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PROPERTY INFORMATION REPORT

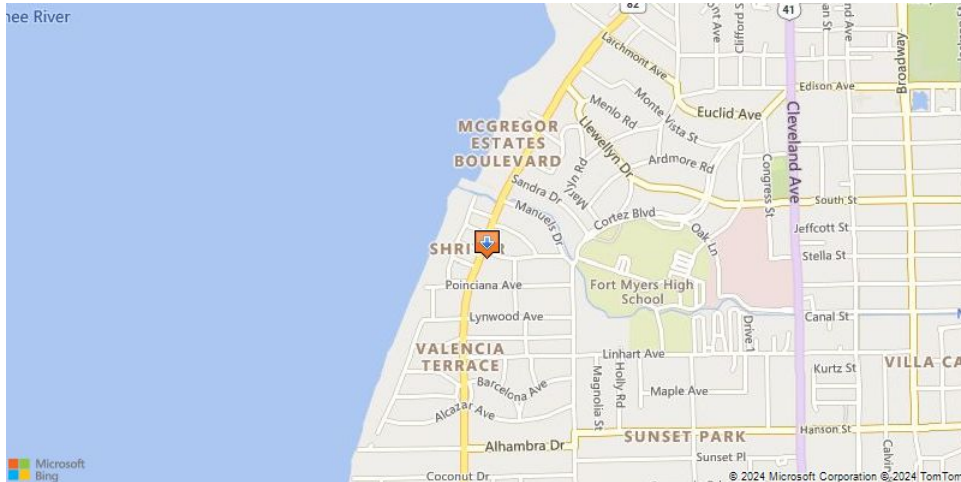
**2703 MCGREGOR BLVD
FORT MYERS, FL 33901**

Estimated Resale Value*: **\$668,000**

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* The Estimated Resale Value (ERV) of the property is based on an automated value obtained from a third party, assuming the property has no deferred maintenance and is very well maintained. The ERV is provided for informational purposes and no representation or warranty is made regarding its accuracy. You are encouraged to conduct your own due diligence and seek independent professional advice regarding valuations of properties.

SUBJECT PROPERTY LOCATION



Address:

2703 MCGREGOR BLVD
FORT MYERS, FL 33901

Estimated Resale Value*:

\$668,000

County: LEE

Property Use: Single Family

PROPERTY CHARACTERISTICS

Interior Area: 2,458 SF.	Lot Size: 12,371 SF.	Bedrooms: 4	Baths: 3
Year Built: 1930	# of Units: N/A	Pool: N	Heating: N/A
Basement: N/A	# of Stories: 2	Fireplace: Y	A/C: N/A
HOA: N/A	# of Cars: 0	Garage Type: Garage	

LEGAL DESCRIPTION OF PROPERTY

Parcel No: 23-44-24-P4-02303.0020

Lot: 2

Tract No: 010021

Abbreviated Description: SUBD:LINHART TO MANUALS - CORTEZ TO MCGREGOR
SEC/TWN/RNG/MER:SEC 23 TWN 44S RNG 24E CARLTON GROVE BLK 3 PB 6 PG 22 LOT 2

Zoning: RS-6

COUNTY TAX & ASSESSMENT

Assd Land Value:

Assd Improvement:

Total Assessed Value:

N/A

N/A

\$213,172

Assessment Year: 2023

Total Tax Amount: 3509

Homeowner's Exemption: N/A

Tax Year: 2023

Delinquent Year:

Tax Exemptions: N/A

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MARKET AREA SALES ANALYSIS

Zip Code 33901 Sales For last 3 Months

Median Value:

\$264,000

Value Trend:

41% 

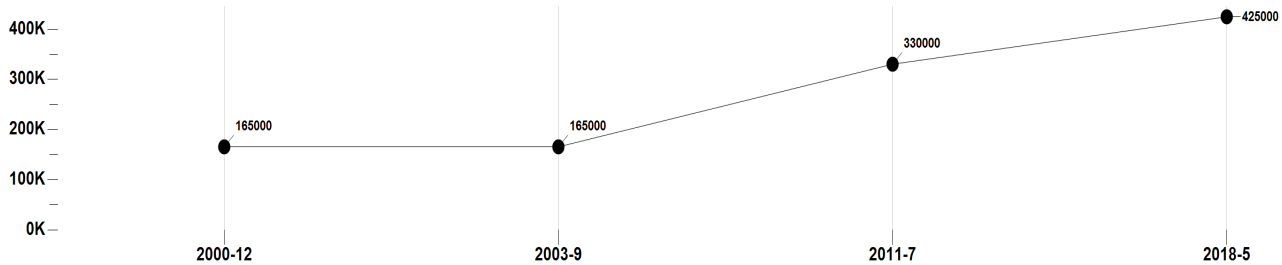
Price Range 2 Years:

