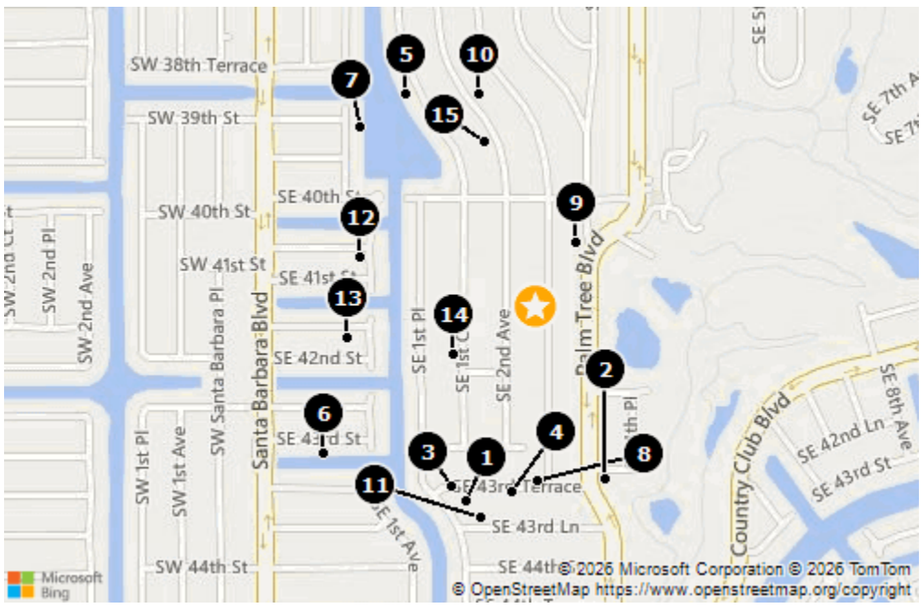
ICE SiteX Report

OrderID: 98655497

SiteX Property Information Report



Subject Property Location

4106 SE 3RD AVE, CAPE CORAL, FL 33904-8480

County:	**LEE FL**	Census Tract:	120710105.032003
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	12-45-23-C1-00248.0190	Thomas Bros Pg-Grid:	

Valuation

Value:	**$297,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$243,540 - $350,460	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	279
Assd Land Value:		Market Land Value:	$87,210	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$205,556	Total Taxable Value:	$3,403
Total Assessed Value:	$263,127	Total Assessor Market Value:	$292,766	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 19,20 Block: 248 Subdivision: CAPE CORAL UTS 10,10A & PT OF UT 2 Legal Unit: 10 Sec/Twnship/Range: SEC 12 TWN 45S RNG 23E
Abbreviated Description: CAPE CORAL UNIT 10 BLK 248 PB 13 PG 28 LOTS 19 + 20

Property Characteristics

Lot Size:	10,640 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1416 SF	Baths:	2	Fireplace:	
Year Built:	1964	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:	02/14/2023	Sales Price:	N/A
Document #:	2023000055740 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2021	Sales Price:	$265,000
Document #:	2021000008962 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/04/2020		
Document Type:			
Legal Description:			

Lot: 19&20 Block: 248 Subdivision: CAPE CORAL UNIT 10 Map Ref: MB 13 PG 25

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	$265,000
Document #:	2021000008962 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 19,20 Block: 248 Subdivision: CAPE CORAL UTS 10,10A & PT OF UT 2 Legal Unit: 10 Sec/Twnship/Range: SEC 12 TWN 45S RNG 23E
Abbreviated Description: CAPE CORAL UNIT 10 BLK 248 PB 13 PG 28 LOTS 19 + 20

Prior Transfer

Recording Date:	01/13/2020	Sales Price:	$179,900

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Document #:	2020000009848 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/19/2019		
Document Type:			

Legal Description:
Lot: 19&20 Block: 248 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 Map Ref: MB 13 PG 25-31

Prior Transfer

Recording Date:	12/19/2019	Sales Price:	$179,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	N/A
Document #:	2019000183185 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/31/2019		
Document Type:			

Legal Description:
Lot: 19&20 Block: 248 Subdivision: CAPE CORAL SUUBDIVISION Legal Unit: 10 Map Ref: MB 13 PG 25-31
Abbreviated Description: PRIOR REF: 2019000129954 06/05/2019

Prior Transfer

Recording Date:	06/05/2019	Sales Price:	N/A
Document #:	2019000129954 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/29/2019		
Document Type:			

