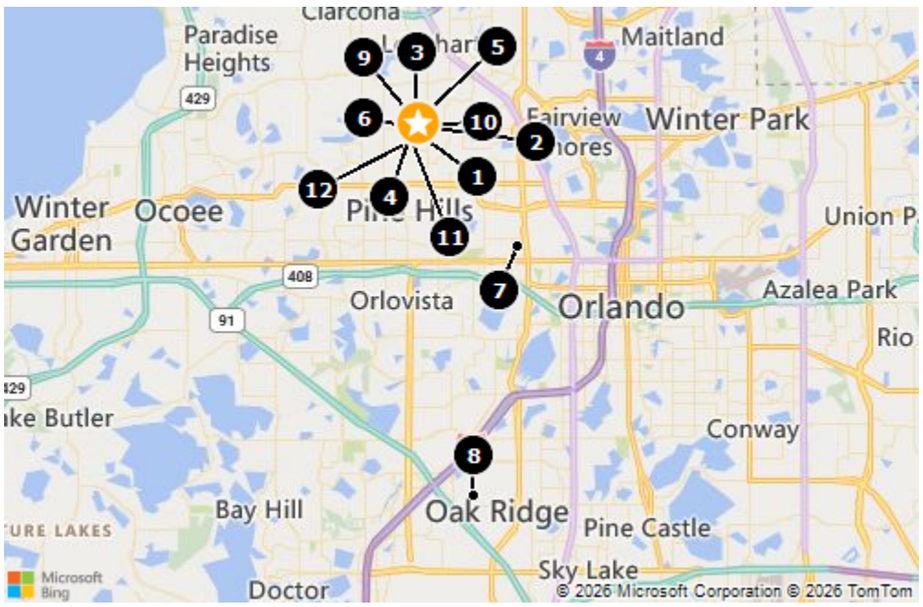
ICE SiteX Report

OrderID: 98245422

SiteX Property Information Report



Subject Property Location

4614 LEMANS DR, ORLANDO, FL 32808-1916

County:	**ORANGE FL**	Census Tract:	120950123.062000
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	06-22-29-2450-03-120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$252,000**	FSD:	10	Common Confidence Score:	73
Value Range:	$226,800 - $277,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U-11
Assd Land Value:		Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$239,620	Total Taxable Value:	$4,659
Total Assessed Value:	$289,620	Total Assessor Market Value:	$289,620	Delinquent Year:	
				Tax Account ID:	346407
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: C Subdivision: ELDORADO HILLS Sec/Twnship/Range: SEC 6 TWN 22S RNG 29E
Abbreviated Description: ELDORADO HILLS 4/34 LOT 12 BLK C
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	19,665 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1240 SF	Baths:	2	Fireplace:	
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	N/A
Document #:	20250726384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/10/2024	Loan Amount:	N/A
Document #:	20240209066 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2054	Type Finance:	
Legal Description:			

Lot: 12 Block: C Subdivision: ELDORADO HILLS

Prior Transfer

Recording Date:	04/10/2024	Sales Price:	$291,000
Document #:	20240209063 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/14/2024	Sales Price:	$358,000
Document #:	20240209065 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 12 Block: C Subdivision: ELDORADO HILLS Sec/Twnship/Range: SEC 6 TWN 22S RNG 29E
Abbreviated Description: ELDORADO HILLS 4/34 LOT 12 BLK C
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	09/25/2023	Loan Amount:	N/A
Document #:	20230548557 BK-PG -	Loan Type:	Balloon
TD Due Date:	02/24/2024	Type Finance:	

Legal Description:
Lot: 12 Block: C Subdivision: ELDORADO HILLS

Prior Transfer

Recording Date:	09/25/2023	Sales Price:	$192,000
Document #:	20230548556 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/31/2023		
Document Type:			

Legal Description:
Lot: 12 Block: C Subdivision: ELDORADO HILLS Map Ref: MB 4 PG 34

Prior Transfer

Recording Date:	08/31/2023	Sales Price:	$192,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2016	Sales Price:	N/A
Document #:	20160057683 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/08/2016		
Document Type:			

Legal Description:
Lot: 12 Block: C Subdivision: ELDORADO HILLS Map Ref: MB4 PG34

