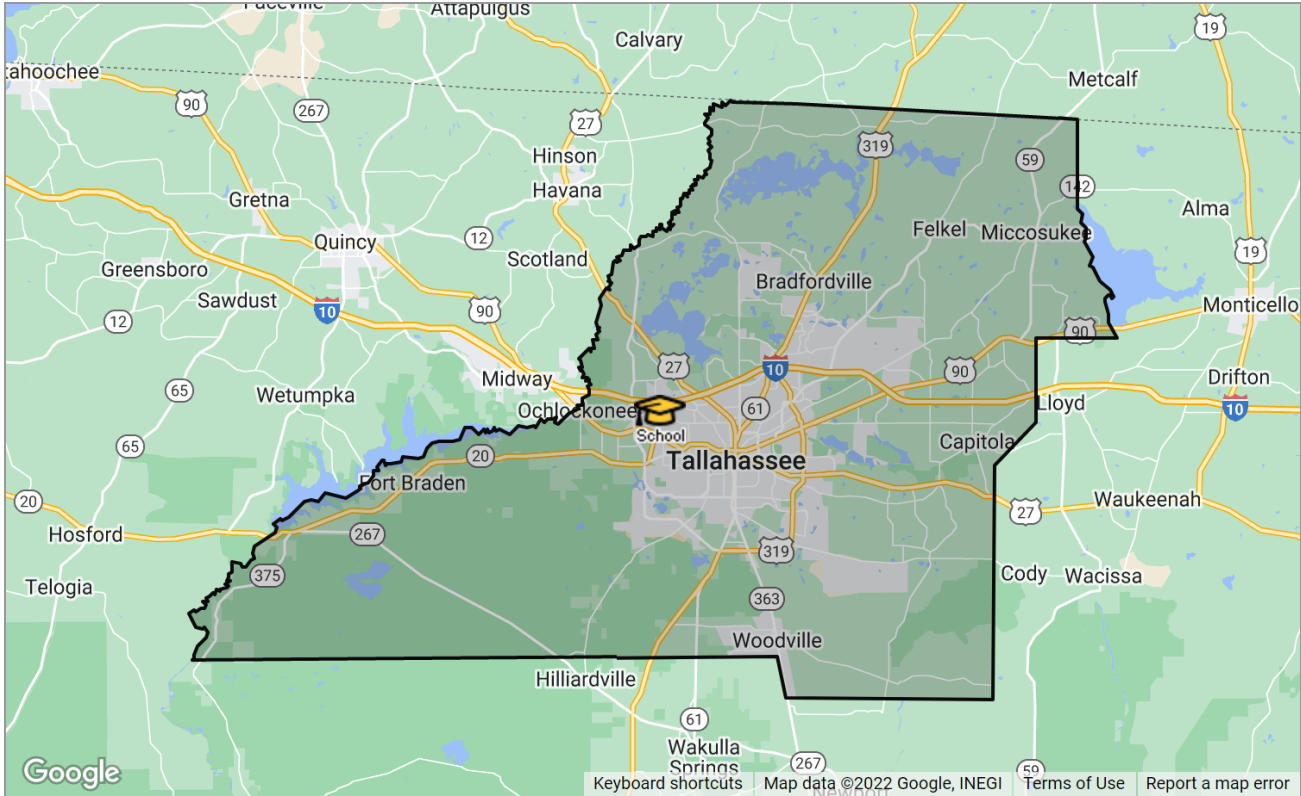




SCHOOL REPORT

# Creative Preschool

Tallahassee, Florida



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



# School: Creative Preschool



## School Details

**Name**  
Creative Preschool

**Level**  
Elementary

**Type**  
Private

**Grades Served**  
PK, K

**School District**  
Leon County Schools

**Address**  
2746 W Tharpe St,  
Tallahassee, FL 32303

**Phone**

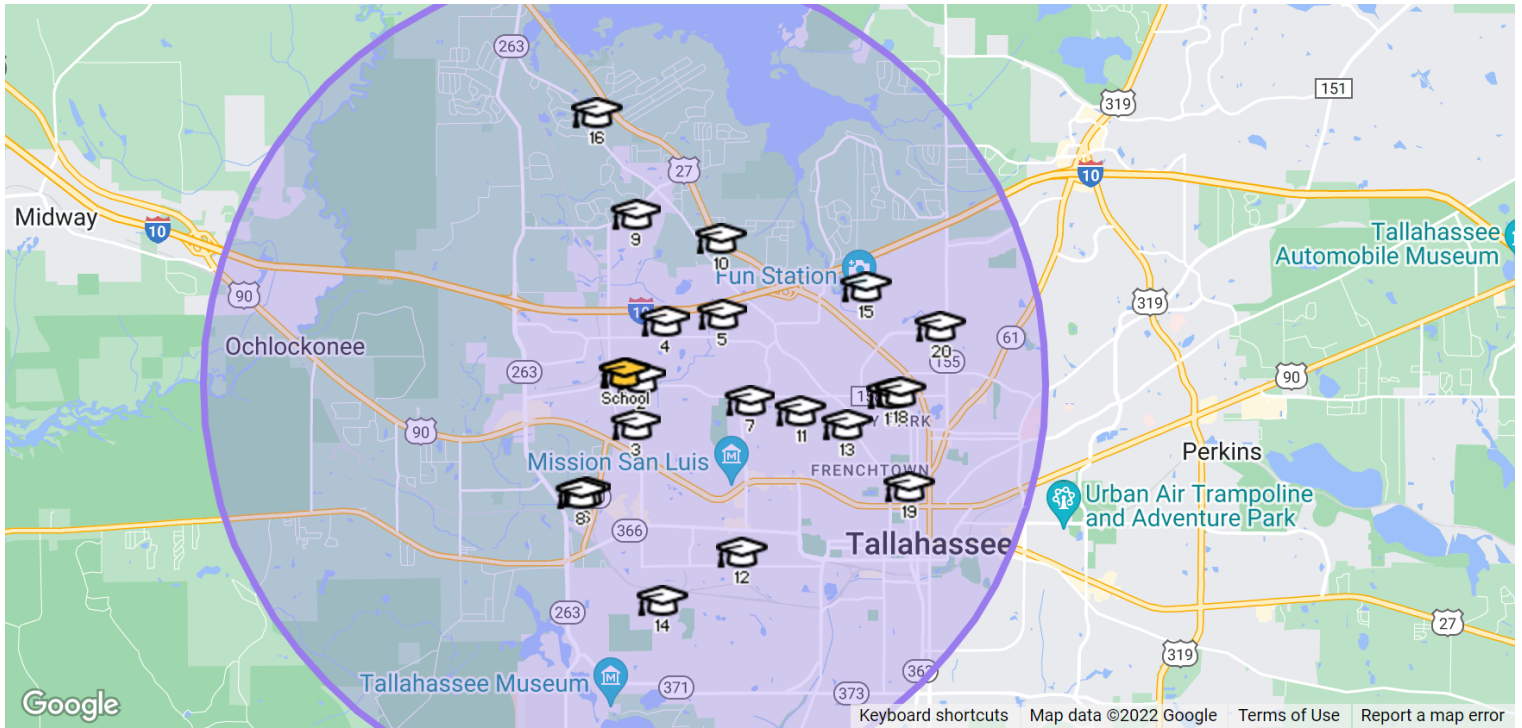
## School Facts

### Creative Preschool

<b>Overall Grade</b>		<b>B+</b>
Total Enrollment	60	33,840
Students per Teacher	60.0:1	17.0:1
Students in Free Lunch Program	—	41%
<b>Academic Grade</b>		<b>B+</b>
Average GPA	—	3.4 (out of 6751 responses)
Math Proficiency	—	61%
Reading Proficiency	—	58%
Gifted Students	—	—
AP Enrollments	—	—
Graduation Rate	—	92%
Average ACT Score	—	25 (out of 1038 responses)
Average SAT Score	—	1,190 (out of 1748 responses)
<b>Teacher Grade</b>		<b>B-</b>
Average Teacher Salary	—	\$45,791
Teachers in 1st or 2nd Year	—	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)

