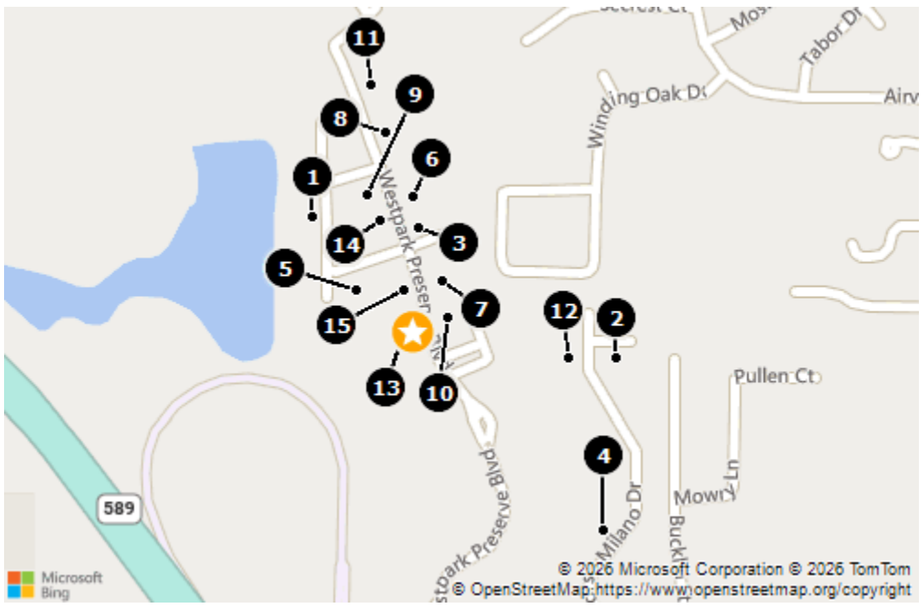
ICE SiteX Report

OrderID: 98110090

SiteX Property Information Report



Subject Property Location

10118 WESTPARK PRESERVE BLVD, TAMPA, FL 33625-3726

County:	**HILLSBOROUGH FL**	Census Tract:	120570114.143000
Property Use:	Townhouse (Residential)	Zoning:	PD
Parcel Number:	U13281797L000001000050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$305,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$280,600 - $329,400	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U
Assd Land Value:		Market Land Value:	$28,610	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$259,112	Total Taxable Value:	$3,748
Total Assessed Value:	$207,861	Total Assessor Market Value:	$287,722	Delinquent Year:	
				Tax Account ID:	0037305210
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE Map Ref: BK 110 PG 300 Sec/Twnship/Range: SEC 13 TWN 28S RNG 17E

Abbreviated Description:	WESTPARK PRESERVE LOT 5 BLOCK 1
City/Muni/Twp:	UNINCORPORATED COUNTY

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1622 SF	Baths:	2.5	Fireplace:	
Year Built:	2007	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:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/02/2023	Loan Amount:	N/A
Document #:	2023337864 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE

Mortgage Record

Recording Date:	01/17/2018	Loan Amount:	N/A
Document #:	2018024577 BK-PG 25500-1653	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE

Prior Transfer

Recording Date:	01/17/2018	Sales Price:	$51,600
Document #:	2018022858 BK-PG 17945-0856	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/09/2018	Sales Price:	$159,600
Document #:	2018011557 BK-PG 21873-1328	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/29/2017	Sales Price:	$211,000
Document #:	2017499778 BK-PG 25461-1199	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/22/2017		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE Map Ref: MB110 PG300-317

Prior Transfer

Recording Date:	12/22/2017	Sales Price:	$211,000
Document #:	2017499778 BK-PG 25461 -1199	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE Map Ref: BK 110 PG 300 Sec/Twnship/Range: SEC 13 TWN 28S RNG 17E
Abbreviated Description: WESTPARK PRESERVE LOT 5 BLOCK 1
City/Muni/Twp: UNINCORPORATED COUNTY

Prior Transfer

Recording Date:	05/28/2013	Sales Price:	$154,800
Document #:	2013204836 BK-PG 17945-0834	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2013	Loan Amount:	N/A
Document #:	2013185796 BK-PG 21873-1328	Loan Type:	New Conventional
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE

Mortgage Record

Recording Date:	07/17/2007	Loan Amount:	N/A
Document #:	2007314861 BK-PG 17945-0856	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/11/2037	Type Finance:	

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE

Prior Transfer

Recording Date:	07/17/2007	Sales Price:	$206,400
Document #:	2007314859 BK-PG 17945-0832	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/11/2007		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTPARK PRESERVE Map Ref: MB110 PG300-317

