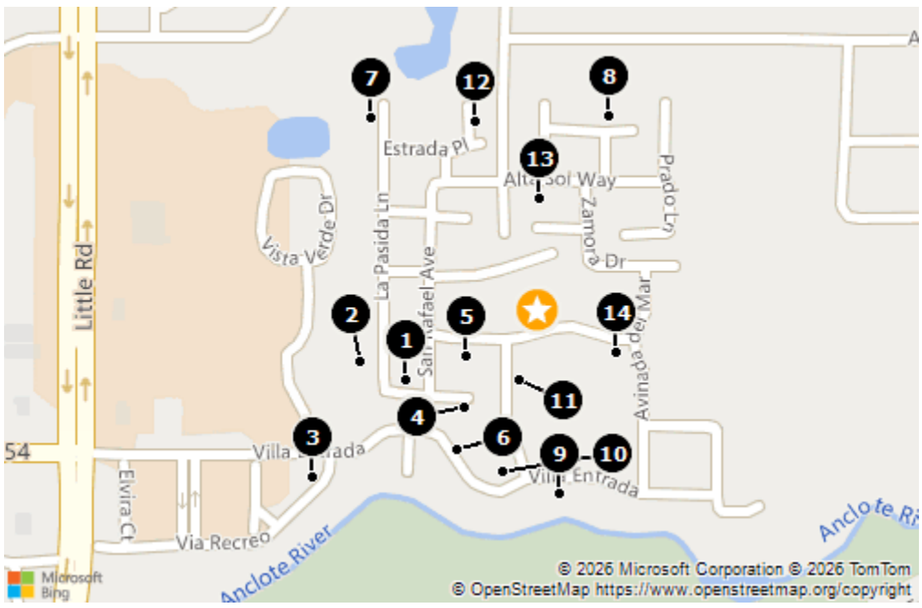
ICE SiteX Report

OrderID: 98738666

SiteX Property Information Report



Subject Property Location

9317 SANTA MONICA WAY, NEW PORT RICHEY, FL 34655-5711

County:	**PASCO FL**	Census Tract:	121010317.082009
Property Use:	Single Family Residential	Zoning:	MPUD
Parcel Number:	13-26-16-0140-00000-0240	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	11	Common Confidence Score:	67
Value Range:	$214,490 - $267,510	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	UF
Assd Land Value:	$18,426	Market Land Value:	$18,426	Tax Year:	2025
Assd Improvement:	$126,294	Market Improvment Value:	$184,201	Total Taxable Value:	$244
Total Assessed Value:	$144,720	Total Assessor Market Value:	$202,627	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 Subdivision: VILLA DEL RIO Legal Unit: FO Sec/Twnship/Range: SEC 13 TWN 26S RNG 16E
Abbreviated Description: VILLA DEL RIO UNIT FOUR PB 40 PG 043 LOT 24

Property Characteristics

Lot Size:	4,798 SF	Bedrooms:		Pool:	
Building Area:	1255 SF	Baths:	2	Fireplace:	
Year Built:	2003	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

Prior Transfer

Recording Date:	02/25/2026	Sales Price:	N/A
Document #:	2026034927 BK-PG 11133-648	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/26/2024	Sales Price:	N/A
Document #:	2024224317 BK-PG 11133-646	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/16/2024		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR Map Ref: MB 40 PG 43

Prior Transfer

Recording Date:	12/16/2024	Sales Price:	$70,800
Document #:	BK-PG 11133 -646	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO Legal Unit: FO Sec/Twnship/Range: SEC 13 TWN 26S RNG 16E
Abbreviated Description: VILLA DEL RIO UNIT FOUR PB 40 PG 043 LOT 24

Mortgage Record

Recording Date:	03/02/2020	Loan Amount:	N/A

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Document #:	2020035934 BK-PG 10061-3594	Loan Type:	VA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR

Prior Transfer

Recording Date:	03/04/2019	Sales Price:	$90,048
Document #:	36080 BK-PG 9344-1193	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/12/2019	Sales Price:	$151,000
Document #:	2019023849 BK-PG 9857-3097	Type of Sale:	Full Amount on Deed
Contract Date:	02/11/2019		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO Legal Unit: 4 Map Ref: MB 40 PG 43

Prior Transfer

Recording Date:	02/11/2019	Sales Price:	$151,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/08/2016	Sales Price:	$89,500
Document #:	2016053963 BK-PG 5948-1518	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2016	Sales Price:	$103,500
Document #:	2016048157 BK-PG 9344-1191	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/28/2016		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO Legal Unit: 4 Map Ref: MB40 PG43

