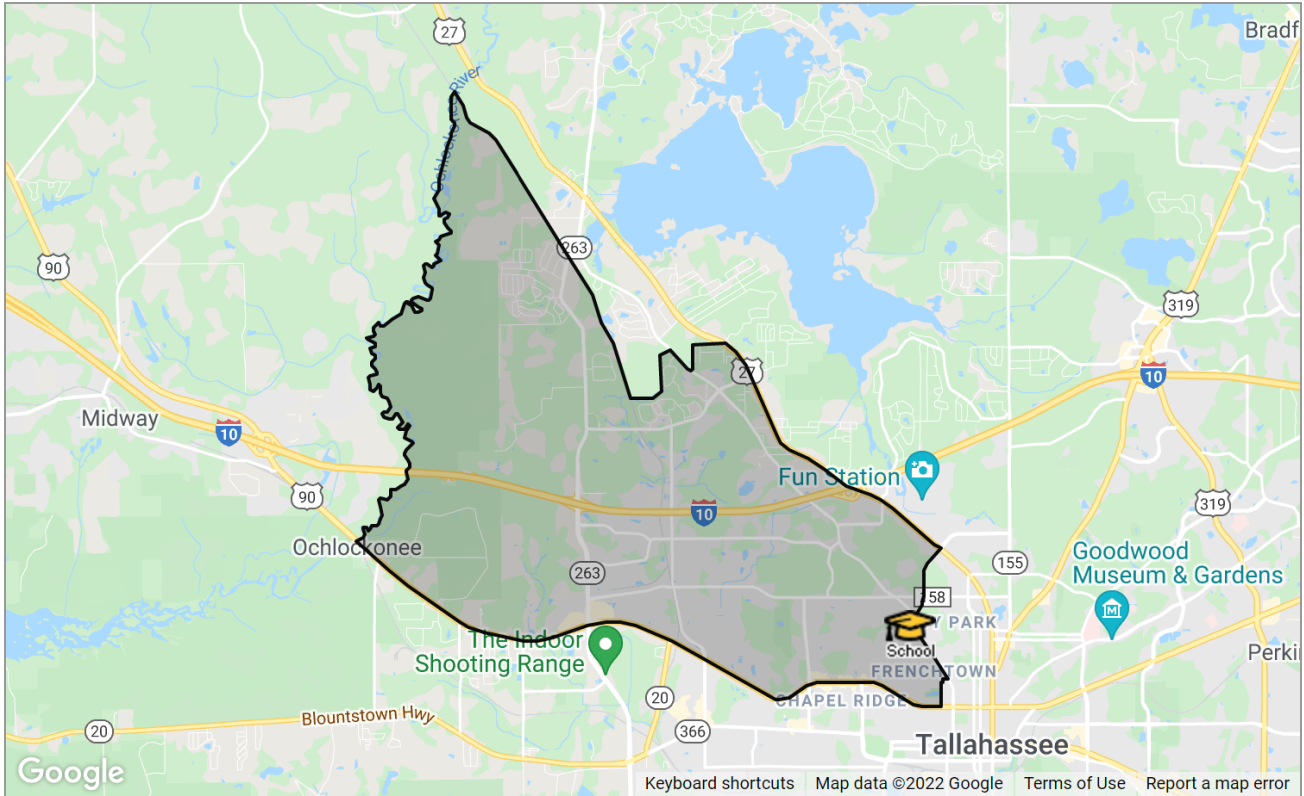


SCHOOL REPORT

Griffin Middle School

Tallahassee, Florida



Presented by
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303

School: Griffin Middle School



School Details

Name
Griffin Middle School

Level
Elementary, Middle

Type
Public

Grades Served
6-8

School District
Leon County Schools

Address
800 Alabama St,
Tallahassee, FL 32304

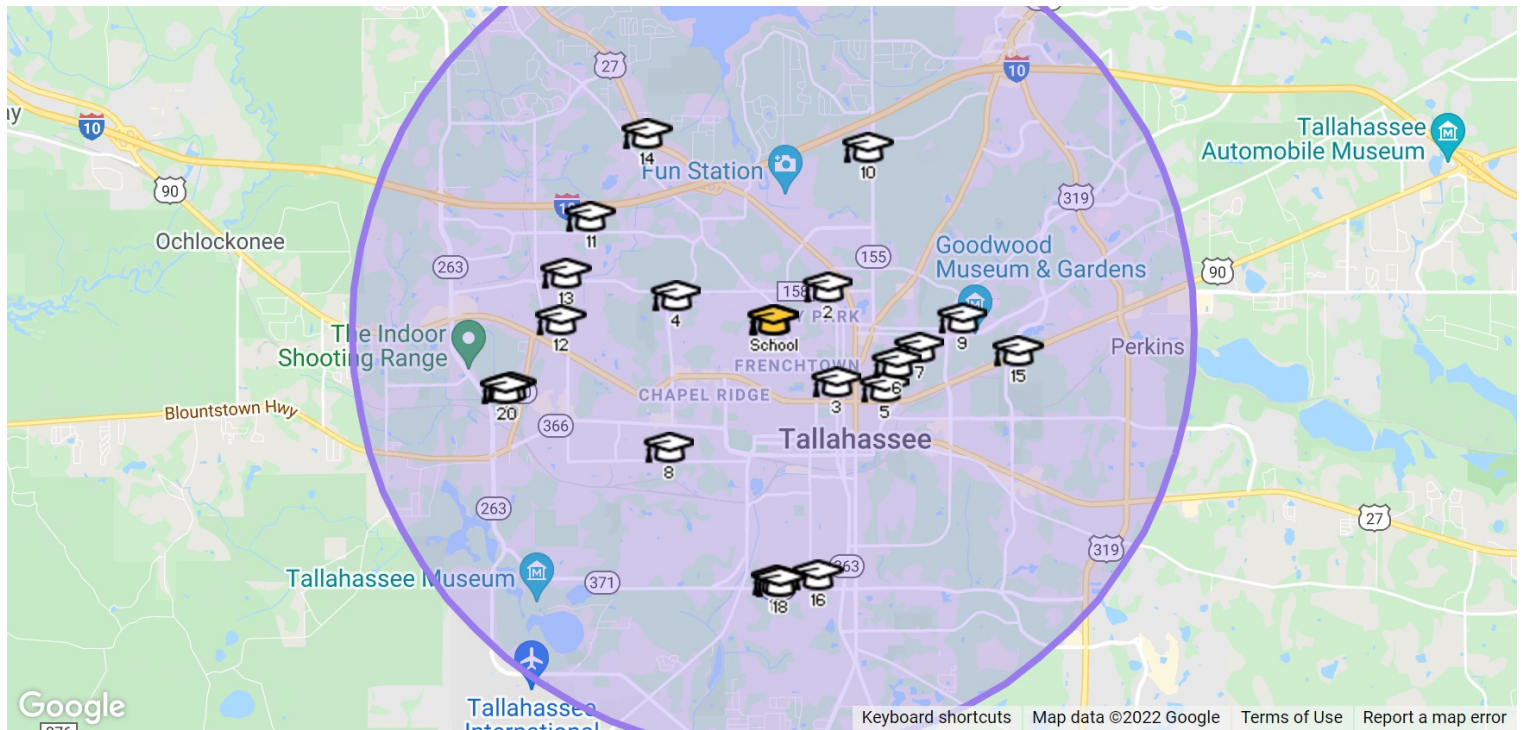
Phone
(850) 488-8436

School Facts

	Griffin Middle School	Leon County Schools
Overall Grade	C	B+
Total Enrollment	624	33,840
Students per Teacher	17:1	17:1
Students in Free Lunch Program	74%	41%
Academic Grade	C	B+
Average GPA	—	3.44 (out of 5484 responses)
Math Proficiency	27%	61%
Reading Proficiency	29%	58%
Gifted Students	0%	—
AP Enrollments	—	—
Graduation Rate	—	92%
Average ACT Score	—	25 (out of 995 responses)
Average SAT Score	—	1,180 (out of 1608 responses)
Teacher Grade	C+	B-
Average Teacher Salary	\$45,791	\$45,791
Teachers in 1st or 2nd Year	6%	44%

















