



PROPERTY REPORT

1025 Bucksaw Pl, Longwood, FL 32750



Presented by

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Rau**

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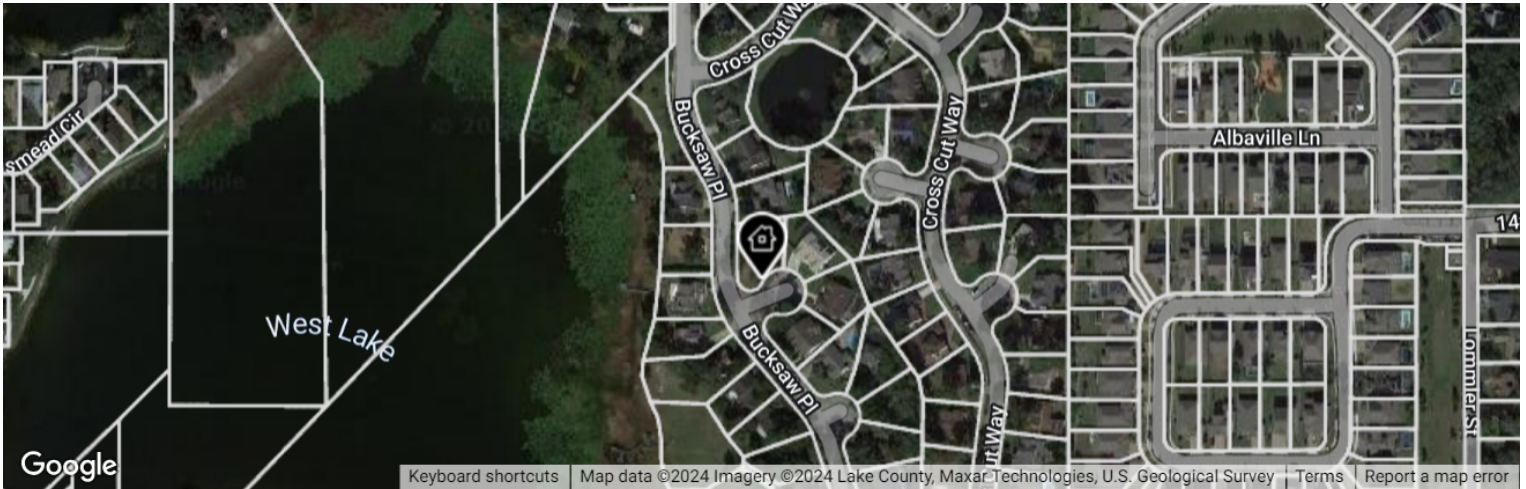
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eXp Realty
401 S Rosalind Ave #100
Orlando, FL 32801

1025 Bucksaw Pl, Longwood, FL 32750



Legend:  Subject Property

Off Market • Notice of Lis Pendens

Current Estimated Value

\$518,650

Last RVM® Update: 2/27/2024

RVM® Est. Range: \$482K – \$555K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$6,390

↑ RVM® Change - Last 12 Months: 3.69%

Your Comp Analysis

\$513,337

Last Edited: 9/14/2022

\$224 Price per Sq. Ft.

