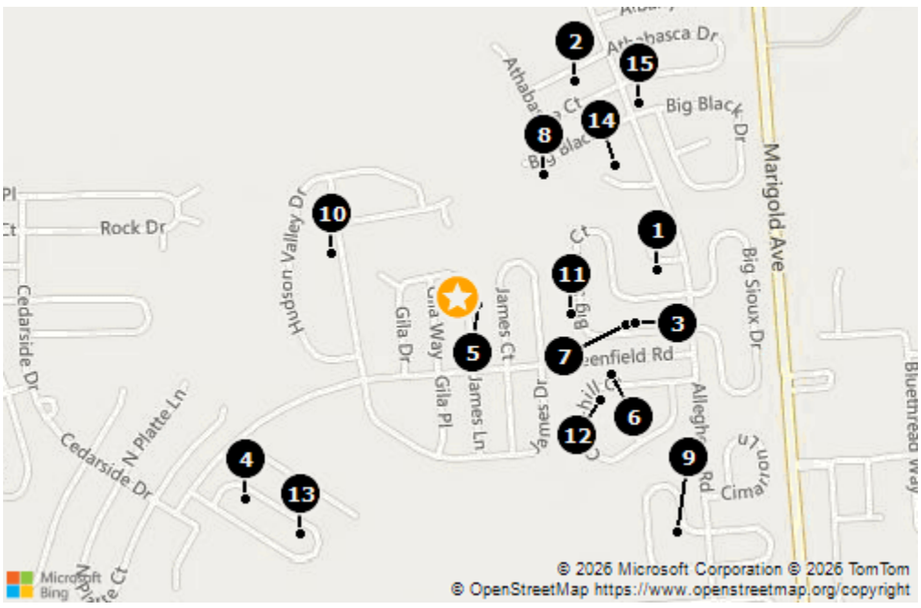
ICE SiteX Report

OrderID: 98722985

SiteX Property Information Report



Subject Property Location

644 GILA DR, POINCIANA, FL 34759-5931

County:	**POLK FL**	Census Tract:	121050141.264011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	282815935360051080	Thomas Bros Pg-Grid:	

Valuation

Value:	**$328,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$272,240 - $383,760	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90000
Assd Land Value:		Market Land Value:	$48,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$222,776	Total Taxable Value:	$2,308
Total Assessed Value:	$218,692	Total Assessor Market Value:	$270,776	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: 3060 Subdivision: POINCIANA SUBDIVISION NBRHD 6 VIL 7 Sec/Twnship/Range: SEC 15 TWN 28S RNG 28E
Abbreviated Description: POINCIANA NEIGHBORHOOD 6 VILLAGE 7 PB 61 PGS 29/52 BLK 3060 LOT 8

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	4	Pool:	
Building Area:	2136 SF	Baths:	2	Fireplace:	
Year Built:	2019	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
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2024	Sales Price:	N/A
Document #:	2024197499 BK-PG 11110-574	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/20/2022	Loan Amount:	N/A
Document #:	2022167929 BK-PG 12304-206	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 8 Block: 3060 Subdivision: POINCIANA NEIGHBORHOOD 6 VILLAGE 7

Prior Transfer

Recording Date:	01/16/2020	Sales Price:	$229,900
Document #:	2020012128 BK-PG 11110-0573	Type of Sale:	Full Amount on Deed
Contract Date:	12/31/2019		
Document Type:			

Legal Description:
Lot: 8 Block: 3060 Subdivision: POINCIANA NEIGHBORHOOD 6 VILLAGE 7 Map Ref: MB 61 PG 29-52

Prior Transfer

Recording Date:	12/31/2019	Sales Price:	$229,900
Document #:	BK-PG 11110 -573	Type of Sale:	Full Amount on Deed

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 8 Block: 3060 Subdivision: POINCIANA SUBDIVISION NBRHD 6 VIL 7 Sec/Twnship/Range: SEC 15 TWN 28S RNG 28E
Abbreviated Description: POINCIANA NEIGHBORHOOD 6 VILLAGE 7 PB 61 PGS 29/52 BLK 3060 LOT 8

Prior Transfer

Recording Date:	02/02/2018	Sales Price:	$114,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/13/2012	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2012142750 BK-PG 08721-1984	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/2012		
Document Type:			
Legal Description:			

Lot: 3 Block: 107 Subdivision: POINCIANA NEIGHBORHOOD 3 VILLAGE 3 Map Ref: MB52 PG19-31

Prior Transfer

Recording Date:	05/27/1997	Sales Price:	$100
Document #:	BK-PG 03846-00646	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Abbreviated Description: 7 PB 61 PGS 29/52 BLK 3060 LOT 8 POINCIANA NEIGHBORHOOD 6 VILLAGE

