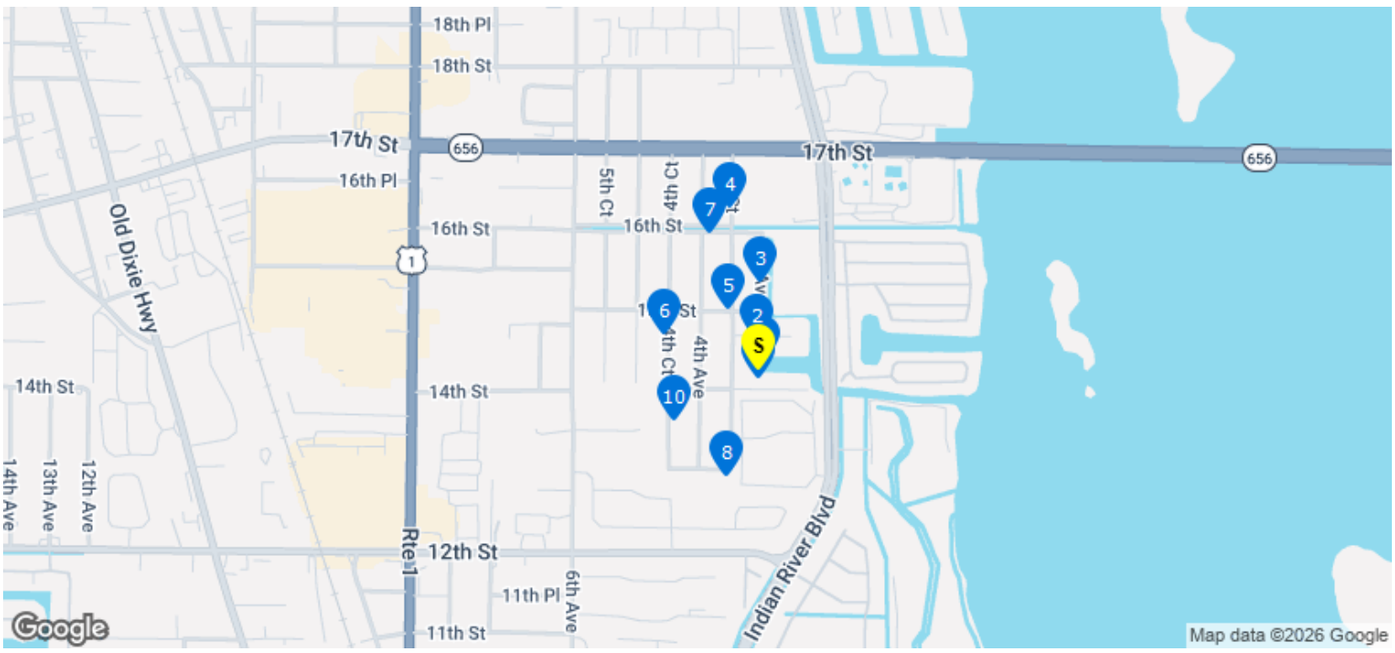
ICE SiteX Report

OrderID: 98775340

SiteX Property Information Report



Subject Property Location

1440 3RD CT, VERO BEACH, FL 32960-5806

County:	**INDIAN RIVER FL**	Census Tract:	0504.01
Property Use:	Single Family Residential	Zoning:	RM-10
Parcel Number:	33-40-07-00001-0013-00020.0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$483,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$434,700 - $531,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7A
Assd Land Value:	$124,551	Market Land Value:	$124,551	Tax Year:	2025
Assd Improvement:	$141,205	Market Improvment Value:	$141,205	Total Taxable Value:	$4,106
Total Assessed Value:	$265,756	Total Assessor Market Value:	$265,756	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: M Subdivision: ROCK RIDGE SUBDIVISION UNIT NO 5 Legal Unit: 5 Sec/Twnship/Range: SEC 07 TWN 33S RNG 40E
Abbreviated Description: ROCK RIDGE UNIT 5 BLK M LOT 20 PBI 5-2

