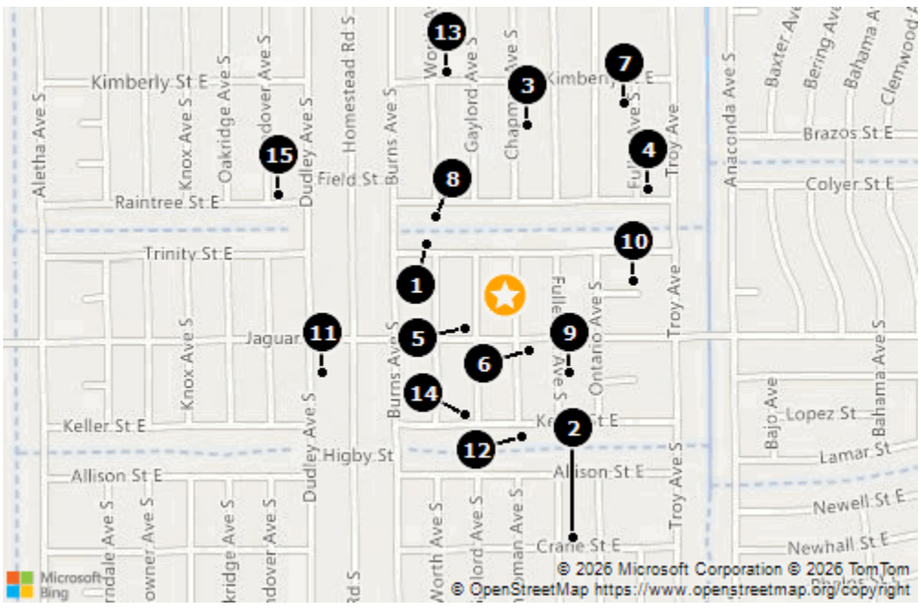
ICE SiteX Report

OrderID: 98738601

SiteX Property Information Report



Subject Property Location

764 CHAPMAN AVE S, LEHIGH ACRES, FL 33974-7534

County:	**LEE FL**	Census Tract:	120710403.122026
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	21-45-27-L2-11064.0110	Thomas Bros Pg-Grid:	

Valuation

Value:	**$281,000**	FSD:	6	Common Confidence Score:	87
Value Range:	$264,140 - $297,860	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	048
Assd Land Value:	$15,343	Market Land Value:	$15,343	Tax Year:	2025
Assd Improvement:	$201,378	Market Improvment Value:	$201,378	Total Taxable Value:	$2,047
Total Assessed Value:	$216,721	Total Assessor Market Value:	$216,721	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Sec/Twnship/Range: SEC 21 TWN 45S RNG 27E
Abbreviated Description: LEHIGH ACRES UNIT 11 BLK 64 PB 18 PG 64 LOT 11

Property Characteristics

Lot Size:	10,128 SF	Bedrooms:	4	Pool:	
Building Area:	1620 SF	Baths:	2	Fireplace:	
Year Built:	2006	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:	04/27/2026	Sales Price:	N/A
Document #:	2026000108222 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/23/2026		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Legal Unit: 11 Map Ref: MB 18 PG 64 Sec/Twnship/Range: S21T45SR27E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	11/20/2025	Sales Price:	$270,019
Document #:	2025000309532 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/25/2025	Sales Price:	N/A
Document #:	2025000077877 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/11/2025		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Legal Unit: 11 Map Ref: MB 18 PG 64 Sec/Twnship/Range: S21T45SR27E
City/Muni/Twp: LEHIGH ACRES

ICE SiteX Report

OrderID: 98738601

Mortgage Record

Recording Date:	03/13/2025	Loan Amount:	N/A
Document #:	2025000067881 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 11 Block: 64 Legal Unit: 11 Sec/Twnship/Range: S21T45SR27E
City/Muni/Twp: LEHIGH ACRES

