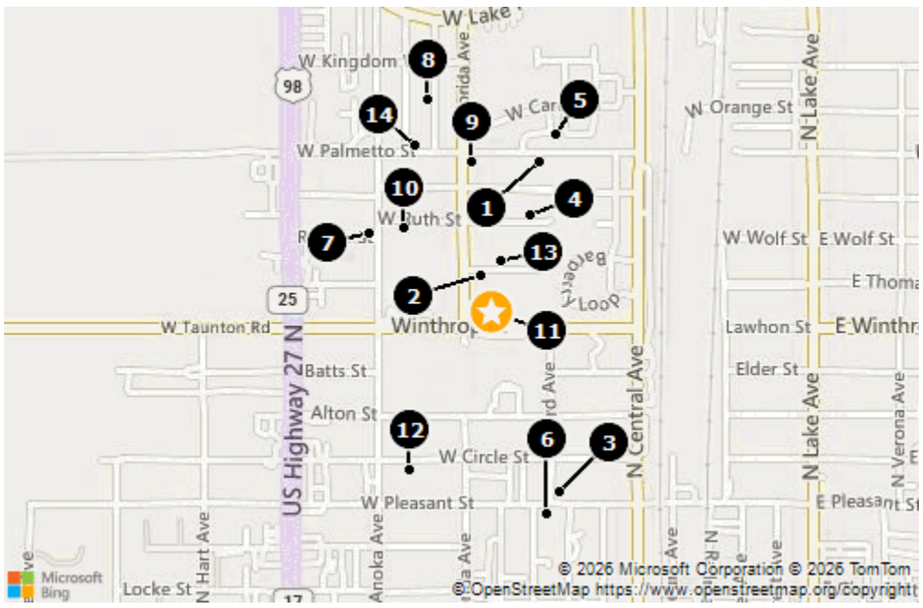
ICE SiteX Report

OrderID: 98335510

SiteX Property Information Report



Subject Property Location

712 WINTHROP ST, AVON PARK, FL 33825-2643

County:	**HIGHLANDS FL**	Census Tract:	120559602.004032
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	A-15-33-28-010-0460-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$182,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$160,160 - $203,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10
Assd Land Value:	$4,662	Market Land Value:	$4,662	Tax Year:	2024
Assd Improvement:	$128,104	Market Improvment Value:	$128,104	Total Taxable Value:	$1,164
Total Assessed Value:	$132,766	Total Assessor Market Value:	$132,766	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 14 Subdivision: TOWN OF AVON PARK SEC 15 Sec/Twnship/Range: SEC 15 TWN 33S RNG 28E
Abbreviated Description: TOWN OF AVON PARK IN 15-33 28 E 70 FT OF W 210 FT OF S 190 FT OF LOT 3-FULLY DESC IN RB 63-PG 261 BLK 14

Property Characteristics

Lot Size:	13,300 SF	Bedrooms:	3	Pool:	
Building Area:	1195 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:	1	Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Slate
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2026	Sales Price:	$148,989
Document #:	2300364 BK-PG 2852-295	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/18/2021	Sales Price:	$61,000
Document #:	2064914 BK-PG 2496-1704	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	$61,000
Document #:	2060384 BK-PG 2496-1704	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$145,000
Document #:	2054458 BK-PG 2852-294	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/20/2021		
Document Type:			

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Legal Description:
Lot: 3 Block: 14 Sec/Twnship/Range: S15T33SR28E
Abbreviated Description: PORTION LOT3
City/Muni/Twp: AVON PARK

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$145,000
Document #:	BK-PG 2852 -294	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 14 Subdivision: TOWN OF AVON PARK SEC 15 Sec/Twnship/Range: SEC 15 TWN 33S RNG 28E
Abbreviated Description: TOWN OF AVON PARK IN 15-33 28 E 70 FT OF W 210 FT OF S 190 FT OF LOT 3-FULLY DESC IN RB 63-PG 261 BLK 14

Prior Transfer

Recording Date:	10/26/2015	Sales Price:	$65,600
Document #:	1792205 BK-PG 1928-1489	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/29/2015	Loan Amount:	N/A
Document #:	1789196 BK-PG 2496-1704	Loan Type:	New Conventional
TD Due Date:	10/01/2045	Type Finance:	

