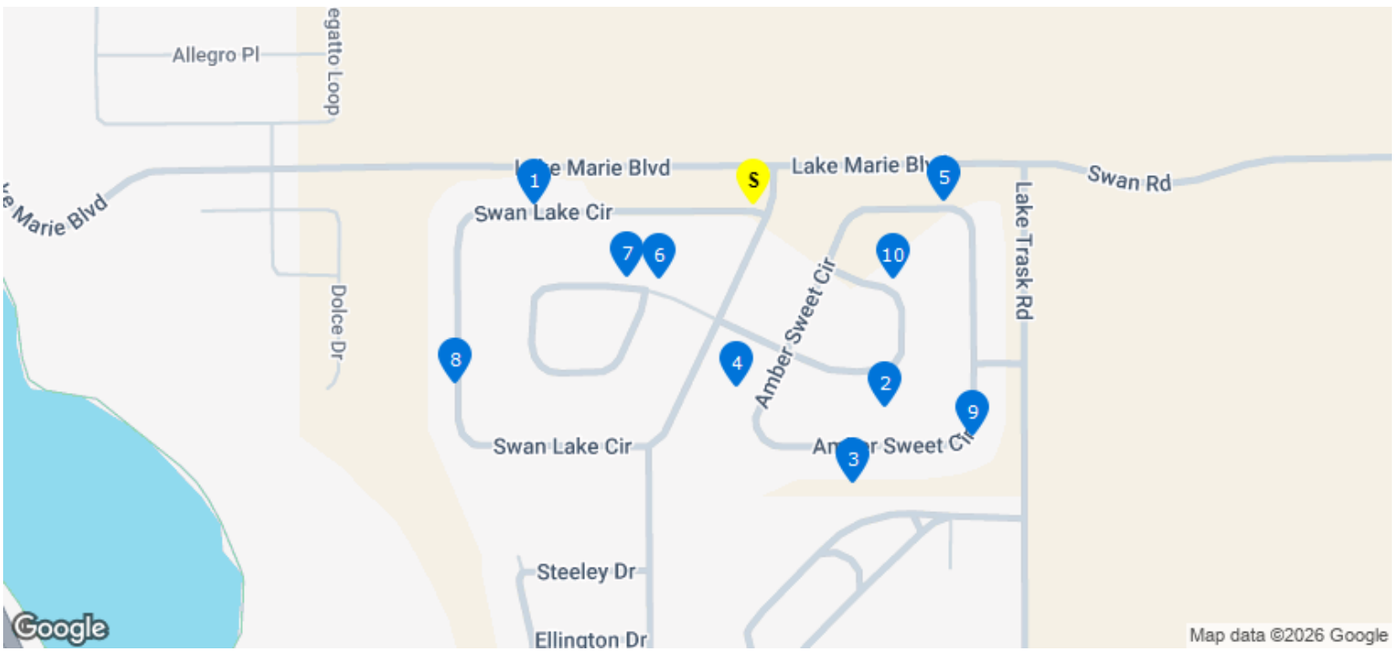
ICE SiteX Report

OrderID: 98761831

SiteX Property Information Report



Subject Property Location

1639 SWAN LAKE CIR, DUNDEE, FL 33838-4385

County:	**POLK FL**	Census Tract:	0141.21
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	272827835826000020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$264,120 - $303,880	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90460
Assd Land Value:	$42,000	Market Land Value:	$42,000	Tax Year:	2025
Assd Improvement:	$183,321	Market Improvment Value:	$183,321	Total Taxable Value:	$3,629
Total Assessed Value:	$225,321	Total Assessor Market Value:	$225,321	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Subdivision: THE RIDGE AT SWAN LAKE Sec/Twnship/Range: SEC 27 TWN 28S RNG 27E
Abbreviated Description: THE RIDGE AT SWAN LAKE PB 146 PG 38-40 LOT 2

