

Single Family Residence **RESIDENTIAL**

1620 RUTLEDGE AVE

LAKE PLACID, FL 33852

\$408,164 TopHap Estimate · \$159 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,560 ft²
LIVING AREA

0.26 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

VALUATION

\$408K

\$365K low

\$451K high

Last Sale

\$415,000 · Nov 21, 2024

Est. Owner Equity

\$96,914

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,243 (2024)
Assessed Value	\$318,109
Previous Assessed	\$294,119
Assessor Market Value	\$318,109

PROPERTY FACTS

Property Type	Single Family Residence
County	Highlands
Lot (acres)	0.26
Construction	Concrete Blocks
Roof	Metal
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Gazebo

Deck · 525 ft²

Porch · 2,414 ft²

CLIMATE RISK

90 FLOOD	42 WILDFIRE	99 HEAT	70 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2024	Resale	Warranty Deed	\$415,000	\$162	\$311K
Nov 16, 2020	Resale	Warranty Deed	\$255,000	\$100	\$242K
Aug 25, 2015	Quitclaim	Quit Claim Transfer			
Aug 30, 2013	Resale	Warranty Deed	\$155,000	\$61	\$79K
Aug 31, 2005	Resale	Warranty Deed	\$230,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Placid Middle School	Middle	6–8	4.5 mi
Lake Placid High School	High	9–12	4.6 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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