Legal Description:
Lot: 19&20 Block: 248 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 Map Ref: MB 13 PG 25-31

Prior Transfer

Recording Date:	05/13/2019	Sales Price:	$200
Document #:	2019000108705 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/10/2019		
Document Type:			

Legal Description:
Lot: 19&20 Block: 248 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 Map Ref: MB 13 PG 25-31

Prior Transfer

Recording Date:	05/23/2018	Sales Price:	$180,775
Document #:	2018000125018 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/13/2016	Sales Price:	N/A
Document #:	2016000261952 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/18/2016	Loan Amount:	N/A
Document #:	2016000152061 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 19&20 Block: 248 Subdivision: CAPR CORAL SUBDIVISION Legal Unit: 10

Prior Transfer

Recording Date:	07/18/2016	Sales Price:	$175,000
Document #:	2016000152060 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/13/2016		
Document Type:			

Legal Description:
Lot: 19&20 Block: 248 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 Map Ref: MB13 PG25-31

Prior Transfer

Recording Date:	06/12/2007	Sales Price:	$10,000
Document #:	2007000186661 BK-PG 4375-3728	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/05/2007	Loan Amount:	N/A
Document #:	2007000178371 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/05/2027	Type Finance:	

Legal Description:
Lot: 19 Block: 248 Subdivision: CAPE CORAL UNIT 10
City/Muni/Twp: CAPE CORAL

Mortgage Record

Recording Date:	07/23/2004	Loan Amount:	N/A
Document #:	6369941 BK-PG 4375-3728	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 19&20 Block: 248 Subdivision: UNIT 10 CAPE CORAL SUBDIVISION

Prior Transfer

Recording Date:	12/18/1996	Sales Price:	$65,000

ICE SiteX Report

OrderID: 98655497

Document #:	BK-PG 02774-01121	Type of Sale:	Full Amount on Deed
Contract Date:	12/13/1996		
Document Type:			

Legal Description:
Lot: 19 Block: 248 Subdivision: CAPE CORAL UNIT 10 (1017) Map Ref: PB 13 25
Abbreviated Description: LT 19 & 20 BLK 248 PB 13/25

