

Single Family Residence **RESIDENTIAL**

# 12462 ROCK RIDGE LN

FORT MYERS, FL 33913

**\$382,453** TopHap Estimate · \$119 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**4**  
BEDS

**2**  
BATHS

**3,211 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$382K**

\$361K low

\$404K high

Last Sale

**\$201,000 · Oct 4, 2011**

Est. Owner Equity

**\$142,453**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

Property Tax

**\$3,927 (2025)**

Assessed Value

**\$215,849**

Previous Assessed

**\$210,174**

Assessor Market Value

**\$380,329**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | LEE                              |
| Lot (acres)   | 0.20                             |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Patio · 532 ft²

Porch · 224 ft²

Sprinklers

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 36<br>WILDFIRE | 99<br>HEAT | 63<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Sep 30, 2011 | Resale | Warranty Deed         | \$201,000 | \$63   | \$110K |
| Apr 25, 2006 | Resale | Special Warranty Deed | \$466,000 | \$145  | \$373K |
| Oct 14, 2005 | Resale | Grant Deed            | \$552,600 | \$172  |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Gateway Elementary School          | Elementary | KG–5   | 1.9 mi   |
| Lehigh Senior High School          | High       | 9–12   | 2.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>36,437</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>74°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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