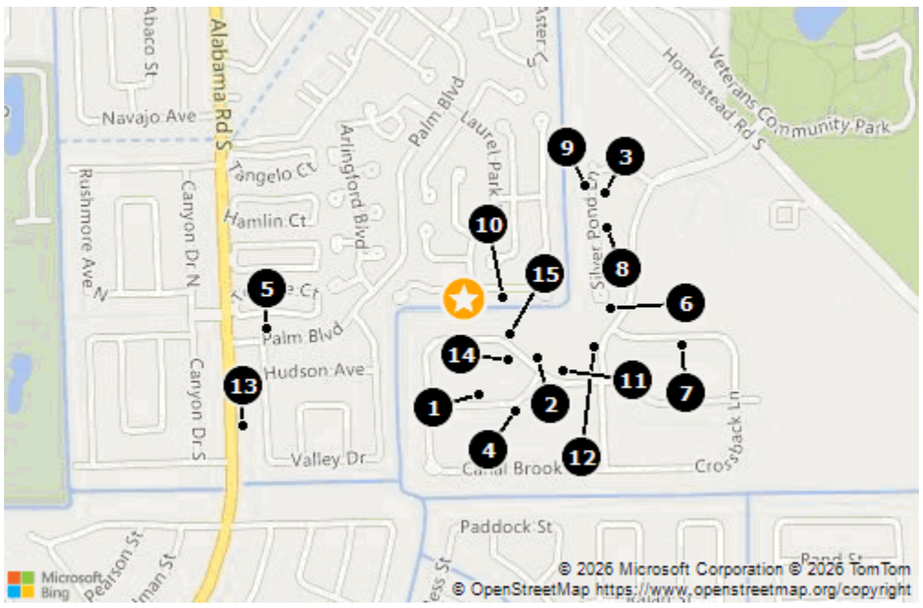
ICE SiteX Report

OrderID: 98738527

SiteX Property Information Report



Subject Property Location

19398 ORCHIDTREE CT, LEHIGH ACRES, FL 33936-7325

County:	**LEE FL**	Census Tract:	120710403.113012
Property Use:	Single Family Residential	Zoning:	RM-2
Parcel Number:	05-45-27-L4-00007.0140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$209,670 - $272,330	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	048
Assd Land Value:	$19,380	Market Land Value:	$19,380	Tax Year:	2025
Assd Improvement:	$214,878	Market Improvment Value:	$214,878	Total Taxable Value:	$2,697
Total Assessed Value:	$234,258	Total Assessor Market Value:	$234,258	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 7 Subdivision: LEHIGH ALABAMA ROAD Sec/Twnship/Range: SEC 05 TWN 45S RNG 27E
Abbreviated Description: LAURELWOOD BLK 7 PB 33 PG 61 LOT 14

Property Characteristics

Lot Size:	8,000 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1119 SF	Baths:	2	Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/05/2024	Loan Amount:	N/A
Document #:	2024000301082 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 14 Block: 7 Subdivision: LAUREL WOOD Sec/Twnship/Range: S05T45SR27E
City/Muni/Twp: LEHIGH AREAS

Mortgage Record

Recording Date:	01/24/2024	Loan Amount:	N/A
Document #:	2024000021295 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 14 Block: 7 Subdivision: LAURELWOOD Sec/Twnship/Range: S05T45SR27E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	10/18/2023	Sales Price:	N/A
Document #:	2023000337761 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$34,051

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Document #:	2022000225928 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2022	Sales Price:	$162,011
Document #:	2022000082921 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/08/2022	Sales Price:	$280,000
Document #:	2022000078028 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/04/2022		
Document Type:			
Legal Description:			

Lot: 14 Block: 7 Subdivision: LAURELWOOD Map Ref: MB 33 PG 59-62 Sec/Twnship/Range: S05T45SR27E
City/Muni/Twp: LEHIGH AREAS

Prior Transfer

Recording Date:	03/04/2022	Sales Price:	$280,000
Document #:	2022000078028 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 14 Block: 7 Subdivision: LEHIGH ALABAMA ROAD Sec/Twnship/Range: SEC 05 TWN 45S RNG 27E
Abbreviated Description: LAURELWOOD BLK 7 PB 33 PG 61 LOT 14

Mortgage Record

Recording Date:	01/27/2022	Loan Amount:	N/A
Document #:	2022000030429 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Lot: 14 Block: 7 Subdivision: LAURELWOOD Sec/Twnship/Range: S05T45SR27E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	05/05/2020	Sales Price:	$165,000
Document #:	2020000104864 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/27/2020		
Document Type:			
Legal Description:			

