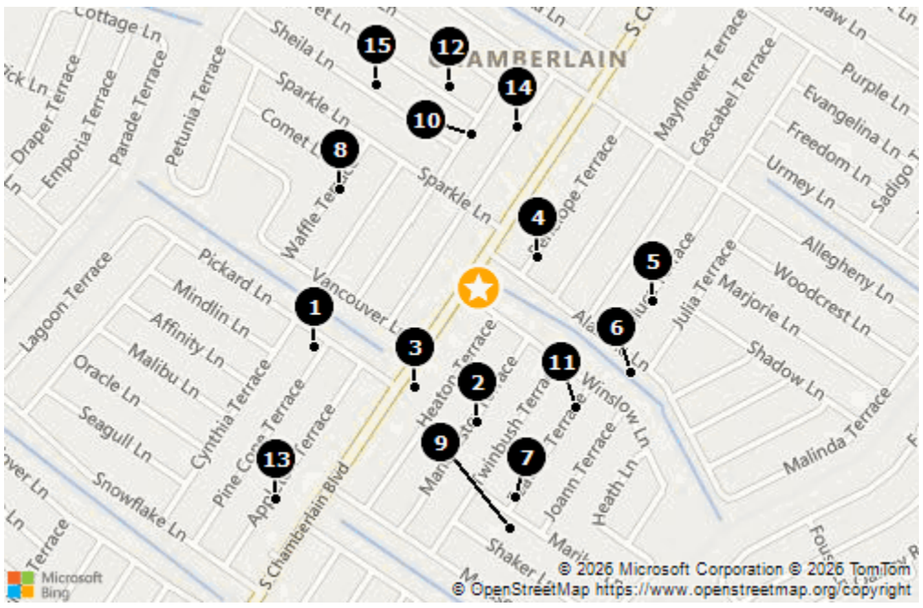
ICE SiteX Report

OrderID: 98722764

SiteX Property Information Report



Subject Property Location

1982 WINSLOW LN, NORTH PORT, FL 34286-7597

County:	**SARASOTA FL**	Census Tract:	121150027.451047
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	1005-01-1601	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	10	Common Confidence Score:	73
Value Range:	$271,800 - $332,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0500
Assd Land Value:		Market Land Value:	$21,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$304,000	Total Taxable Value:	$3,114
Total Assessed Value:	$259,444	Total Assessor Market Value:	$325,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DZ

Assessment Legal Description

Lot: 1 Block: 116 Subdivision: PORT CHARLOTTE SUB 07 Sec/Twnship/Range: SEC 35 TWN 39S RNG 21E
Abbreviated Description: LOT 1 BLK 116 7TH ADD TO PORT CHARLOTTE
City/Muni/Twp: CITY OF NORTH PORT

Property Characteristics

Lot Size:	11,178 SF	Bedrooms:	4	Pool:	
Building Area:	2212 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2025	Sales Price:	$258,137
Document #:	2025141996 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	$189,405
Document #:	2020089013 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/27/2020	Sales Price:	$262,900
Document #:	2020068011 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1 Block: 116 Subdivision: PORT CHARLOTTE SUB 07 Sec/Twnship/Range: SEC 35 TWN 39S RNG 21E
Abbreviated Description: LOT 1 BLK 116 7TH ADD TO PORT CHARLOTTE
City/Muni/Twp: CITY OF NORTH PORT

Prior Transfer

Recording Date:	05/27/2020	Sales Price:	$262,900

ICE SiteX Report

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Document #:	2020068011 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/22/2020		
Document Type:			

Legal Description:
Lot: 1 Block: 116 Subdivision: SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref: MB 12 PG 19

Prior Transfer

Recording Date:	01/26/2016	Sales Price:	$192,900
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2016	Sales Price:	$192,900
Document #:	2016009007 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/22/2016		
Document Type:			

Legal Description:
Lot: 1 Block: 116 Subdivision: 7TH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref: MB12 PG19

Prior Transfer

Recording Date:	11/28/2005	Sales Price:	$150,000
Document #:	2005262485 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/22/2005		
Document Type:			

Legal Description:
Lot: 15&16 Block: 723 Subdivision: 12TH ADDITION TO PORT CHARLOTTE Map Ref: MB13 PG8
Abbreviated Description: LOT1 BLK116 7TH ADD PORT CHARLOTTE SUB MB12 PG19

