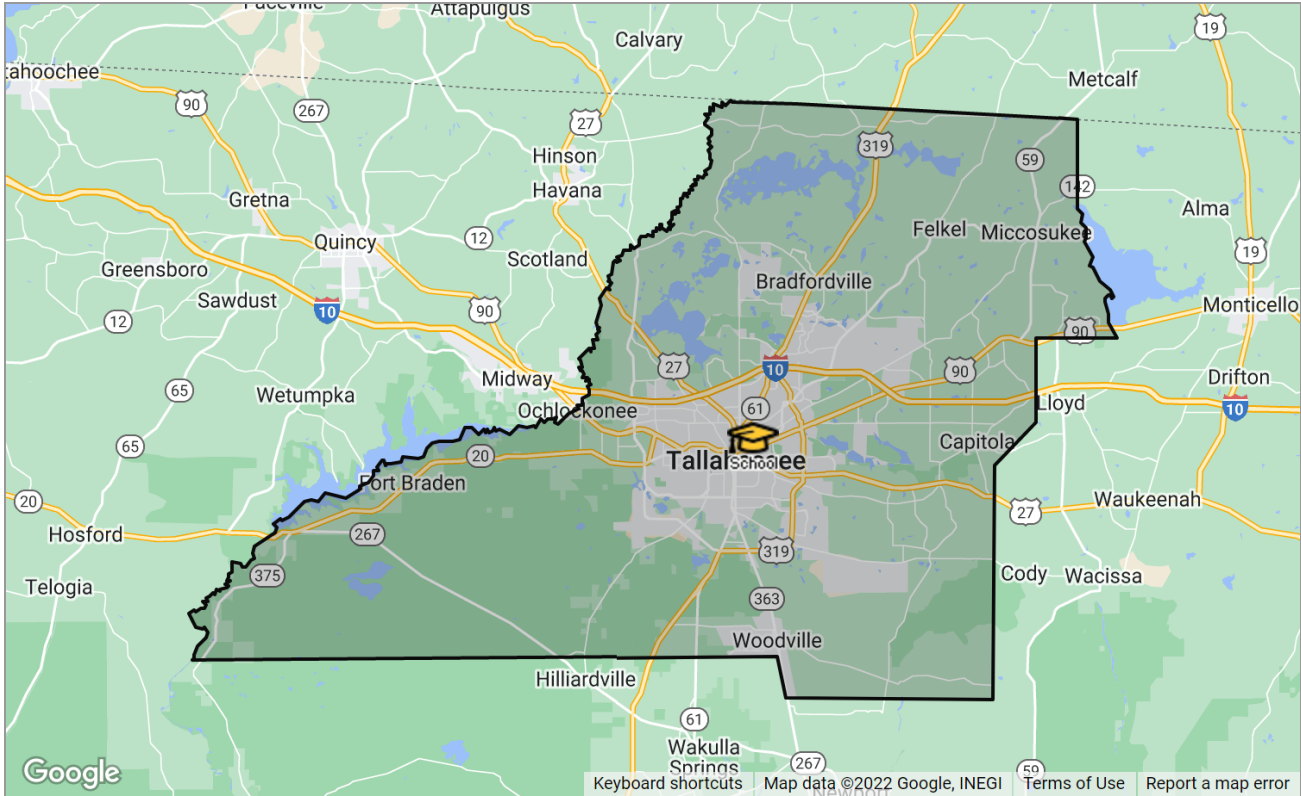




SCHOOL REPORT

Ivy Hill Academy

Tallahassee, Florida



Presented by
Abbe Flynn | Realtor
Florida Real Estate License: 3273532



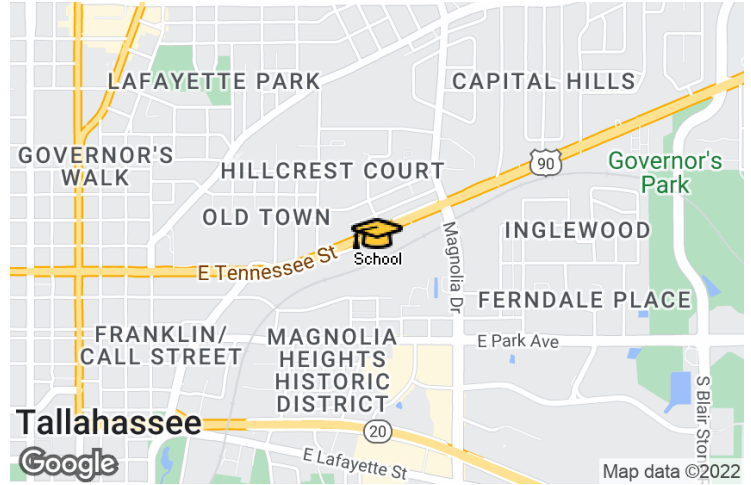
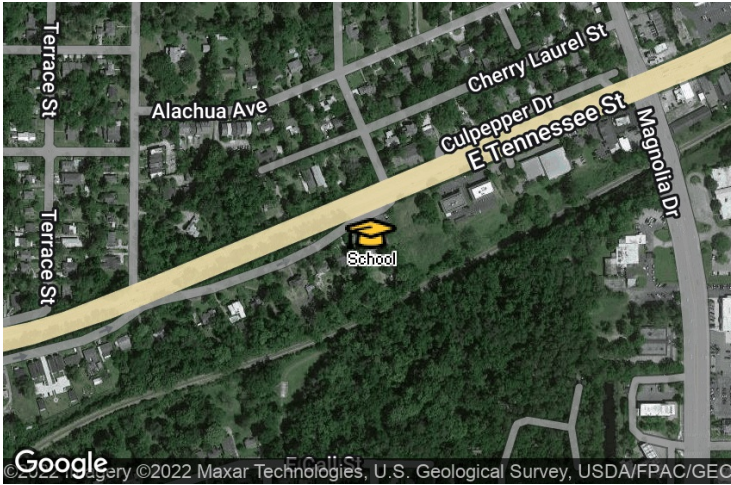
Work: (850) 203-0209 | Mobile: (850) 203-0209

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Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



School: Ivy Hill Academy



School Details

Name
Ivy Hill Academy

Level
Elementary

Type
Private

Grades Served
PK, K-1

School District
Leon County Schools

Address
971 Briardliff Rd,
Tallahassee, FL 32308

Phone
(850) 222-3369

School Facts

Ivy Hill Academy

-

Overall Grade

B+

Total Enrollment

25

33,840

Students per Teacher

9.0:1

17.0:1

Students in Free Lunch Program

-

41%

Academic Grade

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)

