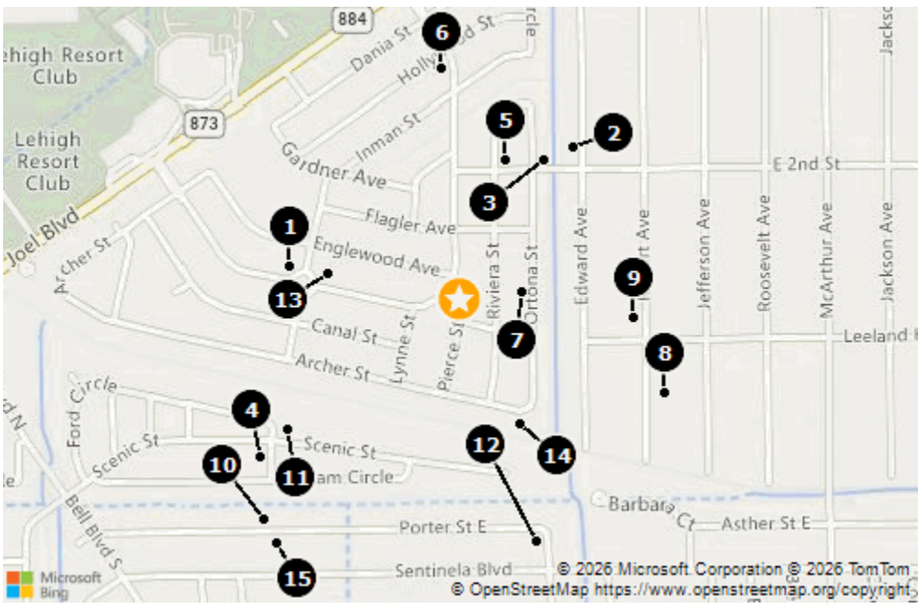
ICE SiteX Report

OrderID: 98738621

SiteX Property Information Report



Subject Property Location

1641 COUNTRY CLUB PKWY, LEHIGH ACRES, FL 33936-5357

County:	**LEE FL**	Census Tract:	120710402.071013
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	34-44-27-L3-00045.0050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$267,540 - $320,460	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	048
Assd Land Value:	$38,372	Market Land Value:	$38,372	Tax Year:	2025
Assd Improvement:	$187,093	Market Improvment Value:	$187,093	Total Taxable Value:	$2,148
Total Assessed Value:	$225,465	Total Assessor Market Value:	$225,465	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 45 Subdivision: LEHIGH COUNTRY CLUB ESTATES Sec/Twnship/Range: SEC 34 TWN 44S RNG 27E
Abbreviated Description: COUNTRY CLUB ESTATES BLK 45 PB 15 PG 112 LOT 5

Property Characteristics

Lot Size:	12,430 SF	Bedrooms:	3	Pool:	
Building Area:	1770 SF	Baths:	2	Fireplace:	1
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/17/2025	Sales Price:	$230,743
Document #:	2025000304445 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/14/2021	Sales Price:	$235,000
Document #:	2021000118683 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/08/2021		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES Map Ref: MB 15 PG 112 Sec/Twnship/Range: S34T45SR27E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	03/08/2021	Sales Price:	$235,000
Document #:	2021000118683 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: LEHIGH COUNTRY CLUB ESTATES Sec/Twnship/Range: SEC 34 TWN 44S RNG 27E
Abbreviated Description: COUNTRY CLUB ESTATES BLK 45 PB 15 PG 112 LOT 5

ICE SiteX Report

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Prior Transfer

Recording Date:	04/19/2013	Sales Price:	N/A
Document #:	2013000091665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/08/2013		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES Map Ref: MB15 PG112 Sec/Twnship/Range: S34T45SR27E

Prior Transfer

Recording Date:	03/09/2011	Sales Price:	$78,000
Document #:	2011000059528 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/18/2011		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES Map Ref: MB15 PG112 Sec/Twnship/Range: S34T45SR27E

Prior Transfer

Recording Date:	02/18/2011	Sales Price:	$78,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2010	Sales Price:	$48,800
Document #:	2010000293699 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/30/2010		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES OF LEHIGH ACRES Map Ref: MB15 PG104-115

