BLACK KNIGHT™

SiteX™ Report

OrderID: 89917766

SiteX Property Information Report

Subject Property Location

12631 FOURTH ST, FORT MYERS, FL 33905-1919

County:	**LEE FL**	Census Tract:	120710302.025014
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	30-43-26-01-00016.0120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$243,000**	FSD:	22
Value Range:	$189,540 - $296,460	Confidence Score:	78

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	076
Assd Land Value:	$22,300	Market Land Value:	$22,300	Tax Year:	2022
Assd Improvement:	$124,127	Market Improvment Value:	$124,127	Total Taxable Value:	$2,071
Total Assessed Value:	$146,427	Total Assessor Market Value:	$146,427	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12,13 Block: 16 Subdivision: FT MYERS SHORES Legal Unit: 1 Sec/Twnship/Range: SEC 30 TWN 43S RNG 26E
Abbreviated Description: FT MYERS SHORES UNIT 1 BLK 16 PB 9 PG 151 LOTS 12 + 13

Property Characteristics

Lot Size:	9,600 SF	Bedrooms:	3	Pool:	
Building Area:	1326 SF	Baths:	1	Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

No Recent Sales Information Available For This Property

No Comparable Sales Found

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.	**12631 FOURTH ST**	**07/10/2017**	$146,427	$146,427	1,326	/3/1	1974	9,600 SF	
.02Mi.	**12637 FOURTH ST**	**06/01/1973**	$141,588	$141,588	974	/3/1	1973	9,600 SF	
.02Mi.	**12621 FOURTH ST**	**03/01/1978**	$159,058	$159,058	1,566	/4/1	1956	19,200 SF	
.02Mi.	**12638 THIRD ST**	**12/07/2020**	$138,937	$138,937	1,224	/3/1	1961	9,600 SF	
.02Mi.	**12626 THIRD ST**	**03/19/2003**	$149,987	$39,025	1,014	/3/1	1992	9,600 SF	
.03Mi.	**12643 FOURTH ST**	**02/05/2016**	$127,744	$78,989	1,326	/3/2	1975	9,600 SF	
.03Mi.	**12624 THIRD ST**	**09/11/2013**	$153,294	$66,860	1,326	/3/1	1992	9,600 SF	
.03Mi.	**12644 THIRD ST**	**04/01/1983**	$223,840	$59,273	2,040	/5/2	1983	9,600 SF	
.03Mi.	**12622 FOURTH ST**	**07/15/2015**	$99,403	$99,403	768	/3/1	1956	9,600 SF	
.03Mi.	**12632 FOURTH ST**	**07/28/2016**	$162,427	$112,138	1,317	/2/1	1970	9,600 SF	Yes
.04Mi.	**12616 FOURTH ST**	**06/01/1994**	$129,284	$28,937	944	/2/1	1975	9,600 SF	
.04Mi.	**12636 FOURTH ST**	**11/08/2019**	$195,243	$143,377	1,421	/3/2.5	1979	9,600 SF	Yes
.04Mi.	**12650 THIRD ST**	**04/28/1999**	$144,935	$55,179	1,120	/2/1	1971	9,600 SF	
.04Mi.	**12620 THIRD ST**	**05/04/2009**	$148,954	$148,954	1,014	/3/1	1992	9,600 SF	
.05Mi.	**12613 FOURTH ST**	**01/01/1988**	$147,771	$28,963	1,330	/3/1	1962	9,600 SF	
.05Mi.	**12649 FOURTH ST**	**12/07/1996**	$105,688	$29,015	989	/3/1	1978	9,600 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	40.6 years old	Households:	13,858
Median Household Income:	$65,046	Households w/Family:	69%
Household Income Per Capita:	$33,706	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lee County School District	Students:	94,927
Number of Schools:	119	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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5.08Mi.	**Tice Elementary School** Number of Students: 584 Student-Teacher Ratio: 16.69	D+	Public	PK - 5