Property Characteristics

Lot Size:	7,645 SF	Bedrooms:	3	Pool:	
Building Area:	1563 SF	Baths:	2	Fireplace:	
Year Built:	2021	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:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2024	Sales Price:	$268,938
Document #:	2024224581 BK-PG 12062-2254	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/31/2024	Loan Amount:	N/A
Document #:	2024023366 BK-PG 12990-1155	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/17/2023		
TD Due Date:	01/01/2064	Type Finance:	
Legal Description:			

Subdivision: THE RIDGE AT SWAN LAKE Map Ref: 0

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	$268,938
Document #:	2022327769 BK-PG 12062-2254	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/07/2022	Sales Price:	$273,900

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Document #:	2022005660 BK-PG 12062-2252	Type of Sale:	Undetermined Transfer
Contract Date:	12/31/2021		
Document Type:	Deed		

Legal Description:
Subdivision: THE RIDGE AT SWAN LAKE Map Ref: MB 146 PG 38-40

Mortgage Record

Recording Date:	01/07/2022	Loan Amount:	N/A
Document #:	12062/2254 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/31/2021		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Subdivision: THE RIDGE AT SWAN LAKE Map Ref: MB 146 PG 38-40

Prior Transfer

Recording Date:	12/14/2020	Sales Price:	$1,832,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: THE RIDGE AT SWAN LAKE Sec/Twnship/Range: SEC 27 TWN 28S RNG 27E
Abbreviated Description: THE RIDGE AT SWAN LAKE PB 146 PG 38-40 LOT 2

Prior Transfer

Recording Date:	05/27/2020	Sales Price:	$1,500,000
Document #:	104462 BK-PG 09162-0858	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/14/2014	Loan Amount:	N/A
Document #:	2014175607 BK-PG 09361-0300	Loan Type:	Credit Line (Revolving)
Contract Date:	06/20/2014		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: THE RIDGE AT SWAN LAKE Map Ref: 0
Abbreviated Description: PRIOR REF: 9162-0858 01/24/2014

Mortgage Record

Recording Date:	01/24/2014	Loan Amount:	N/A
Document #:	2014013115 BK-PG 09162-0858	Loan Type:	Credit Line (Revolving)
Contract Date:	01/13/2014		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: THE RIDGE AT SWAN LAKE Map Ref: 0

Area Sales Analysis

Total Area Sales	$2,586,600	Median # of Bedrooms	3
Median Lot Size	7,739 SF	Median # of Baths	2
Median Living Area	1,563 SF	Median Year Built	2020
Price Range - 2 Yrs	$229,500 to $284,000	Age Range	5 years to 8 years
Median Value	$263,600	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1728 CANAAN LOOP** **DUNDEE, FL 33838-4278**	02/06/2025	$262,000	$155	1688	/3/2	2020	8,168 SF	
		APN: 272827835826001270 Document #: 2025027606 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 127 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:127 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40								
2	.14Mi.	**1411 SWAN LAKE CIR** **DUNDEE, FL 33838-4376**	06/10/2025	$268,000	$194	1383	/3/2	2021	7,501 SF	
		APN: 272827835826000580 Document #: 2025134229 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:58 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40								
3	.15Mi.	**1740 CANAAN LOOP** **DUNDEE, FL 33838-4278**	10/14/2026	$245,000	$177	1383	/3/2	2020	8,046 SF	
		APN: 272827835826001300 Document #: 2026248790 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 130 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:130 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40								
4	.15Mi.	**2001 AMBER SWEET CIR** **DUNDEE, FL 33838-4271**	03/19/2026	$249,900	$181	1383	/3/2	2021	7,510 SF	
		APN: 272827835826001760 Document #: 2026066620 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 176 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38 Abbreviated Description: Lot:176 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38								
5	.15Mi.	**1415 SWAN LAKE CIR** **DUNDEE, FL 33838-4376**	01/09/2026	$299,900	$152	1975	/4/3	2021	7,501 SF	
		APN: 272827835826000570 Document #: 2026006411 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 57 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:57 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40								

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6	.17Mi.	**1579 SWAN LAKE CIR** **DUNDEE, FL 33838-4379**	09/19/2025	$265,200	$170	1563	/3/2	2020	7,553 SF

