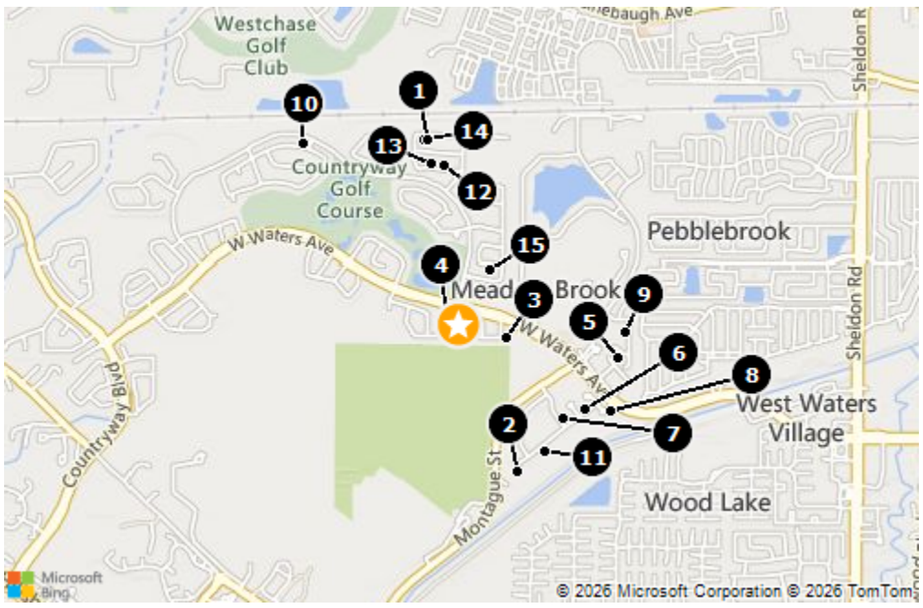
ICE SiteX Report

OrderID: 98671719

SiteX Property Information Report



Subject Property Location

10118 VISTA POINTE DR, TAMPA, FL 33635-6328

County:	**HILLSBOROUGH FL**	Census Tract:	120570116.164002
Property Use:	Single Family Residential	Zoning:	PD
Parcel Number:	U21281707GA00000000260	Thomas Bros Pg-Grid:	

Valuation

Value:	**$632,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$543,520 - $720,480	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U
Assd Land Value:		Market Land Value:	$133,754	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$350,615	Total Taxable Value:	$3,596
Total Assessed Value:	$215,412	Total Assessor Market Value:	$484,369	Delinquent Year:	
				Tax Account ID:	0043297726
				Homeowner's Exemption:	
				Tax Exemptions:	DFZ

Assessment Legal Description

Lot: 26 Block: A Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 Tract No: 7 Phase No: 2 Map Ref: BK 72 PG 61 Sec/Twnship/Range: SEC 21 TWN 28S RNG 17E

Abbreviated Description:	COUNTRYWAY PARCEL B TRACT 7 PHASE 2 LOT 26 BLOCK A
City/Muni/Twp:	UNINCORPORATED COUNTY

Property Characteristics

Lot Size:	9,193 SF	Bedrooms:	4	Pool:	
Building Area:	2511 SF	Baths:	3	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Contemp	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/19/2020	Sales Price:	$348,580
Document #:	542299 BK-PG 25213-1778	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/05/2017	Loan Amount:	N/A
Document #:	2017351857 BK-PG 25213-1778	Loan Type:	VA
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
Lot: 26 Block: A Subdivision: COUNTRYWAY Tract No: 7 Phase No: 2
Abbreviated Description: PARCEL B

Prior Transfer

Recording Date:	08/30/2017	Sales Price:	$337,791
Document #:	2017344808 BK-PG 24605-0823	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/10/2017	Sales Price:	N/A

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Document #:	2017011818 BK-PG 15962-1091	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/16/2016	Loan Amount:	N/A
Document #:	2016494269 BK-PG 24605-0823	Loan Type:	VA
TD Due Date:	01/01/2047	Type Finance:	

Legal Description:
Lot: 26 Block: A Subdivision: COUNTRYWAY Tract No: 7 Phase No: 2
Abbreviated Description: PARCEL B

Prior Transfer

Recording Date:	07/24/2007	Sales Price:	$224,250
Document #:	2007326136 BK-PG 15962-1091	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/07/2006	Loan Amount:	N/A
Document #:	2006009424 BK-PG 15962-1091	Loan Type:	Unknown
TD Due Date:	01/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 26 Block: A Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2
Abbreviated Description: TAX ID# 0043297726

Prior Transfer

Recording Date:	10/14/1994	Sales Price:	N/A
Document #:	BK-PG 07553-00483	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/18/1994		
Document Type:			