Prior Transfer

Recording Date:	02/16/2009	Sales Price:	$150,000
Document #:	2009000040495 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/27/2007	Sales Price:	$24,000
Document #:	2007000137448 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/09/2007		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES Map Ref: MB15 PG112 Sec/Twnship/Range: S34T45SR27E
Abbreviated Description: LEHIGH ACRES

Mortgage Record

Recording Date:	07/12/2001	Loan Amount:	N/A
Document #:	BK-PG 0000003449-0000000338	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES OF LEHIGH ACRES
Abbreviated Description: LT 5 BLK 45 PB 15/104

Prior Transfer

Recording Date:	08/21/1998	Sales Price:	N/A
Document #:	BK-PG 03003-00199	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/18/1998		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES OF LEHIGH ACRES (2032) Map Ref: PB 15 104
Abbreviated Description: LT 5 BLK 45 CNTRY CLUB EST

Prior Transfer

Recording Date:	08/10/1998	Sales Price:	N/A
Document #:	BK-PG 02997-02815	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/06/1998		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES OF LEHIGH ACRES (2032) Map Ref: PB 15 104
Abbreviated Description: LT 5 BLK 45 COUNTRY CLUB EST PB 15/112

Prior Transfer

Recording Date:	03/30/1998	Sales Price:	$18,000
Document #:	BK-PG 02938-04024	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/1998		
Document Type:			

Legal Description:
Lot: 5 Block: 45 Subdivision: COUNTRY CLUB ESTATES OF LEHIGH ACRES (2032) Map Ref: PB 15 104
Abbreviated Description: LT 5 BLK 45 COUNTRY CLUB EST SEC 34-44-27 LEHIGH ACRES PB 15/112

