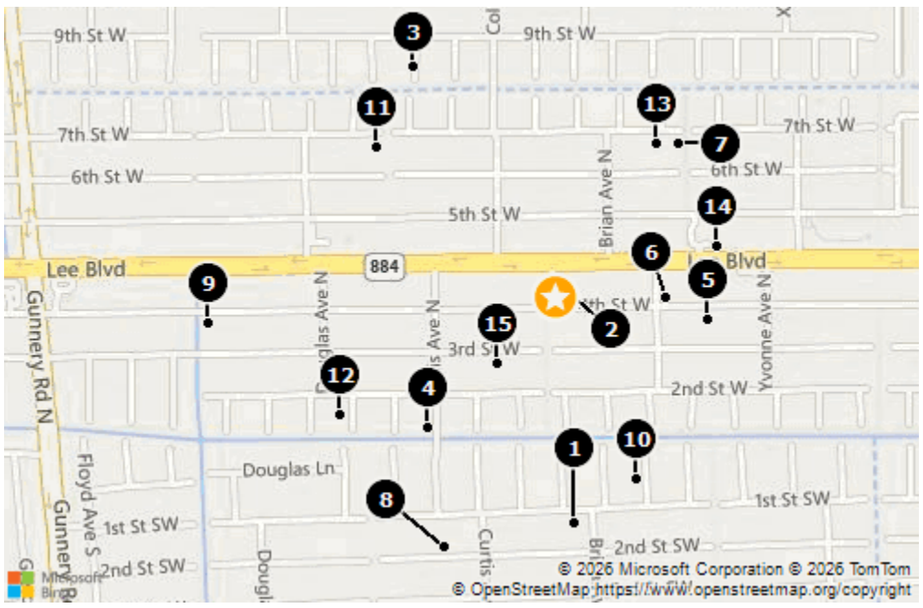
ICE SiteX Report

OrderID: 98312881

SiteX Property Information Report



Subject Property Location

3918 4TH ST W, LEHIGH ACRES, FL 33971-1834

County:	**LEE FL**	Census Tract:	120710403.014012
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	27-44-26-L3-04044.0200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$210,700 - $279,300	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	048
Assd Land Value:	$22,610	Market Land Value:	$22,610	Tax Year:	2025
Assd Improvement:	$141,633	Market Improvment Value:	$141,633	Total Taxable Value:	$1,891
Total Assessed Value:	$164,243	Total Assessor Market Value:	$164,243	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 44 Subdivision: LEHIGH ACRES 27-44-26 Legal Unit: 4 Sec/Twnship/Range: SEC 27 TWN 44S RNG 26E
Abbreviated Description: LEHIGH ACRES UNIT 4 BLK.44 PB 15 PG 77 LOT 20

Property Characteristics

Lot Size:	10,880 SF	Bedrooms:	2	Pool:	
Building Area:	1144 SF	Baths:	2	Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2026	Sales Price:	N/A
Document #:	2026000069618 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/03/2025	Sales Price:	N/A
Document #:	2025000088765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/16/2024	Loan Amount:	N/A
Document #:	2024000257918 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2034	Type Finance:	
Legal Description:			

Lot: 20 Block: 44 Legal Unit: 4 Sec/Twnship/Range: S27T44SR26E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	09/16/2024	Sales Price:	$249,900
Document #:	2024000257484 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/12/2024		

ICE SiteX Report

OrderID: 98312881

Document Type:
Legal Description:
Lot: 20 Block: 44 Legal Unit: 4 Map Ref: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	09/12/2024	Sales Price:	$249,900
Document #:	2024000257484 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES 27-44-26 Legal Unit: 4 Sec/Twnship/Range: SEC 27 TWN 44S RNG 26E
Abbreviated Description: LEHIGH ACRES UNIT 4 BLK.44 PB 15 PG 77 LOT 20

