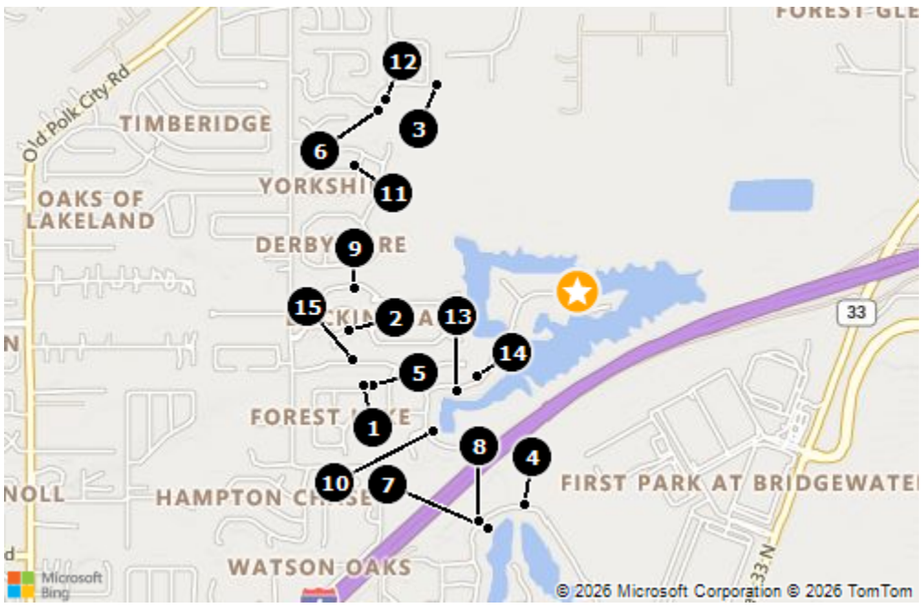
ICE SiteX Report

OrderID: 98671562

SiteX Property Information Report



Subject Property Location

2088 FARRINGTON DR, LAKELAND, FL 33809-6835

County:	**POLK FL**	Census Tract:	121050123.042018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	242716161093000150	Thomas Bros Pg-Grid:	

Valuation

Value:	**$420,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$352,800 - $487,200	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90000
Assd Land Value:	$72,500	Market Land Value:	$72,500	Tax Year:	2025
Assd Improvement:	$195,593	Market Improvment Value:	$195,593	Total Taxable Value:	$2,732
Total Assessed Value:	$268,093	Total Assessor Market Value:	$268,093	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Subdivision: SHERWOOD ISLE Sec/Twnship/Range: SEC 16 TWN 27S RNG 24E
Abbreviated Description: SHERWOOD ISLE PB 127 PGS 3-4 LOT 15

Property Characteristics

Lot Size:	42,872 SF	Bedrooms:	3	Pool:	
Building Area:	2152 SF	Baths:	2	Fireplace:	
Year Built:	2005	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
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/19/2013	Sales Price:	$78,000
Document #:	2013050772 BK-PG 06465-1743	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/12/2010	Sales Price:	$178,600
Document #:	2010040129 BK-PG 06111-0053	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/12/2010	Sales Price:	N/A
Document #:	2010005543 BK-PG 08053-2261	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/18/2009		
Document Type:			
Legal Description:			

Lot: 15 Subdivision: SHERWOOD ISLES SUBDIVISION Map Ref: MB127 PG3&4

Prior Transfer

Recording Date:	11/18/2009	Sales Price:	N/A
Document #:	BK-PG 8053 -2261	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98671562

Legal Description:
Lot: 15 Subdivision: SHERWOOD ISLE Sec/Twnship/Range: SEC 16 TWN 27S RNG 24E
Abbreviated Description: SHERWOOD ISLE PB 127 PGS 3-4 LOT 15

Prior Transfer

Recording Date:	06/25/2009	Sales Price:	N/A
Document #:	2009118110 BK-PG 07915-0596	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/24/2009		
Document Type:			

Legal Description:
Lot: 15 Subdivision: SHERWOOD ISLES SUBDIVISION Map Ref: MB127 PG3&4