\$163,975 to \$309,000

Median Age:

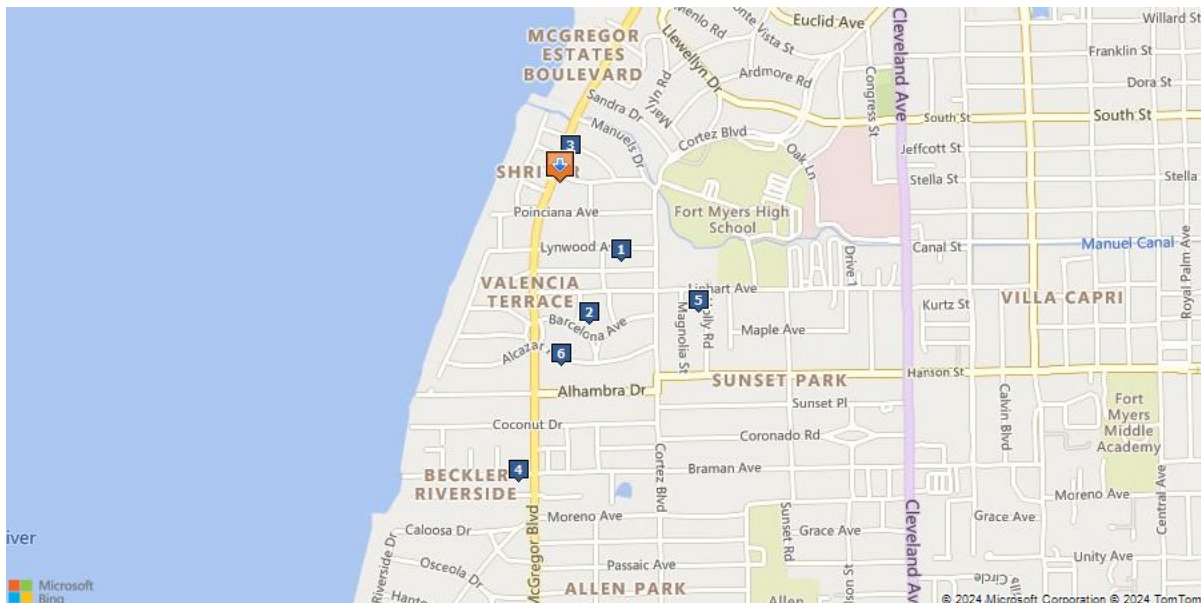
62Households Occupied By Renters: **25%**Households Occupied By Owners: **75%**

PROPERTY SALE PRICE HISTORY



Source	Transaction	Date	Price
MLS	Listed	5/24/2024	\$499,000
Public Record	Sold	5/18/2018	\$425,000
MLS	Listed	2/19/2018	\$449,900
Public Record	Sold	7/1/2011	\$330,000
Public Record	Sold	9/17/2003	\$165,000
Public Record	Sold	12/27/2000	\$165,000

COMPARABLE SALES DATA



1	1523 CORDOVA AVE, FORT MYERS, FL 33901		
0.2 miles away	Sq.Ft.: 2092	Lot Size: 11,282 SF.	Year Built: 1925
\$534,900	Beds: 3	Baths: 3	Basement: N/A
	\$/SF: \$256	Pool: N	Heating: N/A
Sold: 5/13/2024 DOM: 124 Days	A/C: N/A	Garage: N/A	Fireplace: Y

2	1473 BARCELONA AVE, FORT MYERS, FL 33901		
0.29 miles away	Sq.Ft.: 2660	Lot Size: 18,948 SF.	Year Built: 1922
\$840,000	Beds: 4	Baths: 3	Basement: N/A
	\$/SF: \$316	Pool: N	Heating: N/A
Sold: 3/5/2024 DOM: 46 Days	A/C: N/A	Garage: N/A	Fireplace: Y

3	2655 MCGREGOR BLVD, FORT MYERS, FL 33901		
0.05 miles away	Sq.Ft.: 1966	Lot Size: 9,450 SF.	Year Built: 1946
\$582,000	Beds: 3	Baths: 2	Basement: N/A
	\$/SF: \$296	Pool: Y	Heating: N/A
Sold: 5/28/2024 DOM: N/A	A/C: N/A	Garage: N/A	Fireplace: Y

