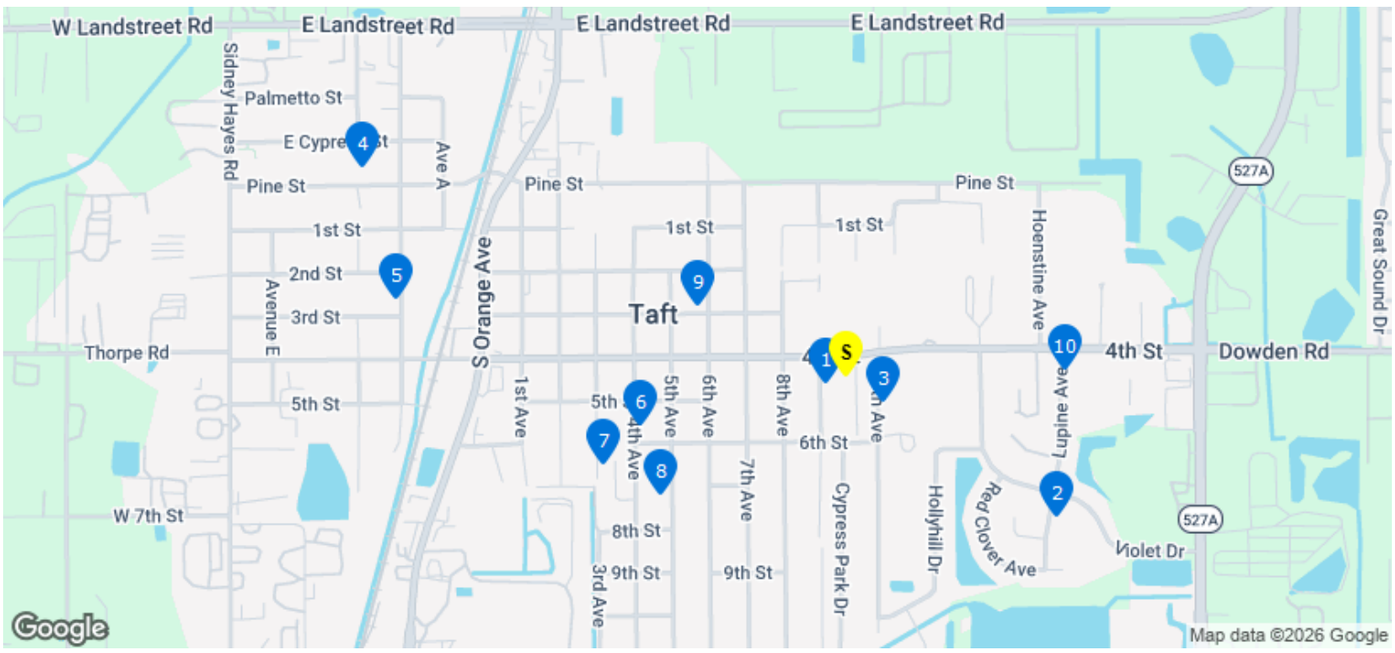
ICE SiteX Report

OrderID: 98775363

SiteX Property Information Report



Subject Property Location

9503 9TH AVE, ORLANDO, FL 32824-8454

County:	**ORANGE FL**	Census Tract:	0168.04
Property Use:	Single Family Residential	Zoning:	R-T-1
Parcel Number:	01-24-29-8516-41-601	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$319,550 - $450,450	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U-10
Assd Land Value:		Market Land Value:	$80,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$287,710	Total Taxable Value:	$6,305
Total Assessed Value:	$366,806	Total Assessor Market Value:	$367,710	Delinquent Year:	
				Tax Account ID:	437162
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: K Subdivision: TAFT (TIER 1 THRU 9) Sec/Twnship/Range: SEC 1 TWN 24S RNG 29E

Abbreviated Description:	TAFT E/4 LOT 1 BLK K TIER 4 SEE 5005/3721
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	7,309 SF	Bedrooms:	3	Pool:	
Building Area:	1839 SF	Baths:	2.5	Fireplace:	
Year Built:	2021	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/27/2024	Loan Amount:	N/A
Document #:	20240682331 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/11/2024		
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Block: K Subdivision: TAFT PROSPER COLONY Map Ref: 0

Prior Transfer

Recording Date:	07/15/2022	Sales Price:	N/A
Document #:	20220434419 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/14/2022		
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TAFT PROSPER COLONY Map Ref: MB E PG 4

Mortgage Record

Recording Date:	03/23/2021	Loan Amount:	N/A
Document #:	20210164637 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/18/2021		
TD Due Date:	04/01/2051	Type Finance:	

