ICE SiteX Report

OrderID: 97875600

SiteX Property Information Report



Subject Property Location

27307 THRUSH AVE, BROOKSVILLE, FL 34602-7362

County:	**HERNANDO FL**	Census Tract:	120530402.023011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R34-122-20-0430-0040-0200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$136,800 - $205,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CW-ES
Assd Land Value:		Market Land Value:	$19,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$76,098	Total Taxable Value:	$1,270
Total Assessed Value:	$84,063	Total Assessor Market Value:	$95,298	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 4 Subdivision: HILL N DALE UNIT 1 Legal Unit: 1 Map Ref: MAP: 101D Sec/Twnship/Range: SEC 34 TWN 22S RNG 20E
Abbreviated Description: HILL N DALE UNIT 1 BLK 4 LOT 20

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	2	Pool:	
Building Area:	912 SF	Baths:	1	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2023	Sales Price:	N/A
Document #:	2023008142 BK-PG 3628-1579	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/02/2018	Sales Price:	$70,000
Document #:	2018059710 BK-PG 3628-1577	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2018		
Document Type:			

Legal Description:
Lot: 20 Block: 4 Subdivision: HILL N DALE Legal Unit: 1 Map Ref: MB6 PG84

Prior Transfer

Recording Date:	09/28/2018	Sales Price:	$70,000
Document #:	BK-PG 3628 -1577	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 20 Block: 4 Subdivision: HILL N DALE UNIT 1 Legal Unit: 1 Map Ref: MAP: 101D Sec/Twnship/Range: SEC 34 TWN 22S RNG 20E
Abbreviated Description: HILL N DALE UNIT 1 BLK 4 LOT 20

Prior Transfer

Recording Date:	12/28/2015	Sales Price:	N/A

ICE SiteX Report

OrderID: 97875600

Document #:	2015072341 BK-PG 2171-1646	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/11/2009	Sales Price:	$72,000
Document #:	2009007018 BK-PG 2171-1646	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/28/2005	Sales Price:	$90,000
Document #:	2005114861 BK-PG 2171-1644	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/22/2005		
Document Type:			
Legal Description:			

Lot: 20 Block: 4 Subdivision: HILL N DALE UNIT 1 Map Ref: MB6 PG84

Prior Transfer

Recording Date:	12/22/2005	Sales Price:	$90,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/11/2003	Sales Price:	$5,000
Document #:	BK-PG 01768-00889	Type of Sale:	Price Unconfirmed
Contract Date:	10/28/2003		
Document Type:			
Legal Description:			

Lot: 20 Block: 4 Subdivision: HILL N DALE UNIT 1 (POST UN-NUMBERED LOT IN BLK 3 Map Ref: PB 6 84
Abbreviated Description: LT 20 BLK 4 HILL N DALE UNIT 1 PB 6/84

Prior Transfer

Recording Date:	10/27/1999	Sales Price:	$42,500
Document #:	BK-PG 01300-01518	Type of Sale:	Full Amount on Deed
Contract Date:	10/15/1999		
Document Type:			
Legal Description:			

Lot: 20 Block: 4 Subdivision: HILL N DALE UNIT 1 (POST UN-NUMBERED LOT IN BLK 3 Map Ref: PB 6 84
Abbreviated Description: LT 20 BLK 4 PB 6/84

Prior Transfer

Recording Date:	04/03/1996	Sales Price:	$30,000
Document #:	BK-PG 01060-01884	Type of Sale:	Full Amount on Deed
Contract Date:	03/28/1996		
Document Type:			
Legal Description:			

Lot: 20 Block: 4 Subdivision: HILL N DALE UNIT 1 (POST UN-NUMBERED LOT IN BLK 3 Map Ref: PB 6 84
Abbreviated Description: LT 20 BLK 4 PB 6/84

Area Sales Analysis

Total Area Sales	$3,158,800	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,000 SF	Median Year Built	1981
Price Range - 2 Yrs	$99,900 to $249,900	Age Range	19 years to 50 years
Median Value	$220,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**27168 FERNERY AVE BROOKSVILLE, FL 34602-7230**	05/22/2026	$190,000	$190	1000	3/3/2	1980	8,712 SF	
		APN: R34-122-20-0440-0040-0060 Document #: 2026034914 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: HILL N DALE Legal Unit: 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:6 Block:4 Subdivision:HILL N DALE Legal Unit:2 Map Ref:MB 7 PG 5								
2	.25Mi.	**27176 WAKEFIELD DR BROOKSVILLE, FL 34602-7223**	05/06/2026	$208,000	$182	1141	2/3/1	1979	8,712 SF	
		APN: R34-122-20-0440-0020-0080 Document #: 2026030303 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: HILL N DALE Legal Unit: 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:8 Block:2 Subdivision:HILL N DALE Legal Unit:2 Map Ref:MB 7 PG 5								
3	.18Mi.	**27200 FERNERY AVE BROOKSVILLE, FL 34602-7334**	03/23/2026	$212,000	$212	1000	3/3/2	1982	8,712 SF	
		APN: R34-122-20-0440-0040-0020 Document #: 2026019271 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: HILL N DALE UNIT NO 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:2 Block:4 Subdivision:HILL N DALE UNIT NO 2 Map Ref:MB 7 PG 5								
4	.1Mi.	**27385 AZEN LOOP BROOKSVILLE, FL 34602-7356**	02/23/2026	$222,000	$231	960	3/3/2	1983	8,712 SF	
		APN: R34-122-20-0430-0050-0260 Document #: 2026010914 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 5 Subdivision: HILL N DALE UNIT 1 MapRef: MB 6 PG 84 Abbreviated Description: Lot:26 Block:5 Subdivision:HILL N DALE UNIT 1 Map Ref:MB 6 PG 84								
5	.07Mi.	**27286 WARNER AVE**	02/19/2026	$220,000	$176	1247	3/3/2	2007	8,712 SF	

