

Residential - Vacant Land

RESIDENTIAL

1612 RUTLEDGE AVE

LAKE PLACID, FL 33852



0.26 ac

LOT SIZE

VALUATION

Last Sale

\$50,000 · Apr 19, 2007

TAX & ASSESSMENT

Property Tax	\$473 (2024)
Assessed Value	\$30,400
Previous Assessed	\$30,400
Assessor Market Value	\$30,400

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Highlands
Lot (acres)	0.26
Heating	None
Pool	No

CLIMATE RISK

85 FLOOD	42 WILDFIRE	99 HEAT	70 STORM	24 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2007	Non-arms-length	Grant Deed	\$50,000		
Apr 15, 2007	Resale	Grant Deed	\$50,000		
Apr 16, 2007	Resale	Grant Deed	\$50,000		
Apr 15, 2004	Recorded document	Warranty Deed			
Mar 16, 2004	Recorded document	Grant Deed			
Mar 11, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Placid Middle School	Middle	6–8	4.4 mi
Lake Placid High School	High	9–12	4.5 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------