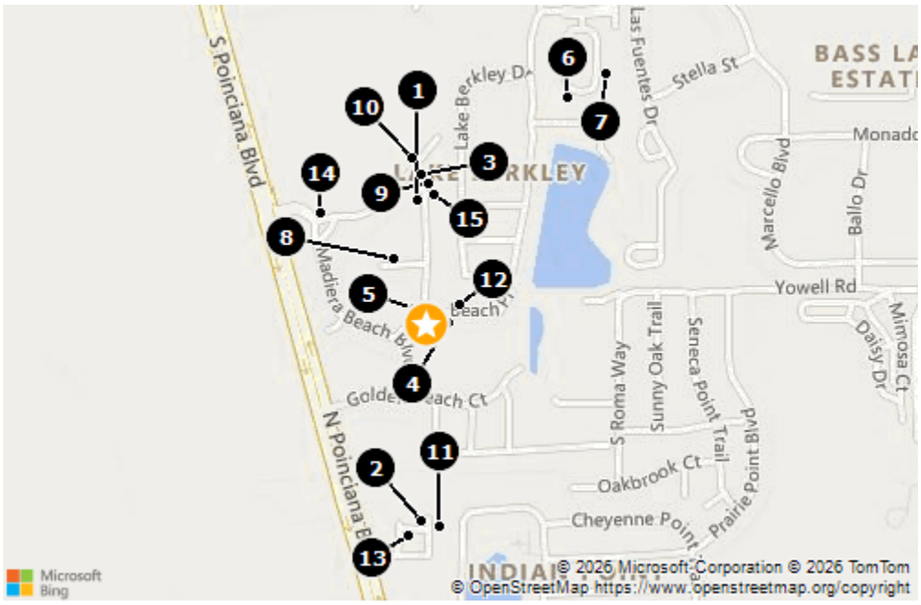
ICE SiteX Report

OrderID: 98692393

SiteX Property Information Report



Subject Property Location

4720 VERO BEACH PL, KISSIMMEE, FL 34746-7412

County:	**OSCEOLA FL**	Census Tract:	120970409.011000
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	242528522700090450	Thomas Bros Pg-Grid:	

Valuation

Value:	**$330,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$300,300 - $359,700	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	300
Assd Land Value:		Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$236,000	Total Taxable Value:	$2,548
Total Assessed Value:	$202,843	Total Assessor Market Value:	$281,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS PHASE 1 Phase No: 2 Sec/Twnship/Range: SEC 24 TWN 25 RNG 28
Abbreviated Description: TERRA VERDE VILLAS PHASE 2 PB 15 PGS 129-130 BLK 9 LOT 45

Property Characteristics

Lot Size:	2,265 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1636 SF	Baths:	3	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	K
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/12/2024	Loan Amount:	N/A
Document #:	2024018220 BK-PG 6548-669	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS Phase No: 2

Prior Transfer

Recording Date:	07/21/2022	Sales Price:	$230,743
Document #:	2022112185 BK-PG 5843-404	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/15/2022	Loan Amount:	N/A
Document #:	2022109763 BK-PG 6252-1283	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS Phase No: 2

Prior Transfer

Recording Date:	12/09/2020	Sales Price:	N/A
Document #:	2020167595 BK-PG 5540-143	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	12/02/2020	Sales Price:	$235,000
Document #:	2020163530 BK-PG 5843-402	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/30/2020		
Document Type:			

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS PHASE 2 Map Ref: MB 15 PG 129&130

Prior Transfer

Recording Date:	11/30/2020	Sales Price:	$235,000
Document #:	BK-PG 5843 -402	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS PHASE 1 Phase No: 2 Sec/Twnship/Range: SEC 24 TWN 25 RNG 28
Abbreviated Description: TERRA VERDE VILLAS PHASE 2 PB 15 PGS 129-130 BLK 9 LOT 45

Prior Transfer

Recording Date:	06/26/2019	Sales Price:	N/A
Document #:	2019082100 BK-PG 5093-2201	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/12/2019	Loan Amount:	N/A
Document #:	2019075922 BK-PG 5540-0143	Loan Type:	New Conventional
TD Due Date:	07/01/2034	Type Finance:	

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS Phase No: 2

Mortgage Record

Recording Date:	01/30/2017	Loan Amount:	N/A
Document #:	2017016298 BK-PG 5093-2201	Loan Type:	New Conventional
TD Due Date:	02/01/2047	Type Finance:	

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS Phase No: 2

Prior Transfer

Recording Date:	01/30/2017	Sales Price:	$183,000
Document #:	2017016297 BK-PG 5093-2199	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/27/2017		
Document Type:			

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS Phase No: 2 Map Ref: MB15 PG129&130

