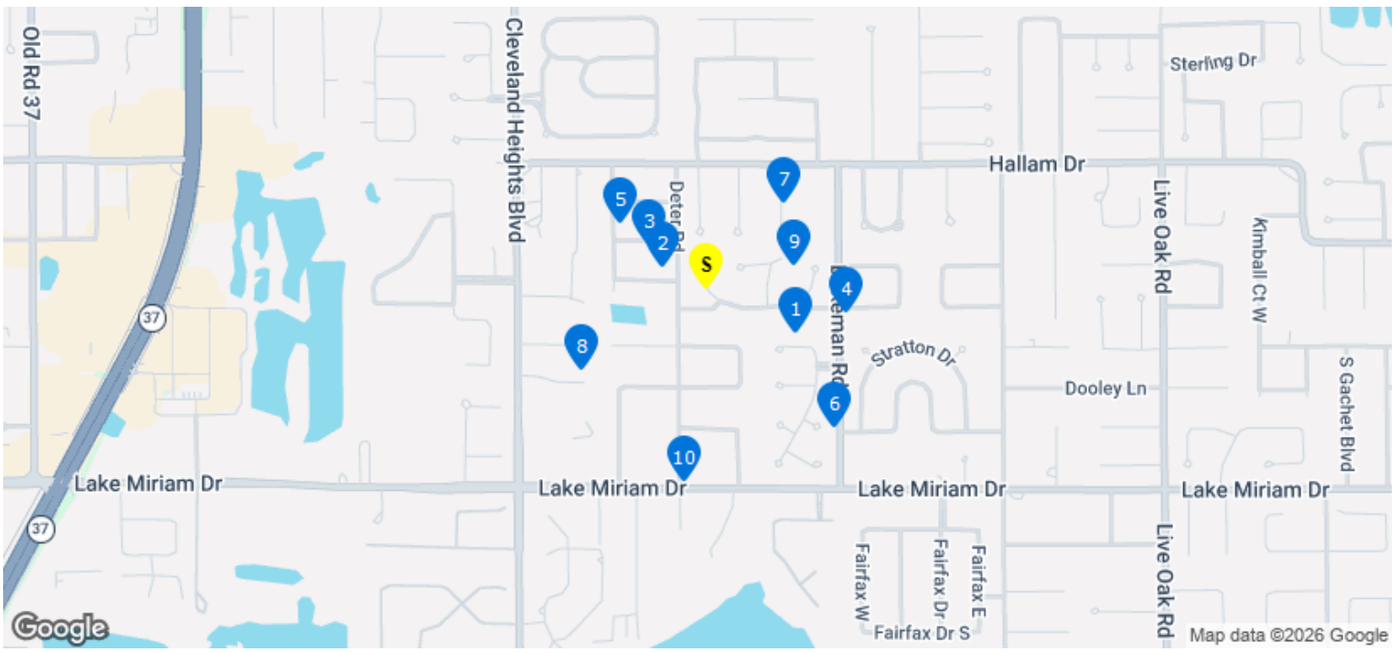
ICE SiteX Report

OrderID: 98768570

SiteX Property Information Report



Subject Property Location

1211 VALLEY HILL DR, LAKELAND, FL 33813-2281

County:	**POLK FL**	Census Tract:	0118.22
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	242907278100000040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$414,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$385,020 - $442,980	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	91510
Assd Land Value:		Market Land Value:	$52,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$271,553	Total Taxable Value:	$4,716
Total Assessed Value:	$304,619	Total Assessor Market Value:	$323,553	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Subdivision: VALLEY HILL Sec/Twnship/Range: SEC 07 TWN 29S RNG 24E
Abbreviated Description: VALLEY HILL PB 50 PG 46 LOT 4

