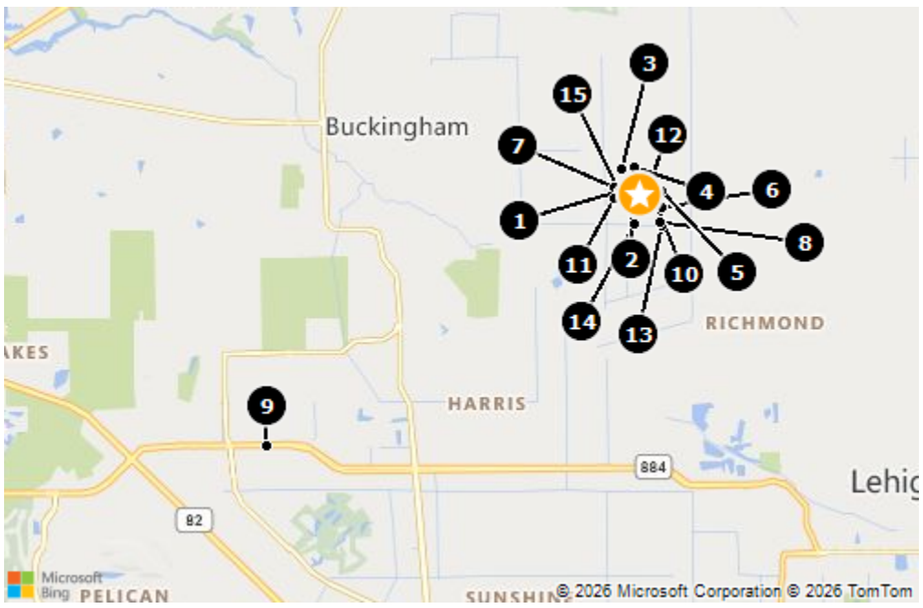
ICE SiteX Report

OrderID: 98738647

SiteX Property Information Report



Subject Property Location

2813 52ND ST W, LEHIGH ACRES, FL 33971-5775

County:	**LEE FL**	Census Tract:	120710402.055025
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	12-44-26-L4-07123.0050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$341,000**	FSD:	19	Common Confidence Score:	35
Value Range:	$276,210 - $405,790	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	048
Assd Land Value:	$16,150	Market Land Value:	$16,150	Tax Year:	2025
Assd Improvement:	$192,592	Market Improvment Value:	$192,592	Total Taxable Value:	$2,403
Total Assessed Value:	$208,742	Total Assessor Market Value:	$208,742	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 123 Subdivision: WILLOW LAKE ADDITION Tract No: J Legal Unit: 7 Sec/Twnship/Range: SEC 12 TWN 44S RNG 26E
Abbreviated Description: LEHIGH ACRES UNIT 7 BLK 123 PB 26 PG 107 LOT 5

Property Characteristics

Lot Size:	11,570 SF	Bedrooms:	3	Pool:	
Building Area:	1408 SF	Baths:	2	Fireplace:	
Year Built:	2005	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:	04/14/2026	Sales Price:	$279,837
Document #:	2026000096470 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/22/2023	Sales Price:	$154,156
Document #:	2023000181208 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/11/2023	Sales Price:	$285,000
Document #:	2023000129472 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/10/2023		
Document Type:			
Legal Description:			

Lot: 5 Block: 123 Tract No: J Legal Unit: 7 Map Ref: MB 26 PG 107 Sec/Twnship/Range: S12T44SR26E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	04/10/2023	Sales Price:	$285,000
Document #:	2023000129472 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 5 Block: 123 Subdivision: WILLOW LAKE ADDITION Tract No: J Legal Unit: 7 Sec/Twnship/Range: SEC 12 TWN 44S RNG 26E
Abbreviated Description: LEHIGH ACRES UNIT 7 BLK 123 PB 26 PG 107 LOT 5

