ICE SiteX Report

OrderID: 98788889

SiteX Property Information Report



Subject Property Location

2407 WINTER RIDGE DR, AUBURNDALE, FL 33823-4847

County:	**POLK FL**	Census Tract:	0117.21
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	252821000000033780	Thomas Bros Pg-Grid:	

Valuation

Value:	**$204,000**	FSD:	10	Common Confidence Score:	72
Value Range:	$183,600 - $224,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90000
Assd Land Value:	$19,397	Market Land Value:	$19,397	Tax Year:	2025
Assd Improvement:	$185,829	Market Improvment Value:	$185,829	Total Taxable Value:	$2,653
Total Assessed Value:	$205,226	Total Assessor Market Value:	$205,226	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 Sec/Twnship/Range: SEC 21 TWN 28S RNG 25E
Abbreviated Description: E 100 FT OF W 840 FT OF S 220 FT OF N 440 FT OF N3/4 OF NW1/4 OF NW1/4 LESS N 20 FT FOR RD BEING LOT 28 OF UNRE PINEWOOD

Property Characteristics

Lot Size:	19,994 SF	Bedrooms:	3	Pool:	
Building Area:	1204 SF	Baths:	1	Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/02/2025	Sales Price:	N/A
Document #:	2025204516 BK-PG 13148-575	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/11/2024	Sales Price:	$270,000
Document #:	2024134105 BK-PG 13148-572	Type of Sale:	Arms-Length Transfer
Contract Date:	06/07/2024		
Document Type:	Deed		
Legal Description:			

Subdivision: PINEWOOD Sec/Twnship/Range: N3/4NW4NW4 S21T28NR25E

Mortgage Record

Recording Date:	06/11/2024	Loan Amount:	N/A
Document #:	13148/575 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/07/2024		
TD Due Date:	06/01/2054	Type Finance:	
Legal Description:			

Subdivision: PINEWOOD Sec/Twnship/Range: N3/4NW4NW4 S21T28NR25E

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Prior Transfer

Recording Date:	10/04/2023	Sales Price:	$160,000
Document #:	2023233103 BK-PG 12859-670	Type of Sale:	Non Residential Transfer
Contract Date:	09/29/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: N3/4NW4NW4 S21T28NR25E

Mortgage Record

Recording Date:	10/04/2023	Loan Amount:	N/A
Document #:	12859/672 BK-PG -	Loan Type:	Balloon
Contract Date:	09/29/2023		
TD Due Date:	09/29/2024	Type Finance:	

Legal Description:
Sec/Twnship/Range: N3/4NW4NW4 S21T28NR25E

Prior Transfer

Recording Date:	09/06/2023	Sales Price:	N/A
Document #:	2023208990 BK-PG 12826-895	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/18/2023		
Document Type:	Deed		

Legal Description:
Subdivision: PINEWOOD Sec/Twnship/Range: NW4NW4 S21T28NR25E

Prior Transfer

Recording Date:	12/28/2016	Sales Price:	$55,200
Document #:	2016232731 BK-PG 09285-1906	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/07/2014	Loan Amount:	N/A
Document #:	2014115329 BK-PG 09285-1906	Loan Type:	Balloon
Contract Date:	06/27/2014		
TD Due Date:	07/01/2029	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0
Abbreviated Description: STR: E100 FT W840 FT S220 FT N440 FT N3/4NW4NW4 S21T28NR25E

Prior Transfer

Recording Date:	07/07/2014	Sales Price:	$54,000
Document #:	2014115328 BK-PG 09285-1904	Type of Sale:	Lender Sold
Contract Date:	06/27/2014		
Document Type:	Deed		

Legal Description:
Subdivision: PINEWOOD
Abbreviated Description: STR: E100 FT W8J0 FT S220 FT N440 FT N3/4NW4NW4 S21T28NR25E

Prior Transfer

Recording Date:	04/17/2014	Sales Price:	$35,400
Document #:	2014067377 BK-PG 09226-1385	Type of Sale:	Lender Owned
Contract Date:	04/16/2014		
Document Type:	Deed		

Legal Description:
Subdivision: PINEWOOD Sec/Twnship/Range: N3/4NW4NW4 S21T28NR25E

