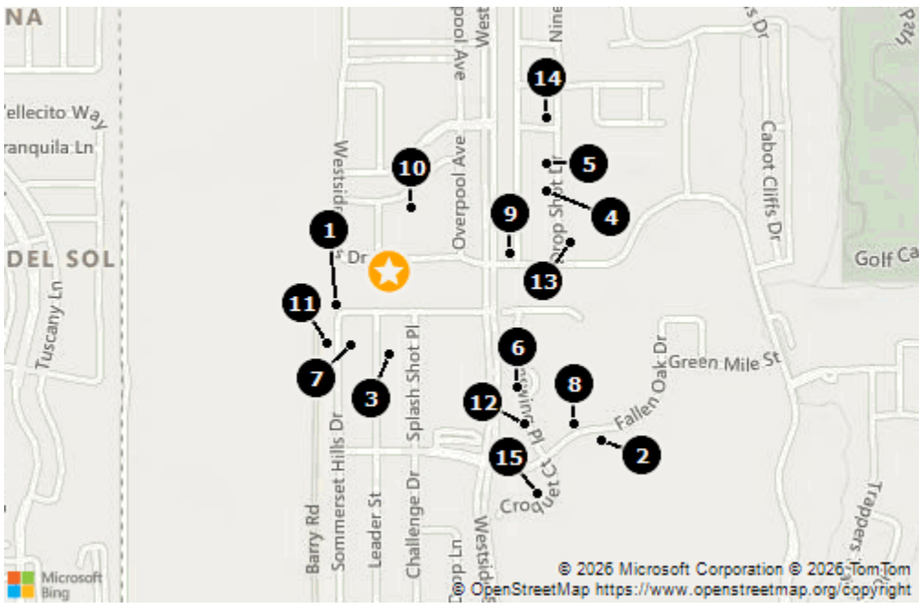
ICE SiteX Report

OrderID: 98655511

SiteX Property Information Report



Subject Property Location

9096 WESTSIDE HILLS DR, DAVENPORT, FL 33896-7996

County:	**OSCEOLA FL**	Census Tract:	120970408.122024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	302527357400011430	Thomas Bros Pg-Grid:	

Valuation

Value:	**$366,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$314,760 - $417,240	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	300
Assd Land Value:	$90,000	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$249,700	Market Improvment Value:	$249,700	Total Taxable Value:	$7,094
Total Assessed Value:	$339,700	Total Assessor Market Value:	$339,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 143 Phase No: 1 Sec/Twnship/Range: SEC 30 TWN 25 RNG 27
Abbreviated Description: BELLAVIVA PH 1 PB 32 PGS 44-47 LOT 143

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	1517 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	K
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2025	Sales Price:	N/A
Document #:	2025095319 BK-PG 6399-693	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/10/2024	Loan Amount:	N/A
Document #:	2024154867 BK-PG 6707-2126	Loan Type:	FHA
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
Lot: 143 Subdivision: BELLAVIVA PHASE 1

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	$385,002
Document #:	2023054651 BK-PG 6399-691	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2023		
Document Type:			

Legal Description:
Lot: 143 Subdivision: BELLAVIVA PHASE 1 Map Ref: MB 32 PG 44

Prior Transfer

Recording Date:	04/26/2023	Sales Price:	$385,100
Document #:	BK-PG 6399 -691	Type of Sale:	Qualified Sale

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 143 Phase No: 1 Sec/Twnship/Range: SEC 30 TWN 25 RNG 27
Abbreviated Description: BELLAVIVA PH 1 PB 32 PGS 44-47 LOT 143

Area Sales Analysis

Total Area Sales	$7,923,000	Median # of Bedrooms	5
Median Lot Size	5,663 SF	Median # of Baths	5
Median Living Area	3,081 SF	Median Year Built	2021
Price Range - 2 Yrs	$370,000 to $762,200	Age Range	3 years to 6 years
Median Value	$530,000	Median Age	5 years