Prior Transfer

Recording Date:	02/16/2022	Sales Price:	$65,400
Document #:	2022000052822 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/10/2019	Sales Price:	N/A
Document #:	2019000282367 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/02/2019		
Document Type:			

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES Legal Unit: 4 Map Ref: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E

Prior Transfer

Recording Date:	11/05/2019	Sales Price:	$67,270
Document #:	2019000254223 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/09/2019	Loan Amount:	N/A
Document #:	2019000234330 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES Legal Unit: 4 Sec/Twnship/Range: S27T44SR26E

Prior Transfer

Recording Date:	12/26/2012	Sales Price:	$75,700
Document #:	2012000282760 BK-PG 4420-0851	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/13/2012	Loan Amount:	N/A
Document #:	2012000273822 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2042	Type Finance:	

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES Legal Unit: 4

Prior Transfer

Recording Date:	04/19/2005	Sales Price:	$75,700
Document #:	6744840 BK-PG 4420-0851	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/07/2004	Loan Amount:	N/A
Document #:	6427600 BK-PG 4420-0851	Loan Type:	Unknown
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES Legal Unit: 4 Sec/Twnship/Range: S27T44SR26E

Mortgage Record

Recording Date:	06/28/2001	Loan Amount:	N/A
Document #:	BK-PG 0000003440-0000000116	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES SOUTH 1/2 SECTION 27-44-26 UNITS 1-6
Abbreviated Description: LT 20 BLK 44 PB 15/77

Mortgage Record

Recording Date:	03/10/2000	Loan Amount:	N/A
Document #:	BK-PG 0000003229-0000003099	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 20 Block: 44 Subdivision: LEHIGH ACRES SOUTH 1/2 SECTION 27-44-26 UNITS 1-6
Abbreviated Description: LT 20 BLK 44 PB 15/77