Prior Transfer

Recording Date:	09/25/2013	Sales Price:	$87,500
Document #:	2013177854 BK-PG 07332-1901	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	07/23/2012	Sales Price:	$87,500
Document #:	2012128857 BK-PG 07332-1901	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/28/2008	Sales Price:	$87,500
Document #:	2008147070 BK-PG 07332-1901	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/19/2007	Loan Amount:	N/A
Document #:	2007153714 BK-PG 07367-0422	Loan Type:	Unknown Loan Type
Contract Date:	06/12/2007		
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Subdivision: PINEWOOD Map Ref: 0
Abbreviated Description: PRIOR REF 2007131994 06/21/2007: E100 FT W840 FT S220 FT N440 FT N3/4 NW4 NW4 SEC21 TWP28N RNG25E

Prior Transfer

Recording Date:	07/06/2007	Sales Price:	N/A
Document #:	2007143449 BK-PG 04590-00842	Type of Sale:	
Document Type:	Release		

Legal Description:

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Mortgage Record

Recording Date:	06/21/2007	Loan Amount:	N/A
Document #:	2007131994 BK-PG 07332-1901	Loan Type:	Unknown Loan Type
Contract Date:	06/12/2007		
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	06/21/2007	Sales Price:	$125,000
Document #:	2007131993 BK-PG 07332-1899	Type of Sale:	Arms-Length Transfer
Contract Date:	06/12/2007		
Document Type:	Deed		

Legal Description:
Subdivision: PINEWOOD
Abbreviated Description: EAST100 FT W840 FT S220 FT N440 FT N3/4 NW4 NW4 SEC21 TWP28N RNG25E

Mortgage Record

Recording Date:	12/14/2000	Loan Amount:	N/A
Document #:	BK-PG 0000004590-0000000842	Loan Type:	Conventional
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0 Sec/Twnship/Range: SEC 21 TWN 028S RNG 025E
Abbreviated Description: E 100' W 840' S 220' N 440' N 3/4 NW/4 NW/4 SEC 21 TWP 28 LESS N 20' FOR RD

Area Sales Analysis

Total Area Sales	$1,989,200	Median # of Bedrooms	3
Median Lot Size	10,877 SF	Median # of Baths	1
Median Living Area	1,167 SF	Median Year Built	1974
Price Range - 2 Yrs	$107,000 to $319,900	Age Range	47 years to 63 years
Median Value	$211,400	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**2409 AUTUMN WOOD DR N** **AUBURNDALE, FL 33823-4800**	02/24/2026	$65,000	$63	1032	//	1972	19,994 SF	
		APN: 252821000000033830 Document #: 2026044688 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 33 Subdivision: PINEWOOD Sec/Twnship/Range: NW4NW4 S21T28SR25E Abbreviated Description: Lot:33 Subdivision:PINEWOOD Sec/Twnship/Range:NW4NW4 S21T28SR25E								
2	.17Mi.	**2236 1/2 ELLIE RD** **AUBURNDALE, FL 33823-4702**	07/27/2026	$305,000	$156	1960	//	1994	43,691 SF	
		APN: 252816000000042070 Document #: 2026178366 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Tract No: 18 Sec/Twnship/Range: SW4 S16T28SR25E Abbreviated Description: Tract No:18 Sec/Twnship/Range:SW4 S16T28SR25E								
3	.17Mi.	**2575 KING AVE** **AUBURNDALE, FL 33823-4814**	10/29/2025	$220,000	$187	1178	/3/1	1964	10,502 SF	
		APN: 252821000000033240 Document #: 2025256550 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: SUN ACRES UNIT NO 2 Tract No: 173-175 Sec/Twnship/Range: NW4NW4 S21T28SR25E Abbreviated Description: Subdivision:SUN ACRES UNIT NO 2 Tract No:173-175 Sec/Twnship/Range:NW4NW4 S21T28SR25E								
4	.22Mi.	**2571 EDMOND CIR** **AUBURNDALE, FL 33823-4804**	10/07/2025	$120,000	$143	842	/2/1	1964	7,000 SF	P
		APN: 252821000000033340 Document #: 2025234081 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4&SW4NW4 S21T28SR25E Abbreviated Description: Sec/Twnship/Range:NW4NW4&SW4NW4 S21T28SR25E								
5	.23Mi.	**2575 EDMOND CIR** **AUBURNDALE, FL 33823-4804**	05/08/2026	$213,800	$178	1204	/3/1	1974	7,000 SF	
		APN: 252821000000034320 Document #: 2026110118 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 31&32 Subdivision: SUN ACRES MapRef: MB 807 PG 128 Sec/Twnship/Range: SW4NW4 S21T28SR25E Abbreviated Description: Lot:31&32 Subdivision:SUN ACRES Map Ref:MB 807 PG 128Sec/Twnship/Range:SW4NW4 S21T28SR25E								
6	.23Mi.	**2378 PEACH AVE** **AUBURNDALE, FL 33823-4819**	09/05/2025	$60,000	$104	576	//	1973	8,433 SF	
		APN: 252821000000031028 Document #: 2025207795 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 207-209 Sec/Twnship/Range: NE4NW4 S21T28SR25E Abbreviated Description: Lot:207-209 Sec/Twnship/Range:NE4NW4 S21T28SR25E								
7	.24Mi.	**2368 PLUM AVE** **AUBURNDALE, FL 33823-4822**	11/04/2026	$37,500	$71	528	//	1971	5,963 SF	
		APN: 252821000000031084 Document #: 2026265170 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 101&102 Subdivision: MOBILE HOMES VILLAGE Sec/Twnship/Range: NE4NW4 S21T28SR25E Abbreviated Description: Lot:101&102 Subdivision:MOBILE HOMES VILLAGE Sec/Twnship/Range:NE4NW4 S21T28SR25E								
8	.25Mi.	**2364 PLUM AVE** **AUBURNDALE, FL 33823-4822**	05/26/2026	$37,500	$62	600	//	1968	5,959 SF	
		APN: 252821000000031054 Document #: 2026123813 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 99&100 Subdivision: MOBILE HOME VILLAGE Sec/Twnship/Range: NE4NW4 S21T28SR25E Abbreviated Description: Lot:99&100 Subdivision:MOBILE HOME VILLAGE Sec/Twnship/Range:NE4NW4 S21T28SR25E								
9	.27Mi.	**2218 ELLIE RD** **AUBURNDALE, FL 33823-4743**	10/23/2026	$285,000	$620	460	//	1959	432,289 SF	
		APN: 252816000000042170 Document #: 2026256191 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal:

