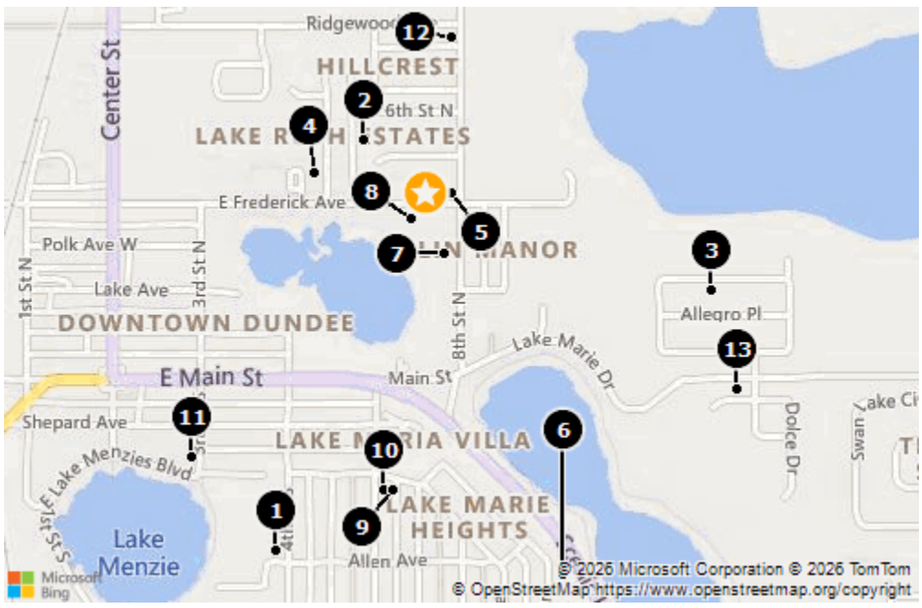
ICE SiteX Report

OrderID: 98224561

SiteX Property Information Report



Subject Property Location

707 E FREDERICK AVE, DUNDEE, FL 33838-4240

County:	**POLK FL**	Census Tract:	121050141.312015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	272821834511000050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$264,000**	FSD:	16	Common Confidence Score:	39
Value Range:	$221,760 - $306,240	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90460
Assd Land Value:	$36,000	Market Land Value:	$36,000	Tax Year:	2025
Assd Improvement:	$181,402	Market Improvment Value:	$181,402	Total Taxable Value:	$3,471
Total Assessed Value:	$217,402	Total Assessor Market Value:	$217,402	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Subdivision: DUNDEE ESTATES Sec/Twnship/Range: SEC 21 TWN 28S RNG 27E
Abbreviated Description: DUNDEE ESTATES PB 89 PGS 11 & 12 LOT 5

Property Characteristics

Lot Size:	10,903 SF	Bedrooms:	3	Pool:	
Building Area:	1772 SF	Baths:	2	Fireplace:	
Year Built:	1987	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:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/22/2025	Sales Price:	N/A
Document #:	2025197595 BK-PG 12266-701	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/17/2024	Loan Amount:	N/A
Document #:	2024139473 BK-PG 13156-655	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	
Legal Description:			

Lot: 5 Subdivision: DUNDEE ESTATES Sec/Twnship/Range: S21T28SR27E

Prior Transfer

Recording Date:	05/24/2022	Sales Price:	$290,000
Document #:	2022141549 BK-PG 12266-699	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/17/2022		
Document Type:			
Legal Description:			

Lot: 5 Subdivision: DUNDEE ESTATES

Prior Transfer

Recording Date:	05/19/2022	Sales Price:	$180,143
Document #:	137509 BK-PG 11360-1873	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	$290,000
Document #:	BK-PG 12266 -699	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 5 Subdivision: DUNDEE ESTATES Sec/Twnship/Range: SEC 21 TWN 28S RNG 27E
Abbreviated Description: DUNDEE ESTATES PB 89 PGS 11 & 12 LOT 5

Prior Transfer

Recording Date:	10/13/2020	Sales Price:	$92,699
Document #:	216125 BK-PG 0000005113-0000001640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2020	Sales Price:	$158,000
Document #:	2020181987 BK-PG 11360-1871	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/27/2020		
Document Type:			