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	2	Pool:	
Building Area:	1279 SF	Baths:	1	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Fiber cement siding (Hardi-board/Hardi-plank)
Number of Units:		Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/28/2024	Sales Price:	N/A
Document #:	3120240041791 BK-PG 3267-1729	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/08/2020	Loan Amount:	N/A
Document #:	3267/1729 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/08/2020		
TD Due Date:	02/01/2050	Type Finance:	
Legal Description:			

Block: M Subdivision: ROCK RIDGE SUBDIVISION Legal Unit: 5 Map Ref: MB 5 PG 2

Prior Transfer

Recording Date:	01/08/2020	Sales Price:	$220,000
Document #:	3120200001239 BK-PG 3267-1727	Type of Sale:	Arms-Length Transfer
Contract Date:	01/08/2020		
Document Type:	Deed		
Legal Description:			

Block: M Subdivision: ROCK RIDGE SUBDIVISION Legal Unit: 5 Map Ref: MB 5 PG 2

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Prior Transfer

Recording Date:	04/21/2017	Sales Price:	N/A
Document #:	3120170021531 BK-PG 3017-0599	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/22/2017		
Document Type:	Deed		

Legal Description:
Block: M Subdivision: ROCK RIDGE SUBDIVISION Legal Unit: 5 Map Ref: MB5 PG2

Prior Transfer

Recording Date:	04/21/2017	Sales Price:	N/A
Document #:	3120170021529 BK-PG 3017-0596	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/10/2015		
Document Type:	Deed		

Legal Description:
Block: M Subdivision: ROCK RIDGE SUBDIVISION Legal Unit: 5 Map Ref: MB5 PG2

Prior Transfer

Recording Date:	06/18/2001	Sales Price:	N/A
Document #:	BK-PG 01409-01389	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/19/2000		
Document Type:	Deed		

Legal Description:
Block: M Subdivision: ROCKRIDGE UNIT 5 Map Ref: PB 5 2
Abbreviated Description: LT 20 BLK M PB 5/2

Prior Transfer

Recording Date:	12/10/1998	Sales Price:	$118,500
Document #:	BK-PG 01246-01749	Type of Sale:	Arms-Length Transfer
Contract Date:	12/04/1998		
Document Type:	Deed		

Legal Description:
Block: M Subdivision: ROCKRIDGE UNIT 5 Map Ref: PB 5 2
Abbreviated Description: LT 20 BLK M PB 5/2

Prior Transfer

Recording Date:	01/22/1998	Sales Price:	N/A
Document #:	BK-PG 01189-02374	Type of Sale:	Non Residential Transfer
Contract Date:	12/29/1997		
Document Type:	Deed		

Legal Description:
Block: M Subdivision: ROCKRIDGE UNIT 5 Map Ref: PB 5 2
Abbreviated Description: LT 20 BLK M PB 5/2

Prior Transfer

Recording Date:	12/24/1997	Sales Price:	$105,000
Document #:	BK-PG 01185-02728	Type of Sale:	Arms-Length Transfer
Contract Date:	12/23/1997		
Document Type:	Deed		

Legal Description:
Block: M Subdivision: ROCKRIDGE UNIT 5 Map Ref: PB 5 2
Abbreviated Description: LT 20 BLK M PB 5/2

Area Sales Analysis

Total Area Sales	$3,516,400	Median # of Bedrooms	2
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	1,209 SF	Median Year Built	1958
Price Range - 2 Yrs	$235,000 to $560,000	Age Range	50 years to 69 years
Median Value	$329,950	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1441 4TH AVE** **VERO BEACH, FL 32960-5811**	10/15/2026	$290,000	$465	624	/2/1	1956	5,663 SF	
2	.11Mi.	**1520 4TH AVE** **VERO BEACH, FL 32960-5814**	08/10/2026	$325,000	$282	1154	/2/2	1957	7,841 SF	
3	.14Mi.	**1560 3RD CT** **VERO BEACH, FL 32960-5808**	06/23/2026	$320,000	$274	1166	/2/2	1957	8,276 SF	P
4	.16Mi.	**1490 5TH AVE** **VERO BEACH, FL 32960-5822**	09/25/2026	$250,000	$159	1575	/3/1	1957	8,712 SF	