Prior Transfer

Recording Date:	06/27/2018	Sales Price:	$157,000
Document #:	2018000156082 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/20/2018		
Document Type:			

Legal Description:
Lot: 5 Block: 123 Subdivision: REPLAT OF LEHIGH ACRES Legal Unit: 7 Map Ref: MB26 PG107 Sec/Twnship/Range: S12T44SR26E

Prior Transfer

Recording Date:	06/20/2018	Sales Price:	$157,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	$53,200
Document #:	2010000267672 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/22/2010		
Document Type:			

Legal Description:
Lot: 5 Block: 123 Subdivision: TRACT J UNIT 7 LEHIGH ACRES Map Ref: MB26 PG107 Sec/Twnship/Range: S12T44SR26E

Prior Transfer

Recording Date:	08/16/2010	Sales Price:	$185,000
Document #:	2010000203548 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/22/2010	Sales Price:	$45,000
Document #:	2010000181110 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/15/2010		
Document Type:			

Legal Description:
Lot: 5 Block: 123 Subdivision: REPLAT OF TRACT J UNIT 7 LEHIGH ACRES Map Ref: MB26 PG107 Sec/Twnship/Range: S12T44SR26E
City/Muni/Twp: LEHIGH ACRES

Mortgage Record

Recording Date:	04/24/2006	Loan Amount:	N/A
Document #:	2006000165846 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	03/20/2036	Type Finance:	ADJ

Legal Description:
Lot: 5 Block: 123 Subdivision: LEHIGH ACRES Legal Unit: 7 Sec/Twnship/Range: S12T44SR26E
Abbreviated Description: REPLAT TRACT J

Prior Transfer

Recording Date:	03/31/2006	Sales Price:	$151,702
Document #:	2006000133673 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2005	Sales Price:	$151,800
Document #:	6732483 BK-PG 4660-0871	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/14/2005		
Document Type:			

Legal Description:
Lot: 5 Block: 123 Subdivision: UNIT 7 LEHIGH ACRES Map Ref: MB26 PG107 Sec/Twnship/Range: S12T44SR26E

Area Sales Analysis

Total Area Sales	$3,227,400	Median # of Bedrooms	
Median Lot Size	10,890 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2006
Price Range - 2 Yrs	$15,000 to $375,000	Age Range	19 years to 20 years
Median Value	$252,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2918 52ND ST W** **LEHIGH ACRES, FL 33971-5771**	10/06/2026	$21,500			//		10,890 SF	

APN: 12-44-26-L4-03026.0260 Document #: 2026000259128
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: 26 Legal Unit: 3 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:26 Block:26 Legal Unit:3 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

2	.2Mi.	**2903 49TH ST W** **LEHIGH ACRES, FL 33971-**	10/01/2026	$310,000			//		10,890 SF	

APN: 12-44-26-L4-04033.0090 Document #: 2026000255838
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 33 Subdivision: LEHIGH ACRES Legal Unit: 4 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:9 Block:33 Subdivision:LEHIGH ACRES Legal Unit:4 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E