Area Sales Analysis

Total Area Sales	$5,091,000	Median # of Bedrooms	3
Median Lot Size	10,500 SF	Median # of Baths	2
Median Living Area	1,673 SF	Median Year Built	1980
Price Range - 2 Yrs	$223,000 to $585,000	Age Range	22 years to 61 years
Median Value	$300,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**208 SE 43RD TER** **CAPE CORAL, FL 33904-8425**	09/18/2026	$295,000	$166	1777	/3/2	1980	14,985 SF	Pool/ Spa
		APN: 12-45-23-C1-00245.0490 Document #: 2026000244096 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49-51 Block: 245 Subdivision: CAPE CORAL Legal Unit: 10 MapRef: MB 13 PG 25-31 Abbreviated Description: Lot:49-51 Block:245 Subdivision:CAPE CORAL Legal Unit:10 Map Ref:MB 13 PG 25-31								
2	.27Mi.	**4301 PALM TREE BLVD** **CAPE CORAL, FL 33904-8442**	09/17/2026	$272,000	$162	1673	/3/3	1968	10,672 SF	
		APN: 12-45-23-C1-00251.0530 Document #: 2026000241482 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53&54 Block: 251 Subdivision: CAPE CORAL UNIT 9 MapRef: MB 13 PG 7-18 Abbreviated Description: Lot:53&54 Block:251 Subdivision:CAPE CORAL UNIT 9 Map Ref:MB 13 PG 7-18								
3	.28Mi.	**203 SE 43RD TER** **CAPE CORAL, FL 33904-8479**	09/04/2026	$300,000	$200	1493	/3/2	1984	10,400 SF	Yes
		APN: 12-45-23-C1-00247.A010 Document #: 2026000233118 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 247A Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 MapRef: MB 13 PG 25 Abbreviated Description: Lot:1&2 Block:247A Subdivision:CAPE CORAL SUBDIVISION Legal Unit:10 Map Ref:MB 13 PG 25								
4	.28Mi.	**224 SE 43RD TER** **CAPE CORAL, FL 33904-8425**	08/24/2026	$275,000	$181	1516	/3/2	1968	10,000 SF	Yes
		APN: 12-45-23-C1-00245.0410 Document #: 2026000222981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41&42 Block: 245 Subdivision: CAPE CORAL UNIT 10 MapRef: MB 13 PG 25-31 Abbreviated Description: Lot:41&42 Block:245 Subdivision:CAPE CORAL UNIT 10 Map Ref:MB 13 PG 25-31								
5	.36Mi.	**3810 SE 1ST PL** **CAPE CORAL, FL 33904-4803**	07/23/2026	$585,000	$347	1685	/3/2	1968	10,500 SF	Yes
		APN: 01-45-23-C4-00836.0350 Document #: 2026000195011 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35,36 Block: 836 Subdivision: CAPE CORAL UNIT 26 MapRef: MB 14 PG 117-148 Abbreviated Description: Lot:35,36 Block:836 Subdivision:CAPE CORAL UNIT 26 Map Ref:MB 14 PG 117-148								
6	.37Mi.	**118 SE 43RD ST** **CAPE CORAL, FL 33904-8324**	07/23/2026	$510,000	$348	1464	/3/2	1981	10,120 SF	Yes
		APN: 12-45-23-C1-00233.0130 Document #: 2026000195142 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 233 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 MapRef: MB 13 PG 25-31 Abbreviated Description: Lot:13&14 Block:233 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:10 Map Ref:MB 13 PG 25-31								
7	.37Mi.	**3909 SE 1ST AVE** **CAPE CORAL, FL 33904-8359**	07/08/2026	$465,000	$261	1781	/3/2	1981	10,000 SF	Yes
		APN: 01-45-23-C4-00851.0170 Document #: 2026000180959 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Block: 851 Subdivision: CAPE CORAL UNIT 26 MapRef: MB 14 PG 117-148 Abbreviated Description: Lot:17&18 Block:851 Subdivision:CAPE CORAL UNIT 26 Map Ref:MB 14 PG 117-148								
8	.25Mi.	**4240 SE 3RD AVE** **CAPE CORAL, FL 33904-8482**	06/30/2026	$285,000	$218	1307	/3/2	1974	11,625 SF	Yes
		APN: 12-45-23-C1-00248.0520 Document #: 2026000174412 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 52&53 Block: 248 Subdivision: CAPE CORAL UNIT 10 MapRef: MB 13 PG 25-31 Abbreviated Description: Lot:52&53 Block:248 Subdivision:CAPE CORAL UNIT 10 Map Ref:MB 13 PG 25-31								
9	.11Mi.	**4014 SE 4TH AVE** **CAPE CORAL, FL 33904-8420**	06/25/2026	$300,000	$178	1677	/3/2	1965	10,000 SF	
		APN: 12-45-23-C1-00249.0990 Document #: 2026000169371 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 99&100 Block: 249 Subdivision: CAPE CORAL UNIT 9 MapRef: MB 13 PG 7-18 Abbreviated Description: Lot:99&100 Block:249 Subdivision:CAPE CORAL UNIT 9 Map Ref:MB 13 PG 7-18								
10	.32Mi.	**3819 SE 2ND AVE** **CAPE CORAL, FL 33904-4808**	06/24/2026	$325,000	$171	1894	/3/2	1980	11,094 SF	Yes
		APN: 01-45-23-C4-00838.0170 Document #: 2026000168271 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Block: 838 Subdivision: CAPE CORAL UNIT 26 MapRef: MB 14 PG 117-148 Abbreviated Description: Lot:17&18 Block:838 Subdivision:CAPE CORAL UNIT 26 Map Ref:MB 14 PG 117-148								
11	.32Mi.	**207 SE 43RD LN** **CAPE CORAL, FL 33904-8422**	06/17/2026	$375,000	$220	1698	/3/2	1984	10,000 SF	Yes
		APN: 12-45-23-C1-00245.0040 Document #: 2026000160475 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Block: 245 Subdivision: CAPE CORAL UNIT 10 MapRef: MB 13 PG 25 Abbreviated Description: Lot:4&5 Block:245 Subdivision:CAPE CORAL UNIT 10 Map Ref:MB 13 PG 25								

