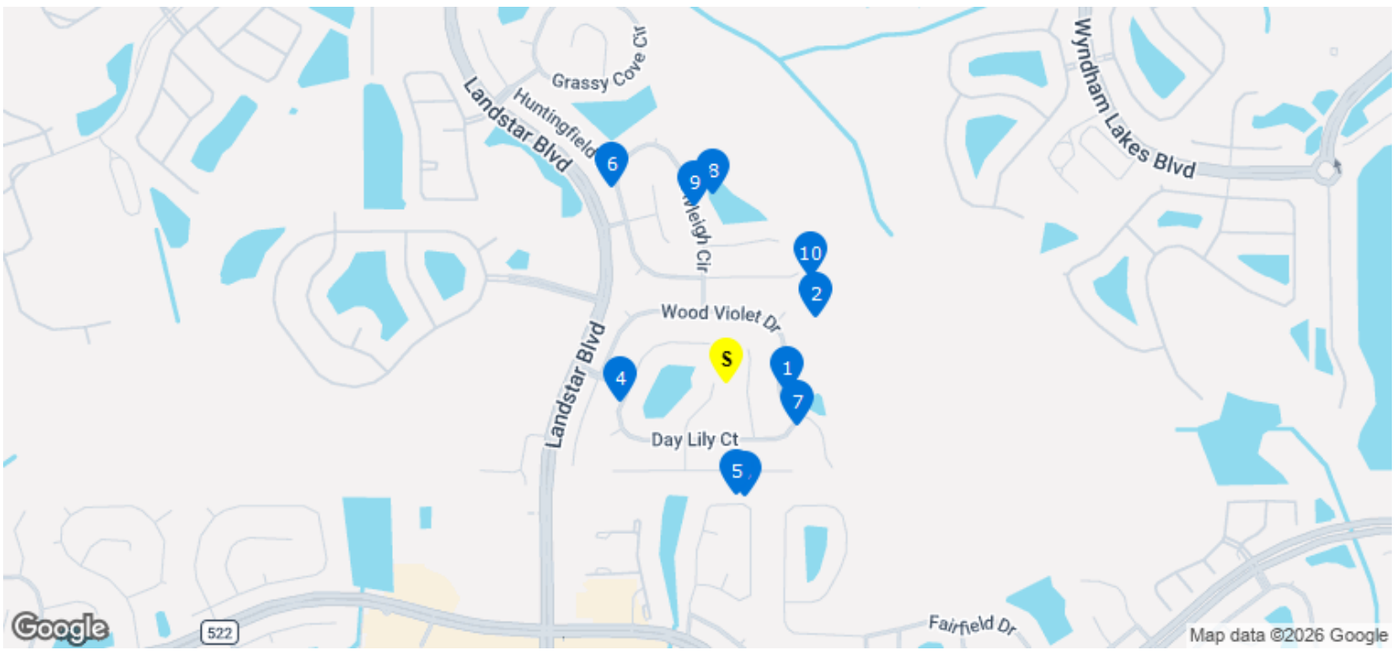
ICE SiteX Report

OrderID: 98745851

SiteX Property Information Report



Subject Property Location

14902 PRAIRIE ROSE CT, ORLANDO, FL 32824-6444

County:	**ORANGE FL**	Census Tract:	0168.12
Property Use:	Single Family Residential	Zoning:	P-D
Parcel Number:	36-24-29-2855-73-680	Thomas Bros Pg-Grid:	

Valuation

Value:	**$401,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$360,900 - $441,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U-10
Assd Land Value:		Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$278,150	Total Taxable Value:	$1,602
Total Assessed Value:	$149,983	Total Assessor Market Value:	$353,150	Delinquent Year:	
				Tax Account ID:	471678
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 68 Block: 173 Subdivision: FOREST RIDGE Sec/Twnship/Range: SEC 36 TWN 24S RNG 29E

Abbreviated Description:	FOREST RIDGE 26/91 LOT 68 BLK 173
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	10,826 SF	Bedrooms:	3	Pool:	
Building Area:	1872 SF	Baths:	2	Fireplace:	
Year Built:	1991	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/02/2022	Loan Amount:	N/A
Document #:	20220074674 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/28/2021		
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Block: 173 Subdivision: FOREST RIDGE Map Ref: 0

Prior Transfer

Recording Date:	05/12/2008	Sales Price:	N/A
Document #:	20080281152 BK-PG 07336-3760	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/28/2008	Sales Price:	$198,900
Document #:	20080247552 BK-PG 09673-0208	Type of Sale:	Arms-Length Transfer
Contract Date:	04/17/2008		
Document Type:	Deed		