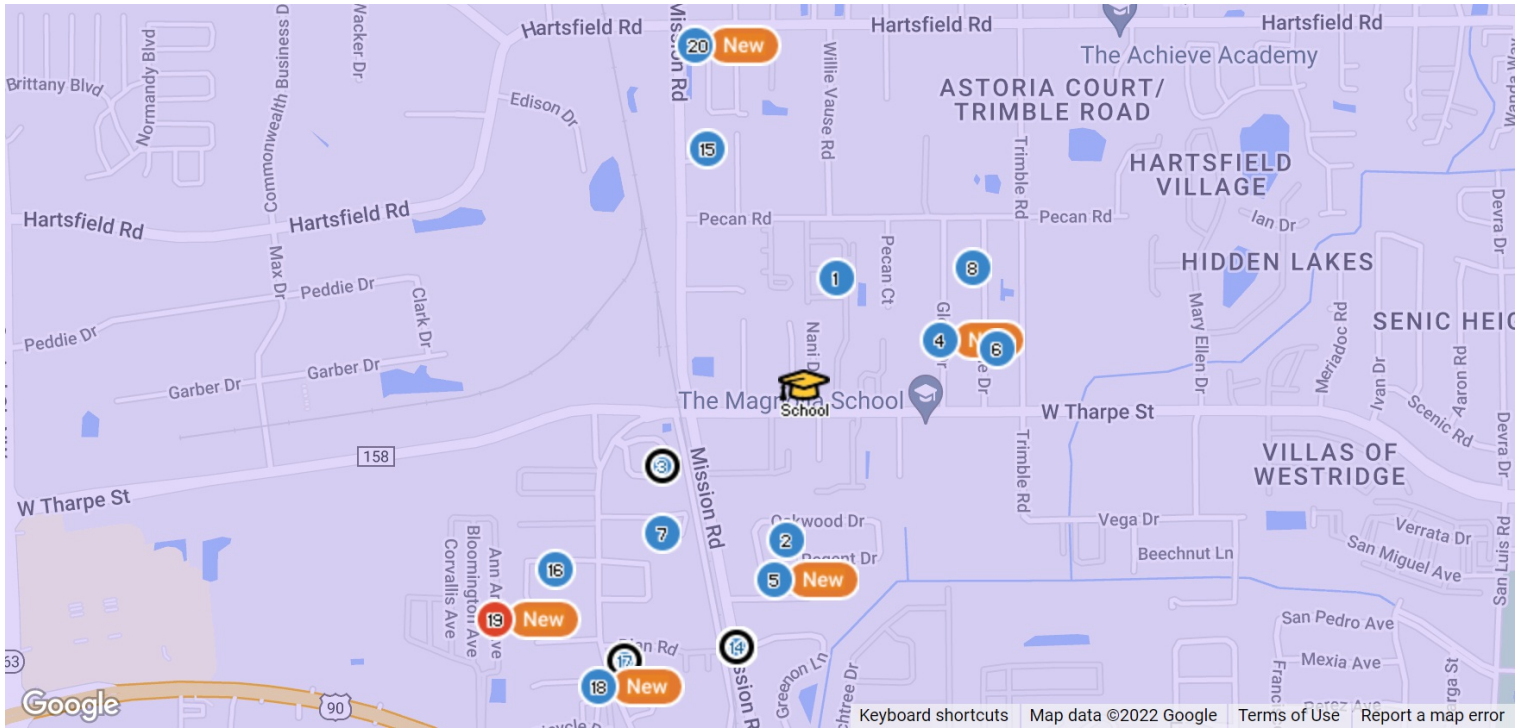


This School    Other Schools

Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
Creative Preschool	Elementary, Elementary	Private	PK, K	60	60		Leon County Schools
Creative Preschool	Elementary, Elementary	Private	PK, K	60	60		Leon County Schools
The Magnolia School	Elementary, Middle, Elementary, Middle	Private	K-8	6	43		Leon County Schools
Gretchen Everhart School	Elementary, Middle, High, Elementary, Middle, High	Public	PK, K-12	5	150		Leon County Schools
Cornerstone Learning Community	Elementary, Middle, Elementary, Middle	Private	PK, K-8	9	150		Leon County Schools
Astoria Park Elementary School	Elementary, Elementary	Public	PK, K-5	15	571		Leon County Schools
Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

