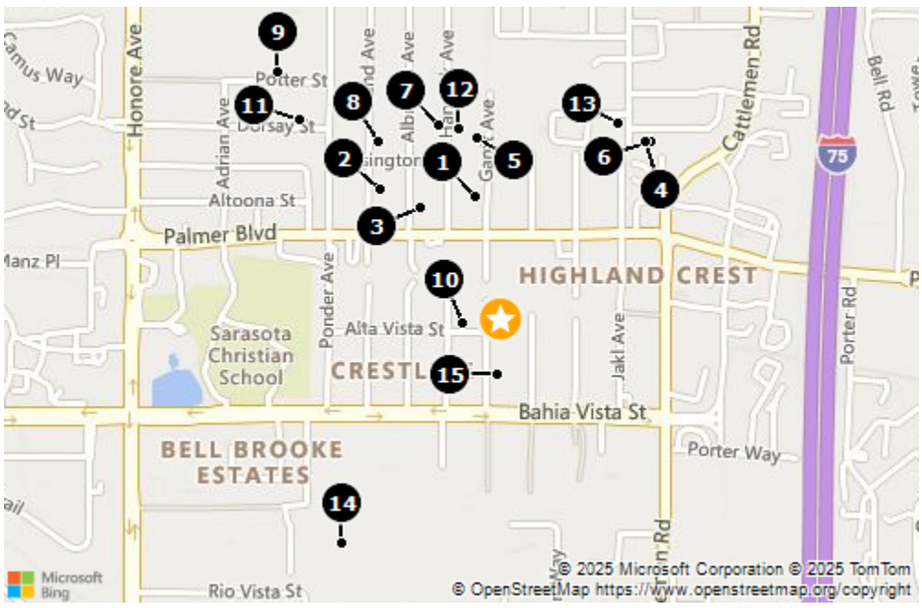
ICE SiteX Report

OrderID: 95759313

SiteX Property Information Report



Subject Property Location

1003 GANTT AVE, SARASOTA, FL 34232-2920

County:	**SARASOTA FL**	Census Tract:	121150013.022012
Property Use:	Single Family Residential	Zoning:	RSF3
Parcel Number:	0048-15-0106	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	9
Value Range:	$145,600 - $174,400	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	0100
Assd Land Value:		Market Land Value:	$109,300	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$211,800	Total Taxable Value:	$2,725
Total Assessed Value:	$223,045	Total Assessor Market Value:	$321,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1-3 Block: H Subdivision: HIGHLAND CREST 2 Sec/Twnship/Range: SEC 25 TWN 36S RNG 18E
Abbreviated Description: THE S 64.37 FT OF LOTS 1 & 2 & ALL LOT 3 BLK H HIGHLAND CREST

Property Characteristics

Lot Size:	12,463 SF	Bedrooms:	3	Pool:	Yes
Building Area:	812 SF	Baths:	2	Fireplace:	1
Year Built:	1983	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/26/2023	Loan Amount:	N/A
Document #:	2023085593 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2049	Type Finance:	

Legal Description:
Lot: 1-3 Block: H Subdivision: HIGHLAND CREST
Abbreviated Description: PORTION LOT1&2
City/Muni/Twp: SARASOTA

Mortgage Record

Recording Date:	12/29/2021	Loan Amount:	N/A
Document #:	2021231617 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2049	Type Finance:	

Legal Description:
Lot: 1-3 Block: H Subdivision: HIGHLAND CREST
Abbreviated Description: PORTION LOTS1&2

Prior Transfer

Recording Date:	08/26/2020	Sales Price:	$235,653
Document #:	2020115974 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/15/2019	Sales Price:	$240,000
Document #:	2019032021 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1-3 Block: H Subdivision: HIGHLAND CREST 2 Sec/Twnship/Range: SEC 25 TWN 36S RNG 18E
Abbreviated Description: THE S 64.37 FT OF LOTS 1 & 2 & ALL LOT 3 BLK H HIGHLAND CREST

Prior Transfer

Recording Date:	03/15/2019	Sales Price:	$240,000
Document #:	2019032021 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/13/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1&2 Block: H Subdivision: HIGHALND CREST Map Ref: MB 2 PG 39
Abbreviated Description: S63.37 FT OF LOT 1&2,3

Prior Transfer

Recording Date:	08/17/2016	Sales Price:	$130,467
Document #:	2016102034 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/04/2016	Loan Amount:	N/A
Document #:	2016096855 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 1-3 Block: H Subdivision: HIGHLAND CREST

