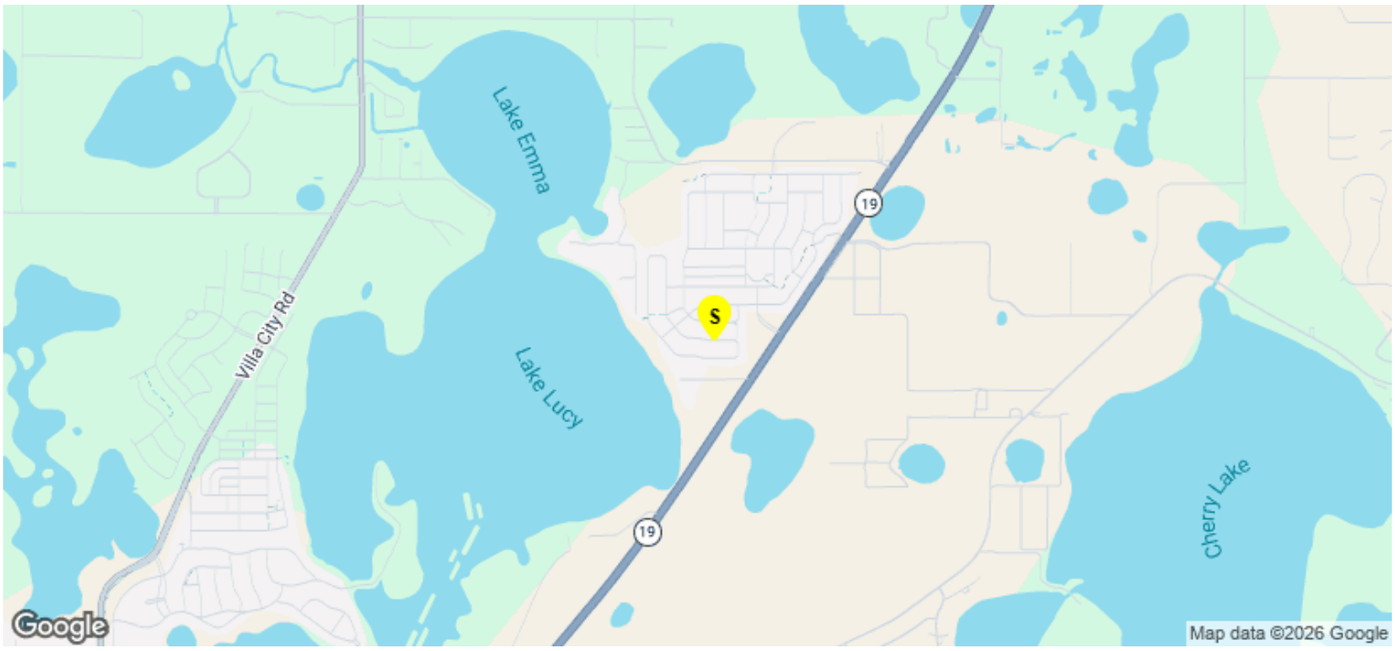
ICE SiteX Report

OrderID: 98761654

SiteX Property Information Report



Subject Property Location

1861 HEART LAKE DR, GROVELAND, FL 34736-8147

County:	**LAKE FL**	Census Tract:	0312.06
Property Use:	Emergency (police, fire, rescue, shelters, animal shelter, etc.)	Zoning:	
Parcel Number:	05-22-25-0100-000-12400	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	LEGR
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2024
Assd Improvement:	$29,535	Market Improvment Value:	$29,535	Total Taxable Value:	$2,269
Total Assessed Value:	$104,535	Total Assessor Market Value:	$104,535	Delinquent Year:	
				Tax Account ID:	3923571
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 124 Subdivision: LAKES Phase No: 1 Map Ref: BK 74 PG 7-14 Sec/Twnship/Range: SEC 05 TWN 22 S RNG 25 E
Abbreviated Description: TRINITY LAKES PHASE 1 AND 2 PB 74 PG 7-14 LOT 124 ORB 5927 PG 2367