 6	<b>Success Academy at Ghazvini Learning Center</b>	Middle, High, Middle, High	Public	6-12	28	219		Leon County Schools
 7	<b>Amos P. Godby High School</b>	High, High	Public	9-12	23	1,413		Leon County Schools
 8	<b>Second Chance at Ghazvini Learning Center</b>	Elementary, Middle, High, Elementary, Middle, High	Public	K-12	14	28		Leon County Schools
 9	<b>Springwood Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	563		Leon County Schools
 10	<b>Heritage Academy Gingerbread Day School</b>	Elementary, Middle, Elementary, Middle	Private	PK, K-9	8	30		Leon County Schools
 11	<b>John G. Riley Elementary School</b>	Elementary, Elementary	Public	PK, K-5	16	592		Leon County Schools
 12	<b>SAIL High School</b>	High, High	Public	9-12	19	386		Leon County Schools
 13	<b>Griffin Middle School</b>	Middle, Middle	Public	6-8	17	624		Leon County Schools
 14	<b>Sabal Palm Elementary School</b>	Elementary, Elementary	Public	PK, K-5	14	551		Leon County Schools
 15	<b>Sealey Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	493		Leon County Schools
 16	<b>Canopy Oaks Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	662		Leon County Schools
 17	<b>Ruediger Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	533		Leon County Schools
 18	<b>Raa Middle School</b>	Middle, Middle	Public	6-8	20	956		Leon County Schools
 19	<b>Bethel Christian Academy</b>	Elementary, Middle, Elementary, Middle	Private	PK, K-7	10	73		Leon County Schools
 20	<b>Faith Presbyterian Preschool &amp; Kindergarten</b>	Elementary, Elementary	Private	K	64	128		Leon County Schools

# Nearby Properties For Sale (within 5 miles)



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

## Listings closest to the school



**1** ● **Active** • *Contingent: 7/14/2022* *MLS ID: 348717*  
**2738 W Tharpe St, Apt 2303**      Condo/Townhouse/Apt. 3/3      1,209      871      2004      \$150,000      N/A      \$124

Currently rented at \$1,300 month through 4/30/23. There is a 60 day sale clause. Very well maintained unit. Community Pool, Basketball, Bus Line, and a good NW Location.

*Listing Courtesy of INVESTORS REALTY OF TALLAHASSEE*



**2** ● **Active** • *Active: 12/22/2021* *MLS ID: 340494*  
**1514 Majestic Ave**      Single Family      3/1      1,050      13,068      1962      \$111,900      N/A      \$107

CUTE BUNGALOW ON TREED LOT WITH PASSIVE CITY PARK WITHIN 1 BLOCK. UNIQUE LIMESTONE FENCE SURROUNDS THIS GREAT INVESTMENT HOUSE. LOW MAINTENANCE CBS BLOCK WITH NEW PAINT & CERAMIC TILE FLRS PLUS NEW RANGE. MBR HAS WALK-IN CLOSET. COVERED PORCH. EASY ACCESS TO GEN DYNAMICS, FSU/TCC.. CURRENTLY RENTED FOR \$995/MO. —AVAILABLE PLAN TO ADD A 2ND BATHROOM. NEW ROOF 4/15/2022

*Listing Courtesy of COMMUNITYWIDE REALTY*



**3** ● **Pending** • *Pending as of 4/5/2022* *MLS ID: 341114*  
**2713 Tess Cir**      Condo/Townhouse/Apt. 3/3      1,183      3,049      1999      \$125,000      N/A      \$106






Good investment property. Great Location for Affordable 3 Bed/3 Bath Unit w/Open Floor Plan. Convenient to FSU & TCC, Shopping, Restaurants, I-10, etc. Lawn care and pool are covered by HOA dues for owner/tenant enjoyment.