Legal Description:
Lot: 3 Block: 14 Sec/Twnship/Range: S15T33SR28E

Prior Transfer

Recording Date:	09/29/2015	Sales Price:	N/A
Document #:	1789195 BK-PG 2496-1700	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/18/2015		
Document Type:			

Legal Description:
Lot: 3 Block: 14 Sec/Twnship/Range: S15T33SR28E

Prior Transfer

Recording Date:	12/21/2005	Sales Price:	N/A
Document #:	1366527 BK-PG 1928-1487	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/12/2005		
Document Type:			

Legal Description:
Lot: 3 Block: 14 Sec/Twnship/Range: S15T33SR28E

Area Sales Analysis

Total Area Sales	$2,088,700	Median # of Bedrooms	2
Median Lot Size	8,272 SF	Median # of Baths	1
Median Living Area	1,304 SF	Median Year Built	1959
Price Range - 2 Yrs	$80,000 to $220,000	Age Range	31 years to 98 years
Median Value	$149,450	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**703 W PALMETTO ST** **AVON PARK, FL 33825-2537**	08/25/2026	$130,000	$138	937	/2/1	1959	6,745 SF	
		APN: A-15-33-28-140-0010-0090 Document #: 2327750 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: OAK VIEW SUBDIVISION MapRef: MB 6 PG 23 Abbreviated Description: Lot:9 Block:1 Subdivision:OAK VIEW SUBDIVISION Map Ref:MB 6 PG 23								
2	.04Mi.	**715 W OAK LANE ST** **AVON PARK, FL 33825-2632**	05/29/2026	$190,000	$154	1232	/3/1	1960	13,784 SF	
		APN: A-15-33-28-130-0000-0170 Document #: 2314985 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: OAK LANE SUBDIVISION MapRef: MB 6 PG 38 Abbreviated Description: Lot:17 Subdivision:OAK LANE SUBDIVISION Map Ref:MB 6 PG 38								
3	.28Mi.	**420 W PLEASANT ST** **AVON PARK, FL 33825-2914**	05/19/2026	$85,000	$40	2107	/2/1	1928	16,247 SF	
		APN: A-22-33-28-010-0120-0062 Document #: 2313723 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 12 MapRef: MB 1 PG 58 Sec/Twnship/Range: S22T33SR28E Abbreviated Description: Block:12 Map Ref:MB 1 PG 58Sec/Twnship/Range:S22T33SR28E Abbreviated Description:PORTION LOT6 City/Muni/Twp:AVON PARK City/Muni/Twp: AVON PARK								
4	.15Mi.	**704 W RUTH ST** **AVON PARK, FL 33825-2548**	04/24/2026	$160,000	$148	1080	/2/1	1960	6,722 SF	
		APN: A-15-33-28-140-0020-0130 Document #: 2310144 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: OAK VIEW SUB MapRef: MB 6 PG 23 Abbreviated Description: Lot:13 Block:2 Subdivision:OAK VIEW SUB Map Ref:MB 6 PG 23								
5	.27Mi.	**693 W WESLEY CIR** **AVON PARK, FL 33825-2385**	04/13/2026	$205,000	$119	1712	/2/2	1995	8,400 SF	
		APN: A-15-33-28-300-0020-0040 Document #: 2308075 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: OAKS VILLAGE MapRef: MB 17 PG 22 Abbreviated Description: Lot:4 Block:2 Subdivision:OAKS VILLAGE Map Ref:MB 17 PG 22								
6	.3Mi.	**609 W PLEASANT ST** **AVON PARK, FL 33825-2917**	04/09/2026	$114,900	$46	2462	/4/2	1946	10,235 SF	
		APN: A-22-33-28-010-0610-0020 Document #: 2307622								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 61 Subdivision: TOWN OF AVON PARK Sec/Twnship/Range: S22T33SR28E Abbreviated Description: Lot:2&3 Block:61 Subdivision:TOWN OF AVON PARK Sec/Twnship/Range:S22T33SR28E

