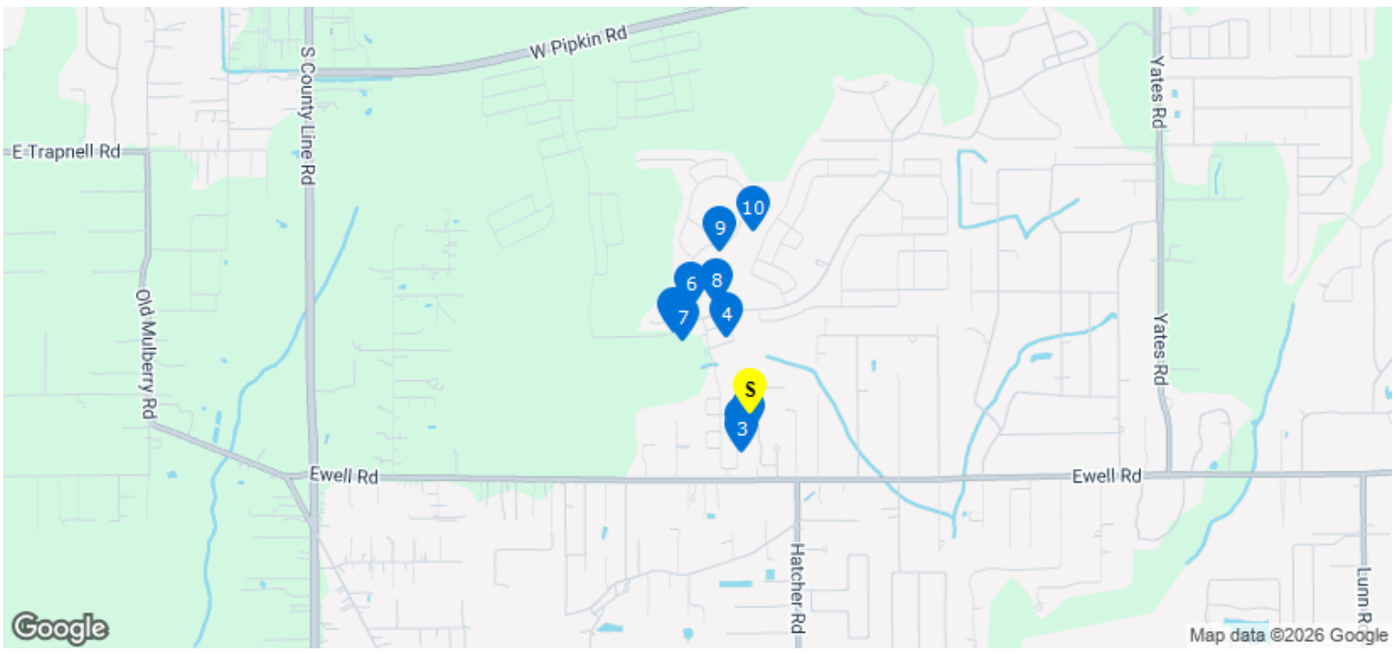
ICE SiteX Report

OrderID: 98761629

SiteX Property Information Report



Subject Property Location

6280 DOLOSTONE DR, LAKELAND, FL 33811-3151

County:	**POLK FL**	Census Tract:	0119.11
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	232917141624006110	Thomas Bros Pg-Grid:	

Valuation

Value:	**$358,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$315,040 - $400,960	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	91510
Assd Land Value:	$52,000	Market Land Value:	$52,000	Tax Year:	2025
Assd Improvement:	$242,854	Market Improvment Value:	$242,854	Total Taxable Value:	$4,540
Total Assessed Value:	$294,854	Total Assessor Market Value:	$294,854	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Block: 6 Phase No: 3 Sec/Twnship/Range: SEC 17 TWN 29S RNG 23E
Abbreviated Description: RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56 BLOCK 6 LOT 11

Property Characteristics

Lot Size:	7,209 SF	Bedrooms:	5	Pool:	
Building Area:	1984 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/17/2023	Loan Amount:	N/A
Document #:	2023271269 BK-PG 12912-270	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/09/2023		
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Block: 6 Subdivision: RIVERSTONE PHASE 3 AND 4 Map Ref: 0

