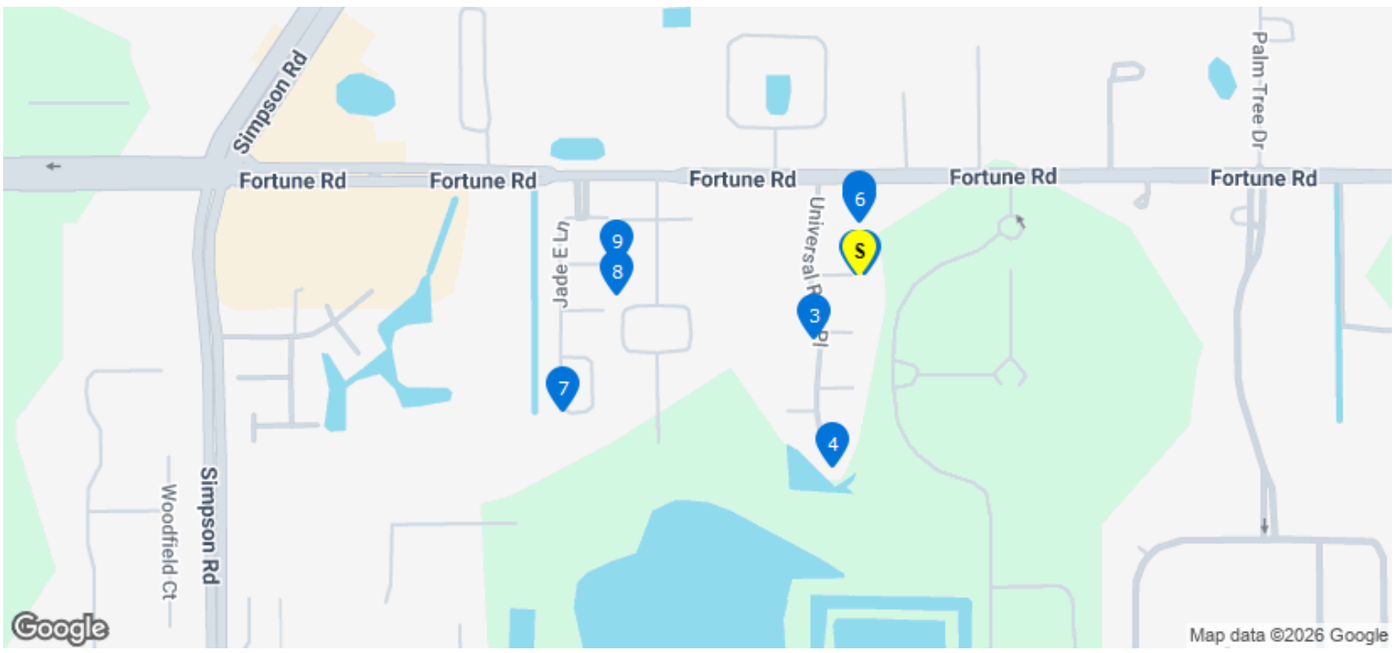
ICE SiteX Report

OrderID: 98761635

SiteX Property Information Report



Subject Property Location

1067 UNIVERSAL REST PL, KISSIMMEE, FL 34744-5131

County:	**OSCEOLA FL**	Census Tract:	0429.05
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	192530307900010080	Thomas Bros Pg-Grid:	

Valuation

Value:	**$246,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$211,560 - $280,440	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	300
Assd Land Value:	$35,000	Market Land Value:	$35,000	Tax Year:	2025
Assd Improvement:	$220,500	Market Improvment Value:	$220,500	Total Taxable Value:	$5,845
Total Assessed Value:	$255,500	Total Assessor Market Value:	$255,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Subdivision: ERIC ESTATES Sec/Twnship/Range: SEC 19 TWN 25 RNG 30
Abbreviated Description: ERIC EST PB 7 PG 81 LOT 8

