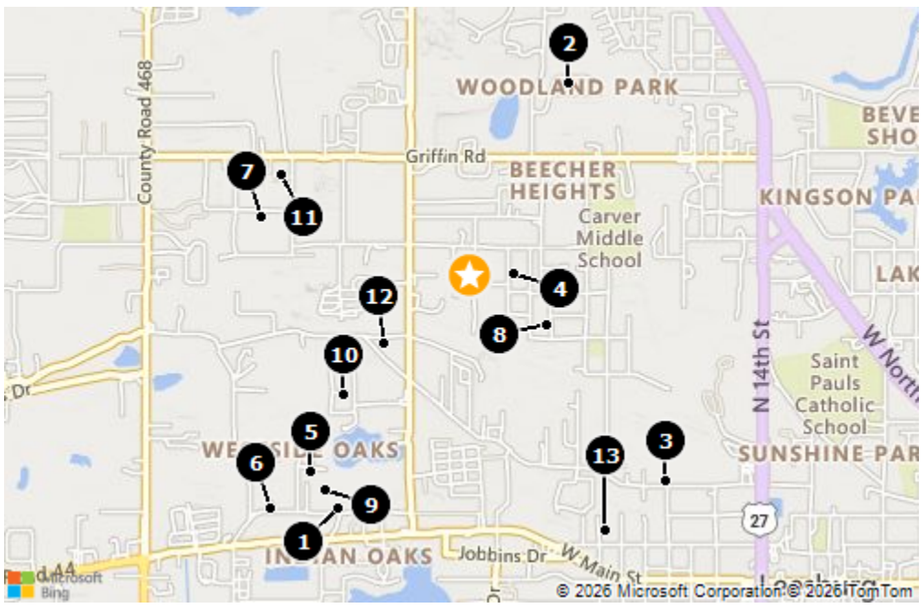
ICE SiteX Report

OrderID: 98722622

SiteX Property Information Report



Subject Property Location

1007 STINSON ST, LEESBURG, FL 34748-3732

County:	**LAKE FL**	Census Tract:	120690305.051019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-19-24-0002-000-10502	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	15	Common Confidence Score:	51
Value Range:	$170,850 - $231,150	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	L2
Assd Land Value:	$32,624	Market Land Value:	$32,624	Tax Year:	2024
Assd Improvement:	$13,216	Market Improvment Value:	$55,717	Total Taxable Value:	$318
Total Assessed Value:	$45,840	Total Assessor Market Value:	$88,341	Delinquent Year:	
				Tax Account ID:	1290724
				Homeowner's Exemption:	
				Tax Exemptions:	DZB

Assessment Legal Description

Sec/Twnship/Range: SEC 22 TWN 19 S RNG 24 E

Abbreviated Description: W 134 FT OF E 494 FT OF S 74 FT OF N 454 FT OF SW 1/4 OF NW 1/4--LESS R/W FOR STINSON & JACKSON STS-- ORB 5148 PG 1981

City/Muni/Twp: LEESBURG

Property Characteristics

Lot Size:	8,040 SF	Bedrooms:	3	Pool:	
Building Area:	1104 SF	Baths:	1	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	Steel
Number of Buildings:		Number of Rooms:		Ext Walls:	Asbestos
Number of Units:	1	Garage Type:		Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/12/2026	Sales Price:	$40,700
Document #:	2026058877 BK-PG 5188-2312	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/06/2024	Loan Amount:	N/A
Document #:	2024025810 BK-PG 6294-1590	Loan Type:	FHA
TD Due Date:	03/01/2064	Type Finance:	

Legal Description:

Sec/Twnship/Range: SW4NW4 S22T19SR24E

City/Muni/Twp: LEESBURG

Prior Transfer

Recording Date:	11/29/2018	Sales Price:	$86,250
Document #:	2018138033 BK-PG 4700-1911	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/24/2018	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98722622

Document #:	2018124948 BK-PG 5188-2312	Loan Type:	FHA
TD Due Date:	11/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/27/2018	Sales Price:	N/A
Document #:	BK-PG 5148 -1981	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 22 TWN 19 S RNG 24 E
Abbreviated Description: W 134 FT OF E 494 FT OF S 74 FT OF N 454 FT OF SW 1/4 OF NW 1/4--LESS R/W FOR STINSON & JACKSON STS-- ORB 5148 PG 1981
City/Muni/Twp: LEESBURG