Mortgage Record

Recording Date:	10/28/2005	Loan Amount:	N/A
Document #:	2005263402 BK-PG 06465-1743	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/08/2035	Type Finance:	VAR

Legal Description:
Lot: 15 Subdivision: SHERWOOD ISLES SUBDIVISION
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/08/2005	Sales Price:	N/A
Document #:	2005217385 BK-PG 06382-2180	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2005		
Document Type:			

Legal Description:
Lot: 15 Subdivision: SHERWOOD ISLES SUBDIVISION Map Ref: MB127 PG3&4

Prior Transfer

Recording Date:	03/08/2005	Sales Price:	$223,300
Document #:	2005051535 BK-PG 06111-0051	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/03/2005		
Document Type:			

Legal Description:
Lot: 15 Subdivision: SHERWOOD ISLE Map Ref: MB127 PG3

Area Sales Analysis

Total Area Sales	$6,257,680	Median # of Bedrooms	3
Median Lot Size	15,608 SF	Median # of Baths	2
Median Living Area	2,188 SF	Median Year Built	1999
Price Range - 2 Yrs	$264,280 to $660,000	Age Range	2 years to 38 years
Median Value	$434,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**1626 MORNING DOVE LOOP N** **LAKELAND, FL 33809-7700**	09/24/2026	$380,000	$158	2397	/3/2	1989	15,573 SF	Yes
		APN: 242717161104000410 Document #: 2026231235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: FOREST LAKE ADDITION MapRef: MB 84 PG 1 Abbreviated Description: Lot:41 Subdivision:FOREST LAKE ADDITION Map Ref:MB 84 PG 1								
2	.65Mi.	**1615 LADY BOWERS TRL** **LAKELAND, FL 33809-5020**	07/16/2026	$440,000	$172	2555	/4/3	1989	18,239 SF	Pool/ Spa
		APN: 242716161090000560 Document #: 2026169466 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: BUCKINGHAM MapRef: MB 85 PG 15&16 Abbreviated Description: Lot:56 Subdivision:BUCKINGHAM Map Ref:MB 85 PG 15&16								
3	.72Mi.	**1763 KINSMAN WAY** **LAKELAND, FL 33809-5098**	06/01/2026	$347,500	$196	1768	/4/2	2003	13,112 SF	
		APN: 242708161007000730 Document #: 2026128818 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 73 Subdivision: MANORS OF NOTTINGHAM ADDITION MapRef: MB 95 PG 21 Abbreviated Description: Lot:73 Subdivision:MANORS OF NOTTINGHAM ADDITION Map Ref:MB 95 PG 21								
4	.62Mi.	**6661 GREAT BEAR DR** **LAKELAND, FL 33805-2818**	04/17/2026	$330,000	$196	1678	/3/2	2023	4,596 SF	
		APN: 242716161097000380 Document #: 2026091288 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Subdivision: VILLAGES AT BRIDGEWATER VILLAGE 14 MapRef: MB 191 PG 18-20 Abbreviated Description: Lot:38 Subdivision:VILLAGES AT BRIDGEWATER VILLAGE 14 Map Ref:MB 191 PG 18-20								
5	.64Mi.	**1634 MORNING DOVE LOOP N** **LAKELAND, FL 33809-0879**	03/27/2026	$445,000	$211	2105	/3/2	1988	21,963 SF	Yes
		APN: 242717161104000420 Document #: 2026073224 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 42 Subdivision: FOREST LAKE ADDITION MapRef: MB 84 PG 1 Abbreviated Description: Lot:42 Subdivision:FOREST LAKE ADDITION Map Ref:MB 84 PG 1								
6	.75Mi.	**1669 KINSMAN WAY** **LAKELAND, FL 33809-5084**	03/18/2026	$440,000	$206	2129	/3/2	2000	96,529 SF	Yes
		APN: 242708161007000610 Document #: 2026065202 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MANORS OF NOTTINGHAM ADDITION MapRef: MB 95 PG 21 Abbreviated Description: Lot:61 Subdivision:MANORS OF NOTTINGHAM ADDITION Map Ref:MB 95 PG 21								
7	.72Mi.	**6728 GREAT BEAR DR** **LAKELAND, FL 33805-2819**	02/03/2026	$342,000	$172	1985	/3/2	2024	6,360 SF	