Prior Transfer

Recording Date:	01/27/2017	Sales Price:	$183,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2016	Sales Price:	N/A
Document #:	2016081441 BK-PG 2700-1703	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2016	Sales Price:	N/A
Document #:	2016078558 BK-PG 2700-1703	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/09/2005	Loan Amount:	N/A
Document #:	2005034803 BK-PG 2700-1703	Loan Type:	New Conventional
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:
Lot: 45 Block: 8 Subdivision: TERRA VERDE VILLAS PHASE 2

Prior Transfer

Recording Date:	02/09/2005	Sales Price:	$235,900
Document #:	2005034802 BK-PG 2700-1702	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/31/2004		
Document Type:			

Legal Description:
Lot: 45 Block: 9 Subdivision: TERRA VERDE VILLAS PHASE 2 Map Ref: MB15 PG129&130

Area Sales Analysis

Total Area Sales	$4,435,500	Median # of Bedrooms	4
Median Lot Size	1,350 SF	Median # of Baths	3
Median Living Area	1,636 SF	Median Year Built	2004
Price Range - 2 Yrs	$220,000 to $385,000	Age Range	5 years to 25 years
Median Value	$290,000	Median Age	22 years

ICE SiteX Report

OrderID: 98692393

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**114 POMPANO BEACH DR** **KISSIMMEE, FL 34746-7411**	07/29/2026	$265,000	$206	1286	/3/2	2004	1,350 SF	Spa Only
		APN: 242528522600110650 Document #: 2026099366 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 65 Block: 11 Subdivision: TERRA VERDE VILLAS Phase No: 1 MapRef: MB 14 PG 101 Abbreviated Description: Lot:65 Block:11 Subdivision:TERRA VERDE VILLAS Phase No:1 Map Ref:MB 14 PG 101								
2	.28Mi.	**4742 TERRA ESMERALDA DR** **KISSIMMEE, FL 34746-6306**	07/10/2026	$350,000	$203	1721	/4/3	2021	1,307 SF	Yes
		APN: 252528522300010170 Document #: 2026090998 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 17 Subdivision: TERRA ESMERALDA TOWNHOMES MapRef: MB 28 PG 36-38 Abbreviated Description: Lot:17 Subdivision:TERRA ESMERALDA TOWNHOMES Map Ref:MB 28 PG 36-38								
3	.21Mi.	**103 POMPANO BEACH DR** **KISSIMMEE, FL 34746-7410**	06/08/2026	$250,000	$194	1286	/3/2	2004	1,350 SF	Spa Only
		APN: 242528522600170970 Document #: 2026075384 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 97 Block: 17 Subdivision: TERRA VERDE VILLAS Phase No: 1 MapRef: MB 14 PG 101-103 Abbreviated Description: Lot:97 Block:17 Subdivision:TERRA VERDE VILLAS Phase No:1 Map Ref:MB 14 PG 101-103								
4	.03Mi.	**4732 VERO BEACH PL** **KISSIMMEE, FL 34746-7412**	05/11/2026	$310,000	$189	1636	/4/3	2004	2,265 SF	Yes
		APN: 242528522700100510 Document #: 2026062178 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 51 Block: 10 Subdivision: TERRA VERDE VILLAS Phase No: 2 MapRef: MB 15 PG 129 Abbreviated Description: Lot:51 Block:10 Subdivision:TERRA VERDE VILLAS Phase No:2 Map Ref:MB 15 PG 129								
5	.03Mi.	**4717 VERO BEACH PL** **KISSIMMEE, FL 34746-7413**	05/08/2026	$265,500	$206	1286	/3/2	2004	1,350 SF	Yes
		APN: 242528522700060330 Document #: 2026060983 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 33 Block: 6 Subdivision: TERRA VERDE VILLAS Phase No: 2 MapRef: MB 15 PG 129&130 Abbreviated Description: Lot:33 Block:6 Subdivision:TERRA VERDE VILLAS Phase No:2 Map Ref:MB 15 PG 129&130								
6	.38Mi.	**938 PARK TERRACE CIR** **KISSIMMEE, FL 34746-6128**	05/07/2026	$290,000	$176	1645	/4/3	2001	1,699 SF	
		APN: 242528375800040010 Document #: 2026060349 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 4 Subdivision: LAKE BERKLEY RESORT VILLAS MapRef: MB 12 PG 83&84 Abbreviated Description: Lot:1 Block:4 Subdivision:LAKE BERKLEY RESORT VILLAS Map Ref:MB 12 PG 83&84								