Legal Description:
Lot: 5 Subdivision: UNRECORDED DUNDEE ESTATES Sec/Twnship/Range: S21T28SR27E
City/Muni/Twp: DUNDEE

Prior Transfer

Recording Date:	08/27/2020	Sales Price:	$158,000
Document #:		Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/18/2020	Sales Price:	$92,699
Document #:	62516 BK-PG 0000005113-0000001640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/30/2019	Sales Price:	$42,000
Document #:	110647 BK-PG 09101-0191	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2017	Sales Price:	$92,699
Document #:	2017236534 BK-PG 0000005113-0000001640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/31/2013	Loan Amount:	N/A
Document #:	2013202060 BK-PG 09101-0191	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 5 Subdivision: UNRECORDED DUNDEE ESTATES

Prior Transfer

Recording Date:	10/29/2013	Sales Price:	$92,699
Document #:	2013200198 BK-PG 0000005113-0000001640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/24/2013	Sales Price:	$92,699
Document #:	2013117996 BK-PG 0000005113-0000001640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/16/2002	Loan Amount:	N/A
Document #:	BK-PG 0000005113-0000001640	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 5 Subdivision: DUNDEE ESTATES
Abbreviated Description: LT 5 PB 89/11

Prior Transfer

Recording Date:	10/13/1995	Sales Price:	$67,000
Document #:	BK-PG 03590-01711	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/1995		
Document Type:			

Legal Description:
Lot: 5 Subdivision: DUNDEE ESTATES (LTS 1-30) Map Ref: PB 89 11
Abbreviated Description: LT 5 PB 89/11 A/K/A LT 5 UNREC DUNDEE EST DESC: COM AT SE COR SEC 21-28-27, W ALG S LINE SAID SEC 22