Property Characteristics

Lot Size:	15,229 SF	Bedrooms:	3	Pool:	Pool (yes)
Building Area:	2043 SF	Baths:	2	Fireplace:	
Year Built:	1973	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:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/04/2025	Sales Price:	N/A
Document #:	BK-PG 13688-2186	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: VALLEY HILL Sec/Twnship/Range: SEC 07 TWN 29S RNG 24E
Abbreviated Description: VALLEY HILL PB 50 PG 46 LOT 4

Prior Transfer

Recording Date:	03/21/2025	Sales Price:	N/A
Document #:	2025064008 BK-PG 13425-45	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/06/2025	Sales Price:	N/A
Document #:	2025027861 BK-PG 11901-859	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	09/27/2021	Sales Price:	$150,750

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Document #:	251983 BK-PG 09129-2174	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	09/21/2021	Sales Price:	$325,000
Document #:	2021245788 BK-PG 11901-857	Type of Sale:	Arms-Length Transfer
Contract Date:	09/17/2021		
Document Type:	Deed		
Legal Description:			
Subdivision: VALLEY HILL Map Ref: MB 50 PG 46			

Mortgage Record

Recording Date:	09/21/2021	Loan Amount:	N/A
Document #:	11901/859 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/17/2021		
TD Due Date:	10/01/2051	Type Finance:	
Legal Description:			
Subdivision: VALLEY HILL Map Ref: MB 50 PG 46			

Prior Transfer

Recording Date:	01/23/2014	Sales Price:	$137,365
Document #:	2014012312 BK-PG 07906-0688	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/10/2013	Loan Amount:	N/A
Document #:	2013225323 BK-PG 09129-2174	Loan Type:	Conventional
Contract Date:	11/22/2013		
TD Due Date:	12/01/2043	Type Finance:	
Legal Description:			
Subdivision: VALLEY HILL Map Ref: 0			

Prior Transfer

Recording Date:	07/14/2009	Sales Price:	$119,000
Document #:	2009130246 BK-PG 06204-2033	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/15/2009	Loan Amount:	N/A
Document #:	2009110038 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/03/2009		
TD Due Date:	07/01/2039	Type Finance:	
Legal Description:			
Subdivision: VALLEY HILL Map Ref: MB50 PG46			

Prior Transfer

Recording Date:	06/15/2009	Sales Price:	$139,900
Document #:	2009110037 BK-PG 07906-0686	Type of Sale:	Arms-Length Transfer
Contract Date:	06/03/2009		
Document Type:	Deed		
Legal Description:			
Subdivision: VALLEY HILL Map Ref: MB50 PG46			

Prior Transfer

Recording Date:	02/17/2009	Sales Price:	$119,000
Document #:	2009025298 BK-PG 06204-2033	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/03/2007	Sales Price:	N/A
Document #:	2007205966 BK-PG 07444-0463	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/02/2007		
Document Type:	Deed		
Legal Description:			
Subdivision: VALLEY HILL Map Ref: MB50 PG46			

Prior Transfer

Recording Date:	04/18/2006	Sales Price:	$119,000
Document #:	2006096934 BK-PG 06204-2033	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/16/2005	Loan Amount:	N/A
Document #:	2005112299 BK-PG 06204-2033	Loan Type:	Unknown Loan Type
Contract Date:	04/08/2005		
TD Due Date:	05/01/2035	Type Finance:	ADJ
Legal Description:			
Subdivision: VALLEY HILL Map Ref: 0			

Prior Transfer

Recording Date:	11/20/1997	Sales Price:	$100
Document #:	BK-PG 03933-00059	Type of Sale:	Non Arms-Length Transfer

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Document Type: Deed
Legal Description:
Abbreviated Description: 01 VALLEY HILL PB 50 PG 46 LOT 4