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

Nearby Schools (within 5 miles)

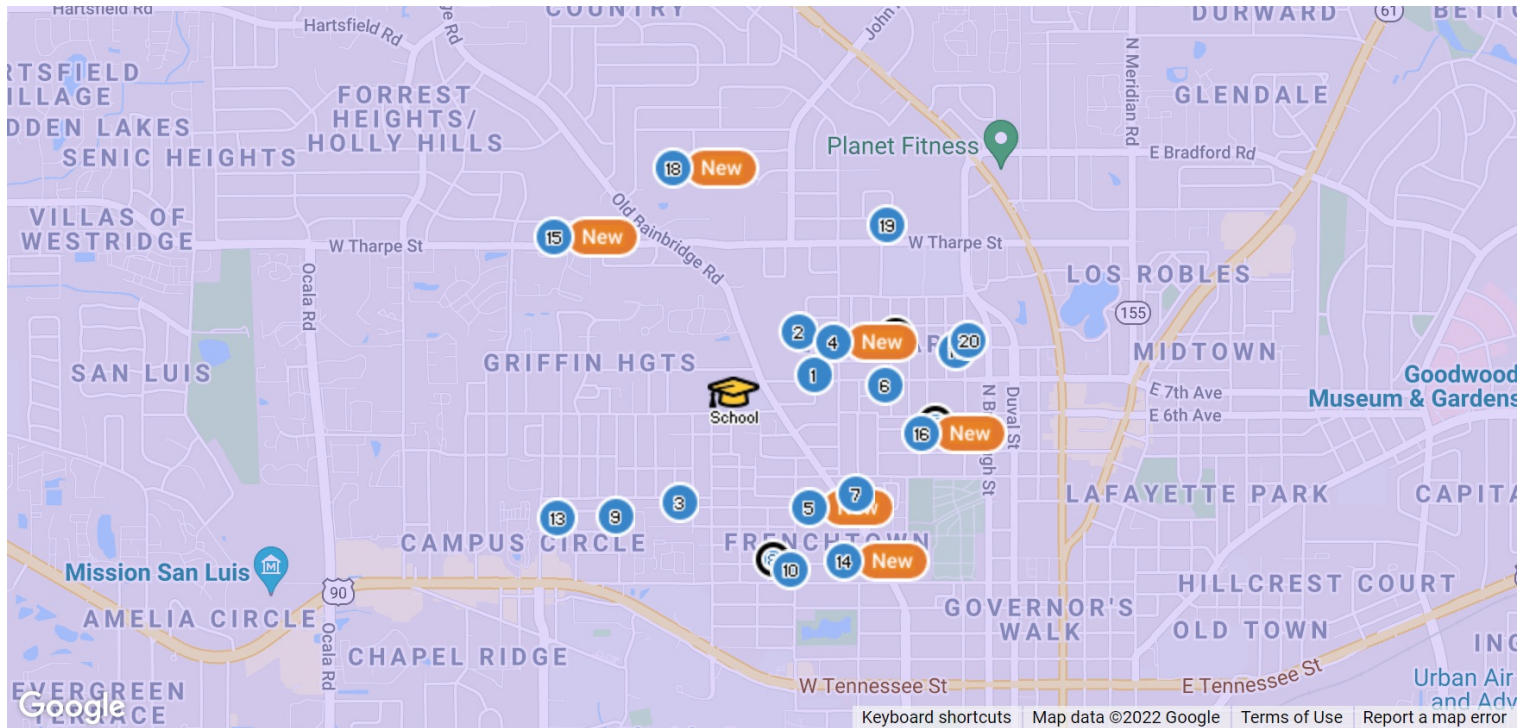


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Griffin Middle School	Elementary, Middle	Public	6-8	17	624	C	Leon County Schools
	Griffin Middle School	Elementary, Middle	Public	6-8	17	624	C	Leon County Schools
	Raa Middle School	Elementary, Middle	Public	6-8	20	956	B	Leon County Schools
	Bethel Christian Academy	Elementary, Middle	Private	PK, K-7	10	73		Leon County Schools
	Amos P. Godby High School	High	Public	9-12	23	1,413	B-	Leon County Schools
	Leon High School	High	Public	9-12	23	2,057	A	Leon County Schools
	Trinity Catholic School	Elementary, Middle	Private	PK, K-8	10	460	A-	Leon County Schools
	Elizabeth Cobb Middle School	Elementary, Middle	Public	6-8	19	805	B+	Leon County Schools
	SAIL High School	High	Public	9-12	19	386	B+	Leon County Schools




	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
 9	Beiton Hills School	Elementary, Middle, High	Private	1-12	8	100		Leon County Schools
 10	North Florida Christian School	Elementary, Middle, High	Private	PK, K- 12	13	497		Leon County Schools
 11	Cornerstone Learning Community	Elementary, Middle	Private	PK, K- 8	9	150		Leon County Schools
 12	Gretchen Everhart School	Elementary, Middle, High	Public	PK, K- 12	5	150		Leon County Schools
 13	The Magnolia School	Elementary, Middle	Private	K-8	6	43		Leon County Schools
 14	Heritage Academy Gingerbread Day School	Elementary, Middle	Private	PK, K- 9	8	30		Leon County Schools
 15	Christ Classical Academy	Elementary, Middle	Private	PK, K- 8	7	177		Leon County Schools
 16	Florida A.&M. University Developmental Research School	Elementary, Middle, High	Public	K-12	16	600		Leon County Schools
 17	R. Frank Nims Middle School	Elementary, Middle	Public	6-8	19	512		Leon County Schools