Property Characteristics

Lot Size:	1,263 SF	Bedrooms:	4	Pool:	
Building Area:	2176 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Concrete Block
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Packaged Unit
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/09/2024	Loan Amount:	N/A
Document #:	2024115925 BK-PG 6662-538	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/19/2024		
TD Due Date:	09/01/2064	Type Finance:	

Legal Description:
Subdivision: ERIC ESTATES Map Ref: 0

Prior Transfer

Recording Date:	04/29/2024	Sales Price:	N/A
Document #:	2024055895 BK-PG 5427-312	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	09/15/2022	Loan Amount:	N/A
Document #:	2022140186 BK-PG 6286-1308	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/10/2022		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Subdivision: ERIC ESTATES Map Ref: 0

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Prior Transfer

Recording Date:	07/14/2022	Sales Price:	$176,739
Document #:	2022109242 BK-PG 5427-312	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/31/2018	Loan Amount:	N/A
Document #:	2018162858 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/30/2018		
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$180,000
Document #:	2018162857 BK-PG 5427-0310	Type of Sale:	Arms-Length Transfer
Contract Date:	10/30/2018		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Prior Transfer

Recording Date:	10/30/2018	Sales Price:	$180,000
Document #:	BK-PG 5427-310	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Sec/Twnship/Range: SEC 19 TWN 25 RNG 30
Abbreviated Description: ERIC EST PB 7 PG 81 LOT 8

Prior Transfer

Recording Date:	11/10/2009	Sales Price:	$50,400
Document #:	2009179641 BK-PG 3912-0814	Type of Sale:	Lender Sold
Contract Date:	10/28/2009		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Mortgage Record

Recording Date:	01/21/2005	Loan Amount:	N/A
Document #:	2005016100 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/16/2004		
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Prior Transfer

Recording Date:	01/21/2005	Sales Price:	$180,000
Document #:	2005016099 BK-PG 2683-1168	Type of Sale:	Arms-Length Transfer
Contract Date:	12/16/2004		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Mortgage Record

Recording Date:	07/19/2004	Loan Amount:	N/A
Document #:	2004148062 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	07/06/2004		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Prior Transfer

Recording Date:	07/19/2004	Sales Price:	$62,000
Document #:	2004148061 BK-PG 2560-0176	Type of Sale:	Lender Sold
Contract Date:	07/06/2004		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: MB7 PG81

Prior Transfer

Recording Date:	08/01/2002	Sales Price:	N/A
Document #:	BK-PG 02088-00412	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/31/2002		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Prior Transfer

Recording Date:	02/13/2001	Sales Price:	$173,000
Document #:	BK-PG 01836-01666	Type of Sale:	Arms-Length Transfer
Contract Date:	02/07/2001		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

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Mortgage Record

Recording Date:	02/13/2001	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	02/07/2001		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Prior Transfer

Recording Date:	04/25/2000	Sales Price:	N/A
Document #:	BK-PG 01729-01790	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/24/2000		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 08 PB 7/81

Prior Transfer

Recording Date:	06/28/1999	Sales Price:	$160,000
Document #:	BK-PG 01631-01173	Type of Sale:	Arms-Length Transfer
Contract Date:	06/18/1999		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Mortgage Record

Recording Date:	06/28/1999	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	06/18/1999		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Prior Transfer

Recording Date:	04/16/1999	Sales Price:	N/A
Document #:	BK-PG 01605-02508	Type of Sale:	Non Residential Transfer
Contract Date:	04/15/1999		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Prior Transfer

Recording Date:	04/01/1999	Sales Price:	N/A
Document #:	BK-PG 01600-00208	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/11/1998		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Prior Transfer

Recording Date:	05/20/1997	Sales Price:	$114,900
Document #:	BK-PG 01402-01609	Type of Sale:	Arms-Length Transfer
Contract Date:	05/09/1997		
Document Type:	Deed		

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Mortgage Record

Recording Date:	05/20/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	05/09/1997		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Subdivision: ERIC ESTATES Map Ref: PB 7 81
Abbreviated Description: LT 8 PB 7/81

