

Single Family Residence **RESIDENTIAL**

# 16 CYPRESS RUN

HAINES CITY, FL 33844

**\$267,569** TopHap Estimate · \$148 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,810 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$268K**

\$250K low

\$285K high

Last Sale

**\$270,000 · Apr 14, 2026**

Est. Owner Equity

**\$51,569**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

Property Tax

**\$581 (2025)**

Assessed Value

**\$85,170**

Previous Assessed

**\$82,770**

Assessor Market Value

**\$213,398**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | POLK                    |
| Lot (acres)   | 0.21                    |
| Construction  | Concrete Blocks         |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Commercial/Industrial   |

Porch · 35 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 10, 2026 | Resale    | Warranty Deed       | \$270,000 | \$149  | \$216K |
| Jan 26, 2007 | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 7, 2005  | Resale    | Warranty Deed       | \$17,500  | \$10   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Sand Hill Elementary School     | Elementary | PK–5   | 2.5 mi   |
| Lake Marion Creek Middle School | Middle     | 6–8    | 3.6 mi   |
| Haines City Senior High School  | High       | 9–12   | 7.3 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 33844**

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>111</b><br>CRIME INDEX | <b>206</b><br>AIR POLLUTION | <b>62,668</b><br>POPULATION | <b>\$56K</b><br>MEDIAN IN-<br>COME | <b>72°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|