

Single Family Residence

RESIDENTIAL

1622 RUTLEDGE AVE

LAKE PLACID, FL 33852

\$189,032 TopHap Estimate · \$207 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

1

BATHS

912 ft²

LIVING AREA

0.26 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

VALUATION

\$189K

\$158K low

\$221K high

Last Sale

\$100,000 · Dec 4, 2015

Est. Owner Equity

\$109,032

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,460 (2024)
Assessed Value	\$133,279
Previous Assessed	\$127,234
Assessor Market Value	\$139,835

PROPERTY FACTS

Property Type	Single Family Residence
County	Highlands
Lot (acres)	0.26
Construction	Concrete Blocks
Roof	Metal
Heating	None
Cooling	None
Pool	No

Gazebo

Shed · 80 ft²

CLIMATE RISK

91 FLOOD	42 WILDFIRE	99 HEAT	70 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2015	Non-arms-length	Warranty Deed	\$100,000	\$110	\$80K
Mar 28, 2008	Quitclaim	Quit Claim Transfer			
Mar 28, 2008	Resale	Warranty Deed	\$100,000	\$110	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Placid Middle School	Middle	6–8	4.5 mi
Lake Placid High School	High	9–12	4.6 mi
Lake Country Elementary School	Elementary	PK–5	4.8 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

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	Owner occupied
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