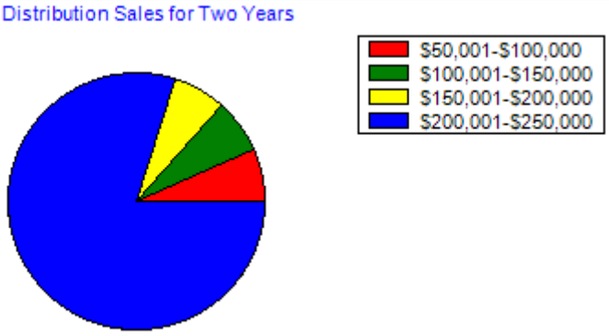
ICE SiteX Report

OrderID: 97875600

		BROOKSVILLE, FL 34602-7351							
	APN: R34-122-20-0430-0050-0090 Document #: 2026010560 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: HILL N DALE UNIT 1 MapRef: MB 6 PG 84 Abbreviated Description: Lot:9 Block:5 Subdivision:HILL N DALE UNIT 1 Map Ref:MB 6 PG 84								
6	.31Mi.	**27183 ROPER RD**	11/06/2025	$99,900	$109	910	3/2/1	1976	13,068 SF
		BROOKSVILLE, FL 34602-7210							
	APN: R34-122-20-0440-0100-0010 Document #: 2025076706 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 10 Subdivision: HILL N DALE Legal Unit: 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:1 Block:10 Subdivision:HILL N DALE Legal Unit:2 Map Ref:MB 7 PG 5								
7	.12Mi.	**27263 WARNER AVE**	09/11/2025	$234,000	$243	960	3/2/2	1983	8,712 SF
		BROOKSVILLE, FL 34602-7367							
	APN: R34-122-20-0430-0060-0150 Document #: 2025063574 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 6 Subdivision: HILL N DALE UNIT 1 MapRef: MB 6 PG 84 Abbreviated Description: Lot:15 Block:6 Subdivision:HILL N DALE UNIT 1 Map Ref:MB 6 PG 84								
8	.3Mi.	**27143 WAKEFIELD DR**	08/07/2025	$150,000	$150	1000	3/2/1	1981	8,712 SF
		BROOKSVILLE, FL 34602-7224							
	APN: R34-122-20-0440-0030-0270 Document #: 2025055625 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 3 Subdivision: HILL N DALE Legal Unit: 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:27 Block:3 Subdivision:HILL N DALE Legal Unit:2 Map Ref:MB 7 PG 5								
9	.23Mi.	**27198 SIMONA AVE**	07/08/2025	$207,000	$191	1080	2/2/1	1979	8,712 SF
		BROOKSVILLE, FL 34602-7238							
	APN: R34-122-20-0440-0060-0030 Document #: 2025046705 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 6 Subdivision: HILL N DALE Legal Unit: 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:3 Block:6 Subdivision:HILL N DALE Legal Unit:2 Map Ref:MB 7 PG 5								
10	.12Mi.	**27343 WARNER AVE**	06/20/2025	$238,000	$165	1440	3/4/2	1985	8,712 SF
		BROOKSVILLE, FL 34602-7368							
	APN: R34-122-20-0430-0060-0250 Document #: 2025042884 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 6 Subdivision: HILL N DALE UNIT 1 MapRef: MB 6 PG 84 Abbreviated Description: Lot:25 Block:6 Subdivision:HILL N DALE UNIT 1 Map Ref:MB 6 PG 84								
11	.12Mi.	**6361 BOXWOOD ST**	06/20/2025	$240,000	$250	960	3/3/2	1983	8,712 SF
		BROOKSVILLE, FL 34602-7346							
	APN: R34-122-20-0430-0080-0100 Document #: 2025043086 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 8 Subdivision: HILL N DALE Legal Unit: 1 MapRef: MB 6 PG 84 Abbreviated Description: Lot:10 Block:8 Subdivision:HILL N DALE Legal Unit:1 Map Ref:MB 6 PG 84								
12	.3Mi.	**27143 THORNCREST AVE**	06/19/2025	$235,000	$235	1000	3/2/2	1979	8,712 SF
		BROOKSVILLE, FL 34602-7227							
	APN: R34-122-20-0440-0040-0270 Document #: 2025042789 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 4 Subdivision: HILL N DALE UNIT 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:27 Block:4 Subdivision:HILL N DALE UNIT 2 Map Ref:MB 7 PG 5								
13	.32Mi.	**27149 SIMONA AVE**	06/17/2025	$245,000	$188	1300	3/3/2	1978	8,712 SF
		BROOKSVILLE, FL 34602-7239							
	APN: R34-122-20-0440-0070-0280 Document #: 2025042127 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 7 Subdivision: HILL N DALE UNIT 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:28 Block:7 Subdivision:HILL N DALE UNIT 2 Map Ref:MB 7 PG 5								
14	.3Mi.	**27173 SIMONA AVE**	06/10/2025	$249,900	$174	1430	3/3/2	1979	8,712 SF
		BROOKSVILLE, FL 34602-7239							
	APN: R34-122-20-0440-0070-0300 Document #: 2025040504 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Block: 7 Subdivision: HILL N DALE UNIT 2 MapRef: MB 7 PG 5 Abbreviated Description: Lot:30 Block:7 Subdivision:HILL N DALE UNIT 2 Map Ref:MB 7 PG 5								
15	.1Mi.	**27319 WARNER AVE**	06/03/2025	$208,000	$216	960	3/3/2	1985	8,712 SF
		BROOKSVILLE, FL 34602-7368							
	APN: R34-122-20-0430-0060-0220 Document #: 2025038394 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: 6 Subdivision: HILL N DALE UNIT 1 MapRef: MB 6 PG 84 Abbreviated Description: Lot:22 Block:6 Subdivision:HILL N DALE UNIT 1 Map Ref:MB 6 PG 84								