Prior Transfer

Recording Date:	05/30/2014	Sales Price:	$50,000
Document #:	2014063675 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/14/2014	Loan Amount:	N/A
Document #:	2014056438 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2044	Type Finance:	

Legal Description:
Lot: 1-3 Block: H Subdivision: HIGHLAND CREST

Mortgage Record

Recording Date:	05/24/2006	Loan Amount:	N/A
Document #:	2006096593 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/04/2031	Type Finance:	

Legal Description:
Lot: 1-3 Block: H Subdivision: HIGHLAND CREST
Abbreviated Description: SOUTH64.37 FT LOTS1&2

Mortgage Record

Recording Date:	08/06/2001	Loan Amount:	N/A
Document #:	BK-PG 0000200101-0000012295	Loan Type:	VA
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 1 Block: H Subdivision: HIGHLAND CREST ***LTS 14-27 BLK K VACATED 08-07-19
Abbreviated Description: S 56.37' LT 1 2 & ALL LT 3 BLK H PB 2/39

Mortgage Record

Recording Date:	05/26/2000	Loan Amount:	N/A
Document #:	BK-PG 0000200000-0000066920	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 1 Block: H Subdivision: HIGHLAND CREST ***LTS 14-27 BLK K VACATED 08-07-19
Abbreviated Description: S 64.37' LT 1 & 2 ALL LT 3 BLK H PB 2/39

Prior Transfer

Recording Date:	09/06/1995	Sales Price:	$94,900
Document #:	BK-PG 02771-02980	Type of Sale:	Full Amount on Deed
Contract Date:	09/05/1995		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: H Subdivision: HIGHLAND CREST ***LTS 14-27 BLK K VACATED 08-07-19 Map Ref: PB 2 39
Abbreviated Description: S 64.37' LT 1 & 2 & ALL LT 3 BLK H PB 2/39

Prior Transfer

Recording Date:	09/05/1995	Sales Price:	$94,900
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,427,850	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,179 SF	Median Year Built	1991
Price Range - 2 Yrs	$196,350 to $550,000	Age Range	6 years to 95 years
Median Value	$360,000	Median Age	34 years

