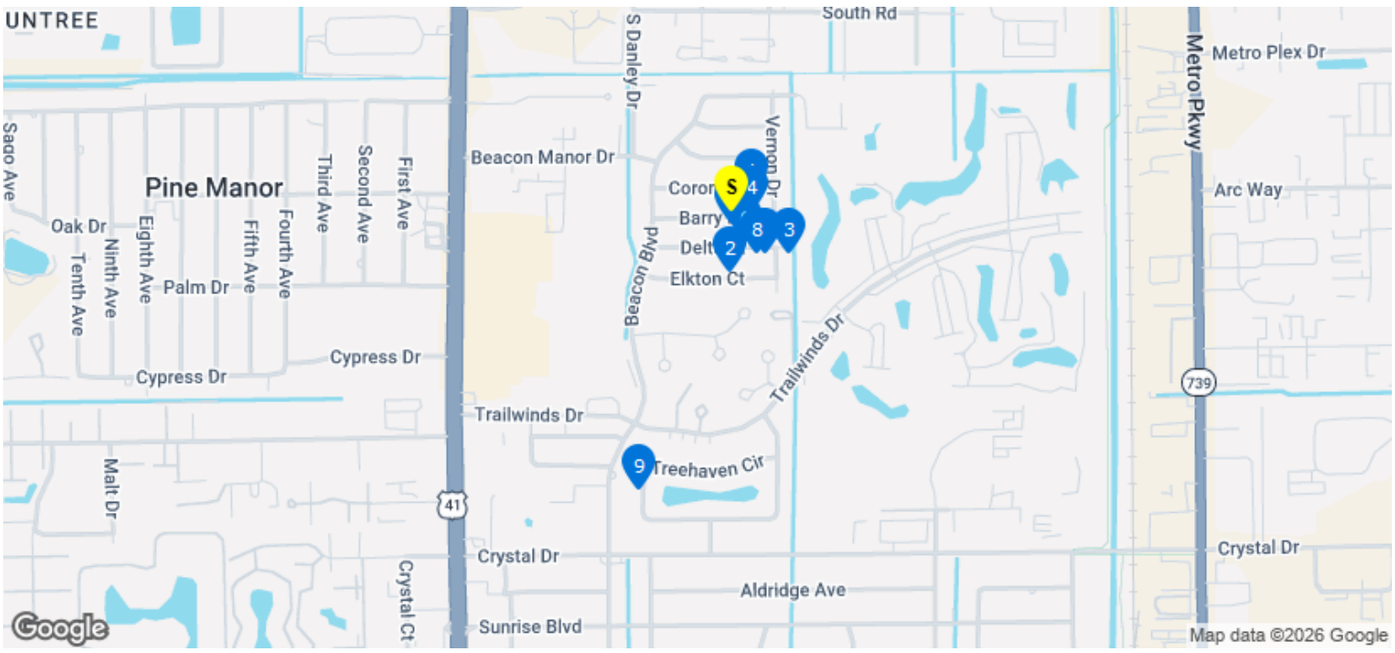
ICE SiteX Report

OrderID: 98775362

SiteX Property Information Report



Subject Property Location

2188 CORONET ST, FORT MYERS, FL 33907-3034

County:	**LEE FL**	Census Tract:	0013.00
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	12-45-24-02-0000F.0080	Thomas Bros Pg-Grid:	

Valuation

Value:	**$262,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$206,980 - $317,020	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	011
Assd Land Value:		Market Land Value:	$96,093	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$151,544	Total Taxable Value:	$2,031
Total Assessed Value:	$193,713	Total Assessor Market Value:	$247,637	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: F Subdivision: LEISURE ESTATES - TRAILWINDS Legal Unit: 1 Sec/Twnship/Range: SEC 12 TWN 45S RNG 24E
Abbreviated Description: TRAILWINDS UNIT 1 BLK.F PB 12 PG 147 LOT 8

