

Townhouse

**RESIDENTIAL**

# 2704 RUTLEDGE CT

WINTER HAVEN, FL 33884

**\$239,250** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**2**

BEDS

**2**

BATHS

**1,536 ft<sup>2</sup>**

LIVING AREA

**3,241 ft<sup>2</sup>**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$239K**

\$220K low

\$258K high

Last Sale

**\$82,000 · Jan 27, 2010**

Est. Owner Equity

**\$173,650**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,002 (2025) |
| Assessed Value        | \$204,000      |
| Previous Assessed     | \$215,000      |
| Assessor Market Value | \$204,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Townhouse                             |
| County        | POLK                                  |
| Lot (acres)   | 0.07                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |
| View          | Commercial/Industrial                 |

Porch · 128 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Dec 17, 2009 | Resale            | Grant Deed    | \$82,000  | \$53   | \$66K  |
| Dec 17, 2009 | Recorded document | Grant Deed    |           |        |        |
| Oct 30, 2009 | Foreclosure sale  | Trustees Deed |           |        |        |
| Jul 18, 2006 | Resale            | Grant Deed    | \$209,000 | \$136  | \$199K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Chain of Lakes Elementary School | Elementary | PK–5   | 0.7 mi   |
| Lake Region Senior High          | High       | 9–12   | 5.2 mi   |
| McLaughlin Middle School         | Middle     | 6–8    | 7.0 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 33884

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>220</b><br>AIR POLLUTION | <b>39,447</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|