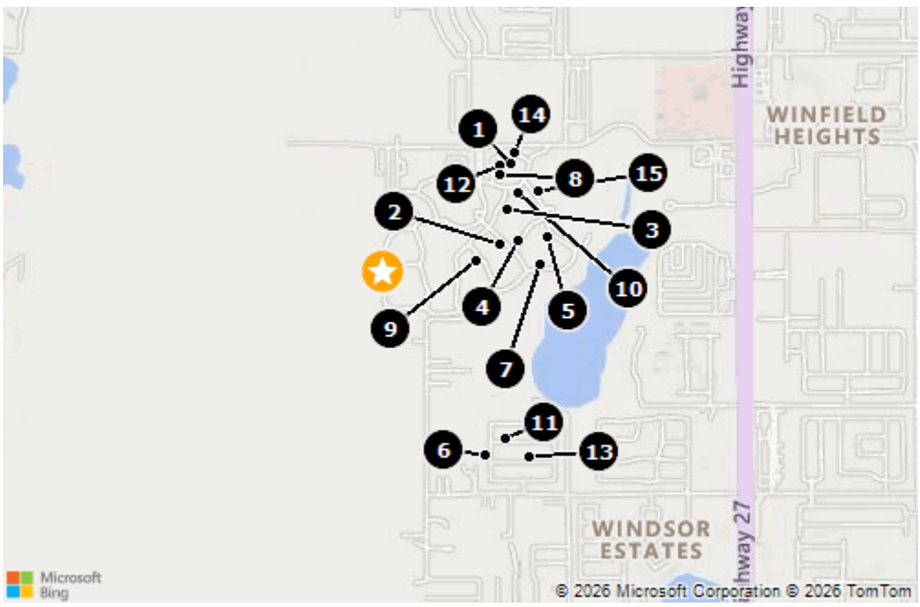
ICE SiteX Report

OrderID: 98677822

SiteX Property Information Report



Subject Property Location

1072 BROOKLET DR, DAVENPORT, FL 33837-8658

County:	**POLK FL**	Census Tract:	121050124.113039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	272631709006004980	Thomas Bros Pg-Grid:	

Valuation

Value:	**$407,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$366,300 - $447,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90420
Assd Land Value:	$72,000	Market Land Value:	$72,000	Tax Year:	2025
Assd Improvement:	$252,040	Market Improvment Value:	$252,040	Total Taxable Value:	$5,451
Total Assessed Value:	$324,040	Total Assessor Market Value:	$324,040	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 498 Phase No: 2 Sec/Twnship/Range: SEC 31 TWN 26S RNG 27E
Abbreviated Description: LAKE CHARLES RESORT PHASE 2 PB 189 PG 4-8 LOT 498

Property Characteristics

Lot Size:	7,026 SF	Bedrooms:	5	Pool:	
Building Area:	2696 SF	Baths:	3	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2025	Sales Price:	N/A
Document #:	2025173250 BK-PG 12762-2143	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/11/2024	Loan Amount:	N/A
Document #:	2024008114 BK-PG 12970-126	Loan Type:	FHA
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Lot: 498 Subdivision: LAKE CHARLES RESORT PHASE 2

Prior Transfer

Recording Date:	07/14/2023	Sales Price:	$416,490
Document #:	2023163773 BK-PG 12762-2142	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2023		
Document Type:			

Legal Description:
Lot: 498 Subdivision: LAKE CHARLES RESORT PHASE 2 Map Ref: MB 189 PG 4-8

Prior Transfer

Recording Date:	06/30/2023	Sales Price:	$416,500
Document #:	BK-PG 12762 -2142	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 98677822

Document Type:
Legal Description:
Lot: 498 Phase No: 2 Sec/Twnship/Range: SEC 31 TWN 26S RNG 27E
Abbreviated Description: LAKE CHARLES RESORT PHASE 2 PB 189 PG 4-8 LOT 498

