

Single Family Residence **RESIDENTIAL**

1616 RUTLEDGE AVE

LAKE PLACID, FL 33852

\$246,217 TopHap Estimate · \$184 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,340 ft²
LIVING AREA

0.26 ac
LOT SIZE

1982
YEAR BUILT

1
STORIES

VALUATION

\$246K

\$209K low

\$283K high

Last Sale

\$105,000 · Jul 12, 2002

Est. Owner Equity

\$24,117

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,633 (2024)
Assessed Value	\$206,138
Previous Assessed	\$197,148
Assessor Market Value	\$206,138

PROPERTY FACTS

Property Type	Single Family Residence
County	Highlands
Lot (acres)	0.26
Construction	Concrete Blocks
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	Pool W/Hot Tub/Spa

Gazebo

Deck · 320 ft²

Porch · 333 ft²

CLIMATE RISK

89

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	\$/FT²	LOAN
Jul 11, 2002	Resale	Grant Deed	\$105,000	\$78	\$84K
Jul 19, 2001	Resale	Grant Deed	\$92,000	\$69	\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Placid Middle School	Middle	6–8	4.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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