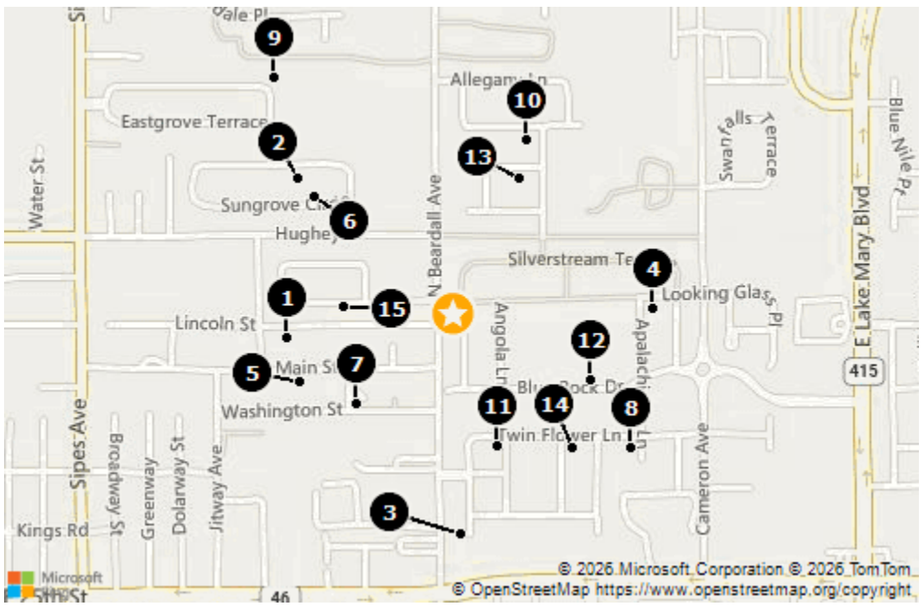
ICE SiteX Report

OrderID: 98722464

SiteX Property Information Report



Subject Property Location

3894 SILVERSTREAM TER, SANFORD, FL 32771-9673

County:	**SEMINOLE FL**	Census Tract:	121170211.001041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33-19-31-517-0000-3560	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	10	Common Confidence Score:	74
Value Range:	$319,500 - $390,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:		Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$218,476	Total Taxable Value:	$3,509
Total Assessed Value:	$298,476	Total Assessor Market Value:	$298,476	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 356 Subdivision: RIVERBEND AT CAMERON HEIGHTS Phase No: 3 Sec/Twnship/Range: SEC 33 TWN 19S RNG 31E

Abbreviated Description:	LOT 356 RIVERBEND AT CAMERON HEIGHTS PHASE 3 PLAT BOOK {85} PAGES {72-77}
City/Muni/Twp:	COUNTY-TX DIST 1

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1516 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	2025046926 BK-PG 10825-302	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 356 Subdivision: RIVERBEND AT CAMERON HEIGHTS PHASE 3

Mortgage Record

Recording Date:	11/19/2024	Loan Amount:	N/A
Document #:	2024104121 BK-PG 10729-845	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 356 Subdivision: RIVERBEND AT CAMPBELL HEIGHTS PHASE 3

Mortgage Record

Recording Date:	06/12/2023	Loan Amount:	N/A
Document #:	2023053787 BK-PG 10455-354	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 356 Subdivision: RIVERBEND AT CAMERON HEIGHTS PHASE 3

Prior Transfer

Recording Date:	11/17/2021	Sales Price:	$317,990

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Document #:	2021151463 BK-PG 10100-368	Type of Sale:	Full Amount on Deed
Contract Date:	11/12/2021		
Document Type:			

Legal Description:
Lot: 356 Subdivision: RIVERBEND AT CAMERON HEIGHTS PHASE 3 Map Ref: MB 85 PG 72-77

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	$318,000
Document #:	BK-PG 10100 -368	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 356 Subdivision: RIVERBEND AT CAMERON HEIGHTS Phase No: 3 Sec/Twnship/Range: SEC 33 TWN 19S RNG 31E
Abbreviated Description: LOT 356 RIVERBEND AT CAMERON HEIGHTS PHASE 3 PLAT BOOK {85} PAGES {72-77}
City/Muni/Twp: COUNTY-TX DIST 1