ICE SiteX Report

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Legal Description:
Block: K Subdivision: TAFT PROSPER COLONY Map Ref: MB E PG 4

Prior Transfer

Recording Date:	03/23/2021	Sales Price:	$290,000
Document #:	20210164636 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/18/2021		
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TAFT PROSPER COLONY Map Ref: MB E PG 4

Prior Transfer

Recording Date:	10/12/2020	Sales Price:	N/A
Document #:	20200532600 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/12/2020		
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TOWN OF TRAFT Map Ref: MB E PG 4

Prior Transfer

Recording Date:	05/31/2018	Sales Price:	N/A
Document #:	20180320529 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/31/2018		
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TIER 4 Map Ref: MB E PG 4
City/Muni/Twp: TAFT

Prior Transfer

Recording Date:	01/09/2018	Sales Price:	$30,000
Document #:	20180019001 BK-PG -	Type of Sale:	Non Residential Transfer
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TOWN OF TAFT Map Ref: MB E PG 4

Prior Transfer

Recording Date:	11/10/2011	Sales Price:	$15,000
Document #:	20110591687 BK-PG 10292-6146	Type of Sale:	Arms-Length Transfer
Contract Date:	11/07/2011		
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TIER 4 Map Ref: MB E PG4&5
City/Muni/Twp: TAFT

Prior Transfer

Recording Date:	06/02/2006	Sales Price:	$290,000
Document #:	20060366383 BK-PG 08678-1200	Type of Sale:	Arms-Length Transfer
Contract Date:	05/25/2006		
Document Type:	Deed		

Legal Description:
Block: K Subdivision: TOWN OF TAFT Map Ref: MB E PG4&5
Abbreviated Description: TIER4

Area Sales Analysis

Total Area Sales	$3,617,389	Median # of Bedrooms	3
Median Lot Size	7,498 SF	Median # of Baths	2
Median Living Area	1,405 SF	Median Year Built	2002
Price Range - 2 Yrs	$324,999 to $455,000	Age Range	3 years to 68 years
Median Value	$352,450	Median Age	24.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**9407 8TH AVE** **ORLANDO, FL 32824-8355**	10/02/2026	$850,000	$61	13865	/3/2	1999	76,099 SF	
		APN: 01-24-29-8516-21-501 Document #: 20260548375 Document Type: Warranty Deed Price Code: Q Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1-10 Block: I Subdivision: TOWN OF TAFT MapRef: MB E PG 4 Abbreviated Description: Lot:1-10 Block:I Subdivision:TOWN OF TAFT Map Ref:MB E PG 4								
2	.21Mi.	**9526 6TH AVE** **ORLANDO, FL 32824-8317**	06/25/2026	$90,000			//		7,199 SF	
		APN: 01-24-29-8516-41-207 Document #: 20260354318 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Lot: 7 Block: F Subdivision: TIER 4 MapRef: MB E PG 4&5 Abbreviated Description: Lot:7 Block:F Subdivision:TIER 4 Map Ref:MB E PG 4&5								
3	.23Mi.	**9660 HOLLYHILL DR** **ORLANDO, FL 32824-9503**	04/30/2026	$335,000	$271	1238	/3/2	1999	4,510 SF	
		APN: 06-24-30-5560-00-860 Document #: 20260248102 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 86 Block: 11 Subdivision: MEADOWS AT BOGGY CREEK MapRef: MB 40 PG 34 Abbreviated Description: Lot:86 Block:11 Subdivision:MEADOWS AT BOGGY CREEK Map Ref:MB 40 PG 34								
4	.24Mi.	**1707 1ST ST** **ORLANDO, FL 32824-9182**	07/30/2026	$270,000	$296	912	/3/1	1991	7,619 SF	
		APN: 36-23-29-8228-51-806 Document #: 20260423624 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 6 Block: R Subdivision: SPAHLERS ADDITION TO TAFT PROSPER COLONY Tract No: 5 MapRef: MB D PG 114 Abbreviated Description: Lot:6 Block:R Subdivision:SPAHLERS ADDITION TO TAFT PROSPER COLONY Tract No:5 Map Ref:MB D PG 114								

ICE SiteX Report

OrderID: 98775363

5	.25Mi.	**9419 5TH AVE** **ORLANDO, FL 32824-8321**	10/21/2026	$305,000	$257	1185	/3/2	1989	7,190 SF

APN: 01-24-29-8516-21-204 Document #: 20260586162
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: F Subdivision: TOWN OF TAFT MapRef: MB E PG 4 Abbreviated Description: Lot:4 Block:F Subdivision:TOWN OF TAFT Map Ref:MB E PG 4