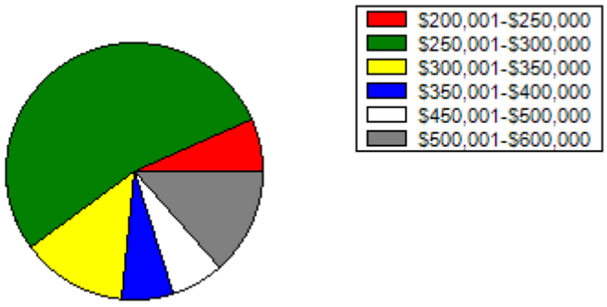
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12	.27Mi.	**126 SE 40TH TER** **CAPE CORAL, FL 33904-8319**	05/22/2026	$268,000	$223	1200	/3/2	1977	11,800 SF	
		APN: 12-45-23-C1-00240.0130 Document #: 2026000136703 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 240 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 10 MapRef: MB 13 PG 25-31 Abbreviated Description: Lot:13&14 Block:240 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:10 Map Ref:MB 13 PG 25-31								
13	.28Mi.	**122 SE 41ST TER** **CAPE CORAL, FL 33904-8320**	05/07/2026	$265,000	$193	1371	/3/2	1981	10,000 SF	
		APN: 12-45-23-C1-00237.0110 Document #: 2026000122891 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: 237 Subdivision: CAPE CORAL UNIT 10 MapRef: MB 13 PG 25-31 Abbreviated Description: Lot:11&12 Block:237 Subdivision:CAPE CORAL UNIT 10 Map Ref:MB 13 PG 25-31								
14	.14Mi.	**4126 SE 1ST CT** **CAPE CORAL, FL 33904-8490**	04/27/2026	$223,000	$180	1234	/2/2	1979	12,720 SF	Yes
		APN: 12-45-23-C1-00246.0700 Document #: 2026000108511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70&71 Block: 246 Subdivision: CAPE CORAL Legal Unit: 10A MapRef: MB 32 PG 29 Abbreviated Description: Lot:70&71 Block:246 Subdivision:CAPE CORAL Legal Unit:10A Map Ref:MB 32 PG 29								
15	.25Mi.	**3908 SE 2ND AVE** **CAPE CORAL, FL 33904-4861**	04/10/2026	$348,000	$160	2167	/3/2	2004	17,802 SF	
		APN: 01-45-23-C4-00831.0450 Document #: 2026000092556 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45-47 Block: 831 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 26 MapRef: MB 14 PG 117 Abbreviated Description: Lot:45-47 Block:831 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:26 Map Ref:MB 14 PG 117								

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.	**4106 SE 3RD AVE**	**12/04/2020**	$292,766	$263,127	1,416	/4/2	1964	10,640 SF	Yes
.02Mi.	**4110 SE 3RD AVE**	**11/18/2020**	$134,703	$134,703	813	/2/1	1964	10,720 SF	
.02Mi.	**4102 SE 3RD AVE**	**07/15/2016**	$291,106	$223,656	1,758	/3/2	1989	10,640 SF	Pool/ Spa
.03Mi.	**4109 SE 2ND AVE**	**05/06/2022**	$233,678	$233,678	1,546	/3/2	1979	10,480 SF	
.03Mi.	**4105 SE 2ND AVE**	**05/10/2021**	$338,958	$317,724	1,720	/3/2	1979	10,480 SF	Yes
.03Mi.	**4114 SE 3RD AVE**	**06/30/2011**	$180,246	$77,132	1,064	/3/2	1964	10,720 SF	
.03Mi.	**4030 SE 3RD AVE**	**03/29/2023**	$169,030	$169,030	1,041	/2/2	1967	10,640 SF	
.03Mi.	**4101 SE 2ND AVE**	**12/17/1997**	$321,147	$321,147	1,928	/3/2	1979	10,560 SF	Yes
.03Mi.	**4113 SE 2ND AVE**	**04/06/2016**	$216,224	$216,224	1,102	/3/1	1979	10,480 SF	
.03Mi.	**4107 SE 3RD AVE**	**10/15/2021**	$359,327	$288,774	1,782	/4/3	1967	14,985 SF	Yes
.04Mi.	**4101 SE 3RD AVE**	**08/17/2018**	$227,868	$167,318	1,333	/3/2	1979	10,000 SF	
.04Mi.	**4111 SE 3RD AVE**	**01/20/2005**	$245,309	$69,877	1,524	/3/2	1964	10,000 SF	
.05Mi.	**4029 SE 2ND AVE**	**09/11/2015**	$213,657	$213,657	1,086	/2/2	1979	10,560 SF	
.05Mi.	**4118 SE 3RD AVE**	**05/23/2023**	$87,220	$87,220	1,242	/3/2	1964	10,720 SF	
.05Mi.	**4117 SE 2ND AVE**	**11/01/1992**	$193,540	$193,540	1,546	/2/2	1979	10,400 SF	
.05Mi.	**4029 SE 3RD AVE**		$173,347	$57,092	1,197	/2/2	1967	10,000 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	55.7 years old	Households:	17,526
Median Household Income:	$71,060	Households w/Family:	62%
Household Income Per Capita:	$43,238	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	13%