ICE SiteX Report

OrderID: 98671562

APN: 242716161097000640 Document #: 2026027542
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: VILLAGES AT BRIDGEWATER VILLAGE 14 MapRef: MB 191 PG 18-20 Abbreviated Description: Lot:64 Subdivision:VILLAGES AT BRIDGEWATER VILLAGE 14 Map Ref:MB 191 PG 18-20

8	.71Mi.	**6733 GREAT BEAR DR** **LAKELAND, FL 33805-2820**	02/02/2026	$264,280	$175	1503	/3/2	2024	5,040 SF	

APN: 242716161097000550 Document #: 2026026079
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: VILLAGES AT BRIDGEWATER VILLAGE 14 MapRef: MB 191 PG 18-20 Abbreviated Description: Lot:55 Subdivision:VILLAGES AT BRIDGEWATER VILLAGE 14 Map Ref:MB 191 PG 18-20

9	.63Mi.	**1621 SIR HENRYS TRL** **LAKELAND, FL 33809-5043**	01/27/2026	$490,000	$193	2534	/3/2	1990	15,002 SF	Pool/ Spa

APN: 242716161090000760 Document #: 2026020666
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: BUCKINGHAM MapRef: MB 85 PG 15&16 Abbreviated Description: Lot:76 Subdivision:BUCKINGHAM Map Ref:MB 85 PG 15&16

10	.56Mi.	**1840 SHERWOOD LAKES BLVD** **LAKELAND, FL 33809-6813**	12/10/2025	$465,000	$174	2665	/3/2	1999	23,997 SF	Yes

APN: 242716161092000450 Document #: 2025288987
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: SHERWOOD LAKES MapRef: MB 93 PG 26 Abbreviated Description: Lot:45 Subdivision:SHERWOOD LAKES Map Ref:MB 93 PG 26

11	.73Mi.	**7903 DARLINGTON CIR** **LAKELAND, FL 33809-6834**	11/26/2025	$660,000	$198	3322	/3/3	1996	18,400 SF	Pool/ Spa

APN: 242708161008000670 Document #: 2025280152
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: YORKSHIRE MapRef: MB 102 PG 5 Abbreviated Description: Lot:67 Subdivision:YORKSHIRE Map Ref:MB 102 PG 5

12	.76Mi.	**1685 KINSMAN WAY** **LAKELAND, FL 33809-5095**	10/21/2025	$349,900	$181	1929	/3/2	2002	27,103 SF	

APN: 242708161007000630 Document #: 2025247661
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: MANORS OF NOTTINGHAM ADDITION MapRef: MB 95 PG 21-23 Abbreviated Description: Lot:63 Subdivision:MANORS OF NOTTINGHAM ADDITION Map Ref:MB 95 PG 21-23

13	.46Mi.	**1837 FARRINGTON DR** **LAKELAND, FL 33809-6826**	10/07/2025	$430,000	$180	2387	/4/2	2003	35,118 SF	

APN: 242716161092000530 Document #: 2025234401
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: SHERWOOD LAKES MapRef: MB 93 PG 26 Abbreviated Description: Lot:53 Subdivision:SHERWOOD LAKES Map Ref:MB 93 PG 26

14	.37Mi.	**1920 FARRINGTON DR** **LAKELAND, FL 33809-6829**	09/30/2025	$440,000	$158	2775	/4/3	1999	15,608 SF	

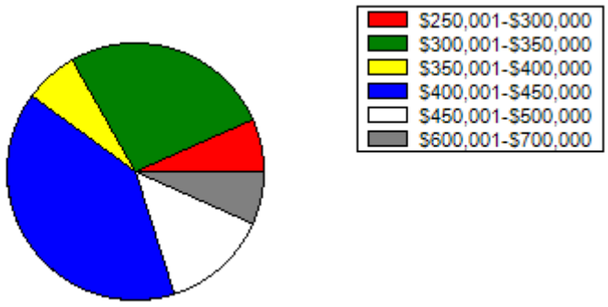
APN: 242716161092000680 Document #: 2025229182
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: SHERWOOD LAKES MapRef: MB 93 PG 26-29 Abbreviated Description: Lot:68 Subdivision:SHERWOOD LAKES Map Ref:MB 93 PG 26-29