Area Sales Analysis

Total Area Sales	$2,326,500	Median # of Bedrooms	3
Median Lot Size	2,091 SF	Median # of Baths	2
Median Living Area	1,394 SF	Median Year Built	1999
Price Range - 2 Yrs	$199,500 to $300,000	Age Range	5 years to 29 years
Median Value	$252,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**1065 UNIVERSAL REST PL KISSIMMEE, FL 34744-5131**	03/04/2026	$225,000	$130	1728	/3/2	1997	2,134 SF	

APN: 192530307900010070 Document #: 2026028790
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 7 Subdivision: ERIC ESTATES MapRef: MB 7 PG 81 Abbreviated Description: Lot:7 Subdivision:ERIC ESTATES Map Ref:MB 7 PG 81

ICE SiteX Report

OrderID: 98761635

2	0Mi.	**1069 UNIVERSAL REST PL** **KISSIMMEE, FL 34744-5133**	01/26/2026	$155,000	$71	2176	/4/2	1997	1,263 SF	

APN: 192530307900010090 Document #: 2026010988
Document Type: Special Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 9 Subdivision: ERIC ESTATES MapRef: MB 7 PG 81 Abbreviated Description: Lot:9 Subdivision:ERIC ESTATES Map Ref:MB 7 PG 81

3	.09Mi.	**1488 SOPHIE WAY** **KISSIMMEE, FL 34744-3985**	06/16/2026	$399,000	$257	1552	/3/2	1993	13,939 SF	P

APN: 182530545400010030 Document #: 2026078776
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: WESTMINSTER GARDENS Phase No: I MapRef: MB 6988 PG 1989 Abbreviated Description: Lot:3 Subdivision:WESTMINSTER GARDENS Phase No:I Map Ref:MB 6988 PG 1989

4	.15Mi.	**1008 UNIVERSAL REST PL** **KISSIMMEE, FL 34744-5125**	03/17/2026	$199,500	$115	1728	/3/2	2000	2,134 SF	

APN: 192530307900010390 Document #: 2026034507
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 39 Subdivision: ERIC ESTATES MapRef: MB 7 PG 81 Abbreviated Description: Lot:39 Subdivision:ERIC ESTATES Map Ref:MB 7 PG 81

5	.18Mi.	**1424 SOPHIE WAY** **KISSIMMEE, FL 34744-3982**	08/18/2025	$400,000	$211	1899	/4/3	1994	7,492 SF	P

APN: 182530545300010070 Document #: 2025102895
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: WESTMINSTER GARDENS MapRef: MB 7 PG 116 Abbreviated Description: Lot:7 Subdivision:WESTMINSTER GARDENS Map Ref:MB 7 PG 116

6	.25Mi.	**WINNERS CIR** **KISSIMMEE, FL 34744-**	07/13/2026	$408,000			//		174,676 SF	

APN: 172530261600010045 Document #: 2026091227
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 4 Subdivision: BLUEGRASS ESTATES UNIT TWO Tract No: B MapRef: MB 2 PG 156 Abbreviated Description: Lot:4 Subdivision:BLUEGRASS ESTATES UNIT TWO Tract No:B Map Ref:MB 2 PG 156

7	.25Mi.	**1150 JADE EAST LN** **KISSIMMEE, FL 34744-5147**	02/03/2026	$252,000	$220	1148	/3/2	1999	1,525 SF	

APN: 192530354800010280 Document #: 2026014659
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 28 Subdivision: JADE EAST UNIT ONE MapRef: MB 9 PG 63&64 Abbreviated Description: Lot:28 Subdivision:JADE EAST UNIT ONE Map Ref:MB 9 PG 63&64

8	.27Mi.	**2406 HARBOR TOWN DR** **KISSIMMEE, FL 34744-5148**	04/16/2026	$299,000	$237	1263	/4/2	2000	2,004 SF	

APN: 192530331400010830 Document #: 2026050412
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: HARBOR TOWN PHASE TWO MapRef: MB 10 PG 122 Abbreviated Description: Lot:83 Subdivision:HARBOR TOWN PHASE TWO Map Ref:MB 10 PG 122