6	.26Mi.	**1522 PINE ST** **ORLANDO, FL 32824-7707**	04/23/2026	$413,000			//		7,618 SF

APN: 36-23-29-8228-51-603 Document #: 20260233151
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 3 Block: P Subdivision: SPAHLERS ADDITION TO TAFT PROSPER COLONY MapRef: MB D PG 114 Abbreviated Description: Lot:3 Block:P Subdivision:SPAHLERS ADDITION TO TAFT PROSPER COLONY Map Ref:MB D PG 114

7	.28Mi.	**1961 4TH ST** **ORLANDO, FL 32824-7706**	08/10/2026	$165,000	$163	1014	/3/2	1987	21,571 SF

APN: 06-24-30-7268-00-291 Document #: 20260442774
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: I Subdivision: PROSPER COLONY SUBDIVISION MapRef: MB D PG 103 Sec/Twnship/Range: S06T24SR30E Abbreviated Description: Lot:29 Block:I Subdivision:PROSPER COLONY SUBDIVISION Map Ref:MB D PG 103Sec/Twnship/Range:S06T24SR30E

8	.28Mi.	**9808 9TH AVE** **ORLANDO, FL 32824-8420**	05/04/2026	$230,000	$170	1350	/3/2	1996	SF

APN: 01-24-29-8516-81-507 Document #: 20260251501
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7-9 Block: I Subdivision: TOWN OF TAFT MapRef: MB E PG 4&5 Abbreviated Description: Lot:7-9 Block:I Subdivision:TOWN OF TAFT Map Ref:MB E PG 4&5

9	.29Mi.	**1659 SAGE CREEK CT** **ORLANDO, FL 32824-9112**	08/06/2026	$355,900	$244	1456	/3/2	2006	5,500 SF

APN: 06-24-30-7348-00-130 Document #: 20260436763
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 13 MapRef: MB 58 PG 62 Abbreviated Description: Lot:13 Map Ref:MB 58 PG 62

10	.31Mi.	**9809 7TH AVE** **ORLANDO, FL 32824-7255**	05/15/2026	$158,000	$171	924	/3/2	1985	7,199 SF

APN: 01-24-29-8516-81-403 Document #: 20260274843
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3 Block: H Subdivision: TAFT MapRef: MB E PG 4&5 Abbreviated Description: Lot:3 Block:H Subdivision:TAFT Map Ref:MB E PG 4&5

11	.32Mi.	**9659 4TH AVE** **ORLANDO, FL 32824-8452**	09/02/2026	$420,000			//		7,199 SF

APN: 01-24-29-8516-61-102 Document #: 20260490420
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: E Subdivision: TOWN OF TAFT Phase No: 6 MapRef: MB E PG 4&5 Abbreviated Description: Lot:2 Block:E Subdivision:TOWN OF TAFT Phase No:6 Map Ref:MB E PG 4&5

12	.33Mi.	**9822 7TH AVE** **ORLANDO, FL 32824-7254**	09/30/2026	$90,000	$134	672	/2/1	1975	9,280 SF

APN: 01-24-29-8516-81-307 Document #: 20260544510
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7&8 Block: G MapRef: MB E PG 4&5 Abbreviated Description: Lot:7&8 Block:G Map Ref:MB E PG 4&5City/Muni/Twp:TAFT City/Muni/Twp: TAFT

13	.33Mi.	**1226 PINE ST** **ORLANDO, FL 32824-8354**	05/08/2026	$315,000	$273	1152	/3/2	1985	11,009 SF

APN: 36-23-29-8228-51-303 Document #: 20260263189
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: M Subdivision: SPAHLERS ADDITION MapRef: MB D PG 114 Abbreviated Description: Block:M Subdivision:SPAHLERS ADDITION Map Ref:MB D PG 114

14	.34Mi.	**9502 LUPINE AVE** **ORLANDO, FL 32824-8740**	03/04/2026	$325,000	$267	1217	/3/2	1996	7,376 SF

APN: 06-24-30-5559-02-060 Document #: 20260126384
Document Type: Warranty Deed Price Code: U
Land Use: Single Family Residential
Legal: Lot: 206 Subdivision: THE MEADOWS AT BOGGY CREEK MapRef: MB 32 PG 75-78 Abbreviated Description: Lot:206 Subdivision:THE MEADOWS AT BOGGY CREEK Map Ref:MB 32 PG 75-78