Area Sales Analysis

Total Area Sales	$2,507,000	Median # of Bedrooms	3
Median Lot Size	10,131 SF	Median # of Baths	1.75
Median Living Area	1,225 SF	Median Year Built	1959
Price Range - 2 Yrs	$100,000 to $282,000	Age Range	32 years to 68 years
Median Value	$213,500	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**4214 ROBBINS AVE** **ORLANDO, FL 32808-2109**	08/13/2026	$140,000	$125	1112	/3/1.5	1959	10,130 SF	
		APN: 07-22-29-5566-02-160 Document #: 20260449844 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 216 Subdivision: MEADOWBROOK ACRES MapRef: MB V PG 136 Abbreviated Description: Lot:216 Subdivision:MEADOWBROOK ACRES Map Ref:MB V PG 136								
2	.16Mi.	**5316 BONNIE BRAE CIR** **ORLANDO, FL 32808-1928**	08/11/2026	$180,000	$97	1855	/4/2	1969	9,725 SF	
		APN: 06-22-29-0792-02-080 Document #: 20260444743 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: B Subdivision: BONNIE BRAE MapRef: MB U PG 66 Abbreviated Description: Lot:8 Block:B Subdivision:BONNIE BRAE Map Ref:MB U PG 66								
3	.12Mi.	**4420 ROBBINS AVE** **ORLANDO, FL 32808-1920**	08/11/2026	$212,000	$169	1248	/3/1.5	1958	10,519 SF	
		APN: 06-22-29-8404-00-200 Document #: 20260444029 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: SUN ACRES MapRef: MB W PG 47 Abbreviated Description: Lot:20 Subdivision:SUN ACRES Map Ref:MB W PG 47								
4	.29Mi.	**4213 SEYBOLD AVE** **ORLANDO, FL 32808-2139**	08/10/2026	$236,000	$175	1346	/3/2	1958	10,132 SF	Yes
		APN: 07-22-29-5566-01-790 Document #: 20260443450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 179 Subdivision: MEADOWBROOK ACRES FIRST ADDITION MapRef: MB V PG 136 Abbreviated Description: Lot:179 Subdivision:MEADOWBROOK ACRES FIRST ADDITION Map Ref:MB V PG 136								
5	.08Mi.	**4616 ROBBINS AVE** **ORLANDO, FL 32808-1962**	07/28/2026	$215,000	$186	1154	/3/1.5	1959	10,855 SF	
		APN: 06-22-29-5570-00-140 Document #: 20260418262 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MEADOWBROOK ANNEX SECOND ADDITION MapRef: MB X PG 44 Abbreviated Description: Lot:14 Subdivision:MEADOWBROOK ANNEX SECOND ADDITION Map Ref:MB X PG 44								
6	.21Mi.	**4412 SEYBOLD AVE** **ORLANDO, FL 32808-1968**	07/01/2026	$245,000	$206	1184	/3/1.5	1959	8,043 SF	
		APN: 06-22-29-5568-03-110 Document #: 20260368510 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: C Subdivision: MEADOWBROOK ANNEX MapRef: MB W PG 130 Abbreviated Description: Lot:11 Block:C Subdivision:MEADOWBROOK ANNEX Map Ref:MB W PG 130								
7	.04Mi.	**4631 LEMANS DR** **ORLANDO, FL 32808-1915**	06/18/2026	$206,000	$166	1240	/3/2	1973	7,999 SF	
		APN: 06-22-29-2450-02-090 Document #: 20260341782 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 9 Block: B Subdivision: ELDORADO HILLS MapRef: MB 4 PG 34 Abbreviated Description: Lot:9 Block:B Subdivision:ELDORADO HILLS Map Ref:MB 4 PG 34

8	.06Mi.	**4534 LEMANS DR** **ORLANDO, FL 32808-1914**	06/16/2026	$240,000	$197	1215	/3/2	1973	19,729 SF	Yes

APN: 06-22-29-2450-03-080 Document #: 20260334020
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: C Subdivision: ELDORADO HILLS MapRef: MB 4 PG 34 Abbreviated Description: Lot:8 Block:C Subdivision:ELDORADO HILLS Map Ref:MB 4 PG 34

9	.23Mi.	**5631 LA JOYA CT** **ORLANDO, FL 32808-1941**	06/05/2026	$282,000	$228	1234	/3/2	1994	5,248 SF	

APN: 06-22-29-4239-00-390 Document #: 20260316606
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: LA JOYA COVE MapRef: MB 31 PG 14 Abbreviated Description: Lot:39 Subdivision:LA JOYA COVE Map Ref:MB 31 PG 14

10	.28Mi.	**4409 DEBORD AVE** **ORLANDO, FL 32808-1803**	05/21/2026	$100,000	$86	1152	/3/1.5	1959	8,037 SF	

APN: 06-22-29-5568-02-170 Document #: 20260287560
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: B Subdivision: MEADOWBROOK ANNEX MapRef: MB W PG 130 Abbreviated Description: Lot:17 Block:B Subdivision:MEADOWBROOK ANNEX Map Ref:MB W PG 130

