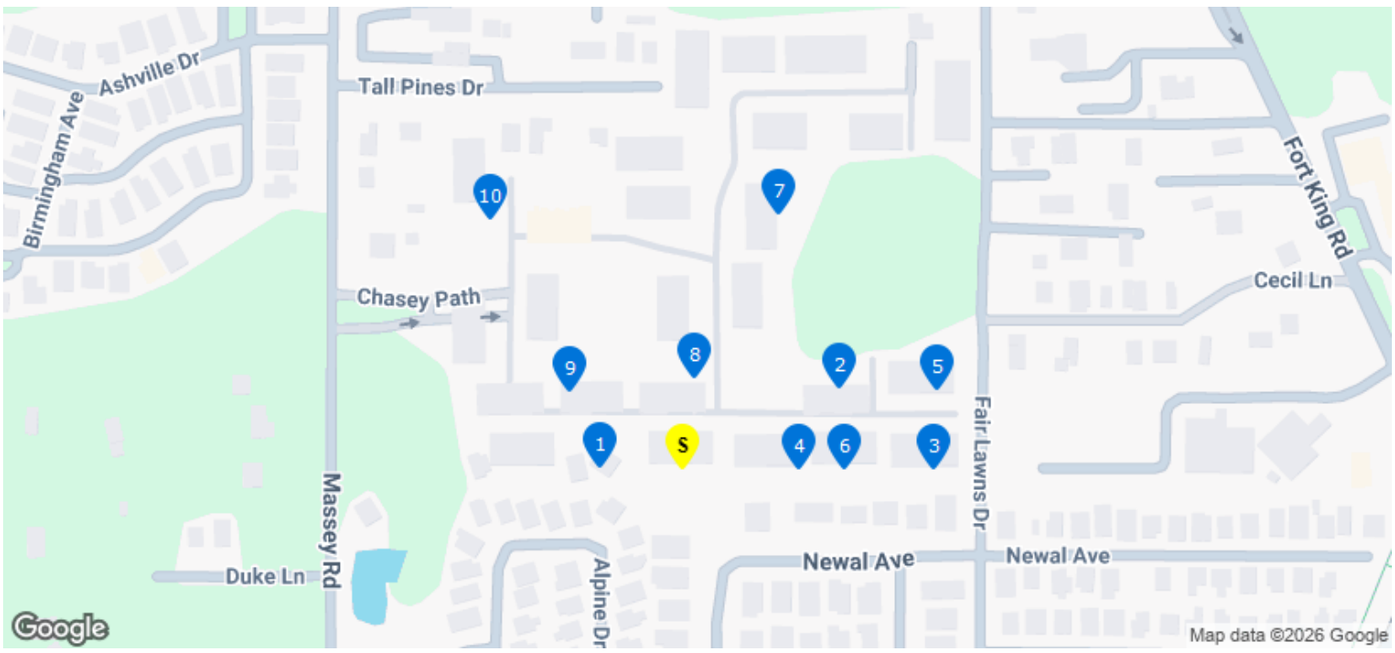
ICE SiteX Report

OrderID: 98779439

SiteX Property Information Report



Subject Property Location

37626 AARALYN RD, ZEPHYRHILLS, FL 33542-3211

County:	**PASCO FL**	Census Tract:	0330.06
Property Use:	Single Family Residential	Zoning:	MPUD
Parcel Number:	03-26-21-0230-00000-0330	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	9	Common Confidence Score:	78
Value Range:	$173,810 - $208,190	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	ZH
Assd Land Value:	$18,900	Market Land Value:	$18,900	Tax Year:	2025
Assd Improvement:	$172,842	Market Improvment Value:	$172,842	Total Taxable Value:	$4,355
Total Assessed Value:	$191,742	Total Assessor Market Value:	$191,742	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 33 Subdivision: EILAND PARK TOWNHOMES Sec/Twnship/Range: SEC 03 TWN 26S RNG 21E
Abbreviated Description: EILAND PARK TOWNHOMES PB 60 PG 102 LOT 33

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1561 SF	Baths:	2	Fireplace:	
Year Built:	2010	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Concrete Block
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/01/2024	Sales Price:	N/A
Document #:	2024189204 BK-PG 9898-69	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	10/30/2023	Loan Amount:	N/A
Document #:	2023191562 BK-PG 10908-3929	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/08/2023		
TD Due Date:	05/01/2049	Type Finance:	
Legal Description:			