Lot: 14 Block: 7 Subdivision: LAURELWOOD Map Ref: MB 33 PG 59-62 Sec/Twnship/Range: S05T45SR27E

Prior Transfer

Recording Date:	05/05/2020	Sales Price:	N/A
Document #:	2020000104863 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/27/2020		
Document Type:			
Legal Description:			

Lot: 14 Block: 7 Section: 5 Subdivision: LAUREL WOOD Sec/Twnship/Range: S05T45S27E

Prior Transfer

Recording Date:	04/27/2020	Sales Price:	$165,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,711,400	Median # of Bedrooms	3
Median Lot Size	7,396 SF	Median # of Baths	2
Median Living Area	1,747 SF	Median Year Built	2018
Price Range - 2 Yrs	$160,800 to $310,000	Age Range	6 years to 48 years
Median Value	$250,000	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**19420 MOSSY LEDGE TER** **LEHIGH ACRES, FL 33936-2256**	09/10/2026	$250,000	$149	1672	/3/2	2019	7,126 SF	
		APN: 05-45-27-L4-01000.1370 Document #: 2026000236617 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 137 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:137 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513								
2	.14Mi.	**10548 CANAL BROOK LN** **LEHIGH ACRES, FL 33936-6670**	08/20/2026	$235,000	$128	1828	/4/2	2018	6,499 SF	
		APN: 05-45-27-L4-01000.0630 Document #: 2026000221580 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 63 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:63 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513								
3	.26Mi.	**10293 SILVER POND LN** **LEHIGH ACRES, FL 33936-6677**	08/18/2026	$310,000	$185	1672	/3/2	2019	6,808 SF	Yes
		APN: 05-45-27-L3-01000.3500 Document #: 2026000218572 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 350 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 200600058513 Abbreviated Description: Lot:350 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 200600058513								
4	.18Mi.	**19441 MOSSY LEDGE TER**	08/18/2026	$240,000	$131	1828	/4/2	2018	7,396 SF	

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LEHIGH ACRES, FL 33936-2250
APN: 05-45-27-L4-01000.1200 Document #: 2026000218365
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000038513 Abbreviated Description: Lot:120 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000038513

5	.29Mi.	**9 PALM BLVD**	08/10/2026	$160,800	$169	948	/2/2	1978	5,724 SF

LEHIGH ACRES, FL 33936-7255
APN: 05-45-27-03-00000.0030 Document #: 2026000210469
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HIGHLAND GARDENS Sec/Twnship/Range: S05T45SR27E Abbreviated Description: Subdivision:HIGHLAND GARDENS Sec/Twnship/Range:S05T45SR27E Abbreviated Description:PORTION LOT3

6	.21Mi.	**10357 SILVER POND LN**	07/29/2026	$269,900	$147	1828	/4/2	2020	9,570 SF

LEHIGH ACRES, FL 33936-6679
APN: 05-45-27-L3-01000.3660 Document #: 2026000200329
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 366 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:366 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513

7	.32Mi.	**10545 CROSSBACK LN**	07/07/2026	$241,500	$161	1499	/4/2	2020	6,525 SF

LEHIGH ACRES, FL 33936-6682
APN: 05-45-27-L3-2500A.1880 Document #: 2026000179483
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 188 Block: A Subdivision: MARBLEBROOK MapRef: DOC 2019000145018 Abbreviated Description: Lot:188 Block:A Subdivision:MARBLEBROOK Map Ref:DOC 2019000145018

8	.23Mi.	**10313 SILVER POND LN**	06/30/2026	$289,900	$158	1828	/4/2	2019	7,484 SF

LEHIGH ACRES, FL 33936-6679
APN: 05-45-27-L3-01000.3550 Document #: 2026000174082
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 355 Subdivision: CALOOSA LAKES PHASE I MapRef: DOC 2006000358513 Abbreviated Description: Lot:355 Subdivision:CALOOSA LAKES PHASE I Map Ref:DOC 2006000358513

9	.24Mi.	**10288 SILVER POND LN**	06/19/2026	$195,800	$107	1828	/4/2	2019	7,227 SF

LEHIGH ACRES, FL 33936-6676
APN: 05-45-27-L3-01000.3850 Document #: 2026000163429
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 385 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:385 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513