Prior Transfer

Recording Date:	01/23/2023	Sales Price:	$393,900
Document #:	2023015892 BK-PG 12557-1917	Type of Sale:	Arms-Length Transfer
Contract Date:	01/17/2023		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: RIVERSTONE PHASE 3 AND 4 Map Ref: MB 180 PG 48

Mortgage Record

Recording Date:	01/23/2023	Loan Amount:	N/A
Document #:	12557/1919 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/17/2023		
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Block: 6 Subdivision: RIVERSTONE PHASE 3 AND 4 Map Ref: MB 180 PG 48

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Prior Transfer

Recording Date:	12/03/2020	Sales Price:	$6,846,200
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 6 Phase No: 3 Sec/Twnship/Range: SEC 17 TWN 29S RNG 23E
Abbreviated Description: RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56 BLOCK 6 LOT 11

Area Sales Analysis

Total Area Sales	$3,328,000	Median # of Bedrooms	4
Median Lot Size	6,377 SF	Median # of Baths	2
Median Living Area	1,842 SF	Median Year Built	2022
Price Range - 2 Yrs	$315,000 to $350,000	Age Range	3 years to 5 years
Median Value	$335,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**6260 DOLOSTONE DR** **LAKELAND, FL 33811-3151**	03/30/2026	$330,000	$180	1836	/4/2	2021	6,473 SF	
		APN: 232917141624009180 Document #: 2026074767 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 9 Subdivision: RIVERSTONE PHASE 3 AND 4 MapRef: MB 180 PG 48-56 Abbreviated Description: Lot:18 Block:9 Subdivision:RIVERSTONE PHASE 3 AND 4 Map Ref:MB 180 PG 48-56								
2	.11Mi.	**6018 ABBEY OAKS DR** **LAKELAND, FL 33811-3207**	05/14/2025	$895,000	$281	3189	/4/3	2020	16,762 SF	P
		APN: 232917141621000230 Document #: 2025113646 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: ABBEY OAKS PHASE TWO MapRef: MB 168 PG 3&4 Abbreviated Description: Lot:23 Subdivision:ABBEY OAKS PHASE TWO Map Ref:MB 168 PG 3&4								
3	.12Mi.	**6134 DOLOSTONE DR** **LAKELAND, FL 33811-3139**	04/30/2025	$320,000	$174	1836	/4/2	2021	5,506 SF	
		APN: 232917141624009070 Document #: 2025100741 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 9 Subdivision: RIVERSTONE PHASE 3 AND 4 MapRef: MB 180 PG 48-56 Abbreviated Description: Lot:7 Block:9 Subdivision:RIVERSTONE PHASE 3 AND 4 Map Ref:MB 180 PG 48-56								
4	.13Mi.	**6030 ABBEY OAKS DR** **LAKELAND, FL 33811-3207**	01/15/2026	$790,000	$299	2645	/4/3	2019	16,827 SF	P
		APN: 232917141621000250 Document #: 2026011006 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: ABBEY OAKS PHASE TWO MapRef: MB 168 PG 3&4 Abbreviated Description: Lot:25 Subdivision:ABBEY OAKS PHASE TWO Map Ref:MB 168 PG 3&4								
5	.17Mi.	**6025 EAGLE TRL** **LAKELAND, FL 33811-3215**	03/16/2026	$310,000	$205	1512	//	1988	74,183 SF	
		APN: 232917000000042020 Document #: 2026062329 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: N1/3E2NE4SE4SW4 S17T29SR23E Abbreviated Description: Sec/Twnship/Range:N1/3E2NE4SE4SW4 S17T29SR23E								
6	.27Mi.	**4282 SALT SPRINGS LN** **LAKELAND, FL 33811-1893**	10/08/2025	$315,000	$202	1561	/3/2	2021	5,641 SF	
		APN: 232917141622018100 Document #: 2025235793 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 18 Subdivision: RIVERSTONE PHASE 1 MapRef: MB 174 PG 37 Abbreviated Description: Lot:10 Block:18 Subdivision:RIVERSTONE PHASE 1 Map Ref:MB 174 PG 37								
7	.29Mi.	**6021 ALLEN LN** **LAKELAND, FL 33811-2293**	05/14/2026	$175,000	$140	1248	//	1990	54,798 SF	
		APN: 232917000000044200 Document #: 2026115402 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: S2&NW4SW4SW4 S17T29SR23E Abbreviated Description: Sec/Twnship/Range:S2&NW4SW4SW4 S17T29SR23E								
8	.3Mi.	**5910 TIMBERWOOD DR** **LAKELAND, FL 33811-2248**	09/25/2025	$400,000	$317	1260	/3/2	1981	94,656 SF	
		APN: 232917000000023030 Document #: 2025225839 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 92&121 Subdivision: WOODHAVEN Sec/Twnship/Range: W2SE4 S17T29SR23E Abbreviated Description: Lot:92&121 Subdivision:WOODHAVEN Sec/Twnship/Range:W2SE4 S17T29SR23E City/Muni/Twp:LAKELAND City/Muni/Twp: LAKELAND								
9	.31Mi.	**6123 FOREST LN** **LAKELAND, FL 33811-2521**	04/23/2026	$120,000	$179	672	//	1972	42,184 SF	
		APN: 232917000000024140 Document #: 2026096255 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 132 Subdivision: WOODHAVEN Sec/Twnship/Range: W2SE4 S17T29SR23E Abbreviated Description: Lot:132 Subdivision:WOODHAVEN Sec/Twnship/Range:W2SE4 S17T29SR23E								
10	.33Mi.	**4250 SALT SPRINGS LN** **LAKELAND, FL 33811-1893**	05/18/2026	$350,000	$135	2585	/4/2	2021	5,641 SF	
		APN: 232917141622018180 Document #: 2026118052 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 18 Subdivision: RIVERSTONE PHASE 1 MapRef: MB 174 PG 37 Abbreviated Description: Lot:18 Block:18 Subdivision:RIVERSTONE PHASE 1 Map Ref:MB 174 PG 37								
11	.33Mi.	**6129 FOREST LN** **LAKELAND, FL 33811-2521**	04/13/2026	$355,000	$226	1568	//	1989	48,439 SF	
		APN: 232917000000024080 Document #: 2026085738 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 133 Subdivision: WOODHAVEN Sec/Twnship/Range: W2SE4 S17T29SR23E Abbreviated Description: Lot:133 Subdivision:WOODHAVEN Sec/Twnship/Range:W2SE4 S17T29SR23E								
12	.35Mi.	**4553 WHITE MARBLE CT**	07/21/2026	$345,000	$187	1848	/4/2	2022	7,362 SF	

