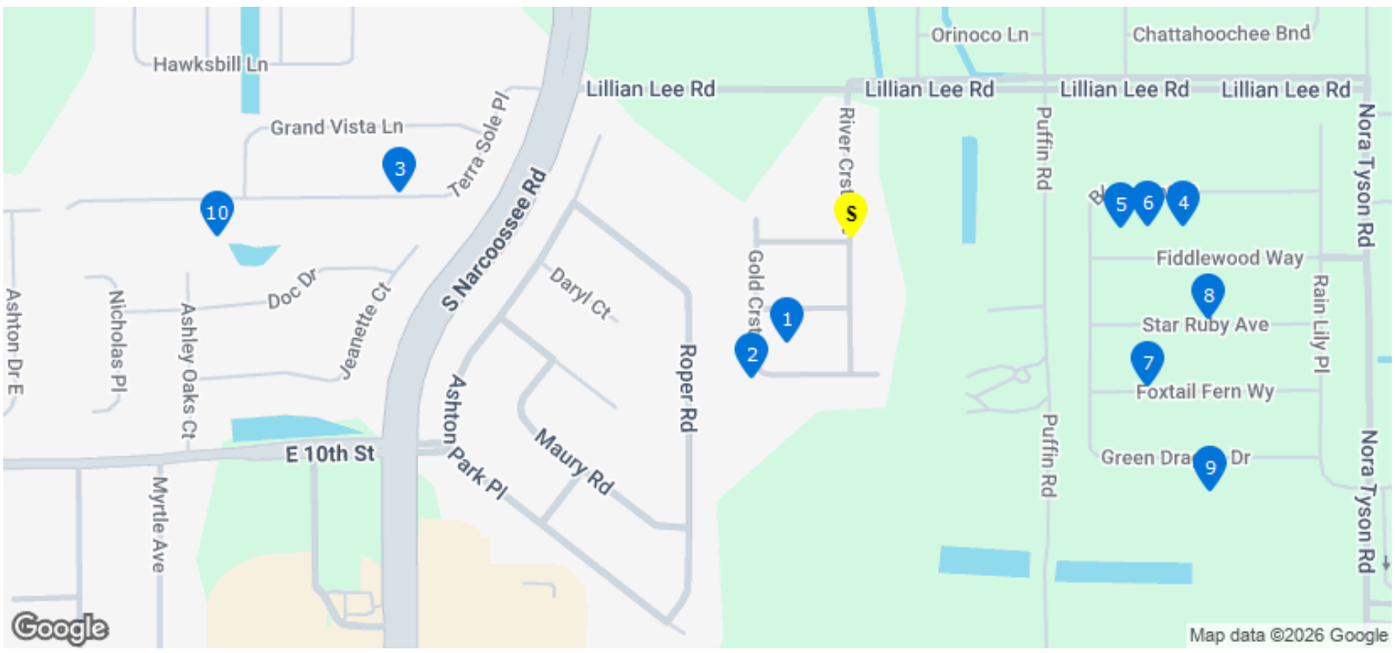
ICE SiteX Report

OrderID: 98761571

SiteX Property Information Report



Subject Property Location

5021 GOLDEN RIVER LN, SAINT CLOUD, FL 34771-8637

County:	**OSCEOLA FL**	Census Tract:	0437.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	052631064300010010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$419,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$364,530 - $473,470	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	100
Assd Land Value:		Market Land Value:	$74,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$297,100	Total Taxable Value:	$4,751
Total Assessed Value:	$308,313	Total Assessor Market Value:	$371,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Subdivision: RIVERCREST AT NARCOOSSEE Sec/Twnship/Range: SEC 05 TWN 26 RNG 31
Abbreviated Description: RIVERCREST AT NARCOOSSEE PB 28 PGS 48-49 LOT 1

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	2167 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Concrete Block
Number of Units:		Garage Type:	Finished	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Packaged Unit
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/02/2025	Loan Amount:	N/A
Document #:	2025000052 BK-PG 6719-698	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/14/2024		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: RIVERCREST AT NARCOOSSEE Map Ref: 0