Prior Transfer

Recording Date:	12/01/1985	Sales Price:	$56,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$3,165,900	Median # of Bedrooms	3
Median Lot Size	10,880 SF	Median # of Baths	2
Median Living Area	1,280 SF	Median Year Built	2004
Price Range - 2 Yrs	$21,000 to $399,900	Age Range	2 years to 46 years
Median Value	$255,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**3903 1ST ST SW** **LEHIGH ACRES, FL 33976-2126**	08/18/2026	$288,000	$168	1708	/4/2	2005	10,890 SF	
		APN: 34-44-26-L2-05048.0090 Document #: 2026000217762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 48 Legal Unit: 5 MapRef: MB 15 PG 90 Sec/Twnship/Range: S34T44SR26E Abbreviated Description: Lot:9 Block:48 Legal Unit:5 Map Ref:MB 15 PG 90Sec/Twnship/Range:S34T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
2	.02Mi.	**3914 4TH ST W** **LEHIGH ACRES, FL 33971-1834**	08/10/2026	$359,000	$243	1477	/3/1	1980	10,880 SF	
		APN: 27-44-26-L3-04044.0180 Document #: 2026000210543 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18&19 Block: 44 Legal Unit: 4 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:18&19 Block:44 Legal Unit:4 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
3	.4Mi.	**803 DENIS AVE N** **LEHIGH ACRES, FL 33971-5005**	07/28/2026	$270,000	$191	1411	/3/2	2004	10,000 SF	
		APN: 27-44-26-L1-10120.0030 Document #: 2026000199304 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 120 Legal Unit: 10 MapRef: MB 15 PG 76 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:3 Block:120 Legal Unit:10 Map Ref:MB 15 PG 76Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
4	.27Mi.	**101 CURTIS AVE N** **LEHIGH ACRES, FL 33971-1713**	07/21/2026	$245,000	$221	1106	/3/2	1991	14,824 SF	
		APN: 27-44-26-L4-02023.0040 Document #: 2026000192175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 23 Legal Unit: 2 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:4 Block:23 Legal Unit:2 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
5	.22Mi.	**3811 4TH ST W** **LEHIGH ACRES, FL 33971-1816**	07/15/2026	$29,400			//		10,880 SF	
		APN: 27-44-26-L3-06065.0050 Document #: 2026000187302 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 65 Legal Unit: 6 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:5 Block:65 Legal Unit:6 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
6	.16Mi.	**3818 4TH ST W** **LEHIGH ACRES, FL 33971-1815**	07/13/2026	$250,000	$195	1280	/3/2	2002	10,890 SF	
		APN: 27-44-26-L3-06064.0200 Document #: 2026000184322 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 64 Legal Unit: 6 MapRef: MB 15 PG 77 Sec/Twnship/Range: S2 S27T44SR26E Abbreviated Description: Lot:20 Block:64 Legal Unit:6 Map Ref:MB 15 PG 77Sec/Twnship/Range:S2 S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
7	.28Mi.	**3801 7TH ST W** **LEHIGH ACRES, FL 33971-1320**	07/07/2026	$21,000			//		10,880 SF	
		APN: 27-44-26-L3-03038.0070 Document #: 2026000179108 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 38 Legal Unit: 3 MapRef: MB 15 PG 1-101 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:7 Block:38 Legal Unit:3 Map Ref:MB 15 PG 1-101Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
8	.39Mi.	**4006 2ND ST SW** **LEHIGH ACRES, FL 33976-2257**	07/07/2026	$325,000	$198	1639	/3/2	2024	10,890 SF	
		APN: 34-44-26-L1-05046.0140 Document #: 2026000179558 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 46 Legal Unit: 5 MapRef: MB 15 PG 90 Sec/Twnship/Range: S34T44SR26E Abbreviated Description: Lot:14 Block:46 Legal Unit:5 Map Ref:MB 15 PG 90Sec/Twnship/Range:S34T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
9	.15Mi.	**4016 4TH ST W** **LEHIGH ACRES, FL 33971-1738**	07/06/2026	$305,000	$157	1937	/4/2	2023	10,880 SF	
		APN: 27-44-26-L4-04041.0190 Document #: 2026000178086 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 41 Legal Unit: 4 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:19 Block:41 Legal Unit:4 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
10	.29Mi.	**54 BRUCE AVE S** **LEHIGH ACRES, FL 33976-2149**	06/25/2026	$399,900	$138	2890	/4/2.5	2005	10,890 SF	
		APN: 34-44-26-L2-05043.0080 Document #: 2026000169733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 43 Subdivision: LEHIGH ACRES Legal Unit: 5 MapRef: MB 15 PG 90 Sec/Twnship/Range: S34T44SR26E Abbreviated Description: Lot:8 Block:43 Subdivision:LEHIGH ACRES Legal Unit:5 Map Ref:MB 15 PG 90Sec/Twnship/Range:S34T44SR26E								
11	.34Mi.	**4101 7TH ST W** **LEHIGH ACRES, FL 33971-1223**	06/19/2026	$29,500			//		10,880 SF	
		APN: 27-44-26-L4-01009.0070 Document #: 2026000163100 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 9 Subdivision: LEHIGH ACRES Legal Unit: 1 MapRef: MB 15 PG 77 Sec/Twnship/Range: S2 S27T44SR26E Abbreviated Description: Lot:7 Block:9 Subdivision:LEHIGH ACRES Legal Unit:1 Map Ref:MB 15 PG 77Sec/Twnship/Range:S2 S27T44SR26E								
12	.36Mi.	**103 DONALD AVE N** **LEHIGH ACRES, FL 33971-1730**	06/16/2026	$29,100			//		10,880 SF	
		APN: 27-44-26-L4-02021.0050 Document #: 2026000158637 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 21 Legal Unit: 2 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:5 Block:21 Legal Unit:2 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
13	.27Mi.	**3805 7TH ST W**	06/02/2026	$330,000			//		10,880 SF	

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LEHIGH ACRES, FL 33971-1320
APN: 27-44-26-L3-03038.0050 Document #: 2026000143547
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 38 Legal Unit: 3 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:5 Block:38 Legal Unit:3 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