Prior Transfer

Recording Date:	04/11/2018	Sales Price:	$86,250
Document #:	2018041935 BK-PG 4700-1911	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/02/2015	Loan Amount:	N/A
Document #:	2015119950 BK-PG 4700-1911	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	ADJ
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,028,700	Median # of Bedrooms	3
Median Lot Size	12,000 SF	Median # of Baths	2
Median Living Area	1,118 SF	Median Year Built	1982
Price Range - 2 Yrs	$105,000 to $559,400	Age Range	4 years to 81 years
Median Value	$205,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.72Mi.	**2602 WESTSIDE DR** **LEESBURG, FL 34748-9701**	09/25/2026	$273,000	$226	1204	/3/2	1998	41,910 SF	
		APN: 21-19-24-0004-000-16000 Document #: 2026118536 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
2	.61Mi.	**2115 WOODLAND BLVD** **LEESBURG, FL 34748-3311**	09/11/2026	$205,000	$244	840	/2/1	1962	7,000 SF	
		APN: 15-19-24-0400-000-02400 Document #: 2026111978 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: WOODLAND PARK REPLAT MapRef: MB 16 PG 42 Abbreviated Description: Lot:24 Subdivision:WOODLAND PARK REPLAT Map Ref:MB 16 PG 42								
3	.8Mi.	**1704 CENTER ST** **LEESBURG, FL 34748-4808**	08/21/2026	$105,000	$91	1152	/2/2	2008	8,125 SF	
		APN: 22-19-24-0400-000-00D01 Document #: 2026103045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: D-1 Subdivision: HANSONS ADDITION NO 1 MapRef: MB 9 PG 64 Abbreviated Description: Lot:D-1 Subdivision:HANSONS ADDITION NO 1 Map Ref:MB 9 PG 64								
4	.13Mi.	**1008 NEBRASKA ST** **LEESBURG, FL 34748-3778**	08/10/2026	$215,000	$212	1012	/3/1	1970	9,000 SF	
		APN: 22-19-24-0800-00H-01700 Document #: 2026098026 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Block: H Subdivision: LIBERIA MapRef: MB 9 PG 13 Abbreviated Description: Block:H Subdivision:LIBERIA Map Ref:MB 9 PG 13Abbreviated Description:PORTION LOTS17&18 City/Muni/Twp:LEESBURG City/Muni/Twp: LEESBURG								
5	.72Mi.	**2715 LORRAINE DR** **LEESBURG, FL 34748-4647**	08/04/2026	$204,200	$185	1100	/3/2	1992	4,997 SF	
		APN: 21-19-24-0900-000-01200 Document #: 2026095524 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WESTSIDE OAKS MapRef: MB 28 PG 52 Abbreviated Description: Lot:12 Subdivision:WESTSIDE OAKS Map Ref:MB 28 PG 52								
6	.87Mi.	**2732 WESTSIDE DR** **LEESBURG, FL 34748-9737**	07/28/2026	$275,000	$152	1808	/4/2	1986	12,000 SF	
		APN: 21-19-24-0100-000-00005 Document #: 2026092268 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
7	.61Mi.	**2717 SEMINOLE TRL** **LEESBURG, FL 34748-3619**	06/05/2026	$165,000	$143	1152	/3/2	1945	42,300 SF	
		APN: 21-19-24-0500-000-01300 Document #: 2026069631 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: EDGEWOOD PARK MapRef: MB 12 PG 33 Abbreviated Description: Lot:13 Subdivision:EDGEWOOD PARK Map Ref:MB 12 PG 33								
8	.26Mi.	**809 TALLADEGA ST** **LEESBURG, FL 34748-2799**	05/15/2026	$125,000	$115	1080	/3/1	1997	7,446 SF	
		APN: 22-19-24-0800-00D-00300 Document #: 2026060316 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3&4 Block: D Subdivision: LIBERIA MapRef: MB 9 PG 13 Abbreviated Description: Block:D Subdivision:LIBERIA Map Ref:MB 9 PG 13Abbreviated Description:PORTION LOTS3&4								
9	.74Mi.	**2700 WESTSIDE DR**	05/11/2026	$559,400	$165	3390	/4/3	2022	74,488 SF	Pool/ Spa

ICE SiteX Report

OrderID: 98722622

LEESBURG, FL 34748-9407
APN: 21-19-24-0004-000-24000 Document #: 2026058160
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S21T19SR24E Abbreviated Description: Sec/Twnship/Range:SE4SE4 S21T19SR24E

10	.5Mi.	**2505 VELMA TER**	05/06/2026	$163,100	$145	1118	/3/2	1982	10,140 SF

LEESBURG, FL 34748-4117
APN: 21-19-24-0004-000-13612 Document #: 2026055779
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

11	.61Mi.	**2704 WOOD ST**	04/08/2026	$115,000	$184	624	/1/1	1960	12,400 SF

LEESBURG, FL 34748-3632
APN: 21-19-24-0001-000-01001 Document #: 2026042179
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4NE4 S21T19SR24E Abbreviated Description: Sec/Twnship/Range:NW4NE4 S21T19SR24E