Subdivision: EILAND PARK TOWNHOMES Map Ref: 0

Prior Transfer

Recording Date:	05/14/2019	Sales Price:	$97,648
Document #:	81427 BK-PG 8447-0399	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/30/2019	Loan Amount:	N/A

ICE SiteX Report

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Document #:	2019072829 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/29/2019		
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Subdivision: EILAND PARK TOWNHOMES Map Ref: MB 60 PG 102

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$129,000
Document #:	2019072828 BK-PG 9898-0067	Type of Sale:	Arms-Length Transfer
Contract Date:	04/29/2019		
Document Type:	Deed		

Legal Description:
Subdivision: EILAND PARK TOWNHOMES Map Ref: MB 60 PG 102

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	$129,000
Document #:	BK-PG 9898-67	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: EILAND PARK TOWNHOMES Sec/Twnship/Range: SEC 03 TWN 26S RNG 21E
Abbreviated Description: EILAND PARK TOWNHOMES PB 60 PG 102 LOT 33

Mortgage Record

Recording Date:	10/19/2010	Loan Amount:	N/A
Document #:	8447/0399 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/28/2010		
TD Due Date:	10/01/2040	Type Finance:	

Legal Description:
Subdivision: EILAND PARK TOWNHOMES Map Ref: MB60 PG102

Prior Transfer

Recording Date:	10/19/2010	Sales Price:	$98,990
Document #:	2010151074 BK-PG 8447-0395	Type of Sale:	Arms-Length Transfer
Contract Date:	09/28/2010		
Document Type:	Deed		

Legal Description:
Subdivision: EILAND PARK TOWNHOMES Map Ref: MB60 PG102

Prior Transfer

Recording Date:	09/01/2010	Sales Price:	$99,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: EILAND PARK TOWNHOMES Sec/Twnship/Range: SEC 03 TWN 26S RNG 21E
Abbreviated Description: EILAND PARK TOWNHOMES PB 60 PG 102 LOT 33

Area Sales Analysis

Total Area Sales	$1,828,200	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,561 SF	Median Year Built	2010
Price Range - 2 Yrs	$130,000 to $207,000	Age Range	14 years to 20 years
Median Value	$185,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**37604 AARALYN RD** **ZEPHYRHILLS, FL 33542-3211**	06/09/2026	$185,000	$119	1561	//2	2007	SF	
		APN: 03-26-21-0230-00000-0230 Document #: 2026107475 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: EILAND PARK TOWNHOMES MapRef: MB 60 PG 102 Abbreviated Description: Lot:23 Subdivision:EILAND PARK TOWNHOMES Map Ref:MB 60 PG 102								
2	.06Mi.	**37647 NEWAL AVE** **ZEPHYRHILLS, FL 33542-7993**	08/13/2026	$215,000	$121	1776	//2	1998	9,803 SF	
		APN: 03-26-21-0130-00000-0210 Document #: 2026152285 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 21 Subdivision: ZEPHYR RIDGE MapRef: MB 26 PG 78-80 Abbreviated Description: Lot:21 Subdivision:ZEPHYR RIDGE Map Ref:MB 26 PG 78-80								
3	.08Mi.	**37701 NEWAL AVE** **ZEPHYRHILLS, FL 33542-7917**	06/03/2026	$185,000	$140	1323	//2	1997	6,527 SF	
		APN: 03-26-21-0130-00000-0220 Document #: 2026102653 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 22 Subdivision: ZEPHYR RIDGE MapRef: MB 26 PG 78 Abbreviated Description: Lot:22 Subdivision:ZEPHYR RIDGE Map Ref:MB 26 PG 78								
4	.08Mi.	**6219 CRESTVIEW LN** **ZEPHYRHILLS, FL 33542-7985**	05/19/2026	$75,000	$130	576	//1.5	1970	6,939 SF	
		APN: 03-26-21-0080-00000-1020 Document #: 2026092490 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 102 Subdivision: GREEN HILLS ESTATES MapRef: MB 9 PG 5 Abbreviated Description: Lot:102 Subdivision:GREEN HILLS ESTATES Map Ref:MB 9 PG 5								
5	.09Mi.	**37650 NEWAL AVE** **ZEPHYRHILLS, FL 33542-7992**	08/27/2026	$208,000	$183	1134	//2	2004	6,000 SF	
		APN: 03-26-21-0130-00000-0810 Document #: 2026162640 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 81 Subdivision: ZEPHYR RIDGE MapRef: MB 26 PG 78 Abbreviated Description: Lot:81 Subdivision:ZEPHYR RIDGE Map Ref:MB 26 PG 78								
6	.11Mi.	**37719 NEWAL AVE**	10/20/2026	$250,000	$178	1404	//2	2001	6,588 SF	

