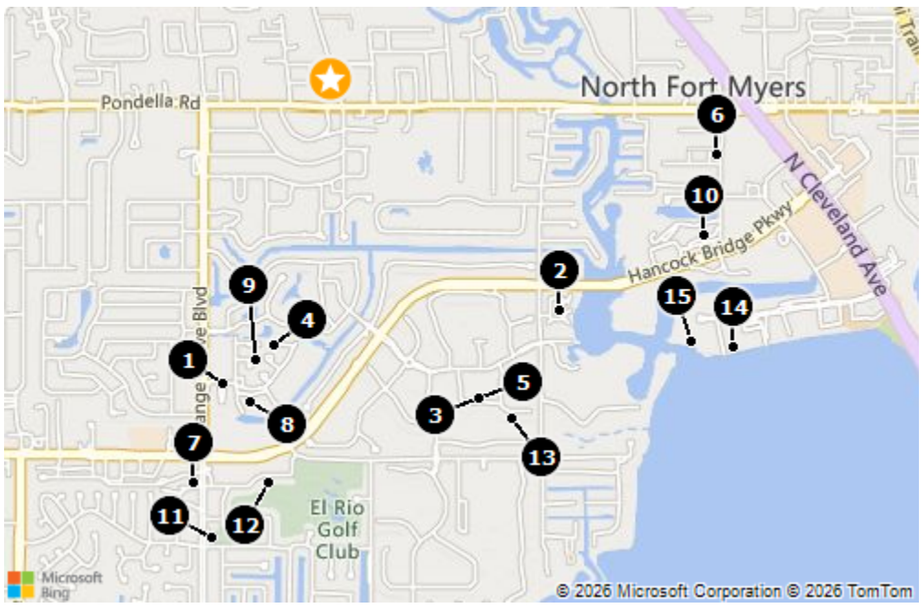
ICE SiteX Report

OrderID: 98671672

SiteX Property Information Report



Subject Property Location

1201 BARRETT RD, NORTH FORT MYERS, FL 33903-5737

County:	**LEE FL**	Census Tract:	120710103.021001
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	04-44-24-05-00000.1204	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$131,120 - $166,880	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	039
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:	$121,448	Market Improvment Value:	$121,448	Total Taxable Value:	$1,155
Total Assessed Value:	$121,448	Total Assessor Market Value:	$121,448	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: NORTH FM HANCOCK BRIDGE Phase No: 3 Sec/Twnship/Range: SEC 04 TWN 44S RNG 24E
Abbreviated Description: COUNTRY PINES CONDO PH 3 OR 1639 PG 2179 UNIT 1204

Property Characteristics

Lot Size:	4,224 SF	Bedrooms:	2	Pool:	
Building Area:	812 SF	Baths:	2	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/01/2025	Sales Price:	N/A
Document #:	2025000028554 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$40,300
Document #:	2023000184189 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	N/A
Document #:	2023000159185 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	$187,000
Document #:	2023000155196 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/28/2023		
Document Type:			

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Legal Description:
Subdivision: COUNTRY PINES Phase No: III Legal Unit: 1204 Map Ref: MB 1639 PG 2179-2240

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	$187,000
Document #:	2023000155196 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: NORTH FM HANCOCK BRIDGE Phase No: 3 Sec/Twnship/Range: SEC 04 TWN 44S RNG 24E
Abbreviated Description: COUNTRY PINES CONDO PH 3 OR 1639 PG 2179 UNIT 1204

Mortgage Record

Recording Date:	12/19/2019	Loan Amount:	N/A
Document #:	2019000291207 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/02/2049	Type Finance:	VAR

Legal Description:
Subdivision: COUNTRY PINES Phase No: III Legal Unit: 1204

Prior Transfer

Recording Date:	03/24/2010	Sales Price:	$42,000
Document #:	2010000074131 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/23/2010		
Document Type:			

