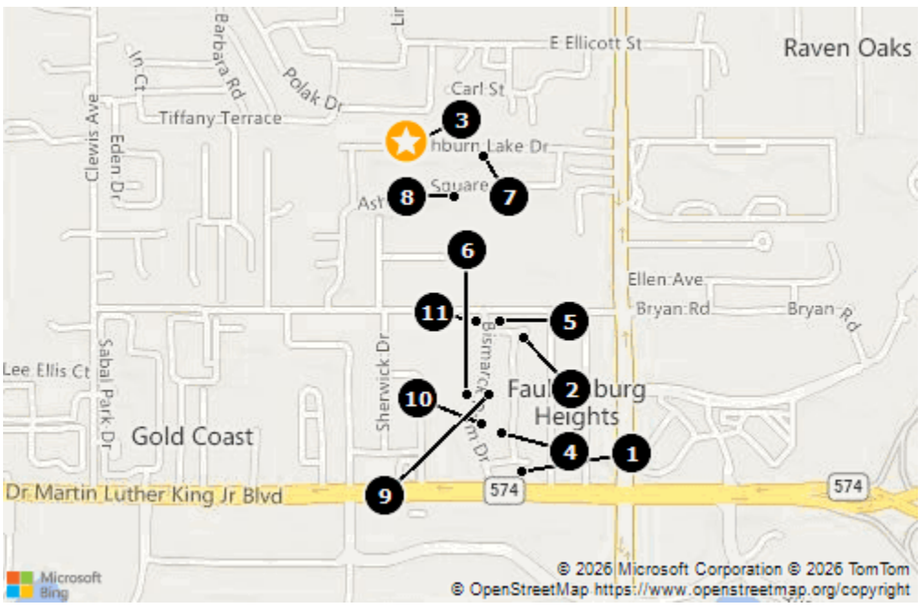
ICE SiteX Report

OrderID: 98738620

SiteX Property Information Report



Subject Property Location

9842 ASHBURN LAKE DR, TAMPA, FL 33610-5906

County:	**HILLSBOROUGH FL**	Census Tract:	120570121.031018
Property Use:	Townhouse (Residential)	Zoning:	PD
Parcel Number:	U06292076F000010000010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$216,900 - $265,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U
Assd Land Value:		Market Land Value:	$23,182	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$208,642	Total Taxable Value:	$3,545
Total Assessed Value:	$206,446	Total Assessor Market Value:	$231,824	Delinquent Year:	
				Tax Account ID:	0654560206
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES Map Ref: BK 101 PG 12 Sec/Twnship/Range: SEC 06 TWN 29S RNG 20E
Abbreviated Description: ASHBURN SQUARE TOWNHOMES LOT 1 BLOCK 10
City/Muni/Twp: UNINCORPORATED COUNTY

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1764 SF	Baths:	2.5	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	N/A
Document #:	2023103043 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/26/2021	Sales Price:	$208,000
Document #:	2021373292 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/12/2021		
Document Type:			

Legal Description:
Lot: 1 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES Map Ref: MB 101 PG 12-18

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$208,000
Document #:	2021373292 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES Map Ref: BK 101 PG 12 Sec/Twnship/Range: SEC 06 TWN 29S RNG 20E
Abbreviated Description: ASHBURN SQUARE TOWNHOMES LOT 1 BLOCK 10
City/Muni/Twp: UNINCORPORATED COUNTY

ICE SiteX Report

OrderID: 98738620

Prior Transfer

Recording Date:	03/16/2018	Sales Price:	$133,064
Document #:	2018105030 BK-PG 17687-1616	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2017	Sales Price:	N/A
Document #:	2017111444 BK-PG 24815-1756	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/03/2017		
Document Type:			

Legal Description:
Lot: 1 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES Map Ref: MB101 PG12-18

Prior Transfer

Recording Date:	03/13/2017	Sales Price:	N/A
Document #:	2017096087 BK-PG 17687-1616	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2014	Sales Price:	$33,266
Document #:	2014233282 BK-PG 17687-1634	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2012	Sales Price:	$133,064
Document #:	2012195481 BK-PG 17687-1616	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2007	Loan Amount:	N/A
Document #:	2007187124 BK-PG 17687-1634	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 1 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES

Prior Transfer

Recording Date:	04/20/2007	Sales Price:	$166,400
Document #:	2007187122 BK-PG 17687-1615	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/11/2007		
Document Type:			

Legal Description:
Lot: 1 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES Map Ref: MB101 PG12-18