Area Sales Analysis

Total Area Sales	$3,736,800	Median # of Bedrooms	3
Median Lot Size	13,569 SF	Median # of Baths	2
Median Living Area	2,022 SF	Median Year Built	1976
Price Range - 2 Yrs	$335,000 to $400,000	Age Range	48 years to 56 years
Median Value	$374,500	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**4735 DETER RD** **LAKELAND, FL 33813-2213**	06/30/2026	$515,000	$197	2611	/4/3	2007	23,644 SF	B
		APN: 242907000000013190 Document #: 2026156028 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: QUEENS POINT SUBDIVISION Tract No: N MapRef: OR 1527 PG 1147 Sec/Twnship/Range: E4NW4NE4 S07T29SR24E Abbreviated Description: Subdivision:QUEENS POINT SUBDIVISION Tract No:N Map Ref:OR 1527 PG 1147Sec/Twnship/Range:E4NW4NE4 S07T29SR24E City/Muni/Twp:LAKELAND City/Muni/Twp: LAKELAND							
2	.08Mi.	**1123 KNIGHTS PL** **LAKELAND, FL 33813-2232**	05/04/2026	$370,000	$192	1924	/3/2	1974	13,094 SF	
		APN: 242907000000013100 Document #: 2026104831 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: C Subdivision: QUEENS POINT Sec/Twnship/Range: NW4NE4 S07T29SR24E Abbreviated Description: Lot:3 Block:C Subdivision:QUEENS POINT Sec/Twnship/Range:NW4NE4 S07T29SR24E							
3	.11Mi.	**1118 KNIGHTS PL** **LAKELAND, FL 33813-2251**	10/01/2026	$349,900	$198	1769	/3/2	1976	11,047 SF	S
		APN: 242907278000000315 Document #: 2026236707 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: B Subdivision: QUEENS POINT SUBDIVISION MapRef: MB 1527 PG 1147 Sec/Twnship/Range: NW4NE4 S07T29SR24E Abbreviated Description: Lot:7 Block:B Subdivision:QUEENS POINT SUBDIVISION Map Ref:MB 1527 PG 1147Sec/Twnship/Range:NW4NE4 S07T29SR24E							
4	.15Mi.	**1307 VALLEY HILL DR** **LAKELAND, FL 33813-2283**	08/27/2026	$400,000	$196	2038	/3/2	1971	14,697 SF	
		APN: 242907278100000390 Document #: 2026209387 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 39 Subdivision: VALLEY HILL MapRef: MB 50 PG 46 Abbreviated Description: Lot:39 Subdivision:VALLEY HILL Map Ref:MB 50 PG 46							
5	.18Mi.	**4630 LITTLE GROVE LN** **LAKELAND, FL 33813-2261**	09/02/2026	$300,000	$123	2431	/3/2	1987	21,022 SF	P
		APN: 242907000000011110 Document #: 2026213994 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Sec/Twnship/Range: NE4NE4NE4 S07T29SR24E Abbreviated Description: Lot:3 Sec/Twnship/Range:NE4NE4NE4 S07T29SR24E							
6	.22Mi.	**1324 VALLEY HILL DR** **LAKELAND, FL 33813-2275**	05/11/2026	$386,000	$160	2417	/3/2	1976	14,810 SF	
		APN: 242907278100000323 Document #: 2026112286 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 32&34 Subdivision: VALLEY HILL MapRef: MB 50 PG 46 Abbreviated Description: Lot:32&34 Subdivision:VALLEY HILL Map Ref:MB 50 PG 46Abbreviated Description:PORTION LOT32							
7	.23Mi.	**1021 DOLLY LN** **LAKELAND, FL 33813-2226**	07/02/2026	$365,000	$193	1894	/3/2	1976	13,713 SF	
		APN: 242907278000002015 Document #: 2026158475 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Sec/Twnship/Range: W2SW4NE4 S07T29SR24E Abbreviated Description: Lot:12 Sec/Twnship/Range:W2SW4NE4 S07T29SR24E							
8	.29Mi.	**4904 FOXRUN** **LAKELAND, FL 33813-2228**	06/05/2026	$379,000	$189	2005	/3/2	1977	13,425 SF	P
		APN: 242907278120000040 Document #: 2026135129 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: FOXRUN MapRef: MB 64 PG 33 Abbreviated Description: Lot:4 Subdivision:FOXRUN Map Ref:MB 64 PG 33							
9	.3Mi.	**4921 DETER RD** **LAKELAND, FL 33813-2218**	09/25/2026	$368,900	$165	2241	/3/3	1970	15,111 SF	P
		APN: 242907278000003006 Document #: 2026232770 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: DEVONSHIRE Abbreviated Description: Lot:22 Subdivision:DEVONSHIRE							
10	.3Mi.	**4505 HALLAM HILL LN** **LAKELAND, FL 33813-1809**	05/18/2026	$466,000	$239	1950	/3/2	1977	14,558 SF	P
		APN: 242906277740000770 Document #: 2026118061 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: HALLAMWOOD MapRef: MB 65 PG 2 Abbreviated Description: Lot:77 Subdivision:HALLAMWOOD Map Ref:MB 65 PG 2							
11	.3Mi.	**1003 SUGARTREE DR S** **LAKELAND, FL 33813-1867**	03/03/2026	$450,000	$189	2380	/4/2	1978	22,568 SF	
		APN: 242906277750000370 Document #: 2026051270 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Subdivision: SUGARTREE SUBDIVISION MapRef: MB 65 PG 28 Abbreviated Description: Lot:37&38 Subdivision:SUGARTREE SUBDIVISION Map Ref:MB 65 PG 28Abbreviated Description:PORTION LOT38							
12	.31Mi.	**4910 FOXRUN PL** **LAKELAND, FL 33813-2235**	10/14/2026	$364,900	$209	1746	/3/2	1979	16,017 SF	P
		APN: 242907278120000050 Document #: 2026248458 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: FOXRUN MapRef: MB 64 PG 33 Abbreviated Description: Lot:5 Subdivision:FOXRUN Map Ref:MB 64 PG 33							
13	.33Mi.	**1129 SUGARTREE LN N** **LAKELAND, FL 33813-1840**	02/03/2026	$624,900	$198	3150	/4/3	1978	14,580 SF	P
		APN: 242906277750000810 Document #: 2026027336							