Legal Description:
Lot: 26 Block: A Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 (CONTAINS LTS Map Ref: PB 72 61
Abbreviated Description: LT 26 BLK A PB 72/61

Prior Transfer

Recording Date:	10/01/1994	Sales Price:	$165,800
Document #:	94255761 BK-PG 7553 -483	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 26 Block: A Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 Tract No: 7 Phase No: 2 Map Ref: BK 72 PG 61 Sec/Twnship/Range: SEC 21 TWN 28S RNG 17E
Abbreviated Description: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 LOT 26 BLOCK A
City/Muni/Twp: UNINCORPORATED COUNTY

Prior Transfer

Recording Date:	08/22/1994	Sales Price:	$165,800
Document #:	BK-PG 07497-01903	Type of Sale:	Full Amount on Deed
Contract Date:	08/18/1994		
Document Type:			

Legal Description:
Lot: 26 Block: A Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 (CONTAINS LTS Map Ref: PB 72 61
Abbreviated Description: LT 26 BLK A PB 72/61

Prior Transfer

Recording Date:	07/01/1993	Sales Price:	$715,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,566,600	Median # of Bedrooms	3
Median Lot Size	5,499 SF	Median # of Baths	2
Median Living Area	1,591 SF	Median Year Built	1995
Price Range - 2 Yrs	$4,700 to $825,000	Age Range	27 years to 36 years
Median Value	$436,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.53Mi.	**11220 CLAYRIDGE DR** **TAMPA, FL 33635-1549**	09/28/2026	$350,500	$226	1546	/4/2	1994	5,712 SF	
		APN: U21281707HC00000000150 Document #: 2026378052 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: C Subdivision: COUNTRYWAY PARCEL B TRACT 9 PHASE 2 MapRef: MB 73 PG 8-1-8-3 Abbreviated Description: Lot:15 Block:C Subdivision:COUNTRYWAY PARCEL B TRACT 9 PHASE 2 Map Ref:MB 73 PG 8-1-8-3								
2	.46Mi.	**10238 CHARLESTON CORNER RD** **TAMPA, FL 33635-6011**	09/08/2026	$475,000	$265	1786	/4/3	1995	7,756 SF	
		APN: U27281707N000001000600 Document #: 2026350946 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 60 Block: 1 Subdivision: MEADOW BROOK UNIT 1 MapRef: MB 73 PG 14-1-14-7 Abbreviated Description: Lot:60 Block:1 Subdivision:MEADOW BROOK UNIT 1 Map Ref:MB 73 PG 14-1-14-7								
3	.15Mi.	**10006 VISTA POINTE DR** **TAMPA, FL 33635-6331**	08/25/2026	$600,000	$257	2328	/3/2	1994	14,472 SF	
		APN: U21281707GA00000000380 Document #: 2026331466 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 38 Block: A Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 MapRef: MB 72 PG 61 Abbreviated Description: Lot:38 Block:A Subdivision:COUNTRYWAY PARCEL B TRACT 7 PHASE 2 Map Ref:MB 72 PG 61

4	.06Mi.	**10127 VISTA POINTE DR** **TAMPA, FL 33635-6329**	08/21/2026	$825,000	$257	3207	/5/2.5	1994	16,109 SF	Yes

APN: U21281707GB00000000180 Document #: 2026328398
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: B Subdivision: COUNTRYWAY PARCEL B TRACT 7 PHASE 2 MapRef: MB 72 PG 61 Abbreviated Description: Lot:18 Block:B Subdivision:COUNTRYWAY PARCEL B TRACT 7 PHASE 2 Map Ref:MB 72 PG 61

5	.47Mi.	**8507 TIARA PARK WAY** **TAMPA, FL 33635-1630**	08/03/2026	$454,900	$320	1420	/3/2	1999	6,264 SF	

APN: U22281707S000000000350 Document #: 2026299759
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: MEADOW BROOK UNIT 3 MapRef: MB 84 PG 43-1-43-5 Abbreviated Description: Lot:35 Subdivision:MEADOW BROOK UNIT 3 Map Ref:MB 84 PG 43-1-43-5

6	.44Mi.	**10105 CHARLESTON CORNER RD** **TAMPA, FL 33635-6010**	07/17/2026	$355,000	$224	1578	/3/2	1995	5,000 SF	

APN: U22281707N000001000210 Document #: 2026276942
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 1 Subdivision: MEADOW BROOK UNIT 1 MapRef: MB 73 PG 14 Abbreviated Description: Lot:21 Block:1 Subdivision:MEADOW BROOK UNIT 1 Map Ref:MB 73 PG 14

