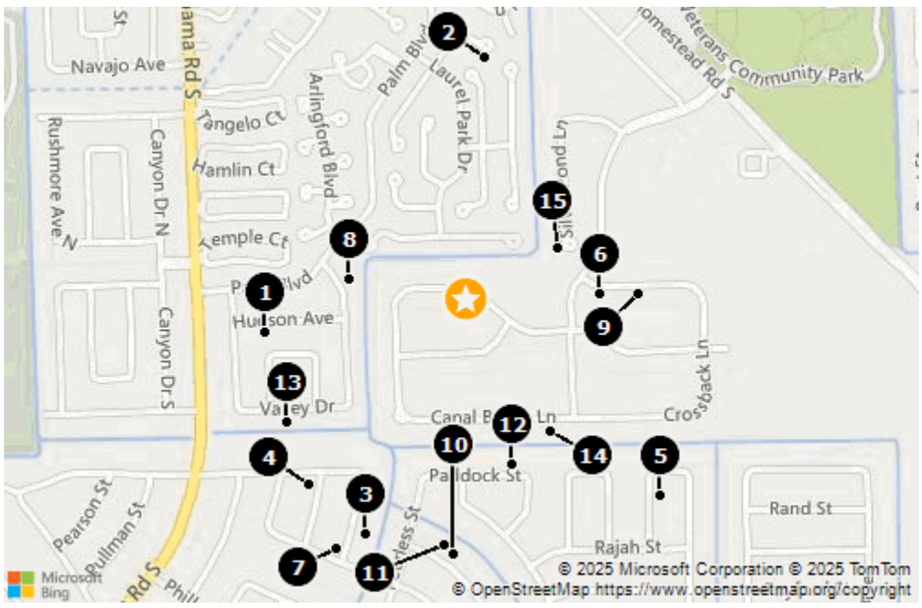
ICE SiteX Report

OrderID: 95806602

SiteX Property Information Report



Subject Property Location

10521 CANAL BROOK LN, LEHIGH ACRES, FL 33936-6674

County:	**LEE FL**	Census Tract:	120710403.111005
Property Use:	Single Family Residential	Zoning:	MPD
Parcel Number:	05-45-27-L4-01000.1540	Thomas Bros Pg-Grid:	

Valuation

Value:	**$344,000**	FSD:	11
Value Range:	$306,160 - $381,840	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	048
Assd Land Value:	$54,111	Market Land Value:	$54,111	Tax Year:	2024
Assd Improvement:	$260,001	Market Improvment Value:	$260,001	Total Taxable Value:	$4,597
Total Assessed Value:	$314,112	Total Assessor Market Value:	$314,112	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 154 Subdivision: CALOOSA LAKES Phase No: 1 Sec/Twnship/Range: SEC 05 TWN 45S RNG 27E
Abbreviated Description: CALOOSA LAKES PH 1 AS DESC IN INST #2006-358513 LOT 154

Property Characteristics

Lot Size:	9,174 SF	Bedrooms:	3	Pool:	
Building Area:	1747 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	$249,100
Document #:	2024000313889 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2024		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 154 Subdivision: CALOOSA LAKES PHASE 1 Map Ref: DOC 2006000358513

Prior Transfer

Recording Date:	01/03/2024	Sales Price:	N/A
Document #:	2024000002045 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/22/2022	Sales Price:	$385,000
Document #:	2022000208219 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/01/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 154 Subdivision: CALOOSA LAKES PHASE 1 Map Ref: DOC 2006000358513

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$166,400

ICE SiteX Report

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Document #:	2022000200216 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/01/2022	Sales Price:	$385,000
Document #:	2022000208219 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 154 Subdivision: CALOOSA LAKES Phase No: 1 Sec/Twnship/Range: SEC 05 TWN 45S RNG 27E
Abbreviated Description: CALOOSA LAKES PH 1 AS DESC IN INST #2006-358513 LOT 154