15	.35Mi.	**1901 TEABERRY CT** **ORLANDO, FL 32824-8766**	04/01/2026	$325,000	$276	1177	/4/2	1995	6,634 SF

APN: 06-24-30-5559-00-870 Document #: 20260187892
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: THE MEADOWS AT BOGGY CREEK MapRef: MB 32 PG 75-78 Abbreviated Description: Lot:87 Subdivision:THE MEADOWS AT BOGGY CREEK Map Ref:MB 32 PG 75-78

16	.35Mi.	**9455 3RD AVE** **ORLANDO, FL 32824-9123**	03/24/2026	$365,000	$262	1393	/3/2		7,310 SF

APN: 01-24-29-8516-31-002 Document #: 20260168301
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: D MapRef: MB E PG 4&5 Abbreviated Description: Lot:2 Block:D Map Ref:MB E PG 4&5City/Muni/Twp:TAFT City/Muni/Twp: TAFT

17	.36Mi.	**8TH AVE** **ORLANDO, FL 32824-**	06/25/2026	$70,000			//		7,610 SF

APN: 01-24-29-8516-91-503 Document #: 20260354644
Document Type: Warranty Deed Price Code: U
Land Use: Residential - Vacant Land
Legal: Lot: 3 Block: 1 Subdivision: TOWN OF TAFT MapRef: MB E PG 4&5 Abbreviated Description: Lot:3 Block:1 Subdivision:TOWN OF TAFT Map Ref:MB E PG 4&5City/Muni/Twp:TAFT City/Muni/Twp: TAFT

18	.38Mi.	**1930 TEABERRY CT** **ORLANDO, FL 32824-8766**	06/08/2026	$332,500	$254	1308	/4/2	1996	5,053 SF

APN: 06-24-30-5559-00-920 Document #: 20260318921
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: THE MEADOWS AT BOGGY CREEK MapRef: MB 32 PG 75-78 Abbreviated Description: Lot:92 Subdivision:THE MEADOWS AT BOGGY CREEK Map Ref:MB 32 PG 75-78

