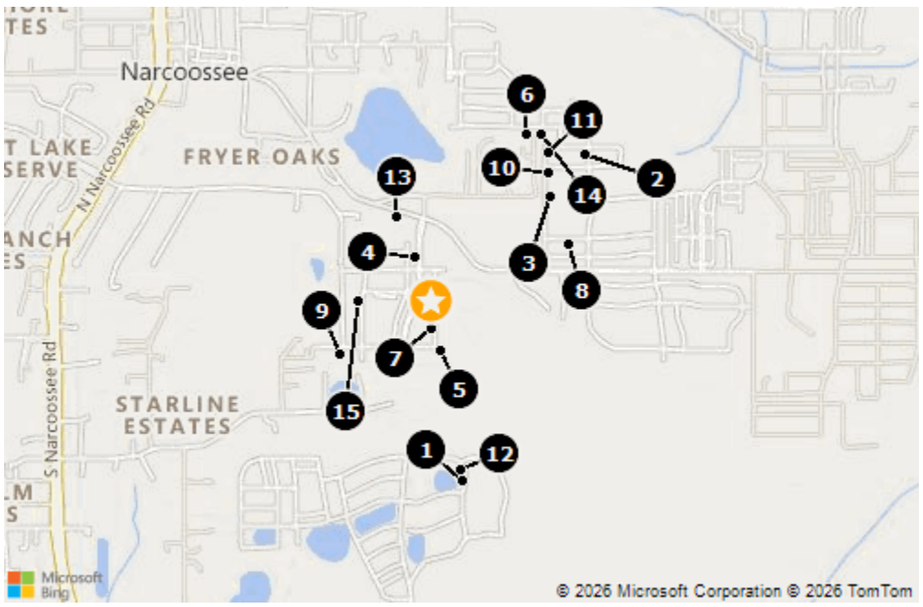
ICE SiteX Report

OrderID: 98738589

SiteX Property Information Report



Subject Property Location

280 WHISTLING DUCK TRL, SAINT CLOUD, FL 34771-9364

County:	**OSCEOLA FL**	Census Tract:	120970437.003002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	282531503700010500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$379,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$318,360 - $439,640	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	300
Assd Land Value:	$71,500	Market Land Value:	$71,500	Tax Year:	2025
Assd Improvement:	$258,300	Market Improvment Value:	$258,300	Total Taxable Value:	$5,282
Total Assessed Value:	$329,800	Total Assessor Market Value:	$329,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 50 Subdivision: SILVER SPRINGS Sec/Twnship/Range: SEC 28 TWN 25 RNG 31
Abbreviated Description: SILVER SPRINGS 2 PB 31 PGS 73-74 LOT 50

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	3	Pool:	
Building Area:	1724 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/26/2024	Sales Price:	$399,858
Document #:	2024162305 BK-PG 6401-2306	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	$407,300
Document #:	2023056684 BK-PG 6401-2303	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/04/2023		
Document Type:			
Legal Description:			

Lot: 50 Subdivision: SILVER SPRINGS 2 Map Ref: MB 31 PG 73&74

Prior Transfer

Recording Date:	05/04/2023	Sales Price:	$407,300
Document #:	BK-PG 6401 -2303	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Lot: 50 Subdivision: SILVER SPRINGS Sec/Twnship/Range: SEC 28 TWN 25 RNG 31
Abbreviated Description: SILVER SPRINGS 2 PB 31 PGS 73-74 LOT 50