Area Sales Analysis

Total Area Sales	$3,378,900	Median # of Bedrooms	3
Median Lot Size	13,120 SF	Median # of Baths	2
Median Living Area	1,488 SF	Median Year Built	1986
Price Range - 2 Yrs	$18,000 to $406,900	Age Range	33 years to 55 years
Median Value	$280,000	Median Age	40 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1618 COUNTRY CLUB PKWY** **LEHIGH ACRES, FL 33936-5310**	08/20/2026	$310,000	$210	1472	/3/2	1971	15,240 SF	Yes
		APN: 34-44-27-L3-00024.0010 Document #: 2026000221090 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 24 Subdivision: COUNTRY CLUB ESTATES Legal Unit: 12 MapRef: MB 15 PG 104 Sec/Twnship/Range: S34T44SR27E Abbreviated Description: Lot:1 Block:24 Subdivision:COUNTRY CLUB ESTATES Legal Unit:12 Map Ref:MB 15 PG 104Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
2	.27Mi.	**203 EDWARD AVE** **LEHIGH ACRES, FL 33936-1613**	07/27/2026	$170,000	$107	1577	/3/2	1973	14,536 SF	
		APN: 35-44-27-L1-07025.0110 Document #: 2026000197161 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 25 Legal Unit: 7 MapRef: MB 15 PG 53 Sec/Twnship/Range: S35T44SR27E Abbreviated Description: Lot:11 Block:25 Legal Unit:7 Map Ref:MB 15 PG 53Sec/Twnship/Range:S35T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
3	.24Mi.	**125 SEBRING CIR** **LEHIGH ACRES, FL 33936-5329**	07/17/2026	$280,000	$203	1374	/3/2	1985	12,000 SF	
		APN: 34-44-27-L2-00041.0160 Document #: 2026000189351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 41 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 15 PG 104-115 Sec/Twnship/Range: S34T44SR27E Abbreviated Description: Lot:16 Block:41 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 15 PG 104-115Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
4	.36Mi.	**1426 SCENIC ST** **LEHIGH ACRES, FL 33936-1101**	06/29/2026	$265,000	$159	1664	/2/2	1990	12,000 SF	
		APN: 34-44-27-L3-00015.0010 Document #: 2026000172805 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 15 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 15 PG 104-115 Sec/Twnship/Range: S34T44SR27E Abbreviated Description: Lot:1 Block:15 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 15 PG 104-115Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
5	.21Mi.	**100 SEBRING CIR** **LEHIGH ACRES, FL 33936-5330**	06/23/2026	$225,000	$111	2020	/4/2	1987	12,000 SF	
		APN: 34-44-27-L2-00042.0010 Document #: 2026000167575 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 42 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 15 PG 111 Sec/Twnship/Range: S34T44SR27E Abbreviated Description: Lot:1 Block:42 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 15 PG 111Sec/Twnship/Range:S34T44SR27E								
6	.33Mi.	**1678 COUNTRY CLUB PKWY** **LEHIGH ACRES, FL 33936-5354**	06/04/2026	$300,000	$212	1410	/3/2	1971	12,240 SF	Yes
		APN: 34-44-27-L2-00029.0120 Document #: 2026000148604 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 29 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 15 PG 108 Sec/Twnship/Range: S34T44SR27E Abbreviated Description: Lot:12 Block:29 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 15 PG 108Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
7	.09Mi.	**105 ORTONA ST** **LEHIGH ACRES, FL 33936-5333**	04/13/2026	$390,000	$164	2374	/3/2	1993	12,000 SF	Yes
		APN: 34-44-27-L3-00046.0100 Document #: 2026000094235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 46 Subdivision: LEHIGH COUNTRY CLUB ESTATES MapRef: MB 15 PG 104-115 Abbreviated Description: Lot:10 Block:46 Subdivision:LEHIGH COUNTRY CLUB ESTATES Map Ref:MB 15 PG 104-115								
8	.33Mi.	**16 ROBERT AVE** **LEHIGH ACRES, FL 33936-1628**	03/19/2026	$18,000			//		21,784 SF	
		APN: 35-44-27-L4-01003.0040 Document #: 2026000070180 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Legal Unit: 1 MapRef: MB 15 PG 52 Sec/Twnship/Range: S35T44SR27E Abbreviated Description: Lot:4 Block:3 Legal Unit:1 Map Ref:MB 15 PG 52Sec/Twnship/Range:S35T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
9	.25Mi.	**103 ROBERT AVE** **LEHIGH ACRES, FL 33936-1619**	03/11/2026	$305,000	$204	1488	/3/2	1986	21,784 SF	Yes
		APN: 35-44-27-L4-06023.0140 Document #: 2026000062843 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 23 Legal Unit: 6 MapRef: MB 15 PG 52 Sec/Twnship/Range: S35T44SR27E Abbreviated Description: Lot:14 Block:23 Legal Unit:6 Map Ref:MB 15 PG 52Sec/Twnship/Range:S35T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
10	.42Mi.	**829 PORTER ST E** **LEHIGH ACRES, FL 33974-7107**	03/09/2026	$20,000			//		11,252 SF	
		APN: 03-45-27-L2-02003.0150 Document #: 2026000060626 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: TWIN LAKE ESTATES MapRef: MB 15 PG 208 Sec/Twnship/Range: S03T45SR27E Abbreviated Description: Lot:15 Block:3 Subdivision:TWIN LAKE ESTATES Map Ref:MB 15 PG 208Sec/Twnship/Range:S03T45SR27E								
11	.31Mi.	**1427 SCENIC ST** **LEHIGH ACRES, FL 33936-1142**	02/16/2026	$350,000	$137	2549	/4/2.5	1991	38,607 SF	
		APN: 34-44-27-L3-00018.A000 Document #: 2026000040118 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: R Subdivision: COUNTRY CLUB ESTATES Tract No: A MapRef: MB 15 PG 115 Sec/Twnship/Range: S34T44SR27E Abbreviated Description: Block:R Subdivision:COUNTRY CLUB ESTATES Tract No:A Map Ref:MB 15 PG 115Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
12	.37Mi.	**880 PORTER ST E** **LEHIGH ACRES, FL 33974-7105**	02/06/2026	$19,000			//		13,120 SF	
		APN: 03-45-27-L2-03009.0010 Document #: 2026000031998 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: TWIN LAKE ESTATES MapRef: MB 15 PG 206 Sec/Twnship/Range: S03T45SR27E Abbreviated Description: Lot:1 Block:9 Subdivision:TWIN LAKE ESTATES Map Ref:MB 15 PG 206Sec/Twnship/Range:S03T45SR27E								
13	.19Mi.	**1622 COUNTRY CLUB PKWY** **LEHIGH ACRES, FL 33936-5364**	01/06/2026	$406,900	$173	2340	/3/2	1991	14,280 SF	Yes
		APN: 34-44-27-L3-00034.0010 Document #: 2026000001567 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 1 Block: 34 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 15 PG 109 Sec/Twnship/Range: S34T44SR27E Abbreviated
Description: Lot:1 Block:34 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 15 PG 109Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