4.01Mi.	**Orange River Elementary School** Number of Students: 767 Student-Teacher Ratio: 16.67	D+	Public	PK - 5
6.06Mi.	**Varsity Lakes Middle School** Number of Students: 1,275 Student-Teacher Ratio: 19.89	D	Public	6 - 8
9.24Mi.	**G. Weaver Hipps Elementary School** Number of Students: 754 Student-Teacher Ratio: 16.76	D	Public	PK - 5
6.24Mi.	**James Stephens Academy** Number of Students: 413 Student-Teacher Ratio: 16.2	C	Public	PK - 8
7.35Mi.	**Dunbar High School** Number of Students: 1,769 Student-Teacher Ratio: 19.31 Advanced Placement: Yes	F	Public	9 - 12
2.70Mi.	**River Hall Elementary School** Number of Students: 944 Student-Teacher Ratio: 18.66	D	Public	PK - 5
3.50Mi.	**Manatee Elementary School** Number of Students: 852 Student-Teacher Ratio: 16.02	D-	Public	PK - 5
8.75Mi.	**Treeline Elementary School** Number of Students: 1,029 Student-Teacher Ratio: 17.27	C-	Public	PK - 5
3.40Mi.	**Oak Hammock Middle School** Number of Students: 1,476 Student-Teacher Ratio: 16.53	D+	Public	6 - 8
6.10Mi.	**Lehigh Senior High School** Number of Students: 2,340 Student-Teacher Ratio: 19.89 Advanced Placement: Yes	D	Public	9 - 12
10.47Mi.	**Veterans Park Academy for the Arts** Number of Students: 1,723 Student-Teacher Ratio: 15.65	D+	Public	PK - 8
5.95Mi.	**Harns Marsh Elementary School** Number of Students: 880 Student-Teacher Ratio: 14.77	C-	Public	PK - 5
13.73Mi.	**East Lee High School** Number of Students: 1,673 Student-Teacher Ratio: 19.45 Advanced Placement: Yes	F	Public	9 - 12
7.89Mi.	**Alva Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 5
8.64Mi.	**Alva Middle School** Number of Students: 1,054 Student-Teacher Ratio: 18.14	C-	Public	6 - 8
5.68Mi.	**Bayshore Elementary School** Number of Students: 571 Student-Teacher Ratio: 17.1	B	Public	PK - 5
1.57Mi.	**Riverdale High School** Number of Students: 2,162 Student-Teacher Ratio: 23.54 Advanced Placement: Yes	C	Public	9 - 12
9.02Mi.	**Gateway Elementary School** Number of Students: 757 Student-Teacher Ratio: 16.97	C-	Public	PK - 5
7.15Mi.	**Sunshine Elementary School** Number of Students: 1,031 Student-Teacher Ratio: 15.62	C-	Public	PK - 5
12.61Mi.	**Mirror Lakes Elementary School** Number of Students: 1,015 Student-Teacher Ratio: 16.42	C	Public	PK - 5
5.76Mi.	**Tortuga Preserve Elementary School** Number of Students: 947 Student-Teacher Ratio: 15.03	D+	Public	PK - 5
5.81Mi.	**Harns Marsh Middle School** Number of Students: 1,328 Student-Teacher Ratio: 17.25	D	Public	6 - 8
10.46Mi.	**Lehigh Acres Middle School**	D+	Public	6 - 8

Number of Students: 1,313 Student-Teacher Ratio: 16.83				
10.16Mi. **Lehigh Elementary School** Number of Students: 1,050 Student-Teacher Ratio: 17.65		D	Public	PK - 5
6.62Mi. **Edgewood Academy** Number of Students: 512 Student-Teacher Ratio: 15.06		B	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	106%	SIMILAR
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	114%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

9/23/2022 - Hurricane Ian 9/23/2022 - Tropical Storm Ian 11/7/2022 - Hurricane Nicole 11/7/2022 - Tropical Storm Nicole

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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