Mortgage Record

Recording Date:	09/11/2023	Loan Amount:	N/A
Document #:	2023119278 BK-PG 6472-156	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/21/2023		
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Subdivision: RIVERCREST AT NARCOOSSEE Map Ref: 0

Prior Transfer

Recording Date:	03/14/2023	Sales Price:	N/A
Document #:	2023029621 BK-PG 5741-1448	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Mortgage Record

Recording Date:	06/22/2020	Loan Amount:	N/A
Document #:	5741/1448 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/19/2020		
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Subdivision: RIVERCREST AT NARCOOSSEE Map Ref: MB 28 PG 48&49

Prior Transfer

Recording Date:	06/22/2020	Sales Price:	$374,386
Document #:	2020079918 BK-PG 5741-1446	Type of Sale:	Arms-Length Transfer
Contract Date:	06/19/2020		
Document Type:	Deed		

Legal Description:
Subdivision: RIVERCREST AT NARCOOSSEE Map Ref: MB 28 PG 48&49

Area Sales Analysis

Total Area Sales	$3,920,300	Median # of Bedrooms	4
Median Lot Size	5,881 SF	Median # of Baths	2
Median Living Area	1,846 SF	Median Year Built	2019
Price Range - 2 Yrs	$340,000 to $510,000	Age Range	5 years to 9 years
Median Value	$370,000	Median Age	7.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1820 PUFFIN RD** **SAINT CLOUD, FL 34771-8694**	04/20/2026	$1,375,000	$555	2479	/4/2	2006	201,683 SF	P
		APN: 052631495000010690 Document #: 2026052024 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 69 Subdivision: THE SEMINOLE LAND AND INVESTMENT COMPANYS MapRef: MB B PG 22 Sec/Twnship/Range: S05T26SR31E Abbreviated Description: Lot:69 Subdivision:THE SEMINOLE LAND AND INVESTMENT COMPANYS Map Ref:MB B PG 22Sec/Twnship/Range:S05T26SR31E								
2	.13Mi.	**1842 GOLD CREST DR** **SAINT CLOUD, FL 34771-8620**	08/25/2026	$360,000	$205	1759	/4/2	2021	6,534 SF	
		APN: 052631064300010180 Document #: 2026110401 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 18 Subdivision: RIVERCREST AT NARCOOSSEE MapRef: MB 28 PG 48&49 Abbreviated Description: Lot:18 Subdivision:RIVERCREST AT NARCOOSSEE Map Ref:MB 28 PG 48&49								
3	.15Mi.	**1810 ROPER RD** **SAINT CLOUD, FL 34771-1711**	07/16/2025	$320,000	$179	1788	/4/2	2003	9,540 SF	
		APN: 052631000700011330 Document #: 2025088867 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 133 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:133 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158								
4	.17Mi.	**4911 DARYL CT** **SAINT CLOUD, FL 34771-1714**	04/01/2026	$385,000	$173	2222	/4/2	2004	9,191 SF	
		APN: 052631000700011430 Document #: 2026043206 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 143 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:143 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158								
5	.21Mi.	**1833 BLUEPOINT ST** **SAINT CLOUD, FL 34771-8593**	02/03/2026	$360,000	$195	1846	/4/2	2019	7,841 SF	
		APN: 052631010200010580 Document #: 2026014622 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 58 Subdivision: CANOPY WALK-PHASE TWO MapRef: MB 27 PG 42&43 Abbreviated Description: Lot:58 Subdivision:CANOPY WALK-PHASE TWO Map Ref:MB 27 PG 42&43								
6	.22Mi.	**1812 ASHTON PARK PL** **SAINT CLOUD, FL 34771-1700**	09/03/2026	$340,000	$158	2148	/3/2	2003	9,191 SF	
		APN: 052631000700010520 Document #: 2026115901 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 52 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:52 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158								
7	.23Mi.	**PUFFIN RD** **SAINT CLOUD, FL 34771-**	07/09/2026	$4,600,000			//		1,068,091 SF	
		APN: 052631010500010010 Document #: 2026089937 Document Type: Special Warranty Deed Price Code: Land Use: Timberland, Forest, Trees (Agricultural) Legal: Lot: 1 Subdivision: EXCHANGE AT SAINT CLOUD MapRef: MB 33 PG 159 Abbreviated Description: Subdivision:EXCHANGE AT SAINT CLOUD Map Ref:MB 33 PG 159Abbreviated Description:PORTION LOT1 City/Muni/Twp:SAINT CLOUD City/Muni/Twp: SAINT CLOUD								
8	.23Mi.	**4905 NEWTON CT** **SAINT CLOUD, FL 34771-1717**	08/28/2025	$385,000	$181	2128	/3/2	2004	9,757 SF	
		APN: 052631000700011010 Document #: 2025108089 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 101 Subdivision: ASHTON PARK MapRef: MB 13 PG 157 Abbreviated Description: Lot:101 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157								
9	.24Mi.	**4914 NEWTON CT** **SAINT CLOUD, FL 34771-1716**	09/02/2026	$465,000	$192	2419	/3/2	2004	17,772 SF	S
		APN: 052631000700011080 Document #: 2026115379 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 108 Subdivision: ASHTON PARK MapRef: MB 13 PG 157-158 Abbreviated Description: Lot:108 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157-158								
10	.24Mi.	**4912 NEWTON CT** **SAINT CLOUD, FL 34771-1716**	08/27/2026	$475,000	$159	2979	/5/2	2004	9,670 SF	P
		APN: 052631000700011090 Document #: 2026111576 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential								