Teacher Grade

B-

Average Teacher Salary

-

\$45,791

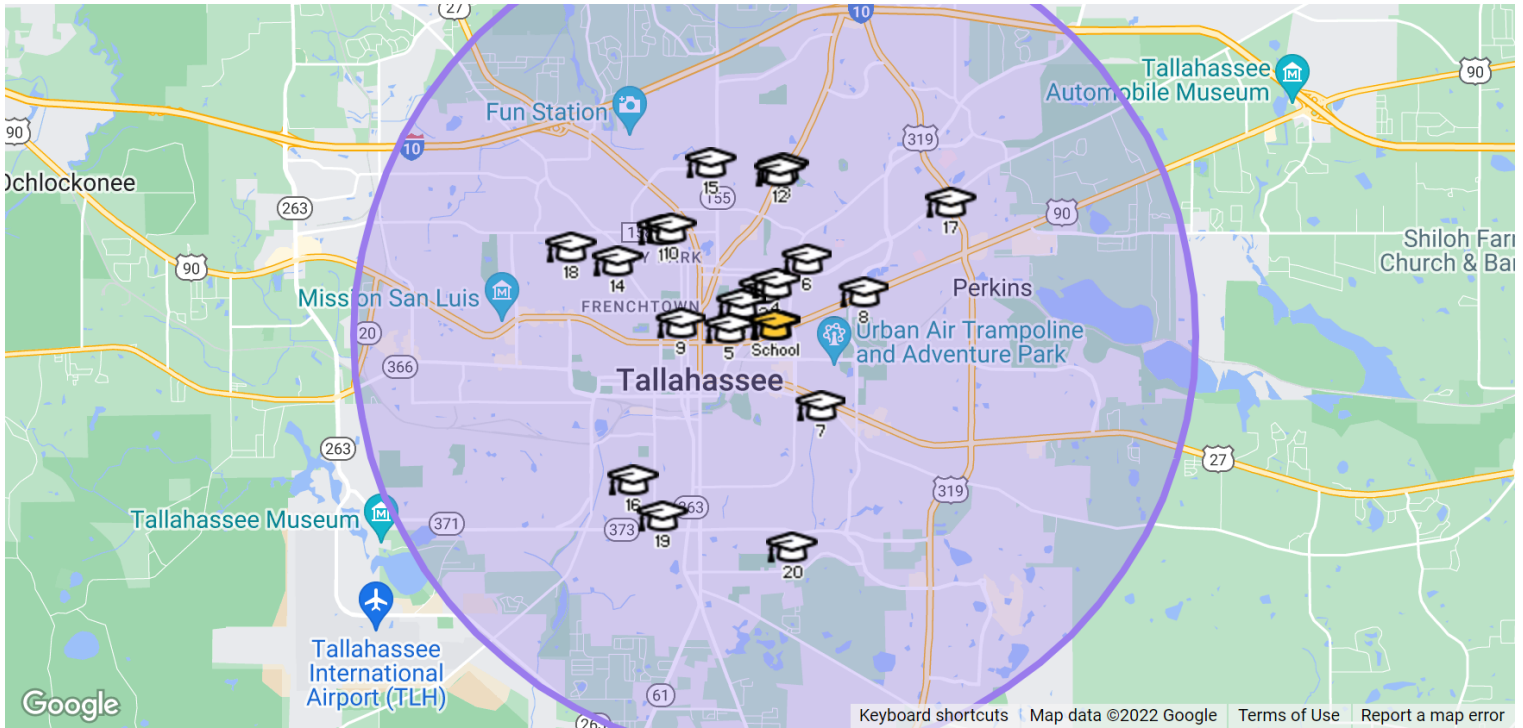
Teachers in 1st or 2nd Year

-

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)