Mortgage Record

Recording Date:	03/19/2021	Loan Amount:	N/A
Document #:	2021000086133 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2036	Type Finance:	
Legal Description:			

Lot: 154 Subdivision: CALOOSA LAKES PHASE 1

Prior Transfer

Recording Date:	02/12/2021	Sales Price:	$185,967
Document #:	2021000045762 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$206,630
Document #:	2019000155107 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/28/2019		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 154 Subdivision: CALOOSA LAKES PHASE 1 Map Ref: DOC 2006000358513

Prior Transfer

Recording Date:	06/28/2019	Sales Price:	$206,630
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,765,300	Median # of Bedrooms	3
Median Lot Size	10,710 SF	Median # of Baths	2
Median Living Area	1,406 SF	Median Year Built	2007
Price Range - 2 Yrs	$16,000 to $385,000	Age Range	2 years to 50 years
Median Value	$272,900	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**915 HUDSON AVE** **LEHIGH ACRES, FL 33936-7307**	09/08/2025	$145,000	$145	997	/2/1	1975	7,500 SF	

APN: 05-45-27-L4-02015.0100 Document #: 2025000240023
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 15 Subdivision: LEHIGH ACRES MapRef: MB 18 PG 148-151 Sec/Twnship/Range: S05&S06 T45SR27E Abbreviated Description: Lot:10 Block:15 Subdivision:LEHIGH ACRES Map Ref:MB 18 PG 148-151Sec/Twnship/Range:S05&S06 T45SR27E

2	.35Mi.	**10621 BAYTREE CT** **LEHIGH ACRES, FL 33936-7317**	08/27/2025	$230,000	$177	1296	/2/2	1986	10,710 SF	

APN: 05-45-27-L1-00001.0090 Document #: 2025000230118
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: LAURELWOOD MapRef: MB 33 PG 59 Sec/Twnship/Range: S05T45SR27E Abbreviated Description: Lot:9 Block:1 Subdivision:LAURELWOOD Map Ref:MB 33 PG 59Sec/Twnship/Range:S05T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

3	.37Mi.	**358 PEMBROKE ST** **LEHIGH ACRES, FL 33974-0440**	08/06/2025	$315,000	$202	1556	/3/2	2023	11,613 SF	

APN: 08-45-27-L1-29158.0080 Document #: 2025000211023
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 158 Subdivision: SOUTHWOOD UNIT 29 MapRef: MB 26 PG 93 Sec/Twnship/Range: S08T45SR27E Abbreviated Description: Lot:8 Block:158 Subdivision:SOUTHWOOD UNIT 29 Map Ref:MB 26 PG 93Sec/Twnship/Range:S08T45SR27E

4	.35Mi.	**365 PARTRIDGE ST** **LEHIGH ACRES, FL 33974-9441**	06/18/2025	$350,000	$180	1937	/4/2	2023	13,504 SF	

APN: 08-45-27-L1-31167.0090 Document #: 2025000166407
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 167 Subdivision: SOUTHWOOD Legal Unit: 31 MapRef: MB 26 PG 95 Sec/Twnship/Range: S07&S08 T45SR27E Abbreviated Description: Lot:9 Block:167 Subdivision:SOUTHWOOD Legal Unit:31 Map Ref:MB 26 PG 95Sec/Twnship/Range:S07&S08 T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

5	.4Mi.	**307 RAND AVE** **LEHIGH ACRES, FL 33974-**	05/30/2025	$344,500			//		10,624 SF	

APN: 08-45-27-L2-28146.0020 Document #: 2025000147340
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 146 Subdivision: SOUTHWOOD UNIT 28 MapRef: MB 26 PG 59-95 Abbreviated Description: Lot:2 Block:146 Subdivision:SOUTHWOOD UNIT 28 Map Ref:MB 26 PG 59-95

6	.19Mi.	**10501 CROSSBACK LN** **LEHIGH ACRES, FL 33936-6682**	04/17/2025	$272,900	$182	1498	/4/2	2020	9,313 SF	

APN: 05-45-27-L3-2500A.1960 Document #: 2025000103060
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential

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Legal: Lot: 196 Block: A Subdivision: MARBLEBROOK MapRef: DOC 2019000145018 Abbreviated Description: Lot:196 Block:A Subdivision:MARBLEBROOK Map Ref:DOC 2019000145018

7	.41Mi.	**355 PEMBROKE ST** **LEHIGH ACRES, FL 33974-0462**	04/08/2025	$25,000			//		12,850 SF	

APN: 08-45-27-L1-31168.0070 Document #: 2025000093118
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 168 Subdivision: LEHIGH ACRES Legal Unit: 31 MapRef: MB 26 PG 95 Abbreviated Description: Lot:7 Block:168 Subdivision:LEHIGH ACRES Legal Unit:31 Map Ref:MB 26 PG 95

8	.17Mi.	**480 VALLEY DR** **LEHIGH ACRES, FL 33936-7340**	03/05/2025	$163,000	$176	924	/3/1.5	1978	12,719 SF	

APN: 05-45-27-L4-02012.0510 Document #: 2025000058752
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Block: 12 MapRef: MB 18 PG 148 Sec/Twnship/Range: S05&S06 T45SR27E Abbreviated Description: Lot:51 Block:12 Map Ref:MB 18 PG 148Sec/Twnship/Range:S05&S06 T45SR27E Abbreviated Description:ADDITION TWO City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

9	.25Mi.	**10535 CROSSBACK LN** **LEHIGH ACRES, FL 33936-6682**	02/24/2025	$285,000	$190	1499	/4/2	2020	6,151 SF	

APN: 05-45-27-L3-2500A.1900 Document #: 2025000048415
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 190 Block: A Subdivision: MARBLEBROOK MapRef: DOC 2019000145018 Abbreviated Description: Lot:190 Block:A Subdivision:MARBLEBROOK Map Ref:DOC 2019000145018

10	.37Mi.	**317 PROGRESS AVE** **LEHIGH ACRES, FL 33974-0443**	02/10/2025	$359,000	$120	2973	/4/3	2007	13,586 SF	

APN: 08-45-27-L1-29154.0040 Document #: 2025000036655
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 154 Subdivision: SOUTHWOODS UNIT 29 MapRef: MB 26 PG 93 Sec/Twnship/Range: S08T45SR27E Abbreviated Description: Lot:4 Block:154 Subdivision:SOUTHWOODS UNIT 29 Map Ref:MB 26 PG 93Sec/Twnship/Range:S08T45SR27E

11	.36Mi.	**315 PROGRESS AVE** **LEHIGH ACRES, FL 33974-0443**	02/05/2025	$16,000			//		13,591 SF	

APN: 08-45-27-L1-29154.0030 Document #: 2025000032701
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 154 Subdivision: SOUTHWOOD Legal Unit: 29 MapRef: MB 26 PG 93 Sec/Twnship/Range: S08T4S5R27E Abbreviated Description: Lot:3 Block:154 Subdivision:SOUTHWOOD Legal Unit:29 Map Ref:MB 26 PG 93Sec/Twnship/Range:S08T4S5R27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

12	.25Mi.	**419 PADDOCK ST** **LEHIGH ACRES, FL 33974-0470**	12/12/2024	$261,000	$163	1598	/3/2	2006	11,657 SF	

APN: 08-45-27-L1-29151.0120 Document #: 2024000334535
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 151 Subdivision: SOUTHWOOD Legal Unit: 29 MapRef: MB 26 PG 93 Sec/Twnship/Range: S08T45SR27E Abbreviated Description: Lot:12 Block:151 Subdivision:SOUTHWOOD Legal Unit:29 Map Ref:MB 26 PG 93Sec/Twnship/Range:S08T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