ICE SiteX Report

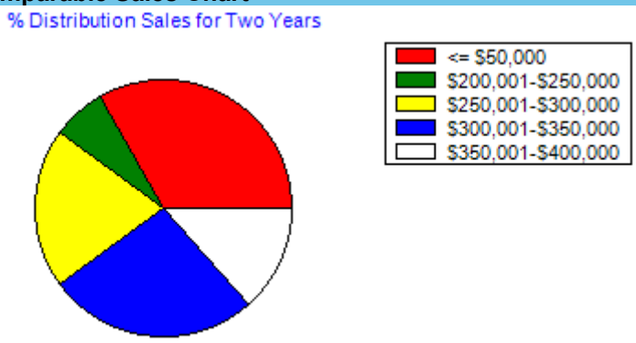
OrderID: 98738647

3	.36Mi.	**2907 57TH ST W** **LEHIGH ACRES, FL 33971-**	09/17/2026	$15,000			//		10,890 SF	
		APN: 12-44-26-L1-02018.0030 Document #: 2026000242160 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 18 Legal Unit: 2 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:3 Block:18 Legal Unit:2 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:COLONIAL FARMS INC City/Muni/Twp: COLONIAL FARMS INC								
4	.34Mi.	**2806 57TH ST W** **LEHIGH ACRES, FL 33971-6900**	09/04/2026	$251,000			//		10,890 SF	
		APN: 12-44-26-L1-06054.0140 Document #: 2026000232802 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 54 Legal Unit: 6 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:14 Block:54 Legal Unit:6 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
5	.26Mi.	**2706 52ND ST W** **LEHIGH ACRES, FL 33971-0760**	09/02/2026	$22,500			//		10,890 SF	
		APN: 12-44-26-L3-07065.0140 Document #: 2026000230964 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 65 Section: 12 Legal Unit: 7 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:14 Block:65 Section:12 Legal Unit:7 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
6	.29Mi.	**2702 49TH ST W** **LEHIGH ACRES, FL 33971-4796**	08/24/2026	$230,000			//		10,890 SF	
		APN: 12-44-26-L3-08071.0120 Document #: 2026000223056 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 71 Legal Unit: 8 MapRef: MB 15 PG 61 Abbreviated Description: Lot:12 Block:71 Legal Unit:8 Map Ref:MB 15 PG 61City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
7	.31Mi.	**3006 53RD ST W** **LEHIGH ACRES, FL 33971-0768**	08/19/2026	$354,900			//		10,890 SF	
		APN: 12-44-26-L4-03021.0130 Document #: 2026000219538 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 21 Subdivision: LEHIGH ACRES Legal Unit: 3 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:13 Block:21 Subdivision:LEHIGH ACRES Legal Unit:3 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E								
8	.39Mi.	**4628 FLORA AVE N** **LEHIGH ACRES, FL 33971-8429**	08/14/2026	$27,500			//		10,890 SF	
		APN: 12-44-26-L3-08079.0020 Document #: 2026000216445 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 79 Legal Unit: 8 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:2 Block:79 Legal Unit:8 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
9	.28Mi.	**CORNER LOT** **LEHIGH ACRES, FL 33971-**	08/12/2026	$47,000			//		21,780 SF	
		APN: 12-44-26-L4-03021.0100 Document #: 2026000213671 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10&11 Block: 21 Subdivision: WILLOW LAKE ADDITION Legal Unit: 3 MapRef: MB 15 PG 1-101 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:10&11 Block:21 Subdivision:WILLOW LAKE ADDITION Legal Unit:3 Map Ref:MB 15 PG 1-101Sec/Twnship/Range:S12T44SR26E								
10	.24Mi.	**2709 50TH ST W** **LEHIGH ACRES, FL 33971-4861**	08/03/2026	$252,000			//		10,886 SF	
		APN: 12-44-26-L3-08071.0060 Document #: 2026000204694 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 71 Subdivision: LEHIGH ACRES Legal Unit: 8 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:6 Block:71 Subdivision:LEHIGH ACRES Legal Unit:8 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E								
11	.3Mi.	**3008 51ST ST W** **LEHIGH ACRES, FL 33971-5755**	07/28/2026	$285,000	$195	1461	/3/2	2006	10,890 SF	
		APN: 12-44-26-L4-03023.0130 Document #: 2026000199160 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 23 Legal Unit: 3 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:13 Block:23 Legal Unit:3 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
12	.13Mi.	**2811 50TH ST W** **LEHIGH ACRES, FL 33971-4872**	07/08/2026	$342,000	$173	1969	/3/2	2007	10,886 SF	Yes
		APN: 12-44-26-L4-08068.0060 Document #: 2026000181551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 68 Legal Unit: 8 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:6 Block:68 Legal Unit:8 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
13	.44Mi.	**4623 ELAINE AVE N** **LEHIGH ACRES, FL 33971-8427**	06/03/2026	$345,000			//		17,616 SF	
		APN: 12-44-26-L3-08079.0060 Document #: 2026000146407 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 79 Legal Unit: 8 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:6 Block:79 Legal Unit:8 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
14	.35Mi.	**4625 JUNE AVE N** **LEHIGH ACRES, FL 33971-1592**	06/02/2026	$349,000			//		14,323 SF	
		APN: 12-44-26-L4-04040.0050 Document #: 2026000145123 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 40 Subdivision: LEHIGH ACRES Legal Unit: 4 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:5 Block:40 Subdivision:LEHIGH ACRES Legal Unit:4 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E								
15	.27Mi.	**3001 53RD ST W** **LEHIGH ACRES, FL 33971-0769**	05/29/2026	$375,000	$292	1283	/3/2	2006	21,780 SF	Yes
		APN: 12-44-26-L4-03022.0090 Document #: 2026000141763 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8&9 Block: 22 Legal Unit: 3 MapRef: MB 15 PG 61 Sec/Twnship/Range: S12T44SR26E Abbreviated Description: Lot:8&9 Block:22 Legal Unit:3 Map Ref:MB 15 PG 61Sec/Twnship/Range:S12T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								