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 97875600

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.	**27307 THRUSH AVE**	**09/28/2018**	$95,298	$84,063	912	5/2/1	1981	8,712 SF	
.02Mi.	**27299 THRUSH AVE**	**09/27/2019**	$95,921	$68,545	912	3/3/1	1981	8,712 SF	
.02Mi.	**27315 THRUSH AVE**	**01/18/2005**	$93,527	$75,644	1,056	3/2/2	1963	8,712 SF	
.02Mi.	**27308 FLAGLER AVE**	**10/15/2024**	$98,548	$98,548	912	3/3/1	1981	8,712 SF	
.02Mi.	**27316 FLAGLER AVE**	**11/01/2024**	$115,136	$115,136	912	3/2/2	1982	8,712 SF	
.02Mi.	**27300 FLAGLER AVE**	**11/02/2020**	$97,504	$89,333	912	2/3/1	1981	8,712 SF	
.03Mi.	**27308 THRUSH AVE**	**09/19/2021**	$210,831	$130,393	400	1/2/2	1980	17,424 SF	
.03Mi.	**27291 THRUSH AVE**	**08/26/2021**	$173,276	$140,687	1,247	3/3/2	2007	8,712 SF	
.03Mi.	**27316 THRUSH AVE**	**05/27/1998**	$128,215	$109,592	1,700	4/2/2	1963	8,712 SF	
.04Mi.	**27286 FLAGLER AVE**	**11/25/1998**	$143,725	$53,339	1,176	3/3/2	1985	8,712 SF	
.04Mi.	**27324 THRUSH AVE**	**01/04/2000**	$136,243	$47,897	1,288	3/3/2	1965	8,712 SF	
.05Mi.	**27331 THRUSH AVE**	**05/27/2005**	$94,089	$72,691	818	2/1/1	1962	8,712 SF	
.05Mi.	**27303 FLAGLER AVE**	**06/30/2006**	$104,497	$37,354	936	2/2/1	1982	8,712 SF	
.05Mi.	**27278 FLAGLER AVE**	**12/31/1998**	$162,180	$57,724	960	3/3/2	1985	8,712 SF	
.05Mi.	**27315 AZEN LOOP**	**04/24/2023**	$163,602	$163,602	1,326	2/3/2	1977	8,712 SF	
.05Mi.	**27299 AZEN LOOP**	**03/20/2025**	$101,630	$101,630	912	3/2/1	1982	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	48.1 years old	Households:	4,324
Median Household Income:	$68,098	Households w/Family:	76%
Household Income Per Capita:	$34,740	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Hernando County School District	Students:	23,734
Number of Schools:	32	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Eastside Elementary School** Number of Students: 754 Student-Teacher Ratio: 15.08	C-	Public	KG - 5
6.24Mi.	**Hernando Virtual Instruction** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
6.24Mi.	**Hernando Eschool Virtual Franchise** Number of Students: 46 Student-Teacher Ratio: 7.67	C+	Public	1 - 12
8.99Mi.	**D. S. Parrott Middle School** Number of Students: 745 Student-Teacher Ratio: 19.61	C+	Public	6 - 8
6.24Mi.	**Hernando Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	1 - 12
6.38Mi.	**Hernando High School** Number of Students: 1,299 Student-Teacher Ratio: 21.65 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **27307 THRUSH AVE, BROOKSVILLE, FL 34602-7362** 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: 97875600

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	42%	SIGNIFICANTLY LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	162%	NOTABLY HIGHER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	145%	NOTABLY HIGHER
MURDER	93%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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.