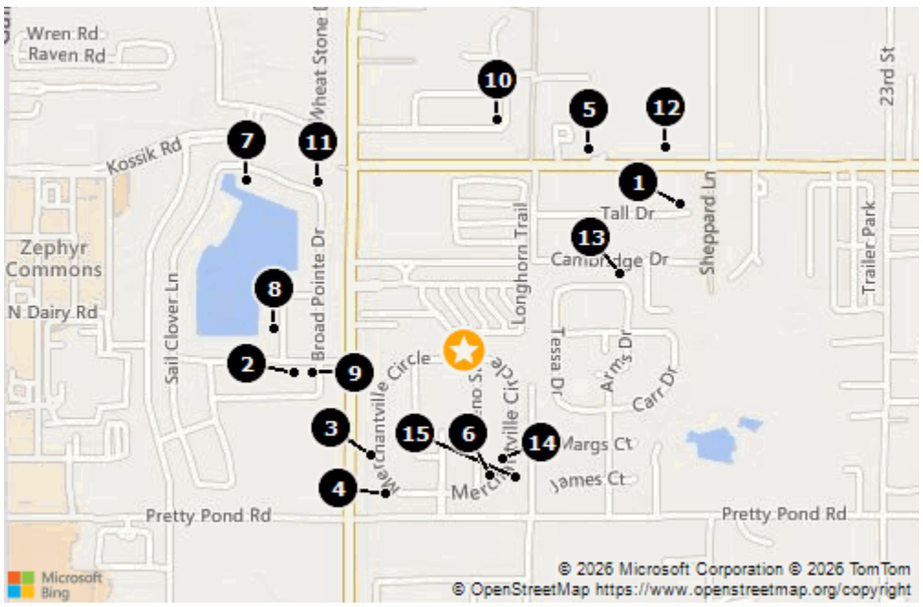
ICE SiteX Report

OrderID: 98181562

SiteX Property Information Report



Subject Property Location

7805 MERCHANTVILLE CIR, ZEPHYRHILLS, FL 33540-2072

County:	**PASCO FL**	Census Tract:	121010330.051021
Property Use:	Single Family Residential	Zoning:	0PUD
Parcel Number:	35-25-21-0120-00000-0320	Thomas Bros Pg-Grid:	

Valuation

Value:	**$279,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$256,680 - $301,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	ZH
Assd Land Value:	$57,490	Market Land Value:	$57,490	Tax Year:	2025
Assd Improvement:	$159,680	Market Improvment Value:	$182,565	Total Taxable Value:	$4,047
Total Assessed Value:	$217,170	Total Assessor Market Value:	$240,055	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 32 Subdivision: CRESTVIEW HILLS Sec/Twnship/Range: SEC 35 TWN 25S RNG 21E
Abbreviated Description: CRESTVIEW HILLS PB 53 PG 124 LOT 32

Property Characteristics

Lot Size:	6,600 SF	Bedrooms:		Pool:	
Building Area:	1420 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/06/2025	Loan Amount:	N/A
Document #:	2025150277 BK-PG 11259-1843	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS

Mortgage Record

Recording Date:	06/19/2024	Loan Amount:	N/A
Document #:	2024108411 BK-PG 11031-3602	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS

Prior Transfer

Recording Date:	02/28/2024	Sales Price:	N/A
Document #:	2024032879 BK-PG 10385-287	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$240,000
Document #:	2021139245 BK-PG 10385-285	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2021		

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Document Type:
Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS Map Ref: MB 53 PG 124

Prior Transfer

Recording Date:	06/30/2021	Sales Price:	$240,000
Document #:	BK-PG 10385 -285	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS Sec/Twnship/Range: SEC 35 TWN 25S RNG 21E
Abbreviated Description: CRESTVIEW HILLS PB 53 PG 124 LOT 32

Prior Transfer

Recording Date:	10/08/2018	Sales Price:	$147,000
Document #:	2018170545 BK-PG 9799-1860	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/26/2018		
Document Type:			

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS Map Ref: MB 53 PG 124

Prior Transfer

Recording Date:	09/26/2018	Sales Price:	$147,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2012	Sales Price:	$146,250
Document #:	2012203145 BK-PG 6720-0170	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/23/2008	Sales Price:	$146,250
Document #:	2008138215 BK-PG 6720-0170	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/27/2007	Sales Price:	N/A
Document #:	2007035606 BK-PG 7402-0990	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/09/2007		
Document Type:			