Legal Description:
Subdivision: COUNTRY PINES PHASE III Legal Unit: 1204

Prior Transfer

Recording Date:	03/23/2010	Sales Price:	$42,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,117,900	Median # of Bedrooms	2
Median Lot Size	5,637 SF	Median # of Baths	2
Median Living Area	1,069 SF	Median Year Built	1981
Price Range - 2 Yrs	$50,000 to $250,000	Age Range	19 years to 61 years
Median Value	$130,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**1215 TROPIC TER** **NORTH FORT MYERS, FL 33903-5268**	09/30/2026	$94,000	$101	930	/2/2	1965	10,216 SF	
		APN: 09-44-24-21-01215.0000 Document #: 2026000254388 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: TROPIC TERRACE CONDOMINIUM UNITS 11 AND 12 Legal Unit: 1215 MapRef: MB 322 PG 713 Abbreviated Description: Subdivision:TROPIC TERRACE CONDOMINIUM UNITS 11 AND 12 Legal Unit:1215 Map Ref:MB 322 PG 713								
2	.92Mi.	**950 MOODY RD** **NORTH FORT MYERS, FL 33903-4704**	09/28/2026	$210,000	$138	1520	/3/2	2007	1,117 SF	
		APN: 10-44-24-27-00000.1310 Document #: 2026000251559 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: MANGROVE BAY Legal Unit: 131 MapRef: MB 2138 PG 4303 Abbreviated Description: Subdivision:MANGROVE BAY Legal Unit:131 Map Ref:MB 2138 PG 4303								
3	1.02Mi.	**13020 SANDY KEY BND** **NORTH FORT MYERS, FL 33903-6999**	09/15/2026	$239,900	$142	1688	/2/2	2005	5,637 SF	
		APN: 10-44-24-37-00034.3402 Document #: 2026000238651 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: COACH HOMES II AT MOODY RIVER ESTATES Legal Unit: 3402 MapRef: DOC 2005000135103 Abbreviated Description: Subdivision:COACH HOMES II AT MOODY RIVER ESTATES Legal Unit:3402 Map Ref:DOC 2005000135103Abbreviated Description:BUILDING 34								
4	.78Mi.	**531 PANGOLA DR** **NORTH FORT MYERS, FL 33903-5219**	09/03/2026	$130,000	$112	1151	/2/2	1971	3,212 SF	
		APN: 09-44-24-25-00000.5310 Document #: 2026000231303 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: TROPIC TERRACE GARDENS CONDOMINIUM Legal Unit: 531 MapRef: MB 771 PG 400 Abbreviated Description: Subdivision:TROPIC TERRACE GARDENS CONDOMINIUM Legal Unit:531 Map Ref:MB 771 PG 400								
5	1.02Mi.	**13020 SANDY KEY BND** **NORTH FORT MYERS, FL 33903-6999**	09/02/2026	$250,000	$121	2063	/3/2	2005	5,637 SF	
		APN: 10-44-24-37-00034.3404 Document #: 2026000230711 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: COACH HOMES II AT MOODY RIVER ESTATES Legal Unit: 3404 MapRef: DOC 2005000135103 Abbreviated Description: Subdivision:COACH HOMES II AT MOODY RIVER ESTATES Legal Unit:3404 Map Ref:DOC 2005000135103Abbreviated Description:BUILDING 34								
6	1.15Mi.	**1165 PALM AVE** **NORTH FORT MYERS, FL 33903-4372**	08/31/2026	$99,000	$103	955	/2/2	1984	4,187 SF	
		APN: 10-44-24-21-00003.00B0 Document #: 2026000228158 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: PALM FROND CONDOMINIUM Phase No: I Legal Unit: 3B MapRef: OR 1598 PG 479-538 Abbreviated Description: Subdivision:PALM FROND CONDOMINIUM Phase No:I Legal Unit:3B Map Ref:OR 1598 PG 479-538								
7	1.23Mi.	**4781 ORANGE GROVE BLVD** **NORTH FORT MYERS, FL 33903-4588**	08/25/2026	$85,000	$114	741	/2/1	1981	4,583 SF	
		APN: 16-44-24-35-0000A.0030 Document #: 2026000224561 Document Type: Price Code: D Land Use: Condominium Unit (Residential)								

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Legal: Subdivision: LOCHMOOR VILLAS CONDOMINIUM Legal Unit: A-3 MapRef: MB 1520 PG 287-348 Abbreviated Description: Subdivision:LOCHMOOR VILLAS CONDOMINIUM Legal Unit:A-3 Map Ref:MB 1520 PG 287-348

8	.96Mi.	**1418 TROPIC TER** **NORTH FORT MYERS, FL 33903-5272**	08/20/2026	$50,000	$70	706	/1/1	1967	13,861 SF

APN: 09-44-24-23-01418.0000 Document #: 2026000221132
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TROPIC TERRACE Legal Unit: 1418 MapRef: OR 404 PG 747 Abbreviated Description: Subdivision:TROPIC TERRACE Legal Unit:1418 Map Ref:OR 404 PG 747

9	.84Mi.	**857 PANGOLA DR** **NORTH FORT MYERS, FL 33903-5234**	08/18/2026	$185,000	$128	1439	/2/2	1971	3,211 SF

APN: 09-44-24-25-00000.8570 Document #: 2026000218770
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TROPIC TERRACE GARDENS CONDOMINIUM Legal Unit: 857 MapRef: MB 771 PG 400 Abbreviated Description: Subdivision:TROPIC TERRACE GARDENS CONDOMINIUM Legal Unit:857 Map Ref:MB 771 PG 400