Prior Transfer

Recording Date:	11/18/2021	Sales Price:	$146,791
Document #:	2021000379787 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/10/2021	Sales Price:	$275,000
Document #:	2021000369586 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/05/2021		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Map Ref: MB 18 PG 64 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	11/05/2021	Sales Price:	$275,000
Document #:	2021000369586 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Sec/Twnship/Range: SEC 21 TWN 45S RNG 27E
Abbreviated Description: LEHIGH ACRES UNIT 11 BLK 64 PB 18 PG 64 LOT 11

Prior Transfer

Recording Date:	06/28/2016	Sales Price:	$149,500
Document #:	2016000137436 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2016		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Map Ref: MB18 PG64 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	05/26/2016	Sales Price:	$149,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/07/2011	Sales Price:	N/A
Document #:	2011000084181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/05/2011		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Map Ref: MB18 PG64 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	05/17/2010	Sales Price:	$50,000
Document #:	2010000123089 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/05/2010		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: UNIT 11 LEHIGH ACRES Map Ref: MB18 PG64 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	12/21/2009	Sales Price:	$50,000
Document #:	2009000336692 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/18/2009		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Map Ref: MB18 PG64 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	03/17/2008	Sales Price:	$214,400
Document #:	2008000068418 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/28/2007	Sales Price:	$223,200
Document #:	2007000100894 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/21/2006	Loan Amount:	N/A
Document #:	2006000436667 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Sec/Twnship/Range: S21T45SR27E

ICE SiteX Report

OrderID: 98738601

Mortgage Record

Recording Date:	11/21/2006	Loan Amount:	N/A
Document #:	2006000436666 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	09/08/2005	Sales Price:	$50,000
Document #:	2005000013497 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/10/2005		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Map Ref: MB18 PG64 Sec/Twnship/Range: S21T45SR27E

Prior Transfer

Recording Date:	05/04/2005	Sales Price:	$30,000
Document #:	6772829 BK-PG 4694-2438	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/29/2005		
Document Type:			

Legal Description:
Lot: 11 Block: 64 Subdivision: LEHIGH ACRES Legal Unit: 11 Map Ref: MB18 PG64 Sec/Twnship/Range: S21T45SR27E