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	4	Pool:	
Building Area:	1548 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Concrete
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/10/2024	Sales Price:	$324,022
Document #:	2024000332186 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/28/2023	Sales Price:	$16,201
Document #:	2023000111404 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	N/A
Document #:	2022000297516 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	09/13/2022	Loan Amount:	N/A
Document #:	2022000291041 BK-PG -	Loan Type:	2nd Mortgage made to cover down payment
Contract Date:	09/09/2022		

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TD Due Date: Type Finance:
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: MB 12 PG 147

Mortgage Record

Recording Date: 09/13/2022 Loan Amount: N/A
Document #: 2022000291040 BK-PG - Loan Type: FHA (Federal Housing Admin.)
Contract Date: 09/09/2022
TD Due Date: 10/01/2052 Type Finance:
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: 0

Prior Transfer

Recording Date: 09/13/2022 Sales Price: $330,000
Document #: 2022000291039 BK-PG - Type of Sale: Arms-Length Transfer
Contract Date: 09/09/2022
Document Type: Deed
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: MB 12 PG 147

Mortgage Record

Recording Date: 06/20/2019 Loan Amount: N/A
Document #: 2019000146502 BK-PG - Loan Type: FHA (Federal Housing Admin.)
Contract Date: 05/15/2019
TD Due Date: 07/01/2049 Type Finance:
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: MB 12 PG 147

Prior Transfer

Recording Date: 06/20/2019 Sales Price: $155,000
Document #: 2019000146501 BK-PG - Type of Sale: Arms-Length Transfer
Contract Date: 05/15/2019
Document Type: Deed
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: MB 12 PG 147

Prior Transfer

Recording Date: 05/06/2014 Sales Price: $40,000
Document #: 2014000093286 BK-PG - Type of Sale:
Document Type: Release
Legal Description:

Prior Transfer

Recording Date: 09/26/2013 Sales Price: $55,000
Document #: 2013000220955 BK-PG - Type of Sale: Arms-Length Transfer
Contract Date: 09/25/2013
Document Type: Deed
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: MB12 PG147

Prior Transfer

Recording Date: 06/12/2013 Sales Price: $195,000
Document #: 2013000137081 BK-PG - Type of Sale:
Document Type: Release
Legal Description:

Prior Transfer

Recording Date: 05/24/2013 Sales Price: $35,000
Document #: 2013000122770 BK-PG - Type of Sale: Arms-Length Transfer
Contract Date: 05/24/2013
Document Type: Deed
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 Map Ref: MB12 PG147

Prior Transfer

Recording Date: 07/25/2012 Sales Price: $195,000
Document #: 2012000162443 BK-PG - Type of Sale:
Document Type: Assignment
Legal Description:

Prior Transfer

Recording Date: 12/12/2006 Sales Price: $10,000
Document #: 2006000460784 BK-PG - Type of Sale:
Document Type: Release
Legal Description:

Mortgage Record

Recording Date: 11/29/2006 Loan Amount: N/A
Document #: 2006000445063 BK-PG - Loan Type: Credit Line (Revolving)
Contract Date: 11/08/2006
TD Due Date: Type Finance: VAR
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: 0

Prior Transfer

Recording Date: 10/16/2006 Sales Price: $166,000
Document #: 2006000395305 BK-PG - Type of Sale:

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Document Type: Release
Legal Description:

Prior Transfer

Recording Date: 10/11/2006
Document #: 2006000389027 BK-PG -
Document Type: Release
Sales Price: $24,000
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 09/15/2006
Document #: 2006000359545 BK-PG -
Contract Date: 09/05/2006
TD Due Date: 09/01/2021
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: 0

Mortgage Record

Recording Date: 09/15/2006
Document #: 2006000359544 BK-PG -
Contract Date: 09/05/2006
TD Due Date: 09/01/2036
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance: ADJ
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: 0

