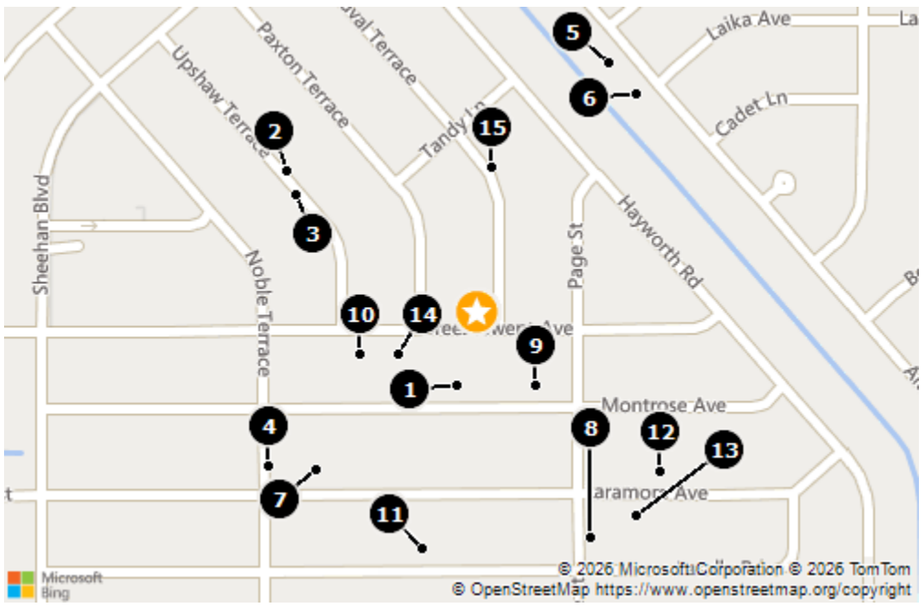
ICE SiteX Report

OrderID: 98264722

SiteX Property Information Report



Subject Property Location

1549 TRUVAL TER, PORT CHARLOTTE, FL 33952-2722

County:	**CHARLOTTE FL**	Census Tract:	120150208.001024
Property Use:	Single Family Residential	Zoning:	RSF3.5
Parcel Number:	40-22-11-382-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$346,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$287,180 - $404,820	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	104
Assd Land Value:		Market Land Value:	$22,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$200,332	Total Taxable Value:	$3,564
Total Assessed Value:	$236,228	Total Assessor Market Value:	$222,332	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 3247 Section: 1 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 11 TWN 40S RNG 22E
Abbreviated Description: PCH 051 3247 0008 PORT CHARLOTTE SEC51 BLK3247 LT 8 347/62 714/1356 DC1138/1249-JM AF1138/1248 3440/1743

Property Characteristics

Lot Size:	11,740 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1994 SF	Baths:	2	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	Wood
Number of Buildings:	3	Number of Rooms:	6	Ext Walls:	Shingle
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/07/2019	Sales Price:	$42,000
Document #:	2758731 BK-PG 3854-0105	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/23/2017	Sales Price:	N/A
Document #:	BK-PG 3440-1744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/06/2016	Loan Amount:	N/A
Document #:	2435055 BK-PG 4079-1682	Loan Type:	FHA
TD Due Date:	04/01/2046	Type Finance:	
Legal Description:			

Lot: 8 Block: 3247 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION

Mortgage Record

Recording Date:	04/02/2014	Loan Amount:	N/A
Document #:	2255218 BK-PG 3854-0105	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98264722

Legal Description:
Lot: 8 Block: 3247 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION

Prior Transfer

Recording Date:	12/14/2009	Sales Price:	$92,000
Document #:	1899929 BK-PG 3440-1743	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/08/2009		
Document Type:			

Legal Description:
Lot: 8 Block: 3247 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 51 Map Ref: MB5 PG65A-65H

Prior Transfer

Recording Date:	12/08/2009	Sales Price:	$92,000
Document #:	1899929 BK-PG 3440 -1743	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 3247 Section: 1 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 11 TWN 40S RNG 22E
Abbreviated Description: PCH 051 3247 0008 PORT CHARLOTTE SEC51 BLK3247 LT 8 347/62 714/1356 DC1138/1249-JM AF1138/1248 3440/1743