Area Sales Analysis

Total Area Sales	$4,328,200	Median # of Bedrooms	4
Median Lot Size	8,002 SF	Median # of Baths	2
Median Living Area	2,116 SF	Median Year Built	2006
Price Range - 2 Yrs	$207,000 to $340,000	Age Range	2 years to 20 years
Median Value	$290,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**308 BIG SIOUX LN** **POINCIANA, FL 34759-5925**	09/17/2026	$207,000	$91	2262	/4/2	2006	10,611 SF	
		APN: 282815935360020060 Document #: 2026226277 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3029 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29 Abbreviated Description: Lot:6 Block:3029 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29								
2	.35Mi.	**314 ATHABASCA PL** **POINCIANA, FL 34759-5908**	09/16/2026	$334,000	$157	2116	/4/2	2022	7,593 SF	
		APN: 282815935360014040 Document #: 2026224001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 3023 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:4 Block:3023 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52								
3	.26Mi.	**548 BIG SIOUX CT** **POINCIANA, FL 34759-5927**	09/15/2026	$305,000	$108	2806	/4/2	2006	7,000 SF	
		APN: 282815935360022270 Document #: 2026223592 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 3031 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:27 Block:3031 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52								
4	.42Mi.	**1234 NELSON PARK CT** **POINCIANA, FL 34759-5974**	09/10/2026	$281,400	$136	2058	/4/2	2021	8,002 SF	
		APN: 282815935360066170 Document #: 2026220331 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 3075 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:17 Block:3075 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52Abbreviated Description:VILLAGE 7								
5	.03Mi.	**639 GILA DR** **POINCIANA, FL 34759-5930**	08/31/2026	$294,900	$210	1404	/3/2	2024	7,000 SF	
		APN: 282815935360052240 Document #: 2026210967 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 3061 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29 Abbreviated Description: Lot:24 Block:3061 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29								
6	.25Mi.	**335 CHURCHILL CT** **POINCIANA, FL 34759-5948**	08/26/2026	$340,000	$121	2806	/4/3	2006	8,398 SF	Yes
		APN: 282815935360042090 Document #: 2026208228 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 3051 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:9 Block:3051 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52Abbreviated Description:VILLAGE 7								
7	.24Mi.	**544 BIG SIOUX CT** **POINCIANA, FL 34759-5927**	08/12/2026	$265,900	$213	1244	/3/2	2024	7,000 SF	
		APN: 282815935360022260 Document #: 2026194742 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 3031 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29 Abbreviated Description: Lot:26 Block:3031 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29Abbreviated Description:VILLAGE 7								
8	.21Mi.	**442 BIG BLACK PL** **POINCIANA, FL 34759-5920**	07/31/2026	$265,000	$137	1924	/4/2	2022	7,105 SF	
		APN: 282815935360016110 Document #: 2026183711 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 11 Block: 3025 Subdivision: POINCIANA SUBDIVISION NEIGHBORHOOD 6 VILLAGE 7 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:11 Block:3025 Subdivision:POINCIANA SUBDIVISION NEIGHBORHOOD 6 VILLAGE 7 Map Ref:MB 61 PG 29-52

9	.46Mi.	**308 CIMARRON CT** **POINCIANA, FL 34759-5954**	06/10/2026	$265,000	$124	2131	/4/2	2006	12,171 SF

APN: 282815935360037030 Document #: 2026138958
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3046 Subdivision: POINCIANA SUBDIVISION NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:3 Block:3046 Subdivision:POINCIANA SUBDIVISION NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52

10	.19Mi.	**1045 JAMES DR** **POINCIANA, FL 34759-5945**	06/01/2026	$285,000	$170	1668	/4/2	2020	13,870 SF

APN: 282815935360059070 Document #: 2026129107
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3068 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Block:3068 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52Abbreviated Description:VILLAGE 7

11	.16Mi.	**511 BIG SIOUX CT** **POINCIANA, FL 34759-5929**	05/20/2026	$215,000	$162	1326	/3/2	2019	7,004 SF

APN: 282815935360021110 Document #: 2026119501
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3030 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:11 Block:3030 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52Abbreviated Description:VILLAGE 7

12	.25Mi.	**346 CHURCHILL CT** **POINCIANA, FL 34759-5949**	05/18/2026	$290,000	$114	2530	/4/3	2006	9,923 SF

APN: 282815935360041180 Document #: 2026117340
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 3050 Subdivision: POINCIANA NEIGHBORHOOD 6 VILLAGE 7 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:18 Block:3050 Subdivision:POINCIANA NEIGHBORHOOD 6 VILLAGE 7 Map Ref:MB 61 PG 29-52

13	.41Mi.	**1270 NELSON PARK CT** **POINCIANA, FL 34759-5974**	05/12/2026	$330,000	$117	2806	/4/2	2006	8,002 SF

APN: 282815935360066110 Document #: 2026112571
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3075 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29 Abbreviated Description: Lot:11 Block:3075 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29Abbreviated Description:VILLAGE 7