 18	Franklin Academy	Elementary, Middle, High	Private	K-12	6	44		Leon County Schools
 19	Success Academy at Ghazvini Learning Center	Elementary, Middle, High	Public	6-12	28	219		Leon County Schools
 20	Second Chance at Ghazvini Learning Center	Elementary, Middle, High	Public	K-12	14	28		Leon County Schools

Nearby Properties For Sale (within 5 miles)



● For Sale
 ● Pending
 ● Distressed For Sale
 ● Distressed Pending


Listings closest to the school

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
	1 ● Active	MLS ID: 221040942							
	730 W 7th Ave	Lot/Land	—	5,662	—	\$19,900	N/A		
	End of the Year Sale â Extended to January 31st. Quick close, take possession via Quit Claim Deed. Property is sold As-Is, Buyer to pay past due property taxes and all liens/code violations against the property if any. Buyer to pay title. No warranties of any kind, survey, lien search, title policy or insurance will be provided by the seller. Seller acquired interest in the property via Tax Deed sale and has never lived on property.								
	Listing Courtesy of Fischer Realty Inc								
	2 ● Active	MLS ID: 339683							
	732 Efferson St	Single Family	3/1	1,136	6,098	1965	\$129,000	N/A	\$114
	Cozy three bedroom one bath home with enclosed carport. Home features nice sized living room, kitchen and dining combo, den, inside laundry all on a manicured fenced yard with storage shed. Make this your home today.								
	Listing Courtesy of BROGER REAL ESTATE SERVICES								
	3 ● Active	MLS ID: 336229							
	1019 Preston St	Lot/Land	—	5,662	—	\$12,000	N/A		
	This high, dry, buildable parcel has road access on two streets. It is conveniently located in the neighborhood of Griffin Heights and is within minutes of downtown Tallahassee or the Universities								
	Listing Courtesy of XCELLENCE REALTY								