ICE SiteX Report

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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.	**2813 52ND ST W**	**04/10/2023**	$208,742	$208,742	1,408	/3/2	2005	11,570 SF	
.02Mi.	**2815 52ND ST W**	**08/30/2022**	$227,554	$227,554	1,378	/3/2	2022	11,570 SF	
.03Mi.	**2814 51ST ST W**	**03/31/2016**	$243,628	$147,297	1,570	/3/2	2006	11,570 SF	
.03Mi.	**2812 51ST ST W**	**01/15/2016**	$210,680	$134,239	1,458	/3/2	2005	11,570 SF	
.04Mi.	**2810 51ST ST W**	**12/08/2020**	$234,251	$234,251	1,275	/3/2	2007	11,570 SF	
.05Mi.	**2819 52ND ST W**	**01/09/2024**	$198,492	$198,492	1,272	/3/2	2006	11,570 SF	
.05Mi.	**2808 51ST ST W**	**07/10/2025**	$202,603	$202,603	1,272	/3/2	2006	11,570 SF	
.05Mi.	**2820 51ST ST W**	**07/22/2022**	$241,284	$241,284	1,777	/3/2	2006	11,570 SF	
.06Mi.	**2803 53RD ST W**	**01/01/2016**	$207,439	$207,439	1,458	/3/2	2005	10,890 SF	
.06Mi.	**2817 51ST ST W**	**05/03/2022**	$226,097	$226,097	1,478	/3/2	2006	10,890 SF	
.06Mi.	**2821 52ND ST W**	**09/20/2022**	$241,539	$241,539	1,551	/3/2	2022	12,097 SF	
.07Mi.	**2811 51ST ST W**	**05/13/2009**	$211,719	$211,719	1,408	/3/2	2005	10,890 SF	
.07Mi.	**2820 52ND ST W**	**11/15/2024**	$294,398	$294,398	1,627	/3/2	2024	10,890 SF	
.07Mi.	**2822 51ST ST W**	**02/24/2005**	$239,260	$239,260	1,624	/3/2	2007	12,097 SF	
.07Mi.	**2806 51ST ST W**	**04/29/2009**	$213,742	$213,742	1,458	/3/2	2006	12,253 SF	
.08Mi.	**2807 51ST ST W**	**03/08/2006**	$207,525	$207,525	1,272	/3/2	2006	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	34.0 years old	Households:	9,494
Median Household Income:	$65,837	Households w/Family:	81%
Household Income Per Capita:	$27,105	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