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: SUGARTREE MapRef: MB 65 PG 28 Abbreviated Description: Lot:81 Subdivision:SUGARTREE Map Ref:MB 65 PG 28

14	.35Mi.	**4605 VALLEY VIEW DR E** **LAKELAND, FL 33813-2370**	06/25/2026	$330,000	$216	1529	/3/2	1976	12,349 SF	

APN: 242908279440000190 Document #: 2026152456
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: VALLEY VIEW MapRef: MB 63 PG 31 Abbreviated Description: Lot:19 Subdivision:VALLEY VIEW Map Ref:MB 63 PG 31

15	.38Mi.	**4913 LIBERTY LN** **LAKELAND, FL 33813-2157**	11/25/2025	$320,000	$205	1558	/3/2	1977	14,488 SF	

APN: 242907278140000160 Document #: 2025278370
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: LIBERTY HILL MapRef: MB 64 PG 50 Abbreviated Description: Lot:16 Subdivision:LIBERTY HILL Map Ref:MB 64 PG 50

16	.39Mi.	**1113 SUGARTREE DR N** **LAKELAND, FL 33813-1830**	10/16/2026	$470,000	$179	2619	/4/2	1999	15,394 SF	

APN: 242906277750000680 Document #: 2026250197
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: SUGARTREE MapRef: MB 68 PG 28 Abbreviated Description: Lot:68 Subdivision:SUGARTREE Map Ref:MB 68 PG 28

17	.39Mi.	**723 ROYAL GLEN DR** **LAKELAND, FL 33813-1767**	08/04/2026	$400,000	$197	2027	/4/3	1978	12,323 SF	P

APN: 242906277770000040 Document #: 2026186745
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: ROYAL GLEN MapRef: MB 65 PG 37 Abbreviated Description: Lot:4 Subdivision:ROYAL GLEN Map Ref:MB 65 PG 37