APN: 33-39-12-00003-0008-00015.0 Document #: 3120260048992
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: H Subdivision: ROCK RIDGE SUBDIVISION MapRef: MB 4 PG 64 Abbreviated Description: Lot:15 Block:H Subdivision:ROCK RIDGE SUBDIVISION Map Ref:MB 4 PG 64

APN: 33-39-12-00003-0011-00008.0 Document #: 3120260038159
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: K Subdivision: ROCK RIDGE SUBDIVISION UNIT NO 2 MapRef: MB 4 PG 64 Abbreviated Description: Lot:8&9 Block:K Subdivision:ROCK RIDGE SUBDIVISION UNIT NO 2 Map Ref:MB 4 PG 64Abbreviated Description:SOUTH2 LOT8

APN: 33-39-12-00003-0012-00004.0 Document #: 3120260030198
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: L Subdivision: ROCK RIDGE SUBDIVISION UNIT NO3 MapRef: MB 4 PG 64 Abbreviated Description: Lot:4&5 Block:L Subdivision:ROCK RIDGE SUBDIVISION UNIT NO3 Map Ref:MB 4 PG 64

APN: 33-39-12-00001-0006-00001.0 Document #: 3120260045839
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: F Subdivision: ROCK RIDGE SUBDIVISION UNIT 1 MapRef: MB 4 PG 23 Abbreviated Description: Lot:1&2 Block:F Subdivision:ROCK RIDGE SUBDIVISION UNIT 1 Map Ref:MB 4 PG 23Abbreviated Description:NORTH2 LOT2

ICE SiteX Report

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5	.17Mi.	**1310 4TH AVE** **VERO BEACH, FL 32960-5810**	06/30/2026	$339,000	$266	1273	/2/2	1976	10,019 SF

APN: 33-39-12-00004-0018-00009.0 Document #: 3120260031221
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: R Subdivision: ROCK RIDGE SUBDIVISION Legal Unit: 4 MapRef: MB 5 PG 7 Abbreviated Description: Lot:9 Block:R Subdivision:ROCK RIDGE SUBDIVISION Legal Unit:4 Map Ref:MB 5 PG 7

6	.2Mi.	**1310 4TH CT** **VERO BEACH, FL 32960-5816**	06/26/2026	$340,000	$211	1608	/3/2	1957	7,405 SF

APN: 33-39-12-00004-0016-00010.0 Document #: 3120260030804
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: P Subdivision: ROCKRIDGE SUBDIVISION UNIT NO 4 MapRef: MB 5 PG 7 Abbreviated Description: Lot:10 Block:P Subdivision:ROCKRIDGE SUBDIVISION UNIT NO 4 Map Ref:MB 5 PG 7

7	.23Mi.	**1611 4TH AVE** **VERO BEACH, FL 32960-5604**	07/23/2026	$334,900	$301	1111	//1	1961	8,276 SF

APN: 33-39-01-00037-0250-00010.0 Document #: 3120260035344
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: Y Subdivision: ROCKRIDGE SUBDIVISION UNIT-8 MapRef: MB 6 PG 53 Abbreviated Description: Lot:10 Block:Y Subdivision:ROCKRIDGE SUBDIVISION UNIT-8 Map Ref:MB 6 PG 53

8	.26Mi.	**1640 4TH AVE** **VERO BEACH, FL 32960-5605**	08/14/2026	$380,000	$317	1200	/2/1	1967	10,454 SF

APN: 33-39-01-00037-0260-00005.0 Document #: 3120260039047
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: Z Subdivision: ROCKRIDGE SUBDIVISION Legal Unit: 8 MapRef: MB 6 PG 53 Abbreviated Description: Lot:5&6 Block:Z Subdivision:ROCKRIDGE SUBDIVISION Legal Unit:8 Map Ref:MB 6 PG 53

