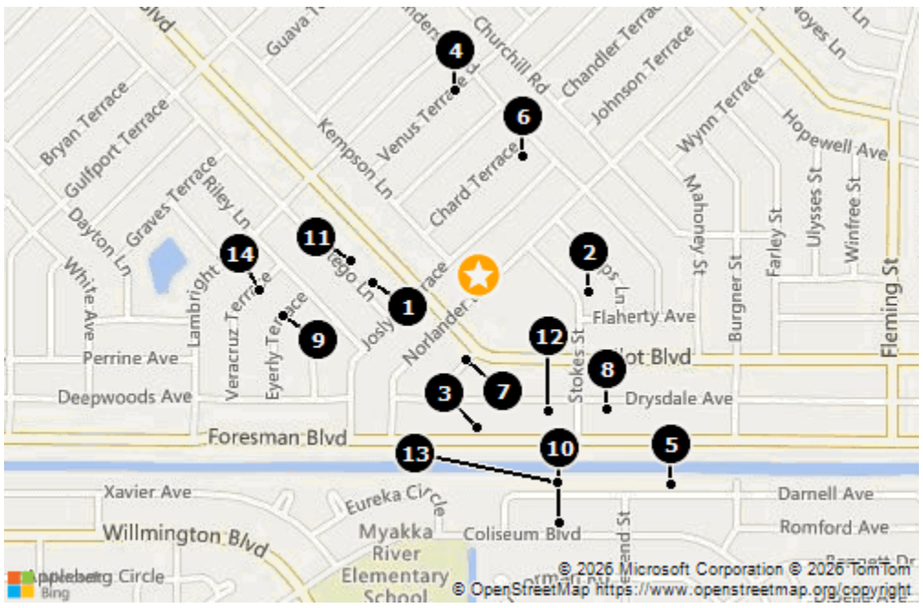
ICE SiteX Report

OrderID: 98722597

SiteX Property Information Report



Subject Property Location

5507 NORLANDER DR, PORT CHARLOTTE, FL 33981-4930

County:	**CHARLOTTE FL**	Census Tract:	120150301.021031
Property Use:	Single Family Residential	Zoning:	RSF3.5
Parcel Number:	40-21-32-377-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$224,460 - $291,540	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:		Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$167,392	Total Taxable Value:	$3,880
Total Assessed Value:	$253,873	Total Assessor Market Value:	$187,392	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 1730 Section: 2 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 32 TWN 40S RNG 21E
Abbreviated Description: PCH 052 1730 0005 PORT CHARLOTTE SEC52 BLK1730 LT 5 531/402 1039/306 CT2104/1711 2125/1171 3666/896 4274/1348

Property Characteristics

Lot Size:	9,999 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1340 SF	Baths:	2	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/26/2025	Sales Price:	N/A
Document #:	3572060 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/31/2020	Sales Price:	$204,000
Document #:	2782173 BK-PG 4382-0447	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/07/2020	Loan Amount:	N/A
Document #:	2775333 BK-PG 4524-2011	Loan Type:	VA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Lot: 5 Block: 1730 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FIFTY TWO

Prior Transfer

Recording Date:	12/17/2018	Sales Price:	$144,100
Document #:	2669939 BK-PG 4274-1350	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	11/27/2018	Loan Amount:	N/A
Document #:	2664200 BK-PG 4382-0447	Loan Type:	VA
TD Due Date:	12/01/2048	Type Finance:	

Legal Description:
Lot: 5 Block: 1730 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION

Prior Transfer

Recording Date:	02/06/2018	Sales Price:	$72,000
Document #:	2584646 BK-PG 3666-0897	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/19/2018	Sales Price:	$176,000
Document #:	2580872 BK-PG 4274 -1348	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 1730 Section: 2 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 32 TWN 40S RNG 21E
Abbreviated Description: PCH 052 1730 0005 PORT CHARLOTTE SEC52 BLK1730 LT 5 531/402 1039/306 CT2104/1711 2125/1171 3666/896 4274/1348