7	.44Mi.	**962 PARK TERRACE CIR** **KISSIMMEE, FL 34746-6128**	04/15/2026	$225,000	$173	1300	/3/2	2001	1,133 SF	
		APN: 242528375800070030 Document #: 2026050308 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 3 Block: 7 Subdivision: LAKE BERKLEY RESORT VILLAS MapRef: MB 12 PG 83&84 Abbreviated Description: Lot:3 Block:7 Subdivision:LAKE BERKLEY RESORT VILLAS Map Ref:MB 12 PG 83&84								
8	.11Mi.	**4709 FLAGLER BEACH WAY** **KISSIMMEE, FL 34746-7425**	04/08/2026	$265,000	$206	1286	/3/2	2004	1,350 SF	Spa Only
		APN: 242528522700010050 Document #: 2026046939 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 1 Subdivision: TERRA VERDE VILLAS Phase No: 2 MapRef: MB 2182 PG 356 Abbreviated Description: Lot:5 Block:1 Subdivision:TERRA VERDE VILLAS Phase No:2 Map Ref:MB 2182 PG 356								
9	.2Mi.	**111 POMPANO BEACH DR** **KISSIMMEE, FL 34746-7410**	03/31/2026	$340,000	$207	1636	/4/3	2004	2,265 SF	Yes
		APN: 242528522600170930 Document #: 2026042390 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 93 Block: 17 Subdivision: TERRA VERDE VILLAS Phase No: 1 MapRef: MB 14 PG 101 Abbreviated Description: Lot:93 Block:17 Subdivision:TERRA VERDE VILLAS Phase No:1 Map Ref:MB 14 PG 101								
10	.24Mi.	**4761 ORMOND BEACH WAY** **KISSIMMEE, FL 34746-7408**	01/28/2026	$300,000	$183	1636	/4/3	2004	2,265 SF	Yes
		APN: 242528522600060310 Document #: 2026012574 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 31 Block: 6 Subdivision: TERRA VERDE VILLAS Phase No: 1 MapRef: MB 14 PG 101-103 Abbreviated Description: Lot:31 Block:6 Subdivision:TERRA VERDE VILLAS Phase No:1 Map Ref:MB 14 PG 101-103City/Muni/Twp:KISSIMMEE City/Muni/Twp: KISSIMMEE								
11	.29Mi.	**4758 TERRA ESMERALDA DR** **KISSIMMEE, FL 34746-6306**	12/31/2025	$345,000	$200	1721	/4/3	2021	1,307 SF	
		APN: 252528522300010220 Document #: 2025159369 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 22 Subdivision: TERRA ESMERALDA TOWNHOMES MapRef: MB 28 PG 36 Abbreviated Description: Lot:22 Subdivision:TERRA ESMERALDA TOWNHOMES Map Ref:MB 28 PG 36								
12	.06Mi.	**4741 VERO BEACH PL** **KISSIMMEE, FL 34746-7414**	12/03/2025	$220,000	$171	1286	/3/2	2004	1,350 SF	Spa Only
		APN: 242528522700150820 Document #: 2025148175 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 82 Block: 15 Subdivision: TERRA VERDE VILLAS PHASE 2 MapRef: MB 15 PG 129&130 Abbreviated Description: Lot:82 Block:15 Subdivision:TERRA VERDE VILLAS PHASE 2 Map Ref:MB 15 PG 129&130								
13	.3Mi.	**4715 TERRA ESMERALDA DR** **KISSIMMEE, FL 34746-6307**	11/26/2025	$370,000	$214	1721	/4/3	2020	1,307 SF	
		APN: 252528522300010460 Document #: 2025145714 Document Type: Price Code: D Land Use: Townhouse (Residential)								

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Legal: Lot: 46 Subdivision: TERRA ESMERALDA TOWNHOMES MapRef: MB 28 PG 36-38 Abbreviated Description: Lot:46 Subdivision:TERRA ESMERALDA TOWNHOMES Map Ref:MB 28 PG 36-38

14	.22Mi.	**4701 ORMOND BEACH WAY** **KISSIMMEE, FL 34746-7408**	11/12/2025	$385,000	$235	1636	/4/3	2004	2,265 SF	Yes

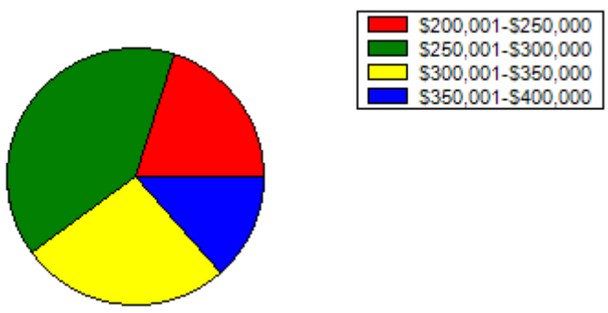
APN: 242528522600010010 Document #: 2025139398
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 1 Subdivision: TERRA VERDE VILLAS Phase No: 1 MapRef: MB 14 PG 101-103 Abbreviated Description: Lot:1 Block:1 Subdivision:TERRA VERDE VILLAS Phase No:1 Map Ref:MB 14 PG 101-103