Listings closest to the school (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
	4 ● Active	MLS ID: 341754							
	1518 Proctor St	Single Family	2/1	1,026	15,246	1946	\$225,000	N/A	\$219
RARE FIND! Adorable mid-town cottage with extra lot! (Both lots 1518 and 1522 Proctor are jointly fenced). Covered front porch, attractive leaded glass front door, hardwood floors, new/luxury plank vinyl flooring, recent paint, newer kitchen with solid surface countertops with breakfast bar, and more! Front living room, formal dining, and kitchen open to large family room addition. Remodeled bath with shower stall and pedestal sink. Large inside laundry room/optional 3rd bedroom (or office) with closet. Won't last long!									
Listing Courtesy of LIBBY ALLEN REALTY, INC.									
	5 ● Active	MLS ID: 341364							
	918 Old Bainbridge Rd	Single Family	3/2	1,414	25,700	1950	\$169,900	N/A	\$120
Cute 3 bed 1 1/2 bath Traditional home. Large Corner Lot with Over 1/2 an acre per tax appraiser. Original hardwood floors. Property zoned Residential & CU-18 Urban Fringe. All information is deemed reliable but not guaranteed. Please verify all information. ***NEW ROOF RECENTLY INSTALLED Property is being SOLD "AS IS" with the right to inspect. Seller will not do any repairs.									
Listing Courtesy of FLORIDA HOMES REALTY & MORTGAGE									
	6 ● Active	MLS ID: 336094							
	1338 Branch St	Single Family	2/1	872	7,840	1937	\$175,000	N/A	\$201
Cute little cottage in the heart of midtown. Situated on a large lot with frontages on both Branch st and Ford st. New plank floors in bedrooms, stove, refrigerator and dishwasher in the kitchen. Interior is welcoming and sunny! The home also includes a 190 sq ft basement under the home which is unique for this area. Laundry room has plenty of storage as well. The interior of the home has also been freshly painted. Owner is a licensed Realtor and will be paying for the WDO.									
Listing Courtesy of FLORIDA MANAGEMENT ASSOCIATES,									
	7 ● Active	MLS ID: 340771							
	1018 Central St	Single Family	2/1	1,108	20,908	1952	\$99,000	N/A	\$89
Great home with original wood floors. Nice backyard.									
Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY									
	8 ● Pending	MLS ID: 334065							
	724 Dunn St	Single Family	2/1	864	6,534	1953	\$90,000	N/A	\$104
This beautiful 2 bedrooms 1 bath is at an excellent location just few minutes away from FSU! This property offers a separate living room and dining room with carpet floor. Good investment rented consistently at \$735 to a long term tenant.									
Listing Courtesy of EMPIRE PROPERTIES									
	9 ● Active	MLS ID: 337858							
	914 Richmond St	Single Family	3/1	1,250	9,147	1956	\$145,000	N/A	\$116
Ctg. on inspection & financing. HUGE 30K price reduction for quick sale. Walk to FSU campus. Located directly behind Burger King on W. Tennessee St. This is the perfect investment opportunity. Could easily be turned in to a 4 bedroom. Brand new roof, AC, huge corner homesite, large family room and amazingly convenient makes this a great investment. Don't wait on this opportunity.									
Listing Courtesy of TWIN ACTION REALTY INC.									
	10 ● Active	MLS ID: 333096							
	710 Dewey St	Single Family	3/3	1,761	18,730	1975	\$225,000	N/A	\$128
Located 4 blocks from FSU. Move-in condition w/beautiful hardwood floors, 2019 roof, brand new 3.5 ton HVAC, gas appliances, sprinkler system, and much more. Parcel #2126530010140 is an adjacent lot also included in the sale. MULTIPLE OFFERS RECEIVED. SELLER IS REQUESTING HIGHEST AND BEST OFFERS BY 2/3/2022 @ 6 PM. TIME OF SELLER ACCEPTANCE WILL BE 2/4/2022 @ 12 PM. POF SHOULD BE SUBMITTED WITH ALL OFFERS.									
Listing Courtesy of COBB REALTY & INVESTMENT COMPA									