Your Comp Analysis Range

\$498K – \$534K

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

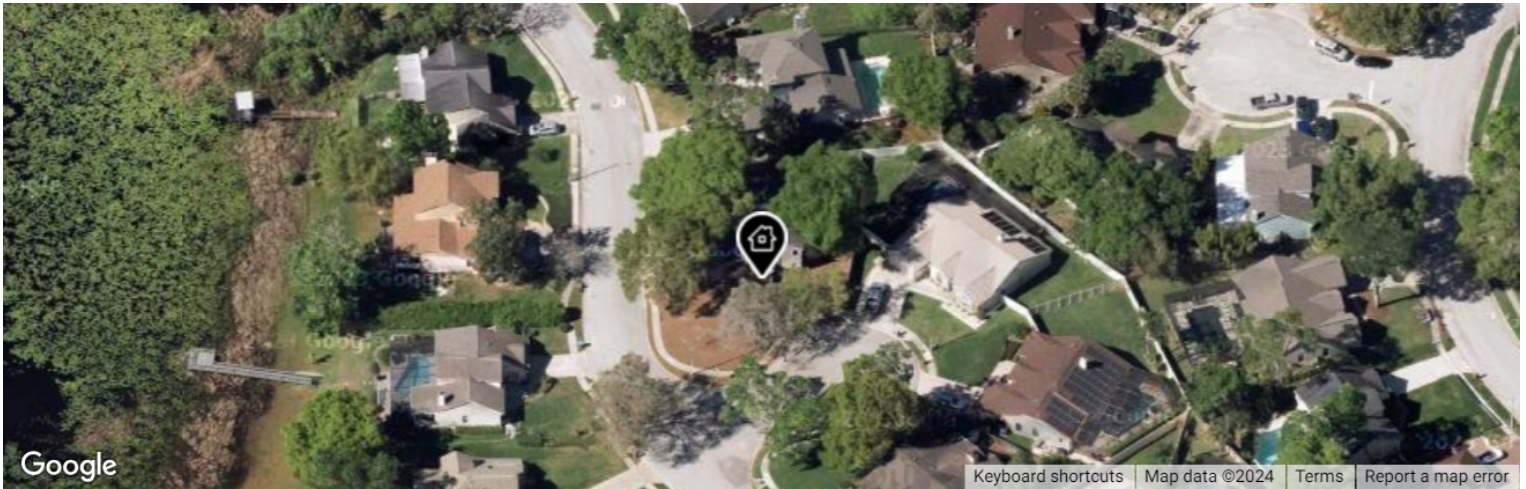
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	4	-	-
Total Baths	3	-	-
Full Baths	2	-	-
Partial Baths	1	-	-
Living Area (sq ft)	2,289	-	-
Building Area (sq ft)	2,289	-	-
Lot Size	-	-	-
Garage	Finished	-	-
Garage (spaces)	2	-	-
Pool	Yes	-	-
Year Built	1988	-	-
Roofing	Shingle (Not Wood)	-	-
Heating	Central	-	-
Cooling	Central	-	-
Foundation	Retaining Wall	-	-
Exterior Walls	Concrete Block	-	-
Number of Units	0	-	-
Number of Stories	2	-	-

Homeowner Facts

Owner Name (Public)	Fernandez, Ruddy; Fernandez, Dolores B
Mailing Address	1025 Bucksaw Pl Longwood FL 32750-3077
Owner Occupied	Yes

Extended Home Facts



Legend: Subject Property

Interior Details

Base Area	1387 sq ft
Floor Cover	Carpet
Garage Finished	441 sq ft
Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard
Number of Plumbing Fixtures	10
Porch - Open	25 sq ft
Total Area	2755 sq ft
Upper Story	902 sq ft

Exterior Details

Roof Type	Gable or Hip
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Other Details

Building Condition	Average
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Schools (based on location)

Elementary School	Longwood Elementary School
Middle School	Greenwood Lakes Middle School
High School	Lyman High School
School District	Seminole County School District

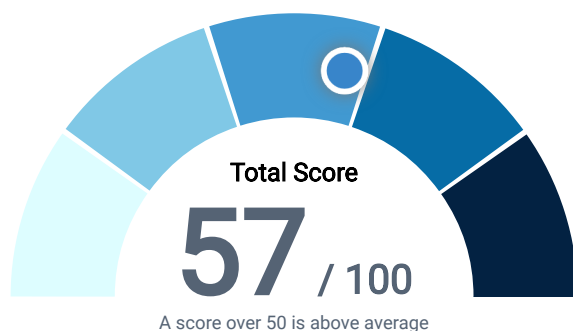
AARP Livability™ Index for 32750

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

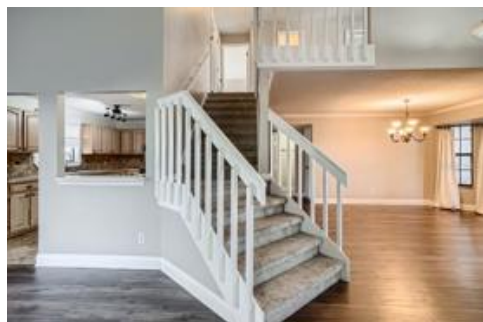
0-19 20-39 40-59 60-79 80-100



Housing	51
Affordability & Access	
Neighborhood	53
Access to Life, Work & Play	
Transportation	45
Safe & Convenient Options	
Environment	53
Clean Air & Water	
Health	55
Prevention, Access & Quality	
Engagement	66
Civic & Social Involvement	
Opportunity	75
Inclusion & Possibilities	

Historical Photos





Comparative Analysis

1 Confirm the Property Facts

Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$563,094

Range: \$524K – \$593K
(or \$246 per sq. ft.)

3 Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.