Legal Description:
Block: 173 Subdivision: FOREST RIDGE Map Ref: MB26 PG91

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Mortgage Record

Recording Date:	04/28/2008	Loan Amount:	N/A
Document #:	09673/00209 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/17/2008		
TD Due Date:	05/01/2023	Type Finance:	

Legal Description:
Block: 173 Subdivision: FOREST RIDGE Map Ref: MB26 PG91

Mortgage Record

Recording Date:	03/08/2004	Loan Amount:	N/A
Document #:	BK-PG 7336-3760	Loan Type:	Conventional
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 173 Subdivision: FOREST RIDGE Map Ref: 0
Abbreviated Description: LT 68 BLK 173 FOREST RIDGE PB 26/91

Mortgage Record

Recording Date:	05/10/2002	Loan Amount:	N/A
Document #:	06521/03006 BK-PG -	Loan Type:	Conventional
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Abbreviated Description: LOT 68 BLK 173 FOREST RIDGE 26/91

Prior Transfer

Recording Date:	05/10/2002	Sales Price:	$131,500
Document #:	BK-PG 06521-03004	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 68 BLK 173 FOREST RIDGE 26/91

Prior Transfer

Recording Date:	03/05/2002	Sales Price:	$6,900
Document #:	BK-PG 06471-07225	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 68 BLK 173 FOREST RIDGE 26/91

Prior Transfer

Recording Date:	12/10/1997	Sales Price:	$100
Document #:	BK-PG 05379-01389	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 68 BLK 173 FOREST RIDGE 26/91

Area Sales Analysis

Total Area Sales	$4,098,900	Median # of Bedrooms	3
Median Lot Size	8,056 SF	Median # of Baths	2
Median Living Area	1,744 SF	Median Year Built	1991
Price Range - 2 Yrs	$360,000 to $480,000	Age Range	33 years to 35 years
Median Value	$399,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1722 WOOD VIOLET DR ORLANDO, FL 32824-6409**	03/26/2026	$429,000	$229	1872	/3/2	1991	7,826 SF	P
		APN: 36-24-29-2855-73-260 Document #: 20260176268 Document Type: Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 26 Block: 173 Subdivision: FOREST RIDGE MapRef: MB 26 PG 91-93 Abbreviated Description: Lot:26 Block:173 Subdivision:FOREST RIDGE Map Ref:MB 26 PG 91-93								
2	.13Mi.	**1727 WOOD VIOLET DR ORLANDO, FL 32824-6410**	09/02/2025	$506,900	$218	2324	/4/2.5	1992	8,171 SF	B
		APN: 36-24-29-2855-72-200 Document #: 20250510240 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 20 Block: 172 Subdivision: FOREST RIDGE MapRef: MB 26 PG 91-93 Abbreviated Description: Lot:20 Block:172 Subdivision:FOREST RIDGE Map Ref:MB 26 PG 91-93								
3	.16Mi.	**1619 ELMSTEAD CT ORLANDO, FL 32824-6434**	10/22/2026	$350,000	$249	1406	/3/2	1991	5,396 SF	P
		APN: 36-24-29-8243-66-320 Document #: 20260590772 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 32 Block: 166 Subdivision: SPRING LAKE MapRef: MB 26 PG 94&95 Abbreviated Description: Lot:32 Block:166 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94&95								
4	.16Mi.	**1559 AVLEIGH CIR ORLANDO, FL 32824-6426**	04/02/2026	$425,000	$193	2197	/4/2.5	1992	7,676 SF	P
		APN: 36-24-29-8243-65-130 Document #: 20260191308 Document Type: Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 13 Block: 165 Subdivision: SPRING LAKE MapRef: MB 26 PG 94&95 Abbreviated Description: Lot:13 Block:165 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94&95								
5	.17Mi.	**14701 MADONNA LILY CT ORLANDO, FL 32824-6412**	07/22/2026	$480,000	$247	1940	/3/2.5	1991	10,504 SF	P
		APN: 36-24-29-2855-72-100 Document #: 20260406618 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 10 Block: 172 Subdivision: FOREST RIDGE MapRef: MB 26 PG 91 Abbreviated Description: Lot:10 Block:172 Subdivision:FOREST RIDGE Map Ref:MB 26 PG 91								
6	.17Mi.	**14901 WILD WOOD LILY CT**	04/01/2026	$413,000	$263	1572	/3/2	1992	8,415 SF	