*Listing Courtesy of LIGHTHOUSE PROPERTY RENTAL SVC*

## 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 ● <b>Active</b> · <i>New, Contingent: 8/3/2022</i> MLS ID: 349558								
	<b>1914 Fannie Dr</b>	Single Family	3/1	1,200	14,374	1957	\$165,000	N/A	\$138
	Nicely maintained original home. Gorgeous lot with trees to provide for shade. Solid concrete block with hardwood floors. Has carport and ample storage. New roof was put on in 2018. Minimal exterior maintenance. Side screened porch and nice back covered patio. Come and check out this home today. Perfect for 1st time home buyers, investors, students or even retirees. Centrally located to the interstate, campuses, and shopping. <i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i>								
	5 ● <b>Active</b> · <i>New, Active: 8/15/2022</i> MLS ID: 349993								
	<b>Xxx Majestic</b>	Lot/Land	—	7,405	—		\$12,500	N/A	
	Located near Tennessee st, close to TCC and FSU. Perfect for building a single family home <i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i>								
	6 ● <b>Active</b> · <i>Active: 6/3/2022</i> MLS ID: 346957								
	<b>1919 Fannie Dr</b>	Single Family	3/2	1,300	11,325	1959	\$189,000	N/A	\$145
	This adorable one story, 3 bedroom, 2 full bathroom home has been well maintained and is close to FSU and Tallahassee Community College. Living Area features beautiful wood burning fireplace. Beautiful Red Oak Hardwood Flooring throughout allows for low maintenance living. Newer Stove & Refrigerator. New Roof in 2022. New central AC in 2014 and updated energy efficient windows. Back yard includes a large patio perfect for relaxing and entertaining. Fenced in backyard, spacious carport and large utility room with washer and dryer hook ups. Incredible investment or cozy home. <i>Listing Courtesy of DYE AND WRIGHT REALTY LLC</i>								
	7 ● <b>Active</b> · <i>Contingent: 7/11/2022</i> MLS ID: 348552								
	<b>1553 Dev oe St</b>	Single Family	3/1	877	20,473	1957	\$139,900	N/A	\$160
	Newly renovated home on 1/2 acre lot nestled at the end of the street in a very quiet and private setting. This house features a new bathroom, kitchen and laundry room with both tile and refinished hardwood floors. New HVAC, roof, windows, and R38 attic insulation. This is an ideal location within the city limits that is close to county and city offices as well as the universities. <i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i>								
	8 ● <b>Active</b> · <i>Contingent: 6/9/2022</i> MLS ID: 347242								
	<b>2018 Fannie Dr</b>	Single Family	3/2	1,189	13,939	1961	\$139,000	N/A	\$117
	First time on the market! This home has been in the family for 40+ years. Concrete block, 3 bedroom/1 bath home is in original condition. Pictures reveal current state/condition of home. It was priced accordingly. Being Sold AS IS!!! Repairs needed! Fenced backyard with storage shed and propane tank for Gas range. <i>Listing Courtesy of COTTON &amp; COMPANY REAL ESTATE,</i>								
	9 ● <b>Active</b> · <i>Active: 3/25/2022</i> MLS ID: 343822								
	<b>1992 Green Castle 807, #807</b>	Condo/Townhouse/Apt.	3/3	1,240	—	2022	\$184,900	N/A	\$149
	Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal waterscapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w/ clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</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.		
	10 ● Active	* Active: 3/25/2022 MLS ID: 343821 <b>1990 Green Castle 806, #806</b>		Condo/Townhouse/Apt. 3/3	1,240	–	2022	\$184,900	N/A	\$149
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal waterscapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										
	11 ● Active	* Contingent: 3/25/2022 MLS ID: 343820 <b>1988 Green Castle 805, #805</b>		Condo/Townhouse/Apt. 3/3	1,240	–	2022	\$184,900	N/A	\$149
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal waterscapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										
	12 ● Active	* Contingent: 3/25/2022 MLS ID: 343819 <b>1986 Green Castle 804, #804</b>		Condo/Townhouse/Apt. 3/3	1,240	–	2022	\$184,900	N/A	\$149
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal waterscapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										
	13 ● Pending	* Pending as of 8/12/2022 MLS ID: 343818 <b>1984 Green Castle 803, #803</b>		Condo/Townhouse/Apt. 3/3	1,240	–	2022	\$189,900	N/A	\$153
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal waterscapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										
	14 ● Pending	* Pending as of 8/12/2022 MLS ID: 343817 <b>1982 Green Castle 802, #802</b>		Condo/Townhouse/Apt. 3/3	1,240	–	2022	\$189,900	N/A	\$153