9	.27Mi.	**1620 5TH AVE** **VERO BEACH, FL 32960-5609**	10/09/2026	$252,000	$245	1028	//1	1960	5,663 SF

APN: 33-39-01-00036-0230-00008.0 Document #: 3120260048225
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: W Subdivision: ROCKRIDGE SUBDIVISION MapRef: MB 5 PG 81 Abbreviated Description: Lot:8 Block:W Subdivision:ROCKRIDGE SUBDIVISION Map Ref:MB 5 PG 81

10	.29Mi.	**1570 6TH AVE** **VERO BEACH, FL 32960-5740**	06/05/2026	$275,000	$211	1305	/2/2	2003	5,663 SF

APN: 33-39-12-00001-0001-00003.0 Document #: 3120260027289
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: A Subdivision: ROCKRIDGE SUBDIVSION UNIT 1 MapRef: MB 4 PG 23 Abbreviated Description: Lot:3 Block:A Subdivision:ROCKRIDGE SUBDIVSION UNIT 1 Map Ref:MB 4 PG 23

11	.31Mi.	**1233 NORMANDIE WAY** **VERO BEACH, FL 32960-7067**	09/25/2026	$287,500	$161	1788	/3/2	2007	1,742 SF

APN: 33-40-07-00005-0000-00020.0 Document #: 3120260045741
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: PROVENCE BAY MapRef: MB 22 PG 55-58 Abbreviated Description: Lot:20 Subdivision:PROVENCE BAY Map Ref:MB 22 PG 55-58

12	.37Mi.	**1135 3RD AVE** **VERO BEACH, FL 32960-7057**	07/15/2026	$165,000	$182	906	/2/2	2006	SF

APN: 33-40-07-00004-0002-00104.0 Document #: 3120260033863
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: BREAKWATER VILLAS Legal Unit: 104-B MapRef: MB 1994 PG 966 Abbreviated Description: Subdivision:BREAKWATER VILLAS Legal Unit:104-B Map Ref:MB 1994 PG 966

13	.37Mi.	**1170 6TH AVE** **VERO BEACH, FL 32960-7021**	06/02/2026	$184,000	$157	1170	/2/2	1980	SF

APN: 33-39-12-00034-0110-00004.0 Document #: 3120260026380
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 9 Subdivision: VERO LAND COMPANY SUBDIVISION MapRef: MB 3 PG 19 Abbreviated Description: Lot:9 Subdivision:VERO LAND COMPANY SUBDIVISION Map Ref:MB 3 PG 19

14	.4Mi.	**1117 NORMANDIE WAY** **VERO BEACH, FL 32960-7064**	06/18/2026	$310,000	$164	1890	/3/2	2013	1,742 SF

APN: 33-40-07-00005-0000-00224.0 Document #: 2 3120260029392
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 224 Subdivision: PROVENCE BAY MapRef: MB 22 PG 55-58 Abbreviated Description: Lot:224 Subdivision:PROVENCE BAY Map Ref:MB 22 PG 55-58

15	.4Mi.	**1166 6TH AVE** **VERO BEACH, FL 32960-5964**	06/12/2026	$185,000	$162	1140	/2/2	1979	SF

APN: 33-39-12-00032-0140-00003.0 Document #: 3120260028234
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TROPIC GROVES VILLAS CONDOMINIUM G Legal Unit: 14 MapRef: MB 589 PG 1128 Abbreviated Description: Subdivision:TROPIC GROVES VILLAS CONDOMINIUM G Legal Unit:14 Map Ref:MB 589 PG 1128

16	.42Mi.	**1741 5TH AVE** **VERO BEACH, FL 32960-5610**	08/20/2026	$353,000	$329	1073	/2/1	1959	6,970 SF

APN: 33-39-01-00036-0220-00014.0 Document #: 3120260040015
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: V Subdivision: ROCKRIDGE SUBDIVISION UNIT 7 MapRef: MB 5 PG 81 Abbreviated Description: Lot:14&15 Block:V Subdivision:ROCKRIDGE SUBDIVISION UNIT 7 Map Ref:MB 5 PG 81

