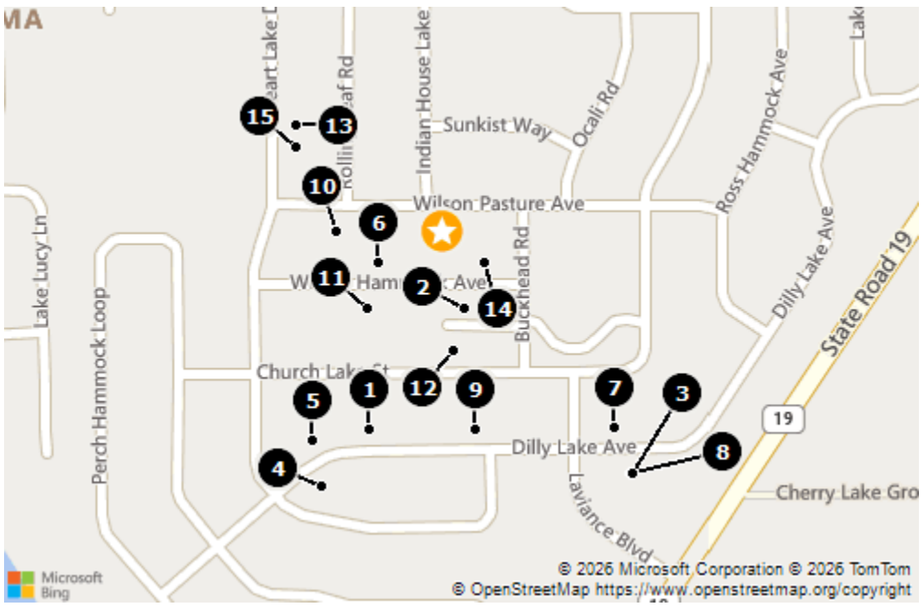
ICE SiteX Report

OrderID: 98224550

SiteX Property Information Report



Subject Property Location

6973 WILSON PASTURE AVE, GROVELAND, FL 34736-8165

County:	**LAKE FL**	Census Tract:	120690312.062065
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05-22-25-0100-000-24800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$386,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$355,120 - $416,880	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	LEGR
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2024
Assd Improvement:	$289,138	Market Improvment Value:	$289,138	Total Taxable Value:	$7,721
Total Assessed Value:	$364,138	Total Assessor Market Value:	$364,138	Delinquent Year:	
				Tax Account ID:	3923695
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 248 Subdivision: LAKES Phase No: 1 Sec/Twnship/Range: SEC 05 TWN 22 S RNG 25 E
Abbreviated Description: TRINITY LAKES PHASE 1 AND 2 PB 74 PG 7-14 LOT 248 ORB 6198 PG 2115 ORB 6229 PG 1639

Property Characteristics

Lot Size:	4,800 SF	Bedrooms:	4	Pool:	
Building Area:	2296 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Z	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2025	Sales Price:	N/A
Document #:	2025062176 BK-PG 6198-2117	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/20/2023	Sales Price:	N/A
Document #:	2023129078 BK-PG 6229-1639	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/19/2023		
Document Type:			
Legal Description:			

Lot: 248 Subdivision: TRINITY LAKES PHASE 1 AND 2 Map Ref: MB 74 PG 7-14

Prior Transfer

Recording Date:	10/19/2023	Sales Price:	N/A
Document #:	BK-PG 6229 -1639	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 248 Subdivision: LAKES Phase No: 1 Sec/Twnship/Range: SEC 05 TWN 22 S RNG 25 E
Abbreviated Description: TRINITY LAKES PHASE 1 AND 2 PB 74 PG 7-14 LOT 248 ORB 6198 PG 2115 ORB 6229 PG 1639

Prior Transfer

Recording Date:	08/22/2023	Sales Price:	$416,112

ICE SiteX Report

OrderID: 98224550

Document #:	2023102839 BK-PG 6198-2115	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2023		
Document Type:			
Legal Description:			