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ZEPHYRHILLS, FL 33542-7917
APN: 03-26-21-0130-00000-0250 Document #: 2026197259
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 25 Subdivision: ZEPHYR RIDGE MapRef: MB 26 PG 78-80 Abbreviated Description: Lot:25 Subdivision:ZEPHYR RIDGE Map Ref:MB 26 PG 78-80

7	.12Mi.	**6363 TIMBERLY LN**	08/05/2026	$195,000	$136	1429	//2	2011	SF

ZEPHYRHILLS, FL 33542-3299
APN: 03-26-21-0250-00000-1390 Document #: 2026146653
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 139 Subdivision: EILAND PARK TOWNHOMES - AREA B MapRef: MB 66 PG 89 Abbreviated Description: Lot:139 Subdivision:EILAND PARK TOWNHOMES - AREA B Map Ref:MB 66 PG 89

8	.14Mi.	**6128 RIDGEWOOD DR**	10/22/2026	$95,000	$99	960	//2	1971	3,831 SF

ZEPHYRHILLS, FL 33542-7981
APN: 03-26-21-0070-00000-0610 Document #: 2026199042
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 61 Subdivision: GREEN HILLS ESTATES 1ST ADDITION MapRef: MB 8 PG 89 Abbreviated Description: Lot:61 Subdivision:GREEN HILLS ESTATES 1ST ADDITION Map Ref:MB 8 PG 89

9	.14Mi.	**37732 CECIL LN**	09/29/2026	$180,000	$173	1040	//1	1970	5,702 SF

ZEPHYRHILLS, FL 33542-1807
APN: 03-26-21-0100-00000-0070 Document #: 2026184010
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: CINDY LANE MOBILE COURT Abbreviated Description: Lot:7 Subdivision:CINDY LANE MOBILE COURT

10	.14Mi.	**37716 NEWPORT DR**	09/21/2026	$200,000	$145	1383	//2	1995	6,955 SF

ZEPHYRHILLS, FL 33542-7923
APN: 03-26-21-0130-00000-0290 Document #: 2026176896
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 29 Subdivision: ZEPHYR RIDGE MapRef: MB 26 PG 78 Abbreviated Description: Lot:29 Subdivision:ZEPHYR RIDGE Map Ref:MB 26 PG 78

11	.14Mi.	**37730 NEWAL AVE**	08/03/2026	$70,000	$49	1428	//2	1995	4,125 SF

ZEPHYRHILLS, FL 33542-7916
APN: 03-26-21-0060-00000-0730 Document #: 2026144603
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 73 Subdivision: PARKVIEW ACRES 2ND ADDITION MapRef: MB 8 PG 116 Abbreviated Description: Lot:73 Subdivision:PARKVIEW ACRES 2ND ADDITION Map Ref:MB 8 PG 116

12	.18Mi.	**6055 CRESTVIEW LN**	09/01/2026	$115,200	$92	1248	//2	1984	4,631 SF

ZEPHYRHILLS, FL 33542-7983
APN: 03-26-21-0030-00000-0330 Document #: 2026165399
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 33 Subdivision: GREEN HILLS ESTATES MapRef: MB 8 PG 45 Abbreviated Description: Lot:33 Subdivision:GREEN HILLS ESTATES Map Ref:MB 8 PG 45Abbreviated Description:PORTION LOT32

13	.19Mi.	**37804 NEWAL AVE**	07/14/2026	$32,000	$118	272	//	1956	4,125 SF

ZEPHYRHILLS, FL 33542-3229
APN: 03-26-21-0060-00000-0780 Document #: 2026131131
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 78 Subdivision: PARKVIEW ACRES 2ND ADDITION MapRef: MB 8 PG 116 Abbreviated Description: Lot:78 Subdivision:PARKVIEW ACRES 2ND ADDITION Map Ref:MB 8 PG 116

14	.23Mi.	**37828 NEWAL AVE**	05/19/2026	$99,000	$176	564	//1	1975	4,125 SF

ZEPHYRHILLS, FL 33542-3229
APN: 03-26-21-0060-00000-0820 Document #: 2026092683
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 82 Subdivision: PARKVIEW ACRES 2ND ADDITION MapRef: MB 8 PG 116 Abbreviated Description: Lot:82 Subdivision:PARKVIEW ACRES 2ND ADDITION Map Ref:MB 8 PG 116