7	.21Mi.	**801 N ANOKA AVE** **AVON PARK, FL 33825-2501**	03/11/2026	$150,000	$111	1344	/2/1	1955	7,562 SF

APN: A-15-33-28-070-00B0-0240 Document #: 2303422
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Block: B Subdivision: DIXIE PARK MapRef: MB 2 PG 38 Abbreviated Description: Lot:24 Block:B Subdivision:DIXIE PARK Map Ref:MB 2 PG 38

8	.32Mi.	**1103 N BETHEL AVE** **AVON PARK, FL 33825-2511**	01/26/2026	$125,000	$73	1707	/2/2	1979	9,200 SF

APN: A-15-33-28-020-0060-0040 Document #: 2296202
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4-6 Block: 6 Subdivision: AVON PARK CAMP SUBDIVISION MapRef: MB 4 PG 53 Abbreviated Description: Lot:4-6 Subdivision:AVON PARK CAMP SUBDIVISION Map Ref:MB 4 PG 53Abbreviated Description:PORTION LOTS4&6

9	.21Mi.	**719 W PALMETTO ST** **AVON PARK, FL 33825-2537**	09/26/2025	$80,000	$79	1008	/2/1	1959	6,734 SF

APN: A-15-33-28-140-0010-0010 Document #: 2280864
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: OAK VIEW MapRef: MB 6 PG 23 Abbreviated Description: Lot:1 Block:1 Subdivision:OAK VIEW Map Ref:MB 6 PG 23

10	.17Mi.	**917 W RUTH ST** **AVON PARK, FL 33825-2549**	08/25/2025	$130,000	$100	1297	/3/1	1957	7,571 SF

APN: A-15-33-28-230-00C0-0080 Document #: 2275626
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: C Subdivision: WEST END PARK MapRef: MB 1 PG 46 Abbreviated Description: Lot:8&9 Block:C Subdivision:WEST END PARK Map Ref:MB 1 PG 46Abbreviated Description:PORTION LOT8

11	.03Mi.	**710 WINTHROP ST** **AVON PARK, FL 33825-2643**	07/16/2025	$199,900	$108	1839	/3/2	1959	39,899 SF

APN: A-15-33-28-130-0000-0190 Document #: 2269357
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19-21 Subdivision: OAK LANE SUBDIVISION MapRef: MB 6 PG 38 Abbreviated Description: Lot:19-21 Subdivision:OAK LANE SUBDIVISION Map Ref:MB 6 PG 38

12	.26Mi.	**907 W CIRCLE ST** **AVON PARK, FL 33825-2926**	05/23/2025	$149,900	$139	1076	/3/1	1973	8,143 SF

APN: A-22-33-28-010-0160-0072 Document #: 2261030
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 16 MapRef: MB 1 PG 58 Sec/Twnship/Range: S22T33SR28E Abbreviated Description: Block:16 Map Ref:MB 1 PG 58Sec/Twnship/Range:S22T33SR28E Abbreviated Description:PORTION LOT7 City/Muni/Twp:AVON PARK City/Muni/Twp: AVON PARK

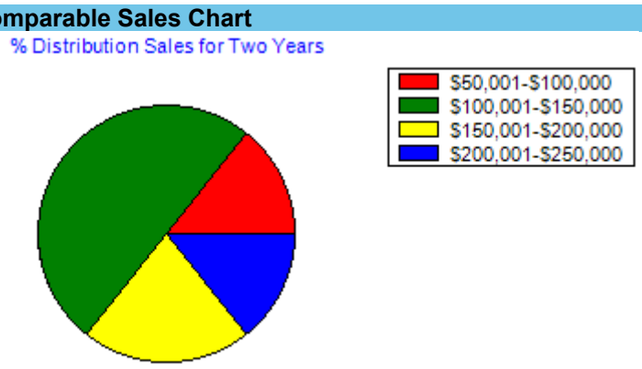
13	.08Mi.	**710 W OAK LANE ST** **AVON PARK, FL 33825-2633**	05/02/2025	$220,000	$177	1241	/2/2	1960	13,778 SF