Prior Transfer

Recording Date:	01/19/2018	Sales Price:	$176,000
Document #:	2580872 BK-PG 4274-1348	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/19/2018		
Document Type:			

Legal Description:
Lot: 5 Block: 1730 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION Map Ref: MB5 PG66

Prior Transfer

Recording Date:	06/19/2012	Sales Price:	$90,000
Document #:	2103327 BK-PG 3666-0896	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/13/2012		
Document Type:			

Legal Description:
Lot: 5 Block: 1730 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION Map Ref: MB5 PG66A-66F

Prior Transfer

Recording Date:	06/13/2012	Sales Price:	$90,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/15/2002	Sales Price:	$76,000
Document #:	BK-PG 02125-01171	Type of Sale:	Full Amount on Deed
Contract Date:	11/07/2002		
Document Type:			

Legal Description:
Lot: 5 Block: 1730 Subdivision: PORT CHARLOTTE SECTION 52 Map Ref: PB 5 66
Abbreviated Description: LT 5 BLK 1730 PB 5/66

Prior Transfer

Recording Date:	10/03/2002	Sales Price:	$59,500
Document #:	BK-PG 02104-01711	Type of Sale:	Full Amount on Deed
Contract Date:	10/01/2002		
Document Type:			

Legal Description:
Lot: 5 Block: 1730 Subdivision: PORT CHARLOTTE SECTION 52 Map Ref: PB 5 66
Abbreviated Description: LT 5 BLK 1730 PB 5/66

Area Sales Analysis

Total Area Sales	$4,042,300	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,372 SF	Median Year Built	2004
Price Range - 2 Yrs	$170,000 to $400,000	Age Range	1 years to 37 years
Median Value	$292,500	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**5570 MONTEGO LN** **PORT CHARLOTTE, FL 33981-2363**	10/07/2026	$325,000	$198	1639	5/3/2	2005	9,999 SF	Yes
		APN: 40-21-32-354-003 Document #: 3690849 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1770 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66 Abbreviated Description: Lot:11 Block:1770 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66								
2	.16Mi.	**5436 STOKES ST** **PORT CHARLOTTE, FL 33981-2138**	09/22/2026	$216,400	$219	984	6/3/1	2007	13,786 SF	
		APN: 40-21-32-451-004 Document #: 3685715 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 1724 Section: 50 Subdivision: PORT CHARLOTTE SUBDIVISION Phase No: 52 MapRef: MB 5 PG 66A-66F Abbreviated Description: Lot:15 Block:1724 Section:50 Subdivision:PORT CHARLOTTE SUBDIVISION Phase No:52 Map Ref:MB 5 PG 66A-66F								
3	.22Mi.	**13208 FORESMAN BLVD**	09/03/2026	$277,000	$244	1134	6/3/2	2024	10,153 SF	