Property Characteristics

Lot Size:	5,122 SF	Bedrooms:	3	Pool:	
Building Area:	1851 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Finished	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2025	Sales Price:	N/A
Document #:	2025152999 BK-PG 5927-2371	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/31/2022	Loan Amount:	N/A
Document #:	5927/2371 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/28/2022		
TD Due Date:	04/01/2052	Type Finance:	
Legal Description:			

Subdivision: TRINITY LAKES PHASE 1 AND 2 Map Ref: MB 74 PG 7

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	$289,800
Document #:	2022044926 BK-PG 5927-2367	Type of Sale:	Arms-Length Transfer
Contract Date:	03/28/2022		
Document Type:	Deed		
Legal Description:			

Subdivision: TRINITY LAKES PHASE 1 AND 2 Map Ref: MB 74 PG 7

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No Comparable Sales Found

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.	**1861 HEART LAKE DR**		$104,535	$104,535	1,851	/3/2	2022	5,122 SF	
.01Mi.	**1857 HEART LAKE DR**	**01/25/2022**	$283,094	$257,290	1,432	/3/2	2021	5,115 SF	
.01Mi.	**1865 HEART LAKE DR**		$323,315	$323,315	1,871	/4/2	2022	5,801 SF	
.02Mi.	**1853 HEART LAKE DR**		$323,433	$310,546	1,871	/4/2	2022	5,083 SF	
.02Mi.	**1869 HEART LAKE DR**		$365,871	$346,470	2,355	/5/2	2022	6,574 SF	
.02Mi.	**6808 PERCH HAMMOCK LOOP**		$323,315	$297,550	1,871	/4/2	2022	5,103 SF	
.02Mi.	**6804 PERCH HAMMOCK LOOP**		$333,681	$221,221	2,039	/4/2	2023	5,127 SF	
.02Mi.	**1849 HEART LAKE DR**		$353,231	$300,390	2,210	/5/2	2022	4,898 SF	
.02Mi.	**6812 PERCH HAMMOCK LOOP**	**05/12/2022**	$290,773	$219,160	1,432	/3/2	2022	5,106 SF	
.03Mi.	**1873 HEART LAKE DR**		$323,667	$297,900	1,871	/4/2	2022	6,584 SF	
.03Mi.	**6800 PERCH HAMMOCK LOOP**		$365,871	$365,871	2,355	/5/2	2022	4,814 SF	
.03Mi.	**6816 PERCH HAMMOCK LOOP**	**08/08/2025**	$287,341	$262,820	1,432	/3/2	2022	5,176 SF	
.03Mi.	**1845 HEART LAKE DR**		$283,094	$283,094	1,432	/3/2	2021	5,829 SF	
.03Mi.	**6931 DILLY LAKE AVE**		$409,944	$409,944	2,600	/4/2	2022	9,459 SF	
.03Mi.	**6796 PERCH HAMMOCK LOOP**		$286,336	$286,336	1,432	/3/2	2022	6,021 SF	
.04Mi.	**1877 HEART LAKE DR**		$352,840	$343,460	2,210	/5/2	2022	8,819 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.9 years old	Households:	11,992
Median Household Income:	$75,204	Households w/Family:	76%
Household Income Per Capita:	$34,111	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lake County School District	Students:	47,982
Number of Schools:	61	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
18.47Mi.	**Lake Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
3.52Mi.	**Groveland Elementary School** Number of Students: 683 Student-Teacher Ratio: 14.23	D-	Public	PK - 5
18.47Mi.	**Lake Virtual Franchise** Number of Students: 247 Student-Teacher Ratio: 10.33	B-	Public	KG - 12
15.97Mi.	**Rimes Early Learning & Literacy Center** Number of Students: 242 Student-Teacher Ratio: 10.52	NA	Public	PK - 2
18.47Mi.	**Lake Virtual Instruction Program (District Provided)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
2.61Mi.	**South Lake High School** Number of Students: 2,137 Student-Teacher Ratio: 21.37 Advanced Placement: Yes	C	Public	9 - 12
3.41Mi.	**Cecil E. Gray Middle School** Number of Students: 985 Student-Teacher Ratio: 17.78	C-	Public	6 - 8

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Flood Report

The Subject Property of **1861 HEART LAKE DR, GROVELAND, FL 34736-8147** 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	94%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	100%	SIMILAR
OVERALL	84%	LOWER

Disaster Alerts

No alerts noted

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