Area Sales Analysis

Total Area Sales	$4,090,900	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,537 SF	Median Year Built	2004
Price Range - 2 Yrs	$175,000 to $345,000	Age Range	1 years to 36 years
Median Value	$275,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**2217 PICKARD LN** **NORTH PORT, FL 34286-7618**	10/16/2026	$300,000	$244	1227	6/3/2	2000	10,491 SF	Yes
		APN: 1005-00-9643 Document #: 2026140355 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Block: 96 Subdivision: SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19&19A-19N Abbreviated Description: Lot:43 Block:96 Subdivision:SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19&19A-19N								
2	.2Mi.	**4128 MANCHESTER TER** **NORTH PORT, FL 34286-7685**	06/26/2026	$269,000	$217	1239	7/3/2	2024	10,000 SF	
		APN: 1005-01-0813 Document #: 2026087706 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 108 Subdivision: SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19 Abbreviated Description: Lot:13 Block:108 Subdivision:SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19								
3	.17Mi.	**3974 S CHAMBERLAIN BLVD** **NORTH PORT, FL 34286-7613**	06/23/2026	$340,000	$198	1717	6/3/2	1999	10,000 SF	Yes
		APN: 1005-01-0612 Document #: 2026085199 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 106 Subdivision: SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19&19A-19N Abbreviated Description: Lot:12 Block:106 Subdivision:SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19&19A-19N								
4	.1Mi.	**3554 PENELOPE TER** **NORTH PORT, FL 34286-7514**	06/15/2026	$185,000	$133	1381	6/3/2	2004	10,000 SF	
		APN: 0988-01-1816 Document #: 2026081325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 118 Subdivision: EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 20 Abbreviated Description: Lot:16 Block:118 Subdivision:EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 20								
5	.26Mi.	**3468 TOLUCA TER** **NORTH PORT, FL 34286-7552**	06/09/2026	$175,000	$144	1212	6/3/2	2005	10,000 SF	
		APN: 1007-02-5305 Document #: 2026077911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 253 Subdivision: 7TH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19 Abbreviated Description: Lot:5 Block:253 Subdivision:7TH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19								
6	.25Mi.	**1531 ALABELLE LN** **NORTH PORT, FL 34286-6523**	06/03/2026	$240,000	$100	2382	8/4/2	2004	20,000 SF	Yes
		APN: 1005-02-5117 Document #: 2026075093 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 251 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19 Abbreviated Description: Lot:17&18 Block:251 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19								
7	.3Mi.	**4097 FEATHER TER** **NORTH PORT, FL 34286-7677**	05/19/2026	$315,000	$194	1620	8/3/2	2025	13,616 SF	
		APN: 1005-01-1526 Document #: 2026067598 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 115 Subdivision: SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19&19A-19N Abbreviated Description: Lot:26 Block:115 Subdivision:SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19&19A-19N								
8	.23Mi.	**3602 WAFFLE TER** **NORTH PORT, FL 34286-7555**	05/05/2026	$277,000	$177	1557	6/3/2	2020	10,000 SF	
		APN: 0988-01-2305 Document #: 2026060242 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 5 Block: 123 Subdivision: EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 20 Abbreviated Description: Lot:5 Block:123 Subdivision:EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 20

9	.35Mi.	**1563 MARILYN LN** **NORTH PORT, FL 34286-7697**	04/27/2026	$345,000	$200	1717	6/3/2	2003	10,000 SF	Yes

APN: 1005-01-0928 Document #: 2026055922
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 109 Subdivision: SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19 Abbreviated Description: Lot:28 Block:109 Subdivision:SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19

10	.22Mi.	**3344 NEEDLE TER** **NORTH PORT, FL 34286-7532**	04/24/2026	$230,000	$137	1677	7/3/2	2005	10,000 SF	

APN: 0988-01-2909 Document #: 2026055104
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 129 Subdivision: EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 20 Abbreviated Description: Lot:9 Block:129 Subdivision:EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 20

11	.21Mi.	**4009 FEATHER TER** **NORTH PORT, FL 34286-7677**	04/07/2026	$260,000	$189	1372	6/3/2	2003	10,000 SF	

APN: 1005-01-1515 Document #: 2026045386
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 115 Subdivision: 7TH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19-19A-19N Abbreviated Description: Lot:15 Block:115 Subdivision:7TH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19-19A-19N

12	.29Mi.	**2278 MARGARET LN** **NORTH PORT, FL 34286-7574**	03/31/2026	$310,000	$201	1537	7/3/2	2002	10,000 SF	

APN: 0988-01-3219 Document #: 2026041958
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 132 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 20 Abbreviated Description: Lot:19 Block:132 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 20

13	.42Mi.	**4398 APPLETON TER** **NORTH PORT, FL 34286-7680**	12/16/2025	$329,900	$180	1831	6/3/2	2005	10,000 SF	

APN: 1005-00-9414 Document #: 2025179543
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 94 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 19 Abbreviated Description: Lot:14 Block:94 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 19Abbreviated Description:SEVENTH ADDITION