10	.06Mi.	**19484 POPPYTREE CT**	06/08/2026	$229,000	$124	1842	/5/2	1992	7,500 SF

LEHIGH ACRES, FL 33936-7322
APN: 05-45-27-L4-00006.0130 Document #: 2026000150815
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 6 Subdivision: LAURELWOOD MapRef: MB 33 PG 59-62 Sec/Twnship/Range: S05T45R27E Abbreviated Description: Lot:13 Block:6 Subdivision:LAURELWOOD Map Ref:MB 33 PG 59-62Sec/Twnship/Range:S05T45R27E City/Muni/Twp:LEHGH ACRES City/Muni/Twp: LEHGH ACRES

11	.18Mi.	**10564 CANAL BROOK LN**	06/08/2026	$268,000	$160	1672	/3/2	2018	7,789 SF

LEHIGH ACRES, FL 33936-6670
APN: 05-45-27-L4-01000.0670 Document #: 2026000151255
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:67 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513

12	.2Mi.	**10808 MARBLE BROOK BLVD**	05/12/2026	$279,000	$145	1921	/3/2	2007	8,024 SF

LEHIGH ACRES, FL 33936-6626
APN: 05-45-27-L3-01000.0740 Document #: 2026000125823
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:74 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513

13	.37Mi.	**420 ALABAMA RD S**	05/08/2026	$205,000	$193	1060	/3/2	1999	7,800 SF

LEHIGH ACRES, FL 33936-7203
APN: 05-45-27-L4-02012.0060 Document #: 2026000123671
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 12 MapRef: MB 18 PG 148-151 Sec/Twnship/Range: S05&S06 T45SR27E Abbreviated Description: Lot:6 Block:12 Map Ref:MB 18 PG 148-151Sec/Twnship/Range:S05&S06 T45SR27E Abbreviated Description:ADDITION TWO City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

14	.11Mi.	**10535 CANAL BROOK LN**	04/27/2026	$277,500	$158	1747	/3/2	2019	6,813 SF

LEHIGH ACRES, FL 33936-6674
APN: 05-45-27-L4-01000.1560 Document #: 2026000108557
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: CALOOSA LAKES PHASE 1 Phase No: 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:156 Subdivision:CALOOSA LAKES PHASE 1 Phase No:1 Map Ref:DOC 2006000358513

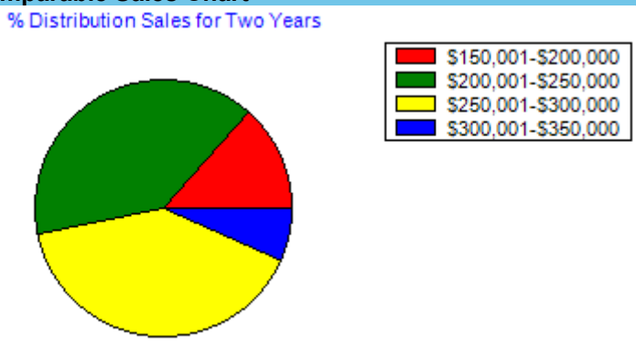
15	.09Mi.	**10528 CANAL BROOK LN**	04/23/2026	$260,000	$155	1672	/3/2	2018	7,549 SF

LEHIGH ACRES, FL 33936-6670
APN: 05-45-27-L4-01000.0580 Document #: 2026000106667
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: CALOOSA LAKES PHASE 1 MapRef: DOC 2006000358513 Abbreviated Description: Lot:58 Subdivision:CALOOSA LAKES PHASE 1 Map Ref:DOC 2006000358513