ICE SiteX Report

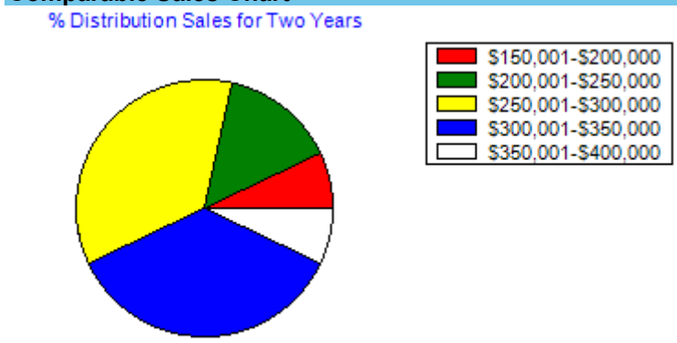
OrderID: 98722597

		PORT CHARLOTTE, FL 33981-2120								
	APN: 40-21-32-382-024 Document #: 3680827 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 1727 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FIFTY TWO MapRef: MB 5 PG 66 Abbreviated Description: Lot:8 Block:1727 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FIFTY TWO Map Ref:MB 5 PG 66									
4	.28Mi.	**5319 VENUS TER**	07/13/2026	$331,700	$162	2035	//	2025	9,999 SF	
		PORT CHARLOTTE, FL 33981-4934								
	APN: 40-21-32-178-007 Document #: 3663284 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1765 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66 Abbreviated Description: Lot:12 Block:1765 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66									
5	.41Mi.	**13384 DARNELL AVE**	06/26/2026	$270,800	$162	1663	5/3/2	1989	9,999 SF	
		PORT CHARLOTTE, FL 33981-6128								
	APN: 41-21-05-203-002 Document #: 3658603 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 5090 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE MapRef: MB 10 PG 1 Abbreviated Description: Lot:4 Block:5090 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE Map Ref:MB 10 PG 1									
6	.18Mi.	**5364 CHARD TER**	06/11/2026	$229,000	$124	1845	6/3/2	1989	10,000 SF	
		PORT CHARLOTTE, FL 33981-4963								
	APN: 40-21-32-331-011 Document #: 3653790 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 1768 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66A Abbreviated Description: Lot:15 Block:1768 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66A									
7	.11Mi.	**5479 TARR TER**	06/01/2026	$285,000	$191	1485	6/4/2	2023	9,866 SF	
		PORT CHARLOTTE, FL 33981-2157								
	APN: 40-21-32-380-014 Document #: 3649559 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1728 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66A-66F Abbreviated Description: Lot:5 Block:1728 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66A-66F									
8	.28Mi.	**13315 DRYSDALE AVE**	05/21/2026	$300,000	$230	1304	6/3/2	2004	25,133 SF	
		PORT CHARLOTTE, FL 33981-2113								
	APN: 40-21-32-457-002 Document #: 3647092 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26&27 Block: 1713 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66 Abbreviated Description: Lot:26&27 Block:1713 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66									
9	.31Mi.	**5549 EYERLY TER**	05/20/2026	$330,000	$276	1192	5/3/2	1999	36,045 SF	Yes
		PORT CHARLOTTE, FL 33981-2337								
	APN: 40-21-32-352-016 Document #: 3646382 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6-8 Block: 1775 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66A-66F Abbreviated Description: Lot:6-8 Block:1775 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66A-66F									
10	.38Mi.	**6178 COLISEUM BLVD**	04/02/2026	$315,000	$231	1360	5/3/2	2004	10,002 SF	Yes
		PORT CHARLOTTE, FL 33981-6180								
	APN: 41-21-05-204-007 Document #: 3629753 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 5091 Section: 95 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 10 PG 1A-1Z33 Abbreviated Description: Lot:16 Block:5091 Section:95 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 10 PG 1A-1Z33									
11	.19Mi.	**5546 MONTEGO LN**	03/05/2026	$170,000	$169	1001	5/3/2	1997	9,999 SF	
		PORT CHARLOTTE, FL 33981-2363								
	APN: 40-21-32-311-008 Document #: 3620430 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 1770 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66A-66F Abbreviated Description: Lot:8 Block:1770 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66A-66F									
12	.22Mi.	**13267 DRYSDALE AVE**	03/05/2026	$317,500	$165	1916	//	2025	10,000 SF	
		PORT CHARLOTTE, FL 33981-2110								
	APN: 40-21-32-382-014 Document #: 3620654 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 1727 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FIFTY TWO MapRef: MB 5 PG 66 Abbreviated Description: Lot:20 Block:1727 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FIFTY TWO Map Ref:MB 5 PG 66									
13	.32Mi.	**13300 DARNELL AVE**	03/02/2026	$274,900	$200	1372	4/3/2	2004	9,999 SF	
		PORT CHARLOTTE, FL 33981-6183								
	APN: 41-21-05-202-001 Document #: 3618917 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 5089 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE MapRef: MB 10 PG 1A-1Z33 Abbreviated Description: Lot:9 Block:5089 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE Map Ref:MB 10 PG 1A-1Z33									
14	.31Mi.	**5532 VERACRUZ TER**	02/28/2026	$400,000	$291	1372	6/3/2	2023	19,998 SF	Yes
		PORT CHARLOTTE, FL 33981-2334								
	APN: 40-21-32-352-003 Document #: 3618590 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 1775 Section: 52 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 66 Abbreviated Description: Lot:13&14 Block:1775 Section:52 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 66									