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LAKELAND, FL 33811-3175
APN: 232917141625002120 Document #: 2026173322
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: RIVERSTONE PHASE 5 AND 6 MapRef: MB 185 PG 26-36 Abbreviated Description: Lot:12 Block:2 Subdivision:RIVERSTONE PHASE 5 AND 6 Map Ref:MB 185 PG 26-36

13	.35Mi.	**5748 SILTSTONE ST**	09/17/2025	$335,000	$185	1812	/4/2	2022	5,750 SF	

LAKELAND, FL 33811-3173
APN: 232917141625011060 Document #: 2025217854
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 11 Subdivision: RIVERSTONE PHASE 5 AND 6 MapRef: MB 185 PG 26-36 Abbreviated Description: Lot:6 Block:11 Subdivision:RIVERSTONE PHASE 5 AND 6 Map Ref:MB 185 PG 26-36

14	.38Mi.	**5933 SLATE ROCK DR**	02/09/2026	$320,000	$173	1848	/4/2	2022	6,281 SF	

LAKELAND, FL 33811-3174
APN: 232917141625002240 Document #: 2026032817
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 2 Subdivision: RIVERSTONE PHASE 5 AND 6 MapRef: MB 185 PG 26 Abbreviated Description: Lot:24 Block:2 Subdivision:RIVERSTONE PHASE 5 AND 6 Map Ref:MB 185 PG 26

15	.38Mi.	**5892 ARLINGTON RIVER DR**	12/12/2025	$399,900	$221	1812	/4/2	2022	7,758 SF	P

LAKELAND, FL 33811-1974
APN: 232917141623026190 Document #: 2025291968
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 26 Subdivision: RIVERSTONE Phase No: 2 MapRef: MB 177 PG 25-32 Abbreviated Description: Lot:19 Block:26 Subdivision:RIVERSTONE Phase No:2 Map Ref:MB 177 PG 25-32