9	.29Mi.	**1200 PROVIDENCE BLVD** **KISSIMMEE, FL 34744-5151**	10/08/2025	$785,000	$181	4342	/6/5	2001	46,566 SF	P

APN: 202530321300010160 Document #: 2025124908
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: FORTUNE LAKES MapRef: MB 11 PG 68-70 Abbreviated Description: Lot:16 Subdivision:FORTUNE LAKES Map Ref:MB 11 PG 68-70

10	.32Mi.	**2365 HARBOR TOWN DR** **KISSIMMEE, FL 34744-5139**	10/20/2025	$270,000	$238	1136	/3/2	1996	2,004 SF	

APN: 192530330900010580 Document #: 2025130128
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: HARBOR TOWN PHASE ONE MapRef: MB 8 PG 140 Abbreviated Description: Lot:58 Subdivision:HARBOR TOWN PHASE ONE Map Ref:MB 8 PG 140

11	.32Mi.	**1550 PALM TREE DR** **KISSIMMEE, FL 34744-3917**	08/19/2025	$115,000	$60	1914	/3/3	2024	38,115 SF	

APN: 1725303210000A0080 Document #: 2025103230
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: FORTUNE ACRES UNIT ONE MapRef: MB 1 PG 407 Abbreviated Description: Lot:8 Subdivision:FORTUNE ACRES UNIT ONE Map Ref:MB 1 PG 407

12	.33Mi.	**2540 WINNERS CIR** **KISSIMMEE, FL 34744-3987**	10/06/2026	$600,000	$185	3246	/4/3	2000	21,824 SF	P

APN: 172530551500010060 Document #: 2026128495
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: WINNERS PARK MapRef: MB 7044 PG 2366 Abbreviated Description: Lot:6 Subdivision:WINNERS PARK Map Ref:MB 7044 PG 2366

13	.34Mi.	**2125 TRIUMFO CIR** **KISSIMMEE, FL 34744-3932**	09/25/2026	$420,000	$206	2036	/3/3	1992	14,985 SF	P

APN: 182530403100010250 Document #: 2026124308
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: MALIBU ESTATES MapRef: MB 5 PG 24 Abbreviated Description: Lot:25 Subdivision:MALIBU ESTATES Map Ref:MB 5 PG 24

14	.37Mi.	**2521 WINNERS CIR** **KISSIMMEE, FL 34744-3980**	04/08/2026	$437,500	$317	1380	/2/2	2006	32,626 SF	

APN: 172530292100010030 Document #: 2026047437
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: D S ESTATES MapRef: MB 10 PG 184 Abbreviated Description: Lot:3 Subdivision:D S ESTATES Map Ref:MB 10 PG 184

15	.37Mi.	**WINNERS CIR** **KISSIMMEE, FL 34744-**	11/21/2025	$125,000			//		32,626 SF	

APN: 172530292100010040 Document #: 2025144073
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 4 Subdivision: DS ESTATES MapRef: MB 10 PG 184 Abbreviated Description: Lot:4 Subdivision:DS ESTATES Map Ref:MB 10 PG 184

16	.38Mi.	**WINNERS CIR** **KISSIMMEE, FL 34744-**	07/07/2026	$195,000			//		50,399 SF	

APN: 172530294200010040 Document #: 2026088730
Document Type: Warranty Deed Price Code:

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Land Use: Residential - Vacant Land
Legal: Lot: 4 Subdivision: DS ESTATES-UNIT TWO MapRef: MB 19 PG 73 Abbreviated Description: Lot:4 Subdivision:DS ESTATES-UNIT TWO Map Ref:MB 19 PG 73

17	.39Mi.	**2340 HARBOR TOWN DR KISSIMMEE, FL 34744-5142**	02/17/2026	$260,000	$206	1265	/4/2	1996	2,004 SF

APN: 192530330900010290 Document #: 2026022768
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: HARBOR TOWN PHASE ONE MapRef: MB 8 PG 140 Abbreviated Description: Lot:29 Subdivision:HARBOR TOWN PHASE ONE Map Ref:MB 8 PG 140