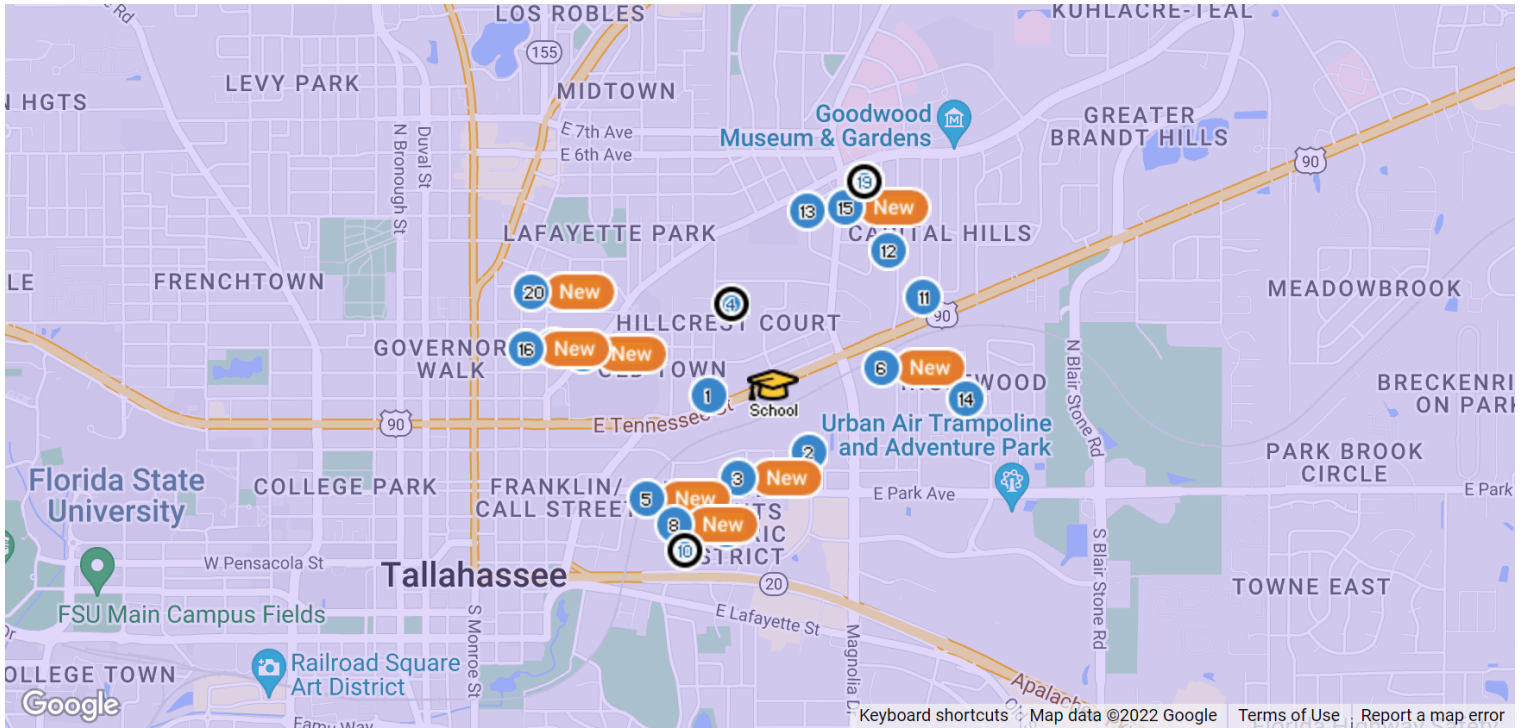


This School Other Schools

Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
Ivy Hill Academy	Elementary, Elementary	Private	PK, K-1	9	25		Leon County Schools
Ivy Hill Academy	Elementary, Elementary	Private	PK, K-1	9	25		Leon County Schools
Elizabeth Cobb Middle School	Middle, Middle	Public	6-8	19	805	B+	Leon County Schools
Trinity Catholic School	Elementary, Middle, Elementary, Middle	Private	PK, K-8	10	460	A-	Leon County Schools
Kate Sullivan Elementary School	Elementary, Elementary	Public	PK, K-5	17	747	B	Leon County Schools
Leon High School	High, High	Public	9-12	23	2,057	A	Leon County Schools
Betton Hills School	Elementary, Middle, High, Elementary, Middle, High	Private	1-12	8	100		Leon County Schools
Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

	Frank Hartsfield Elementary School	Elementary, Elementary	Public	PK, K-5	13	424		Leon County Schools
	Christ Classical Academy	Elementary, Middle, Elementary, Middle	Private	PK, K-8	7	177		Leon County Schools
	Bethel Christian Academy	Elementary, Middle, Elementary, Middle	Private	PK, K-7	10	73		Leon County Schools
	Raa Middle School	Middle, Middle	Public	6-8	20	956		Leon County Schools
	Ruediger Elementary School	Elementary, Elementary	Public	PK, K-5	15	533		Leon County Schools
	Betton Hills Preparatory School	Elementary, Elementary	Private	PK, K-1	41	82		Leon County Schools
	Seminole Montessori School	Elementary, Elementary	Private	PK, K	2	29		Leon County Schools
	Griffin Middle School	Middle, Middle	Public	6-8	17	624		Leon County Schools
	Faith Presbyterian Preschool & Kindergarten	Elementary, Elementary	Private	K	64	128		Leon County Schools
	Bond Elementary School	Elementary, Elementary	Public	PK, K-5	14	597		Leon County Schools
	Lighthouse Christian Academy	High, High	Private	8-12	11	20		Leon County Schools
	John G. Riley Elementary School	Elementary, Elementary	Public	PK, K-5	16	592		Leon County Schools