Area Sales Analysis

Total Area Sales	$2,513,700	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2.5
Median Living Area	1,504 SF	Median Year Built	2006
Price Range - 2 Yrs	$168,000 to $285,000	Age Range	17 years to 21 years
Median Value	$229,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**9831 BLUE PALM WAY TAMPA, FL 33610-9008**	10/13/2026	$210,000	$169	1240	/2/2.5	2005	SF	
		APN: U06292083E000003000030 Document #: 2026401835 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 3 Block: 3 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53 Abbreviated Description: Lot:3 Block:3 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53								
2	.33Mi.	**4247 KEY THATCH DR TAMPA, FL 33610-9032**	10/09/2026	$168,000	$99	1692	/2/2.5	2006	SF	
		APN: U06292083E000017000010 Document #: 2026398634 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 17 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53-57 Abbreviated Description: Lot:1 Block:17 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53-57								
3	.01Mi.	**9848 ASHBURN LAKE DR TAMPA, FL 33610-5906**	10/05/2026	$222,900	$126	1764	/3/2.5	2007	SF	
		APN: U06292076F000010000040 Document #: 2026390598 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 4 Block: 10 Subdivision: ASHBURN SQUARE TOWNHOMES MapRef: MB 101 PG 12 Abbreviated Description: Lot:4 Block:10 Subdivision:ASHBURN SQUARE TOWNHOMES Map Ref:MB 101 PG 12								
4	.44Mi.	**4126 KEY THATCH DR TAMPA, FL 33610-9029**	07/30/2026	$213,000	$171	1240	/2/2.5	2006	SF	
		APN: U06292083E000008000050 Document #: 2026296662 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 8 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53-57 Abbreviated Description: Lot:5 Block:8 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53-57								
5	.29Mi.	**9810 FAN PALM WAY TAMPA, FL 33610-9039**	06/02/2026	$210,000	$169	1240	/2/2.5	2006	SF	
		APN: U06292083E000020000050 Document #: 2026210896 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 98738620

Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 20 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53 Abbreviated Description: Lot:5 Block:20 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53

6	.37Mi.	**4128 BISMARCK PALM DR TAMPA, FL 33610-9037**	01/07/2026	$242,000	$195	1240	/2/2.5	2007	SF

APN: U06292083E000028000020 Document #: 2026006385
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 28 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53-57 Abbreviated Description: Lot:2 Block:28 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53-57

7	.11Mi.	**9917 ASHBURN LAKE DR TAMPA, FL 33610-5916**	09/26/2025	$250,000	$141	1764	/3/2.5	2006	SF

APN: U06292076F000041000060 Document #: 2025415418
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 41 Subdivision: ASHBURN SQUARE TOWNHOMES MapRef: MB 101 PG 12-18 Abbreviated Description: Lot:6 Block:41 Subdivision:ASHBURN SQUARE TOWNHOMES Map Ref:MB 101 PG 12-18

8	.1Mi.	**4605 ASHBURN SQUARE DR TAMPA, FL 33610-5957**	09/04/2025	$229,000	$129	1764	/3/2.5	2006	SF

APN: U06292076F000024000040 Document #: 2025383507
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 24 Subdivision: ASHBURN SQUARE TOWNHOMES MapRef: MB 101 PG 12 Abbreviated Description: Lot:4 Block:24 Subdivision:ASHBURN SQUARE TOWNHOMES Map Ref:MB 101 PG 12

9	.38Mi.	**4133 BISMARCK PALM DR TAMPA, FL 33610-9038**	09/04/2025	$248,800	$165	1504	/3/2.5	2007	SF

APN: U06292083E000029000030 Document #: 2025382792
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 29 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53 Abbreviated Description: Lot:3 Block:29 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53

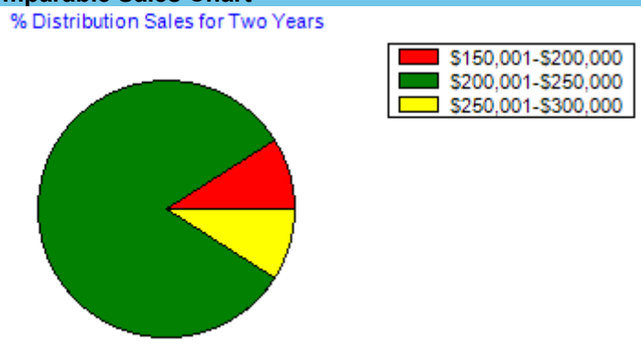
10	.42Mi.	**4105 BISMARCK PALM DR TAMPA, FL 33610-9038**	06/25/2025	$285,000	$168	1692	/2/2.5	2009	SF

APN: U06292083E000033000040 Document #: 2025276491
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 33 Subdivision: TOWNHOMES AT SABAL POINTE MapRef: MB 104 PG 53 Abbreviated Description: Lot:4 Block:33 Subdivision:TOWNHOMES AT SABAL POINTE Map Ref:MB 104 PG 53

11	.28Mi.	**4240 BISMARCK PALM DR TAMPA, FL 33610-9035**	05/16/2025	$235,000	$189	1240	/2/1.5	2006	SF

APN: U06292083E000022000050 Document #: 2025214428
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 22 Subdivision: TOWNHOMES AT SABAL POINTE Abbreviated Description: Lot:5 Block:22 Subdivision:TOWNHOMES AT SABAL POINTE

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.