-\$49,757

4 Adjusted Value

\$513,337

Range: \$498K – \$534K
(or \$224 per sq. ft.)
Last Updated: 9/14/2022

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property











■ Closed

1025 Bucksaw Pl
Longwood, FL 32750

Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds	Baths	Built
—	—	—	—	\$227 2,289 sq ft	—	4	3	1988

Properties Off Market

	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
	Closed 590 Freeman St Longwood, FL 32750	.26 Mi. S	49 days	8/19/2022	\$565,000	\$250	2,264 sq ft	7,630 sq ft	4	3	1997	Better 
				Closed Date	Closed Price							
	Closed 165 Fig Tree Run Longwood, FL 32750	.77 Mi. SW	43 days	7/29/2022	\$550,000	\$259	2,121 sq ft	8,643 sq ft	4	2	2000	Better 
				Closed Date	Closed Price							
	Closed 871 Bucksaw Pl Longwood, FL 32750	.28 Mi. SE	94 days	10/28/2022	\$515,000	\$225	2,289 sq ft	9,945 sq ft	3	3	1987	Better 
				Closed Date	Closed Price							
	Closed 970 Burlwood Ct Longwood, FL 32750	.88 Mi. SW	69 days	9/15/2022	\$621,000	\$251	2,478 sq ft	10,831 sq ft	4	3	1999	Better 
				Closed Date	Closed Price							

Property History

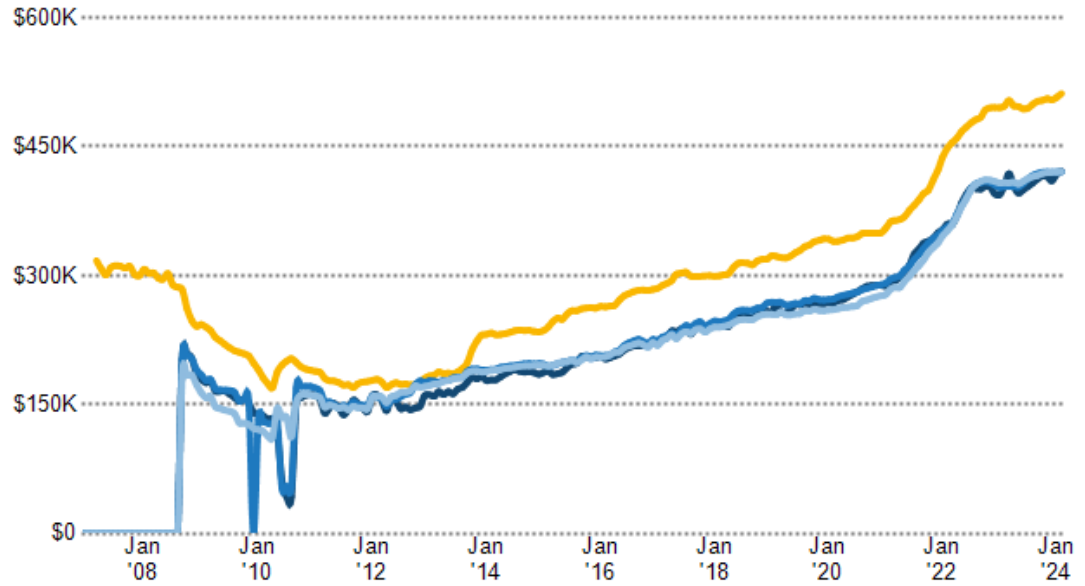
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

■ This Property
■ Longwood
■ Seminole County
■ Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/2/2022	\$476,900	\$208
11/16/2021	\$447,300	\$195
2/6/1998	\$149,000	\$65

Assessed Values

Date	Improvements	Land	Total	Tax
2023	—	—	—	\$6,718
2022	—	—	\$348,685	\$5,590
2021	—	—	\$179,343	\$2,261
2020	—	—	\$176,867	\$2,238
2019	—	—	\$172,891	\$2,203
2018	—	—	\$169,667	\$2,186
2017	—	—	\$166,177	\$2,164
2016	—	—	\$163,898	\$2,243
2015	—	—	\$161,628	\$2,264
2014	—	—	\$160,345	\$2,249
2013	—	—	\$157,975	\$2,268
2012	—	—	\$155,334	\$2,130
2011	—	—	\$161,067	\$2,202
2010	—	—	\$159,852	—
2009	—	—	\$188,755	—
2008	—	—	\$258,927	—
2007	—	—	\$291,340	—
2006	—	—	\$255,955	—
2005	—	—	\$143,454	—

Legal Description

APN	31-20-30-5JG-0000-0530
Census Tract	121170215.061005
Abbreviated Description	CITY/MUNI/TWP:LONGWOOD SEC/TWN/RNG/MER:SEC 31 TWN 20S RNG 30E LOT 53 HIDDEN OAK ESTATES PB 34 PGS 95 TO 98
City/Municipality/Township	Longwood, FL 32750