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ORLANDO, FL 32824-6401
APN: 36-24-29-2855-70-023 Document #: 20260189650
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 23 Block: 170 Subdivision: FOREST RIDGE MapRef: MB 26 PG 91-93 Abbreviated Description: Lot:23 Block:170 Subdivision:FOREST RIDGE Map Ref:MB 26 PG 91-93

7	.18Mi.	**1620 GOLDEN POPPY CT**	09/03/2026	$360,000	$222	1619	/3/2	1992	8,249 SF	

ORLANDO, FL 32824-6440
APN: 36-24-29-2855-70-062 Document #: 20260493881
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 62 Block: 170 Subdivision: FOREST RIDGE MapRef: MB 26 PG 91-93 Abbreviated Description: Lot:62 Block:170 Subdivision:FOREST RIDGE Map Ref:MB 26 PG 91-93

8	.19Mi.	**1518 AVLEIGH CIR**	08/12/2026	$305,000	$143	2140	/4/2.5	1992	5,459 SF	P

ORLANDO, FL 32824-6425
APN: 36-24-29-8243-69-160 Document #: 20260449587
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 169 Subdivision: SPRING LAKE MapRef: MB 26 PG 94-95 Abbreviated Description: Lot:16 Block:169 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94-95

9	.2Mi.	**14646 BRIGHTWELL CT**	08/14/2025	$435,000	$215	2020	/4/2.5	1991	6,614 SF	

ORLANDO, FL 32824-6462
APN: 36-24-29-8243-69-650 Document #: 20250474031
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 65 Block: 169 Subdivision: SPRING LAKE MapRef: MB 26 PG 94&95 Abbreviated Description: Lot:65 Block:169 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94&95

10	.21Mi.	**1617 MAPLESTEAD CT**	10/02/2026	$451,000	$216	2088	/4/2.5	1992	5,901 SF	P

ORLANDO, FL 32824-6432
APN: 36-24-29-8243-66-590 Document #: 20260549122
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 59 Block: 166 Subdivision: SPRING LAKE MapRef: MB 26 PG 94 Abbreviated Description: Lot:59 Block:166 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94

11	.22Mi.	**1510 AVLEIGH CIR**	11/19/2025	$385,000	$274	1406	/3/2	1991	7,362 SF	

ORLANDO, FL 32824-6425
APN: 36-24-29-8243-69-180 Document #: 20250668126
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 18 Block: 169 Subdivision: SPRING LAKE MapRef: MB 26 PG 94-95 Abbreviated Description: Lot:18 Block:169 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94-95

12	.28Mi.	**1401 AVLEIGH CIR**	06/24/2026	$305,000	$217	1406	/3/2	1992	8,300 SF	

ORLANDO, FL 32824-6422
APN: 36-24-29-8243-68-010 Document #: 20260352632
Document Type: Personal Representatives Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Block: 168 Subdivision: SPRING LAKE MapRef: MB 26 PG 94&95 Abbreviated Description: Lot:1 Block:168 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94&95

13	.28Mi.	**1484 AVLEIGH CIR**	05/07/2026	$398,000	$248	1602	/3/2	1991	5,923 SF	

ORLANDO, FL 32824-6460
APN: 36-24-29-8243-69-240 Document #: 20260260280
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 24 Block: 169 Subdivision: SPRING LAKE MapRef: MB 26 PG 94-95 Abbreviated Description: Lot:24 Block:169 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94-95

14	.29Mi.	**1481 AVLEIGH CIR**	02/20/2026	$379,000	$234	1621	/3/2	1991	6,607 SF	P

ORLANDO, FL 32824-6467
APN: 36-24-29-8243-67-210 Document #: 20260101321
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 21 Block: 167 Subdivision: SPRING LAKE MapRef: MB 26 PG 94 Abbreviated Description: Lot:21 Block:167 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94

15	.34Mi.	**1436 AVLEIGH CIR**	12/04/2025	$389,000	$242	1610	/3/2	1991	5,446 SF	P

ORLANDO, FL 32824-6449
APN: 36-24-29-8243-69-330 Document #: 20250692089
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 169 Subdivision: SPRING LAKE MapRef: MB 26 PG 94&95 Abbreviated Description: Lot:33 Block:169 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94&95