Prior Transfer

Recording Date:	06/12/2006	Sales Price:	N/A
Document #:	2006119533 BK-PG 7032-0372	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/19/2006		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR Map Ref: MB40 PG43-47

Mortgage Record

Recording Date:	07/20/2004	Loan Amount:	N/A
Document #:	2004135215 BK-PG 5948-1518	Loan Type:	Unknown
TD Due Date:	08/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO Legal Unit: 4

Prior Transfer

Recording Date:	05/13/2004	Sales Price:	N/A
Document #:	2004088521 BK-PG 5852-1687	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/31/2004		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR Map Ref: MB40 PG43-47

Prior Transfer

Recording Date:	02/11/2004	Sales Price:	N/A
Document #:	2004023369 BK-PG 5723-0395	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/24/2004		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR Map Ref: MB40 PG43-47

Prior Transfer

Recording Date:	10/01/2003	Sales Price:	$112,000
Document #:	2003183409 BK-PG 5562-1882	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/23/2003		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR Map Ref: MB40 PG43-47

Prior Transfer

Recording Date:	10/01/2003	Sales Price:	$17,825
Document #:	2003183408 BK-PG 5562-1881	Type of Sale:	Full Amount on Deed
Contract Date:	09/23/2003		
Document Type:			

Legal Description:
Lot: 24 Subdivision: VILLA DEL RIO UNIT FOUR Map Ref: MB40 PG43-47