10	.27Mi.	**2584 EDMOND CIR** **AUBURNDALE, FL 33823-4805**	09/17/2026	$209,000	$160	1310	/3/1	1974	7,000 SF

APN: 252821000000034530 Document #: 2026226393
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16&17 Subdivision: SUN ACRES Abbreviated Description: Lot:16&17 Subdivision:SUN ACRES

11	.3Mi.	**2204 ELLIE RD** **AUBURNDALE, FL 33823-4739**	10/28/2025	$310,000	$738	420	//	1960	529,951 SF

APN: 252816000000042180 Document #: 2025254692
Document Type: Warranty Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: SW4 S16T28SR25E Abbreviated Description: Sec/Twnship/Range:SW4 S16T28SR25E

12	.31Mi.	**2434 STANTON ST** **AUBURNDALE, FL 33823-4827**	04/27/2026	$187,500	$129	1456	//	1989	5,001 SF

APN: 252821000000031101 Document #: 2026098493
Document Type: Warranty Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 260&261 Subdivision: MOBILE HOME VILLAGE Sec/Twnship/Range: NE4NW4 S21T28SR25E Abbreviated Description: Lot:260&261 Subdivision:MOBILE HOME VILLAGE Sec/Twnship/Range:NE4NW4 S21T28SR25E

13	.31Mi.	**2349 PEACH AVE** **AUBURNDALE, FL 33823-4818**	01/29/2026	$53,000	$62	850	/2/1	1979	9,997 SF

APN: 252821000000031030 Document #: 2026023782
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 190-193 Subdivision: MOBILE HOME VILLAGE Sec/Twnship/Range: NE4NW4 S21T28SR25E Abbreviated Description: Lot:190-193 Subdivision:MOBILE HOME VILLAGE Sec/Twnship/Range:NE4NW4 S21T28SR25E

14	.34Mi.	**2220 ELLIE RD** **AUBURNDALE, FL 33823-4744**	03/25/2026	$185,000	$174	1064	//	1994	61,332 SF

APN: 252816000000042220 Document #: 2026070373
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: SW4 S16T28SR25E Abbreviated Description: Sec/Twnship/Range:SW4 S16T28SR25E

15	.34Mi.	**2594 SUN ACRES BLVD** **AUBURNDALE, FL 33823-4830**	03/25/2026	$198,500	$198	1000	/3/1	1975	11,252 SF

APN: 252821000000034620 Document #: 2026070781
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 309&310 Subdivision: SUN ACRES Sec/Twnship/Range: SW4NW4 S21T28SR25E Abbreviated Description: Lot:309&310 Subdivision:SUN ACRES Sec/Twnship/Range:SW4NW4 S21T28SR25E