16	.35Mi.	**14564 HUNTINGFIELD DR**	08/07/2026	$459,900	$254	1808	/4/2.5	1991	9,243 SF	P

ORLANDO, FL 32824-6457
APN: 36-24-29-8243-68-080 Document #: 20260438741
Document Type: Warranty Deed Price Code: U
Land Use: Single Family Residential
Legal: Lot: 8 Block: 168 Subdivision: SPRING LAKE MapRef: MB 26 PG 94&95 Abbreviated Description: Lot:8 Block:168 Subdivision:SPRING LAKE Map Ref:MB 26 PG 94&95

17	.36Mi.	**1338 LAKE BISCAYNE WAY**	09/26/2025	$465,000	$199	2340	/4/2.5	2000	6,012 SF	P

ORLANDO, FL 32824-4921
APN: 36-24-29-3070-01-200 Document #: 20250561297
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: HIDDEN LAKES PHASE 1 MapRef: MB 37 PG 1-4 Abbreviated Description: Lot:120 Subdivision:HIDDEN LAKES PHASE 1 Map Ref:MB 37 PG 1-4

18	.42Mi.	**14524 HUNTINGFIELD DR**	11/07/2025	$540,000	$219	2464	/4/2.5	1994	9,909 SF	B

ORLANDO, FL 32824-6435
APN: 36-24-29-9311-81-080 Document #: 20250648237
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 8 Block: 181 Subdivision: WILLOWBROOK PHASE 2 MapRef: MB 29 PG 105&106 Abbreviated Description: Lot:8 Block:181 Subdivision:WILLOWBROOK PHASE 2 Map Ref:MB 29 PG 105&106

19	.46Mi.	**14844 LAGUNA BEACH CIR**	05/11/2026	$274,900	$236	1163	/3/2	1994	3,723 SF	

ORLANDO, FL 32824-6253
APN: 36-24-29-3905-00-840 Document #: 20260264839
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 84 Subdivision: ISLAND COVE VILLAS PHASE 3 MapRef: MB 32 PG 20-22 Abbreviated Description: Lot:84 Subdivision:ISLAND COVE VILLAS PHASE 3 Map Ref:MB 32 PG 20-22

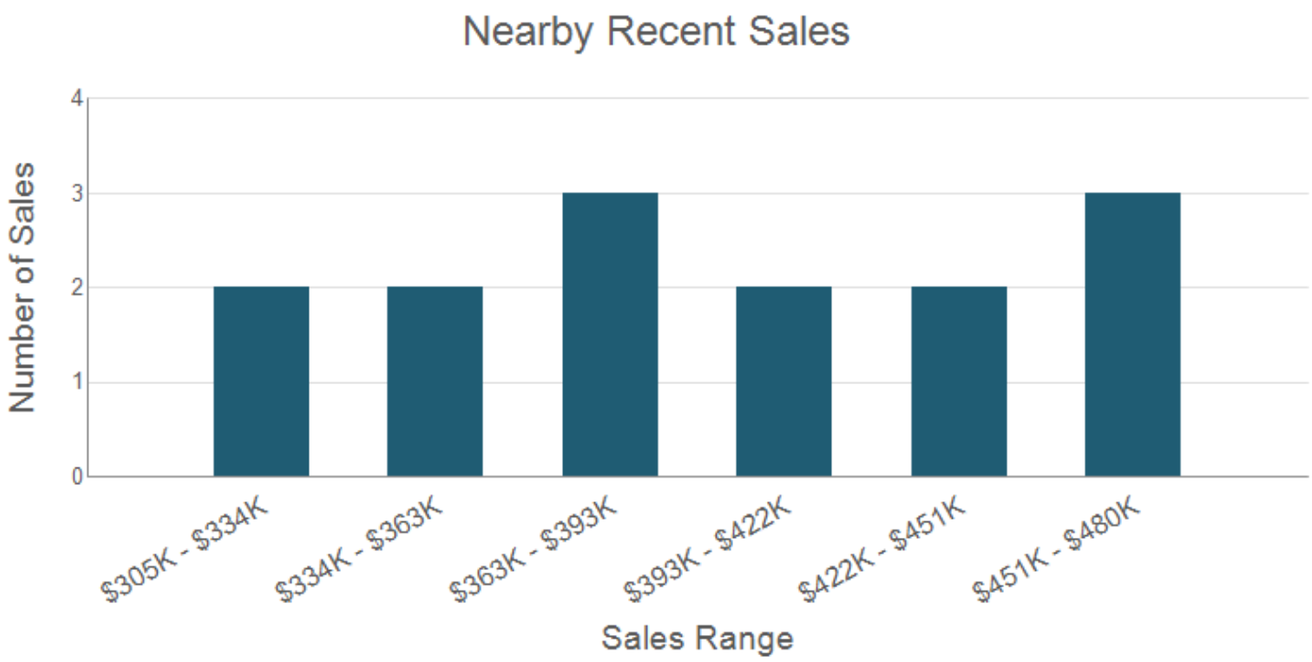
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20	.47Mi.	**14776 LAGUNA BEACH CIR ORLANDO, FL 32824-6249**	09/03/2026	$260,000	$226	1149	/3/2	1995	3,157 SF