ICE SiteX Report

OrderID: 95759313

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**840 GANTT AVE** **SARASOTA, FL 34232-6700**	09/19/2025	$412,000	$262	1568	5/3/2	2007	10,000 SF	
		APN: 0048-06-0097 Document #: 2025139439 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 436&437 Subdivision: CRESTLINE SUBDIVISION MapRef: MB 2 PG 71 Abbreviated Description: Lot:436&437 Subdivision:CRESTLINE SUBDIVISION Map Ref:MB 2 PG 71								
2	.25Mi.	**847 HAND AVE** **SARASOTA, FL 34232-6731**	09/15/2025	$196,350	$217	903	5/3/1	1982	5,000 SF	
		APN: 0048-06-0038 Document #: 2025136974 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 198 Subdivision: CRESTLINE MapRef: MB 2 PG 71 Abbreviated Description: Lot:198 Subdivision:CRESTLINE Map Ref:MB 2 PG 71								
3	.2Mi.	**853 ALBRITTON AVE** **SARASOTA, FL 34232-6722**	09/12/2025	$355,000	$248	1428	5/2/2	1998	7,500 SF	
		APN: 0048-06-0062 Document #: 2025136120 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 297&298 Subdivision: CRESTLINE SUBDIVISION MapRef: MB 2 PG 71 Abbreviated Description: Lot:297&298 Subdivision:CRESTLINE SUBDIVISION Map Ref:MB 2 PG 71Abbreviated Description:SOUTH2 LOT298								
4	.33Mi.	**5905 BRIAR ROSE WAY** **SARASOTA, FL 34232-2335**	09/02/2025	$550,000	$531	1035	9/5/3	2019	4,620 SF	
		APN: 0048-02-0084 Document #: 2025130498 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 84 Subdivision: GARDEN VILLAGE PHASE 1 MapRef: MB 52 PG 104 Abbreviated Description: Lot:84 Subdivision:GARDEN VILLAGE PHASE 1 Map Ref:MB 52 PG 104								
5	.26Mi.	**756 GANTT AVE** **SARASOTA, FL 34232-6702**	08/28/2025	$542,000	$297	1824	6/3/2	1991	15,000 SF	Yes
		APN: 0048-03-0128 Document #: 2025128978 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 426-428 Subdivision: CRESTLINE SUBDIVISION MapRef: MB 2 PG 71 Abbreviated Description: Lot:426-428 Subdivision:CRESTLINE SUBDIVISION Map Ref:MB 2 PG 71								
6	.33Mi.	**5909 BRIAR ROSE WAY** **SARASOTA, FL 34232-2335**	07/18/2025	$300,000	$200	1494	6/3/2	2019	4,620 SF	
		APN: 0048-02-0085 Document #: 2025108798 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: GARDEN VILLAGE Phase No: 1 MapRef: MB 52 PG 104-110 Abbreviated Description: Lot:85 Subdivision:GARDEN VILLAGE Phase No:1 Map Ref:MB 52 PG 104-110								
7	.29Mi.	**740 HANCOCK AVE** **SARASOTA, FL 34232-6709**	07/11/2025	$230,000	$195	1179	5/2/1	1979	10,000 SF	
		APN: 0048-03-0100 Document #: 2025105382 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 325&326 Subdivision: CRESTLINE MapRef: MB 2 PG 71 Abbreviated Description: Lot:325&326 Subdivision:CRESTLINE Map Ref:MB 2 PG 71								
8	.31Mi.	**815 HAND AVE** **SARASOTA, FL 34232-6730**	06/26/2025	$360,000	$285	1262	5/3/1	1930	15,000 SF	
		APN: 0048-03-0060 Document #: 2025097764 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 205-207 Subdivision: CRESTLINE MapRef: MB 2 PG 71 Abbreviated Description: Lot:205-207 Subdivision:CRESTLINE Map Ref:MB 2 PG 71								
9	.48Mi.	**5429 POTTER ST** **SARASOTA, FL 34232-2775**	05/02/2025	$375,000	$360	1040	6/2/2	1997	10,648 SF	
		APN: 0048-04-0021 Document #: 2025067835 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 21&22 Block: A Subdivision: BROADWAY SUBDIVISION MapRef: MB 2 PG 33 Abbreviated Description: Block:A Subdivision:BROADWAY SUBDIVISION Map Ref:MB 2 PG 33Abbreviated Description:SOUTH106.48FT LOTS21&22								
10	.05Mi.	**5635 ALTA VISTA ST** **SARASOTA, FL 34232-2963**	03/06/2025	$309,000	$329	938	4/2/2	1980	6,709 SF	
		APN: 0048-11-0011 Document #: 2025035400 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 371&372 Subdivision: CRESTLINE SUBDIVISION MapRef: MB 2 PG 71 Abbreviated Description: Subdivision:CRESTLINE SUBDIVISION Map Ref:MB 2 PG 71Abbreviated Description:EAST62.5FT LOT 371&372								
11	.41Mi.	**5449 DORSAY ST** **SARASOTA, FL 34232-2759**	02/06/2025	$322,000	$274	1175	5/2/1	1973	14,800 SF	
		APN: 0048-04-0075 Document #: 2025018421 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22&24 Block: C Subdivision: BROADWAY SUBDIVISION MapRef: MB 2 PG 33 Abbreviated Description: Lot:22&24 Block:C Subdivision:BROADWAY SUBDIVISION Map Ref:MB 2 PG 33								
12	.28Mi.	**747 HANCOCK AVE** **SARASOTA, FL 34232-6710**	01/24/2025	$365,000	$393	928	5/2/2	1988	15,000 SF	
		APN: 0048-03-0119 Document #: 2025011711 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 409-411 Subdivision: CRESTLINE MapRef: MB 2 PG 71 Abbreviated Description: Lot:409-411 Subdivision:CRESTLINE Map Ref:MB 2 PG 71								
13	.33Mi.	**3879 GOLDEN ORIOLE PKWY** **SARASOTA, FL 34232-2374**	01/23/2025	$440,000	$294	1494	6/3/2	2019	5,617 SF	
		APN: 0048-02-0111 Document #: 2025010942 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 111 Subdivision: GARDEN VILLAGE Phase No: 1 MapRef: MB 52 PG 104-110 Abbreviated Description: Lot:111 Subdivision:GARDEN VILLAGE Phase No:1 Map Ref:MB 52 PG 104-110								
14	.39Mi.	**1401 ARCADIA AVE** **SARASOTA, FL 34232-6626**	12/31/2024	$460,000	$230	1995	5/3/2	1997	43,778 SF	
		APN: 0049-06-0004 Document #: 2024173913 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