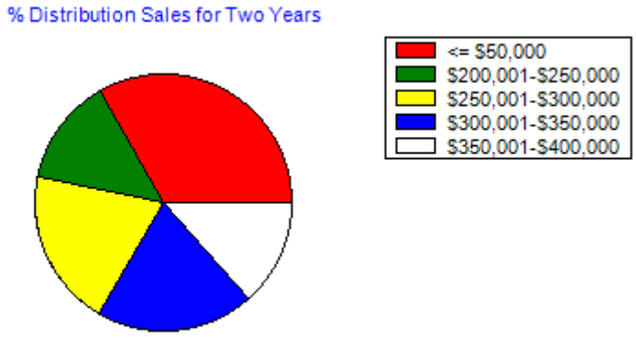
14	.25Mi.	**3730 LEE BLVD**	05/28/2026	$255,000	$182	1395	/3/2	1986	10,890 SF

LEHIGH ACRES, FL 33971-1305
APN: 27-44-26-L3-05060.0180 Document #: 2026000140768
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 60 Legal Unit: 5 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:18 Block:60 Legal Unit:5 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

15	.13Mi.	**4009 3RD ST W**	05/27/2026	$30,000			//		10,880 SF

LEHIGH ACRES, FL 33971-1703
APN: 27-44-26-L4-04043.0060 Document #: 2026000139146
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 43 Legal Unit: 4 MapRef: MB 15 PG 77 Sec/Twnship/Range: S27T44SR26E Abbreviated Description: Lot:6 Block:43 Legal Unit:4 Map Ref:MB 15 PG 77Sec/Twnship/Range:S27T44SR26E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