Prior Transfer

Recording Date:	07/11/2007	Sales Price:	$206,400
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,233,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2.5
Median Living Area	1,622 SF	Median Year Built	2007
Price Range - 2 Yrs	$280,000 to $435,000	Age Range	6 years to 19 years
Median Value	$345,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**10238 ESTERO BAY LN TAMPA, FL 33625-3734**	05/29/2026	$308,000	$189	1622	/3/2.5	2008	SF	
		APN: U13281797L000006000030 Document #: 2026206442 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 3 Block: 6 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300 Abbreviated Description: Lot:3 Block:6 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300								
2	.15Mi.	**6814 VIA PERLOSO CT TAMPA, FL 33625-4915**	05/12/2026	$405,000	$206	1964	/3/2.5	2020	SF	
		APN: U132817B4J000000000580 Document #: 2026182477 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 58 Subdivision: VERONA MapRef: MB 133 PG 183 Abbreviated Description: Lot:58 Subdivision:VERONA Map Ref:MB 133 PG 183								
3	.07Mi.	**6817 CHARLOTTE HARBOR WAY TAMPA, FL 33625-3772**	04/27/2026	$375,000	$214	1750	/3/2.5	2008	SF	
		APN: U13281797L000014000010 Document #: 2026160076 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 14 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300-317 Abbreviated Description: Lot:1 Block:14 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300-317								
4	.2Mi.	**10038 CORSO MILANO DR TAMPA, FL 33625-4913**	03/30/2026	$435,000	$186	2337	/4/3	2019	SF	
		APN: U132817B4J000000000180 Document #: 2026121870 Document Type: Price Code: R Land Use: Townhouse (Residential)								

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Legal: Lot: 18 Subdivision: VERONA MapRef: MB 133 PG 183 Abbreviated Description: Lot:18 Subdivision:VERONA Map Ref:MB 133 PG 183

5	.05Mi.	**6920 CHARLOTTE HARBOR WAY** **TAMPA, FL 33625-3733**	02/03/2026	$329,000	$202	1622	/3/2.5	2007	SF

APN: U13281797L000003000060 Document #: 2026042409
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 3 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300 Abbreviated Description: Lot:6 Block:3 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300

6	.1Mi.	**10217 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3749**	12/09/2025	$308,000	$189	1622	/3/2.5	2008	SF

APN: U13281797L000015000060 Document #: 2025520394
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 15 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300-317 Abbreviated Description: Lot:6 Block:15 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300-317

7	.04Mi.	**10135 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3762**	11/07/2025	$345,000	$197	1750	/3/2.5	2007	SF

APN: U13281797L000012000010 Document #: 2025476719
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 12 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300 Abbreviated Description: Lot:1 Block:12 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300

8	.14Mi.	**10317 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3774**	11/05/2025	$280,000	$224	1248	/2/2.5	2007	SF

APN: U13281797L000017000080 Document #: 2025473688
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: 17 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300-317 Abbreviated Description: Lot:8 Block:17 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300-317

9	.1Mi.	**6910 ROCK SPRINGS WAY** **TAMPA, FL 33625-3735**	08/01/2025	$334,000	$205	1622	/3/2.5	2007	SF

APN: U13281797L000007000020 Document #: 2025334426
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 7 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300-317 Abbreviated Description: Lot:2 Block:7 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300-317

10	.03Mi.	**10121 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3762**	07/18/2025	$365,000	$208	1750	/3/2.5	2007	SF

APN: U13281797L000012000080 Document #: 2025312338
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: 12 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300-317 Abbreviated Description: Lot:8 Block:12 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300-317

11	.18Mi.	**10407 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3775**	07/14/2025	$280,000	$224	1248	/2/2.5	2008	SF

APN: U13281797L000018000050 Document #: 2025303101
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 18 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300 Abbreviated Description: Lot:5 Block:18 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300

12	.11Mi.	**10106 CORSO MILANO DR** **TAMPA, FL 33625-4969**	07/03/2025	$425,000	$216	1964	/3/2.5	2020	SF

APN: U132817B4J000000000430 Document #: 2025290058
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 43 Subdivision: VERONA MapRef: MB 133 PG 183 Abbreviated Description: Lot:43 Subdivision:VERONA Map Ref:MB 133 PG 183

13	.01Mi.	**10124 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3726**	06/26/2025	$360,000	$205	1750	/3/2.5	2007	SF

APN: U13281797L000001000080 Document #: 2025278935
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: 1 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300-317 Abbreviated Description: Lot:8 Block:1 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300-317

14	.08Mi.	**10212 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3747**	06/20/2025	$350,000	$215	1622	/3/2.5	2007	SF

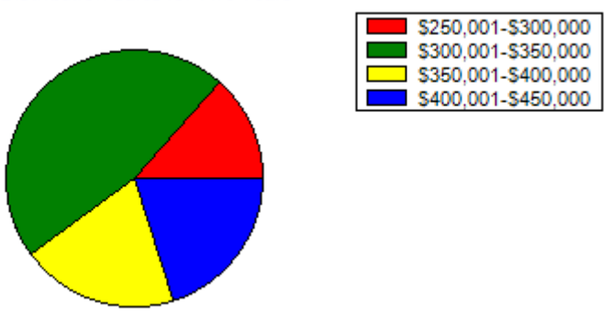
APN: U13281797L000009000060 Document #: 2025269975
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 9 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300 Abbreviated Description: Lot:6 Block:9 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300

