

Mobile Home

RESIDENTIAL

86 ROAN RD

RIVER RANCH, FL 33867



396 ft²

LIVING AREA

4,321 ft²

LOT SIZE

1986

YEAR BUILT

VALUATION

Last Sale

\$58,000 · Feb 1, 2013

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,512 (2025) |
| Assessed Value        | \$104,312      |
| Previous Assessed     | \$94,829       |
| Assessor Market Value | \$134,304      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Mobile Home           |
| Style         | Mobile Home           |
| County        | POLK                  |
| Lot (acres)   | 0.10                  |
| Garage        | Carport (Unspecified) |
| Pool          | Yes                   |

Pool house

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Frostproof Middle/Senior High School   | Middle     | 6–12   | 21.1 mi  |
| Ben Hill Griffin Jr. Elementary School | Elementary | PK–5   | 21.2 mi  |

District: Polk 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 33867

|                           |                             |                        |                                |                         |                        |
|---------------------------|-----------------------------|------------------------|--------------------------------|-------------------------|------------------------|
| <b>171</b><br>CRIME INDEX | <b>227</b><br>AIR POLLUTION | <b>8</b><br>POPULATION | <b>\$45K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|-----------------------------|------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|