11	.34Mi.	**4207 MEADOWBROOK AVE** **ORLANDO, FL 32808-2113**	04/02/2026	$186,000	$156	1189	/3/1	1958	10,133 SF	

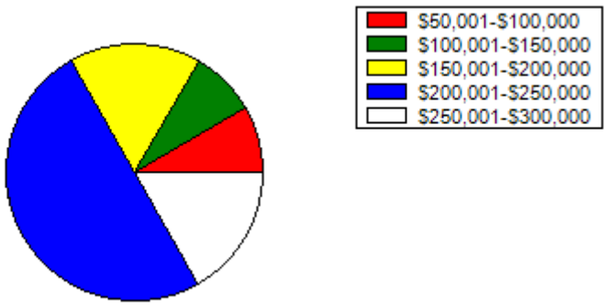
APN: 07-22-29-5566-01-560 Document #: 20260190885
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: MEADOWBROOK ACRES FIRST ADDITION MapRef: MB V PG 136 Abbreviated Description: Lot:156 Subdivision:MEADOWBROOK ACRES FIRST ADDITION Map Ref:MB V PG 136

12	.37Mi.	**5500 RIVIERA DR** **ORLANDO, FL 32808-2107**	03/12/2026	$265,000	$174	1516	/4/2	1958	11,516 SF	

APN: 07-22-29-5566-01-200 Document #: 20260146600
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: MEADOWBROOK ACRES FIRST ADDITION MapRef: MB V PG 136 Abbreviated Description: Lot:120 Subdivision:MEADOWBROOK ACRES FIRST ADDITION Map Ref:MB V PG 136

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.	**4614 LEMANS DR**	**03/14/2024**	$289,620	$289,620	1,240	/3/2	1973	19,665 SF	Yes
.02Mi.	**4588 LEMANS DR**	**08/01/1982**	$194,410	$49,777	1,215	/3/2	1973	19,681 SF	
.02Mi.	**4632 LEMANS DR**	**09/18/2006**	$227,070	$56,927	1,716	/3/2	1973	19,649 SF	
.03Mi.	**4570 LEMANS DR**	**03/18/2022**	$263,340	$263,340	1,470	/4/2	1973	19,697 SF	
.03Mi.	**4676 LEMANS DR**	**02/18/2005**	$232,140	$59,058	1,776	/4/2	1973	19,633 SF	
.04Mi.	**4605 ROBBINS AVE**	**03/01/2004**	$141,640	$32,698	880	/3/1.5	1959	10,914 SF	
.04Mi.	**4609 ROBBINS AVE**	**01/07/2022**	$208,840	$208,840	1,111	/3/1.5	1959	10,875 SF	Yes
.04Mi.	**4601 ROBBINS AVE**	**08/30/2023**	$239,000	$239,000	1,444	/3/2	1959	11,095 SF	
.04Mi.	**4613 LEMANS DR**	**07/25/2023**	$199,530	$199,530	1,470	/4/2	1973	7,999 SF	
.04Mi.	**4587 LEMANS DR**	**08/04/2022**	$250,240	$239,813	1,236	/3/2	1973	7,999 SF	
.04Mi.	**4631 LEMANS DR**	**07/25/2025**	$192,500	$52,437	1,240	/3/2	1973	7,999 SF	
.05Mi.	**4613 ROBBINS AVE**	**02/26/1991**	$170,055	$43,944	1,350	/3/1.5	1959	10,836 SF	
.05Mi.	**4562 LEMANS DR**	**11/20/2014**	$220,680	$127,980	1,716	/4/2	1973	19,713 SF	
.05Mi.	**4708 LEMANS DR**	**10/31/2023**	$217,540	$215,813	1,640	/3/2	1973	19,617 SF	
.05Mi.	**4519 ROBBINS AVE**	**07/08/2022**	$161,850	$38,984	1,188	/3/1.5	1958	10,746 SF	
.05Mi.	**4569 LEMANS DR**	**07/11/2019**	$233,120	$175,218	1,716	/4/2	1973	7,999 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	39%

ICE SiteX Report

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Demographics & Income

Median Age:	33.7 years old	Households:	19,928
Median Household Income:	$45,900	Households w/Family:	67%
Household Income Per Capita:	$22,640	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Orange County School District	Students:	205,853
Number of Schools:	275	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.58Mi.	**Meadowbrook Middle School** Number of Students: 808 Student-Teacher Ratio: 17.96	C-	Public	6 - 8
0.75Mi.	**Rolling Hills Elementary School** Number of Students: 515 Student-Teacher Ratio: 14.31	D+	Public	PK - 5
1.38Mi.	**Evans High School** Number of Students: 2,345 Student-Teacher Ratio: 22.77 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **4614 LEMANS DR, ORLANDO, FL 32808-1916** 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	124%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	123%	HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

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.
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