Mortgage Records

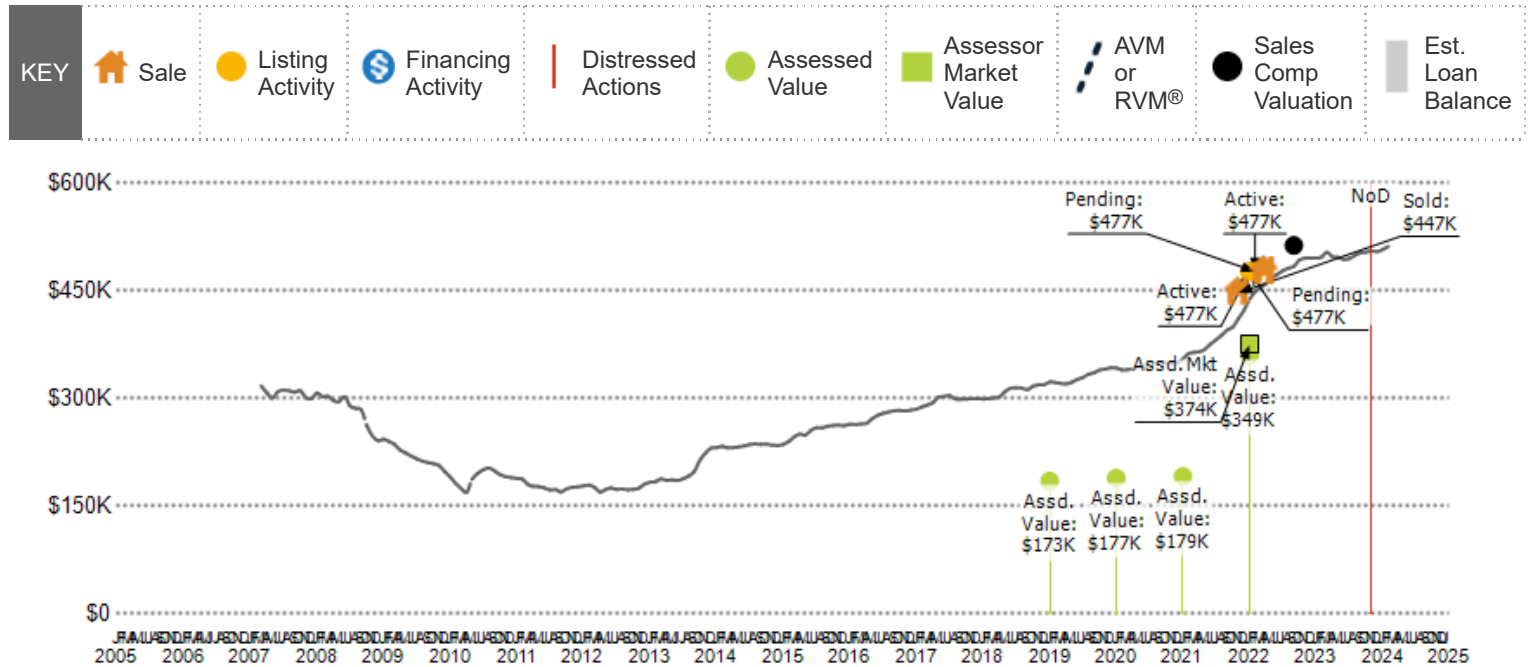
Recording Date	5/15/2007	10/14/2003
Borrower Name	LEON MAGGIO, MELISSA MAGGIO	TINA C KEEN
Lender Name	SPACE COAST CU	SUNTRUST BANK
Lender Type	Credit Union	Bank
Loan Amount	\$21,000	\$25,000
Document Number	2007072709	—
Loan Type	Unknown	Credit Line (Revolving)
Contract Date	4/24/2007	—
Due Date	4/24/2021	—
Finance Type	—	Variable

Deed Records

Recording Date	5/2/2022
Document Type	Warranty Deed
Sales Price	\$476,900
Sales Price Code	Full amount stated on Document
Buyer Name	RUDDY FERNANDEZ, DOLORES B FERNANDEZ
Buyer ID	Single Person or Individual
Seller Name	ZILLOW HOMES PROPERTY TRUST
Seller ID	Company or Corporation
Document #	2022052439
Total Transfer Tax	\$3,338
Book #	10230
Page #	489
Contract Date	4/27/2022

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Distressed Activity

Recording Date	11/27/2023
Contract Date	11/27/2023
Document #	2023107932
Document Type	Notice of Lis Pendens
Loan #	10230
Past Due Amount	0
Trustee Mail Care of Name	KATHRYN I KASPER
Trustor Borrower 1	RUDDY FERNANDEZ
Trustor Borrower 2	DOLORES B FERNANDEZ
Unpaid Balance	0