14	.2Mi.	**1466 ARCHER ST**	12/19/2025	$295,000	$168	1747	/3/2	1981	13,440 SF	Pool/ Spa
		LEHIGH ACRES, FL 33936-5371								

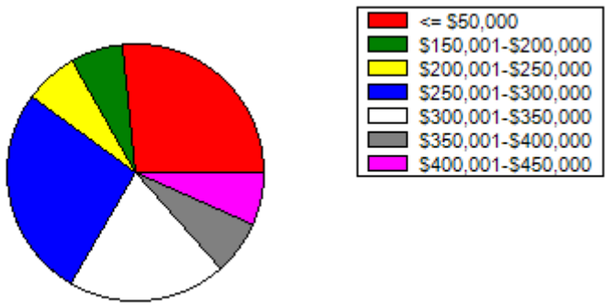
APN: 33-44-27-L3-00050.0200 Document #: 2025000336465
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: 50 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 15 PG 112 Sec/Twnship/Range: S34T44SR27E Abbreviated
Description: Lot:20 Block:50 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 15 PG 112Sec/Twnship/Range:S34T44SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

15	.44Mi.	**832 PORTER ST E**	12/15/2025	$25,000			//		11,252 SF	
		LEHIGH ACRES, FL 33974-7105								

APN: 03-45-27-L2-02004.0140 Document #: 2025000329840
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 4 Subdivision: TWIN LAKES ESTATES Legal Unit: 2 MapRef: MB 15 PG 208 Sec/Twnship/Range: S03T45SR27E Abbreviated
Description: Lot:14 Block:4 Subdivision:TWIN LAKES ESTATES Legal Unit:2 Map Ref:MB 15 PG 208Sec/Twnship/Range:S03T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

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.	**1641 COUNTRY CLUB PKWY**	**03/08/2021**	$225,465	$225,465	1,770	/3/2	1998	12,430 SF	
.02Mi.	**103 NEWBERN AVE**	**04/20/2022**	$297,963	$297,963	1,719	/4/2	2023	16,758 SF	
.02Mi.	**1643 COUNTRY CLUB PKWY**	**06/27/2025**	$328,904	$328,904	1,994	/3/3	1978	15,240 SF	Yes
.04Mi.	**1638 COUNTRY CLUB PKWY**	**08/08/2022**	$241,435	$241,435	1,789	/3/2	1987	11,250 SF	Spa Only
.04Mi.	**1639 COUNTRY CLUB PKWY**	**07/31/2012**	$396,409	$280,184	2,197	/4/3	2006	14,640 SF	Yes
.04Mi.	**103 RIVIERA ST**	**07/10/2014**	$188,298	$188,298	1,577	/3/2	1982	12,838 SF	
.04Mi.	**105 RIVIERA ST**	**12/16/2013**	$395,032	$254,084	2,381	/3/3	1996	12,000 SF	Yes
.05Mi.	**91 PIERCE ST**	**10/21/2022**	$286,692	$286,692	1,541	/2/2	1977	13,080 SF	Yes
.05Mi.	**105 NEWBERN AVE**	**11/15/1999**	$244,262	$69,443	1,624	/3/2	1994	14,570 SF	Yes
.05Mi.	**1645 COUNTRY CLUB PKWY**	**11/24/2021**	$158,473	$158,473	1,072	/2/2	1978	12,960 SF	
.05Mi.	**107 RIVIERA ST**	**06/20/2017**	$334,790	$217,555	2,077	/3/2.5	1991	12,000 SF	Yes
.05Mi.	**90 PIERCE ST**	**03/15/2013**	$235,631	$235,631	1,962	/3/2	1989	12,500 SF	
.06Mi.	**1736 ENGLEWOOD AVE**	**03/18/2014**	$268,582	$149,964	1,872	/4/2	2014	12,240 SF	
.06Mi.	**1737 ENGLEWOOD AVE**	**12/17/2018**	$340,292	$324,925	1,882	/3/2	1980	13,250 SF	Yes
.06Mi.	**109 RIVIERA ST**	**04/17/2000**	$354,584	$103,494	1,994	/3/2	1992	12,000 SF	Yes
.06Mi.	**90 LYNNE ST**	**07/23/2020**	$281,409	$281,409	1,712	/3/2.5	1991	14,250 SF	Yes