15	.33Mi.	**6042 HAZELWOOD DR**	10/22/2026	$325,000	$152	2136	//1.5	1973	8,400 SF

ZEPHYRHILLS, FL 33542-1833
APN: 03-26-21-0110-00000-0070 Document #: 2026198868
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

16	.35Mi.	**37416 TEABERRY LOOP**	06/24/2026	$215,000	$150	1434	//2	1989	5,834 SF

ZEPHYRHILLS, FL 33542-8605
APN: 10-26-21-0120-00000-0120 Document #: 2026117226
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: WEDGEWOOD MANOR PHASE I & II MapRef: MB 27 PG 11-14 Abbreviated Description: Lot:12 Subdivision:WEDGEWOOD MANOR PHASE I & II Map Ref:MB 27 PG 11-14

17	.36Mi.	**37420 TEABERRY LOOP**	09/24/2026	$225,000	$157	1434	//2	1989	4,845 SF

ZEPHYRHILLS, FL 33542-8605
APN: 10-26-21-0120-00000-0140 Document #: 2026180964
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WEDGEWOOD MANOR - PHASE I & II MapRef: MB 27 PG 11 Abbreviated Description: Lot:14 Subdivision:WEDGEWOOD MANOR - PHASE I & II Map Ref:MB 27 PG 11

18	.37Mi.	**37422 TEABERRY LOOP**	07/06/2026	$220,000	$153	1434	//2	1989	4,845 SF

ZEPHYRHILLS, FL 33542-8605
APN: 10-26-21-0120-00000-0150 Document #: 2026124402
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: WEDGEWOOD MANOR PHASE I & II MapRef: MB 27 PG 11 Abbreviated Description: Lot:15 Subdivision:WEDGEWOOD MANOR PHASE I & II Map Ref:MB 27 PG 11

19	.38Mi.	**37407 TEABERRY LOOP**	07/16/2026	$225,000	$157	1434	//2	1990	4,705 SF

ZEPHYRHILLS, FL 33542-7934
APN: 10-26-21-0120-00000-0030 Document #: 2026133161
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: WEDGEWOOD MANOR-PHASE I & II MapRef: MB 27 PG 11-14 Abbreviated Description: Lot:3 Subdivision:WEDGEWOOD MANOR-PHASE I & II Map Ref:MB 27 PG 11-14

20	.39Mi.	**37443 BLUEBERRY CT**	05/20/2026	$270,000	$163	1661	//2	1995	5,656 SF

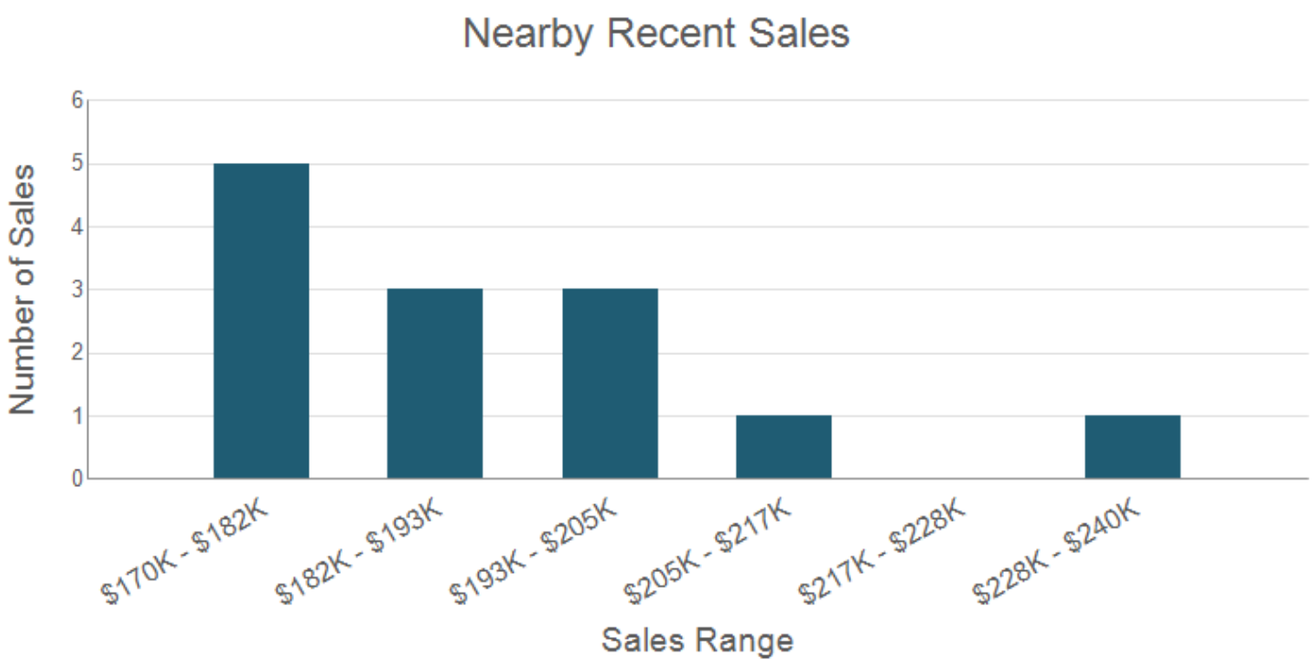
ZEPHYRHILLS, FL 33542-7940
APN: 10-26-21-0120-00000-0290 Document #: 2026093793