Neighborhood: Housing Stats and Charts

	32750	Seminole County	Florida	USA
Median Estimated Home Value	\$421K	\$421K	\$421K	\$360K
Estimated Home Value 12-Month Change	+4.1%	+4.2%	+3.1%	+5.3%
Median List Price	\$443K	\$399K	\$450K	—
List Price 1-Month Change	+14.3%	+3.6%	+1.1%	—
List Price 12-Month Change	+8%	-0.2%	+4.7%	—
Median Home Age	42	35	35	43
Own	73%	66%	66%	65%
Rent	27%	34%	34%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$595M	\$36.9B	\$307B
% Change in Permits for All Buildings	—	+31%	+15%	+13%
% Change in \$ Value for All Buildings	—	+22%	+11%	+10%

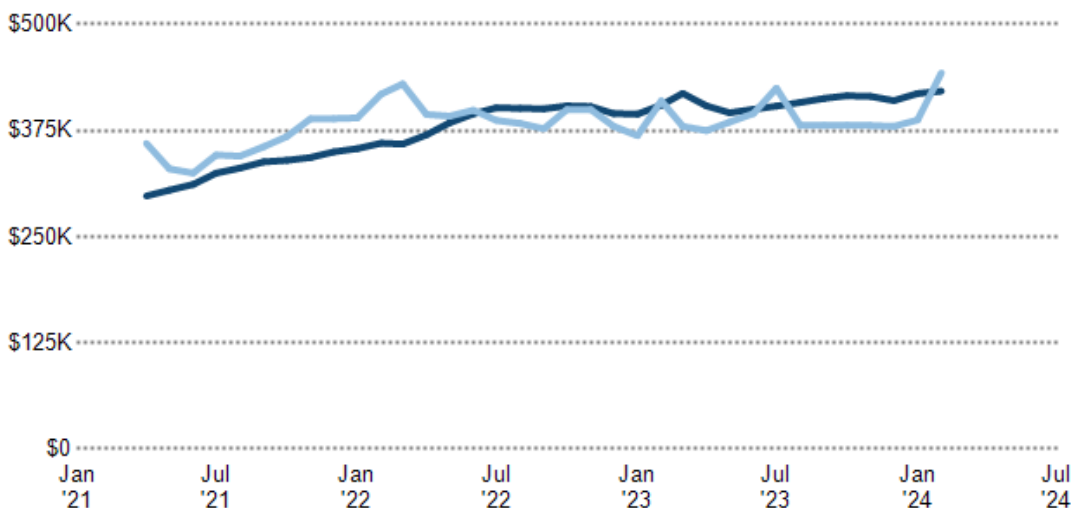
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

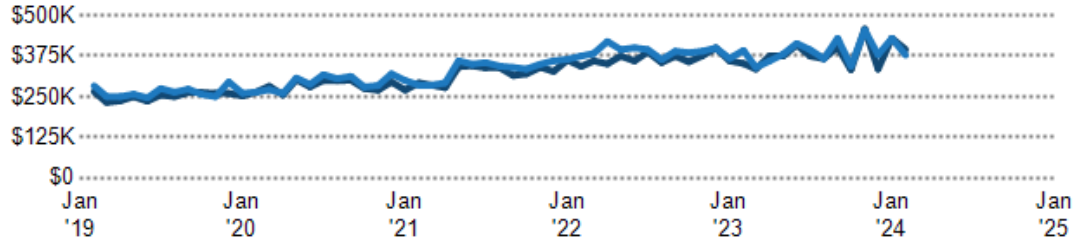
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

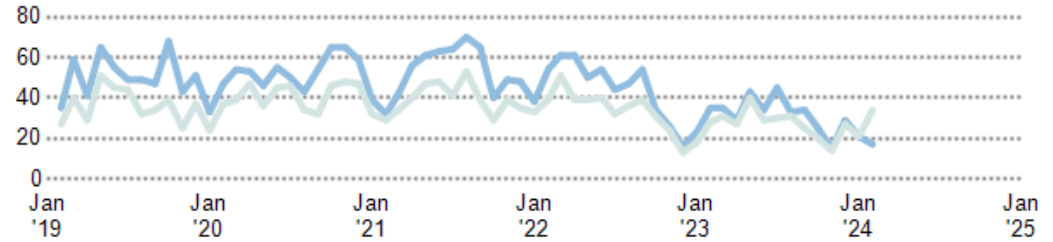
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