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Area Sales Analysis

Total Area Sales	$7,105,999	Median # of Bedrooms	4
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	2,170 SF	Median Year Built	2022
Price Range - 2 Yrs	$315,000 to $920,000	Age Range	2 years to 38 years
Median Value	$415,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**942 ARBOR GREEN TRL** **SAINT CLOUD, FL 34771-6902**	09/25/2026	$820,000	$284	2881	/3/2	2024	9,148 SF	
		APN: 282531094400010810 Document #: 2026124144 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 81 Subdivision: ESPLANADE AT CENTER LAKE RANCH Phase No: 1 MapRef: MB 35 PG 86 Abbreviated Description: Lot:81 Subdivision:ESPLANADE AT CENTER LAKE RANCH Phase No:1 Map Ref:MB 35 PG 86								
2	.61Mi.	**3 POLERMO AVE** **SAINT CLOUD, FL 34771-9437**	08/19/2026	$470,000	$149	3137	/4/4	2022	7,405 SF	
		APN: 212531497900013170 Document #: 2026108134 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 317 Subdivision: SIENA RESERVE PHASE 2C MapRef: MB 30 PG 160-163 Abbreviated Description: Lot:317 Subdivision:SIENA RESERVE PHASE 2C Map Ref:MB 30 PG 160-163								
3	.45Mi.	**111 POLERMO AVE** **SAINT CLOUD, FL 34771-9431**	08/19/2026	$409,000	$205	1990	/3/2	2021	6,534 SF	
		APN: 212531497800011050 Document #: 2026108152 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 105 Subdivision: SIENA RESERVE PHASE 2A&2B MapRef: MB 29 PG 42-47 Abbreviated Description: Lot:105 Subdivision:SIENA RESERVE PHASE 2A&2B Map Ref:MB 29 PG 42-47								
4	.13Mi.	**140 S ZUNI RD** **SAINT CLOUD, FL 34771-9346**	06/18/2026	$370,000	$175	2104	/4/2	2023	3,485 SF	
		APN: 292531503600012710 Document #: 2026080387 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 271 MapRef: PG 90-96 Abbreviated Description: Lot:271 Map Ref:PG 90-96								
5	.15Mi.	**441 WHISTLING DUCK TRL** **SAINT CLOUD, FL 34771-9369**	06/10/2026	$480,000	$182	2634	/4/3	2023	13,939 SF	
		APN: 282531503700010230 Document #: 2026076639 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SILVER SPRINGS 2 MapRef: MB 31 PG 73&74 Abbreviated Description: Lot:23 Subdivision:SILVER SPRINGS 2 Map Ref:MB 31 PG 73&74								
6	.55Mi.	**5418 PINE LILLY DR** **SAINT CLOUD, FL 34771-0116**	05/27/2026	$385,000	$230	1672	/3/2	2022	5,663 SF	
		APN: 212531342300011000 Document #: 2026069244 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 141 Subdivision: GLENWOOD PHASE 2 MapRef: MB 30 PG 36-38 Abbreviated Description: Lot:141 Subdivision:GLENWOOD PHASE 2 Map Ref:MB 30 PG 36-38								
7	.08Mi.	**370 WHISTLING DUCK TRL** **SAINT CLOUD, FL 34771-9366**	05/27/2026	$415,000	$191	2170	/4/3	2023	5,227 SF	
		APN: 282531503700010430 Document #: 2026069295 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Subdivision: SILVER SPRINGS 2 MapRef: MB 31 PG 73&74 Abbreviated Description: Lot:43 Subdivision:SILVER SPRINGS 2 Map Ref:MB 31 PG 73&74								
8	.43Mi.	**5424 GENEVA WAY** **SAINT CLOUD, FL 34771-9416**	05/01/2026	$355,000	$194	1825	/4/2	2021	6,098 SF	
		APN: 212531497800011390 Document #: 2026057686 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139 Subdivision: SIENA RESERVE PHASES 2A AND 2B MapRef: MB 29 PG 42 Abbreviated Description: Lot:139 Subdivision:SIENA RESERVE PHASES 2A AND 2B Map Ref:MB 29 PG 42								
9	.3Mi.	**5232 STEPHS FIELD ST** **SAINT CLOUD, FL 34771-9360**	04/14/2026	$417,000	$192	2170	/4/3	2022	5,663 SF	
		APN: 292531503600011640 Document #: 2026049153 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 164 Subdivision: SILVER SPRINGS MapRef: MB 30 PG 90-96 Abbreviated Description: Lot:164 Subdivision:SILVER SPRINGS Map Ref:MB 30 PG 90-96								
10	.5Mi.	**5400 TESSIN TRL** **SAINT CLOUD, FL 34771-9420**	03/30/2026	$370,000	$202	1825	/4/2	2021	6,970 SF	
		APN: 212531497800011110 Document #: 2026042247 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 111 Subdivision: SIENA RESERVE PHASES 2A AND 2B MapRef: MB 29 PG 42 Abbreviated Description: Lot:111 Subdivision:SIENA RESERVE PHASES 2A AND 2B Map Ref:MB 29 PG 42								
11	.54Mi.	**47 POLERMO AVE** **SAINT CLOUD, FL 34771-9437**	01/29/2026	$529,999	$168	3137	/5/4	2022	6,970 SF	Yes
		APN: 212531497900013060 Document #: 2026013017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 306 Subdivision: SIENA RESERVE PHASE 2C MapRef: MB 30 PG 160-163 Abbreviated Description: Lot:306 Subdivision:SIENA RESERVE PHASE 2C Map Ref:MB 30 PG 160-163								
12	.49Mi.	**930 ARBOR GREEN TRL** **SAINT CLOUD, FL 34771-6902**	01/28/2026	$920,000	$299	3072	/3/3	2024	14,375 SF	
		APN: 282531094400010830 Document #: 2026012375 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 83 Subdivision: ESPLANADE AT CENTER LAKE RANCH PHASE 1 MapRef: MB 35 PG 86-92 Abbreviated Description: Lot:83 Subdivision:ESPLANADE AT CENTER LAKE RANCH PHASE 1 Map Ref:MB 35 PG 86-92								
13	.26Mi.	**5290 JONES RD** **SAINT CLOUD, FL 34771-9586**	12/29/2025	$315,000	$295	1066	/3/2	1988	25,700 SF	