Area Sales Analysis

Total Area Sales	$3,163,000	Median # of Bedrooms	2
Median Lot Size	9,065 SF	Median # of Baths	1
Median Living Area	1,174 SF	Median Year Built	1965
Price Range - 2 Yrs	$125,000 to $360,000	Age Range	1 years to 63 years
Median Value	$199,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**22236 MONTROSE AVE** **PORT CHARLOTTE, FL 33952-4516**	08/17/2026	$130,000	$147	880	5/3/1	1965	8,624 SF	
		APN: 40-22-14-131-025 Document #: 3674495 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 3260 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 7 PG 29A-29C Abbreviated Description: Lot:21 Block:3260 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 7 PG 29A-29C								
2	.17Mi.	**1488 UPSHAW TER** **PORT CHARLOTTE, FL 33952-2715**	07/31/2026	$260,000	$209	1240	//	2025	9,999 SF	
		APN: 40-22-11-381-008 Document #: 3669716 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 3245 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 65 Abbreviated Description: Lot:9 Block:3245 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 65								
3	.16Mi.	**1497 UPSHAW TER** **PORT CHARLOTTE, FL 33952-2716**	07/14/2026	$260,000	$157	1652	5/3/2	1982	10,000 SF	
		APN: 40-22-11-380-013 Document #: 3663583 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 3244 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 51 MapRef: MB 5 PG 65 Abbreviated Description: Lot:20 Block:3244 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION 51 Map Ref:MB 5 PG 65								
4	.18Mi.	**1614 NOBLE TER** **PORT CHARLOTTE, FL 33952-4533**	06/29/2026	$199,000	$165	1204	4/2/1	1964	16,065 SF	
		APN: 40-22-14-132-016 Document #: 3658718 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29&30 Block: 3261 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 7 PG 29 Abbreviated Description: Lot:29&30 Block:3261 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 7 PG 29Abbreviated Description:WEST37.50FT LOT29								
5	.2Mi.	**1461 ALTON RD** **PORT CHARLOTTE, FL 33952-4775**	06/02/2026	$360,000	$236	1519	/3/2	1985	20,000 SF	
		APN: 40-22-11-458-004 Document #: 3650459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Block: 3252 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 65 Abbreviated Description: Lot:15&16 Block:3252 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 65								
6	.19Mi.	**1477 ALTON RD** **PORT CHARLOTTE, FL 33952-4775**	04/28/2026	$209,000	$174	1200	4/2/1	1978	9,999 SF	
		APN: 40-22-11-458-006 Document #: 3638441 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 3252 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 65A-65H Abbreviated Description: Lot:17 Block:3252 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 65A-65H								
7	.16Mi.	**22182 LARAMORE AVE** **PORT CHARLOTTE, FL 33952-4504**	03/23/2026	$207,000	$186	1107	/2/2	1963	12,150 SF	
		APN: 40-22-14-132-017 Document #: 3625897 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28&29 Block: 3261 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 7 PG 29 Abbreviated Description: Lot:28&29 Block:3261 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 7 PG 29								
8	.19Mi.	**1630 PAGE ST** **PORT CHARLOTTE, FL 33952-4538**	02/03/2026	$125,000	$149	836	4/2/1	1965	9,065 SF	
		APN: 40-22-14-205-011 Document #: 3610424 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 3257 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 7 PG 29 Abbreviated Description: Lot:20 Block:3257 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 7 PG 29								
9	.07Mi.	**22268 MONTROSE AVE** **PORT CHARLOTTE, FL 33952-4516**	12/09/2025	$170,000	$141	1204	5/2/1	1963	8,625 SF	
		APN: 40-22-14-131-029 Document #: 3594365 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 3260 Subdivision: REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION S MapRef: MB 7 PG 29 Abbreviated Description: Lot:17 Block:3260 Subdivision:REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION S Map Ref:MB 7 PG 29								
10	.09Mi.	**22193 BREEZESWEPT AVE**	11/19/2025	$205,000	$174	1174	5/3/2	1964	8,625 SF	

ICE SiteX Report

OrderID: 98264722

PORT CHARLOTTE, FL 33952-4525
APN: 40-22-14-131-005 Document #: 3589102
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3260 Section: 51 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 7 PG 29 Abbreviated Description: Lot:5 Block:3260 Section:51 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 7 PG 29

11	.18Mi.	**22220 LASALLE RD**	10/10/2025	$180,000	$214	840	4/2/1	1963	8,624 SF

PORT CHARLOTTE, FL 33952-4510
APN: 40-22-14-133-020 Document #: 3576722
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: 3262 Subdivision: REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION S MapRef: MB 7 PG 29-A-29-C Abbreviated Description: Lot:23 Block:3262 Subdivision:REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION S Map Ref:MB 7 PG 29-A-29-C

12	.18Mi.	**22308 LARAMORE AVE**	08/27/2025	$185,000	$194	953	5/2/1	1965	8,624 SF

PORT CHARLOTTE, FL 33952-4506
APN: 40-22-14-204-004 Document #: 3561656
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 3258 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FIFTYONE MapRef: MB 7 PG 29 Abbreviated Description: Lot:19 Block:3258 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FIFTYONE Map Ref:MB 7 PG 29

13	.19Mi.	**22299 LARAMORE AVE**	08/12/2025	$195,000	$174	1118	5/3/2	2008	8,625 SF

PORT CHARLOTTE, FL 33952-4505
APN: 40-22-14-205-003 Document #: 3556962
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3257 Subdivision: REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION MapRef: MB 7 PG 29A-29C Abbreviated Description: Lot:3 Block:3257 Subdivision:REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION Map Ref:MB 7 PG 29A-29C