Listings closest to the school (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
	11	Pending	MLS ID: 340976						
	1513 Branch St	Single Family	2/1	838	5,662	1948	\$159,900	N/A	\$191
Welcome to this enchanting midtown home in the much-adored Levy Park area. This adorable home is perfect for many lifestyles with the location close to the hospitals, the Capital and the Universities. The home features a fenced backyard with an expansive deck, a large master closet, tankless water heater and a breathtaking oak tree in the front yard. <i>Listing Courtesy of HILL SPOONER & ELLIOTT INC</i>									
	12	Pending	MLS ID: 341062						
	429 W 6th Ave	Single Family	3/2	1,073	7,840	1947	\$249,900	N/A	\$233
Broker/owner. This charming midtown cottage is located in Levy Park, only steps away from the local farmer's market. This home has all the desired modern upgrades while maintaining its original 1940's charm with 1,073 square feet, three bedrooms, and two baths. It has a âpetite en-suiteâ that would make for a private primary suite or could be used as a guest or income-producing suite as it has a separate entrance at the rear of the home. The bright and inviting kitchen has Carrara marble countertops, all-new cabinetry and appliances, and a cozy eat-in breakfast nook. Other features include an inviting front porch, new exterior and interior paint, an updated roof in 2020, and upgraded plumbing fixtures. The original hardwood floors were preserved along with many other original trim details. The fenced lot that this home is situated on leaves room for a large backyard or room to add a garage or additional dwelling unit in the future. <i>Listing Courtesy of FOLSOM REAL ESTATE, LLC</i>									
	13	Active	MLS ID: 336457						
	1427 Charlotte St, Apt A	Multifamily/Multiplex	—/—	2,768	13,939	1989	\$400,000	N/A	\$145
Great 3 townhouse unit. All offer 2BR/2BA, all rented at 800.00 per month, no HOA fees, Must give 24 hr notice to view property. <i>Listing Courtesy of GREY HAVEN REAL ESTATE LLC</i>									
	14	Active	MLS ID: 340716						
	802 Old Bainbridge Rd	Single Family	1/2	900	3,920	1965	\$65,000	N/A	\$72
This property has beautiful numbers. Perfect for students and investors. Off campus though still close to FSU, TCC, and FAMU. Minutes from the Capital and I-10. Convenient to shopping, recreation, dining and entertainment. Will not accept refundable offers until buyer or buyer's agent has looked at property. property will be available for viewing and inspection by appointment. A great investment opportunity. . <i>Listing Courtesy of XCELLENCE REALTY</i>									
	15	Active	MLS ID: 340943						
	1802 Adelaide St	Single Family	3/2	1,897	20,037	1956	\$229,900	N/A	\$121
Seller will put on a NEW Roof prior to Close with Acceptable Offer This expansive Ranch home on a large corner lot has so much charm and plenty of space for the whole family! It has been loved and well taken care of by one Homeowner for 36 years!! Upon entering the home, you'll be greeted by a lovely foyer and dining room with a built-in China Cabinet (SO SWEET). The Kitchen has a pass-through window into the Dining Room and the Cabinets are solid wood that have been sanded and painted for a fresh new look! There's a HUGE "flex zone" off from the Kitchen that's currently being used as a family room - but the options for this space are endless (large home office, home gym, anything you can imagine). ***The olive green couch & matching chair as well as the large cream colored shelving units in this space are all included in the sale of the home.*** The living room features a fireplace, is super cozy, and leads out to the large covered patio making for a great outdoor living space. The Bedrooms are all very generously sized and there's tons of storage throughout. This place is priced to sell, so come see it for yourself! <i>Listing Courtesy of BIG FISH REAL ESTATE SERVICES</i>									