13	.32Mi.	**440 VALLEY DR** **LEHIGH ACRES, FL 33936-7310**	12/02/2024	$229,900	$163	1406	/3/2	1978	8,025 SF	

APN: 05-45-27-L4-02012.0310 Document #: 2024000324176
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: 12 Subdivision: LEHIGH ACRES MapRef: MB 18 PG 151 Sec/Twnship/Range: S05&S06 T45SR27E Abbreviated Description: Lot:31 Block:12 Subdivision:LEHIGH ACRES Map Ref:MB 18 PG 151Sec/Twnship/Range:S05&S06 T45SR27E Abbreviated Description:ADDITION TWO City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

14	.22Mi.	**10308 CANAL BROOK LN** **LEHIGH ACRES, FL 33936-6653**	11/20/2024	$384,000	$278	1381	/3/2	2008	6,761 SF	Yes

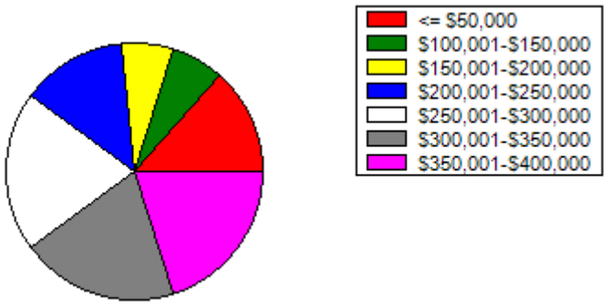
APN: 05-45-27-L4-01000.0030 Document #: 2024000315206
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:3 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513

15	.15Mi.	**10352 SILVER POND LN** **LEHIGH ACRES, FL 33936-6678**	11/19/2024	$385,000	$250	1534	/5/2.5	2020	8,769 SF	

APN: 05-45-27-L3-01000.3690 Document #: 2024000313440
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 369 Subdivision: CALOOSA LAKES Phase No: I MapRef: DOC 2006000358513 Abbreviated Description: Lot:369 Subdivision:CALOOSA LAKES Phase No:I Map Ref:DOC 2006000358513

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.