Mortgage Record

Recording Date: 05/25/2006
Document #: 2006000212913 BK-PG -
Contract Date: 05/02/2006
TD Due Date: 05/02/2031
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR
Legal Description:
Block: F Subdivision: TRAILWINDS UNIT 1 Map Ref: 0

Prior Transfer

Recording Date: 02/02/2006
Document #: 2006000051448 BK-PG 4764-1367
Document Type: Release
Sales Price: $29,000
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 01/27/2006
Document #: 2006000040228 BK-PG -
Contract Date: 12/24/2005
TD Due Date: 01/01/2036
Loan Amount: N/A
Loan Type: INVALID CODE
Type Finance: ADJ
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: 0

Prior Transfer

Recording Date: 01/24/2006
Document #: 2006000033943 BK-PG -
Document Type: Release
Sales Price: $116,000
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 06/22/2005
Document #: 6855421 BK-PG 4764-1367
Contract Date: 05/10/2005
TD Due Date: 06/01/2020
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: 0

Mortgage Record

Recording Date: 06/22/2005
Document #: 6855420 BK-PG -
Contract Date: 05/10/2005
TD Due Date: 06/01/2035
Loan Amount: N/A
Loan Type: INVALID CODE
Type Finance: ADJ
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: MB12 PG147

Prior Transfer

Recording Date: 06/22/2005
Document #: 6855419 BK-PG 4764-1345
Contract Date: 05/10/2005
Document Type: Deed
Sales Price: $145,000
Type of Sale: Arms-Length Transfer
Legal Description:
Block: F Subdivision: TRAILWINDS SUBDIVISION UNIT 1 Map Ref: MB12 PG147

Prior Transfer

Recording Date: 03/03/2003
Document #: BK-PG 03859-01123
Contract Date: 02/28/2003
Document Type: Deed
Sales Price: $37,600
Type of Sale: Arms-Length Transfer
Legal Description:
Block: F Subdivision: TRAILWINDS UNIT 1 (1133) Map Ref: PB 12 147
Abbreviated Description: LT 8 BLK F PB 12/147

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Prior Transfer

Recording Date:	09/06/1996	Sales Price:	$6,400
Document #:	BK-PG 02741-03263	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/22/1996		
Document Type:	Deed		

Legal Description:
Block: F Subdivision: TRAILWINDS UNIT 1 (1133) Map Ref: PB 12 147
Abbreviated Description: LT 8 BLK F PB 12/147