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Legal: Lot: 109 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:109 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158

11	.26Mi.	**1823 BLUEPOINT ST** **SAINT CLOUD, FL 34771-8593**	07/08/2026	$370,000	$200	1846	/4/2	2019	5,663 SF	

APN: 052631010200010630 Document #: 2026089271
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: CANOPY WALK - PHASE TWO MapRef: MB 27 PG 42&43 Abbreviated Description: Lot:63 Subdivision:CANOPY WALK - PHASE TWO Map Ref:MB 27 PG 42&43

12	.28Mi.	**5115 STAR RUBY AVE** **SAINT CLOUD, FL 34771-8561**	11/26/2025	$370,000	$200	1846	/4/2	2018	5,663 SF	

APN: 052631010100011180 Document #: 2025145669
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: CANOPY WALKPHASE ONE MapRef: MB 25 PG 157&158 Abbreviated Description: Lot:118 Subdivision:CANOPY WALKPHASE ONE Map Ref:MB 25 PG 157&158

13	.29Mi.	**1912 MAURY RD** **SAINT CLOUD, FL 34771-1718**	10/24/2025	$415,000	$172	2419	/3/2	2003	9,409 SF	

APN: 052631000700010860 Document #: 2025132507
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:86 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158

14	.31Mi.	**1865 ASHTON PARK PL** **SAINT CLOUD, FL 34771-1704**	07/28/2026	$435,000	$180	2419	/3/2	2003	9,757 SF	P

APN: 052631000700010760 Document #: 2026098423
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:76 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158

15	.33Mi.	**4828 JEANETTE CT** **SAINT CLOUD, FL 34771-4856**	08/14/2025	$355,000	$240	1482	/3/2	1996	10,019 SF	

APN: 062631006100010250 Document #: 2025101729
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: ASHLEY OAKS MapRef: MB 8 PG 44 Abbreviated Description: Lot:25 Subdivision:ASHLEY OAKS Map Ref:MB 8 PG 44

16	.34Mi.	**1896 GREEN DRAGON DR** **SAINT CLOUD, FL 34771-8556**	03/11/2026	$340,000	$184	1846	/4/2	2017	5,663 SF	

APN: 052631010100010290 Document #: 2026031878
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: CANOPY WALK PHASE ONE MapRef: MB 25 PG 157&158 Abbreviated Description: Lot:29 Subdivision:CANOPY WALK PHASE ONE Map Ref:MB 25 PG 157&158

17	.35Mi.	**1838 ASHTON PARK PL** **SAINT CLOUD, FL 34771-1700**	08/20/2026	$290,000	$101	2876	/4/2	2004	9,496 SF	

APN: 052631000700010650 Document #: 2026108689
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: ASHTON PARK MapRef: MB 13 PG 157&158 Abbreviated Description: Lot:65 Subdivision:ASHTON PARK Map Ref:MB 13 PG 157&158

