

Single Family Residence **RESIDENTIAL**

31 FAWN RUN RD

LAKE PLACID, FL 33852

\$354,290 TopHap Estimate · \$175 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,022 ft²

LIVING AREA

0.23 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$354K

\$321K low

\$388K high

Last Sale

\$343,000 · Nov 1, 2024

Est. Owner Equity

\$101,290

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,557 (2024)
Assessed Value	\$273,186
Previous Assessed	\$269,115
Assessor Market Value	\$273,186

PROPERTY FACTS

Property Type	Single Family Residence
County	Highlands
Lot (acres)	0.23
Construction	Concrete Blocks
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	Pool W/Hot Tub/Spa

Patio · 568 ft²

Porch · 147 ft²

CLIMATE RISK

39

FLOOD

36

WILDFIRE

98

HEAT

65

STORM

24

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2025	Financing	Intrafamily Transfer			
Oct 30, 2024	Resale	Warranty Deed	\$343,000	\$170	\$253K
Oct 25, 2000	Resale	Grant Deed	\$126,900	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Placid Middle School	Middle	6–8	4.7 mi
Lake Placid High School	High	9–12	4.8 mi
Lake Placid Elementary School	Elementary	PK–5	4.9 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

103 CRIME INDEX	159 AIR POLLUTION	24,366 POPULATION	\$57K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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