



OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES



Date: 12/23/2024
Property: 2429 OLD TRAIN RD, DELTONA, FL
32738-0804
APN: 8101-00-00-0320
County: VOLUSIA



Property Details



Subject Property Location

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142
Census Tract 0832.09
Thomas Bros Pg-Grid

Report Date: 12/23/2024
Order ID: R169343317

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320
Latitude 28.967543
Longitude -81.168659

Legal Description Details City, Municipality, Township: UNINCORPORATED AREA Subdivision Name: PARCEL Sec/Twn/Rng/Mer: SEC 01 TWN 18S RNG 31E Brief Description: 1-18-311 IRREG PARCEL IN GOVT LOTS 1 & 2 MEAS 2535.46 FT ON N/L & MEAS 600 FT ON CENTERLINE OLD TRAIN RD AKA LOTS 7H & 8H

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	LE THANG V TR
Vesting	Trust

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	Year Built	Living Area (SF)	0
	Bathrooms/Partial	Garage/No. of Cars	Price (\$/SF)	
	Total Rooms	Stories/Floors	Lot Size (SF/AC)	1,375,189/31.57
	Construction Type	No. of Units	Fireplace	
	Exterior Walls	No. of Buildings	Pool	
	Roof Material/Type	Basement Type/Area	Heat Type	
	Foundation Type	Style	A/C	
	Property Type	Vacant Land	Elevator	
	Land Use	Vacant Land (General)	Zoning	

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$158,355	Tax Amount	\$2,456.79	Tax Rate Area	100
	Land Value	\$158,355	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value	\$158,355	Market Improvement Value			
	Market Land Value	\$158,355	Market Value Year			2024

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES

Transaction History



Subject Property Location

Property Address 2429 OLD TRAIN RD
 City, State & Zip DELTONA, FL 32738-0804
 County VOLUSIA COUNTY
 Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

 Report Date: 12/23/2024
 Order ID: R169343318

 Property Use Vacant Land (General)
 Parcel Number 8101-00-00-0320

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	05/15/1995	Deed	QUIT CLAIM DEED		BK-PG 4010-3768		
2	04/15/1990	Deed		\$46,100			

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Transfer

	Transaction ID	1	Recorder Doc Number	BK-PG 4010-3768	Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description	QUIT CLAIM DEED	Multiple APNs on Deed	
	Recorder Book/Page	4010/ 3768	Recording Date	05/15/1995	Property Use	Vacant Land (General)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED AREA
	Legal Recorder's Map Ref		Legal Subdivision	PARCEL	Legal Section/ Twn/ Rng/ Mer	SEC 01 TWN 18S RNG 31E
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	
	1-18-31 IRREG PARCEL IN GOVT LOTS 1 & 2 MEAS 2535.46 FT ON N/L & MEAS 600 FT ON CENTERLINE OLD TRAIN RD AKA LOTS 7H & 8H// /					

Transfer

	Transaction ID	2	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$46,100	Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/15/1990	Property Use	Vacant Land (General)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED AREA
	Legal Recorder's Map Ref		Legal Subdivision	PARCEL	Legal Section/ Twn/ Rng/ Mer	SEC 01 TWN 18S RNG 31E
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	
	1-18-31 IRREG PARCEL IN GOVT LOTS 1 & 2 MEAS 2535.46 FT ON N/L & MEAS 600 FT ON CENTERLINE OLD TRAIN RD AKA LOTS 7H & 8H// /					



OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES

Foreclosure Activity



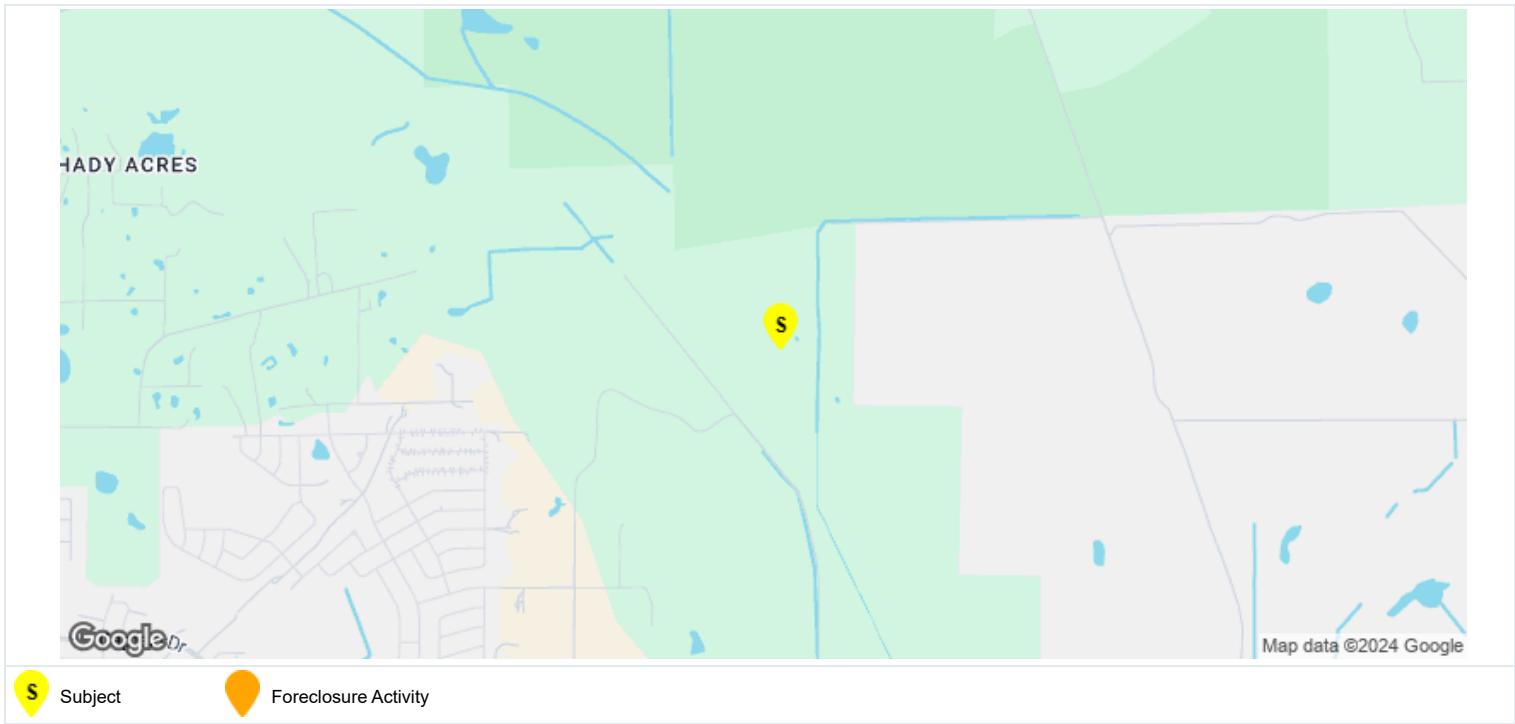
Subject Property Location

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

Report Date: 12/23/2024

Order ID: R169343319

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320

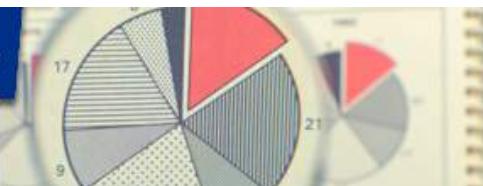


Neighborhood Foreclosure Activity

No Foreclosure Activity Found.