ICE SiteX Report

OrderID: 98224561

Area Sales Analysis

Total Area Sales	$3,013,400	Median # of Bedrooms	3
Median Lot Size	11,038 SF	Median # of Baths	2
Median Living Area	1,303 SF	Median Year Built	1987
Price Range - 2 Yrs	$80,000 to $350,000	Age Range	11 years to 103 years
Median Value	$264,900	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**320 4TH ST S** **DUNDEE, FL 33838-4347**	08/17/2026	$195,000	$170	1144	/2/1	1950	16,801 SF	
		APN: 272828847030000601 Document #: 2026198932 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: DUNDEE MapRef: MB 1 PG 86 Abbreviated Description: Subdivision:DUNDEE Map Ref:MB 1 PG 86Abbreviated Description:PORTION LOT6								
2	.11Mi.	**6020 LAKE RUTH DR E** **DUNDEE, FL 33838-4233**	07/16/2026	$250,000	$191	1303	/3/2	1997	11,186 SF	
		APN: 272821834512000320 Document #: 2026169638 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: LAKE RUTH ESTATES MapRef: MB 98 PG 50 Abbreviated Description: Lot:32 Subdivision:LAKE RUTH ESTATES Map Ref:MB 98 PG 50								
3	.43Mi.	**1153 LEGATTO LOOP** **DUNDEE, FL 33838-4047**	07/09/2026	$295,000	$142	2070	/4/3	2007	7,545 SF	
		APN: 272827835825000720 Document #: 2026162809 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 72 Subdivision: MARIA VISTA MapRef: MB 141 PG 23-25 Abbreviated Description: Lot:72 Subdivision:MARIA VISTA Map Ref:MB 141 PG 23-25								
4	.16Mi.	**6005 LAKE RUTH DR W** **DUNDEE, FL 33838-4234**	07/01/2026	$264,900	$211	1254	/3/2	1995	10,855 SF	
		APN: 272821834512000020 Document #: 2026157144 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LAKE RUTH ESTATES MapRef: MB 98 PG 50&51 Abbreviated Description: Lot:2 Subdivision:LAKE RUTH ESTATES Map Ref:MB 98 PG 50&51								
5	.03Mi.	**711 E FREDERICK AVE** **DUNDEE, FL 33838-4240**	05/19/2026	$235,000	$155	1511	/3/2	1988	11,038 SF	
		APN: 272821834511000070 Document #: 2026119460 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: DUNDEE ESTATES MapRef: MB 89 PG 11 Abbreviated Description: Lot:7 Subdivision:DUNDEE ESTATES Map Ref:MB 89 PG 11								
6	.58Mi.	**909 1/2 VALENTINA DR** **DUNDEE, FL 33838-4303**	04/17/2026	$265,000	$155	1700	/3/2	1992	13,878 SF	
		APN: 272827835710000270 Document #: 2026091390 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: LAKE MARIE HEIGHTS MapRef: MB 48 PG 13 Abbreviated Description: Lot:27 Subdivision:LAKE MARIE HEIGHTS Map Ref:MB 48 PG 13Abbreviated Description:ADDITION NUMBER ONE								
7	.09Mi.	**309 8TH ST N** **DUNDEE, FL 33838-4252**	03/30/2026	$285,000	$154	1844	/4/2	1975	20,251 SF	Yes
		APN: 272828847010000102 Document #: 2026075100 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: FLORIDA HIGHLANDS COMPANY SUBDIVISION OR LAKE RUTH MapRef: MB 1 PG 86&87 Abbreviated Description: Subdivision:FLORIDA HIGHLANDS COMPANY SUBDIVISION OR LAKE RUTH Map Ref:MB 1 PG 86&87Abbreviated Description:PORTION LOT10 City/Muni/Twp:DUNDEE City/Muni/Twp: DUNDEE								
8	.04Mi.	**610 E FREDERICK AVE** **DUNDEE, FL 33838-4260**	03/18/2026	$268,500	$217	1236	/3/2	1976	16,679 SF	
		APN: 272828847010000112 Document #: 2026064814 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: LAKE RUTH VILLAS MapRef: MB 1 PG 86&87 Abbreviated Description: Subdivision:LAKE RUTH VILLAS Map Ref:MB 1 PG 86&87Abbreviated Description:PORTION LOT11								
9	.43Mi.	**604 EDMUND AVE** **DUNDEE, FL 33838-4310**	03/12/2026	$80,000	$166	480	/1/1	1974	6,277 SF	
		APN: 272828836000023181 Document #: 2026060567 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18&19 Block: 23 Subdivision: DUNDEE MapRef: MB 1 PG 86&87 Abbreviated Description: Block:23 Subdivision:DUNDEE Map Ref:MB 1 PG 86&87Abbreviated Description:PORTION LOTS18&19								
10	.43Mi.	**602 EDMUND AVE** **DUNDEE, FL 33838-4310**	03/12/2026	$100,000	$93	1064	/2/1	1923	10,520 SF	
		APN: 272828836000023182 Document #: 2026059647 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18&19 Block: 23 MapRef: MB 1 PG 86 Abbreviated Description: Block:23 Map Ref:MB 1 PG 86Abbreviated Description:PORTION LOTS18&19 City/Muni/Twp:DUNDEE City/Muni/Twp: DUNDEE								
11	.51Mi.	**219 E LAKE MENZIES BLVD** **DUNDEE, FL 33838-4397**	02/19/2026	$350,000	$255	1368	/2/2	1987	20,865 SF	
		APN: 272828847030000303 Document #: 2026042106 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
12	.22Mi.	**612 8TH ST N** **DUNDEE, FL 33838-4046**	02/12/2026	$155,000	$121	1280	/3/2	1986	10,084 SF	Yes
		APN: 272821833500001010 Document #: 2026036453 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: A Subdivision: HILLCREST SUBDIVISION MapRef: MB 14 PG 21 Abbreviated Description: Lot:1&2 Block:A Subdivision:HILLCREST SUBDIVISION Map Ref:MB 14 PG 21Abbreviated Description:PORTION LOT2								
13	.53Mi.	**1219 CODA CT** **DUNDEE, FL 33838-4038**	01/20/2026	$270,000	$159	1698	/3/2	2015	8,834 SF	