Area Sales Analysis

Total Area Sales	$2,905,815	Median # of Bedrooms	
Median Lot Size	11,073 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2006
Price Range - 2 Yrs	$12,000 to $360,000	Age Range	19 years to 20 years
Median Value	$260,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**617 TRINITY ST E** **LEHIGH ACRES, FL 33974-5594**	10/07/2026	$19,500			//		10,650 SF	
		APN: 21-45-27-L2-07033.0140 Document #: 2026000260206 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 33 Legal Unit: 7 MapRef: MB 18 PG 60 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:14 Block:33 Legal Unit:7 Map Ref:MB 18 PG 60Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
2	.37Mi.	**837 FULLERTON AVE S** **LEHIGH ACRES, FL 33974-5564**	10/02/2026	$21,500			//		10,877 SF	
		APN: 21-45-27-L3-16107.0060 Document #: 2026000256279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 107 Legal Unit: 16 MapRef: MB 18 PG 69 Sec/Twnship/Range: S21T27SR27E Abbreviated Description: Lot:6 Block:107 Legal Unit:16 Map Ref:MB 18 PG 69Sec/Twnship/Range:S21T27SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
3	.25Mi.	**733 CHAPMAN AVE S** **LEHIGH ACRES, FL 33974-9566**	08/19/2026	$240,000	$148	1620	/3/2	2006	10,019 SF	
		APN: 21-45-27-L2-08037.0040 Document #: 2026000220111 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 37 Legal Unit: 8 MapRef: MB 18 PG 61 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:4 Block:37 Legal Unit:8 Map Ref:MB 18 PG 61Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
4	.26Mi.	**743 FULLER AVE S** **LEHIGH ACRES, FL 33974-7577**	08/18/2026	$299,900	$168	1777	/3/2	2007	11,726 SF	
		APN: 21-45-27-L2-08040.0090 Document #: 2026000217722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Block: 40 Subdivision: LEHIGH ACRES Legal Unit: 8 MapRef: MB 18 PG 61 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:9&10 Block:40 Subdivision:LEHIGH ACRES Legal Unit:8 Map Ref:MB 18 PG 61Sec/Twnship/Range:S21T45SR27E								
5	.07Mi.	**770 GAYLORD AVE S** **LEHIGH ACRES, FL 33974-9574**	08/13/2026	$19,000			//		11,130 SF	
		APN: 21-45-27-L3-11063.0080 Document #: 2026000215217 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 63 Legal Unit: 11 MapRef: MB 18 PG 64 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:8 Block:63 Legal Unit:11 Map Ref:MB 18 PG 64Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
6	.09Mi.	**803 CHAPMAN AVE S** **LEHIGH ACRES, FL 33974-9562**	08/13/2026	$12,000			//		11,644 SF	
		APN: 21-45-27-L3-12073.0010 Document #: 2026000214814 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 73 Legal Unit: 12 MapRef: MB 18 PG 65 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:1 Block:73 Legal Unit:12 Map Ref:MB 18 PG 65Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
7	.33Mi.	**728 FULLER AVE S** **LEHIGH ACRES, FL 33974-7576**	08/05/2026	$355,000			//		10,603 SF	
		APN: 21-45-27-L2-08039.0190 Document #: 2026000207526 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 39 Subdivision: LEHIGH ACRES Legal Unit: 8 MapRef: MB 18 PG 61 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:19 Block:39 Subdivision:LEHIGH ACRES Legal Unit:8 Map Ref:MB 18 PG 61Sec/Twnship/Range:S21T45SR27E								
8	.15Mi.	**618 RAINTREE ST E** **LEHIGH ACRES, FL 33974-**	08/03/2026	$335,000			//		10,167 SF	
		APN: 21-45-27-L2-07033.0080 Document #: 2026000204354 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 33 Legal Unit: 7 MapRef: MB 18 PG 60 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:8 Block:33 Legal Unit:7 Map Ref:MB 18 PG 60Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
9	.14Mi.	**807 FULLERTON AVE S** **LEHIGH ACRES, FL 33974-5564**	07/30/2026	$260,000			//		9,683 SF	
		APN: 21-45-27-L3-12074.0030 Document #: 2026000201599 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 3 Block: 74 Legal Unit: 12 MapRef: MB 18 PG 65 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:3 Block:74 Legal Unit:12 Map Ref:MB 18 PG 65Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

10	.19Mi.	**655 CRABTREE CT** **LEHIGH ACRES, FL 33974-9569**	07/29/2026	$322,515	//	13,543 SF

APN: 21-45-27-L2-12071.0170 Document #: 2026000200360
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 71 Subdivision: LEHIGH ACRES Legal Unit: 12 MapRef: MB 18 PG 65 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:17 Block:71 Subdivision:LEHIGH ACRES Legal Unit:12 Map Ref:MB 18 PG 65Sec/Twnship/Range:S21T45SR27E

11	.29Mi.	**807 DUDLEY AVE S** **LEHIGH ACRES, FL 33974-4728**	07/16/2026	$354,000	//	10,478 SF

APN: 21-45-27-L4-10060.0030 Document #: 2026000188289
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 60 Legal Unit: 10 MapRef: MB 18 PG 63 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:3 Block:60 Legal Unit:10 Map Ref:MB 18 PG 63Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

12	.2Mi.	**634 KELLER ST E** **LEHIGH ACRES, FL 33974-0515**	07/13/2026	$20,000	//	11,073 SF

APN: 21-45-27-L3-12077.0140 Document #: 2026000184801
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 77 Subdivision: LEHIGH ACRES Legal Unit: 12 MapRef: MB 18 PG 65 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:14 Block:77 Subdivision:LEHIGH ACRES Legal Unit:12 Map Ref:MB 18 PG 65Sec/Twnship/Range:S21T45SR27E