17	.43Mi.	**1081 NORMANDIE WAY** **VERO BEACH, FL 32960-7062**	07/14/2026	$245,000	$181	1352	/2/2	2014	1,307 SF

APN: 33-40-07-00005-0000-00215.0 Document #: 3120260033537
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 215 Subdivision: PROVENCE BAY MapRef: MB 22 PG 55-58 Abbreviated Description: Lot:215 Subdivision:PROVENCE BAY Map Ref:MB 22 PG 55-58

18	.43Mi.	**1144 CHEVAL DR** **VERO BEACH, FL 32960-7079**	07/10/2026	$374,600	$165	2275	/3/2	2009	2,178 SF

APN: 33-40-07-00005-0000-00071.0 Document #: 3120260033204
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential

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Legal: Lot: 71 Subdivision: PROVENCE BAY MapRef: MB 22 PG 55-58 Abbreviated Description: Lot:71 Subdivision:PROVENCE BAY Map Ref:MB 22 PG 55-58

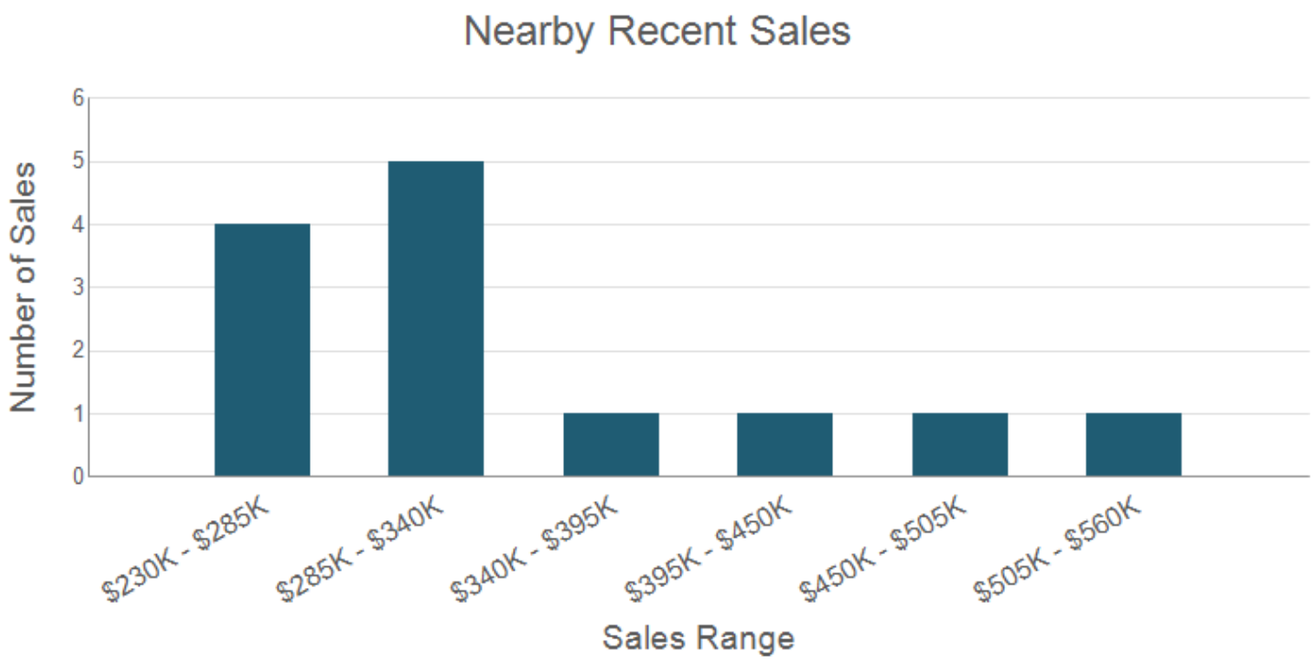
19	.43Mi.	**1751 5TH AVE** **VERO BEACH, FL 32960-5610**	06/23/2026	$255,000	$268	953	//1	1964	5,663 SF