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.	**3918 4TH ST W**	**09/12/2024**	$164,243	$164,243	1,144	/2/2	1985	10,880 SF	
.02Mi.	**3914 4TH ST W**	**11/23/2021**	$243,058	$243,058	1,477	/3/1	1980	10,880 SF	
.03Mi.	**4000 4TH ST W**	**10/22/2021**	$179,991	$179,991	1,327	/2/1.5	1985	10,880 SF	
.03Mi.	**3907 LEE BLVD**	**02/05/2019**	$224,402	$152,824	1,764	/3/2	1986	10,880 SF	
.04Mi.	**3919 4TH ST W**	**06/01/1993**	$154,490	$42,914	1,075	/3/2	1985	10,880 SF	
.04Mi.	**3913 LEE BLVD**	**09/20/2024**	$245,075	$245,075	1,493	/3/2	2021	10,890 SF	
.04Mi.	**3917 4TH ST W**	**10/31/2022**	$170,523	$170,523	1,361	/3/2	1983	10,880 SF	
.04Mi.	**4002 4TH ST W**	**08/08/2018**	$159,477	$159,477	1,316	/3/2	1983	10,880 SF	
.04Mi.	**4001 4TH ST W**	**05/26/2017**	$257,337	$117,349	1,489	/3/2	2017	10,880 SF	
.05Mi.	**3912 4TH ST W**	**10/11/2018**	$208,172	$161,629	1,458	/3/2	2004	10,880 SF	
.05Mi.	**3905 LEE BLVD**	**10/03/2025**	$181,693	$150,944	1,386	/3/2	1991	21,780 SF	
.05Mi.	**3915 4TH ST W**	**06/11/2019**	$166,914	$119,696	1,228	/3/2	1987	10,880 SF	
.05Mi.	**3915 LEE BLVD**	**10/26/2011**	$327,923	$327,923	1,589	/3/2	1997	10,890 SF	Pool/ Spa
.06Mi.	**4004 4TH ST W**	**04/06/2023**	$242,009	$242,009	1,670	/3/2	2004	10,880 SF	
.06Mi.	**3910 4TH ST W**	**12/20/2021**	$229,975	$229,975	1,229	/3/2	1998	10,880 SF	Yes
.06Mi.	**3917 LEE BLVD**	**03/23/2011**	$272,363	$92,434	1,833	/3/2	1994	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:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.32Mi.	**Tortuga Preserve Elementary School** Number of Students: 1,172 Student-Teacher Ratio: 24.42	D-	Public	KG - 5
9.02Mi.	**The Alva School** Number of Students: 1,203 Student-Teacher Ratio: 19.1	B-	Public	KG - 8
6.31Mi.	**Mirror Lakes Elementary School** Number of Students: 1,237 Student-Teacher Ratio: 17.28	B	Public	KG - 5
3.36Mi.	**G. Weaver Hipps Elementary School** Number of Students: 960 Student-Teacher Ratio: 24	C-	Public	KG - 5
5.65Mi.	**Lehigh Acres Middle School** Number of Students: 1,509 Student-Teacher Ratio: 21.63	C+	Public	6 - 8
6.69Mi.	**Manatee Elementary School** Number of Students: 728 Student-Teacher Ratio: 17.33	D+	Public	KG - 5
9.23Mi.	**Edgewood Academy** Number of Students: 598 Student-Teacher Ratio: 13.91	C	Public	KG - 5
6.66Mi.	**Oak Hammock Middle School** Number of Students: 1,242 Student-Teacher Ratio: 19.81	D+	Public	6 - 8
3.38Mi.	**Gateway Elementary School** Number of Students: 839 Student-Teacher Ratio: 19.51	C+	Public	KG - 5
10.83Mi.	**Bayshore Elementary School** Number of Students: 685 Student-Teacher Ratio: 21.27	A-	Public	KG - 5
6.38Mi.	**Riverdale High School** Number of Students: 1,916 Student-Teacher Ratio: 24.95 Advanced Placement: Yes	C	Public	9 - 12
4.69Mi.	**Lehigh Elementary School** Number of Students: 1,207 Student-Teacher Ratio: 19.47	D	Public	KG - 5
7.39Mi.	**East Lee County High School** Number of Students: 2,129 Student-Teacher Ratio: 24.47 Advanced Placement: Yes	D	Public	9 - 12
5.56Mi.	**Treeline Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 17.33	C-	Public	KG - 5
1.56Mi.	**Harns Marsh Elementary School** Number of Students: 1,103 Student-Teacher Ratio: 19.49	C-	Public	KG - 5
1.74Mi.	**Harns Marsh Middle School** Number of Students: 905 Student-Teacher Ratio: 18.1	B	Public	6 - 8
1.22Mi.	**Lehigh Senior High School** Number of Students: 2,550 Student-Teacher Ratio: 22.97 Advanced Placement: Yes	D	Public	9 - 12
8.16Mi.	**Tice Elementary School** Number of Students: 516 Student-Teacher Ratio: 17.32	C-	Public	KG - 5
1.51Mi.	**Varsity Lakes Middle School** Number of Students: 1,009 Student-Teacher Ratio: 21.96	C	Public	6 - 8
0.82Mi.	**Sunshine Elementary School** Number of Students: 1,456 Student-Teacher Ratio: 19.68	D-	Public	KG - 5
8.16Mi.	**James Stephens Elementary School** Number of Students: 730 Student-Teacher Ratio: 20	D	Public	KG - 5
4.41Mi.	**Veterans Park Academy for the Arts** Number of Students: 1,937 Student-Teacher Ratio: 18.99	C-	Public	KG - 8
6.14Mi.	**River Hall Elementary School** Number of Students: 913 Student-Teacher Ratio: 20.11	D	Public	KG - 5
7.62Mi.	**Orange River Elementary School** Number of Students: 796	C-	Public	KG - 5

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Student-Teacher Ratio: 19.41

8.23Mi. **Dunbar High School** D Public 9 - 12
Number of Students: 1,734
Student-Teacher Ratio: 22.02
Advanced Placement: Yes

Flood Report

The Subject Property of **3918 4TH ST W, LEHIGH ACRES, FL 33971-1834** 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	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

9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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