

Single Family Residence

**RESIDENTIAL**

# 1608 RUTLEDGE AVE

LAKE PLACID, FL 33852

**\$228,905** TopHap Estimate · \$142 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,615 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$229K**

\$190K low

\$268K high

Est. Owner Equity

**\$228,905**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,231 (2024) |
| Assessed Value        | \$186,197      |
| Previous Assessed     | \$180,949      |
| Assessor Market Value | \$304,511      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Highlands               |
| Lot (acres)   | 0.26                    |
| Construction  | Concrete Blocks         |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Finished        |
| Pool          | No                      |

Deck · 80 ft²

Shed · 100 ft²

Patio · 156 ft²

Porch · 150 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 86<br>FLOOD | 43<br>WILDFIRE | 99<br>HEAT | 70<br>STORM | 24<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT² | LOAN |
|--------------|-----------|---------------------|----------|--------|------|
| Aug 21, 2015 | Quitclaim | Quit Claim Transfer |          |        |      |
| Jul 22, 2014 | Quitclaim | Quit Claim Transfer |          |        |      |
| Feb 18, 2014 | Quitclaim | Quit Claim Transfer |          |        |      |
| Jun 24, 2010 | Quitclaim | Quit Claim Transfer |          |        |      |
| May 15, 2009 | Resale    | Warranty Deed       | \$47,500 | \$29   |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Lake Placid Middle School      | Middle     | 6–8    | 4.4 mi   |
| Lake Placid High School        | High       | 9–12   | 4.5 mi   |
| Lake Country Elementary School | Elementary | PK–5   | 4.7 mi   |

District: Highlands County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 33852

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>159</b><br>AIR POLLUTION | <b>24,366</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|