Prior Transfer

Recording Date:	07/25/2022	Sales Price:	$2,346,300
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,868,500	Median # of Bedrooms	4
Median Lot Size	5,471 SF	Median # of Baths	2
Median Living Area	1,867 SF	Median Year Built	2020
Price Range - 2 Yrs	$231,300 to $399,500	Age Range	2 years to 6 years
Median Value	$329,900	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**159 EAGLEVIEW LOOP** **DAVENPORT, FL 33837-8785**	09/11/2026	$231,300	$137	1679	/3/2	2020	4,591 SF	
		APN: 272631709003001340 Document #: 2026221394 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 134 Subdivision: LAKE CHARLES RESORT PHASE IA MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:134 Subdivision:LAKE CHARLES RESORT PHASE IA Map Ref:MB 175 PG 5-10								
2	.34Mi.	**521 NICKEN GRV** **DAVENPORT, FL 33837-8789**	08/24/2026	$292,000	$156	1867	/4/2	2020	5,506 SF	
		APN: 272631709003000770 Document #: 2026205279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5 Abbreviated Description: Lot:77 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5								
3	.4Mi.	**424 NOBLE AVE** **DAVENPORT, FL 33837-8791**	08/21/2026	$283,300	$151	1867	/4/2	2022	5,854 SF	
		APN: 272631709003000550 Document #: 2026204125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: LAKE CRARLES RESORT PHASE 1A MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:55 Subdivision:LAKE CRARLES RESORT PHASE 1A Map Ref:MB 175 PG 5-10								
4	.4Mi.	**1015 ANDEAN LN** **DAVENPORT, FL 33837-8817**	07/23/2026	$295,000	$192	1529	/3/2	2021	5,354 SF	
		APN: 272631709004002310 Document #: 2026175737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 231 Subdivision: LAKE CHARLES RESORT PHASE 1B MapRef: MB 178 PG 1-7 Abbreviated Description: Lot:231 Subdivision:LAKE CHARLES RESORT PHASE 1B Map Ref:MB 178 PG 1-7								
5	.48Mi.	**775 BROOKLET DR** **DAVENPORT, FL 33837-8772**	07/10/2026	$320,000	$153	2078	/4/2	2021	4,870 SF	
		APN: 272631709004002150 Document #: 2026164580 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 215 Subdivision: LAKE CHARLES RESORT PHASE 1B MapRef: MB 178 PG 1-7 Abbreviated Description: Lot:215 Subdivision:LAKE CHARLES RESORT PHASE 1B Map Ref:MB 178 PG 1-7								
6	.6Mi.	**1073 HENDON LOOP** **DAVENPORT, FL 33837-7014**	06/29/2026	$390,000	$164	2368	/4/3	2020	6,238 SF	
		APN: 272706726506000470 Document #: 2026154199 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: REDBRIDGE SQUARE MapRef: MB 176 PG 37 Abbreviated Description: Lot:47 Subdivision:REDBRIDGE SQUARE Map Ref:MB 176 PG 37								
7	.45Mi.	**855 BROOKLET DR** **DAVENPORT, FL 33837-8808**	06/04/2026	$330,000	$176	1867	/4/2	2020	6,151 SF	
		APN: 272631709004001970 Document #: 2026133664 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 197 Subdivision: LAKE CHARLES RESORT PHASE 1B MapRef: MB 178 PG 1 Abbreviated Description: Lot:197 Subdivision:LAKE CHARLES RESORT PHASE 1B Map Ref:MB 178 PG 1								
8	.44Mi.	**117 EAGLEVIEW LOOP** **DAVENPORT, FL 33837-8785**	04/29/2026	$355,000	$140	2522	/5/3	2020	4,591 SF	
		APN: 272631709003001270 Document #: 2026100950 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 127 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:127 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5-10								
9	.27Mi.	**617 GREYMOUNT ST** **DAVENPORT, FL 33837-8787**	04/29/2026	$329,900	$176	1867	/4/2	2020	5,828 SF	
		APN: 272631709003001020 Document #: 2026101749 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5 Abbreviated Description: Lot:102 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5								
10	.45Mi.	**216 EAGLEVIEW LOOP** **DAVENPORT, FL 33837-8786**	04/27/2026	$300,000	$197	1516	/3/2	2024	5,471 SF	
		APN: 272631709003000490 Document #: 2026098865 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:49 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5-10								
11	.59Mi.	**1416 ROSEDALE RD** **DAVENPORT, FL 33837-7017**	04/06/2026	$399,500	$169	2359	/4/3	2020	6,242 SF	
		APN: 272706726506001350 Document #: 2026079361								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: REDBRIDGE SQUARE MapRef: MB 176 PG 37 Abbreviated Description: Lot:135 Subdivision:REDBRIDGE SQUARE Map Ref:MB 176 PG 37

12 .45Mi. **129 EAGLEVIEW LOOP** 03/24/2026 $361,500 $143 2522 /5/3 2020 4,591 SF
DAVENPORT, FL 33837-8785
APN: 272631709003001300 Document #: 2026069156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:130 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5-10