Demographics

**Subject Property Location**

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

Report Date: 12/23/2024
Order ID: R169343320

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320

Population

Year	Zip 32738	National
2011	42,800	306,603,772
2020	46,727	326,569,308
Growth Rate	9.2%	6.5%
Growth Centile	68.1%	62.5%

Households

Year	Zip 32738	National
2011	13,831	114,761,359
2020	14,966	122,354,219
Household Growth Rate	8.2%	6.6%
Average Household Size	3.1	2.6

Families

Year	Zip 32738	National
2011	11,107	76,507,230
2020	11,639	79,849,830
Family Growth Rate	4.8%	4.4%

Age Distribution/Gender Ratio

as of 2020 U.S. Census

Age	Zip 32738	National
0-4	6.9%	6.0%
5-9	6.2%	6.1%
10-14	6.5%	6.5%
15-19	6.9%	6.5%
20-24	6.4%	6.7%
25-44	28.1%	26.5%
45-64	25.6%	25.6%
65-84	12.1%	14.1%
85+	1.4%	2.0%
Gender Ratio		
Male Ratio	48.3%	49.2%
Female Ratio	51.7%	50.8%

Household Income

as of 2020 U.S. Census

Income	Zip 32738	National
% < \$25K	15.3%	18.4%
% \$25K-50K	24.8%	20.6%
% \$50K-100K	41.0%	30.0%
% \$100K-150K	13.4%	15.6%
% >\$150K	2.6%	7.1%

Median Household Income

as of 2020 U.S. Census

Year	Zip 32738	National
2020	\$59,548	\$64,994
Per Capita Income	\$22,204	\$34,299

Household Centile

as of 2020 U.S. Census

National	53.2%
State	58.3%



OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES

Neighbors



Subject Property Location

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

Report Date: 12/23/2024
Order ID: R169343321

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320

Subject Property

Address	2429 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0320
Owner	LE THANG V TR			Lot Size (SF/AC)	1,375,189/31.57
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #1

Address	2449 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0330
Owner	PHAM HOA NGOC; PHAM THUY MINH TRAN			Lot Size (SF/AC)	797,148/18.3
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #2

Address	2459 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0340
Owner	TAHA ABDELKARIM L			Lot Size (SF/AC)	865,102/19.86
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #3

Address	2389 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0310
Owner	LE THANG VAN TR			Lot Size (SF/AC)	1,985,465/45.58
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #4

Address	2469 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0350
Owner	MEEKS JENNIFER; MEEKS KENNETH RAY			Lot Size (SF/AC)	771,883/17.72
Bedrooms	3 Year Built			Living Area (SF)	2,864
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #5

Address	2479 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0360
Owner	DAVID GARVIN GARFIELD; ROMATOWSKI NOELL ANN			Lot Size (SF/AC)	605,048/13.89
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #6

Address	2396 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0300
Owner	VINE SHARE PROPERTIES LLC,			Lot Size (SF/AC)	435,600/10
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #7

Address	2420 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0280
Owner	VINE SHARE PROPERTIES LLC,			Lot Size (SF/AC)	435,600/10
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #8

Address	2390 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0250
Owner	ENGLISH PATRY R			Lot Size (SF/AC)	435,600/10
Bedrooms	0 Year Built			Living Area (SF)	0
Bathrooms/Partial	Garage/No. of Cars			Phones	

Nearby Neighbor #9

Address	2460 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0080
Owner	LOWRY ROSALYN			Lot Size (SF/AC)	435,600/10
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	2489 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0110
Owner	BRANT JOHN; BRANT MARGARET DENISE			Lot Size (SF/AC)	901,692/20.7
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	(407) 568-3708

Nearby Neighbor #11

Address	2379 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0170 01
Owner	STANULEWICH MARK			Lot Size (SF/AC)	435,600/10
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12

Address	2379 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0170 02
Owner	SCHWARTZ LAURA D			Lot Size (SF/AC)	435,600/10
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #13

Address	2470 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0290
Owner	TRAN MINH D TR; TRAN THU A TR			Lot Size (SF/AC)	448,668/10.3
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	2369 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0160
Owner	DOBSON HOLLIS			Lot Size (SF/AC)	540,144/12.4
Bedrooms	2	Year Built	1993	Living Area (SF)	1,152
Bathrooms/Partial	2	Garage/No. of Cars	Carport/2	Phones	

Nearby Neighbor #15

Address	2370 OLD TRAIN RD, DELTONA, FL 32738			APN	8101-00-00-0030
Owner	LONG BRETT; LONG PATTI			Lot Size (SF/AC)	2,178,436/50.01
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

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