APN: A-15-33-28-130-0000-0040 Document #: 2257137
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: OAK LANE SUBDIVISION MapRef: MB 6 PG 38 Abbreviated Description: Lot:4 Subdivision:OAK LANE SUBDIVISION Map Ref:MB 6 PG 38

14	.26Mi.	**912 W PALMETTO ST** **AVON PARK, FL 33825-2540**	04/11/2025	$149,000	$113	1311	/2/2	1989	6,900 SF

APN: A-15-33-28-020-0060-0230 Document #: 2253602
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 6 Subdivision: AVON PARK CAMP SUBDIVISION MapRef: MB 5 PG 45 Abbreviated Description: Block:6 Subdivision:AVON PARK CAMP SUBDIVISION Map Ref:MB 5 PG 45Abbreviated Description:PORTION LOTS23&24

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.

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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.	**712 WINTHROP ST**	**09/20/2021**	$132,766	$132,766	1,195	/3/1	1959	13,300 SF	
.01Mi.	**714 WINTHROP ST**	**11/04/2002**	$129,597	$45,608	1,403	/2/2	1959	13,300 SF	
.03Mi.	**716 WINTHROP ST**	**09/05/2023**	$137,513	$47,574	1,649	/3/1	1959	13,300 SF	
.03Mi.	**710 WINTHROP ST**	**07/09/2025**	$172,577	$172,577	1,839	/3/2	1959	39,899 SF	
.04Mi.	**713 W OAK LANE ST**	**03/27/2024**	$128,189	$57,711	914	/3/2	1960	13,785 SF	
.04Mi.	**711 W OAK LANE ST**	**08/01/2018**	$125,652	$66,801	1,333	/3/1	1960	13,785 SF	
.04Mi.	**715 W OAK LANE ST**	**02/08/2006**	$118,072	$118,072	1,232	/3/1	1960	13,784 SF	
.05Mi.	**717 W OAK LANE ST**	**11/16/2005**	$198,067	$74,086	1,843	/4/1	1962	13,784 SF	
.05Mi.	**704 WINTHROP ST**	**04/08/2021**	$117,838	$117,838	1,324	/2/1	1955	13,300 SF	
.05Mi.	**707 W OAK LANE ST**	**09/22/2023**	$175,792	$142,195	1,717	/3/2	1957	13,785 SF	Pool/ Spa
.07Mi.	**702 WINTHROP ST**	**08/08/2022**	$182,165	$182,165	2,291	/3/2	1958	13,300 SF	
.08Mi.	**714 W OAK LANE ST**	**01/25/2023**	$128,754	$47,661	1,248	/2/1	1978	6,600 SF	
.08Mi.	**700 WINTHROP ST**	**09/04/2014**	$153,475	$63,438	1,598	/2/1	1956	13,533 SF	
.08Mi.	**712 W OAK LANE ST**	**11/21/2011**	$129,611	$129,611	1,317	/3/1	1960	13,776 SF	
.08Mi.	**710 W OAK LANE ST**	**04/29/2025**	$140,485	$140,485	1,241	/2/2	1960	13,778 SF	
.09Mi.	**701 W OAK LANE ST**	**05/04/2007**	$130,415	$48,146	1,350	/3/1	1956	13,214 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	48.8 years old	Households:	10,883
Median Household Income:	$51,818	Households w/Family:	66%
Household Income Per Capita:	$28,712	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Highlands County School District	Students:	12,040
Number of Schools:	24	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.94Mi.	**Avon Park Middle School** Number of Students: 600 Student-Teacher Ratio: 16.67	C-	Public	6 - 8
8.90Mi.	**Highlands Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
8.90Mi.	**Highlands Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
1.50Mi.	**Avon Park High School** Number of Students: 980 Student-Teacher Ratio: 19.22 Advanced Placement: Yes	C	Public	9 - 12
0.08Mi.	**Avon Elementary School** Number of Students: 503 Student-Teacher Ratio: 14.37	B-	Public	PK - 5

Flood Report

The Subject Property of **712 WINTHROP ST, AVON PARK, FL 33825-2643** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	108%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	118%	HIGHER
MURDER	102%	SIMILAR
OVERALL	107%	SIMILAR

Disaster Alerts

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

ICE SiteX Report

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