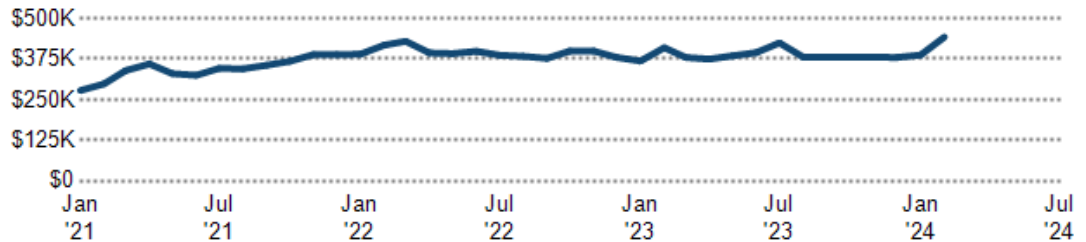
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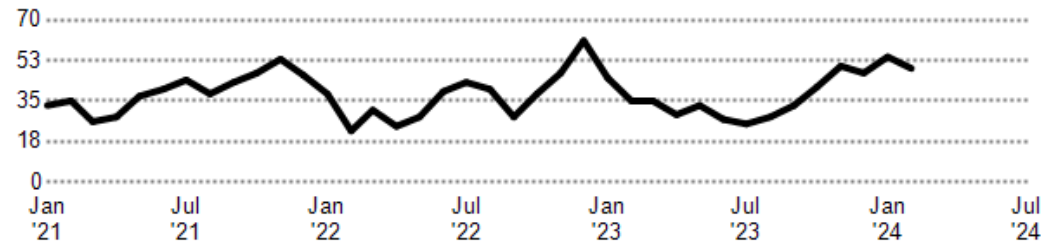
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Inventory of Distressed Listings

Pre-Foreclosure	1
Foreclosure	1

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This Property

2,289 sq. ft.	\$518,650
---------------	-----------

Comps

> 2,400 sq. ft.	\$495,000
2,200 - 2,400 sq. ft.	\$496,500
2,000 - 2,200 sq. ft.	\$489,500
1,800 - 2,000 sq. ft.	\$440,000

This Property

Comps

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This Property

\$130K	1
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Comps

\$125K - \$150K	2
\$100K - \$125K	3

This Property

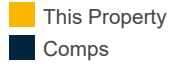
Comps

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps

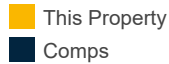


Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps

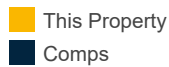


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily



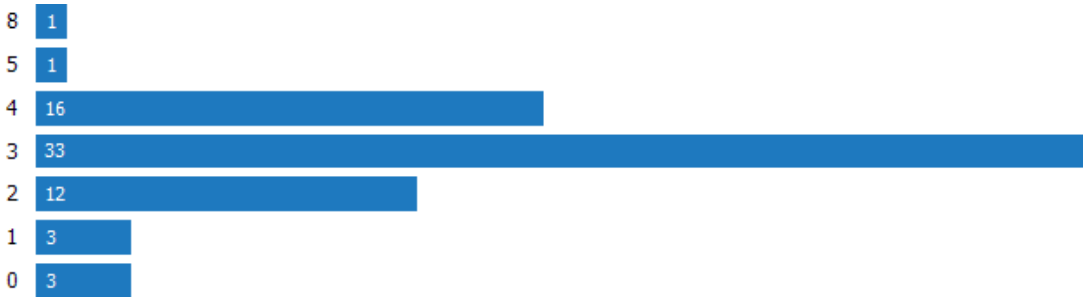
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	32750	Seminole County	Florida	USA
Population	25.3K	467K	21.3M	330M
Population Density per Sq Mi	2.34K	1.51K	398	—
Population Change since 2010	+8.2%	+13.7%	+17.6%	+8.7%
Median Age	42	40	42	38
Male / Female Ratio	48%	49%	49%	50%

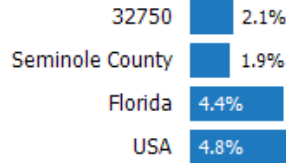
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

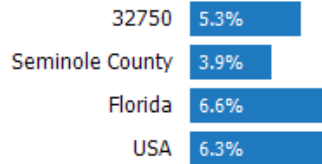
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



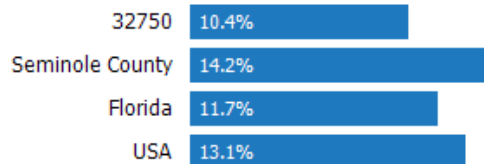
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