15	.18Mi.	**117 POMPANO BEACH DR** **KISSIMMEE, FL 34746-7410**	11/04/2025	$255,000	$198	1286	/3/2	2004	1,350 SF	Spa Only

APN: 242528522600160900 Document #: 2025136638
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 90 Block: 16 Subdivision: TERRA VERDE VILLAS Abbreviated Description: Lot:90 Block:16 Subdivision:TERRA VERDE VILLAS

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.	**4720 VERO BEACH PL**	**11/30/2020**	$281,000	$202,843	1,636	/4/3	2004	2,265 SF	Yes
.01Mi.	**4722 VERO BEACH PL**	**09/29/2021**	$243,800	$243,800	1,286	/3/2	2004	1,350 SF	Spa Only
.01Mi.	**4724 VERO BEACH PL**	**06/02/2025**	$243,800	$243,800	1,286	/3/2	2004	1,350 SF	Spa Only
.01Mi.	**4726 VERO BEACH PL**	**08/22/2022**	$243,700	$243,700	1,286	/3/2	2004	1,350 SF	Spa Only
.02Mi.	**4708 VERO BEACH PL**	**04/02/2025**	$280,300	$280,300	1,636	/4/3	2004	2,309 SF	Yes
.02Mi.	**4728 VERO BEACH PL**	**03/13/2017**	$243,900	$243,900	1,286	/3/2	2004	1,350 SF	Spa Only
.02Mi.	**4706 VERO BEACH PL**	**09/26/2022**	$243,900	$243,900	1,286	/3/2	2004	1,350 SF	Spa Only
.02Mi.	**4730 VERO BEACH PL**	**05/31/2018**	$280,300	$280,300	1,636	/4/3	2004	2,265 SF	Yes
.02Mi.	**4704 VERO BEACH PL**	**01/08/2024**	$243,800	$243,800	1,286	/3/2	2004	1,350 SF	Spa Only
.03Mi.	**4702 VERO BEACH PL**	**12/17/2007**	$281,000	$281,000	1,636	/4/3	2004	2,309 SF	Yes
.03Mi.	**4719 VERO BEACH PL**	**06/08/2023**	$280,000	$280,000	1,636	/4/3	2004	1,960 SF	Yes
.03Mi.	**4717 VERO BEACH PL**	**12/08/2006**	$242,600	$242,600	1,286	/3/2	2004	1,350 SF	Yes
.03Mi.	**4732 VERO BEACH PL**	**03/26/2019**	$281,000	$281,000	1,636	/4/3	2004	2,265 SF	Yes
.03Mi.	**4725 VERO BEACH PL**	**10/13/2017**	$280,300	$280,300	1,636	/4/3	2004	2,265 SF	Yes
.03Mi.	**4715 VERO BEACH PL**	**04/30/2019**	$243,900	$243,900	1,286	/3/2	2004	1,350 SF	Spa Only
.03Mi.	**4713 VERO BEACH PL**	**01/18/2017**	$280,300	$280,300	1,636	/4/3	2004	2,309 SF	Yes

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	39.1 years old	Households:	21,659
Median Household Income:	$61,505	Households w/Family:	73%
Household Income Per Capita:	$29,173	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Osceola County School District	Students:	75,314
Number of Schools:	86	Rating:	D

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.12Mi.	**Sunrise Elementary School** Number of Students: 906 Student-Teacher Ratio: 17.59	D+	Public	KG - 5
12.38Mi.	**Osceola Virtual Franchise (Secondary)** Number of Students: 148 Student-Teacher Ratio: 4.11	A-	Public	KG - 12
5.41Mi.	**Osceola County School for the Arts** Number of Students: 1,002 Student-Teacher Ratio: 19.36 Advanced Placement: Yes	A+	Public	6 - 12
4.15Mi.	**Poinciana High School** Number of Students: 2,573 Student-Teacher Ratio: 21.71 Advanced Placement: Yes	C-	Public	9 - 12
12.38Mi.	**Osceola Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	B	Public	KG - 12
2.63Mi.	**Kissimmee Middle School** Number of Students: 892 Student-Teacher Ratio: 17.15	D-	Public	6 - 8

Flood Report

The Subject Property of **4720 VERO BEACH PL, KISSIMMEE, FL 34746-7412** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	108%	SIMILAR
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	103%	SIMILAR

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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