7	.4Mi.	**8503 BELLA WAY** **TAMPA, FL 33635-6005**	07/14/2026	$436,000	$276	1578	/3/2	1995	5,000 SF	

APN: U22281707N000001000100 Document #: 2026270509
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: MEADOW BROOK UNIT 1 MapRef: MB 73 PG 14-1-14-7 Abbreviated Description: Lot:10 Block:1 Subdivision:MEADOW BROOK UNIT 1 Map Ref:MB 73 PG 14-1-14-7

8	.5Mi.	**8501 PRINGLE WAY** **TAMPA, FL 33635-6008**	06/16/2026	$4,700	$2	1591	/3/2	1995	15,785 SF	

APN: U22281707N000001000330 Document #: 2026230395
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Block: 1 Subdivision: MEADOW BROOK Legal Unit: 1 MapRef: MB 73 PG 14 Abbreviated Description: Lot:33 Block:1 Subdivision:MEADOW BROOK Legal Unit:1 Map Ref:MB 73 PG 14

9	.48Mi.	**8426 POYDRAS LN** **TAMPA, FL 33635-1631**	06/01/2026	$437,000	$265	1644	/4/2	1999	5,250 SF	

APN: U22281707S000000000470 Document #: 2026207172
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: MEADOW BROOK UNIT 3 MapRef: MB 84 PG 43-1-43-5 Abbreviated Description: Lot:47 Subdivision:MEADOW BROOK UNIT 3 Map Ref:MB 84 PG 43-1-43-5

10	.69Mi.	**11421 GLENMONT DR** **TAMPA, FL 33635-1527**	05/08/2026	$545,000	$241	2261	/3/2	1991	6,977 SF	Yes

APN: U21281707700000020000020 Document #: 2026178863
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: COUNTRYWAY PARCEL B TRACT 13 & 14 PHASE 1 MapRef: MB 69 PG 26-1-26-4 Abbreviated Description: Lot:2 Block:2 Subdivision:COUNTRYWAY PARCEL B TRACT 13 & 14 PHASE 1 Map Ref:MB 69 PG 26-1-26-4

11	.44Mi.	**10218 CHARLESTON CORNER RD** **TAMPA, FL 33635-6011**	05/08/2026	$538,000	$303	1770	/3/2.5	1996	5,000 SF	Pool/ Spa

APN: U27281707N000001000500 Document #: 2026178448
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Block: 1 Subdivision: MEADOW BROOK UNIT 1 MapRef: MB 73 PG 14 Abbreviated Description: Lot:50 Block:1 Subdivision:MEADOW BROOK UNIT 1 Map Ref:MB 73 PG 14

12	.46Mi.	**11328 CLAYRIDGE DR** **TAMPA, FL 33635-1558**	05/04/2026	$377,000	$167	2250	/3/2.5	1995	5,390 SF	

APN: U21281707HB00000000050 Document #: 2026170560
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: B Subdivision: COUNTRYWAY PARCEL B TRACT 9 PHASE 2 Tract No: 9 Phase No: 2 MapRef: MB 73 PG 8 Abbreviated Description: Lot:5 Block:B Subdivision:COUNTRYWAY PARCEL B TRACT 9 PHASE 2 Tract No:9 Phase No:2 Map Ref:MB 73 PG 8

13	.47Mi.	**11320 CLAYRIDGE DR** **TAMPA, FL 33635-1558**	04/30/2026	$380,000	$291	1302	/3/2	1994	5,119 SF	

APN: U21281707HB00000000090 Document #: 2026165904
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: B Subdivision: COUNTRYWAY PARCEL B TRACT 9 PHASE 2 MapRef: MB 73 PG 8 Abbreviated Description: Lot:9 Block:B Subdivision:COUNTRYWAY PARCEL B TRACT 9 PHASE 2 Map Ref:MB 73 PG 8

14	.54Mi.	**11222 CLAYRIDGE DR** **TAMPA, FL 33635-1549**	04/20/2026	$393,500	$305	1290	/3/2	1994	5,499 SF	Yes

APN: U21281707HC00000000140 Document #: 2026150738
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: C Subdivision: COUNTRYWAY PARCEL B Tract No: 9 Phase No: 2 MapRef: MB 73 PG 8 Abbreviated Description: Lot:14 Block:C Subdivision:COUNTRYWAY PARCEL B Tract No:9 Phase No:2 Map Ref:MB 73 PG 8

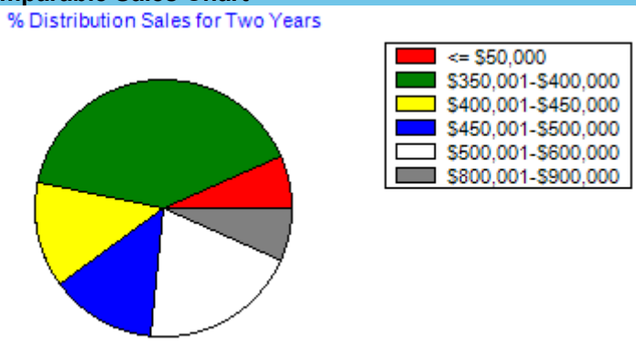
15	.18Mi.	**11106 WINDPOINT DR** **TAMPA, FL 33635-1516**	04/08/2026	$395,000	$309	1276	/3/2	1990	5,345 SF	