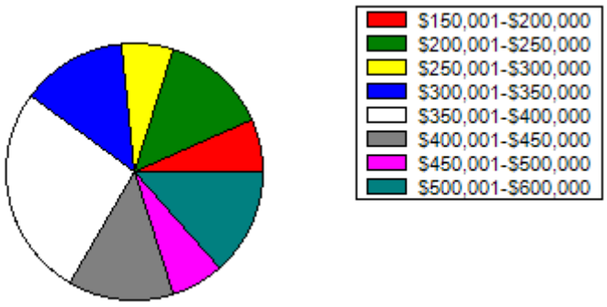
OrderID: 95759313

Legal: Lot: 2 Subdivision: MAUS ACRES MapRef: MB 32 PG 15&15A Sec/Twnship/Range: S25T36SR18E Abbreviated Description: Subdivision:MAUS ACRES Map Ref:MB 32 PG 15&15ASec/Twnship/Range:S25T36SR18E Abbreviated Description:PORTION LOT2

15 .08Mi. **1063 GANTT AVE** 12/17/2024 $211,500 $267 791 4/2/1 1982 7,500 SF
SARASOTA, FL 34232-2920
APN: 0048-15-0114 Document #: 2024167948
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Block: H Subdivision: HIGHLAND CREST MapRef: MB 2 PG 39 Abbreviated Description: Lot:21 Block:H Subdivision:HIGHLAND CREST Map Ref:MB 2 PG 39

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1003 GANTT AVE**	**03/15/2019**	$321,100	$223,045	812	5/3/2	1983	12,463 SF	Yes
.01Mi.	**1001 GANTT AVE**	**04/01/1985**	$254,900	$109,899	784	6/3/2	1983	6,840 SF	Yes
.01Mi.	**1005 GANTT AVE**	**08/02/2021**	$272,000	$272,000	1,169	5/3/1	1983	7,500 SF	
.02Mi.	**1007 GANTT AVE**	**06/23/2022**	$223,400	$138,289	1,165	4/2/1	1983	7,500 SF	
.03Mi.	**1002 BACON AVE**	**12/31/2015**	$194,200	$194,200	791	4/2/1	1982	8,122 SF	
.03Mi.	**1004 BACON AVE**	**11/02/2021**	$236,000	$236,000	1,212	5/3/2	1983	7,500 SF	
.03Mi.	**1006 BACON AVE**	**03/11/2021**	$232,100	$232,100	1,167	5/3/2	1984	7,500 SF	
.03Mi.	**1009 GANTT AVE**	**06/05/2017**	$243,600	$243,600	1,094	5/2/2	1986	11,100 SF	
.03Mi.	**1008 BACON AVE**	**08/31/2023**	$283,000	$283,000	1,286	5/3/2	1983	7,500 SF	
.04Mi.	**5641 ALTA VISTA ST**	**04/17/2015**	$193,300	$193,300	1,328	5/3/2	1976	13,419 SF	
.04Mi.	**1010 BACON AVE**	**12/20/2023**	$298,500	$298,500	1,481	5/3/2	1983	7,500 SF	
.05Mi.	**1013 GANTT AVE**	**04/25/2018**	$301,500	$301,500	928	4/2/2	1955	11,400 SF	
.05Mi.	**1010 GANTT AVE**	**08/04/2021**	$233,400	$233,400	1,177	5/3/2	1978	10,000 SF	
.05Mi.	**1020 BACON AVE**	**09/27/2016**	$265,400	$163,509	1,188	6/3/2	1983	7,500 SF	
.05Mi.	**5635 ALTA VISTA ST**	**12/23/2020**	$284,300	$178,078	938	4/2/2	1980	6,709 SF	
.06Mi.	**1040 BACON AVE**	**03/17/2020**	$314,800	$314,800	1,167	6/3/2	1983	7,500 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	47.9 years old	Households:	16,593
Median Household Income:	$77,184	Households w/Family:	60%
Household Income Per Capita:	$45,477	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Sarasota County School District	Students:	42,618
Number of Schools:	62	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Fruitville Elementary School** Number of Students: 726 Student-Teacher Ratio: 11.79	A-	Public	PK - 5
1.03Mi.	**McIntosh Middle School** Number of Students: 781 Student-Teacher Ratio: 15.62	B-	Public	6 - 8
4.34Mi.	**Sarasota High School** Number of Students: 2,308 Student-Teacher Ratio: 21.45	C	Public	9 - 12

ICE SiteX Report

OrderID: 95759313

Flood Report

The Subject Property of **1003 GANTT AVE, SARASOTA, FL 34232-2920** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	138%	NOTABLY HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	140%	NOTABLY HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	112%	HIGHER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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