18	.35Mi.	**4839 TERRA SOLE PL** **SAINT CLOUD, FL 34771-8804**	07/30/2026	$510,000	$239	2138	/4/2	2017	7,405 SF	P

APN: 062631023600010490 Document #: 2026099595
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: TERRA VISTA MapRef: MB 23 PG 15 Abbreviated Description: Lot:49 Subdivision:TERRA VISTA Map Ref:MB 23 PG 15

19	.36Mi.	**PUFFIN RD** **SAINT CLOUD, FL 34771-**	07/09/2026	$109,400			//		671,695 SF	

APN: 052631010500010020 Document #: 2026089936
Document Type: Special Warranty Deed Price Code: Q
Land Use: Timberland, Forest, Trees (Agricultural)
Legal: Lot: 2 Subdivision: SAINT CLOUD MapRef: MB 33 PG 159 Abbreviated Description: Subdivision:SAINT CLOUD Map Ref:MB 33 PG 159Abbreviated Description:PORTION LOT2

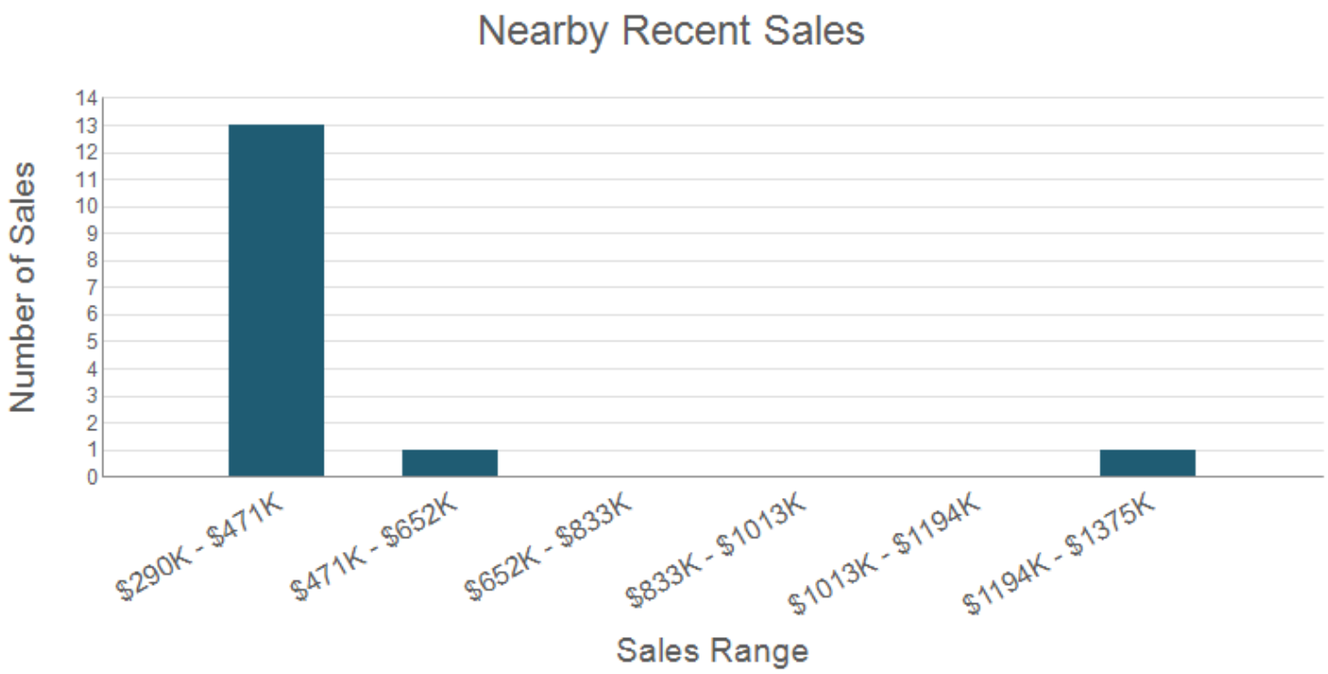
20	.43Mi.	**E IRLO BRONSON MEMORIAL HWY** **SAINT CLOUD, FL 34771-**	04/30/2026	$1,300,000			//		34,412 SF	