13	.33Mi.	**723 WORTH AVE** **LEHIGH ACRES, FL 33974-5597**	06/29/2026	$22,500	//	11,151 SF

APN: 21-45-27-L2-00014.0080 Document #: 2026000172630
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 14 Subdivision: LEHIGH ACRES Legal Unit: 3 MapRef: MB 18 PG 56 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:8 Block:14 Subdivision:LEHIGH ACRES Legal Unit:3 Map Ref:MB 18 PG 56Sec/Twnship/Range:S21T45SR27E

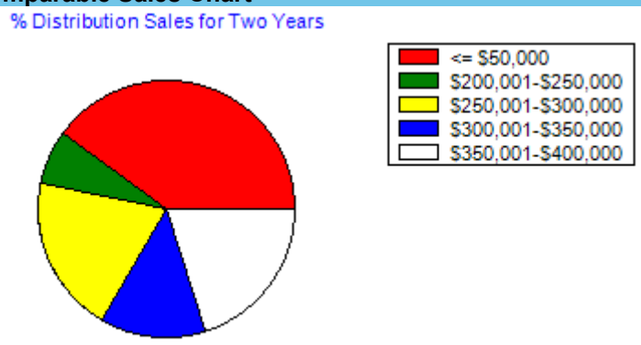
14	.18Mi.	**814 GAYLORD AVE S** **LEHIGH ACRES, FL 33974-5593**	06/02/2026	$264,900	//	11,413 SF

APN: 21-45-27-L3-11066.0080 Document #: 2026000143687
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 66 Legal Unit: 11 MapRef: MB 18 PG 64 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:8 Block:66 Legal Unit:11 Map Ref:MB 18 PG 64Sec/Twnship/Range:S21T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

15	.36Mi.	**745 ANDOVER AVE S** **LEHIGH ACRES, FL 33974-9530**	04/30/2026	$360,000	//	12,423 SF

APN: 21-45-27-L2-06029.0100 Document #: 2026000112743
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 29 Legal Unit: 6 MapRef: MB 18 PG 59 Sec/Twnship/Range: S21T45SR27E Abbreviated Description: Lot:10 Block:29 Legal Unit:6 Map Ref:MB 18 PG 59Sec/Twnship/Range:S21T45SR27E 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.