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS Map Ref: MB53 PG124

Mortgage Record

Recording Date:	11/30/2005	Loan Amount:	N/A
Document #:	2005253819 BK-PG 6720-0196	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$208,990
Document #:	2005253817 BK-PG 6720-0168	Type of Sale:	Full Amount on Deed
Contract Date:	11/25/2005		
Document Type:			

Legal Description:
Lot: 32 Subdivision: CRESTVIEW HILLS Map Ref: MB53 PG124

Area Sales Analysis

Total Area Sales	$5,079,400	Median # of Bedrooms	
Median Lot Size	8,224 SF	Median # of Baths	2
Median Living Area	1,796 SF	Median Year Built	2005
Price Range - 2 Yrs	$260,000 to $470,000	Age Range	3 years to 62 years
Median Value	$315,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**38929 TALL DR** **ZEPHYRHILLS, FL 33540-1885**	08/05/2026	$395,000	$201	1956	//1.5	1981	25,050 SF	Yes
2	.25Mi.	**38400 SONNET LANDING AVE** **ZEPHYRHILLS, FL 33540-2217**	08/05/2026	$280,000	$184	1516	//2	2021	4,600 SF	
3	.2Mi.	**7601 MERCHANTVILLE CIR** **ZEPHYRHILLS, FL 33540-2068**	07/23/2026	$330,500	$165	1995	//2	2006	6,780 SF	

APN: 35-25-21-004B-00000-0150 Document #: 2026145943
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: CAMBRIDGE CLARK ESTATES PHASE 2 Sec/Twnship/Range: NE4NE4 S35T25SR21E Abbreviated Description: Lot:15 Subdivision:CAMBRIDGE CLARK ESTATES PHASE 2 Sec/Twnship/Range:NE4NE4 S35T25SR21E

APN: 35-25-21-0160-01100-0040 Document #: 2026146601
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 11 Subdivision: ZEPHYR LAKES SUBDIVISION Phase No: 4D MapRef: MB 84 PG 82-84 Abbreviated Description: Lot:4 Block:11 Subdivision:ZEPHYR LAKES SUBDIVISION Phase No:4D Map Ref:MB 84 PG 82-84

APN: 35-25-21-0120-00000-0110 Document #: 2026137859

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CRESTVIEW HILLS MapRef: MB 53 PG 124 Abbreviated Description: Lot:11 Subdivision:CRESTVIEW HILLS Map Ref:MB 53 PG 124

4	.23Mi.	**7533 MERCHANTVILLE CIR** **ZEPHYRHILLS, FL 33540-2066**	06/17/2026	$305,000	$169	1796	//2.5	2006	6,600 SF	

APN: 35-25-21-0120-00000-0060 Document #: 2026113682
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: CRESTVIEW HILLS MapRef: MB 53 PG 124-129 Abbreviated Description: Lot:6 Subdivision:CRESTVIEW HILLS Map Ref:MB 53 PG 124-129

5	.35Mi.	**38819 OTIS ALLEN RD** **ZEPHYRHILLS, FL 33540-3009**	05/01/2026	$470,000	$205	2282	//2	1964	69,696 SF	V

APN: 26-25-21-0010-11400-0030 Document #: 2026081033
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 2 PG 6 Sec/Twnship/Range: S26T25SR21E Abbreviated Description: Map Ref:MB 2 PG 6Sec/Twnship/Range:S26T25SR21E

6	.18Mi.	**7530 JENO ST** **ZEPHYRHILLS, FL 33540-2081**	04/30/2026	$287,900	$184	1564	//2	2005	11,821 SF	

APN: 35-25-21-0120-00000-1200 Document #: 2026079970
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: CRESTVIEW HILLS MapRef: MB 53 PG 124-129 Abbreviated Description: Lot:120 Subdivision:CRESTVIEW HILLS Map Ref:MB 53 PG 124-129

7	.4Mi.	**8075 BROAD POINTE DR** **ZEPHYRHILLS, FL 33540-2210**	04/28/2026	$370,000	$142	2605	//3	2021	6,878 SF	

APN: 35-25-21-0150-01500-0010 Document #: 2026078102
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 15 Subdivision: ZEPHYR LAKES SUBDIVISION Phase No: 2D MapRef: MB 82 PG 62-64 Abbreviated Description: Lot:1 Block:15 Subdivision:ZEPHYR LAKES SUBDIVISION Phase No:2D Map Ref:MB 82 PG 62-64