15	.03Mi.	**10136 WESTPARK PRESERVE BLVD** **TAMPA, FL 33625-3726**	04/21/2025	$334,000	$205	1622	/3/2.5	2007	SF

APN: U13281797L000002000040 Document #: 2025171737
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 2 Subdivision: WESTPARK PRESERVE MapRef: MB 110 PG 300 Abbreviated Description: Lot:4 Block:2 Subdivision:WESTPARK PRESERVE Map Ref:MB 110 PG 300

Comparable Sales Chart

% Distribution Sales for Two Years



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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 WESTPARK PRESERVE BLVD**	**12/22/2017**	$287,722	$207,861	1,622	/3/2.5	2007		
0Mi.	**10116 WESTPARK PRESERVE BLVD**	**07/30/2025**	$287,722	$187,443	1,622	/3/2.5	2007		
0Mi.	**10120 WESTPARK PRESERVE BLVD**	**01/29/2021**	$287,857	$287,857	1,622	/3/2.5	2007		
.01Mi.	**10114 WESTPARK PRESERVE BLVD**	**01/19/2016**	$287,857	$287,857	1,622	/3/2.5	2007		
.01Mi.	**10122 WESTPARK PRESERVE BLVD**	**07/19/2007**	$282,171	$282,171	1,622	/3/2.5	2007		
.01Mi.	**10112 WESTPARK PRESERVE BLVD**	**12/09/2020**	$288,125	$205,375	1,622	/3/2.5	2007		
.01Mi.	**10124 WESTPARK PRESERVE BLVD**	**06/26/2025**	$308,828	$308,828	1,750	/3/2.5	2007		
.01Mi.	**10110 WESTPARK PRESERVE BLVD**	**10/03/2013**	$313,422	$313,422	1,750	/3/2.5	2007		
.02Mi.	**10130 WESTPARK PRESERVE BLVD**	**06/30/2022**	$308,361	$308,361	1,750	/3/2.5	2007		
.02Mi.	**10132 WESTPARK PRESERVE BLVD**	**04/14/2023**	$282,524	$282,524	1,622	/3/2.5	2007		
.02Mi.	**6841 BIG CYPRESS WAY**	**10/22/2019**	$303,061	$147,225	1,750	/3/2.5	2007		
.03Mi.	**10134 WESTPARK PRESERVE BLVD**	**12/18/2018**	$282,814	$282,814	1,622	/3/2.5	2007		
.03Mi.	**10121 WESTPARK PRESERVE BLVD**	**07/16/2025**	$306,547	$206,461	1,750	/3/2.5	2007		
.03Mi.	**6839 BIG CYPRESS WAY**	**06/10/2024**	$281,740	$281,740	1,622	/3/2.5	2007		
.03Mi.	**10123 WESTPARK PRESERVE BLVD**	**09/23/2013**	$282,147	$282,147	1,622	/3/2.5	2007		
.03Mi.	**10136 WESTPARK PRESERVE BLVD**	**04/16/2025**	$282,951	$132,670	1,622	/3/2.5	2007		

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	43.7 years old	Households:	11,837
Median Household Income:	$75,835	Households w/Family:	65%
Household Income Per Capita:	$37,811	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Hillsborough County School District	Students:	220,360
Number of Schools:	293	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.23Mi.	**Braulio Alonso High School** Number of Students: 2,863 Student-Teacher Ratio: 25.37 Advanced Placement: Yes	B-	Public	9 - 12
0.89Mi.	**Francis Bellamy Elementary School** Number of Students: 589 Student-Teacher Ratio: 14.95	D	Public	PK - 5
8.01Mi.	**Patricia Sullivan Metropolitan Ministries Partnership School** Number of Students: 68 Student-Teacher Ratio: 9.71	A	Public	KG - 5
2.47Mi.	**Sgt. Smith Middle Academy for Broadcasting and Health Science** Number of Students: 595 Student-Teacher Ratio: 18.99	A-	Public	6 - 8
7.74Mi.	**Hillsborough Virtual Franchise High School** Number of Students: 3 Student-Teacher Ratio: NA	NA	Public	KG - 12
7.74Mi.	**Hillsborough Virtual School** Number of Students: 491 Student-Teacher Ratio: 10.17 Advanced Placement: Yes	B-	Public	KG - 12
7.74Mi.	**Hillsborough Virt Instr Prgs** Number of Students: NA	NA	Public	KG - 12

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Student-Teacher Ratio: NA

Flood Report

The Subject Property of **10118 WESTPARK PRESERVE BLVD, TAMPA, FL 33625-3726** 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	114%	HIGHER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	53%	NOTABLY LOWER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	67%	NOTABLY LOWER
OVERALL	59%	NOTABLY LOWER

Disaster Alerts

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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