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APN: 202531426000010730 Document #: 2025157286
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

14	.57Mi.	**5430 PINE LILLY DR** **SAINT CLOUD, FL 34771-0120**	09/16/2025	$410,000	$206	1990	/4/2	2023	5,663 SF

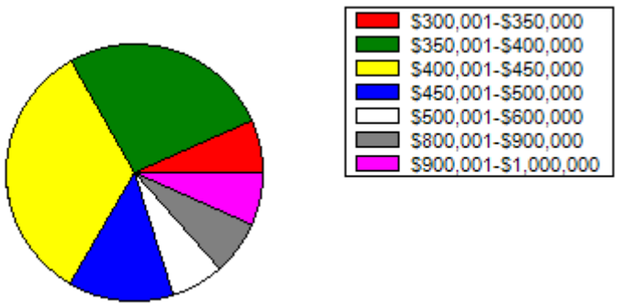
APN: 212531527700010020 Document #: 2025114708
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SIENA RESERVE PHASE 3 MapRef: MB 32 PG 186&187 Abbreviated Description: Lot:2 Subdivision:SIENA RESERVE PHASE 3 Map Ref:MB 32 PG 186&187

15	.21Mi.	**494 AMADORAS WAY** **SAINT CLOUD, FL 34771-9352**	09/12/2025	$440,000	$202	2170	/4/3	2022	5,663 SF

APN: 292531503600012310 Document #: 2025113460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 231 Subdivision: SILVER SPRINGS MapRef: MB 30 PG 90 Abbreviated Description: Lot:231 Subdivision:SILVER SPRINGS Map Ref:MB 30 PG 90

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.

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.	**280 WHISTLING DUCK TRL**	**05/04/2023**	$329,800	$329,800	1,724	/3/2	2023	5,227 SF	
.01Mi.	**290 WHISTLING DUCK TRL**	**05/12/2023**	$370,300	$370,300	2,170	/4/3	2023	5,227 SF	
.01Mi.	**270 WHISTLING DUCK TRL**	**05/16/2023**	$372,400	$316,405	2,170	/4/3	2023	5,227 SF	
.02Mi.	**300 WHISTLING DUCK TRL**	**05/18/2023**	$374,700	$374,700	2,368	/4/3	2023	5,227 SF	
.02Mi.	**260 WHISTLING DUCK TRL**	**05/31/2023**	$371,800	$371,800	2,368	/4/3	2023	5,227 SF	
.03Mi.	**310 WHISTLING DUCK TRL**	**05/12/2023**	$373,200	$373,200	2,170	/4/3	2023	5,227 SF	
.03Mi.	**250 WHISTLING DUCK TRL**	**07/31/2023**	$363,800	$363,800	2,170	/4/3	2023	5,227 SF	
.03Mi.	**271 WHISTLING DUCK TRL**	**10/24/2023**	$386,400	$386,400	2,328	/4/2	2023	6,098 SF	
.03Mi.	**291 WHISTLING DUCK TRL**	**03/16/2023**	$423,900	$423,900	2,634	/4/3	2023	6,098 SF	
.03Mi.	**320 WHISTLING DUCK TRL**	**05/12/2023**	$371,800	$371,800	2,368	/4/3	2023	5,227 SF	
.03Mi.	**240 WHISTLING DUCK TRL**	**05/08/2023**	$323,300	$323,300	1,724	/3/2	2023	5,227 SF	
.04Mi.	**261 WHISTLING DUCK TRL**	**05/28/2025**	$424,800	$424,800	2,634	/4/3	2023	6,098 SF	
.04Mi.	**301 WHISTLING DUCK TRL**	**03/31/2023**	$386,400	$386,400	2,328	/4/2	2023	6,098 SF	
.04Mi.	**251 WHISTLING DUCK TRL**	**02/28/2023**	$386,400	$386,400	2,328	/4/2	2023	6,098 SF	
.04Mi.	**311 WHISTLING DUCK TRL**	**06/16/2023**	$423,900	$423,900	2,634	/4/3	2023	6,098 SF	
.04Mi.	**230 WHISTLING DUCK TRL**	**06/27/2023**	$373,500	$373,500	2,368	/4/3	2023	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Flood Report

The Subject Property of **280 WHISTLING DUCK TRL, SAINT CLOUD, FL 34771-9364** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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