8	.28Mi.	**7771 DAVIE RAY DR** **ZEPHYRHILLS, FL 33540-2311**	04/24/2026	$295,000	$174	1690	//2	2020	5,750 SF	

APN: 35-25-21-0140-00900-0350 Document #: 2026075428
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Block: 9 Subdivision: ZEPHYR LAKES SUBDIVISION PHASE 1A 2A 2B AND 4A MapRef: MB 80 PG 37-48 Abbreviated Description: Lot:35 Block:9 Subdivision:ZEPHYR LAKES SUBDIVISION PHASE 1A 2A 2B AND 4A Map Ref:MB 80 PG 37-48

9	.22Mi.	**38424 SONNET LANDING AVE** **ZEPHYRHILLS, FL 33540-2217**	03/23/2026	$415,000	$159	2605	//3	2023	8,224 SF	Yes

APN: 35-25-21-0160-01100-0010 Document #: 2026053054
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 11 Subdivision: ZEPHYR LAKES SUBDIVISION PHASE 4D MapRef: MB 84 PG 82-84 Abbreviated Description: Lot:1 Block:11 Subdivision:ZEPHYR LAKES SUBDIVISION PHASE 4D Map Ref:MB 84 PG 82-84

10	.33Mi.	**38651 FERM CIR** **ZEPHYRHILLS, FL 33540-3041**	01/07/2026	$260,000	$208	1247	//2	1985	11,235 SF	

APN: 26-25-21-0050-00000-0440 Document #: 2026001847
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: THE GROVES MapRef: MB 23 PG 69 Abbreviated Description: Lot:44 Subdivision:THE GROVES Map Ref:MB 23 PG 69

11	.32Mi.	**7974 BROAD POINTE DR** **ZEPHYRHILLS, FL 33540-2203**	12/16/2025	$345,000	$186	1846	//2	2020	7,126 SF	

APN: 35-25-21-0140-00800-0100 Document #: 2025235508
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 8 Subdivision: ZEPHYR LAKES SUBDIVISION PHASES 1A 2A 2B AND 4A MapRef: MB 80 PG 37-48 Abbreviated Description: Lot:10 Block:8 Subdivision:ZEPHYR LAKES SUBDIVISION PHASES 1A 2A 2B AND 4A Map Ref:MB 80 PG 37-48

12	.41Mi.	**38919 OTIS ALLEN RD** **ZEPHYRHILLS, FL 33540-3011**	11/17/2025	$416,000	$173	2394	//3	1978	63,162 SF	

APN: 26-25-21-0010-12800-0020 Document #: 2025216411
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: ZEPHYRHILLS COLONY COMPANY LANDS Tract No: 128 MapRef: MB 2 PG 6 Sec/Twnship/Range: S26T25SR21E Abbreviated Description: Subdivision:ZEPHYRHILLS COLONY COMPANY LANDS Tract No:128 Map Ref:MB 2 PG 6Sec/Twnship/Range:S26T25SR21E

13	.25Mi.	**7828 ARMS DR** **ZEPHYRHILLS, FL 33540-1860**	11/04/2025	$295,000	$223	1318	//2	2002	12,725 SF	

APN: 35-25-21-0110-00000-0740 Document #: 2025208456
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: LAKEVIEW KNOLL PHASE III MapRef: MB 37 PG 56 Abbreviated Description: Lot:74 Subdivision:LAKEVIEW KNOLL PHASE III Map Ref:MB 37 PG 56

14	.17Mi.	**7936 MERCHANTVILLE CIR** **ZEPHYRHILLS, FL 33540-2073**	11/03/2025	$315,000	$179	1756	//2	2005	10,978 SF	

APN: 35-25-21-0120-00000-1420 Document #: 2025207215
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: CRESTVIEW HILLS MapRef: MB 53 PG 124-129 Abbreviated Description: Lot:142 Subdivision:CRESTVIEW HILLS Map Ref:MB 53 PG 124-129

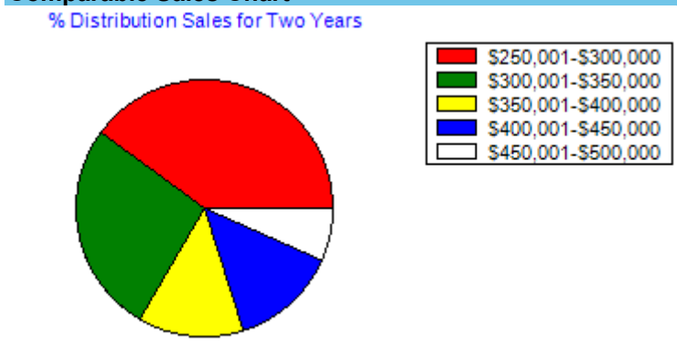
15	.19Mi.	**7939 MERCHANTVILLE CIR** **ZEPHYRHILLS, FL 33540-2074**	10/10/2025	$300,000	$191	1564	//2	2005	6,610 SF	