APN: 052631000800010080 Document #: 2026057376
Document Type: Warranty Deed Price Code: A
Land Use: Commercial - Vacant Land
Legal: Subdivision: ASHTON ESTATES Tract No: B MapRef: MB 6 PG 128 Abbreviated Description: Subdivision:ASHTON ESTATES Tract No:B Map Ref:MB 6 PG 128

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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.	**5021 GOLDEN RIVER LN**	**06/19/2020**	$371,900	$308,313	2,167	/3/2	2020	6,534 SF	
.01Mi.	**5017 GOLDEN RIVER LN**	**05/24/2021**	$361,400	$361,400	2,025	/3/2	2021	5,663 SF	
.02Mi.	**5013 GOLDEN RIVER LN**	**10/04/2021**	$358,100	$358,100	1,759	/4/2	2021	5,663 SF	P
.03Mi.	**1833 RIVER CREST AVE**	**01/31/2022**	$326,400	$326,400	1,759	/4/2	2022	5,663 SF	
.03Mi.	**1837 RIVER CREST AVE**	**06/17/2021**	$363,700	$341,943	2,340	/4/2	2021	5,227 SF	
.03Mi.	**1829 RIVER CREST AVE**	**05/26/2021**	$359,400	$336,669	2,025	/4/2	2021	5,663 SF	
.03Mi.	**5009 GOLDEN RIVER LN**	**06/24/2021**	$361,500	$338,525	2,025	/3/2	2021	5,663 SF	
.03Mi.	**5020 GOLDEN RIVER LN**	**09/30/2020**	$328,300	$272,804	1,787	/3/2	2020	6,098 SF	
.03Mi.	**1841 RIVER CREST AVE**	**11/10/2021**	$346,400	$324,878	2,104	/4/2	2021	5,227 SF	
.03Mi.	**5016 GOLDEN RIVER LN**	**08/11/2022**	$349,500	$349,500	2,025	/4/2	2020	5,663 SF	
.03Mi.	**1825 RIVER CREST AVE**	**05/26/2021**	$334,900	$298,583	1,759	/4/2	2021	5,663 SF	
.04Mi.	**5012 GOLDEN RIVER LN**	**05/29/2020**	$364,000	$301,232	2,167	/3/2	2020	5,663 SF	
.04Mi.	**1845 RIVER CREST AVE**	**07/29/2021**	$346,400	$324,878	2,104	/4/2	2021	5,227 SF	
.04Mi.	**5005 GOLDEN RIVER LN**	**09/29/2021**	$417,400	$392,059	2,575	/5/3	2021	5,663 SF	
.04Mi.	**1821 RIVER CREST AVE**	**05/14/2021**	$360,800	$338,464	2,025	/3/2	2021	5,663 SF	
.04Mi.	**5008 GOLDEN RIVER LN**	**08/25/2022**	$402,400	$402,400	2,569	/4/2	2021	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	36.5 years old	Households:	9,416
Median Household Income:	$90,041	Households w/Family:	82%
Household Income Per Capita:	$37,096	Households w/Family Married:	68%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.46Mi.	**Osceola Virtual Franchise (Secondary)** Number of Students: 148 Student-Teacher Ratio: 4.11	A-	Public	KG - 12
11.69Mi.	**Osceola County School for the Arts** Number of Students: 1,002 Student-Teacher Ratio: 19.36	A+	Public	6 - 12

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Advanced Placement: Yes				
6.84Mi. **Harmony High School** Number of Students: 2,673 Student-Teacher Ratio: 21.73 Advanced Placement: Yes		C+	Public	9 - 12
5.13Mi. **Narcoossee Elementary School** Number of Students: 839 Student-Teacher Ratio: 15.98		B+	Public	KG - 5
2.46Mi. **Osceola Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA		B	Public	KG - 12
5.21Mi. **Narcoossee Middle School** Number of Students: 1,042 Student-Teacher Ratio: 17.66		B	Public	6 - 8

Flood Report

The Subject Property of **5021 GOLDEN RIVER LN, SAINT CLOUD, FL 34771-8637** 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	52%	NOTABLY LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	160%	NOTABLY HIGHER
MURDER	56%	NOTABLY LOWER
OVERALL	61%	NOTABLY LOWER

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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