Area Sales Analysis

Total Area Sales	$2,114,500	Median # of Bedrooms	3
Median Lot Size	7,000 SF	Median # of Baths	1
Median Living Area	1,014 SF	Median Year Built	1968
Price Range - 2 Yrs	$172,500 to $392,500	Age Range	31 years to 65 years
Median Value	$222,500	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**2189 BARRY DR** **FORT MYERS, FL 33907-3020**	01/14/2026	$175,000	$185	946	/3/1	1962	6,000 SF	
		APN: 12-45-24-03-0000F.0230 Document #: 2026000010451 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Block: F Subdivision: TRAILWINDS Legal Unit: 2 MapRef: MB 14 PG 88 Abbreviated Description: Lot:23 Block:F Subdivision:TRAILWINDS Legal Unit:2 Map Ref:MB 14 PG 88								
2	.04Mi.	**2201 CORONET ST** **FORT MYERS, FL 33907-3035**	04/29/2026	$243,000	$185	1312	/3/2	1961	6,000 SF	
		APN: 12-45-24-02-0000D.0190 Document #: 2026000111963 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: D Subdivision: TRAILWINDS SUBDIVISION Legal Unit: 1 MapRef: MB 12 PG 147 Abbreviated Description: Lot:19 Block:D Subdivision:TRAILWINDS SUBDIVISION Legal Unit:1 Map Ref:MB 12 PG 147								
3	.18Mi.	**2225 CARACAS CT** **FORT MYERS, FL 33907-4007**	01/08/2026	$220,000	$193	1140	/2/2	1971	3,964 SF	
		APN: 12-45-24-19-00000.0480 Document #: 2026000004639 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 48 Subdivision: LEISURE ESTATES Legal Unit: 2 MapRef: MB 23 PG 109-111 Abbreviated Description: Lot:48 Subdivision:LEISURE ESTATES Legal Unit:2 Map Ref:MB 23 PG 109-111								
4	.23Mi.	**8608 GRANADA CT** **FORT MYERS, FL 33907-4015**	06/08/2026	$175,000	$162	1080	/2/2	1974	4,138 SF	
		APN: 12-45-24-23-00000.1030 Document #: 2026000151340 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 103 Subdivision: LEISURE ESTATES Legal Unit: 3 MapRef: MB 28 PG 148&149 Abbreviated Description: Lot:103 Subdivision:LEISURE ESTATES Legal Unit:3 Map Ref:MB 28 PG 148&149								
5	.23Mi.	**2180 LEISURE LN** **FORT MYERS, FL 33907-4037**	02/10/2026	$218,000	$191	1140	/2/2	1968	3,311 SF	
		APN: 12-45-24-18-00000.0220 Document #: 2026000034368 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 22 Subdivision: UNIT NO 1 LEISURE ESTATES MapRef: MB 23 PG 67 Abbreviated Description: Lot:22 Subdivision:UNIT NO 1 LEISURE ESTATES Map Ref:MB 23 PG 67								
6	.25Mi.	**8381 ANTIGUA CT** **FORT MYERS, FL 33907-4001**	07/20/2026	$100,000	$100	1005	/2/2	1968	4,748 SF	
		APN: 12-45-24-18-00000.0180 Document #: 2026000190068 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 18 Subdivision: LEISURE ESTATES Legal Unit: 1 MapRef: MB 23 PG 67-69 Abbreviated Description: Lot:18 Subdivision:LEISURE ESTATES Legal Unit:1 Map Ref:MB 23 PG 67-69								
7	.25Mi.	**2164 LEISURE LN** **FORT MYERS, FL 33907-4016**	06/23/2026	$189,900	$181	1050	/2/2	1974	3,354 SF	
		APN: 12-45-24-18-00000.0020 Document #: 2026000167365 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 2 Subdivision: LEISURE ESTATES Legal Unit: 1 MapRef: MB 23 PG 67-69 Abbreviated Description: Lot:2 Subdivision:LEISURE ESTATES Legal Unit:1 Map Ref:MB 23 PG 67-69								
8	.25Mi.	**5665 TRAILWINDS DR** **FORT MYERS, FL 33907-8370**	05/26/2026	$175,000	$155	1132	/2/2	1985	8,221 SF	
		APN: 12-45-24-25-00006.6210 Document #: 2026000137335 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: BALTUSROL VILLAGE CONDOMINIUM AT THE HIDEAWAY COUN Legal Unit: 621 MapRef: MB 1754 PG 3524 Abbreviated Description: Subdivision:BALTUSROL VILLAGE CONDOMINIUM AT THE HIDEAWAY COUN Legal Unit:621 Map Ref:MB 1754 PG 3524Abbreviated Description:BUILDING 6								
9	.25Mi.	**5665 TRAILWINDS DR** **FORT MYERS, FL 33907-8369**	04/01/2026	$181,000	$160	1132	/2/2	1985	8,221 SF	
		APN: 12-45-24-25-00006.6110 Document #: 2026000082408 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: BALTUSROL VILLAGE CONDOMINIUM Legal Unit: 611 MapRef: MB 1754 PG 3524 Abbreviated Description: Subdivision:BALTUSROL VILLAGE CONDOMINIUM Legal Unit:611 Map Ref:MB 1754 PG 3524Abbreviated Description:BUILDING 6								
10	.27Mi.	**114 SOUTH RD** **FORT MYERS, FL 33907-2427**	04/20/2026	$126,000	$97	1296	/3/2	1955	17,677 SF	
		APN: 12-45-24-01-0000E.0040 Document #: 2026000102199 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: E Subdivision: PAGE PARK MapRef: MB 98 PG 92-97 Abbreviated Description: Lot:4 Block:E Subdivision:PAGE PARK Map Ref:MB 98 PG 92-97								
11	.31Mi.	**5570 TRAILWINDS DR** **FORT MYERS, FL 33907-8356**	05/12/2026	$168,000	$148	1138	/3/2	1984	4,799 SF	
		APN: 12-45-24-24-00005.5120 Document #: 2026000126105 Document Type: Warranty Deed Price Code: A								