APN: 272827835826000170 Document #: 2025220558
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38 Abbreviated Description: Lot:17 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38

7	.19Mi.	**2166 MANDARIN LOOP** **DUNDEE, FL 33838-4386**	09/25/2026	$235,000	$170	1383	/3/2	2020	7,915 SF

APN: 272827835826002620 Document #: 2026232462
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 262 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-41 Abbreviated Description: Lot:262 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-41

8	.19Mi.	**1962 AMBER SWEET CIR** **DUNDEE, FL 33838-4266**	02/24/2025	$355,000	$180	1975	/3/2	2021	7,501 SF

APN: 272827835826002370 Document #: 2025042155
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 237 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:237 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40

9	.23Mi.	**1883 AMBER SWEET CIR** **DUNDEE, FL 33838-4265**	08/12/2026	$229,500	$136	1688	/3/2	2019	7,562 SF

APN: 272827835826002030 Document #: 2026194441
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 203 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38 Abbreviated Description: Lot:203 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38

10	.25Mi.	**1899 AMBER SWEET CIR** **DUNDEE, FL 33838-4265**	09/28/2026	$283,000	$151	1869	/4/2	2019	7,562 SF

APN: 272827835826001990 Document #: 2026233812
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 199 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:199 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40

11	.25Mi.	**1924 AMBER SWEET CIR** **DUNDEE, FL 33838-4266**	06/09/2025	$284,000	$182	1563	/3/2	2019	10,485 SF

APN: 272827835826002300 Document #: 2025134007
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 230 Subdivision: THE RIDGE AT SWAN LAKE MapRef: MB 146 PG 38-40 Abbreviated Description: Lot:230 Subdivision:THE RIDGE AT SWAN LAKE Map Ref:MB 146 PG 38-40

12	.3Mi.	**411 RIDGES DR** **DUNDEE, FL 33838-4627**	07/01/2025	$269,300	$195	1383	/3/2	2017	6,325 SF

APN: 272827835824000820 Document #: 2025152490
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: RIDGE OF DUNDEE MapRef: MB 137 PG 8 Abbreviated Description: Lot:82 Subdivision:RIDGE OF DUNDEE Map Ref:MB 137 PG 8

13	.32Mi.	**1603 STEELY DR** **DUNDEE, FL 33838-4635**	04/11/2025	$229,900	$142	1616	/3/2	2017	9,805 SF

APN: 272827835824000690 Document #: 2025083917
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: RIDGE OF DUNDEE MapRef: MB 137 PG 8 Abbreviated Description: Lot:69 Subdivision:RIDGE OF DUNDEE Map Ref:MB 137 PG 8

14	.34Mi.	**1179 ALLEGRO PL** **DUNDEE, FL 33838-4044**	10/05/2026	$276,000	$149	1855	/4/2	2017	8,490 SF

APN: 272827835825000530 Document #: 2026238855
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: MARIA VISTA MapRef: MB 141 PG 23 Abbreviated Description: Lot:53 Subdivision:MARIA VISTA Map Ref:MB 141 PG 23

15	.35Mi.	**1602 STEELY DR** **DUNDEE, FL 33838-4634**	07/09/2025	$275,000	$176	1563	/3/2	2017	6,325 SF

APN: 272827835824001490 Document #: 2025158871
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 149 Subdivision: RIDGE OF DUNDEE MapRef: MB 137 PG 8 Abbreviated Description: Lot:149 Subdivision:RIDGE OF DUNDEE Map Ref:MB 137 PG 8

16	.39Mi.	**1604 ELLINGTON DR** **DUNDEE, FL 33838-4632**	06/23/2026	$257,900	$186	1383	/3/2	2018	6,325 SF

APN: 272827835824001330 Document #: 2026149404
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: RIDGE OF DUNDEE MapRef: MB 137 PG 8 Abbreviated Description: Lot:133 Subdivision:RIDGE OF DUNDEE Map Ref:MB 137 PG 8