APN: U21281707300000200012 0 Document #: 2026133634
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: COUNTRYWAY PARCEL B Tract No: 8 Phase No: 1 MapRef: MB 69 PG 4-1-4-4 Abbreviated Description: Lot:12 Block:2 Subdivision:COUNTRYWAY PARCEL B Tract No:8 Phase No:1 Map Ref:MB 69 PG 4-1-4-4

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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.	**10118 VISTA POINTE DR**	**10/01/1994**	$484,369	$215,412	2,511	/4/3	1994	9,193 SF	
.02Mi.	**10114 VISTA POINTE DR**	**12/27/2011**	$436,223	$436,223	1,967	/3/2	1995	8,063 SF	Yes
.02Mi.	**10128 VISTA POINTE DR**	**06/01/2010**	$539,404	$258,076	2,576	/4/3	1995	9,913 SF	Yes
.03Mi.	**10121 VISTA POINTE DR**	**11/24/2009**	$488,705	$230,112	2,364	/4/2.5	1996	8,725 SF	Yes
.03Mi.	**10123 VISTA POINTE DR**	**06/05/2025**	$554,478	$252,552	3,688	/5/3	1996	8,798 SF	
.03Mi.	**10112 VISTA POINTE DR**	**03/11/2010**	$527,256	$248,268	2,580	/4/2	1994	9,981 SF	Pool/ Spa
.03Mi.	**10115 VISTA POINTE DR**	**01/27/2022**	$450,401	$450,401	2,444	/4/2.5	1996	7,700 SF	Yes
.03Mi.	**10117 VISTA POINTE DR**	**11/07/2018**	$530,636	$530,636	2,603	/4/3	1995	8,957 SF	Pool/ Spa
.03Mi.	**10132 VISTA POINTE DR**	**12/13/2018**	$462,746	$221,114	2,161	/4/3	1993	8,363 SF	Pool/ Spa
.04Mi.	**10119 VISTA POINTE DR**	**12/01/1994**	$507,806	$230,245	2,676	/3/2	1994	9,375 SF	Yes
.04Mi.	**10125 VISTA POINTE DR**	**12/20/2023**	$473,165	$462,917	2,189	/3/2	1994	9,381 SF	Pool/ Spa
.04Mi.	**10109 VISTA POINTE DR**	**01/01/1996**	$562,664	$252,603	3,232	/5/3	1995	9,996 SF	
.05Mi.	**10110 VISTA POINTE DR**	**05/29/2025**	$588,303	$256,791	2,820	/4/3	1994	17,570 SF	Yes
.05Mi.	**10131 VISTA POINTE DR**	**12/12/2016**	$457,518	$300,622	2,312	/5/3	1996	7,835 SF	
.05Mi.	**10133 VISTA POINTE DR**	**09/01/1996**	$461,953	$220,923	2,430	/4/2.5	1996	7,700 SF	Yes
.05Mi.	**10134 VISTA POINTE DR**	**09/01/1993**	$592,592	$266,306	2,586	/4/3	1993	19,238 SF	Yes

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	38.3 years old	Households:	8,302
Median Household Income:	$78,473	Households w/Family:	66%
Household Income Per Capita:	$43,175	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Hillsborough County School District	Students:	220,360
Number of Schools:	293	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.50Mi.	**Hillsborough Virt Instr Prgs** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
0.58Mi.	**Braulio Alonso High School** Number of Students: 2,863 Student-Teacher Ratio: 25.37 Advanced Placement: Yes	B	Public	9 - 12
3.52Mi.	**J. Crockett Farnell Middle School** Number of Students: 1,184 Student-Teacher Ratio: 23.76	A	Public	6 - 8
9.77Mi.	**Patricia Sullivan Metropolitan Ministries Partnership School** Number of Students: 68 Student-Teacher Ratio: 9.71	B+	Public	KG - 5
0.83Mi.	**A. Leon Lowry Elementary School**	B+	Public	PK - 5

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Number of Students: 755
Student-Teacher Ratio: 14.58

9.50Mi. **Hillsborough Virtual Franchise High School** Number of Students: 3 Student-Teacher Ratio: NA	NA	Public	KG - 12
9.50Mi. **Hillsborough Virtual School** Number of Students: 491 Student-Teacher Ratio: 10.17 Advanced Placement: Yes	B	Public	KG - 12

Flood Report

The Subject Property of **10118 VISTA POINTE DR, TAMPA, FL 33635-6328** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	100%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

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