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Land Use: Condominium Unit (Residential)
Legal: Subdivision: MERION VILLAGE CONDOMINIUM AT THE HDEAWAY COUNTRY Legal Unit: 512 MapRef: MB 1772 PG 4477 Abbreviated Description: Subdivision:MERION VILLAGE CONDOMINIUM AT THE HDEAWAY COUNTRY Legal Unit:512 Map Ref:MB 1772 PG 4477Abbreviated Description:BUILDING 5

12	.34Mi.	**8624 ELEUTHERA CT** **FORT MYERS, FL 33907-4013**	09/21/2026	$225,000	$165	1365	/3/2	1971	4,792 SF

APN: 13-45-24-34-00000.0750 Document #: 2026000244655
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 75 Subdivision: LEISURE ESTATES Legal Unit: 3 MapRef: MB 25 PG 128 Abbreviated Description: Lot:75 Subdivision:LEISURE ESTATES Legal Unit:3 Map Ref:MB 25 PG 128Abbreviated Description:PART 1

13	.34Mi.	**5765 TRAILWINDS DR** **FORT MYERS, FL 33907-7361**	07/22/2026	$147,500	$134	1098	/2/2	1994	8,598 SF

APN: 12-45-24-28-00000.1110 Document #: 2026000193210
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: OAKMONT VILLAGE CONDOMINIUM NO 1 Legal Unit: 111 MapRef: OR 2553 PG 3522 Abbreviated Description: Subdivision:OAKMONT VILLAGE CONDOMINIUM NO 1 Legal Unit:111 Map Ref:OR 2553 PG 3522

14	.37Mi.	**5630 TRAILWINDS DR** **FORT MYERS, FL 33907-8321**	01/21/2026	$176,000	$211	836	/2/2	1984	7,516 SF

APN: 12-45-24-24-00002.2150 Document #: 2026000015915
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MERION VILLAGE CONDOMINIUM AT THE HIDEAWAY COUNTRY Legal Unit: 215 MapRef: MB 1722 PG 4477 Abbreviated Description: Subdivision:MERION VILLAGE CONDOMINIUM AT THE HIDEAWAY COUNTRY Legal Unit:215 Map Ref:MB 1722 PG 4477Abbreviated Description:BUILDING 2

15	.37Mi.	**5630 TRAILWINDS DR** **FORT MYERS, FL 33907-8322**	01/12/2026	$170,000	$153	1109	/2/2	1984	7,516 SF

APN: 12-45-24-24-00002.2230 Document #: 2026000008666
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MERION VILLAGE AT THE HIDEWAY COUNTRY CLUB Legal Unit: 223 MapRef: MB 1722 PG 4477 Abbreviated Description: Subdivision:MERION VILLAGE AT THE HIDEWAY COUNTRY CLUB Legal Unit:223 Map Ref:MB 1722 PG 4477Abbreviated Description:BUILDING 2