Area Sales Analysis

Total Area Sales	$5,448,201	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,697 SF	Median Year Built	2021
Price Range - 2 Yrs	$94,746 to $549,900	Age Range	3 years to 52 years
Median Value	$377,500	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**3615 LINCOLN ST** **SANFORD, FL 32771-9656**	10/12/2026	$94,746	$73	1292	/3/2	1974	7,000 SF	
		APN: 33-19-31-506-0400-0030 Document #: 2026100277 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: THE TOWN OF CANAAN MapRef: MB 1 PG 103 Abbreviated Description: Lot:3 Block:4 Subdivision:THE TOWN OF CANAAN Map Ref:MB 1 PG 103								
2	.29Mi.	**3524 SUNGROVE CIR** **SANFORD, FL 32771-9161**	10/02/2026	$440,000	$181	2420	/5/3	2023	SF	
		APN: 33-19-31-522-0000-1790 Document #: 2026097847 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 179 Subdivision: EASTGROVE PHASE 2 MapRef: MB 87 PG 99-102 Abbreviated Description: Lot:179 Subdivision:EASTGROVE PHASE 2 Map Ref:MB 87 PG 99-102								
3	.31Mi.	**2396 TWIN FLOWER LN** **SANFORD, FL 32771-4823**	09/10/2026	$440,000	$209	2100	/3/3	2022	SF	
		APN: 33-19-31-518-0000-0010 Document #: 2026090040 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LANDINGS AT RIVERBEND MapRef: MB 86 PG 13-19 Abbreviated Description: Lot:1 Subdivision:LANDINGS AT RIVERBEND Map Ref:MB 86 PG 13-19								
4	.29Mi.	**2001 APALACHICOLA LN** **SANFORD, FL 32771-4026**	09/02/2026	$416,000	$225	1846	/4/2	2019	SF	
		APN: 33-19-31-5VH-0000-0580 Document #: 2026087839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: RIVERBEND AT CAMERON HEIGHTS MapRef: MB 83 PG 31 Abbreviated Description: Lot:58 Subdivision:RIVERBEND AT CAMERON HEIGHTS Map Ref:MB 83 PG 31								
5	.24Mi.	**3633 MAIN ST** **SANFORD, FL 32771-7014**	08/25/2026	$247,500	$309	800	/2/1	2023	7,000 SF	
		APN: 33-19-31-506-0500-0010 Document #: 2026085406 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 5 MapRef: MB 1 PG 103 Abbreviated Description: Lot:1 Block:5 Map Ref:MB 1 PG 103City/Muni/Twp:CANAAN City/Muni/Twp: CANAAN								
6	.26Mi.	**3624 SUNGROVE CIR** **SANFORD, FL 32771-9152**	08/24/2026	$365,000	$241	1510	/3/2		SF	
		APN: 33-19-31-522-0000-1930 Document #: 2026084590 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 193 Subdivision: EASTGROVE PHASE 2 MapRef: MB 87 PG 99-102 Abbreviated Description: Lot:193 Subdivision:EASTGROVE PHASE 2 Map Ref:MB 87 PG 99-102								
7	.18Mi.	**3700 WASHINGTON ST** **SANFORD, FL 32771-7027**	08/21/2026	$275,000	$212	1292	/3/1	1975	7,000 SF	
		APN: 33-19-31-506-0700-0070 Document #: 2026084122 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 7 Subdivision: CANAAN MapRef: MB 1 PG 103 Abbreviated Description: Lot:7 Block:7 Subdivision:CANAAN Map Ref:MB 1 PG 103								
8	.31Mi.	**2090 APALACHICOLA LN** **SANFORD, FL 32771-4026**	08/14/2026	$385,000	$238	1615	/3/2	2022	SF	
		APN: 33-19-31-521-0000-4470 Document #: 2026081288 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 447 Subdivision: RIVERBEND AT CAMERON HEIGHTS - PHASE 4 MapRef: MB 87 PG 28-33 Abbreviated Description: Lot:447 Subdivision:RIVERBEND AT CAMERON HEIGHTS - PHASE 4 Map Ref:MB 87 PG 28-33								
9	.42Mi.	**3366 EASTGROVE TER** **SANFORD, FL 32771-3984**	08/13/2026	$473,000	$184	2568	/5/3	2022	SF	
		APN: 33-19-31-519-0000-0290 Document #: 2026080761 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: EASTGROVE MapRef: MB 86 PG 69-72 Abbreviated Description: Lot:29 Subdivision:EASTGROVE Map Ref:MB 86 PG 69-72								
10	.27Mi.	**3957 CENTERVILLE WAY** **SANFORD, FL 32771-9663**	08/04/2026	$255,555	$150	1697	/3/2	2021	SF	
		APN: 33-19-31-516-0000-2250 Document #: 2026077700 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 225 Subdivision: RIVERBEND AT CAMERON HEIGHTS PHASE 2 MapRef: MB 85 PG 66-71 Abbreviated Description: Lot:225 Subdivision:RIVERBEND AT CAMERON HEIGHTS PHASE 2 Map Ref:MB 85 PG 66-71								
11	.2Mi.	**2312 ESTERO LN**	07/31/2026	$450,000	$177	2529	/4/3	2021	SF	