32750



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

32750



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

32750



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

32750



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Seminole County

Neighborhood: Economic Stats and Charts

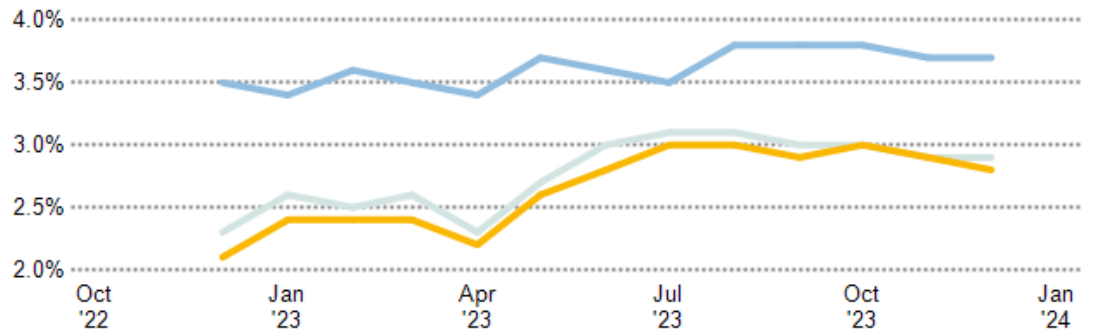
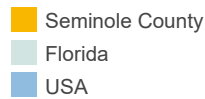
	32750	Seminole County	Florida	USA
Income Per Capita	\$37,404	\$38,429	\$35,216	\$37,638
Median Household Income	\$74,416	\$73,002	\$61,777	\$69,021
Unemployment Rate	—	2.9%	3%	3.8%
Unemployment Number	—	8.11K	340K	—
Employment Number	—	270K	10.9M	—
Labor Force Number	—	279K	11.3M	—

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

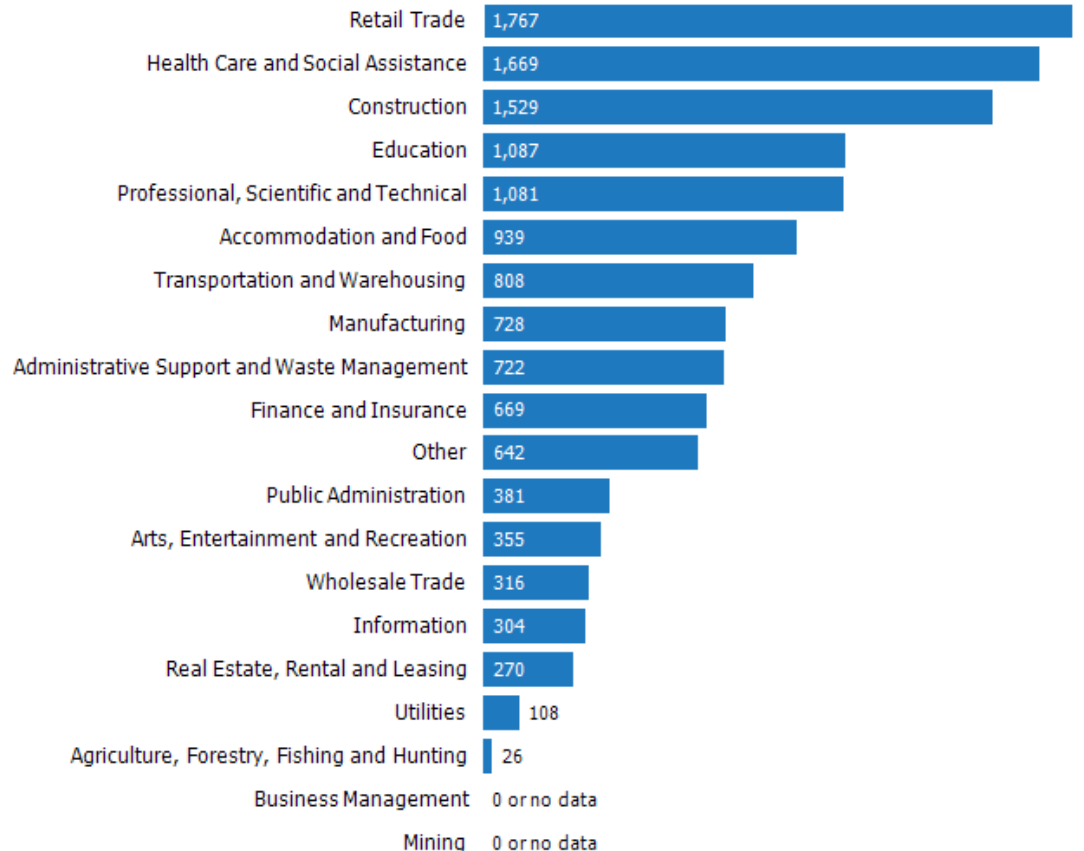


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 32750

	32750	Seminole County	Florida	USA
Elevation (in feet)	56	37	—	—
Annual Rainfall (in inches)	45	50.29	56.45	—
Annual Snowfall (in inches)	0	0	0.06	—
Days of Full Sun (per year)	98	98	98	—
Travel Time to Work (in minutes)	28	27	28	27
Water Quality - Health Violations	—	—	—	—
Water Quality - Monitoring and Report Violations	—	—	—	—
Superfund Sites	0	2	91	2,438
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



32750

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



32750

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



32750

School: Longwood Elementary School

School Details

Name
Longwood Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Seminole County Public Schools