16	.42Mi.	**204 CENTER RD** **FORT MYERS, FL 33907-2469**	12/18/2025	$2,900,000	$223	12988	//	1940	42,400 SF

APN: 12-45-24-01-0000G.0040 01 Document #: 2025000334709
Document Type: Warranty Deed Price Code: A
Land Use: Warehouse (Industrial)
Legal: Lot: 3 Block: G Subdivision: PAGE PARK MapRef: MB 8 PG 92-97 Abbreviated Description: Block:G Subdivision:PAGE PARK Map Ref:MB 8 PG 92-97Abbreviated Description:PORTION LOT3

17	.44Mi.	**5304 GLENLIVET RD** **FORT MYERS, FL 33907-4000**	07/10/2026	$190,000	$130	1467	/3/2	1997	2,396 SF

APN: 13-45-24-35-00000.0220 Document #: 2026000183522
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 22 Subdivision: PATE CREST VILLAS I MapRef: MB 56 PG 86&87 Abbreviated Description: Lot:22 Subdivision:PATE CREST VILLAS I Map Ref:MB 56 PG 86&87

18	.44Mi.	**5810 TRAILWINDS DR** **FORT MYERS, FL 33907-8378**	03/30/2026	$100,000	$123	813	/2/2	1988	7,600 SF

APN: 12-45-24-27-00009.9120 Document #: 2026000079365
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: GREENBRIAR VILLAGE CONDOMINIUM AT THE HIDEAWAY COU Legal Unit: 912 MapRef: MB 1966 PG 3038 Abbreviated Description: Subdivision:GREENBRIAR VILLAGE CONDOMINIUM AT THE HIDEAWAY COU Legal Unit:912 Map Ref:MB 1966 PG 3038Abbreviated Description:BUILDING 9

19	.45Mi.	**5865 TRAILWINDS DR** **FORT MYERS, FL 33907-7302**	01/06/2026	$235,000	$197	1193	/3/2	1990	8,598 SF

APN: 12-45-24-28-00000.6230 Document #: 2026000002773
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: OAKMONT VILLAGE AT THE HIDEAWAY COUNTRY CLUB CONDO Legal Unit: 623 MapRef: MB 2170 PG 4306 Abbreviated Description: Subdivision:OAKMONT VILLAGE AT THE HIDEAWAY COUNTRY CLUB CONDO Legal Unit:623 Map Ref:MB 2170 PG 4306

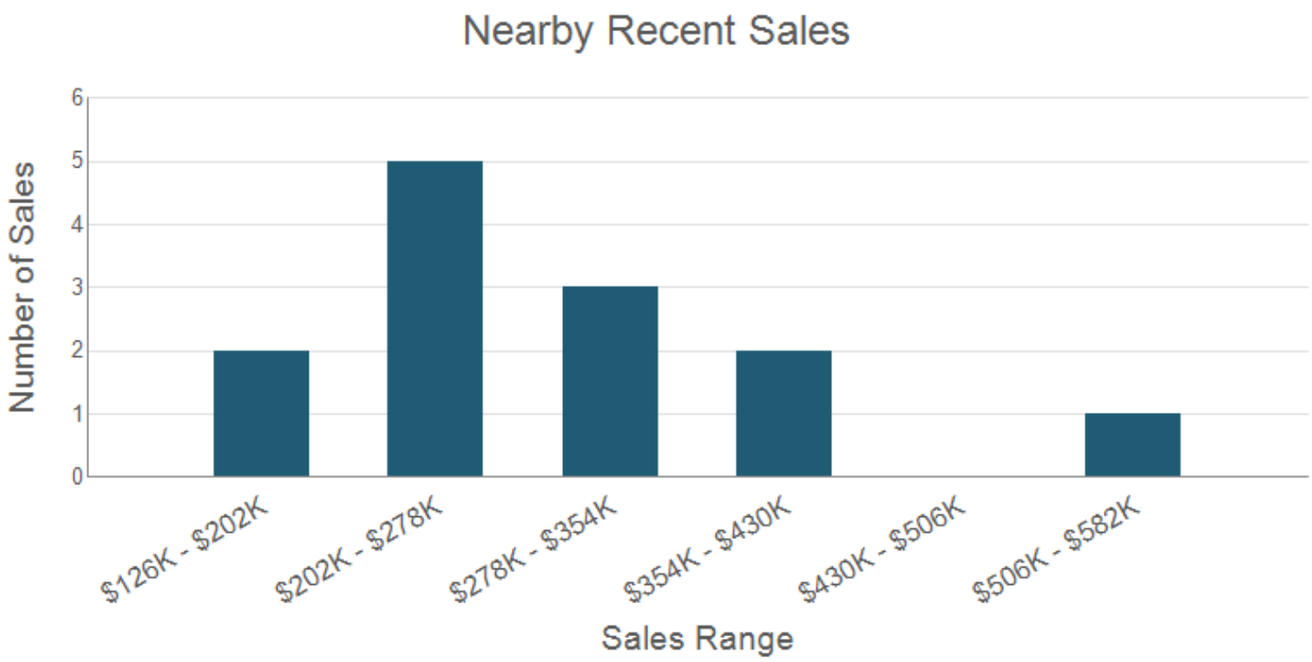
20	.47Mi.	**5830 TRAILWINDS DR** **FORT MYERS, FL 33907-8386**	08/25/2026	$235,000	$214	1099	/3/2	1988	8,131 SF