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Area Sales Analysis

Total Area Sales	$2,763,500	Median # of Bedrooms	
Median Lot Size	4,095 SF	Median # of Baths	2
Median Living Area	1,139 SF	Median Year Built	1998
Price Range - 2 Yrs	$138,000 to $265,000	Age Range	21 years to 46 years
Median Value	$197,500	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**9221 REPONDO PL** **NEW PORT RICHEY, FL 34655-1726**	10/13/2026	$165,000	$169	972	//2	1983	4,454 SF	
		APN: 13-26-16-024A-00000-1520 Document #: 2026192061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 152 Subdivision: VILLA DEL RIO - UNIT TWO MapRef: MB 19 PG 17 Abbreviated Description: Lot:152 Subdivision:VILLA DEL RIO - UNIT TWO Map Ref:MB 19 PG 17								
2	.14Mi.	**4039 LA PASIDA LN** **NEW PORT RICHEY, FL 34655-1714**	07/29/2026	$155,000	$159	972	//2	1982	7,049 SF	
		APN: 13-26-16-024A-00000-1060 Document #: 2026141841 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 106 Subdivision: VILLA DEL RIO UNIT TWO MapRef: MB 19 PG 17-19 Abbreviated Description: Lot:106 Subdivision:VILLA DEL RIO UNIT TWO Map Ref:MB 19 PG 17-19								
3	.2Mi.	**9143 VIA RECREO** **NEW PORT RICHEY, FL 34655-1728**	07/09/2026	$185,000	$226	816	//1	1980	3,774 SF	
		APN: 24-26-16-0240-00000-0440 Document #: 2026128312 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 MapRef: MB 18 PG 44 Abbreviated Description: Lot:44 Map Ref:MB 18 PG 44								
4	.09Mi.	**9242 ZUNI CT** **NEW PORT RICHEY, FL 34655-1738**	07/06/2026	$138,000	$138	1000	//2	1985	3,408 SF	
		APN: 13-26-16-024A-00000-1640 Document #: 2026124129 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 164 Subdivision: VILLA DEL RIO UNIT 2 MapRef: MB 19 PG 17-19 Abbreviated Description: Lot:164 Subdivision:VILLA DEL RIO UNIT 2 Map Ref:MB 19 PG 17-19								
5	.06Mi.	**9242 SANTA MONICA WAY** **NEW PORT RICHEY, FL 34655-5709**	06/08/2026	$222,500	$195	1139	//2	2002	4,009 SF	
		APN: 13-26-16-0140-00000-0350 Document #: 2026106427 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: VILLA DEL RIO MapRef: MB 40 PG 43-47 Abbreviated Description: Lot:35 Subdivision:VILLA DEL RIO Map Ref:MB 40 PG 43-47								
6	.11Mi.	**9239 VILLA ENTRADA** **NEW PORT RICHEY, FL 34655-1732**	05/27/2026	$140,000	$140	1000	//2	1981	3,061 SF	
		APN: 24-26-16-0240-00000-0730 Document #: 2026098273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 73 Subdivision: VILLA DEL RIO - UNIT ONE MapRef: MB 18 PG 44-46 Abbreviated Description: Lot:73 Subdivision:VILLA DEL RIO - UNIT ONE Map Ref:MB 18 PG 44-46								
7	.19Mi.	**4225 LA PASIDA LN** **NEW PORT RICHEY, FL 34655-1710**	04/28/2026	$265,000	$228	1161	//2	1999	6,808 SF	
		APN: 13-26-16-024A-00000-0791 Document #: 2026078550 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 78&79 Subdivision: VILLA DEL RIO Legal Unit: 2 MapRef: MB 19 PG 17-19 Abbreviated Description: Lot:78&79 Subdivision:VILLA DEL RIO Legal Unit:2 Map Ref:MB 19 PG 17-19Abbreviated Description:PORTION LOTS77&78								
8	.15Mi.	**4245 AVANTI CIR** **NEW PORT RICHEY, FL 34655-1767**	04/15/2026	$242,000	$208	1161	//2	1998	3,869 SF	
		APN: 13-26-16-024B-00000-188A Document #: 2026068964 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: VILLA DEL RIO-UNIT THREE MapRef: MB 19 PG 71-73 Abbreviated Description: Lot:66 Subdivision:VILLA DEL RIO-UNIT THREE Map Ref:MB 19 PG 71-73								
9	.13Mi.	**9330 VILLA ENTRADA** **NEW PORT RICHEY, FL 34655-5714**	03/26/2026	$239,000	$170	1402	//2	2005	6,183 SF	
		APN: 24-26-16-0330-00000-0530 Document #: 2026055629 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: VILLA DEL RIO UNIT FOUR MapRef: PG 43-47 Abbreviated Description: Lot:53 Subdivision:VILLA DEL RIO UNIT FOUR Map Ref:PG 43-47								
10	.11Mi.	**9311 VILLA ENTRADA** **NEW PORT RICHEY, FL 34655-5716**	03/18/2026	$215,000	$171	1253	//2	2004	7,847 SF	
		APN: 24-26-16-0330-00000-0480 Document #: 2026049080 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Subdivision: VILLA DEL RIO - UNIT FOUR MapRef: MB 40 PG 43 Abbreviated Description: Lot:48 Subdivision:VILLA DEL RIO - UNIT FOUR Map Ref:MB 40 PG 43								
11	.05Mi.	**4030 CASA DEL SOL WAY** **NEW PORT RICHEY, FL 34655-5704**	03/12/2026	$205,000	$179	1139	//2	2003	4,180 SF	
		APN: 13-26-16-0140-00000-1230 Document #: 2026045798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Subdivision: VILLA DEL RIO - UNIT FOUR MapRef: MB 40 PG 43 Abbreviated Description: Lot:123 Subdivision:VILLA DEL RIO - UNIT FOUR Map Ref:MB 40 PG 43								
12	.15Mi.	**4224 SAN RAFAEL AVE** **NEW PORT RICHEY, FL 34655-1752**	02/03/2026	$190,000	$190	1000	//2	1997	3,108 SF	
		APN: 13-26-16-024A-00000-1660 Document #: 2026020531 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 166 Subdivision: VILLA DEL RIO - UNIT TWO MapRef: MB 19 PG 17 Abbreviated Description: Lot:166 Subdivision:VILLA DEL RIO - UNIT TWO Map Ref:MB 19 PG 17								
13	.08Mi.	**9314 ALTA SOL WAY** **NEW PORT RICHEY, FL 34655-1763**	01/26/2026	$170,000	$146	1161	//2	2000	2,983 SF	

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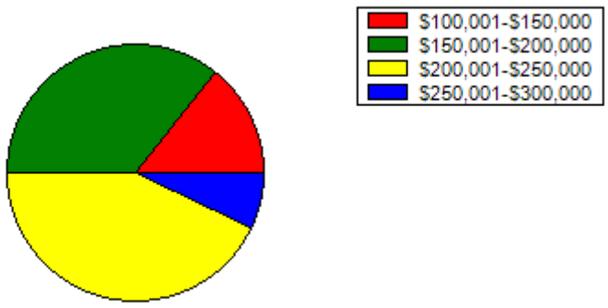
APN: 13-26-16-024B-00000-2380 Document #: 2026015021
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: VILLA DEL RIOUNIT THREE Tract No: B MapRef: MB 19 PG 71-73 Abbreviated Description: Lot:25 Subdivision:VILLA DEL RIOUNIT THREE Tract No:B Map Ref:MB 19 PG 71-73