18	.4Mi.	**5019 LAKE IN THE WOODS BLVD** **LAKELAND, FL 33813-2941**	07/24/2026	$1,000,000	$263	3809	/3/3	1993	23,174 SF	P

APN: 242907278153000010 Document #: 2026177715
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LAKE IN THE WOODS TRACT B MapRef: MB 80 PG 50 Abbreviated Description: Lot:1 Subdivision:LAKE IN THE WOODS TRACT B Map Ref:MB 80 PG 50

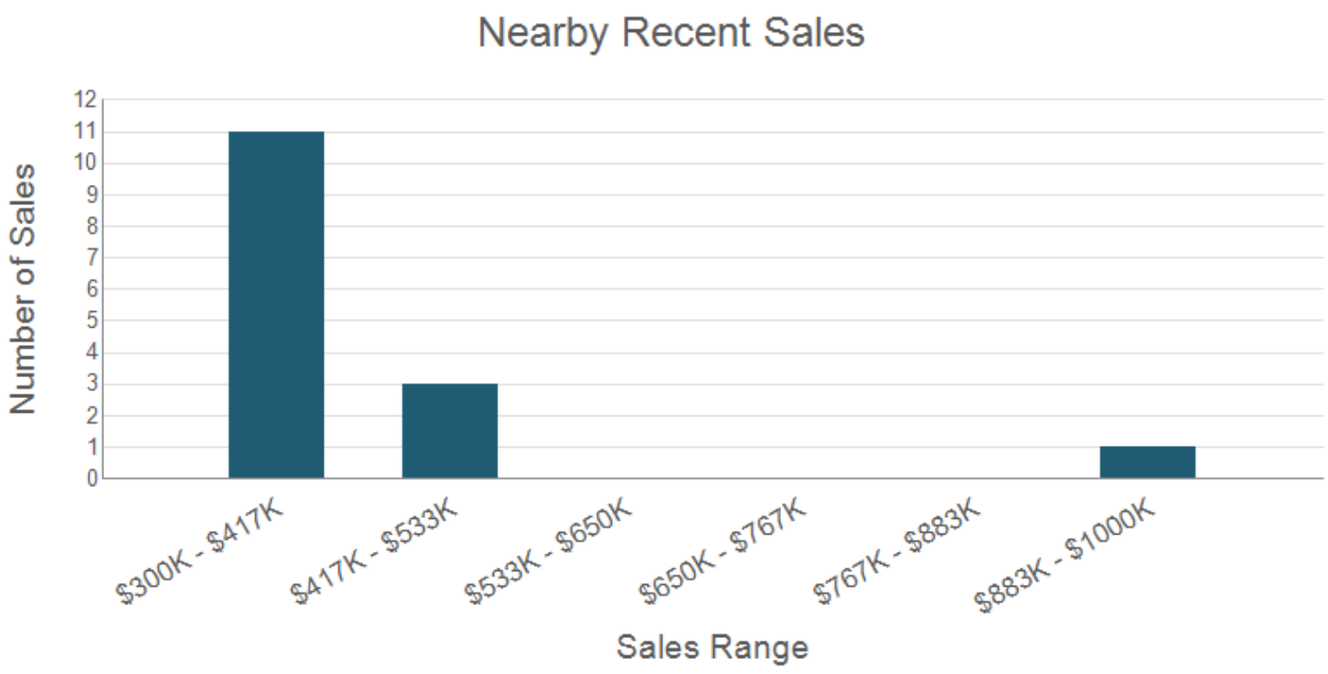
19	.4Mi.	**4669 HIGHLANDS PLACE DR** **LAKELAND, FL 33813-2160**	07/14/2026	$397,500	$199	2001	/3/2	1987	16,352 SF	

APN: 242907278151000350 Document #: 2026167254
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: ONE HIGHLANDS PLACE MapRef: MB 79 PG 11 Abbreviated Description: Lot:35 Subdivision:ONE HIGHLANDS PLACE Map Ref:MB 79 PG 11