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SANFORD, FL 32771-4829
APN: 33-19-31-518-0000-0270 Document #: 2026076402
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: LANDINGS AT RIVERBEND MapRef: MB 86 PG 13-19 Abbreviated Description: Lot:27 Subdivision:LANDINGS AT RIVERBEND Map Ref:MB 86 PG 13-19

12	.22Mi.	**4503 BLUE ROCK DR**	07/28/2026	$369,000	$243	1516	/3/2	2021	SF	

SANFORD, FL 32771-9659
APN: 33-19-31-517-0000-3000 Document #: 2026075101
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 300 Subdivision: RIVERBEND AT CAMERON HEIGHTS Phase No: 3 MapRef: MB 85 PG 72-77 Abbreviated Description: Lot:300 Subdivision:RIVERBEND AT CAMERON HEIGHTS Phase No:3 Map Ref:MB 85 PG 72-77

13	.21Mi.	**3323 NEW BREMEN CT**	07/24/2026	$549,900	$209	2626	/5/3	2020	SF	Yes

SANFORD, FL 32771-9670
APN: 33-19-31-516-0000-2820 Document #: 2026073902
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 282 Subdivision: RIVERBEND AT CAMERON HEIGHTS PHASE 2 MapRef: MB 85 PG 66 Abbreviated Description: Lot:282 Subdivision:RIVERBEND AT CAMERON HEIGHTS PHASE 2 Map Ref:MB 85 PG 66

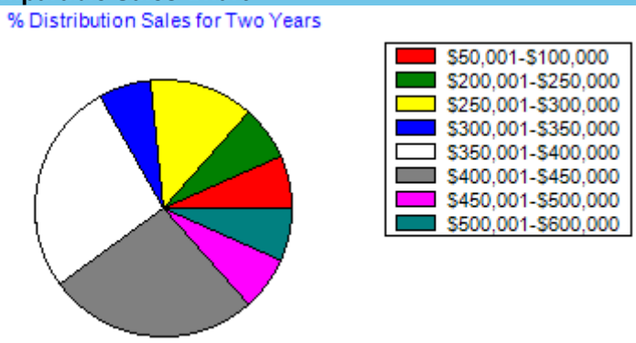
14	.25Mi.	**2271 HOLLYBERRY WAY**	07/24/2026	$310,000	$196	1575	/3/3	2021	SF	

SANFORD, FL 32771-4830
APN: 33-19-31-518-0000-0680 Document #: 2026073635
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: LANDINGS AT RIVERBEND MapRef: MB 86 PG 13-19 Abbreviated Description: Lot:68 Subdivision:LANDINGS AT RIVERBEND Map Ref:MB 86 PG 13-19