Lot: 248 Subdivision: TRINITY LAKES PHASE 1 AND 2 Map Ref: MB 74 PG 7-14

Prior Transfer

Recording Date:	08/03/2023	Sales Price:	$416,200
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/15/2022	Sales Price:	$1,238,300
			Multiple Parcels Involved in this transaction
Document #:	2022097264 BK-PG 5992-2221	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/14/2022		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$5,812,704	Median # of Bedrooms	4
Median Lot Size	4,800 SF	Median # of Baths	2
Median Living Area	1,850 SF	Median Year Built	2022
Price Range - 2 Yrs	$295,000 to $499,990	Age Range	2 years to 5 years
Median Value	$370,500	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**6952 DILLY LAKE AVE GROVELAND, FL 34736-8140**	07/23/2026	$330,000	$214	1540	/3/2	2022	6,158 SF	
		APN: 05-22-25-0100-000-16200 Document #: 2026090571 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 162 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:162 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								
2	.06Mi.	**6877 WILSON HAMMOCK AVE GROVELAND, FL 34736-8163**	07/02/2026	$465,000	$158	2936	/4/2	2023	4,800 SF	
		APN: 05-22-25-0100-000-29000 Document #: 2026081236 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 290 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:290 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								
3	.23Mi.	**7113 DILLY LAKE AVE GROVELAND, FL 34736-8145**	05/20/2026	$455,000	$137	3309	/5/3	2022	7,200 SF	
		APN: 05-22-25-0100-000-22200 Document #: 2026061949 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 222 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:222 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								
4	.2Mi.	**6935 DILLY LAKE AVE GROVELAND, FL 34736-8143**	04/08/2026	$355,000	$230	1540	/3/2	2021	6,875 SF	
		APN: 05-22-25-0100-000-15400 Document #: 2026042298 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 154 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:154 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								
5	.18Mi.	**6936 DILLY LAKE AVE GROVELAND, FL 34736-8140**	01/12/2026	$339,000	$220	1540	/3/2	2021	6,544 SF	
		APN: 05-22-25-0100-000-15800 Document #: 2026004106 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 158 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7 Abbreviated Description: Lot:158 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7								
6	.05Mi.	**6846 WILSON HAMMOCK AVE GROVELAND, FL 34736-8164**	10/02/2025	$385,000	$163	2355	/5/2	2022	4,800 SF	
		APN: 05-22-25-0100-000-27300 Document #: 2025122043 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 273 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7 Abbreviated Description: Lot:273 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7								
7	.19Mi.	**7104 DILLY LAKE AVE GROVELAND, FL 34736-8142**	09/25/2025	$499,990	$165	3018	/4/2	2022	7,200 SF	
		APN: 05-22-25-0100-000-21900 Document #: 2025118735 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 219 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:219 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								
8	.22Mi.	**7109 DILLY LAKE AVE GROVELAND, FL 34736-8145**	09/05/2025	$370,500	$200	1850	/4/2	2022	7,200 SF	
		APN: 05-22-25-0100-000-22100 Document #: 2025109759 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 221 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:221 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								
9	.14Mi.	**6984 DILLY LAKE AVE GROVELAND, FL 34736-8140**	08/26/2025	$349,000	$188	1850	/4/2	2022	6,002 SF	
		APN: 05-22-25-0100-000-17000 Document #: 2025105178 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 170 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:170 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14								

ICE SiteX Report

OrderID: 98224550

10	.08Mi.	**6931 WILSON PASTURE AVE GROVELAND, FL 34736-8165**	08/06/2025	$295,000	$206	1432	/3/2	2022	4,800 SF

APN: 05-22-25-0100-000-25800 Document #: 2025096839
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 258 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7 Abbreviated Description: Lot:258 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7

11	.08Mi.	**6841 WILSON HAMMOCK AVE GROVELAND, FL 34736-8163**	07/10/2025	$349,000	$231	1510	/4/2	2023	4,800 SF

APN: 05-22-25-0100-000-29900 Document #: 2025084608
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 299 Subdivision: TRINITY LAKES PHASES 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:299 Subdivision:TRINITY LAKES PHASES 1 AND 2 Map Ref:MB 74 PG 7-14

12	.09Mi.	**6972 CHURCH LAKE ST GROVELAND, FL 34736-8138**	07/09/2025	$380,000	$193	1960	/4/2	2022	4,800 SF

APN: 05-22-25-0100-000-32600 Document #: 2025084059
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 326 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:326 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14

13	.13Mi.	**2000 HEART LAKE DR GROVELAND, FL 34736-8183**	06/30/2025	$476,080	$160	2974	/4/2	2024	SF

APN: 05-22-25-0102-000-75100 Document #: 2025080452
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 751 Subdivision: TRINITY LAKES PHASE 4 MapRef: MB 83 PG 15-20 Abbreviated Description: Lot:751 Subdivision:TRINITY LAKES PHASE 4 Map Ref:MB 83 PG 15-20

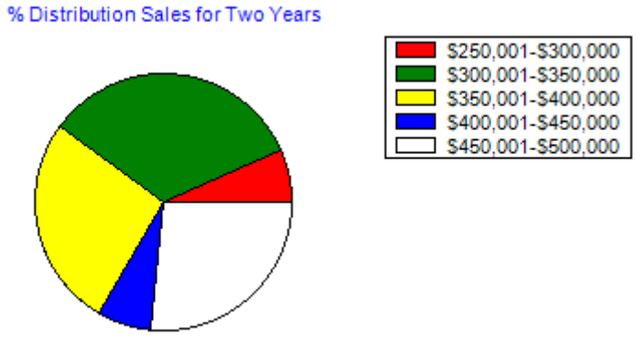
14	.04Mi.	**6886 WILSON HAMMOCK AVE GROVELAND, FL 34736-8164**	06/30/2025	$335,000	$221	1510	/4/2	2023	4,800 SF