4	1362 BRAMAN AVE, FORT MYERS, FL 33901		
0.6 miles away	Sq.Ft.: 2503	Lot Size: 16,117 SF.	Year Built: 1957
\$515,000	Beds: 3	Baths: 3	Basement: N/A
	\$/SF: \$206	Pool: N	Heating: N/A
Sold: 4/25/2024 DOM: 84 Days	A/C: N/A	Garage: N/A	Fireplace: Y

5	2926 HOLLY RD, FORT MYERS, FL 33901		
0.38 miles away	Sq.Ft.: 1880	Lot Size: 10,149 SF.	Year Built: 1956
\$484,000	Beds: 4	Baths: 2	Basement: N/A
	\$/SF: \$257	Pool: N	Heating: N/A
Sold: 5/9/2024 DOM: 28 Days	A/C: N/A	Garage: N/A	Fireplace: Y

6	1434 ALCAZAR AVE, FORT MYERS, FL 33901		
0.37 miles away	Sq.Ft.: 2618	Lot Size: 27,878 SF.	Year Built: 1958
\$780,000	Beds: 5	Baths: 4	Basement: N/A
	\$/SF: \$298	Pool: N	Heating: N/A
Sold: 5/7/2024 DOM: 25 Days	A/C: N/A	Garage: N/A	Fireplace: N

AREA RENTALS

The average rental range in this zip code is \$800 to \$2,600

1	1414 ALHAMBRA DR, FORT MYERS, FL 33901
0.43 miles away	Sq.Ft.: 1784 Lot Size: 9,931 SF. Year Built: 1925
\$3,500	Beds: 3 Baths: 3 full, 1 half Basement: N/A
	Rent Date: 3/22/2024 Garage: N/A

2	2075 JEFFCOTT ST, FORT MYERS, FL 33901
0.8 miles away	Sq.Ft.: 1850 Lot Size: 19,297 SF. Year Built: 1936
\$2,800	Beds: 4 Baths: 2 Basement: N/A
	Rent Date: 5/22/2023 Garage: N/A

3	1427 EL PRADO AVE, FORT MYERS, FL 33901
0.1 miles away	Sq.Ft.: 3215 Lot Size: N/A Year Built: 1925
\$8,000	Beds: 4 Baths: 3 Basement: N/A
	Rent Date: 7/6/2023 Garage: N/A

4	1560 MARAVILLA AVE, FORT MYERS, FL 33901
0.9 miles away	Sq.Ft.: 1985 Lot Size: 8,929 SF. Year Built: 1954
\$2,550	Beds: 4 Baths: 2 Basement: N/A
	Rent Date: 2/10/2024 Garage: N/A

5	1462 EL PRADO AVE, FORT MYERS, FL 33901
0.08 miles away	Sq.Ft.: 1966 Lot Size: 17,119 SF. Year Built: 1950
\$2,950	Beds: 3 Baths: 2 Basement: N/A
	Rent Date: 5/7/2024 Garage: N/A

6	1530 PASSAIC AVE, FORT MYERS, FL 33901
0.79 miles away	Sq.Ft.: 1790 Lot Size: 9,060 SF. Year Built: 1958
\$2,200	Beds: 3 Baths: 2 Basement: N/A
	Rent Date: 9/22/2023 Garage: N/A

ASSIGNED SCHOOLS

School District: LEE

PROXIM.	SCHOOL NAME	RATING	GRADE
0.9 miles away	ALLEN PARK ELEMENTARY SCHOOL	7	PK-5
Overall Test Rating: 7			
Number of Students: 966			
Student-Teacher Ratio: 15.3			

PROXIM.	SCHOOL NAME	RATING	GRADE
4.58 miles away	PAUL LAURENCE DUNBAR MIDDLE SCHOOL	7	6-8
Overall Test Rating: 7			
Number of Students: 944			
Student-Teacher Ratio: 15.7			

PROXIM.	SCHOOL NAME	RATING	GRADE
6.58 miles away	SOUTH FORT MYERS HIGH SCHOOL	4	9-12
Overall Test Rating: 4			
Number of Students: 2016			
Student-Teacher Ratio: 20.2			

School data and the information derived from the school data are provided as available. All uses of the school data are at the user's sole risk. Collateral Analytics, LLC is not liable for the accuracy of the school data or information provided in this report. The user should check with the applicable school district prior to making any decisions based on the school data, and to verify the accuracy of the school data.

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