Address
840 Orange Ave,
Longwood, FL 32750

Phone
(407) 746-5250

School Facts

Longwood Elementary School

Seminole County Public Schools

Overall Grade

A-

A

Total Enrollment

621

66,729

Students per Teacher

16:1

20:1

Students in Free Lunch Program

59%

47%

Academic Grade

B+

A

Average GPA

—

3.45 (out of 14462 responses)

Math Proficiency

55%

57%

Reading Proficiency

63%

61%

Gifted Students

4%

—

AP Enrollments

—

—

Graduation Rate

—

95%

Average ACT Score

—

26 (out of 2038 responses)

Average SAT Score

—

1,190 (out of 5738 responses)

Teacher Grade

A-

B

Average Teacher Salary

\$47,765

\$62,332

Teachers in 1st or 2nd Year

11%

33%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

School: Greenwood Lakes Middle School

School Details

Name
Greenwood Lakes Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Seminole County Public Schools

Address
601 Lake Park Dr, Lake Mary, FL 32746

Phone
(407) 320-7650

School Facts

Greenwood Lakes Middle School

Seminole County Public Schools

Overall Grade

B+

A

Total Enrollment

1,005

66,729

Students per Teacher

20:1

20:1

Students in Free Lunch Program

66%

47%

Academic Grade

B+

A

Average GPA

—

3.45 (out of 14462 responses)

Math Proficiency

49%

57%

Reading Proficiency

55%

61%

Gifted Students

6%

—

AP Enrollments

—

—

Graduation Rate

—

95%

Average ACT Score

—

26 (out of 2038 responses)

Average SAT Score

—

1,190 (out of 5738 responses)

Teacher Grade

B-

B

Average Teacher Salary

\$47,765

\$62,332

Teachers in 1st or 2nd Year

31%

33%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Lyman High School

School Details

Name
Lyman High School

Level
High

Type
Public

Grades Served
PK, 9-12

School District
Seminole County Public Schools

Address
865 S Ronald Reagan Blvd, Longwood, FL 32750

Phone
(407) 746-2050

School Facts

Lyman High School

Seminole County Public Schools

Overall Grade

A-

A

Total Enrollment

2,014

66,729

Students per Teacher

21:1

20:1

Students in Free Lunch Program

56%

47%

Academic Grade

B+

A

Average GPA

3.31 (out of 1513 responses)

3.45 (out of 14462 responses)

Math Proficiency

36%

57%

Reading Proficiency

50%

61%

Gifted Students

4%

-

AP Enrollments

32%

-

Graduation Rate

97%

95%

Average ACT Score

26 (out of 169 responses)

26 (out of 2038 responses)

Average SAT Score

1,180 (out of 563 responses)

1,190 (out of 5738 responses)

Teacher Grade

B

B

Average Teacher Salary

\$47,765

\$62,332

Teachers in 1st or 2nd Year

21%

33%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 6/29/2023 by Alum

I absolutely loved my time at Lyman. The faculty and staff are outstanding and we're very essential in my process of attending college. Without the help and guidance I received from Lyman I wouldn't be where I am today!

Posted: 6/28/2023 by Junior

Lyman is a pretty good school! All of the teachers that i've had so far are good! They care about you and they want you to succeed. Some of the kids are rude, which is always expected, but discipline is taken seriously. They are fair punishments. In my opinion it's a great high school. Large variety of classes to take, as well as AP classes. Lots of different electives, including art, dance, culinary, engineering, aerospace, YWOE, YMOE, and many more. Love it here!

Posted: 6/28/2023 by Senior

the school itself is pretty good not the cleanest but it's a good school overall the activities and clubs are really good the Dance team is amazing a great experience!

Posted: 6/12/2023 by Senior

A majority of the teachers at Lyman really care about your wellbeing which is very important when dealing with different levels of classes during high school, whether that be standard, honors, or AP. No matter what track a student is on, they have a tremendous amount of support and resources to help guide them along with the end goal of getting that diploma and moving on from mandatory education. The next step for every student is different, college, trade, career, etc, and Lyman high school offers so many opportunities, has so many clubs, and contains a lot of different programs that uplift their students in figuring out what their plan is and figuring out themselves with no pressure, no judgment, and just a whole lot of care all around. I've met some great friends, teachers, and administrators while being at this school and I feel that I can depend on them all if need be when it comes to figuring out what I want to do. For my last year of high school, I'm glad to spend it at Lyman.

Posted: 4/29/2023 by Senior

Lyman High School in Central Florida is an excellent educational institution with experienced faculty and a focus on academic excellence, personalized attention, and diverse extracurricular activities. Students can tailor their education to their individual needs and interests through a wide range of courses and programs, including Advanced Placement classes and vocational training. The school also offers a supportive community with various clubs and activities that cater to diverse interests and encourages community service. Overall, Lyman High School is an outstanding choice for students seeking academic excellence and personal growth.

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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