ICE SiteX Report

OrderID: 98738620

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.	**9842 ASHBURN LAKE DR**	**07/12/2021**	$231,824	$206,446	1,764	/3/2.5	2007		
0Mi.	**9844 ASHBURN LAKE DR**	**09/11/2013**	$223,245	$223,245	1,670	/3/2.5	2007		
.01Mi.	**9846 ASHBURN LAKE DR**	**11/04/2021**	$223,232	$223,232	1,670	/3/2.5	2007		
.01Mi.	**9848 ASHBURN LAKE DR**	**05/06/2013**	$231,824	$79,629	1,764	/3/2.5	2007		
.01Mi.	**9836 ASHBURN LAKE DR**	**07/29/2024**	$223,245	$223,245	1,670	/3/2.5	2007		
.02Mi.	**9834 ASHBURN LAKE DR**	**08/30/2007**	$223,232	$75,630	1,670	/3/2.5	2007		
.02Mi.	**9832 ASHBURN LAKE DR**	**11/30/2007**	$223,232	$75,630	1,670	/3/2.5	2007		
.02Mi.	**9852 ASHBURN LAKE DR**	**06/16/2021**	$231,824	$231,824	1,764	/3/2.5	2006		
.02Mi.	**9841 ASHBURN LAKE DR**	**08/03/2017**	$227,969	$91,681	1,670	/3/2.5	2007		
.02Mi.	**9843 ASHBURN LAKE DR**	**08/22/2014**	$236,744	$236,744	1,764	/3/2.5	2007		
.02Mi.	**9839 ASHBURN LAKE DR**	**12/28/2021**	$227,982	$206,051	1,670	/3/2.5	2007		
.02Mi.	**9830 ASHBURN LAKE DR**	**07/27/2007**	$223,245	$75,634	1,670	/3/2.5	2007		
.02Mi.	**9854 ASHBURN LAKE DR**	**03/27/2023**	$223,245	$223,245	1,670	/3/2.5	2006		
.02Mi.	**9847 ASHBURN LAKE DR**	**12/27/2018**	$236,744	$149,031	1,764	/3/2.5	2006		
.02Mi.	**9837 ASHBURN LAKE DR**	**07/18/2007**	$236,744	$79,629	1,764	/3/2.5	2007		
.03Mi.	**9849 ASHBURN LAKE DR**	**09/26/2012**	$227,982	$227,982	1,670	/3/2.5	2006		

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	33.9 years old	Households:	17,865
Median Household Income:	$49,860	Households w/Family:	64%
Household Income Per Capita:	$23,018	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Hillsborough County School District	Students:	220,360
Number of Schools:	293	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.63Mi.	**Hillsborough Virt Instr Prgs** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
4.08Mi.	**McDonald Elementary School** Number of Students: 526 Student-Teacher Ratio: 15.25	D+	Public	PK - 5
2.71Mi.	**Jennings Middle School** Number of Students: 686 Student-Teacher Ratio: 18.97	D-	Public	6 - 8
7.46Mi.	**Patricia Sullivan Metropolitan Ministries Partnership School** Number of Students: 68 Student-Teacher Ratio: 9.71	B+	Public	KG - 5
7.63Mi.	**Hillsborough Virtual Franchise High School** Number of Students: 3 Student-Teacher Ratio: NA	NA	Public	KG - 12
2.93Mi.	**Armwood High School** Number of Students: 2,278 Student-Teacher Ratio: 28.73 Advanced Placement: Yes	C-	Public	9 - 12
7.63Mi.	**Hillsborough Virtual School** Number of Students: 491 Student-Teacher Ratio: 10.17 Advanced Placement: Yes	B	Public	KG - 12

Flood Report

The Subject Property of **9842 ASHBURN LAKE DR, TAMPA, FL 33610-5906** 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.

ICE SiteX Report

OrderID: 98738620

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	105%	SIMILAR
MURDER	127%	HIGHER
OVERALL	134%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.