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
5.16Mi.	**Veterans Park Academy for the Arts** Number of Students: 1,937 Student-Teacher Ratio: 18.99	C-	Public	KG - 8
8.46Mi.	**East Lee County High School** Number of Students: 2,129 Student-Teacher Ratio: 24.47 Advanced Placement: Yes	D-	Public	9 - 12
5.39Mi.	**The Alva School** Number of Students: 1,203 Student-Teacher Ratio: 19.1	B	Public	KG - 8
7.41Mi.	**Mirror Lakes Elementary School** Number of Students: 1,237 Student-Teacher Ratio: 17.28	C	Public	KG - 5
4.05Mi.	**G. Weaver Hipps Elementary School** Number of Students: 960 Student-Teacher Ratio: 24	D+	Public	KG - 5
6.08Mi.	**Lehigh Acres Middle School**	C-	Public	6 - 8

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Number of Students: 1,509 Student-Teacher Ratio: 21.63				
7.31Mi. **Manatee Elementary School** Number of Students: 728 Student-Teacher Ratio: 17.33		D	Public	KG - 5
10.52Mi. **Edgewood Academy** Number of Students: 598 Student-Teacher Ratio: 13.91		D	Public	KG - 5
7.23Mi. **Oak Hammock Middle School** Number of Students: 1,242 Student-Teacher Ratio: 19.81		D+	Public	6 - 8
7.08Mi. **Gateway Elementary School** Number of Students: 839 Student-Teacher Ratio: 19.51		C+	Public	KG - 5
4.34Mi. **Varsity Lakes Middle School** Number of Students: 1,009 Student-Teacher Ratio: 21.96		D	Public	6 - 8
4.36Mi. **Riverdale High School** Number of Students: 1,916 Student-Teacher Ratio: 24.95 Advanced Placement: Yes		C-	Public	9 - 12
4.68Mi. **Lehigh Elementary School** Number of Students: 1,207 Student-Teacher Ratio: 19.47		D	Public	KG - 5
8.24Mi. **Orange River Elementary School** Number of Students: 796 Student-Teacher Ratio: 19.41		D	Public	KG - 5
10.19Mi. **Dunbar High School** Number of Students: 1,734 Student-Teacher Ratio: 22.02 Advanced Placement: Yes		D-	Public	9 - 12
8.81Mi. **Treeline Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 17.33		C-	Public	KG - 5
2.19Mi. **Harns Marsh Elementary School** Number of Students: 1,103 Student-Teacher Ratio: 19.49		D	Public	KG - 5
2.05Mi. **Harns Marsh Middle School** Number of Students: 905 Student-Teacher Ratio: 18.1		C-	Public	6 - 8
4.07Mi. **Lehigh Senior High School** Number of Students: 2,550 Student-Teacher Ratio: 22.97 Advanced Placement: Yes		D+	Public	9 - 12
9.13Mi. **Tice Elementary School** Number of Students: 516 Student-Teacher Ratio: 17.32		D	Public	KG - 5
3.24Mi. **Sunshine Elementary School** Number of Students: 1,456 Student-Teacher Ratio: 19.68		D-	Public	KG - 5
9.57Mi. **James Stephens Elementary School** Number of Students: 730 Student-Teacher Ratio: 20		D-	Public	KG - 5
10.94Mi. **Bayshore Elementary School** Number of Students: 685 Student-Teacher Ratio: 21.27		B	Public	KG - 5
3.64Mi. **Tortuga Preserve Elementary School** Number of Students: 1,172 Student-Teacher Ratio: 24.42		D	Public	KG - 5
3.55Mi. **River Hall Elementary School** Number of Students: 913 Student-Teacher Ratio: 20.11		C-	Public	KG - 5

ICE SiteX Report

OrderID: 98738647

Flood Report

The Subject Property of **2813 52ND ST W, LEHIGH ACRES, FL 33971-5775** 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	85%	LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	22%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	68%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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