APN: 12-45-24-27-00008.8140 Document #: 2026000224395
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: GREENBRIAR VILLAGE CONDOMINIUM AT THE HIDEWAWAY CO Legal Unit: 814 MapRef: MB 1966 PG 3038 Abbreviated Description: Subdivision:GREENBRIAR VILLAGE CONDOMINIUM AT THE HIDEWAWAY CO Legal Unit:814 Map Ref:MB 1966 PG 3038Abbreviated Description:BUILDING 8

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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.	**2188 CORONET ST**	**09/09/2022**	$247,637	$193,713	1,548	/4/1	1961	6,000 SF	
.01Mi.	**2192 CORONET ST**	**01/09/2017**	$164,954	$67,185	1,008	/3/1	1961	6,000 SF	
.01Mi.	**2184 CORONET ST**	**03/18/2022**	$204,135	$204,135	1,328	/3/1	1961	6,000 SF	
.02Mi.	**2189 BARRY DR**	**04/01/2015**	$146,158	$146,158	946	/3/1	1962	6,000 SF	
.02Mi.	**2193 BARRY DR**	**05/31/2005**	$169,689	$169,689	1,013	/3/1	1962	6,000 SF	
.02Mi.	**2185 BARRY DR**	**04/11/2024**	$189,805	$189,805	1,001	/3/1	1962	6,000 SF	
.02Mi.	**2196 CORONET ST**	**04/09/2009**	$216,549	$115,049	1,214	/3/2	1961	6,000 SF	
.02Mi.	**2180 CORONET ST**	**03/29/2023**	$186,810	$172,934	768	/3/1	1961	6,000 SF	
.03Mi.	**2189 CORONET ST**	**02/21/1997**	$159,133	$35,535	958	/3/1	1961	6,000 SF	
.03Mi.	**2181 BARRY DR**		$166,782	$36,842	1,167	/3/1	1962	6,000 SF	
.03Mi.	**2197 BARRY DR**	**12/01/2017**	$232,685	$59,125	946	/3/1	1962	6,000 SF	
.03Mi.	**2193 CORONET ST**	**12/12/2007**	$184,483	$184,483	768	/3/1	1961	6,000 SF	
.03Mi.	**2185 CORONET ST**	**04/01/2009**	$196,029	$196,029	1,144	/3/1	1961	6,000 SF	
.03Mi.	**2200 CORONET ST**	**01/02/2025**	$191,382	$191,382	978	/2/1	1961	6,000 SF	
.03Mi.	**2176 CORONET ST**	**08/13/2020**	$189,879	$189,879	768	/3/1	1961	6,000 SF	
.04Mi.	**2197 CORONET ST**	**01/23/2020**	$193,791	$125,035	1,118	/2/1	1961	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	42.6 years old	Households:	13,419
Median Household Income:	$53,449	Households w/Family:	50%
Household Income Per Capita:	$31,285	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