APN: 35-25-21-0120-00000-0500 Document #: 2025193833
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: CRESTVIEW HILLS MapRef: MB 53 PG 124 Abbreviated Description: Lot:50 Subdivision:CRESTVIEW HILLS Map Ref:MB 53 PG 124

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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.

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.	**7805 MERCHANTVILLE CIR**	**06/30/2021**	$240,055	$217,170	1,420	//2	2005	6,600 SF	
.01Mi.	**7811 MERCHANTVILLE CIR**	**10/15/2019**	$285,545	$187,500	1,808	//3	2005	6,600 SF	
.01Mi.	**7801 MERCHANTVILLE CIR**	**01/05/2022**	$273,033	$273,033	1,658	//2	2005	6,600 SF	
.02Mi.	**7817 MERCHANTVILLE CIR**	**05/04/2021**	$280,641	$280,641	1,796	//2.5	2005	6,600 SF	
.02Mi.	**7755 MERCHANTVILLE CIR**	**08/19/2011**	$271,912	$107,120	1,350	//2	2006	6,600 SF	
.03Mi.	**7659 JENO ST**	**12/13/2018**	$282,474	$181,710	1,808	//2	2006	8,725 SF	
.03Mi.	**7749 MERCHANTVILLE CIR**	**08/30/2024**	$278,942	$174,330	1,704	//2	2006	6,600 SF	
.03Mi.	**7821 MERCHANTVILLE CIR**	**03/01/2006**	$296,837	$109,270	1,995	//2	2005	7,262 SF	
.04Mi.	**7653 JENO ST**	**02/01/2006**	$278,571	$278,571	1,789	//2.5	2006	6,153 SF	
.05Mi.	**7743 MERCHANTVILLE CIR**	**08/01/2009**	$260,435	$94,870	1,564	//2	2006	6,600 SF	
.05Mi.	**7658 JENO ST**	**10/05/2022**	$274,100	$179,180	1,658	//2	2006	8,361 SF	
.05Mi.	**7825 MERCHANTVILLE CIR**	**08/07/2015**	$286,356	$138,730	1,808	//3	2005	9,323 SF	
.05Mi.	**7647 JENO ST**	**03/06/2013**	$292,566	$143,180	1,995	//2	2005	6,132 SF	
.06Mi.	**7652 JENO ST**	**08/31/2020**	$302,929	$215,630	1,995	//2	2005	6,630 SF	
.06Mi.	**7737 MERCHANTVILLE CIR**	**11/24/2021**	$237,948	$237,948	1,350	//2	2006	6,600 SF	
.06Mi.	**7660 WEEHAWKEN DR**	**11/01/2010**	$260,818	$260,818	1,564	//2	2006	7,676 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	56.6 years old	Households:	5,781
Median Household Income:	$51,885	Households w/Family:	61%
Household Income Per Capita:	$31,493	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	15%

School District

School District Zone:	Pasco County School District	Students:	86,627
Number of Schools:	107	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.42Mi.	**Zephyrhills High School** Number of Students: 1,656 Student-Teacher Ratio: 21.07 Advanced Placement: Yes	D	Public	9 - 12
21.89Mi.	**Pasco Eschool-Virtual Franchise** Number of Students: 610 Student-Teacher Ratio: NA	C+	Public	6 - 12
21.89Mi.	**Pasco Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
21.89Mi.	**Pasco Virtual Instruction Program (District Provided)** Number of Students: 139 Student-Teacher Ratio: 11.58	B-	Public	KG - 12
2.47Mi.	**Centennial Middle School** Number of Students: 688 Student-Teacher Ratio: 19.33	D	Public	6 - 8
1.49Mi.	**Woodland Elementary School**	D+	Public	KG - 5

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Number of Students: 792
Student-Teacher Ratio: 15.23

Flood Report

The Subject Property of **7805 MERCHANTVILLE CIR, ZEPHYRHILLS, FL 33540-2072** 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	96%	SIMILAR
BURGLARY	164%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	146%	NOTABLY HIGHER

Disaster Alerts

9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 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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