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal waterscapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</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.
	15 ● <b>Active</b> · <i>Contingent: 7/15/2022</i> <i>MLS ID: 348851</i>							
	<b>2750 Mission Run Ct</b>	Condo/Townhouse/Apt. 3/3	1,356	871	2007	\$150,000	N/A	\$111
	Move in ready condo, great opportunity for investors and owner-occupants alike! Built in in 2007 with 3 full bedrooms and 3 full en-suite baths. 2019 kitchen appliances and AC Unit. Spacious open floor plan with eat-in kitchen and bar! Private rear patio for grilling with green space to the rear. Own your very own condo for less than rent would cost you, special financing may be required! <i>Listing Courtesy of SUPERIOR REALTY GROUP LLC</i>							
	16 ● <b>Active</b> · <i>Active: 5/17/2022</i> <i>MLS ID: 346261</i>							
	<b>1922 Crosby Ct, Apt A</b>	Multifamily/Multiplex --	3,584	9,583	1980	\$400,000	N/A	\$112
	4 units under one roof! Property in a convenient location that is always in high demand. Plenty of parking, kept up well, recent roof. Great investment property. Newer Roof & water heaters. More details available upon request. Owner will provide fresh termite bond upon purchase. <i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i>							
	17 ● <b>Pending</b> · <i>Pending as of 8/12/2022</i> <i>MLS ID: 349027</i>							
	<b>1525 Blountstown St</b>	Multifamily/Multiplex 3/1	1,056	51,836	1953	\$320,000	N/A	\$303
	Great investment opportunity!! Multi-unit apartments with 1554 sq ft, 3 bed/1bath house on same property. 1+ acre lot, carport, covered porch, large utility/workshop attached to house, near TCC/FSU. Privacy fence between backyard of house and apartments. <i>Listing Courtesy of BEVIS REALTY</i>							
	18 ● <b>Active</b> · <i>New, Active: 8/15/2022</i> <i>MLS ID: 349965</i>							
	<b>1517 Blountstown St, Apt A</b>	Multifamily/Multiplex --	6,000	49,658	1957	\$850,000	N/A	\$142
	Unique income property and development potential. Four lots total of 6.87 acres. Property is currently zoned R5 and can include 48 single family dwellings (mobile homes or detached single family). Property can easily be re-zoned to R4 which can include 60 townhomes, duplexes, triplexes, quads, or apartment units. Currently the property has 10 structures which includes 4 houses (3 which are rented and 1 that is vacant), a duplex that has been converted to single family home (rented), 2 mobile homes (one rented and one vacant), Efficiency apartment (not rented), 1 warehouse (rented), and 1 shed. The current rental income is \$49,000 a year. This does not include the vacant properties which will need work prior too renting. Tenants would love to stay long term but if that doesn't work for the buyer, a 90 day lease agreement must be honored for each tenant starting from the date of closing. Property has an in-ground pool that has not been maintained for over a year. One of the vacant homes is an 1800's old pecan plantation house with lots of neat history (this home could be restored). It sits on a beautiful part of the property that totals 3 gorgeous acres with over 500 mature sable palms. Please do not access this property without scheduling an appointment. <i>Listing Courtesy of WAYPOINT PROPERTIES</i>							
	19 ● <b>Active</b> · <i>Foreclosure, Bank Owned, New, New: 8/19/2022</i> <i>MLS ID: 350158</i>							
	<b>1826 Nekoma Ct</b>	Multifamily/Multiplex --	3,376	10,454	1981	\$392,200	N/A	\$116
	REO Occupied AUCTION- the seller does not represent or guarantee occupancy status. No Interior photos. Please DO NOT DISTURB the occupants. "As is" cash only sale with no contingencies or inspections. Buyer will be responsible for obtaining possession of the property upon closing. Affordable fourplex offers great income potential. NO LEASE in place- NO interior photos. Make an offer. <i>Listing Courtesy of REALHOME SERVICES AND SOLUTION</i>							
	20 ● <b>Active</b> · <i>New, Active: 8/12/2022</i> <i>MLS ID: 349908</i>							
	<b>2182 Del Carmel Way, #6</b>	Condo/Townhouse/Apt. 2/3	1,228	1,306	2008	\$135,000	N/A	\$110
	Gorgeous two story condo is the Mission Overlook subdivision. Bright and open floor plan downstairs with real tile flooring. Convenient half bath located downstairs. Two bedrooms upstairs each with its own walk in closet and private bathroom. Washer/dryer included and conveniently located between both bedrooms. Enjoy the outdoors in the community pool and clubhouse! <i>Listing Courtesy of PROPER REAL ESTATE ADVISORS</i>							



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- 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.

## Learn more

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