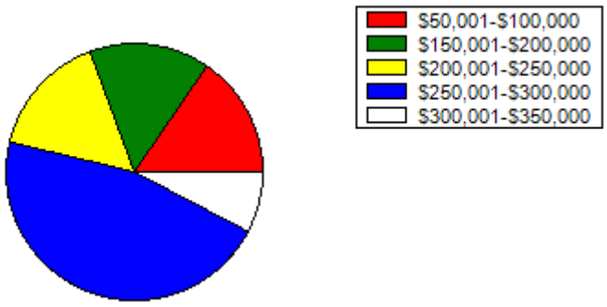
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APN: 272827835825001060 Document #: 2026014572
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: MARIA VISTA MapRef: MB 141 PG 23-25 Abbreviated Description: Lot:106 Subdivision:MARIA VISTA Map Ref:MB 141 PG 23-25

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.

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.	**707 E FREDERICK AVE**	**05/17/2022**	$217,402	$217,402	1,772	/3/2	1987	10,903 SF	
.02Mi.	**709 E FREDERICK AVE**	**09/26/2018**	$221,279	$162,994	1,599	/3/2	1988	10,903 SF	
.02Mi.	**705 E FREDERICK AVE**	**03/21/2024**	$186,929	$137,444	1,337	/3/2	1987	10,903 SF	
.03Mi.	**706 ROBY CT**	**07/22/2022**	$190,139	$65,860	1,222	/4/2	1995	14,871 SF	
.03Mi.	**704 ROBY CT**	**02/01/1999**	$203,016	$67,376	1,317	/3/2	1989	14,871 SF	
.03Mi.	**708 ROBY CT**	**06/24/2014**	$186,918	$186,918	1,239	/3/2	1995	14,871 SF	
.03Mi.	**703 E FREDERICK AVE**	**12/22/2020**	$167,136	$136,641	1,200	/3/2	1987	10,903 SF	
.04Mi.	**711 E FREDERICK AVE**	**02/27/2006**	$204,887	$72,040	1,511	/3/2	1988	11,038 SF	
.04Mi.	**405 8TH ST N**	**07/08/2005**	$194,611	$69,790	1,319	/3/2	2000	11,034 SF	
.04Mi.	**702 E FREDERICK AVE**	**12/15/2022**	$210,464	$94,356	1,147	/3/2	1976	17,982 SF	
.04Mi.	**706 E FREDERICK AVE**	**04/29/2022**	$194,363	$84,434	1,165	/3/2	1977	17,999 SF	
.04Mi.	**702 ROBY CT**	**08/01/1998**	$229,255	$97,086	1,554	/3/2	1998	14,871 SF	Yes
.04Mi.	**610 E FREDERICK AVE**	**11/09/2007**	$176,865	$176,865	1,236	/3/2	1976	16,679 SF	
.04Mi.	**710 E FREDERICK AVE**	**04/29/2002**	$179,645	$78,431	1,611	/3/2	1980	12,998 SF	
.05Mi.	**701 E FREDERICK AVE**	**10/24/2003**	$239,307	$239,307	2,010	/3/2	1995	10,916 SF	
.05Mi.	**710 ROBY CT**	**08/04/2022**	$200,573	$200,573	1,231	/3/2	1995	11,034 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.5 years old	Households:	2,146
Median Household Income:	$48,863	Households w/Family:	77%
Household Income Per Capita:	$23,973	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
22.00Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D	Public	KG - 12
21.57Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D	Public	PK - 8
1.16Mi.	**Dundee Ridge Middle Academy** Number of Students: 725 Student-Teacher Ratio: 20.14	C	Public	6 - 8
0.36Mi.	**Dundee Elementary Academy** Number of Students: 657 Student-Teacher Ratio: 16.02	B-	Public	PK - 5

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5.00Mi. **Haines City Senior High School** Number of Students: 3,105 Student-Teacher Ratio: 25.45 Advanced Placement: Yes		D+	Public	9 - 12
22.00Mi. **Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0		NA	Public	6 - 12
14.06Mi. **Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74		A-	Public	PK - 8

Flood Report

The Subject Property of **707 E FREDERICK AVE, DUNDEE, FL 33838-4240** 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	106%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	82%	LOWER
OVERALL	103%	SIMILAR

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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