

Single Family Residence **RESIDENTIAL**

# 13 ROSEWOOD CT

LAKE PLACID, FL 33852

**\$372,501** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,548 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$373K**

\$323K low

\$422K high

Last Sale

**\$285,000 · Oct 30, 2020**

Est. Owner Equity

**\$87,501**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,474 (2024) |
| Assessed Value        | \$207,406      |
| Previous Assessed     | \$201,561      |
| Assessor Market Value | \$305,580      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Highlands               |
| Lot (acres)   | 0.24                    |
| Construction  | Concrete Blocks         |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Finished        |
| Pool          | No                      |

Patio · 156 ft²

Porch · 192 ft²

## CLIMATE RISK

1

FLOOD

28

WILDFIRE

98

HEAT

67

STORM

24

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 30, 2020 | Resale | Warranty Deed | \$285,000 | \$112  | \$285K |
| Mar 24, 2005 | Resale | Warranty Deed | \$100,000 | \$39   |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Lake Placid Middle School     | Middle     | 6–8    | 1.6 mi   |
| Lake Placid High School       | High       | 9–12   | 1.8 mi   |
| Lake Placid Elementary School | Elementary | PK–5   | 1.8 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 | <b>Owner occupied</b> |
|-----------|-----------------------|