15	.15Mi.	**3595 LAZY RIVER TER**	07/21/2026	$377,500	$207	1823	/3/2	2020	SF	

SANFORD, FL 32771-8403
APN: 33-19-31-514-0000-0120 Document #: 2026072229
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: RIVERSIDE RESERVE MapRef: MB 85 PG 18-22 Abbreviated Description: Lot:12 Subdivision:RIVERSIDE RESERVE Map Ref:MB 85 PG 18-22

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.	**3894 SILVERSTREAM TER**	**11/12/2021**	$298,476	$298,476	1,516	/3/2	2021		
.01Mi.	**3890 SILVERSTREAM TER**	**11/29/2021**	$314,877	$295,453	1,655	/3/2	2021		
.02Mi.	**3886 SILVERSTREAM TER**	**09/29/2021**	$298,476	$279,392	1,516	/3/2	2021		
.02Mi.	**3882 SILVERSTREAM TER**	**12/16/2021**	$378,861	$335,732	2,471	/5/3	2021		
.03Mi.	**3904 SILVERSTREAM TER**	**06/21/2022**	$345,942	$345,942	1,846	/4/2	2022		
.03Mi.	**3878 SILVERSTREAM TER**	**09/09/2022**	$364,466	$335,794	2,280	/4/3	2021		
.03Mi.	**3895 SILVERSTREAM TER**	**06/21/2021**	$298,476	$298,476	1,516	/3/2	2021		
.03Mi.	**3891 SILVERSTREAM TER**	**09/16/2022**	$368,067	$341,970	2,280	/4/3	2021		
.03Mi.	**3887 SILVERSTREAM TER**	**07/16/2021**	$382,186	$335,732	2,471	/5/3	2021		
.04Mi.	**3908 SILVERSTREAM TER**	**09/27/2022**	$404,549	$404,549	2,626	/5/3	2022		
.04Mi.	**3874 SILVERSTREAM TER**	**09/24/2021**	$315,000	$315,000	1,655	/3/2	2021		
.04Mi.	**3883 SILVERSTREAM TER**	**06/11/2021**	$299,539	$234,384	1,516	/3/2	2021		
.04Mi.	**3879 SILVERSTREAM TER**	**06/30/2021**	$313,803	$313,803	1,615	/3/2	2021		
.04Mi.	**4150 LOOKING GLASS PL**	**06/19/2019**	$341,989	$270,873	1,846	/4/2	2019		
.04Mi.	**3639 LAZY RIVER TER**	**11/16/2021**	$301,394	$278,005	1,543	/3/2	2021		
.05Mi.	**3870 SILVERSTREAM TER**	**01/12/2024**	$298,476	$298,476	1,516	/3/2	2021		

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	56%

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Demographics & Income

Median Age:	38.5 years old	Households:	23,948
Median Household Income:	$84,356	Households w/Family:	64%
Household Income Per Capita:	$42,473	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Seminole County School District	Students:	63,934
Number of Schools:	76	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.78Mi.	**Seminole High School** Number of Students: 3,807 Student-Teacher Ratio: 20.26 Advanced Placement: Yes	C+	Public	9 - 12
2.04Mi.	**Hamilton Elementary School of Engineering & Technology** Number of Students: 671 Student-Teacher Ratio: 13.42	B-	Public	KG - 5
9.36Mi.	**South Seminole Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
1.27Mi.	**Millennium Middle School** Number of Students: 1,323 Student-Teacher Ratio: 16.96	C	Public	6 - 8
9.36Mi.	**A Seminole County Virtual School** Number of Students: 210 Student-Teacher Ratio: 4.48	A-	Public	KG - 12
1.13Mi.	**Midway Elementary School of the Arts** Number of Students: 789 Student-Teacher Ratio: 14.89	C	Public	KG - 5
3.03Mi.	**Pine Crest Elementary Magnet School** Number of Students: 714 Student-Teacher Ratio: 12.75	D+	Public	KG - 5
9.36Mi.	**Seminole Virtual Instruction Program (Svip)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **3894 SILVERSTREAM TER, SANFORD, FL 32771-9673** 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	119%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	106%	SIMILAR
OVERALL	110%	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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ICE SiteX Report

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