18	.41Mi.	**2329 HARBOR TOWN DR KISSIMMEE, FL 34744-5138**	04/06/2026	$260,000	$215	1210	/3/2	1997	2,004 SF

APN: 192530330900010190 Document #: 2026045488
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: HARBOR TOWN PHASE ONE MapRef: MB 8 PG 140 Abbreviated Description: Lot:19 Subdivision:HARBOR TOWN PHASE ONE Map Ref:MB 8 PG 140

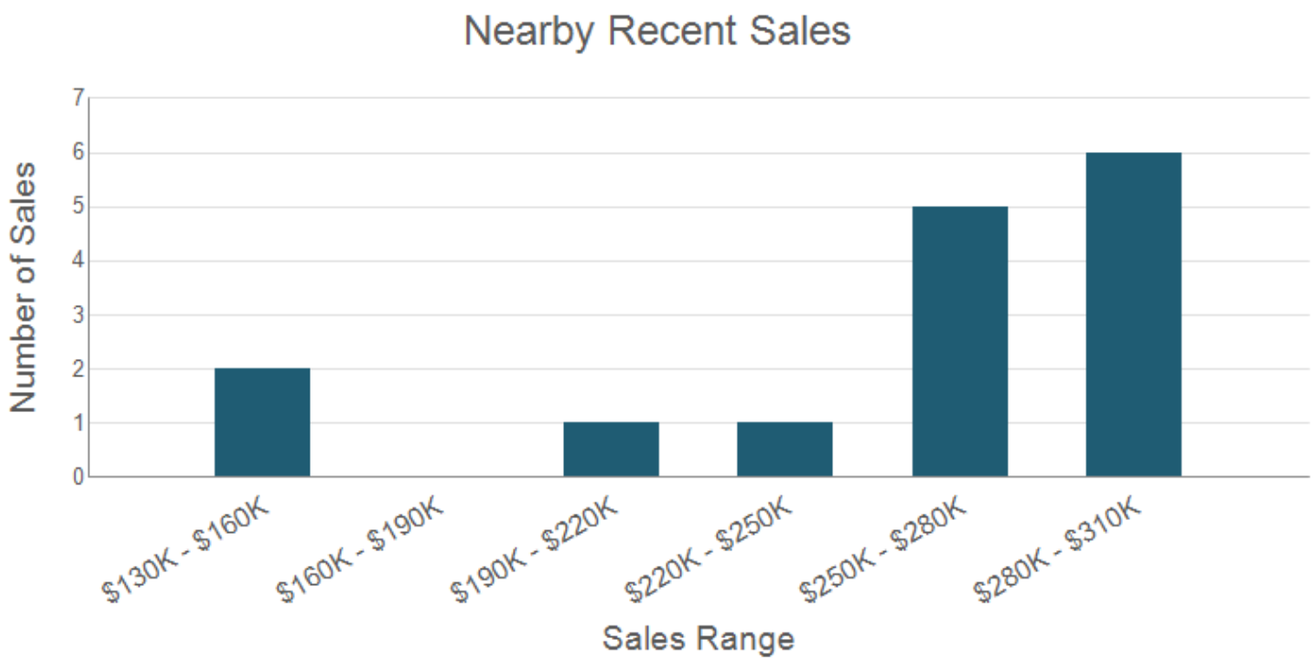
19	.41Mi.	**2561 WINNERS CIR KISSIMMEE, FL 34744-3980**	03/25/2026	$382,000	$284	1344	/3/2	1981	43,647 SF

APN: 172530257100010010 Document #: 2026039422
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ARMARIC MapRef: MB 7 PG 7 Abbreviated Description: Lot:1 Subdivision:ARMARIC Map Ref:MB 7 PG 7

20	.41Mi.	**2338 HARBOR TOWN DR KISSIMMEE, FL 34744-5142**	10/28/2025	$255,000	$211	1210	/3/2	1998	2,004 SF

APN: 192530330900010240 Document #: 2025133656
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: HARBOR TOWN PHASE ONE MapRef: MB 8 PG 140 Abbreviated Description: Lot:24 Subdivision:HARBOR TOWN PHASE ONE Map Ref:MB 8 PG 140

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.