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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.	**19398 ORCHIDTREE CT**	**03/04/2022**	$234,258	$234,258	1,119	/3/2	1990	8,000 SF	Yes
.01Mi.	**19396 ORCHIDTREE CT**	**02/28/2022**	$163,924	$163,924	1,108	/3/2	1992	7,500 SF	
.02Mi.	**19399 ORCHIDTREE CT**	**02/01/1992**	$168,448	$168,448	1,108	/3/2	1992	8,000 SF	
.03Mi.	**19480 POPPYTREE CT**	**03/15/2023**	$184,429	$184,429	1,334	/3/2	1990	8,000 SF	
.03Mi.	**19395 ORCHIDTREE CT**	**07/02/1999**	$169,982	$169,982	1,080	/3/2	1991	7,500 SF	
.03Mi.	**19392 ORCHIDTREE CT**	**03/11/2022**	$180,317	$180,317	1,233	/2/2	1990	7,500 SF	
.04Mi.	**19481 POPPYTREE CT**	**03/24/2020**	$201,230	$154,240	1,468	/3/2	1990	8,000 SF	
.04Mi.	**19393 ORCHIDTREE CT**	**01/21/2016**	$228,435	$228,435	1,708	/3/2	1990	7,500 SF	
.04Mi.	**19482 POPPYTREE CT**	**02/11/2021**	$172,726	$172,726	1,108	/3/2	1992	7,500 SF	
.04Mi.	**10500 CANAL BROOK LN**	**02/22/2019**	$251,377	$251,377	1,828	/4/2	2019	7,083 SF	
.04Mi.	**10504 CANAL BROOK LN**	**01/17/2019**	$228,688	$228,688	1,555	/3/2	2018	7,083 SF	
.04Mi.	**19390 ORCHIDTREE CT**	**07/30/2013**	$170,385	$170,385	1,106	/3/2	1992	7,500 SF	
.04Mi.	**19378 CORALTREE CT**	**11/14/2022**	$172,479	$172,479	1,108	/3/2	1992	8,000 SF	
.04Mi.	**10496 CANAL BROOK LN**	**07/16/2019**	$282,806	$202,557	2,470	/4/2.5	2019	6,761 SF	
.05Mi.	**10508 CANAL BROOK LN**	**01/25/2019**	$247,669	$190,581	1,747	/3/2	2019	6,761 SF	
.05Mi.	**19374 CORALTREE CT**	**07/30/1999**	$231,190	$36,557	1,293	/3/2	1983	7,500 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	40.5 years old	Households:	10,557
Median Household Income:	$44,810	Households w/Family:	66%
Household Income Per Capita:	$22,801	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Lee County School District	Students:	102,506
Number of Schools:	119	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.64Mi.	**Riverdale High School** Number of Students: 1,916 Student-Teacher Ratio: 24.95 Advanced Placement: Yes	C-	Public	9 - 12
8.96Mi.	**Treeline Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 17.33	C-	Public	KG - 5
4.68Mi.	**Harns Marsh Elementary School** Number of Students: 1,103 Student-Teacher Ratio: 19.49	D	Public	KG - 5
4.85Mi.	**Harns Marsh Middle School** Number of Students: 905 Student-Teacher Ratio: 18.1	C-	Public	6 - 8
5.50Mi.	**Lehigh Senior High School** Number of Students: 2,550 Student-Teacher Ratio: 22.97 Advanced Placement: Yes	D+	Public	9 - 12

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1.56Mi. **Lehigh Acres Middle School** Number of Students: 1,509 Student-Teacher Ratio: 21.63	C-	Public	6 - 8
10.94Mi. **Manatee Elementary School** Number of Students: 728 Student-Teacher Ratio: 17.33	D	Public	KG - 5
3.67Mi. **Sunshine Elementary School** Number of Students: 1,456 Student-Teacher Ratio: 19.68	D-	Public	KG - 5
2.07Mi. **Mirror Lakes Elementary School** Number of Students: 1,237 Student-Teacher Ratio: 17.28	C	Public	KG - 5
1.46Mi. **G. Weaver Hipps Elementary School** Number of Students: 960 Student-Teacher Ratio: 24	D+	Public	KG - 5
5.56Mi. **Tortuga Preserve Elementary School** Number of Students: 1,172 Student-Teacher Ratio: 24.42	D	Public	KG - 5
9.00Mi. **River Hall Elementary School** Number of Students: 913 Student-Teacher Ratio: 20.11	C-	Public	KG - 5
12.37Mi. **Dunbar High School** Number of Students: 1,734 Student-Teacher Ratio: 22.02 Advanced Placement: Yes	D-	Public	9 - 12
0.66Mi. **Veterans Park Academy for the Arts** Number of Students: 1,937 Student-Teacher Ratio: 18.99	C-	Public	KG - 8
10.91Mi. **Oak Hammock Middle School** Number of Students: 1,242 Student-Teacher Ratio: 19.81	D+	Public	6 - 8
5.94Mi. **Gateway Elementary School** Number of Students: 839 Student-Teacher Ratio: 19.51	C+	Public	KG - 5
5.77Mi. **Varsity Lakes Middle School** Number of Students: 1,009 Student-Teacher Ratio: 21.96	D	Public	6 - 8
1.63Mi. **Lehigh Elementary School** Number of Students: 1,207 Student-Teacher Ratio: 19.47	D	Public	KG - 5
3.17Mi. **East Lee County High School** Number of Students: 2,129 Student-Teacher Ratio: 24.47 Advanced Placement: Yes	D-	Public	9 - 12
9.06Mi. **The Alva School** Number of Students: 1,203 Student-Teacher Ratio: 19.1	B	Public	KG - 8

Flood Report

The Subject Property of **19398 ORCHIDTREE CT, LEHIGH ACRES, FL 33936-7325** 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	128%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	111%	HIGHER
OVERALL	104%	SIMILAR

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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Data deemed reliable, but not guaranteed.

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