Listings closest to the school (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
	16 ● Active	MLS ID: 341746							
	415 Shephard St	Single Family	3/2	977	7,840	1949	\$160,000	N/A	\$164
Attractive cottage in walking distance to the Midtown restaurants and shops, 5 minutes to Publix and drugs stores, and 10 minutes to FSU/FAMU campuses. Great buy for students, first-time buyers and investors. The open layout gives the house a feel of being large and airy. The yard is entirely fenced and has a gate at the street leaving plenty of room for pets, screened porch, or the addition of a car port if the buyers want one. New HVAC in 2018 and roof in 2012. Check it out before it's gone! Being sold AS-IS - sellers will not make repairs. <i>Listing Courtesy of JOE MANAUSA REAL ESTATE</i>									
	17 ● Active	MLS ID: 340728							
	405 W 8th Ave	Single Family	2/1	954	6,534	1927	\$240,000	N/A	\$252
Cute and Midtown home on corner lot that fronts MLK and 8th Street. This home sits on 2 lots which could accommodate a detached garage that could be used as a separate residence. Screened porch on front and utility room porch on the back. Updated metal roof 2013, HVAC 2007, with vinyl siding on 3 sides. 2 Bedroom, 1 bath cottage with large eat-in kitchen. Formal dining room open to the Living room. The spacious master was previously 2 bedrooms and has 2 closets. This home is full of character and lives larger than the square footage noted! <i>Listing Courtesy of COLDWELL BANKER HARTUNG</i>									
	18 ● Active	MLS ID: 340707							
	832 Mcguire Ave	Single Family	3/2	1,616	12,196	1983	\$249,900	N/A	\$155
Multi-offer situation. Please submit highest and best by 8pm Thursday. Seller will make final decision 8pm Friday. Schedule via Showingtime. The well maintained 3bd/2ba ranch home is situated on a quiet street in the highly desirable Parkside neighborhood just minutes from restaurants, shopping, schools, and downtown Tallahassee. This home is vacant, 100% move-in ready, and is full of thoughtful upgrades throughout. Step inside this beautiful home and fall in love with its unique layout and design. The home features a spacious master suite with a huge walk-in closet with plenty of storage. The master opens to an expansive back deck that extends the length of the house making for a peaceful outdoor retreat. The previous owner removed an above ground pool so there's a ton of potential. The tropical landscape surrounding the multi-level deck offers the perfect opportunity to create a backdoor oasis at a fraction of the normal cost. There's a fenced yard for added privacy and security, a huge shed for extra storage, and much more. Roof and AC from 2019. <i>Listing Courtesy of SUPERIOR REALTY GROUP LLC</i>									
	19 ● Active	MLS ID: 340577							
	603 Stiles Ave, #0	Multifamily/Multiplex	—/—	1,775	—	1958	\$260,000	N/A	\$146
Great investment opportunity! Full brick duplex on a large corner lot. Each unit has 2 bedrooms, 1 full bathroom, kitchen and living area. Separate driveway entrances from Dawsey St and Stiles St. Large fenced in backyard, with concrete patios. Currently 1818 Dawsey St side is rented out. 603 Stiles is currently vacant but was used as an office space. Great potential for redevelopment for a larger multi unit, just a block away from new police station being built. <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>									
	20 ● Active	MLS ID: 336134							
	1507 N M L King Jr Blvd	Single Family	2/1	822	7,405	1933	\$170,000	N/A	\$207
Cute cottage style home in an amazing location! Built in 1933, has the old school Tallahassee vibe with updated kitchen and living areas. Beautiful, mature tree in side yard, along with sand pit owner put in for her pooch-could be transformed into small garden. Plenty of nature light for relaxing/gardening. Walking distance to Lake Ella, Publix, and all things midtown. This house has TONS of potential and is a must see!! Owner is selling As-Is. <i>Listing Courtesy of 850 REALTY, LLC</i>									

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- 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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