

Single Family Residence **RESIDENTIAL**

12446 ROCK RIDGE LN

FORT MYERS, FL 33913

\$496,989 TopHap Estimate · \$111 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3
BATHS

4,494 ft²
LIVING AREA

0.29 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$497K

\$467K low

\$527K high

Last Sale

\$645,000 · Apr 19, 2023

Est. Owner Equity

\$24,959

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax

\$7,151 (2025)

Assessed Value

\$443,641

Previous Assessed

\$409,968

Assessor Market Value

\$443,641

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LEE
Lot (acres)	0.29
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Patio · 708 ft²

Porch · 414 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	36 WILDFIRE	99 HEAT	63 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2023	Resale	Warranty Deed	\$645,000	\$144	\$472K
Aug 15, 2016	Resale	Warranty Deed	\$102,061	\$23	\$226K
Sep 25, 2012	Resale	Warranty Deed	\$233,000	\$52	\$229K
Jul 20, 2006	Resale	Special Warranty Deed	\$441,000	\$98	\$353K
Oct 14, 2005	Resale	Grant Deed	\$552,600	\$123	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gateway Elementary School	Elementary	KG–5	1.9 mi
Lehigh Senior High School	High	9–12	2.7 mi
Paul Laurence Dunbar Middle School	Middle	6–8	3.9 mi

District: Lee 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 33913

74 CRIME INDEX	82 AIR POLLUTION	36,437 POPULATION	\$108K MEDIAN IN-COME	74°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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