	Florida A.&M. University Developmental Research School	Elementary, Middle, High, Elementary, Middle, High	Public	K-12	16	600		Leon County Schools
	James Rickards High School	High, High	Public	9-12	24	1,596		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** • Active: 6/1/2022 MLS ID: 346895

412 Hillcrest St Single Family 4/4 2,533 10,018 1938 \$569,000 N/A \$225

Convenient "Old Town" home minutes from schools and downtown! This nicely updated 1930's home has oak and heart of pine floors, a spacious master bedroom and bath, beautiful kitchen with custom cabinets, farmhouse sink and stainless steel appliances. The inviting yard has a side patio, back deck and an outdoor building that is suitable for many uses. A rare find in Tallahassee, this home also features over 1200 sq ft of basement space that is heated and cooled, has stained concrete floors, painted brick walls & exposed beam ceilings. This makes for the perfect gym or workshop area, with a convenient exterior door to the backyard. New electrical throughout 90% of the home and a whole home Generac generator.

Listing Courtesy of FRIENDLY REAL ESTATE GROUP LLC



2 ● **Active** • Active: 7/18/2022 MLS ID: 348899

301 Vantage Point Ln, Apt 9 Condo/Townhouse/Apt. 1/1 736 435 1978 \$159,999 N/A \$217

Absolutely charming 1 BR 1 Bath condo/townhome in the heart of Tallahassee, close to entertainment, restaurant, shopping, FSU, and the Capitol. This home is a stunner with soaring ceilings, updated kitchen, walk in closets, and large deck overlooking green space and woods. Fantastic property for possible rental (history can be provided), or someone looking for a starter home with charm.

Listing Courtesy of FLAT FEE MLS REALTY








3 ● **Active** • New, Contingent: 8/18/2022 MLS ID: 350096

116 Satsuma St Condo/Townhouse/Apt. 2/2 964 1,742 1983 \$165,000 N/A \$171

under contract before getting in mls.