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: WEDGEWOOD MANOR Phase No: 1&2 MapRef: MB 27 PG 11 Abbreviated Description: Lot:29 Subdivision:WEDGEWOOD MANOR Phase No:1&2 Map Ref:MB 27 PG 11

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.	**37626 AARALYN RD**	**04/29/2019**	$191,742	$191,742	1,561	//2	2010		
0Mi.	**37628 AARALYN RD**	**02/22/2019**	$191,742	$132,270	1,561	//2	2010		
.01Mi.	**37622 AARALYN RD**	**11/16/2017**	$166,857	$166,857	1,363	//2	2010		
.01Mi.	**37630 AARALYN RD**	**08/24/2023**	$191,742	$191,742	1,561	//2	2010		
.01Mi.	**37624 AARALYN RD**	**11/16/2015**	$166,178	$166,178	1,363	//2	2010		
.01Mi.	**37632 AARALYN RD**	**03/27/2020**	$191,742	$191,742	1,561	//2	2010		
.01Mi.	**37634 AARALYN RD**	**06/01/2010**	$191,742	$96,560	1,561	//2	2010		
.01Mi.	**37636 AARALYN RD**	**12/08/2017**	$191,742	$120,080	1,561	//2	2010		
.01Mi.	**37618 AARALYN RD**	**10/11/2019**	$165,627	$113,100	1,363	//2	2007		
.01Mi.	**37616 AARALYN RD**	**12/21/2023**	$164,954	$116,150	1,363	//2	2007		
.02Mi.	**37614 AARALYN RD**	**06/27/2023**	$190,305	$190,305	1,561	//2	2007		
.02Mi.	**37640 AARALYN RD**	**06/01/2020**	$166,857	$123,190	1,363	//2	2010		
.02Mi.	**37638 AARALYN RD**	**03/22/2022**	$166,178	$166,178	1,363	//2	2010		
.02Mi.	**37612 AARALYN RD**	**10/15/2015**	$190,305	$190,305	1,561	//2	2007		
.02Mi.	**37610 AARALYN RD**	**05/24/2024**	$190,305	$190,305	1,561	//2	2007		
.03Mi.	**6247 TIMBERLY LN**	**10/23/2024**	$166,506	$166,506	1,363	//2	2009		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	50.5 years old	Households:	12,681
Median Household Income:	$47,191	Households w/Family:	56%
Household Income Per Capita:	$29,080	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Pasco County School District	Students:	86,627
Number of Schools:	107	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Raymond B. Stewart Middle School**	D+	Public	6 - 8

ICE SiteX Report

OrderID: 98779439

Number of Students: 954
Student-Teacher Ratio: 19

0.74Mi. **Zephyrhills High School** Number of Students: 1,656 Student-Teacher Ratio: 21.07 Advanced Placement: Yes	D	Public	9 - 12
20.99Mi. **Pasco Eschool-Virtual Franchise** Number of Students: 610 Student-Teacher Ratio: NA	B	Public	6 - 12
20.99Mi. **Pasco Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
20.99Mi. **Pasco Virtual Instruction Program (District Provided)** Number of Students: 139 Student-Teacher Ratio: 11.58	C+	Public	KG - 12
0.63Mi. **West Zephyrhills Elementary School** Number of Students: 625 Student-Teacher Ratio: 15.44	F	Public	KG - 5

Flood Report

The Subject Property of **37626 AARALYN RD, ZEPHYRHILLS, FL 33542-3211** 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	141%	NOTABLY HIGHER
BURGLARY	156%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	162%	NOTABLY HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	151%	NOTABLY HIGHER

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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