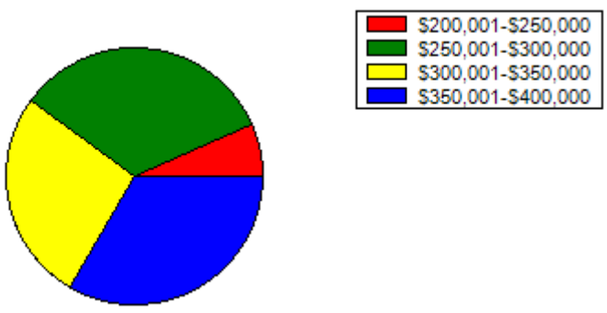
13 .67Mi. **1340 YORKDALE RD** 03/17/2026 $356,000 $148 2404 /4/3 2021 6,242 SF
DAVENPORT, FL 33837-7018
APN: 272706726506000980 Document #: 2026063437
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: REDBRIDGE SQUARE MapRef: MB 176 PG 37 Abbreviated Description: Lot:98 Subdivision:REDBRIDGE SQUARE Map Ref:MB 176 PG 37

14 .51Mi. **168 EAGLEVIEW LOOP** 12/22/2025 $295,000 $192 1529 /3/2 2020 4,609 SF
DAVENPORT, FL 33837-8785
APN: 272631709003000170 Document #: 2025300043
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:17 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5-10

15 .5Mi. **716 BROOKLET DR** 12/17/2025 $330,000 $130 2522 /5/3 2020 4,343 SF
DAVENPORT, FL 33837-8772
APN: 272631709003000400 Document #: 2025295784
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: LAKE CHARLES RESORT PHASE 1A MapRef: MB 175 PG 5-10 Abbreviated Description: Lot:40 Subdivision:LAKE CHARLES RESORT PHASE 1A Map Ref:MB 175 PG 5-10

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.

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.	**1072 BROOKLET DR**	**06/30/2023**	$324,040	$324,040	2,696	/5/3	2023	7,026 SF	
.01Mi.	**1076 BROOKLET DR**	**06/22/2023**	$278,035	$278,035	1,867	/4/2	2023	7,370 SF	
.01Mi.	**1068 BROOKLET DR**	**08/04/2023**	$320,804	$320,804	2,696	/5/3	2023	6,382 SF	
.02Mi.	**1064 BROOKLET DR**	**07/31/2023**	$278,797	$278,797	1,867	/4/2	2023	6,090 SF	
.02Mi.	**1080 BROOKLET DR**	**08/15/2023**	$268,481	$268,481	1,725	/3/2	2023	8,956 SF	
.03Mi.	**1060 BROOKLET DR**	**06/29/2023**	$278,035	$278,035	1,867	/4/2	2023	6,072 SF	
.03Mi.	**1084 BROOKLET DR**	**06/23/2023**	$277,810	$277,810	1,867	/4/2	2023	7,418 SF	
.03Mi.	**1067 BROOKLET DR**	**06/28/2023**	$281,310	$281,310	1,867	/4/2	2023	6,029 SF	
.03Mi.	**1063 BROOKLET DR**	**07/07/2023**	$280,035	$280,035	1,867	/4/2	2023	6,338 SF	
.04Mi.	**1071 BROOKLET DR**	**06/30/2023**	$270,521	$270,521	1,725	/3/2	2023	8,093 SF	
.04Mi.	**1056 BROOKLET DR**	**06/29/2023**	$268,118	$268,118	1,725	/3/2	2023	6,072 SF	
.04Mi.	**1088 BROOKLET DR**	**06/23/2023**	$279,022	$279,022	1,867	/4/2	2023	6,874 SF	
.04Mi.	**1059 BROOKLET DR**	**07/24/2023**	$326,040	$326,040	2,696	/5/3	2023	5,489 SF	
.04Mi.	**1079 BROOKLET DR**	**03/24/2023**	$281,515	$281,515	1,867	/4/2	2023	8,067 SF	
.05Mi.	**1052 BROOKLET DR**	**08/31/2023**	$277,810	$277,810	1,867	/4/2	2023	6,077 SF	
.05Mi.	**1055 BROOKLET DR**	**07/25/2023**	$322,804	$322,804	2,696	/5/3	2023	5,489 SF	

Rent vs. Own

Households Occupied by Renters: NA Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1072 BROOKLET DR, DAVENPORT, FL 33837-8658** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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