Listing Courtesy of COLDWELL BANKER HARTUNG







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 ● Pending <i>· Pending as of 8/4/2022</i> <i>MLS ID: 348488</i> 909 Hillcrest Ct	Single Family	4/3	4,708	10,890	1994	\$755,000	N/A	\$160
Charming classic home in the heart of Midtown. The home features two levels, lots of natural light throughout the whole home, a bonus room that can serve as a home gym or playroom, a large office, and amazing storage throughout the home. Enter the home through a formal foyer that opens up to the living room that features beautiful built-ins, rich flooring, a gas fireplace, 20-foot ceilings, picturesque windows, and sliding doors that open up to a covered patio perfect for entertaining. The spacious eat-in kitchen features granite countertops, a bar, classic rich cabinetry, and a built-in china cabinet with lighting. The large master suite features a recessed octagonal ceiling, beautiful flooring, a separate seating area with a fireplace, a large walk-in closet, a private bathroom with a Jacuzzi/whirlpool tub, a separate shower, and two vanities. The second level overlooks the living room and features a large family room, Jack and Jill bedrooms, large closets, a bonus room, and a full bathroom. The roof was replaced in 2017, 2 of 3 HVAC units were replaced in 2018 & 2020.									
<i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>									
	5 ● Active <i>· New, Contingent: 8/17/2022</i> <i>MLS ID: 350082</i> 735 E Park Ave	Single Family	2/1	1,084	11,761	1933	\$75,000	N/A	\$69
Charming cottage downtown.									
<i>Listing Courtesy of THE ELITE GROUP</i>									
	6 ● Active <i>· New, Contingent: 8/2/2022</i> <i>MLS ID: 349520</i> 416 Belmont Rd, Apt 1	Multifamily/Multiplex	6/4	3,024	10,019	1970	\$395,000	N/A	\$131
Wonderful NE Location!! Bring your investors for this great quadraplex. Fully occupied with a new roof installed August 2022. Each unit is a 2BR/1BA with approx. 756sqft, all with large sliding glass doors that look out onto private patios. Located between Park Ave and Mahan, these desirable apartments stay rented with long term renters and quick occupancy anytime a unit becomes vacant.									
<i>Listing Courtesy of KENT STRAUSS MGT & REAL ESTATE</i>									
	7 ● Active <i>· Contingent: 7/13/2022</i> <i>MLS ID: 348658</i> 211 Britt St	Single Family	3/1	1,050	9,583	1949	\$250,000	N/A	\$238
Adorable 3 bed/1 bath cottage just minutes from downtown and universities; Updated throughout with original hardwood floors and architectural features; Cozy family room; Kitchen w granite counters, stainless steel appliances tile flooring and back splash and separate dining area; 3 ample bedrooms, one with laundry closet; Primary bath with large walk-in shower and newer vanity; Bonus room w private entrance, perfect for home office, butler's pantry or workout room; Exterior features include roof-2017, tankless hot water heater-2014, 4 sides painted brick, serene screened porch, separate deck and private backyard.									
<i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>									
	8 ● Active <i>· New, Contingent: 8/5/2022</i> <i>MLS ID: 349635</i> 207 Johns Dr	Single Family	2/1	800	8,276	1948	\$149,900	N/A	\$187
1940's brick home ready for your updates! 2 bedroom 1 bathroom home in convenient location, close to Downtown Tallahassee. Living room with charming fireplace, dining area and separate kitchen. Hardwood floors. Detached garage/storage shed with washer/dryer hookups. Buyer to verify measurements.									
<i>Listing Courtesy of HILL SPOONER & ELLIOTT 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.
 <p>9 ● Active · New, Contingent: 7/25/2022 MLS ID: 349195 517 Ward St, #A Single Family 3/3 1,964 6,534 1939 \$299,000 N/A \$152</p> <p>Great Investment potential or SFH! This home consists of 2 apartments, one upstairs and one downstairs. The current owners use the dual apartments as a Single Family Home but have kept the original apartments in tact. UPSTAIRS: The upstairs apartment has a kitchen with eating area and studio-style living room with separate sleeping nook, full bath with tub and a 2018 water heater. The family room upstairs access a large private covered balcony. Downstairs: The downstairs apartment is a 2 bedroom each with its own bath. A Large Living Room and foyer and a Kitchen with 2016 appliances a 2016 Rinnai tankless water heater. The second downstairs bedroom could also work as a separate living room or office. Pergo flooring 2017, HVAC 2022 and Roof 2017. This 1939 home offers a unique opportunity in the heart of Midtown. Just a short stroll to Kate Sullivan Elementary, Cobb Middle School and steps from Leon High School the home is nestled on a quite cul-de-sac and is ready for it's next chapter! Home Sold As-Is. Appointment Required. All measurements approximate.</p> <p><i>Listing Courtesy of HILL SPOONER & ELLIOTT INC</i></p>								