16	.39Mi.	**5888 ARLINGTON RIVER DR**	02/20/2026	$315,000	$188	1672	/3/2	2022	6,281 SF	

LAKELAND, FL 33811-1974
APN: 232917141623026180 Document #: 2026042600
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 26 Subdivision: RIVERSTONE Phase No: 2 MapRef: MB 177 PG 25-32 Abbreviated Description: Lot:18 Block:26 Subdivision:RIVERSTONE Phase No:2 Map Ref:MB 177 PG 25-32

17	.41Mi.	**4019 TIMBERWOOD DR**	04/01/2026	$260,000	$166	1568	//	1988	40,498 SF	

LAKELAND, FL 33811-2593
APN: 232917000000023280 Document #: 2026077451
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 86 Subdivision: UNRECORDED WOODHAVEN Sec/Twnship/Range: W2SE4 S17T29SR23E Abbreviated Description: Subdivision:UNRECORDED WOODHAVEN Sec/Twnship/Range:W2SE4 S17T29SR23E Abbreviated Description:PORTION LOT86

18	.41Mi.	**5837 ARLINGTON RIVER DR**	12/08/2025	$370,000	$141	2616	/5/3	2020	5,528 SF	

LAKELAND, FL 33811-1974
APN: 232917141623202170 Document #: 2025286571
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 20B Subdivision: RIVERSTONE PHASE 2 MapRef: MB 177 PG 25-32 Abbreviated Description: Lot:17 Block:20B Subdivision:RIVERSTONE PHASE 2 Map Ref:MB 177 PG 25-32

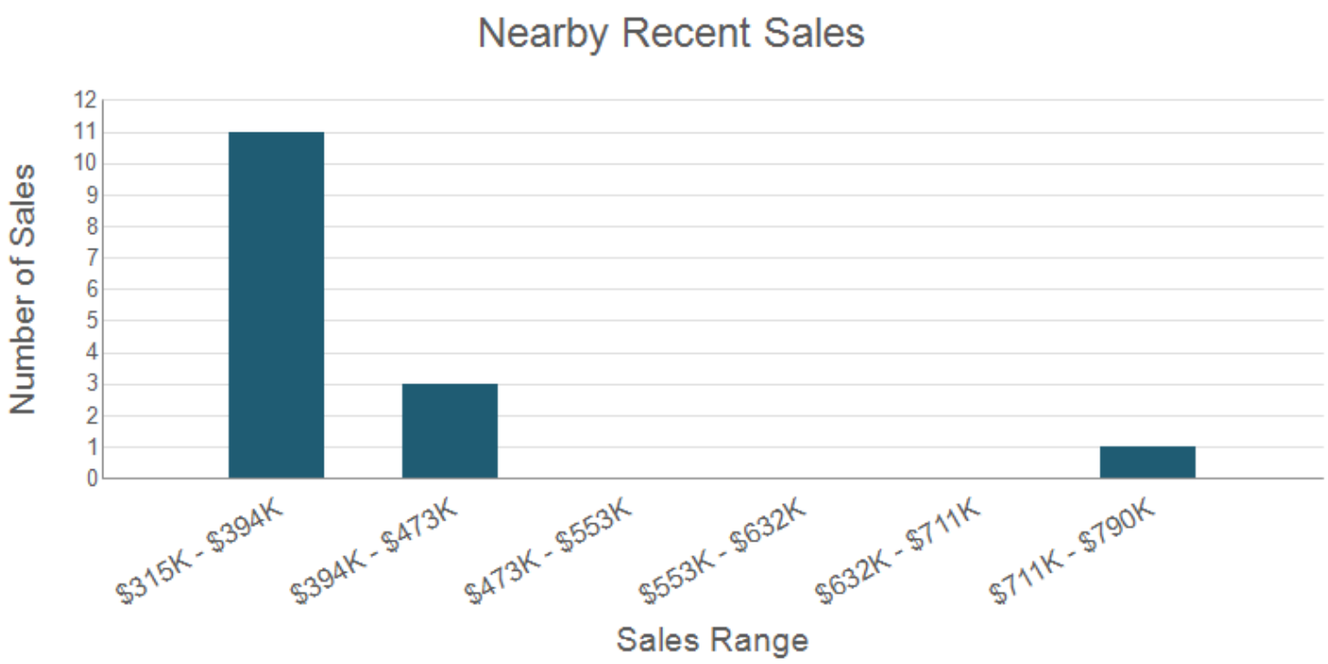
19	.42Mi.	**6318 PRESIDENTIAL LN**	03/27/2026	$425,000	$229	1854	/3/2	2014	20,011 SF	