ICE SiteX Report

OrderID: 98761635

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.	**1067 UNIVERSAL REST PL**	**10/30/2018**	$255,500	$255,500	2,176	/4/2	1997	1,263 SF	
0Mi.	**1069 UNIVERSAL REST PL**	**06/17/2024**	$255,500	$255,500	2,176	/4/2	1997	1,263 SF	
0Mi.	**1065 UNIVERSAL REST PL**	**11/06/2020**	$224,500	$224,500	1,728	/3/2	1997	2,134 SF	
.01Mi.	**1071 UNIVERSAL REST PL**	**03/18/2019**	$233,800	$167,373	1,728	/3/2	1997	2,134 SF	
.02Mi.	**1073 UNIVERSAL REST PL**	**05/16/2018**	$221,900	$155,244	1,728	/3/2	1996	2,091 SF	
.02Mi.	**1075 UNIVERSAL REST PL**	**01/04/2024**	$225,800	$225,800	1,728	/3/2	1996	2,091 SF	
.02Mi.	**1061 UNIVERSAL REST PL**	**03/28/2016**	$255,900	$255,900	2,176	/5/3	1998	1,263 SF	
.02Mi.	**1059 UNIVERSAL REST PL**	**05/30/2018**	$255,900	$179,737	2,176	/5/3	1998	1,263 SF	
.02Mi.	**1063 UNIVERSAL REST PL**	**08/14/2015**	$231,100	$231,100	1,728	/3/2	1998	2,134 SF	
.02Mi.	**1057 UNIVERSAL REST PL**	**08/27/2021**	$227,100	$227,100	1,728	/3/2	1998	2,134 SF	
.03Mi.	**1077 UNIVERSAL REST PL**	**05/08/2015**	$222,300	$222,300	1,645	/3/2	1993	2,091 SF	
.03Mi.	**1079 UNIVERSAL REST PL**	**09/30/2019**	$224,500	$161,465	1,603	/3/2	1993	2,091 SF	
.04Mi.	**1068 UNIVERSAL REST PL**	**01/04/2024**	$228,500	$228,500	1,728	/3/2	1997	2,091 SF	
.04Mi.	**1066 UNIVERSAL REST PL**	**10/18/2017**	$228,500	$136,559	1,728	/3/2	1997	2,091 SF	
.04Mi.	**1070 UNIVERSAL REST PL**	**11/30/2015**	$228,500	$117,451	1,728	/3/2	1997	2,091 SF	
.04Mi.	**1081 UNIVERSAL REST PL**	**02/21/2025**	$274,500	$274,500	1,394	/3/2	2021	2,091 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	39.5 years old	Households:	23,099
Median Household Income:	$61,755	Households w/Family:	75%
Household Income Per Capita:	$27,727	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Osceola County School District	Students:	75,314
Number of Schools:	86	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.96Mi.	**Osceola Virtual Franchise (Secondary)** Number of Students: 148 Student-Teacher Ratio: 4.11	A-	Public	KG - 12
4.44Mi.	**Osceola County School for the Arts** Number of Students: 1,002 Student-Teacher Ratio: 19.36 Advanced Placement: Yes	A+	Public	6 - 12
1.76Mi.	**Partin Settlement Elementary School** Number of Students: 821 Student-Teacher Ratio: 16.76	C-	Public	KG - 5
3.12Mi.	**Neptune Middle School** Number of Students: 1,040 Student-Teacher Ratio: 17.63	B-	Public	6 - 8
5.96Mi.	**Osceola Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	B	Public	KG - 12
1.17Mi.	**Gateway High School** Number of Students: 1,882 Student-Teacher Ratio: 22.4 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **1067 UNIVERSAL REST PL, KISSIMMEE, FL 34744-5131** 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.

ICE SiteX Report

OrderID: 98761635

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	99%	SIMILAR
OVERALL	78%	LOWER

Disaster Alerts

No alerts noted

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