15	.67Mi.	**1610 SHERWOOD LAKES BLVD** **LAKELAND, FL 33809-6802**	07/28/2025	$434,000	$198	2188	/3/2	1993	15,337 SF	Yes

APN: 242716161092001000 Document #: 2025175812
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: SHERWOOD LAKES MapRef: MB 93 PG 26-29 Abbreviated Description: Lot:100 Subdivision:SHERWOOD LAKES Map Ref:MB 93 PG 26-29

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 98671562

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.	**2088 FARRINGTON DR**	**11/18/2009**	$268,093	$268,093	2,152	/3/2	2005	42,872 SF	
.02Mi.	**2096 FARRINGTON DR**	**12/09/2015**	$221,932	$83,145	2,534	/4/2	2005	35,358 SF	Pool/ Spa
.02Mi.	**2080 FARRINGTON DR**	**04/22/2005**	$167,392	$67,342	2,153	/4/2	2005	1 SF	
.04Mi.	**2104 FARRINGTON DR**	**12/12/2017**	$408,141	$294,975	2,421	/4/2	2005	34,726 SF	
.05Mi.	**2072 FARRINGTON DR**	**03/11/2015**	$357,431	$244,127	2,534	/4/2	2005	2 SF	Yes
.06Mi.	**2112 FARRINGTON DR**	**01/15/2025**	$431,577	$256,157	2,659	/4/2	2005	34,582 SF	Yes
.07Mi.	**2064 FARRINGTON DR**	**09/09/2022**	$388,429	$388,429	3,049	/4/3	2005	43,090 SF	Yes
.08Mi.	**2081 FARRINGTON DR**	**01/28/2011**	$234,087	$234,087	3,049	/4/3	2005	6 SF	
.08Mi.	**2057 FARRINGTON DR**	**02/14/2024**	$449,242	$449,242	3,049	/3/2	2005	35,262 SF	
.09Mi.	**2073 FARRINGTON DR**	**05/24/2005**	$223,871	$72,589	3,049	/3/2	2005	1 SF	
.09Mi.	**2056 FARRINGTON DR**	**04/30/2015**	$256,114	$155,609	2,499	/3/2	2005	41,312 SF	
.11Mi.	**2048 FARRINGTON DR**	**04/15/2020**	$414,370	$414,370	2,671	/3/2	2005	41,552 SF	
.11Mi.	**2047 FARRINGTON DR**	**07/25/2007**	$409,264	$210,453	2,282	/4/2	2005	1 SF	
.11Mi.	**2120 FARRINGTON DR**	**02/03/2023**	$473,754	$473,754	3,049	/4/3	2005	4 SF	
.13Mi.	**2040 FARRINGTON DR**	**08/15/2022**	$446,742	$446,742	3,049	/3/2	2005	1 SF	
.13Mi.	**2035 FARRINGTON DR**	**08/19/2009**	$469,142	$254,080	3,049	/3/2	2005	39,461 SF	Yes

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	42.6 years old	Households:	14,934
Median Household Income:	$65,981	Households w/Family:	71%
Household Income Per Capita:	$34,409	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

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
20.91Mi.	**Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8
7.91Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D-	Public	KG - 12
2.63Mi.	**Lake Gibsons Middle School** Number of Students: 1,149 Student-Teacher Ratio: 21.68	D	Public	6 - 8
7.66Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D+	Public	PK - 8
2.61Mi.	**Lake Gibson Senior High School** Number of Students: 1,973 Student-Teacher Ratio: 21.22 Advanced Placement: Yes	D	Public	9 - 12
7.91Mi.	**Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12
0.85Mi.	**Wendell Watson Elementary School** Number of Students: 764 Student-Teacher Ratio: 16.98	C	Public	PK - 5

Flood Report

The Subject Property of **2088 FARRINGTON DR, LAKELAND, FL 33809-6835** 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.

ICE SiteX Report

OrderID: 98671562

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	81%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.