	Sold price	% of list	DOM	\$/sqft
7309 NW 58th Ct, Tamarac, FL 33321-6018	\$410,000	\$410,000	100.0%	52	—
5805 NW 72nd Ave, Tamarac, FL 33321-6039	\$480,000	\$480,000	100.0%	153	—
6705 NW 58th Ct, Tamarac, FL 33321-5752	\$353,000	\$353,000	100.0%	61	\$218
6800 NW 58th Ct, Tamarac, FL 33321-5755	\$375,900	\$375,900	100.0%	244	\$237
6600 NW 57th Ct, Tamarac, FL 33321-5706	\$378,000	\$378,000	100.0%	113	\$238

Estimated cost of repairs

Total estimated cost		Cost per sqft	% of indicated value	Line items	
\$32,381		\$18.24 / sqft	8.4%	15	
Line	Item	Materials		Labor	Total
1	Interior paint/cosmetic refresh Prep and repaint interior walls and ceilings throughout approximately 6,212.5 SF of paintable surface.	—		—	\$6,213
2	Install kitchen cabinets 25 LF · Cape Coral, FL. Kitchen Cabinets (material) \$5,000, Cabinet Installation Supplies \$250, Labor to Install Kitchen Cabinets \$1,217, Demolish Existing Cabinets \$541.	\$5,250		\$1,758	\$4,042
3	Install marble countertops 50 SF · Cape Coral, FL. Marble Countertop (material) \$3,750, Countertop Installation Supplies \$350, Labor to Install Marble Countertops \$1,540, Demolish Existing Countertops \$472.	\$4,100		\$2,012	\$2,500
4	Install kitchen sink 1 EA · Cape Coral, FL. Kitchen Sink (material) \$300, Installation Supplies \$30, Labor to Install Kitchen Sink \$324, Demolish Existing Sink \$65.	\$330		\$389	\$430
5	Install kitchen faucet 1 EA · Cape Coral, FL. Kitchen Faucet (material) \$150, Faucet Installation Supplies \$20, Labor to Install Kitchen Faucet \$216, Demolish Existing Faucet \$65.	\$170		\$281	\$284
6	Install gas cooktop 1 EA · Cape Coral, FL. Gas Cooktop (material) \$600, Installation Supplies \$75, Labor to Install Gas Cooktop \$201, Demolish Existing Cooktop \$65.	\$675		\$266	\$561
7	Install microwave oven 1 EA · Cape Coral, FL. Microwave Oven (material) \$200, Installation Supplies \$30, Labor to Install Microwave Oven \$134, Demolish Existing Microwave Oven \$65.	\$230		\$199	\$278
8	Install dishwasher 1 EA · Cape Coral, FL. Dishwasher (material) \$600, Installation Supplies \$30, Labor to Install Dishwasher \$120, Demolish Existing Dishwasher \$59.	\$630		\$179	\$463
9	Install bathroom vanity 2 EA · Cape Coral, FL. Bathroom Vanity (material) \$1,000, Vanity Installation Supplies \$100, Labor to Install Vanity \$528, Demolish Existing Vanity \$236.	\$1,100		\$764	\$1,072
10	Bathroom toilets Replace two bathroom toilets, including removal, setting, supply connections, and haul-away.	—		—	\$1,300

11	Bathroom tub/shower surrounds Replace or install tub/shower surrounds in both bathrooms, including waterproof backing, surround panels, trim, labor, and disposal.	—	—	\$5,000
12	Install bathroom floor tile 100 SF · Cape Coral, FL. Bathroom Floor Tile (material) \$500, Tile Installation Supplies \$150, Labor to Install Bathroom Floor Tile \$712, Demolish Existing Floor \$260.	\$650	\$972	\$1,176
13	Bathroom fixtures Update bathroom plumbing and light fixtures across both bathrooms, including fixture removal, installation, and finish hardware.	—	—	\$1,500
14	Landscaping Basic front and rear yard cleanup, trimming, bed refresh, mulch, and replacement ornamental plantings for the 4,792 SF lot.	—	—	\$800
15	Luxury vinyl flooring throughout house Install luxury vinyl plank flooring throughout the 1,775 SF house at the user-specified rate of \$4 per SF.	—	—	\$6,762
Total estimated cost of repairs		\$13,135	\$6,820	\$32,381

These repair figures are estimates that support the valuation in this report. They are not a contractor bid and not a guarantee of final cost. Actual costs change with scope, material selections, permits, and local labor conditions. Get quotes from licensed contractors before you rely on this estimate.