APN: 33-39-01-00036-0220-00016.0 Document #: 3120260030199
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: V Subdivision: ROCKRIDGE SUBDIVISION UNIT-7 MapRef: MB 5 PG 81 Abbreviated Description: Lot:16 Block:V Subdivision:ROCKRIDGE SUBDIVISION UNIT-7 Map Ref:MB 5 PG 81

20	.44Mi.	**1166 6TH AVE** **VERO BEACH, FL 32960-5971**	07/15/2026	$160,000	$154	1040	/2/2	1974	SF

APN: 33-39-12-00021-0001-00006.0 Document #: 3120260034008
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TROPIC GROVES Legal Unit: 6-A MapRef: MB 456 PG 818 Abbreviated Description: Subdivision:TROPIC GROVES Legal Unit:6-A Map Ref:MB 456 PG 818

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.

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.	**1440 3RD CT**	**01/08/2020**	$265,756	$265,756	1,279	/2/1	1958	9,148 SF	
.01Mi.	**1430 3RD CT**	**04/18/2017**	$391,346	$282,114	1,406	/2/2	1958	8,276 SF	
.01Mi.	**281 14TH PL**	**03/01/2007**	$344,257	$104,794	1,218	/2/1	1958	12,197 SF	
.03Mi.	**1420 3RD CT**	**03/05/2018**	$576,573	$314,409	2,434	/3/2	1955	9,148 SF	P
.03Mi.	**275 14TH PL**	**03/25/2021**	$365,638	$310,269	1,005	/2/2	1987	7,841 SF	
.03Mi.	**1441 3RD CT**	**06/15/2016**	$264,873	$264,873	1,326	//1	1957	5,663 SF	P
.03Mi.	**1451 3RD CT**	**12/13/2019**	$243,043	$149,267	884	/2/1	1957	5,663 SF	
.03Mi.	**1431 3RD CT**	**05/05/2016**	$214,845	$125,701	624	/2/2	1957	8,712 SF	
.04Mi.	**1461 3RD CT**	**05/26/2021**	$209,038	$163,131	1,059	/2/1	1957	5,663 SF	
.04Mi.	**245 14TH PL**	**09/11/2024**	$543,344	$543,344	947	/2/2	1987	7,841 SF	P
.04Mi.	**1410 3RD CT**	**07/21/2023**	$286,284	$286,284	858	/2/1	1950	6,534 SF	
.04Mi.	**1421 3RD CT**	**11/01/2009**	$179,121	$179,121	624	/1/1	1957	6,098 SF	
.04Mi.	**310 14TH ST**	**08/11/2017**	$725,878	$725,878	2,140	/2/3	1972	9,583 SF	P
.05Mi.	**1471 3RD CT**	**10/25/2021**	$174,523	$174,523	624	/2/1	1957	5,663 SF	
.05Mi.	**1490 3RD CT**	**04/30/2021**	$204,607	$204,607	1,062	/2/1	1959	7,841 SF	
.05Mi.	**320 14TH PL**	**09/15/2021**	$330,277	$330,277	1,326	/2/2	2006	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	47.1 years old	Households:	10,834
Median Household Income:	$52,321	Households w/Family:	51%
Household Income Per Capita:	$34,292	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	18%

ICE SiteX Report

OrderID: 98775340

School District

School District Zone:	Indian River County School District	Students:	16,621
Number of Schools:	28	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.90Mi.	**Gifford Middle School** Number of Students: 608 Student-Teacher Ratio: 19	C+	Public	6 - 8
1.49Mi.	**Vero Beach Elementary School** Number of Students: 593 Student-Teacher Ratio: 13.18	C+	Public	PK - 5
1.41Mi.	**Vero Beach High School** Number of Students: 2,645 Student-Teacher Ratio: 23.43 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **1440 3RD CT, VERO BEACH, FL 32960-5806** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	146%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	151%	NOTABLY HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	145%	NOTABLY HIGHER
OVERALL	134%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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