Comparable Sales Data

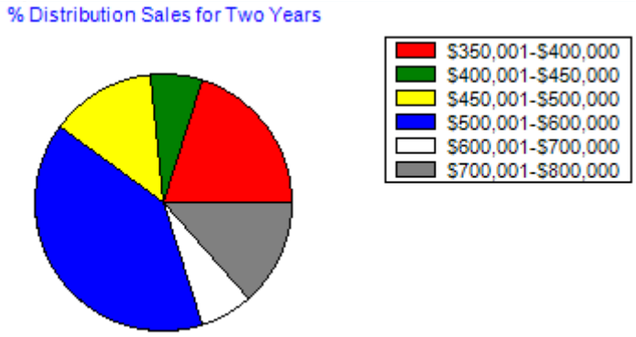
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**9262 SOMMERSET HILLS DR** **DAVENPORT, FL 33896-**	10/05/2026	$680,000	$155	4370	/8/5	2022	16,117 SF	Yes
		APN: 302527528100011210 Document #: 2026128077 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 121 Subdivision: STONEYBROOK SOUTH NORTH PARCEL - PHASE 7 MapRef: MB 31 PG 16 Abbreviated Description: Lot:121 Subdivision:STONEYBROOK SOUTH NORTH PARCEL - PHASE 7 Map Ref:MB 31 PG 16								
2	.39Mi.	**8926 FALLEN OAK DR** **DAVENPORT, FL 33896-7967**	10/05/2026	$530,000	$139	3809	/5/3	2021	7,405 SF	
		APN: 302527509300013740 Document #: 2026127753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 374 Subdivision: STONEYBROOK SOUTH NORTH PARCEL PHASE MapRef: MB 28 PG 176 Abbreviated Description: Lot:374 Subdivision:STONEYBROOK SOUTH NORTH PARCEL PHASE Map Ref:MB 28 PG 176								
3	.12Mi.	**989 LEADER ST** **DAVENPORT, FL 33896-**	10/02/2026	$510,000	$165	3081	/5/5	2021	4,792 SF	Yes
		APN: 302527509200010450 Document #: 2026127492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: STONEYBROOK SOUTH NORTH PARCEL PHASE 6 MapRef: MB 30 PG 12 Abbreviated Description: Lot:45 Subdivision:STONEYBROOK SOUTH NORTH PARCEL PHASE 6 Map Ref:MB 30 PG 12								
4	.25Mi.	**740 DROP SHOT DR** **DAVENPORT, FL 33896-**	10/01/2026	$550,000	$143	3843	/6/5	2020	5,663 SF	Yes
		APN: 302527512000010970 Document #: 2026126843 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 97 Subdivision: STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 MapRef: MB 28 PG 43-46 Abbreviated Description: Lot:97 Subdivision:STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 Map Ref:MB 28 PG 43-46								
5	.27Mi.	**690 DROP SHOT DR** **DAVENPORT, FL 33896-**	09/16/2026	$738,900	$191	3850	/7/6	2020	5,663 SF	Yes
		APN: 302527512000010930 Document #: 2026120605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Subdivision: STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 MapRef: MB 28 PG 43 Abbreviated Description: Lot:93 Subdivision:STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 Map Ref:MB 28 PG 43								
6	.24Mi.	**1048 DOWNSWING PL** **DAVENPORT, FL 33896-7964**	08/19/2026	$370,000	$158	2333	/4/2	2021	4,792 SF	
		APN: 302527509300014760 Document #: 2026108056 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 476 Subdivision: STONEYBROOK SOUTH NORTH PARCEL - PHASE 5 MapRef: MB 28 PG 176 Abbreviated Description: Lot:476 Subdivision:STONEYBROOK SOUTH NORTH PARCEL - PHASE 5 Map Ref:MB 28 PG 176								
7	.12Mi.	**9239 SOMMERSET HILLS DR** **DAVENPORT, FL 33896-**	07/17/2026	$530,000	$161	3291	/6/5	2022	4,792 SF	Yes
		APN: 302527528100012890 Document #: 2026094027 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 289 Subdivision: STONEYBROOK SOUTH NORTH PARCEL PHASE 7 MapRef: MB 31 PG 16 Abbreviated Description: Lot:289 Subdivision:STONEYBROOK SOUTH NORTH PARCEL PHASE 7 Map Ref:MB 31 PG 16								
8	.34Mi.	**8943 FALLEN OAK DR** **DAVENPORT, FL 33896-7967**	07/06/2026	$418,000	$201	2076	/4/3	2021	6,970 SF	
		APN: 302527509300014220 Document #: 2026088021 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 422 Subdivision: STONEYBROOK SOUTH NORTH PARCEL-PHASE 5 MapRef: MB 28 PG 176 Abbreviated Description: Lot:422 Subdivision:STONEYBROOK SOUTH NORTH PARCEL-PHASE 5 Map Ref:MB 28 PG 176								
9	.17Mi.	**860 STICKS ST** **DAVENPORT, FL 33896-**	07/02/2026	$479,000	$155	3081	/5/5	2021	5,663 SF	Yes
		APN: 302527512000010010 Document #: 2026087495 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 MapRef: MB 28 PG 43 Abbreviated Description: Lot:1 Subdivision:STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 Map Ref:MB 28 PG 43								
10	.1Mi.	**9100 OSCRAFT DR** **DAVENPORT, FL 33896-7979**	07/01/2026	$390,000	$234	1666	/3/2	2023	6,534 SF	
		APN: 302527357400011120 Document #: 2026086956 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 112 Subdivision: BELLAVIVA PHASE 1 MapRef: MB 32 PG 44 Abbreviated Description: Lot:112 Subdivision:BELLAVIVA PHASE 1 Map Ref:MB 32 PG 44City/Muni/Twp:OSCEOLA City/Muni/Twp: OSCEOLA								
11	.14Mi.	**9238 SOMMERSET HILLS DR** **DAVENPORT, FL 33896-**	07/01/2026	$762,200	$174	4370	/8/5	2022	6,098 SF	Yes
		APN: 302527528100011260 Document #: 2026086968 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 126 Subdivision: STONEYBROOK SOUTH NORTH PARCEL-PHASE 7 MapRef: MB 31 PG 16 Abbreviated Description: Lot:126 Subdivision:STONEYBROOK SOUTH NORTH PARCEL-PHASE 7 Map Ref:MB 31 PG 16								
12	.29Mi.	**1076 DOWNSWING PL** **DAVENPORT, FL 33896-7964**	06/15/2026	$370,000	$178	2076	/3/2	2021	5,227 SF	
		APN: 302527509300014830 Document #: 2026078231								