APN: 05-22-25-0100-000-28300 Document #: 2025079931
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 283 Subdivision: TRINITY LAKES PHASE 1 AND 2 MapRef: MB 74 PG 7-14 Abbreviated Description: Lot:283 Subdivision:TRINITY LAKES PHASE 1 AND 2 Map Ref:MB 74 PG 7-14

15	.12Mi.	**1992 HEART LAKE DR GROVELAND, FL 34736-8132**	06/09/2025	$429,134	$181	2367	/4/2	2024	SF

APN: 05-22-25-0102-000-75300 Document #: 2025070486
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 753 Subdivision: TRINITY LAKES PHASE 4 MapRef: MB 83 PG 15-20 Abbreviated Description: Lot:753 Subdivision:TRINITY LAKES PHASE 4 Map Ref:MB 83 PG 15-20

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.

ICE SiteX Report

OrderID: 98224550

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.	**6973 WILSON PASTURE AVE**	**10/19/2023**	$364,138	$364,138	2,296	/4/2	2023	4,800 SF	
.01Mi.	**6967 WILSON PASTURE AVE**	**08/18/2023**	$294,590	$294,590	1,490	/4/2	2023	4,800 SF	
.01Mi.	**6977 WILSON PASTURE AVE**	**05/21/2023**	$296,221	$296,221	1,510	/4/2	2023	4,800 SF	
.02Mi.	**6963 WILSON PASTURE AVE**	**08/06/2024**	$294,590	$294,590	1,490	/4/2	2023	4,800 SF	
.02Mi.	**6981 WILSON PASTURE AVE**	**07/10/2023**	$370,525	$370,525	2,296	/4/2	2023	4,800 SF	
.02Mi.	**6870 WILSON HAMMOCK AVE**	**09/27/2023**	$294,590	$294,590	1,490	/4/2	2023	4,800 SF	
.02Mi.	**6985 WILSON PASTURE AVE**	**06/26/2023**	$296,221	$296,221	1,510	/4/2	2023	4,800 SF	
.02Mi.	**6959 WILSON PASTURE AVE**	**09/27/2023**	$294,590	$294,590	1,490	/4/2	2023	4,800 SF	
.02Mi.	**6874 WILSON HAMMOCK AVE**	**12/13/2023**	$294,590	$293,650	1,490	/4/2	2023	4,800 SF	
.02Mi.	**6866 WILSON HAMMOCK AVE**	**06/14/2023**	$296,221	$296,221	1,510	/4/2	2023	4,800 SF	
.03Mi.	**6878 WILSON HAMMOCK AVE**	**06/22/2023**	$296,221	$296,221	1,510	/4/2	2023	4,800 SF	
.03Mi.	**6862 WILSON HAMMOCK AVE**	**10/26/2023**	$294,590	$294,590	1,490	/4/2	2023	4,800 SF	
.03Mi.	**6955 WILSON PASTURE AVE**	**09/27/2023**	$393,473	$393,473	2,688	/4/3	2023	4,800 SF	
.03Mi.	**6989 WILSON PASTURE AVE**	**06/26/2023**	$296,221	$296,221	1,510	/4/2	2023	4,800 SF	
.03Mi.	**6858 WILSON HAMMOCK AVE**	**07/17/2023**	$296,221	$296,221	1,510	/4/2	2023	4,800 SF	
.03Mi.	**6882 WILSON HAMMOCK AVE**		$395,648	$395,648	2,688	/4/2	2023	4,800 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.9 years old	Households:	11,992
Median Household Income:	$75,204	Households w/Family:	76%
Household Income Per Capita:	$34,111	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lake County School District	Students:	47,982
Number of Schools:	61	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
18.23Mi.	**Lake Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
3.75Mi.	**Groveland Elementary School** Number of Students: 683 Student-Teacher Ratio: 14.23	D-	Public	PK - 5
18.23Mi.	**Lake Virtual Franchise** Number of Students: 247 Student-Teacher Ratio: 10.33	B-	Public	KG - 12
15.79Mi.	**Rimes Early Learning & Literacy Center** Number of Students: 242 Student-Teacher Ratio: 10.52	NA	Public	PK - 2
18.23Mi.	**Lake Virtual Instruction Program (District Provided)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
2.74Mi.	**South Lake High School** Number of Students: 2,137 Student-Teacher Ratio: 21.37 Advanced Placement: Yes	C-	Public	9 - 12
3.64Mi.	**Cecil E. Gray Middle School** Number of Students: 985 Student-Teacher Ratio: 17.78	C-	Public	6 - 8

Flood Report

The Subject Property of **6973 WILSON PASTURE AVE, GROVELAND, FL 34736-8165** 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: 98224550

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	100%	SIMILAR
OVERALL	84%	LOWER

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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