19	.38Mi.	**9760 VIOLET DR** **ORLANDO, FL 32824-8772**	04/24/2026	$324,900	$246	1320	/3/2	1995	3,999 SF

ICE SiteX Report

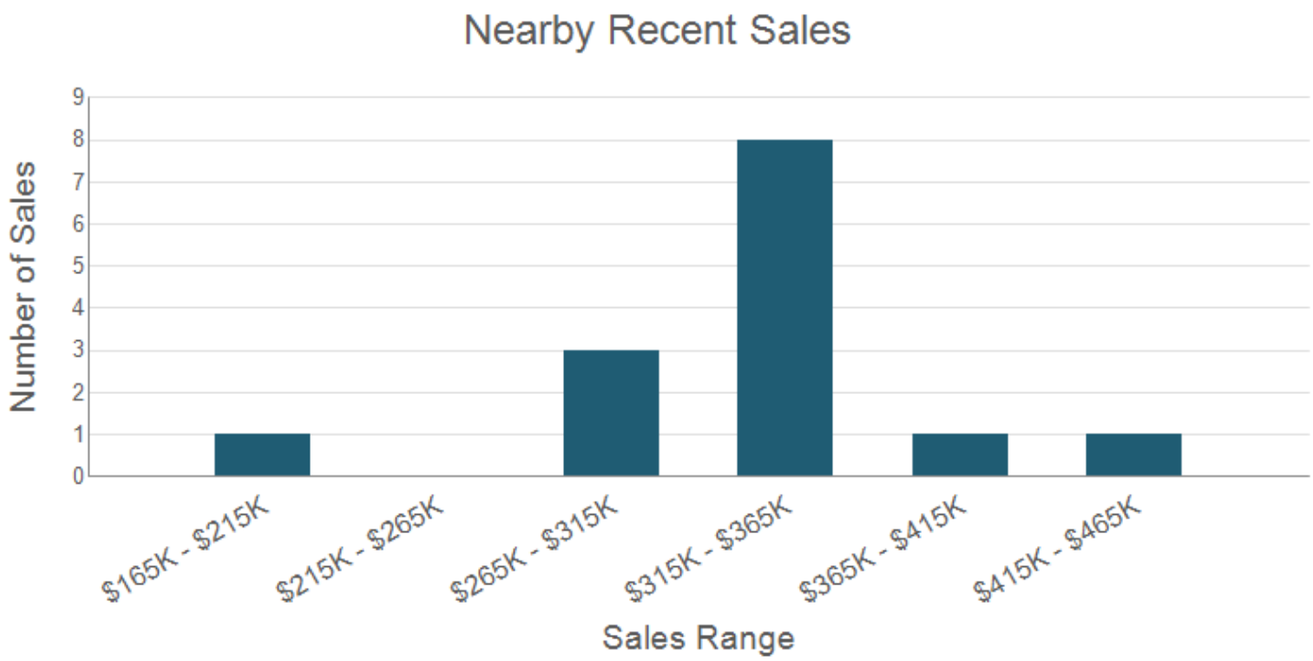
OrderID: 98775363

APN: 06-24-30-5559-00-700 Document #: 20260235760
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: THE MEADOWS AT BOGGY CREEK MapRef: MB 32 PG 75-78 Abbreviated Description: Lot:70 Subdivision:THE MEADOWS AT BOGGY CREEK Map Ref:MB 32 PG 75-78

20	.39Mi.	**9710 LUPINE AVE ORLANDO, FL 32824-8745**	05/07/2026	$354,900	$229	1549	/4/2	1995	4,291 SF

APN: 06-24-30-5559-00-720 Document #: 20260258297
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: THE MEADOWS AT BOGGY CREEK MapRef: MB 32 PG 75-78 Abbreviated Description: Lot:72 Subdivision:THE MEADOWS AT BOGGY CREEK Map Ref:MB 32 PG 75-78

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.	**9503 9TH AVE**	**07/14/2022**	$367,710	$366,806	1,839	/3/2.5	2021	7,309 SF	
.03Mi.	**9504 9TH AVE**	**12/11/2020**	$267,990	$225,310	1,134	/3/2	2007	7,425 SF	
.03Mi.	**9510 9TH AVE**	**07/02/2019**	$282,110	$238,665	1,134	/3/2	2007	7,619 SF	
.04Mi.	**9516 9TH AVE**	**11/30/2020**	$297,360	$194,277	1,134	/3/2	2007	7,619 SF	
.04Mi.	**1603 4TH ST**	**01/14/2004**	$457,280	$239,809	2,277	/3/2.5	1948	36,550 SF	B
.05Mi.	**9522 9TH AVE**	**06/12/2014**	$264,830	$132,359	1,134	/3/2	2006	7,619 SF	
.05Mi.	**1523 4TH ST**	**07/25/2008**	$272,870	$233,918	1,284	/3/2	1956	36,551 SF	
.06Mi.	**1652 4TH ST**	**01/10/2024**	$202,720	$202,720	1,215	/3/1	1948	8,547 SF	
.06Mi.	**9509 8TH AVE**	**07/25/2008**	$264,880	$101,324	1,190	/3/2	2007	7,619 SF	
.06Mi.	**9528 9TH AVE**	**10/23/2015**	$276,790	$136,274	1,134	/3/2	2006	11,571 SF	
.06Mi.	**9511 8TH AVE**	**10/28/2013**	$272,400	$229,610	1,190	/3/2	2007	7,619 SF	
.07Mi.	**9513 8TH AVE**	**07/06/2007**	$264,880	$101,324	1,190	/3/2	2007	7,619 SF	
.07Mi.	**1505 4TH ST**	**08/24/2015**	$155,340	$85,830	1,260	/3/1	1958	21,930 SF	
.07Mi.	**9601 9TH AVE**	**03/14/2006**	$333,800	$239,341	1,410	/3/2.5	2023	7,190 SF	
.07Mi.	**9528 11TH AVE**	**02/21/2025**	$334,350	$221,391	2,180	/5/2	1970	14,453 SF	P
.07Mi.	**9525 8TH AVE**	**02/08/2008**	$310,910	$264,087	1,337	/3/2	2007	11,576 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	39.1 years old	Households:	20,599
Median Household Income:	$76,297	Households w/Family:	83%
Household Income Per Capita:	$30,369	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

ICE SiteX Report

OrderID: 98775363

School District

School District Zone:	Orange County School District	Students:	205,853
Number of Schools:	275	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.39Mi.	**Cypress Creek High School** Number of Students: 3,127 Student-Teacher Ratio: 23.87 Advanced Placement: Yes	C-	Public	9 - 12
2.45Mi.	**Walker Middle School** Number of Students: 872 Student-Teacher Ratio: 18.17	D-	Public	6 - 8
0.25Mi.	**Sally Ride Elementary School** Number of Students: 399 Student-Teacher Ratio: 13.76	C-	Public	PK - 5

Flood Report

The Subject Property of **9503 9TH AVE, ORLANDO, FL 32824-8454** 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	77%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	48%	SIGNIFICANTLY 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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