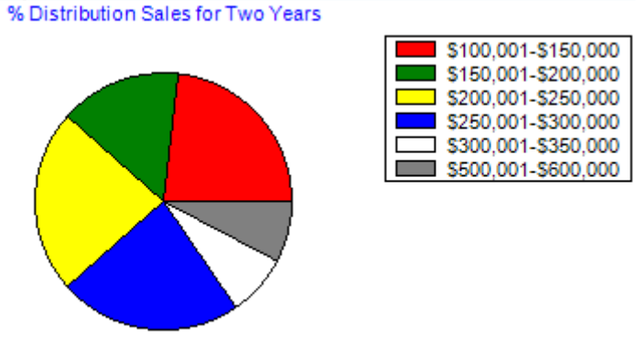
12	.32Mi.	**2421 COLONIAL ST**	03/30/2026	$349,000	$396	880	/2/1	1948	43,604 SF

LEESBURG, FL 34748-4103
APN: 21-19-24-0004-000-11600 Document #: 2026038370
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NE4SE4 S21T19SR24E Abbreviated Description: Sec/Twnship/Range:NE4NE4SE4 S21T19SR24E

13	.82Mi.	**206 N TRUETT ST**	03/26/2026	$275,000	$168	1629	/3/2	1952	25,500 SF

LEESBURG, FL 34748-4737
APN: 27-19-24-1700-00J-00300 Document #: 2026036891
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3,6,7&10 Block: J Subdivision: W C WILKINS OAK CREST SUBDIVISION MapRef: MB 4 PG 58 Abbreviated Description: Lot:3,6,7&10 Block:J Subdivision:W C WILKINS OAK CREST SUBDIVISION Map Ref:MB 4 PG 58Abbreviated Description:PORTION LOT3

Comparable Sales Chart



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.	**1007 STINSON ST**	**07/27/2018**	$88,341	$45,840	1,104	/3/1	1971	8,040 SF	
.01Mi.	**1009 STINSON ST**	**04/16/2018**	$71,844	$71,844	1,104	/3/1	1971	7,869 SF	
.02Mi.	**2326 JACKSON ST**	**07/26/2006**	$111,783	$51,740	1,220	/3/1	1953	8,640 SF	
.02Mi.	**1011 STINSON ST**	**10/15/2015**	$54,854	$54,854	1,104	/3/1	1972	10,050 SF	
.03Mi.	**2329 GASKINS ST**	**08/01/1981**	$77,356	$77,356	832	/2/1	1953	11,040 SF	
.04Mi.	**2327 JACKSON ST**	**04/14/2003**	$105,327	$49,610	912	/2/1	1969	15,000 SF	
.04Mi.	**925 STINSON ST**	**03/22/2022**	$77,066	$77,066	864	/2/1	1947	10,101 SF	
.04Mi.	**2326 GASKINS ST**	**02/29/2000**	$93,189	$93,189	888	/2/1	1946	14,280 SF	
.05Mi.	**2329 JACKSON ST**	**05/19/2008**	$98,804	$57,400	810	/2/2	2008	6,000 SF	
.05Mi.	**2306 WAITMAN AVE**	**07/15/2016**	$126,921	$76,230	1,388	/3/2	1963	10,712 SF	
.05Mi.	**2316 JAMES ST**	**11/01/1984**	$107,840	$53,750	1,248	/3/2	1988	8,540 SF	
.06Mi.	**2320 JAMES ST**	**04/24/1998**	$124,416	$68,530	1,500	/3/2	1998	7,000 SF	
.07Mi.	**2321 HARLEM AVE**	**10/05/2009**	$101,026	$80,490	1,186	/3/1	2009	6,764 SF	
.07Mi.	**2335 HARLEM AVE**	**04/26/2010**	$121,570	$72,620	1,252	/3/1	2010	6,930 SF	
.07Mi.	**2329 HARLEM AVE**	**12/01/1993**	$97,898	$52,640	1,050	/3/2	1994	7,140 SF	
.07Mi.	**2349 HARLEM AVE**	**11/29/2018**	$100,474	$53,310	1,000	/3/1	1986	8,925 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	52.5 years old	Households:	19,079
Median Household Income:	$55,270	Households w/Family:	63%
Household Income Per Capita:	$33,787	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

ICE SiteX Report

OrderID: 98722622

School District

School District Zone:	Lake County School District	Students:	47,982
Number of Schools:	61	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Carver Middle School** Number of Students: 737 Student-Teacher Ratio: 16.16	D+	Public	6 - 8
12.90Mi.	**Lake Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
1.19Mi.	**Beverly Shores Elementary School** Number of Students: 596 Student-Teacher Ratio: 15.68	D	Public	PK - 5
12.90Mi.	**Lake Virtual Franchise** Number of Students: 247 Student-Teacher Ratio: 10.33	B-	Public	KG - 12
1.35Mi.	**Leesburg High School** Number of Students: 1,724 Student-Teacher Ratio: 22.99 Advanced Placement: Yes	D	Public	9 - 12
1.08Mi.	**Rimes Early Learning & Literacy Center** Number of Students: 242 Student-Teacher Ratio: 10.52	NA	Public	PK - 2
12.90Mi.	**Lake Virtual Instruction Program (District Provided)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **1007 STINSON ST, LEESBURG, FL 34748-3732** 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	121%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	79%	LOWER
MURDER	115%	HIGHER
OVERALL	126%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.