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
2.97Mi.	**Cypress Lake Middle School** Number of Students: 768 Student-Teacher Ratio: 19.06	B+	Public	6 - 8
8.15Mi.	**Three Oaks Middle School** Number of Students: 1,091 Student-Teacher Ratio: 22.92	A-	Public	6 - 8

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1.19Mi. **Tanglewood Elementary School** Number of Students: 687 Student-Teacher Ratio: 17.35	B	Public	KG - 5
11.24Mi. **Estero High School** Number of Students: 1,571 Student-Teacher Ratio: 25.34 Advanced Placement: Yes	C	Public	9 - 12
5.98Mi. **Lexington Middle School** Number of Students: 1,054 Student-Teacher Ratio: 20.13	C+	Public	6 - 8
4.20Mi. **Edison Park Creative and Expressive Arts School** Number of Students: 440 Student-Teacher Ratio: 16.92	B	Public	KG - 5
4.59Mi. **Dunbar High School** Number of Students: 1,734 Student-Teacher Ratio: 22.02 Advanced Placement: Yes	D-	Public	9 - 12
0.34Mi. **Villas Elementary School** Number of Students: 784 Student-Teacher Ratio: 14.46	C	Public	KG - 5
9.18Mi. **Three Oaks Elementary School** Number of Students: 941 Student-Teacher Ratio: 17.89	A	Public	KG - 5
3.91Mi. **Fort Myers High School** Number of Students: 1,835 Student-Teacher Ratio: 23.29 Advanced Placement: Yes	B-	Public	9 - 12
4.45Mi. **Franklin Park Elementary School** Number of Students: 505 Student-Teacher Ratio: 21.04	F	Public	KG - 5
3.24Mi. **Fort Myers Middle Academy** Number of Students: 687 Student-Teacher Ratio: 20.82	D-	Public	6 - 8
2.17Mi. **Orangewood Elementary School** Number of Students: 679 Student-Teacher Ratio: 19.4	D	Public	KG - 5
3.08Mi. **Allen Park Elementary School** Number of Students: 926 Student-Teacher Ratio: 18.16	D	Public	KG - 5
3.14Mi. **Cypress Lake High School** Number of Students: 1,429 Student-Teacher Ratio: 22.41 Advanced Placement: Yes	C-	Public	9 - 12
3.66Mi. **Ray V. Pottorf Elementary School** Number of Students: 736 Student-Teacher Ratio: 16.88	C-	Public	KG - 5
5.70Mi. **Rayma C. Page Elementary School** Number of Students: 697 Student-Teacher Ratio: 17	A-	Public	KG - 5
5.14Mi. **Heights Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 19.22	B+	Public	KG - 5
2.61Mi. **South Fort Myers High School** Number of Students: 1,693 Student-Teacher Ratio: 22.96 Advanced Placement: Yes	D-	Public	9 - 12
3.56Mi. **Paul Laurence Dunbar Middle School** Number of Students: 999 Student-Teacher Ratio: 18.07	C	Public	6 - 8
2.78Mi. **Colonial Elementary School** Number of Students: 661 Student-Teacher Ratio: 14.69	D-	Public	KG - 5
6.72Mi. **San Carlos Park Elementary School** Number of Students: 642 Student-Teacher Ratio: 16.46	D+	Public	KG - 5

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Flood Report

The Subject Property of **2188 CORONET ST, FORT MYERS, FL 33907-3034** 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	143%	NOTABLY HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	133%	NOTABLY HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

No alerts noted

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