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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 483 Subdivision: STONEYBROOK SOUTH NORTH PARCEL Phase No: 5 MapRef: MB 6988 PG 398 Abbreviated Description: Lot:483 Subdivision:STONEYBROOK SOUTH NORTH PARCEL Phase No:5 Map Ref:MB 6988 PG 398									
13	.26Mi.	**841 DROP SHOT DR DAVENPORT, FL 33896-**	06/11/2026	$589,900	$191	3081	/5/5	2020	4,792 SF	Yes
	APN: 302527512000010580 Document #: 2026076853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 MapRef: MB 28 PG 43-46 Abbreviated Description: Lot:58 Subdivision:STONEYBROOK SOUTH NORTH PARCEL - PHASE 3 Map Ref:MB 28 PG 43-46									
14	.31Mi.	**8979 BACKSWING WAY DAVENPORT, FL 33896-**	04/30/2026	$530,000	$172	3081	/5/5	2020	4,792 SF	Yes
	APN: 302527512000010320 Document #: 2026057390 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: STONEYBROOK SOUTH NORTH PARCEL PHASE 3 MapRef: MB 28 PG 43 Abbreviated Description: Lot:32 Subdivision:STONEYBROOK SOUTH NORTH PARCEL PHASE 3 Map Ref:MB 28 PG 43									
15	.38Mi.	**8979 CROQUET CT DAVENPORT, FL 33896-7963**	04/30/2026	$475,000	$184	2571	/4/3	2020	7,405 SF	
	APN: 302527509300013510 Document #: 2026057191 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 351 Subdivision: STONEYBROOK SOUTH NORTH PARCEL PHASE 5 MapRef: MB 28 PG 176 Abbreviated Description: Lot:351 Subdivision:STONEYBROOK SOUTH NORTH PARCEL PHASE 5 Map Ref:MB 28 PG 176									

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.	**9096 WESTSIDE HILLS DR**	**04/26/2023**	$339,700	$339,700	1,517	/3/2	2023	5,663 SF	
.01Mi.	**9104 WESTSIDE HILLS DR**	**06/05/2023**	$375,300	$375,300	1,918	/4/2	2023	5,663 SF	
.01Mi.	**9088 WESTSIDE HILLS DR**	**07/26/2023**	$416,700	$368,911	2,387	/4/2	2023	5,663 SF	
.02Mi.	**9112 WESTSIDE HILLS DR**	**01/26/2024**	$440,700	$440,700	2,684	/4/2	2023	5,663 SF	
.02Mi.	**9080 WESTSIDE HILLS DR**	**09/20/2023**	$335,600	$335,600	1,517	/3/2	2023	5,663 SF	
.03Mi.	**9120 WESTSIDE HILLS DR**	**07/24/2024**	$337,300	$337,300	1,517	/3/2	2024	5,663 SF	
.03Mi.	**9072 WESTSIDE HILLS DR**	**05/31/2023**	$417,700	$322,259	2,387	/4/2	2023	5,663 SF	
.03Mi.	**941 ALVANLEY CT**	**04/28/2023**	$408,300	$408,300	2,387	/4/2	2023	6,534 SF	
.03Mi.	**9128 WESTSIDE HILLS DR**	**03/22/2024**	$373,900	$373,900	1,884	/4/2	2024	5,663 SF	
.03Mi.	**9064 WESTSIDE HILLS DR**	**05/26/2023**	$323,600	$323,600	1,395	/3/2	2023	5,663 SF	
.04Mi.	**931 ALVANLEY CT**	**06/09/2023**	$348,900	$348,900	1,666	/3/2	2022	5,663 SF	
.04Mi.	**9075 WESTSIDE HILLS DR**	**05/22/2023**	$370,400	$370,400	1,862	/4/2	2023	5,663 SF	
.04Mi.	**940 ALVANLEY CT**	**11/28/2023**	$409,600	$409,600	2,387	/4/2	2023	6,534 SF	
.04Mi.	**9294 SOMMERSET HILLS DR**	**11/30/2021**	$683,200	$683,200	4,356	/8/5	2021	6,098 SF	Yes
.04Mi.	**9136 WESTSIDE HILLS DR**	**07/23/2024**	$421,000	$421,000	2,387	/4/2	2024	5,663 SF	
.04Mi.	**9290 SOMMERSET HILLS DR**	**11/24/2021**	$685,000	$685,000	4,370	/8/5	2021	6,098 SF	Yes

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **9096 WESTSIDE HILLS DR, DAVENPORT, FL 33896-7996** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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