20	.41Mi.	**4914 LIBERTY LN** **LAKELAND, FL 33813-2156**	04/22/2026	$380,000	$210	1808	/4/2	1977	15,159 SF	

APN: 242907278140000090 Document #: 2026095123
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: LIBERTY HILL MapRef: MB 64 PG 50 Abbreviated Description: Lot:9 Subdivision:LIBERTY HILL Map Ref:MB 64 PG 50

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: 98768570

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.	**1211 VALLEY HILL DR**	**09/04/2025**	$323,553	$304,619	2,043	/3/2	1973	15,229 SF	P
.02Mi.	**1215 VALLEY HILL DR**	**06/25/2010**	$346,411	$158,932	2,534	/4/3	1976	16,631 SF	P
.03Mi.	**1207 VALLEY HILL DR**	**05/24/2016**	$287,232	$150,518	2,026	/4/2	1976	19,807 SF	
.03Mi.	**1136 PALACE PL**	**10/19/2022**	$317,986	$317,986	2,441	/3/1	1974	13,094 SF	P
.04Mi.	**1212 VALLEY HILL DR**	**10/05/2012**	$305,013	$173,213	2,263	/3/2	1972	15,002 SF	
.04Mi.	**1210 VALLEY HL W**	**07/31/2025**	$328,503	$328,503	2,078	/3/2	1976	12,079 SF	
.04Mi.	**1203 VALLEY HILL DR**	**08/25/1995**	$285,573	$121,319	1,911	/3/2	1973	17,768 SF	P
.04Mi.	**1135 PALACE PL**	**08/19/2025**	$279,117	$128,188	2,527	/4/3	1973	13,190 SF	
.04Mi.	**1219 VALLEY HILL DR**	**10/01/1981**	$309,653	$140,313	2,054	/3/2	1976	13,713 SF	P
.05Mi.	**1135 KNIGHTS PL**	**11/29/2016**	$271,697	$181,204	1,861	/4/2	1973	13,094 SF	
.05Mi.	**1204 VALLEY HILL DR**	**04/25/2014**	$259,287	$158,548	1,924	/3/2	1972	21,096 SF	
.05Mi.	**1220 VALLEY HILL DR**	**08/31/2021**	$297,294	$297,294	2,201	/3/2	1972	13,726 SF	
.05Mi.	**1130 PALACE PL**	**08/08/2003**	$279,075	$127,699	2,161	/3/2	1974	13,094 SF	P
.06Mi.	**4633 DARCIN DR**	**12/18/2014**	$273,357	$137,329	1,978	/3/2	1976	14,980 SF	P
.06Mi.	**1129 PALACE PL**	**09/27/2024**	$295,496	$295,496	1,623	/3/2	1975	13,164 SF	P
.06Mi.	**1129 KNIGHTS PL**	**04/01/1981**	$269,093	$125,126	1,626	/3/2	1981	13,094 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	43.2 years old	Households:	15,251
Median Household Income:	$99,467	Households w/Family:	75%
Household Income Per Capita:	$45,224	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Polk County School District	Students:	111,372
Number of Schools:	165	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
27.83Mi.	**Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8
4.37Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D-	Public	KG - 12
4.28Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D+	Public	PK - 8
1.17Mi.	**Carlton Palmore Elementary School** Number of Students: 402 Student-Teacher Ratio: 15.46	C-	Public	PK - 5
0.50Mi.	**Lakeland Highlands Middle School** Number of Students: 1,118 Student-Teacher Ratio: 18.33	B-	Public	6 - 8
3.87Mi.	**Lakeland Senior High School** Number of Students: 1,985 Student-Teacher Ratio: 19.27	C+	Public	9 - 12
4.37Mi.	**Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12

Flood Report

The Subject Property of **1211 VALLEY HILL DR, LAKELAND, FL 33813-2281** 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

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	90%	LOWER
OVERALL	70%	NOTABLY 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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Data deemed reliable, but not guaranteed.
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