16	.35Mi.	**2451 STANTON ST** **AUBURNDALE, FL 33823-4826**	02/23/2026	$195,000	$107	1820	//	2007	7,497 SF

APN: 252821000000031025 Document #: 2026044199
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 53-55 Subdivision: MOBILE HOME VILLAGE Sec/Twnship/Range: NE4NW4 S21T28SR25E Abbreviated Description: Lot:53-55 Subdivision:MOBILE HOME VILLAGE Sec/Twnship/Range:NE4NW4 S21T28SR25E

17	.36Mi.	**2333 KING AVE** **AUBURNDALE, FL 33823-4810**	09/16/2025	$185,000	$152	1216	//	1995	10,001 SF

APN: 252821000000031168 Document #: 2025216651
Document Type: Warranty Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: NE4NW4 S21T28SR25RE Abbreviated Description: Sec/Twnship/Range:NE4NW4 S21T28SR25RE

18	.39Mi.	**2588 SUN ACRES BLVD** **AUBURNDALE, FL 33823-4830**	07/28/2025	$236,000	$188	1252	/3/1	1975	11,252 SF

APN: 252821000000034650 Document #: 2025175377
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S21T28SR25E Abbreviated Description: Sec/Twnship/Range:S21T28SR25E

19	.4Mi.	**2587 SUN ACRES BLVD** **AUBURNDALE, FL 33823-4829**	03/05/2026	$110,000	$110	1000	/3/1	1974	14,540 SF

APN: 252821000000034720 Document #: 2026053201
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NW4 S21T28SR25E Abbreviated Description: Sec/Twnship/Range:SW4NW4 S21T28SR25E

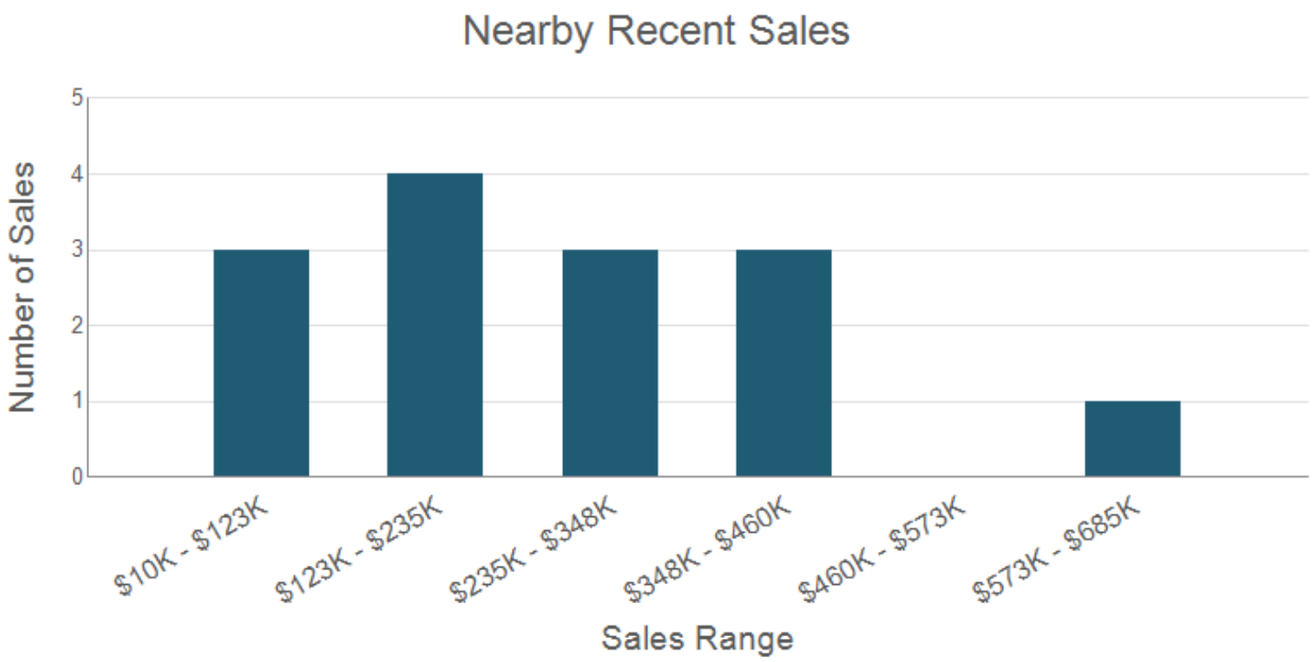
20	.46Mi.	**4050 TULLAMORE LN** **AUBURNDALE, FL 33823-4923**	10/20/2025	$425,500	$141	3011	/3/2	2025	12,863 SF