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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.	**10521 CANAL BROOK LN**	**06/01/2022**	$314,112	$314,112	1,747	/3/2	2019	9,174 SF	
.01Mi.	**10531 CANAL BROOK LN**	**09/27/2019**	$257,740	$257,740	1,828	/4/2	2019	6,499 SF	
.01Mi.	**10517 CANAL BROOK LN**	**10/30/2023**	$254,237	$254,237	1,828	/4/2	2019	7,322 SF	
.02Mi.	**10535 CANAL BROOK LN**	**06/11/2019**	$252,203	$191,471	1,747	/3/2	2019	6,813 SF	
.02Mi.	**10513 CANAL BROOK LN**	**12/27/2019**	$254,612	$254,612	1,747	/3/2	2019	6,499 SF	
.03Mi.	**10524 CANAL BROOK LN**	**02/05/2019**	$286,434	$286,434	1,828	/4/2	2018	7,610 SF	
.03Mi.	**10528 CANAL BROOK LN**	**06/24/2019**	$268,068	$183,409	1,672	/3/2	2018	7,549 SF	
.03Mi.	**10520 CANAL BROOK LN**	**04/30/2019**	$260,632	$184,949	1,672	/3/2	2019	7,754 SF	
.03Mi.	**10509 CANAL BROOK LN**	**10/07/2019**	$285,075	$199,140	1,672	/3/2	2019	6,499 SF	
.03Mi.	**10532 CANAL BROOK LN**	**01/22/2019**	$257,132	$257,132	1,747	/3/2	2018	6,800 SF	
.03Mi.	**10541 CANAL BROOK LN**	**02/19/2019**	$256,376	$200,420	1,828	/4/2	2019	7,858 SF	
.04Mi.	**10516 CANAL BROOK LN**	**12/21/2018**	$245,720	$172,901	1,555	/3/2	2018	7,405 SF	
.04Mi.	**10536 CANAL BROOK LN**	**12/31/2018**	$284,233	$107,037	1,672	/3/2	2018	6,813 SF	
.04Mi.	**10512 CANAL BROOK LN**	**03/29/2019**	$259,801	$189,694	1,828	/4/2	2018	6,761 SF	
.04Mi.	**10505 CANAL BROOK LN**	**09/18/2019**	$259,513	$198,627	1,828	/4/2	2019	6,813 SF	
.04Mi.	**10540 CANAL BROOK LN**	**12/21/2018**	$264,374	$173,583	1,555	/3/2	2018	6,813 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	40.6 years old	Households:	10,316
Median Household Income:	$43,400	Households w/Family:	66%
Household Income Per Capita:	$22,214	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Lee County School District	Students:	94,927
Number of Schools:	119	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.58Mi.	**Lehigh Senior High School** Number of Students: 2,340 Student-Teacher Ratio: 19.89 Advanced Placement: Yes	D	Public	9 - 12
1.68Mi.	**Lehigh Elementary School** Number of Students: 1,050 Student-Teacher Ratio: 17.65	D	Public	KG - 5
3.07Mi.	**East Lee County High School** Number of Students: 1,673 Student-Teacher Ratio: 19.45 Advanced Placement: Yes	D	Public	9 - 12
9.09Mi.	**The Alva School** Number of Students: 1,054 Student-Teacher Ratio: 18.14	B-	Public	KG - 8
11.02Mi.	**Manatee Elementary School** Number of Students: 852 Student-Teacher Ratio: 16.02	C+	Public	KG - 5
3.76Mi.	**Sunshine Elementary School** Number of Students: 1,031 Student-Teacher Ratio: 15.62	D-	Public	KG - 5
0.64Mi.	**Veterans Park Academy for the Arts** Number of Students: 1,723 Student-Teacher Ratio: 15.65	B-	Public	KG - 8
12.43Mi.	**Dunbar High School** Number of Students: 1,769 Student-Teacher Ratio: 19.31 Advanced Placement: Yes	D	Public	9 - 12
5.59Mi.	**Tortuga Preserve Elementary School** Number of Students: 947 Student-Teacher Ratio: 15.03	D-	Public	KG - 5
9.08Mi.	**River Hall Elementary School** Number of Students: 944 Student-Teacher Ratio: 18.66	C	Public	KG - 5
10.98Mi.	**Oak Hammock Middle School** Number of Students: 1,476 Student-Teacher Ratio: 16.53	D+	Public	6 - 8
5.98Mi.	**Gateway Elementary School** Number of Students: 757 Student-Teacher Ratio: 16.97	C-	Public	KG - 5

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9.01Mi. **Treeline Elementary School** Number of Students: 1,029 Student-Teacher Ratio: 17.27	C-	Public	KG - 5
4.77Mi. **Harns Marsh Elementary School** Number of Students: 880 Student-Teacher Ratio: 14.77	D-	Public	KG - 5
4.90Mi. **Harns Marsh Middle School** Number of Students: 1,328 Student-Teacher Ratio: 17.25	C	Public	6 - 8
5.85Mi. **Varsity Lakes Middle School** Number of Students: 1,275 Student-Teacher Ratio: 19.89	D	Public	6 - 8
9.72Mi. **Riverdale High School** Number of Students: 2,162 Student-Teacher Ratio: 23.54 Advanced Placement: Yes	C	Public	9 - 12
1.95Mi. **Mirror Lakes Elementary School** Number of Students: 1,015 Student-Teacher Ratio: 16.42	B	Public	KG - 5
1.53Mi. **G. Weaver Hipps Elementary School** Number of Students: 754 Student-Teacher Ratio: 16.76	A	Public	KG - 5
0.86Mi. **Lehigh Acres Middle School** Number of Students: 1,313 Student-Teacher Ratio: 16.83	C-	Public	6 - 8

Flood Report

The Subject Property of **10521 CANAL BROOK LN, LEHIGH ACRES, FL 33936-6674** 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	126%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	110%	HIGHER
OVERALL	104%	SIMILAR

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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