17	.42Mi.	**1134 LEGATTO LOOP** **DUNDEE, FL 33838-4045**	08/28/2025	$259,900	$186	1400	/3/2	2018	7,540 SF

APN: 272827835825000860 Document #: 2025202403
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: MARIA VISTA MapRef: MB 141 PG 23 Abbreviated Description: Lot:86 Subdivision:MARIA VISTA Map Ref:MB 141 PG 23

18	.43Mi.	**509 RIDGES DR** **DUNDEE, FL 33838-4629**	11/13/2025	$195,000	$87	2242	/4/2	2006	6,325 SF

APN: 272827835824000940 Document #: 2025268976
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: RIDGE OF DUNDEE MapRef: MB 137 PG 8 Abbreviated Description: Lot:94 Subdivision:RIDGE OF DUNDEE Map Ref:MB 137 PG 8

19	.45Mi.	**1153 LEGATTO LOOP** **DUNDEE, FL 33838-4047**	07/09/2026	$295,000	$143	2070	/4/3	2007	7,545 SF

APN: 272827835825000720 Document #: 2026162809
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: MARIA VISTA MapRef: MB 141 PG 23-25 Abbreviated Description: Lot:72 Subdivision:MARIA VISTA Map Ref:MB 141 PG 23-25

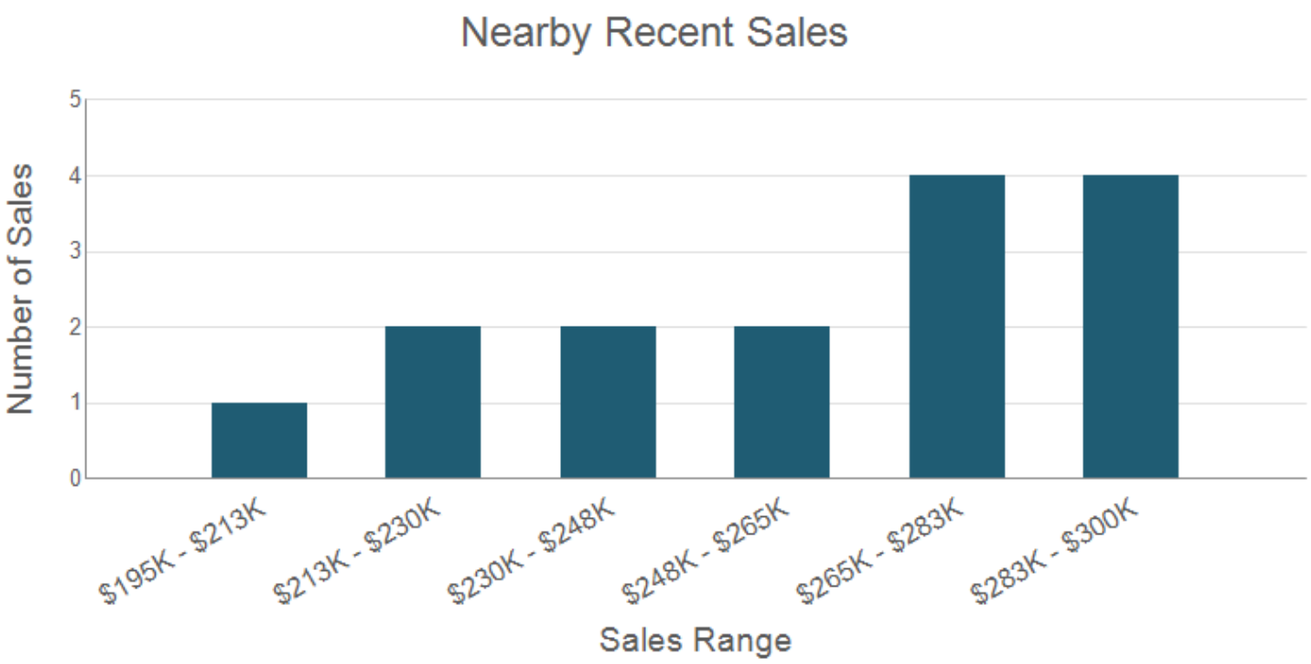
20	.45Mi.	**520 RIDGES DR** **DUNDEE, FL 33838-4628**	07/11/2025	$264,000	$163	1616	/3/2	2007	6,325 SF