APN: 252820347575000190 Document #: 2025245946
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: CADENCE CROSSING PHASE 1 MapRef: MB 193 PG 1 Abbreviated Description: Lot:19 Subdivision:CADENCE CROSSING PHASE 1 Map Ref:MB 193 PG 1

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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.	**2407 WINTER RIDGE DR**	**06/07/2024**	$205,226	$205,226	1,204	/3/1	1974	19,994 SF	
.02Mi.	**2409 WINTER RIDGE DR**	**09/09/2015**	$245,034	$101,020	1,804	/3/1	1974	19,994 SF	P
.02Mi.	**2405 WINTER RIDGE DR**	**02/01/1989**	$179,745	$30,973	1,000	/3/1	1974	19,994 SF	
.04Mi.	**2408 SUMMER HOLLOW DR**	**11/12/2009**	$293,965	$55,307	1,252	/3/1	1974	19,998 SF	P
.04Mi.	**2411 WINTER RIDGE DR**	**07/07/2021**	$182,054	$160,951	1,000	/3/1	1974	19,994 SF	
.04Mi.	**2410 SUMMER HOLLOW DR**	**08/30/2023**	$189,286	$189,286	1,204	/3/1	1974	19,998 SF	
.04Mi.	**2406 SUMMER HOLLOW DR**	**03/14/2019**	$220,076	$220,076	1,000	/3/1	1974	19,998 SF	
.05Mi.	**2408 WINTER RIDGE DR**	**06/10/2022**	$178,486	$178,486	1,204	/3/1	1975	19,998 SF	
.05Mi.	**2409 SPRINGWAY DR**	**08/16/2002**	$314,564	$31,018	2,112	/3/2	1970	20,800 SF	
.05Mi.	**2406 WINTER RIDGE DR**	**12/16/2022**	$180,390	$180,390	1,344	/3/1	1989	19,998 SF	
.06Mi.	**2413 WINTER RIDGE DR**	**07/22/2009**	$167,726	$30,663	1,023	/2/1	1978	19,994 SF	
.07Mi.	**2414 WINTER RIDGE DR**	**03/14/2006**	$227,566	$41,898	1,560	/3/2	1987	19,998 SF	
.08Mi.	**2404 PINEWOOD DR**	**04/23/2008**	$293,160	$52,111	1,508	/3/2	1973	2 SF	P
.08Mi.	**2403 SUMMER HOLLOW DR**	**11/16/2012**	$173,517	$31,818	1,000	/3/1	1975	18,561 SF	
.08Mi.	**2416 SUMMER HOLLOW DR**	**06/01/1977**	$166,702	$33,029	1,000	/3/1	1975	19,998 SF	
.1Mi.	**2407 SUMMER HOLLOW DR**	**08/28/2014**	$334,165	$129,723	1,859	/3/2	1988	23,871 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	43.0 years old	Households:	14,371
Median Household Income:	$66,533	Households w/Family:	70%
Household Income Per Capita:	$33,835	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

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
9.14Mi.	**Polk Virtual Instruction Program**	D-	Public	KG - 12
Number of Students: 17				
Student-Teacher Ratio: NA				
3.19Mi.	**Auburndale Senior High School**	D	Public	9 - 12
Number of Students: 1,770				
Student-Teacher Ratio: 23.92				

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Advanced Placement: Yes			
8.71Mi. **Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D+	Public	PK - 8
3.03Mi. **Jere L. Stambaugh Middle School** Number of Students: 1,013 Student-Teacher Ratio: 22.02	D-	Public	6 - 8
9.14Mi. **Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12
0.34Mi. **Clarence Boswell Elementary School** Number of Students: 600 Student-Teacher Ratio: 14.63	C	Public	PK - 5
19.51Mi. **Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8

Flood Report

The Subject Property of **2407 WINTER RIDGE DR, AUBURNDALE, FL 33823-4847** 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	127%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	87%	LOWER

Disaster Alerts

No alerts noted

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