10	1.17Mi.	**1051 PALM AVE** **NORTH FORT MYERS, FL 33903-4368**	08/14/2026	$139,000	$130	1069	/2/2	1981	9,214 SF

APN: 10-44-24-19-00000.1170 Document #: 2026000216218
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Section: 1 Subdivision: MARINATOWN VILLAGE Legal Unit: 117 MapRef: OR 1568 PG 2013 Abbreviated Description: Section:1 Subdivision:MARINATOWN VILLAGE Legal Unit:117 Map Ref:OR 1568 PG 2013

11	1.37Mi.	**4728 ORANGE GROVE BLVD** **NORTH FORT MYERS, FL 33903-4579**	08/14/2026	$55,000	$92	592	/1/1	1979	9,840 SF

APN: 16-44-24-32-00000.0140 Document #: 2026000215924
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ST CLAIR GARDEN CONDOMINIUM Legal Unit: 14 MapRef: OR 1342 PG 1684 Abbreviated Description: Subdivision:ST CLAIR GARDEN CONDOMINIUM Legal Unit:14 Map Ref:OR 1342 PG 1684

12	1.18Mi.	**1715 GOLF CLUB DR** **NORTH FORT MYERS, FL 33903-4606**	08/13/2026	$91,000	$80	1129	/2/2	1969	5,549 SF

APN: 16-44-24-13-00003.0020 Document #: 2026000214736
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: GREENWOOD CONDOMINIUM NO 2 3 Legal Unit: 2 MapRef: OR 546 PG 213 Abbreviated Description: Subdivision:GREENWOOD CONDOMINIUM NO 2 3 Legal Unit:2 Map Ref:OR 546 PG 213Abbreviated Description:BUILDING 3

13	1.11Mi.	**3160 SEA TRAWLER BND** **NORTH FORT MYERS, FL 33903-6976**	08/03/2026	$235,000	$113	2063	/3/2	2005	5,637 SF

APN: 10-44-24-43-00012.1203 Document #: 2026000204374
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COACH HOMES V AT MOODY RIVER ESTATES Legal Unit: 1203 MapRef: DOC 2005000179171 Abbreviated Description: Subdivision:COACH HOMES V AT MOODY RIVER ESTATES Legal Unit:1203 Map Ref:DOC 2005000179171Abbreviated Description:BUILDING 12

14	1.38Mi.	**3490 N KEY DR** **NORTH FORT MYERS, FL 33903-7090**	07/27/2026	$120,000	$142	840	/1/1.5	1977	26,019 SF

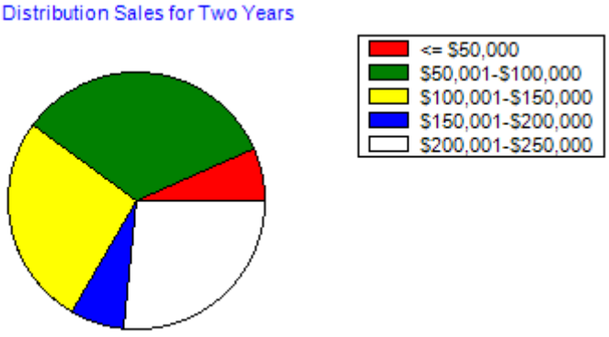
APN: 11-44-24-12-00000.3010 Document #: 2026000197974
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SCHOONER BAY CONDOMINIUM Legal Unit: 301 MapRef: MB 1127 PG 344 Abbreviated Description: Subdivision:SCHOONER BAY CONDOMINIUM Legal Unit:301 Map Ref:MB 1127 PG 344

15	1.29Mi.	**4510 N KEY DR** **NORTH FORT MYERS, FL 33903-7088**	07/22/2026	$135,000	$137	982	/2/2	1982	6,446 SF

APN: 10-44-24-20-0000F.3040 Document #: 2026000193128
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MOORING POINT CONDOMINIUM Phase No: 1 Legal Unit: F-304 MapRef: OR 1579 PG 470-545 Abbreviated Description: Subdivision:MOORING POINT CONDOMINIUM Phase No:1 Legal Unit:F-304 Map Ref:OR 1579 PG 470-545

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.