14	.29Mi.	**513 BIG BLACK WAY** **POINCIANA, FL 34759-5919**	04/17/2026	$335,000	$159	2104	/4/2	2006	8,272 SF

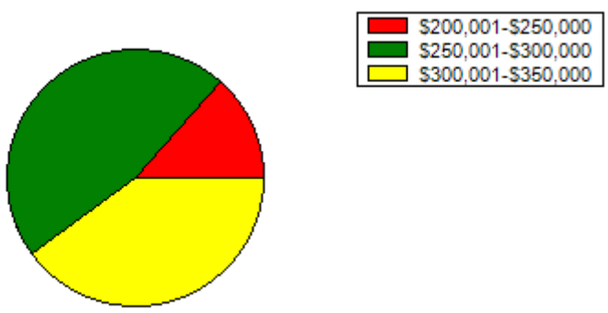
APN: 282815935360017040 Document #: 2026091118
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3026 Subdivision: POINCIANA NEIGHBORHOOD 6 MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:4 Block:3026 Subdivision:POINCIANA NEIGHBORHOOD 6 Map Ref:MB 61 PG 29-52Abbreviated Description:VILLAGE 7

15	.38Mi.	**101 BIG BLACK DR** **POINCIANA, FL 34759-5913**	03/27/2026	$315,000	$124	2530	/4/2	2006	8,577 SF

APN: 282815935360005120 Document #: 2026073179
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3014 Subdivision: POINCIANA NEIGHBORHOOD MapRef: MB 61 PG 29-52 Abbreviated Description: Lot:12 Block:3014 Subdivision:POINCIANA NEIGHBORHOOD Map Ref:MB 61 PG 29-52Abbreviated Description:VILLAGE 7

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.

ICE SiteX Report

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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.	**644 GILA DR**	**12/31/2019**	$270,776	$218,692	2,136	/4/2	2019	7,000 SF	
.01Mi.	**638 GILA DR**	**05/09/2019**	$222,940	$222,940	1,425	/3/2	2018	7,000 SF	
.01Mi.	**660 GILA DR**	**04/07/2016**	$232,004	$85,519	2,094	/3/2	2006	7,823 SF	
.02Mi.	**843 GILA WAY**	**09/05/2019**	$215,164	$168,035	1,425	/3/2	2019	7,000 SF	
.02Mi.	**837 GILA WAY**	**11/13/2017**	$226,335	$226,335	1,600	/3/2	2017	7,000 SF	
.02Mi.	**849 GILA WAY**	**02/22/2017**	$297,022	$297,022	2,806	/3/2	2007	9,479 SF	
.03Mi.	**632 GILA DR**	**04/15/2020**	$241,909	$241,909	1,770	/3/2	2019	7,000 SF	
.03Mi.	**645 GILA DR**	**07/29/2021**	$295,157	$295,157	2,655	/4/2	2021	7,000 SF	
.03Mi.	**831 GILA WAY**	**11/15/2017**	$226,335	$156,382	1,600	/3/2	2017	7,000 SF	
.03Mi.	**639 GILA DR**	**07/11/2023**	$218,321	$218,321	1,404	/3/2	2024	7,000 SF	
.03Mi.	**651 GILA DR**	**02/19/2021**	$251,742	$251,742	1,854	/4/2	2021	8,607 SF	
.04Mi.	**626 GILA DR**	**11/30/2020**	$217,673	$217,673	1,445	/3/2	2020	7,000 SF	
.04Mi.	**633 GILA DR**	**11/30/2018**	$221,526	$221,526	1,480	/3/2	2018	7,000 SF	
.04Mi.	**657 GILA DR**	**03/23/2007**	$255,639	$255,639	1,918	/3/2	2007	15,033 SF	
.05Mi.	**669 GILA DR**	**09/05/2022**	$238,953	$238,953	1,626	/4/2	2021	12,232 SF	
.05Mi.	**842 GILA WAY**	**10/03/2022**	$205,061	$205,061	1,264	/3/2	2022	7,000 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	43.9 years old	Households:	16,921
Median Household Income:	$63,111	Households w/Family:	77%
Household Income Per Capita:	$32,215	Households w/Family Married:	55%
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
13.88Mi.	**Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8
28.27Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D-	Public	KG - 12
27.84Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D+	Public	PK - 8
5.56Mi.	**Dundee Ridge Middle Academy** Number of Students: 725 Student-Teacher Ratio: 20.14	B-	Public	6 - 8
3.18Mi.	**Sand Hill Elementary School** Number of Students: 1,111 Student-Teacher Ratio: 18.83	D-	Public	PK - 5
7.32Mi.	**Haines City Senior High School** Number of Students: 3,105 Student-Teacher Ratio: 25.45 Advanced Placement: Yes	D	Public	9 - 12
28.27Mi.	**Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12

Flood Report

The Subject Property of **644 GILA DR, POINCIANA, FL 34759-5931** 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.

ICE SiteX Report

OrderID: 98722985

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	75%	NOTABLY LOWER
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	53%	NOTABLY LOWER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	63%	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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