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	40.5 years old	Households:	10,557
Median Household Income:	$44,810	Households w/Family:	66%
Household Income Per Capita:	$22,801	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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

ICE SiteX Report

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7.88Mi. **Varsity Lakes Middle School** Number of Students: 1,009 Student-Teacher Ratio: 21.96	D	Public	6 - 8
10.43Mi. **Riverdale High School** Number of Students: 1,916 Student-Teacher Ratio: 24.95 Advanced Placement: Yes	C-	Public	9 - 12
11.52Mi. **Treeline Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 17.33	C-	Public	KG - 5
6.20Mi. **Harns Marsh Elementary School** Number of Students: 1,103 Student-Teacher Ratio: 19.49	D	Public	KG - 5
6.31Mi. **Harns Marsh Middle School** Number of Students: 905 Student-Teacher Ratio: 18.1	C-	Public	6 - 8
7.57Mi. **Lehigh Senior High School** Number of Students: 2,550 Student-Teacher Ratio: 22.97 Advanced Placement: Yes	D+	Public	9 - 12
1.28Mi. **Lehigh Acres Middle School** Number of Students: 1,509 Student-Teacher Ratio: 21.63	C-	Public	6 - 8
12.69Mi. **Manatee Elementary School** Number of Students: 728 Student-Teacher Ratio: 17.33	D	Public	KG - 5
5.62Mi. **Sunshine Elementary School** Number of Students: 1,456 Student-Teacher Ratio: 19.68	D-	Public	KG - 5
2.59Mi. **Mirror Lakes Elementary School** Number of Students: 1,237 Student-Teacher Ratio: 17.28	C	Public	KG - 5
3.03Mi. **G. Weaver Hipps Elementary School** Number of Students: 960 Student-Teacher Ratio: 24	D+	Public	KG - 5
7.49Mi. **Tortuga Preserve Elementary School** Number of Students: 1,172 Student-Teacher Ratio: 24.42	D	Public	KG - 5
9.56Mi. **River Hall Elementary School** Number of Students: 913 Student-Teacher Ratio: 20.11	C-	Public	KG - 5
14.61Mi. **Dunbar High School** Number of Students: 1,734 Student-Teacher Ratio: 22.02 Advanced Placement: Yes	D-	Public	9 - 12
2.19Mi. **Veterans Park Academy for the Arts** Number of Students: 1,937 Student-Teacher Ratio: 18.99	C-	Public	KG - 8
12.63Mi. **Oak Hammock Middle School** Number of Students: 1,242 Student-Teacher Ratio: 19.81	D+	Public	6 - 8
8.58Mi. **Gateway Elementary School** Number of Students: 839 Student-Teacher Ratio: 19.51	C+	Public	KG - 5
1.70Mi. **Lehigh Elementary School** Number of Students: 1,207 Student-Teacher Ratio: 19.47	D	Public	KG - 5
3.18Mi. **East Lee County High School** Number of Students: 2,129 Student-Teacher Ratio: 24.47 Advanced Placement: Yes	D-	Public	9 - 12
7.82Mi. **The Alva School** Number of Students: 1,203 Student-Teacher Ratio: 19.1	B	Public	KG - 8

ICE SiteX Report

OrderID: 98738621

Flood Report

The Subject Property of **1641 COUNTRY CLUB PKWY, LEHIGH ACRES, FL 33936-5357** 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	128%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	111%	HIGHER
OVERALL	104%	SIMILAR

Disaster Alerts

No alerts noted

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