ICE SiteX Report

OrderID: 98738601

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.	**764 CHAPMAN AVE S**	**11/05/2021**	$216,721	$216,721	1,620	/4/2	2006	10,128 SF	
.04Mi.	**769 GAYLORD AVE S**	**06/18/2020**	$203,091	$203,091	1,472	/3/2	2007	10,315 SF	
.05Mi.	**770 CHAPMAN AVE S**	**05/01/1992**	$15,343	$15,343				11,421 SF	
.05Mi.	**761 CHAPMAN AVE S**	**09/16/2016**	$207,524	$138,204	1,479	/3/2	2006	9,993 SF	
.06Mi.	**766 GAYLORD AVE S**	**08/29/2025**	$302,976	$302,976	1,863	/3/2.5	2023	9,923 SF	
.06Mi.	**762 FULLERTON AVE S**	**01/15/2025**	$242,008	$242,008	1,258	/3/2	2024	10,010 SF	
.07Mi.	**768 GAYLORD AVE S**	**08/01/2022**	$302,324	$302,324	1,850	/3/2.5	2023	10,141 SF	
.07Mi.	**768 FULLERTON AVE S**	**05/01/1982**	$15,343	$15,343				10,028 SF	
.07Mi.	**770 GAYLORD AVE S**	**12/12/2003**	$15,343	$15,343				11,130 SF	
.08Mi.	**758 FULLERTON AVE S**	**02/20/2024**	$298,304	$298,304	1,810	/3/2	2023	11,138 SF	
.09Mi.	**803 CHAPMAN AVE S**	**07/23/2025**	$15,343	$15,343				11,644 SF	
.1Mi.	**805 CHAPMAN AVE S**	**07/03/2023**	$297,882	$253,632	1,784	/3/2	2023	10,328 SF	
.1Mi.	**802 GAYLORD AVE S**		$258,234	$258,234	1,574	/3/2	2007	23,832 SF	Yes
.11Mi.	**764 ONTARIO AVE S**		$253,981	$86,044	2,002	/4/2	2007	20,643 SF	
.11Mi.	**804 GAYLORD AVE S**	**04/29/2022**	$290,685	$290,685	1,833	/4/2	2023	9,540 SF	
.12Mi.	**807 CHAPMAN AVE S**	**05/27/2022**	$197,510	$197,510	1,458	/3/2	2006	9,901 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	33.5 years old	Households:	6,166
Median Household Income:	$60,169	Households w/Family:	81%
Household Income Per Capita:	$22,086	Households w/Family Married:	53%
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
12.76Mi.	**Riverdale High School** Number of Students: 1,916 Student-Teacher Ratio: 24.95 Advanced Placement: Yes	C-	Public	9 - 12
10.68Mi.	**Treeline Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 17.33	C-	Public	KG - 5
7.73Mi.	**Harns Marsh Elementary School** Number of Students: 1,103 Student-Teacher Ratio: 19.49	D	Public	KG - 5
7.90Mi.	**Harns Marsh Middle School** Number of Students: 905 Student-Teacher Ratio: 18.1	C-	Public	6 - 8
8.20Mi.	**Lehigh Senior High School** Number of Students: 2,550 Student-Teacher Ratio: 22.97 Advanced Placement: Yes	D+	Public	9 - 12
2.98Mi.	**Lehigh Acres Middle School** Number of Students: 1,509 Student-Teacher Ratio: 21.63	C-	Public	6 - 8
13.72Mi.	**Manatee Elementary School** Number of Students: 728 Student-Teacher Ratio: 17.33	D	Public	KG - 5
6.59Mi.	**Sunshine Elementary School** Number of Students: 1,456 Student-Teacher Ratio: 19.68	D-	Public	KG - 5
1.42Mi.	**Mirror Lakes Elementary School** Number of Students: 1,237 Student-Teacher Ratio: 17.28	C	Public	KG - 5
4.58Mi.	**G. Weaver Hipps Elementary School** Number of Students: 960 Student-Teacher Ratio: 24	D+	Public	KG - 5
8.36Mi.	**Tortuga Preserve Elementary School** Number of Students: 1,172 Student-Teacher Ratio: 24.42	D	Public	KG - 5
12.12Mi.	**River Hall Elementary School** Number of Students: 913 Student-Teacher Ratio: 20.11	C-	Public	KG - 5
14.63Mi.	**Dunbar High School**	D-	Public	9 - 12

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Number of Students: 1,734
Student-Teacher Ratio: 22.02
Advanced Placement: Yes

3.49Mi. **Veterans Park Academy for the Arts** Number of Students: 1,937 Student-Teacher Ratio: 18.99	C-	Public	KG - 8
13.69Mi. **Oak Hammock Middle School** Number of Students: 1,242 Student-Teacher Ratio: 19.81	D+	Public	6 - 8
7.58Mi. **Gateway Elementary School** Number of Students: 839 Student-Teacher Ratio: 19.51	C+	Public	KG - 5
8.43Mi. **Varsity Lakes Middle School** Number of Students: 1,009 Student-Teacher Ratio: 21.96	D	Public	6 - 8
4.23Mi. **Lehigh Elementary School** Number of Students: 1,207 Student-Teacher Ratio: 19.47	D	Public	KG - 5
1.15Mi. **East Lee County High School** Number of Students: 2,129 Student-Teacher Ratio: 24.47 Advanced Placement: Yes	D-	Public	9 - 12
11.65Mi. **The Alva School** Number of Students: 1,203 Student-Teacher Ratio: 19.1	B	Public	KG - 8

Flood Report

The Subject Property of **764 CHAPMAN AVE S, LEHIGH ACRES, FL 33974-7534** 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	106%	SIMILAR
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	11%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	83%	LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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