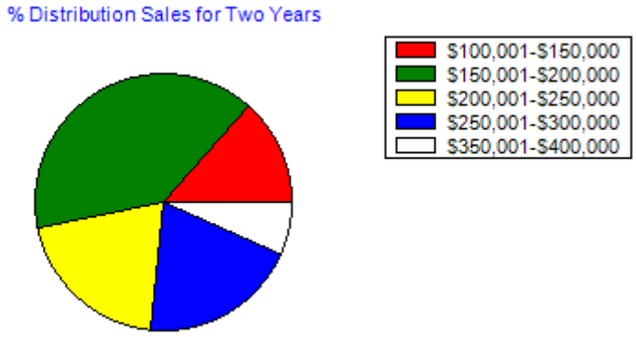
14	.06Mi.	**22209 BREEZESWEPT AVE**	07/31/2025	$182,000	$267	680	5/3/1	1963	8,625 SF

PORT CHARLOTTE, FL 33952-4525
APN: 40-22-14-131-007 Document #: 3553415
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3260 Subdivision: PORT CHARLOTTE SECTION 51 MapRef: MB 7 PG 29A-29C Abbreviated Description: Lot:7 Block:3260 Subdivision:PORT CHARLOTTE SECTION 51 Map Ref:MB 7 PG 29A-29C

15	.12Mi.	**1492 TRUVAL TER**	07/01/2025	$296,000	$211	1400	//	2025	10,356 SF

PORT CHARLOTTE, FL 33952-2721
APN: 40-22-11-383-002 Document #: 3543551
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3249 Subdivision: PORT CHARLOTTE SECTION 51 MapRef: MB 5 PG 65 Abbreviated Description: Lot:2 Block:3249 Subdivision:PORT CHARLOTTE SECTION 51 Map Ref:MB 5 PG 65

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.	**1549 TRUVAL TER**	**12/08/2009**	$222,332	$236,228	1,994	6/3/2	1983	11,740 SF	Yes
.02Mi.	**1541 TRUVAL TER**	**08/06/2019**	$66,225	$72,241	800	5/2/1	1982	9,999 SF	
.02Mi.	**1558 PAXTON TER**	**01/26/2024**	$295,077	$249,163	1,626	6/3/2	2024	11,115 SF	
.03Mi.	**1550 PAXTON TER**	**03/21/2024**	$326,103	$275,613	1,790	8/4/3	2024	10,000 SF	
.03Mi.	**22239 BREEZESWEPT AVE**	**01/16/2012**	$76,919	$80,365	1,293	5/2/2	1964	8,625 SF	
.03Mi.	**1533 TRUVAL TER**	**08/31/2010**	$115,423	$165,861	1,210	6/3/2	1984	10,000 SF	
.03Mi.	**22256 BREEZESWEPT AVE**	**10/01/1996**	$160,634	$63,179	1,250	5/2/2	1979	9,865 SF	Yes
.03Mi.	**22231 BREEZESWEPT AVE**	**04/20/2020**	$97,317	$77,746	880	/2/1	1964	8,624 SF	Yes
.04Mi.	**22247 BREEZESWEPT AVE**	**11/01/1994**	$79,056	$32,226	857	4/2/1	1964	8,625 SF	
.04Mi.	**1542 TRUVAL TER**	**07/06/2021**	$154,278	$242,602	1,554	5/3/2	1982	10,000 SF	
.04Mi.	**1542 PAXTON TER**	**03/29/2021**	$173,297	$235,684	1,423	5/3/2	1981	10,000 SF	
.04Mi.	**22223 BREEZESWEPT AVE**	**09/01/1996**	$106,301	$49,538	1,164	/3/2	1965	8,624 SF	
.04Mi.	**1534 TRUVAL TER**	**04/02/2019**	$181,454	$208,784	1,720	5/3/2	1985	10,000 SF	
.04Mi.	**22255 BREEZESWEPT AVE**	**03/12/2020**	$72,642	$65,798	784	/2/1	1965	8,625 SF	
.05Mi.	**1525 TRUVAL TER**	**06/01/1986**	$131,349	$66,819	1,086	4/2/2	1980	10,000 SF	Yes
.05Mi.	**22215 BREEZESWEPT AVE**	**06/05/2025**	$87,273	$74,693	1,053	4/2/1.5	1963	8,625 SF	

ICE SiteX Report

OrderID: 98264722

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	53.5 years old	Households:	16,512
Median Household Income:	$53,149	Households w/Family:	61%
Household Income Per Capita:	$32,047	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Charlotte County School District	Students:	16,997
Number of Schools:	25	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.12Mi.	**Port Charlotte High School** Number of Students: 1,730 Student-Teacher Ratio: 21.1 Advanced Placement: Yes	D-	Public	9 - 12
0.46Mi.	**Port Charlotte Middle School** Number of Students: 858 Student-Teacher Ratio: 19.07	B+	Public	6 - 8
0.24Mi.	**Neil Armstrong Elementary School** Number of Students: 763 Student-Teacher Ratio: 15.26	C-	Public	PK - 5

Flood Report

The Subject Property of **1549 TRUVAL TER, PORT CHARLOTTE, FL 33952-2722** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	133%	NOTABLY HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	119%	HIGHER
OVERALL	95%	SIMILAR

Disaster Alerts

9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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