ICE SiteX Report

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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.	**5507 NORLANDER DR**	**01/19/2018**	$187,392	$253,873	1,340	5/3/2	1989	9,999 SF	Yes
.02Mi.	**5515 NORLANDER DR**	**09/15/2023**	$348,535	$187,637	2,187	6/3/2	2005	9,999 SF	Yes
.02Mi.	**5472 JOSLYN TER**	**06/15/2016**	$398,918	$416,848	2,273	7/3/3	1994	19,998 SF	Yes
.03Mi.	**5523 NORLANDER DR**	**02/10/2024**	$161,874	$189,878	1,300	6/3/2	1990	9,999 SF	
.04Mi.	**5456 JOSLYN TER**	**09/26/2022**	$563,243	$647,864	3,369	7/3/3	1997	29,997 SF	Yes
.04Mi.	**5488 JOSLYN TER**	**03/30/2021**	$143,596	$156,153	960	5/2/2	1987	14,999 SF	
.05Mi.	**5531 NORLANDER DR**	**07/27/2015**	$75,014	$59,458	884	4/2/1	1985	9,999 SF	
.05Mi.	**5483 NORLANDER DR**	**11/01/2023**	$136,340	$207,958	1,876	5/2/2	1986	19,998 SF	
.06Mi.	**5463 JOSLYN TER**	**11/01/2016**	$183,421	$158,277	1,595	5/3/2	1989	21,740 SF	Yes
.06Mi.	**5504 JOSLYN TER**	**02/07/2024**	$277,731	$297,450	1,908	5/3/2	1997	14,866 SF	Yes
.07Mi.	**5440 JOSLYN TER**	**06/26/2024**	$150,758	$176,839	1,052	5/3/2	1990	9,999 SF	
.07Mi.	**5447 JOSLYN TER**	**08/31/2018**	$377,153	$303,250	2,496	6/3/2	2007	10,000 SF	Yes
.07Mi.	**5455 JOSLYN TER**	**07/01/2002**	$195,618	$83,885	1,120	/3/2	1990	20,000 SF	
.08Mi.	**5549 KEMPSON LN**	**08/18/2016**	$200,742	$232,058	1,192	5/3/2	1998	10,000 SF	Yes
.08Mi.	**5584 GILLOT BLVD**	**02/11/2025**	$201,458	$106,618	1,687	5/3/2	1991	11,741 SF	
.08Mi.	**5452 CHARD TER**	**04/28/2023**	$188,324	$124,605	918	4/2/2	2014	11,740 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	60.8 years old	Households:	6,714
Median Household Income:	$69,520	Households w/Family:	74%
Household Income Per Capita:	$39,757	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	15%

School District

School District Zone:	Charlotte County School District	Students:	16,997
Number of Schools:	25	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.34Mi.	**Lemon Bay High School** Number of Students: 1,343 Student-Teacher Ratio: 20.35 Advanced Placement: Yes	B-	Public	9 - 12
4.16Mi.	**L. A. Ainger Middle School** Number of Students: 625 Student-Teacher Ratio: 16.89	B+	Public	6 - 8
0.54Mi.	**Myakka River Elementary School** Number of Students: 624 Student-Teacher Ratio: 15.22	B-	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **5507 NORLANDER DR, PORT CHARLOTTE, FL 33981-4930** 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	72%	NOTABLY LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	44%	SIGNIFICANTLY LOWER
MURDER	73%	NOTABLY LOWER
OVERALL	85%	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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