APN: 36-24-29-3905-00-690 Document #: 20260492935
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 69 Subdivision: ISLAND COVE VILLAS Phase No: 3 MapRef: MB 32 PG 20-22 Abbreviated Description: Lot:69 Subdivision:ISLAND COVE VILLAS Phase No:3 Map Ref:MB 32 PG 20-22

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.	**14902 PRAIRIE ROSE CT**	**04/17/2008**	$353,150	$149,983	1,872	/3/2	1991	10,826 SF	
.02Mi.	**14906 PRAIRIE ROSE CT**	**07/24/2020**	$406,460	$291,385	1,940	/3/2.5	1991	9,364 SF	P
.02Mi.	**14705 DAY LILY CT**	**04/01/2015**	$394,850	$151,628	2,147	/4/2.5	1991	9,512 SF	B
.02Mi.	**14903 PRAIRIE ROSE CT**	**07/03/1991**	$397,330	$144,103	2,152	/4/2.5	1991	14,456 SF	P
.03Mi.	**14709 DAY LILY CT**	**01/23/2004**	$388,120	$145,458	1,940	/3/2.5	1991	10,975 SF	B
.03Mi.	**14907 PRAIRIE ROSE CT**	**09/21/2020**	$415,180	$286,714	2,120	/4/3	1991	11,450 SF	B
.03Mi.	**14701 DAY LILY CT**	**09/16/2024**	$363,960	$252,677	1,822	/3/2.5	1991	11,554 SF	P
.03Mi.	**14910 PRAIRIE ROSE CT**	**12/03/2001**	$384,050	$347,148	2,044	/4/3	1993	10,741 SF	
.04Mi.	**14713 DAY LILY CT**	**06/01/2023**	$394,680	$394,680	2,437	/4/2.5	1993	8,881 SF	
.04Mi.	**14911 PRAIRIE ROSE CT**	**03/16/1993**	$412,430	$157,996	2,419	/4/2.5	1993	9,955 SF	P
.04Mi.	**14824 WHITE MAGNOLIA CT**	**11/20/2017**	$390,290	$265,419	2,195	/4/2.5	1991	7,649 SF	
.04Mi.	**14820 WHITE MAGNOLIA CT**	**12/14/2010**	$356,860	$151,167	1,702	/3/2	1991	8,062 SF	P
.05Mi.	**14900 WHITE MAGNOLIA CT**	**11/15/2021**	$386,220	$144,554	1,940	/3/2.5	1991	7,394 SF	B
.05Mi.	**14816 WHITE MAGNOLIA CT**	**12/21/2016**	$368,800	$161,604	2,134	/4/2.5	1991	10,392 SF	
.05Mi.	**14700 DAY LILY CT**	**08/28/2025**	$398,320	$146,524	2,432	/4/2.5	1993	11,306 SF	
.05Mi.	**14914 PRAIRIE ROSE CT**	**11/03/2017**	$367,970	$340,954	1,899	/3/2	1991	8,940 SF	P

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	39.1 years old	Households:	20,599
Median Household Income:	$76,297	Households w/Family:	83%
Household Income Per Capita:	$30,369	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Orange County School District	Students:	205,853
Number of Schools:	275	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

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2.49Mi. **Cypress Creek High School** Number of Students: 3,127 Student-Teacher Ratio: 23.87 Advanced Placement: Yes		C-	Public	9 - 12
1.63Mi. **Meadow Woods Middle School** Number of Students: 833 Student-Teacher Ratio: 17.72		C	Public	6 - 8
0.66Mi. **Wyndham Lakes Elementary School** Number of Students: 592 Student-Teacher Ratio: 14.8		B	Public	KG - 5

Flood Report

The Subject Property of **14902 PRAIRIE ROSE CT, ORLANDO, FL 32824-6444** 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	77%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	48%	SIGNIFICANTLY 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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