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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.	**1201 BARRETT RD**	**04/28/2023**	$121,448	$121,448	812	/2/2	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**03/24/2006**	$101,987	$36,763	812	/2/1	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**03/03/2008**	$101,987	$26,742	812	/2/1	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**06/05/2018**	$101,987	$70,048	812	/2/1	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**09/20/2022**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**10/30/2017**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**05/18/2018**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
0Mi.	**1201 BARRETT RD**	**07/25/2025**	$114,019	$114,019	812	/2/1	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**04/22/2010**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**09/29/2017**	$109,174	$60,464	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**06/03/2019**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**08/01/1983**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**07/12/2005**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**04/29/2022**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**05/24/2013**	$109,174	$109,174	812	/2/2	1983	4,224 SF	
.02Mi.	**1211 BARRETT RD**	**06/24/2022**	$109,174	$65,846	812	/2/2	1983	4,224 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	58.2 years old	Households:	13,279
Median Household Income:	$59,527	Households w/Family:	54%
Household Income Per Capita:	$38,490	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

School District

School District Zone:	Lee County School District	Students:	102,506
Number of Schools:	119	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.69Mi.	**Diplomat Elementary School** Number of Students: 1,066 Student-Teacher Ratio: 17.19	A-	Public	KG - 5
1.86Mi.	**Dr. Carrie D. Robinson Littleton Elementary School** Number of Students: 640 Student-Teacher Ratio: 19.28	C	Public	KG - 5
0.52Mi.	**Tropic Isles Elementary School** Number of Students: 804 Student-Teacher Ratio: 18.03	C-	Public	KG - 5
6.07Mi.	**Skyline Elementary School** Number of Students: 1,141 Student-Teacher Ratio: 18.7	C+	Public	KG - 5
4.25Mi.	**Island Coast High School** Number of Students: 1,477 Student-Teacher Ratio: 23.88 Advanced Placement: Yes	D-	Public	9 - 12
7.39Mi.	**Trafalgar Middle School** Number of Students: 962 Student-Teacher Ratio: 18.68	B+	Public	6 - 8
7.38Mi.	**Cape Elementary School** Number of Students: 798 Student-Teacher Ratio: 19.95	A-	Public	KG - 5
7.17Mi.	**Pelican Elementary School** Number of Students: 963 Student-Teacher Ratio: 18.88	B-	Public	KG - 5
7.46Mi.	**Trafalgar Elementary School** Number of Students: 910 Student-Teacher Ratio: 17.91	B+	Public	KG - 5
8.36Mi.	**Gulf Elementary School** Number of Students: 1,193 Student-Teacher Ratio: 17.23	A-	Public	KG - 5
5.94Mi.	**Patriot Elementary School** Number of Students: 954 Student-Teacher Ratio: 19.08	C+	Public	KG - 5
5.89Mi.	**Mariner High School** Number of Students: 1,865 Student-Teacher Ratio: 23.64 Advanced Placement: Yes	D+	Public	9 - 12
2.72Mi.	**Caloosa Elementary School**	B	Public	KG - 5

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Number of Students: 968
Student-Teacher Ratio: 16.58

0.44Mi. **North Fort Myers High School** Number of Students: 1,938 Student-Teacher Ratio: 22.52 Advanced Placement: Yes	B	Public	9 - 12
4.16Mi. **Hector A. Cafferata, Jr. Elementary School** Number of Students: 606 Student-Teacher Ratio: 17.82	C-	Public	KG - 5
5.86Mi. **Challenger Middle School** Number of Students: 999 Student-Teacher Ratio: 18.67	B	Public	6 - 8
2.64Mi. **Caloosa Middle School** Number of Students: 1,018 Student-Teacher Ratio: 20.78	C-	Public	6 - 8
3.24Mi. **North Fort Myers Academy for the Arts** Number of Students: 1,353 Student-Teacher Ratio: 19.27	C+	Public	KG - 8
1.65Mi. **J. Colin English Elementary School** Number of Students: 530 Student-Teacher Ratio: 18.28	D	Public	KG - 5
5.97Mi. **Mariner Middle School** Number of Students: 691 Student-Teacher Ratio: 21.26	C	Public	6 - 8
8.52Mi. **Gulf Middle School** Number of Students: 901 Student-Teacher Ratio: 19.52	B+	Public	6 - 8
8.66Mi. **Ida S. Baker High School** Number of Students: 2,191 Student-Teacher Ratio: 23.25 Advanced Placement: Yes	C	Public	9 - 12
1.30Mi. **Hancock Creek Elementary School** Number of Students: 814 Student-Teacher Ratio: 18.84	C-	Public	KG - 5
2.76Mi. **Diplomat Middle School** Number of Students: 1,097 Student-Teacher Ratio: 21.83	B-	Public	6 - 8
5.79Mi. **Cape Coral High School** Number of Students: 2,008 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **1201 BARRETT RD, NORTH FORT MYERS, FL 33903-5737** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	122%	HIGHER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	108%	SIMILAR
OVERALL	117%	HIGHER

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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