14	.07Mi.	**9348 SANTA MONICA WAY NEW PORT RICHEY, FL 34655-5710**	01/07/2026	$232,000	$167	1387	//2	2004	8,834 SF

APN: 13-26-16-0140-00000-1030 Document #: 2026002943
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: VILLA DEL RIO UNIT FOUR MapRef: MB 40 PG 43-47 Abbreviated Description: Lot:103 Subdivision:VILLA DEL RIO UNIT FOUR Map Ref:MB 40 PG 43-47

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.	**9317 SANTA MONICA WAY**	**12/16/2024**	$202,627	$144,720	1,255	//2	2003	4,798 SF	
.01Mi.	**9313 SANTA MONICA WAY**	**03/01/2005**	$187,529	$187,529	1,139	//2	2003	4,783 SF	
.01Mi.	**9321 SANTA MONICA WAY**	**09/01/2003**	$196,177	$85,090	1,227	//2	2003	6,079 SF	
.02Mi.	**9309 SANTA MONICA WAY**	**09/22/2017**	$202,439	$94,930	1,253	//2	2003	4,846 SF	
.02Mi.	**9325 SANTA MONICA WAY**	**12/30/2022**	$199,825	$199,825	1,227	//2	2001	5,438 SF	
.02Mi.	**9308 ESTRELLA CT**	**10/13/2021**	$182,644	$144,840	1,139	//2	2001	4,180 SF	
.02Mi.	**9305 SANTA MONICA WAY**	**04/03/2015**	$187,712	$98,980	1,139	//2	2003	4,556 SF	
.02Mi.	**9312 ESTRELLA CT**	**05/16/2024**	$184,463	$81,640	1,139	//2	2001	4,180 SF	
.02Mi.	**9304 ESTRELLA CT**	**10/13/2016**	$195,367	$85,270	1,139	//2	2001	4,180 SF	
.03Mi.	**9329 SANTA MONICA WAY**	**04/16/2014**	$185,146	$81,170	1,139	//2	2001	3,937 SF	
.03Mi.	**9316 ESTRELLA CT**	**03/17/2017**	$228,798	$144,510	1,373	//2	2001	9,216 SF	
.03Mi.	**9316 SANTA MONICA WAY**	**02/07/2022**	$201,067	$113,080	1,227	//2	2003	4,129 SF	
.03Mi.	**9320 SANTA MONICA WAY**	**06/08/2015**	$192,384	$98,560	1,139	//2	2003	3,995 SF	
.03Mi.	**9310 SANTA MONICA WAY**	**10/01/2003**	$232,895	$103,380	1,346	//2	2003	7,439 SF	
.03Mi.	**9300 ESTRELLA CT**	**10/06/2023**	$213,794	$213,794	1,253	//2	2001	7,260 SF	
.03Mi.	**9326 SANTA MONICA WAY**	**08/31/2023**	$235,947	$104,520	1,389	//2	2003	6,703 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	46.5 years old	Households:	22,120
Median Household Income:	$82,996	Households w/Family:	67%
Household Income Per Capita:	$43,438	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

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
4.08Mi.	**River Ridge High School** Number of Students: 1,798 Student-Teacher Ratio: 22.64 Advanced Placement: Yes	C+	Public	9 - 12
8.92Mi.	**Pasco Eschool-Virtual Franchise** Number of Students: 610 Student-Teacher Ratio: NA	B	Public	6 - 12

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8.92Mi. **Pasco Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
8.92Mi. **Pasco Virtual Instruction Program (District Provided)** Number of Students: 139 Student-Teacher Ratio: 11.58	C+	Public	KG - 12
1.15Mi. **Longleaf Elementary School** Number of Students: 601 Student-Teacher Ratio: 13.98	B+	Public	KG - 5
4.08Mi. **River Ridge Middle School** Number of Students: 1,026 Student-Teacher Ratio: 18.06	B-	Public	6 - 8

Flood Report

The Subject Property of **9317 SANTA MONICA WAY, NEW PORT RICHEY, FL 34655-5711** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	85%	LOWER
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	95%	SIMILAR
OVERALL	78%	LOWER

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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