LAKELAND, FL 33811-2204
APN: 232920141756000100 Document #: 2026073217
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WASHINGTON ESTATES MapRef: MB 144 PG 23 Abbreviated Description: Lot:10 Subdivision:WASHINGTON ESTATES Map Ref:MB 144 PG 23

20	.43Mi.	**4024 EWELL RD**	09/18/2026	$145,000	$116	1248	//	1983	39,971 SF	

LAKELAND, FL 33811-2203
APN: 232920000000013110 Document #: 2026227429
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: E3E2NW4NW4NW4NE4 S20T29SR23E Abbreviated Description: Sec/Twnship/Range:E3E2NW4NW4NW4NE4 S20T29SR23E

Comparable Sales Chart



ICE SiteX Report

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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.	**6280 DOLOSTONE DR**	**01/17/2023**	$294,854	$294,854	1,984	/5/3	2022	7,209 SF	
.01Mi.	**6276 DOLOSTONE DR**	**07/30/2024**	$276,636	$276,636	1,708	/3/2	2022	5,876 SF	
.02Mi.	**6272 DOLOSTONE DR**	**11/17/2022**	$241,378	$241,378	1,399	/3/2	2022	5,519 SF	
.02Mi.	**6088 DOLOSTONE DR**	**05/15/2023**	$258,048	$258,048	1,543	/3/2	2023	5,541 SF	
.03Mi.	**6092 DOLOSTONE DR**	**10/23/2024**	$285,799	$285,799	1,836	/4/2	2022	5,506 SF	
.03Mi.	**6084 DOLOSTONE DR**	**04/26/2023**	$285,799	$285,799	1,836	/4/2	2023	5,702 SF	
.03Mi.	**6268 DOLOSTONE DR**	**07/30/2024**	$285,799	$285,799	1,836	/4/2	2022	5,506 SF	
.03Mi.	**6096 DOLOSTONE DR**	**03/07/2023**	$241,378	$241,378	1,399	/3/2	2022	5,506 SF	
.03Mi.	**6273 DOLOSTONE DR**	**08/27/2021**	$309,881	$285,487	2,066	/4/3	2021	7,775 SF	
.04Mi.	**6100 DOLOSTONE DR**	**07/30/2024**	$276,636	$276,636	1,708	/3/2	2022	5,506 SF	
.04Mi.	**6292 DOLOSTONE DR**	**04/20/2023**	$241,378	$241,378	1,399	/3/2	2022	5,506 SF	
.04Mi.	**6264 DOLOSTONE DR**	**04/06/2023**	$252,295	$252,295	1,543	/3/2	2022	7,022 SF	
.04Mi.	**6269 DOLOSTONE DR**	**09/25/2023**	$366,062	$366,062	3,036	/5/3	2021	7,802 SF	
.05Mi.	**6104 DOLOSTONE DR**	**10/31/2022**	$294,854	$294,854	1,984	/5/3	2022	7,022 SF	
.05Mi.	**6296 DOLOSTONE DR**	**10/27/2023**	$260,295	$260,295	1,543	/3/2	2022	5,968 SF	
.05Mi.	**6265 DOLOSTONE DR**	**08/26/2021**	$317,982	$317,982	2,066	/4/3	2021	7,802 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	39.0 years old	Households:	11,548
Median Household Income:	$78,952	Households w/Family:	71%
Household Income Per Capita:	$36,908	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Polk County School District	Students:	111,372
Number of Schools:	165	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.60Mi.	**R. Bruce Wagner Elementary School** Number of Students: 899 Student-Teacher Ratio: 15.5	C+	Public	PK - 5
6.73Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D-	Public	KG - 12
7.03Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D+	Public	PK - 8
5.76Mi.	**Southwest Middle School** Number of Students: 746 Student-Teacher Ratio: 23.31	D	Public	6 - 8
6.73Mi.	**Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12
7.00Mi.	**George Jenkins High School** Number of Students: 2,469 Student-Teacher Ratio: 21.47 Advanced Placement: Yes	C+	Public	9 - 12
33.20Mi.	**Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8

ICE SiteX Report

OrderID: 98761629

Flood Report

The Subject Property of **6280 DOLOSTONE DR, LAKELAND, FL 33811-3151** 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	102%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	82%	LOWER
OVERALL	55%	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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