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APN: 272827835824001120 Document #: 2025161855
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: RIDGE OF DUNDEE MapRef: MB 137 PG 8 Abbreviated Description: Lot:112 Subdivision:RIDGE OF DUNDEE Map Ref:MB 137 PG 8

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.	**1639 SWAN LAKE CIR**	**12/31/2021**	$225,321	$225,321	1,563	/3/2	2021	7,645 SF	
.01Mi.	**1635 SWAN LAKE CIR**	**02/21/2022**	$255,762	$255,762	1,975	/3/2	2022	7,614 SF	
.01Mi.	**1643 SWAN LAKE CIR**	**12/16/2021**	$210,162	$210,162	1,383	/3/2	2021	10,241 SF	
.02Mi.	**1631 SWAN LAKE CIR**	**02/21/2022**	$250,770	$250,770	1,869	/4/2	2022	7,610 SF	
.03Mi.	**1372 SWAN LAKE CIR**	**12/30/2021**	$255,762	$255,762	1,975	/3/2	2021	10,646 SF	
.03Mi.	**1627 SWAN LAKE CIR**	**11/15/2021**	$255,762	$255,762	1,975	/4/3	2021	7,606 SF	
.04Mi.	**1632 SWAN LAKE CIR**	**04/20/2022**	$210,162	$210,162	1,383	/3/2	2022	9,548 SF	
.04Mi.	**1376 SWAN LAKE CIR**	**02/23/2022**	$263,356	$263,356	2,096	/4/2	2018	9,152 SF	
.05Mi.	**1623 SWAN LAKE CIR**	**02/04/2022**	$211,481	$211,481	1,383	/3/2	2021	7,601 SF	
.05Mi.	**1363 SWAN LAKE CIR**	**03/28/2022**	$255,762	$255,762	1,975	/3/2	2022	7,697 SF	
.05Mi.	**1628 SWAN LAKE CIR**	**05/27/2022**	$242,253	$242,253	1,688	/3/2	2021	8,581 SF	
.05Mi.	**1359 SWAN LAKE CIR**	**01/06/2022**	$225,321	$225,321	1,563	/3/2	2021	8,960 SF	
.05Mi.	**1367 SWAN LAKE CIR**	**03/29/2022**	$250,770	$250,770	1,869	/4/2	2022	7,505 SF	
.05Mi.	**1355 SWAN LAKE CIR**	**02/04/2022**	$255,762	$255,762	1,975	/3/2	2022	14,693 SF	
.05Mi.	**1371 SWAN LAKE CIR**	**05/24/2022**	$225,321	$225,321	1,563	/3/2	2021	7,501 SF	
.06Mi.	**1619 SWAN LAKE CIR**	**11/15/2021**	$250,770	$250,770	1,869	/4/2	2021	7,597 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.5 years old	Households:	2,146
Median Household Income:	$48,863	Households w/Family:	77%
Household Income Per Capita:	$23,973	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

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

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14.26Mi. **Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8
22.84Mi. **Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D-	Public	KG - 12
22.41Mi. **Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D+	Public	PK - 8
0.41Mi. **Dundee Ridge Middle Academy** Number of Students: 725 Student-Teacher Ratio: 20.14	B-	Public	6 - 8
1.23Mi. **Dundee Elementary Academy** Number of Students: 657 Student-Teacher Ratio: 16.02	B	Public	PK - 5
5.31Mi. **Haines City Senior High School** Number of Students: 3,105 Student-Teacher Ratio: 25.45 Advanced Placement: Yes	D	Public	9 - 12
22.84Mi. **Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12

Flood Report

The Subject Property of **1639 SWAN LAKE CIR, DUNDEE, FL 33838-4385** 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	106%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	82%	LOWER
OVERALL	103%	SIMILAR

Disaster Alerts

No alerts noted

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