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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
2.93Mi.	**Gulf Elementary School** Number of Students: 1,193 Student-Teacher Ratio: 17.23	A-	Public	KG - 5
3.36Mi.	**Patriot Elementary School** Number of Students: 954 Student-Teacher Ratio: 19.08	C+	Public	KG - 5
7.66Mi.	**Diplomat Elementary School** Number of Students: 1,066 Student-Teacher Ratio: 17.19	A-	Public	KG - 5
6.91Mi.	**Tropic Isles Elementary School** Number of Students: 804 Student-Teacher Ratio: 18.03	C-	Public	KG - 5
6.58Mi.	**Hancock Creek Elementary School** Number of Students: 814 Student-Teacher Ratio: 18.84	C-	Public	KG - 5
7.61Mi.	**Diplomat Middle School** Number of Students: 1,097 Student-Teacher Ratio: 21.83	B-	Public	6 - 8
2.37Mi.	**Cape Coral High School** Number of Students: 2,008 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C+	Public	9 - 12
3.09Mi.	**Skyline Elementary School** Number of Students: 1,141 Student-Teacher Ratio: 18.7	C+	Public	KG - 5
8.89Mi.	**J. Colin English Elementary School** Number of Students: 530 Student-Teacher Ratio: 18.28	D	Public	KG - 5
1.27Mi.	**Cape Elementary School** Number of Students: 798 Student-Teacher Ratio: 19.95	A-	Public	KG - 5
1.05Mi.	**Pelican Elementary School** Number of Students: 963 Student-Teacher Ratio: 18.88	B-	Public	KG - 5
4.20Mi.	**Trafalgar Elementary School** Number of Students: 910 Student-Teacher Ratio: 17.91	B+	Public	KG - 5
6.60Mi.	**Mariner High School** Number of Students: 1,865 Student-Teacher Ratio: 23.64 Advanced Placement: Yes	D+	Public	9 - 12
4.86Mi.	**Caloosa Elementary School** Number of Students: 968 Student-Teacher Ratio: 16.58	B	Public	KG - 5
6.91Mi.	**North Fort Myers High School** Number of Students: 1,938 Student-Teacher Ratio: 22.52 Advanced Placement: Yes	B	Public	9 - 12
10.75Mi.	**Island Coast High School** Number of Students: 1,477 Student-Teacher Ratio: 23.88 Advanced Placement: Yes	D-	Public	9 - 12
4.38Mi.	**Trafalgar Middle School** Number of Students: 962 Student-Teacher Ratio: 18.68	B+	Public	6 - 8
5.63Mi.	**Hector A. Cafferata, Jr. Elementary School** Number of Students: 606 Student-Teacher Ratio: 17.82	C-	Public	KG - 5
3.45Mi.	**Challenger Middle School** Number of Students: 999 Student-Teacher Ratio: 18.67	B	Public	6 - 8
4.96Mi.	**Caloosa Middle School** Number of Students: 1,018 Student-Teacher Ratio: 20.78	C-	Public	6 - 8
10.59Mi.	**North Fort Myers Academy for the Arts** Number of Students: 1,353 Student-Teacher Ratio: 19.27	C+	Public	KG - 8

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6.34Mi. **Mariner Middle School** Number of Students: 691 Student-Teacher Ratio: 21.26		C	Public	6 - 8
2.85Mi. **Gulf Middle School** Number of Students: 901 Student-Teacher Ratio: 19.52		B+	Public	6 - 8
3.13Mi. **Ida S. Baker High School** Number of Students: 2,191 Student-Teacher Ratio: 23.25 Advanced Placement: Yes		C	Public	9 - 12

Flood Report

The Subject Property of **4106 SE 3RD AVE, CAPE CORAL, FL 33904-8480** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	105%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	95%	SIMILAR
OVERALL	103%	SIMILAR

Disaster Alerts

No alerts noted

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