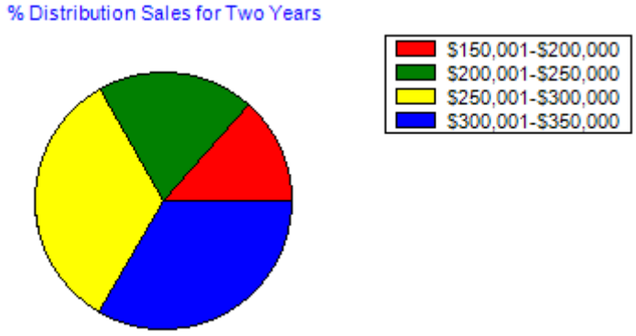
14	.25Mi.	**3253 MONDAY TER** **NORTH PORT, FL 34286-7507**	11/26/2025	$240,000	$182	1314	5/2/2	1990	10,000 SF	Yes

APN: 0988-01-2923 Document #: 2025171128
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 129 Subdivision: EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 20-20Z-2 Abbreviated Description: Lot:23 Block:129 Subdivision:EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 20-20Z-2

15	.33Mi.	**2400 SHEILA LN** **NORTH PORT, FL 34286-8796**	10/23/2025	$275,000	$227	1208	6/3/2	2005	10,000 SF	

APN: 0988-01-3113 Document #: 2025156021
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 131 Subdivision: EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 12 PG 20&20 Abbreviated Description: Lot:13 Block:131 Subdivision:EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 12 PG 20&20

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.

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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.	**1982 WINSLOW LN**	**05/27/2020**	$325,100	$259,444	2,212	8/4/2	2016	11,178 SF	
.03Mi.	**1969 WINSLOW LN**	**08/18/2020**	$286,400	$207,669	1,745	7/3/2	2023	12,366 SF	
.04Mi.	**3663 S CHAMBERLAIN BLVD**	**07/08/2024**	$211,700	$211,700	1,444	5/3/2	2005	10,000 SF	
.05Mi.	**1904 WINSLOW LN**	**12/27/2011**	$203,800	$115,323	1,212	6/3/2	2002	10,000 SF	
.05Mi.	**4017 HEATON TER**	**12/19/2018**	$195,600	$195,600	1,013	6/3/2	1994	20,439 SF	
.05Mi.	**3643 S CHAMBERLAIN BLVD**	**10/06/2004**	$272,600	$149,597	1,791	7/3/2	2005	10,000 SF	
.05Mi.	**3743 S CHAMBERLAIN BLVD**	**03/21/2007**	$236,400	$106,690	1,375	5/2/2	1995	10,000 SF	Yes
.06Mi.	**1878 WINSLOW LN**	**03/07/2018**	$312,600	$312,600	1,642	6/3/2	2003	10,000 SF	Yes
.06Mi.	**3624 MONDAY TER**	**07/08/2024**	$307,700	$307,700	2,035	7/4/3	2019	10,000 SF	
.06Mi.	**3804 S CHAMBERLAIN BLVD**	**07/01/2020**	$226,800	$170,237	1,285	6/3/2	2020	10,000 SF	
.07Mi.	**3576 MONDAY TER**	**09/11/2012**	$261,800	$189,498	1,737	6/3/2	2005	20,000 SF	
.07Mi.	**3569 PENELOPE TER**	**06/04/2002**	$365,600	$155,506	2,539	7/4/3	1994	30,211 SF	
.07Mi.	**1885 ALABELLE LN**	**06/07/2023**	$255,400	$255,400	2,099	7/3/2	2008	10,000 SF	
.07Mi.	**4039 HEATON TER**	**11/13/2017**	$178,100	$178,100	1,260	6/3/2	2000	10,000 SF	
.07Mi.	**3803 S CHAMBERLAIN BLVD**	**08/22/2023**	$278,200	$278,200	1,718	7/3/2	2024	10,000 SF	
.08Mi.	**3834 S CHAMBERLAIN BLVD**	**06/12/2019**	$172,600	$172,600	1,544	7/3/2	1993	10,000 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	45.9 years old	Households:	8,879
Median Household Income:	$72,681	Households w/Family:	80%
Household Income Per Capita:	$35,030	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Sarasota County School District	Students:	45,246
Number of Schools:	64	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.54Mi.	**North Port High School** Number of Students: 2,557 Student-Teacher Ratio: 20.46 Advanced Placement: Yes	C+	Public	9 - 12
4.38Mi.	**Woodland Middle School** Number of Students: 1,040 Student-Teacher Ratio: 16.77	B	Public	6 - 8
4.34Mi.	**Atwater Elementary School** Number of Students: 892 Student-Teacher Ratio: 16.22	B+	Public	PK - 5

Flood Report

The Subject Property of **1982 WINSLOW LN, NORTH PORT, FL 34286-7597** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	85%	LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	12%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	41%	SIGNIFICANTLY LOWER
OVERALL	32%	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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ICE SiteX Report

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