 <p>10 ● Pending · Pending as of 7/13/2022 MLS ID: 347719 305 Broward St, Apt 1 Multifamily/Multiplex 12/6 4,542 17,424 1959 \$575,000 N/A \$127</p> <p>Walking distance to Cascades Park. Income generating property with long-term tenants in place. Perfect for an Air B&B or short-term rentals. Enjoy downtown living near restaurants, shops, & lots of activities. Close to hospitals, the Capitol & FSU/FAMU. Make this real property investment your's! All dimensions need to be verified by buyer. Downstairs end units have sunrooms & upstairs units have balconies.</p> <p><i>Listing Courtesy of EKK REALTY GROUP</i></p>								
 <p>11 ● Active · Contingent: 6/14/2022 MLS ID: 347448 1503 Sauls St Single Family 3/2 1,424 12,196 1953 \$219,900 N/A \$154</p> <p>Fantastic intown home with lots of space inside and out. hardwood floors, heart pine paneling, covered and enclosed back porch. double gated opening to backyard to store your boat or camper. 1 car garage with great storage. needs some updating, see attached home inspection</p> <p><i>Listing Courtesy of BERT POPE & ASSOCIATES LLC</i></p>								
 <p>12 ● Active · Active: 6/18/2022 MLS ID: 347689 916 Brookwood Dr Single Family 3/3 2,507 42,253 1942 \$449,000 N/A \$179</p> <p>If you're looking for a high-end FLIP HOUSE, this is it... Walking distance to TMH, amazing double homesite approx. 1 acre, brand new roof & windows and demo has already been started. These houses don't come on the market very often. Extra bonus room in attic with stairs that could make this house well over 3000 sq. ft. if finished.</p> <p><i>Listing Courtesy of TWIN ACTION REALTY INC.</i></p>								
 <p>13 ● Active · Active: 5/20/2022 MLS ID: 346376 1202 Claude Pichard Dr Lot/Land 3/2 1,648 17,424 1951 \$239,900 N/A \$146</p> <p>Location Location Location â very little opportunities in midtown for a custom build! Why buy to renovate/remodel when you can build your dream home (with all the modern conveniences, elevated ceilings, and custom finishes) on this in-town, uber-convenient lot? Just a few steps away from Tallahassee Memorial Hospital, and minutes from Capital Regional Medical Center, as well as downtown, midtown, and the up and coming Market Street District. A level and cleared lot, with 85' frontage along Claude Pichard, rear alley access from Doctors Drive (perfect for accommodating an ADU) and RP-2 zoning (allows single family/duplex/cluster housing up to 6 units, per acre, plus an ancillary dwelling unit). A lovely, and established neighborhood, no minimum square footage requirement or HOA, this lot presents the buyer with a blank canvas. An easy walk to meet friends for breakfast at Uptown Cafe, or dinner at Mimi's Table â and a simply perfect location for your new home!</p> <p><i>Listing Courtesy of CENTURY 21 FIRST STORY</i></p>								

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.
 <p>14 ● Active · Active: 6/23/2022 MLS ID: 347870 306 Ash Ct Single Family 3/2 1,556 18,295 1963 \$219,900 N/A \$141 Just off E Park Ave is this 3/2 on .42 acres. Stainless Steel appliances, parquet floors, a deck, and a shed out back! Great location and just needs some updating! Has been a rental for the past few years managed by Regional Property Services. <i>Listing Courtesy of REGIONAL PROPERTY SERVICES</i></p>								
 <p>15 ● Active · New, Contingent: 8/10/2022 MLS ID: 349642 1109 Browning Dr Single Family 3/2 1,764 12,196 1953 \$330,000 N/A \$187 Enjoy in town living on a quiet street ~ Beautiful 1950's home ~ 3 bedroom, 2 bath, two car garage and 2 car carport. Remodeled kitchen 2018, Roof 2022, HVAC 2020, Master bath 2021 ~ mature landscaping, Original hardwood floors. Sun-room that can flex as a second dining room or study. The home offers two primary bedrooms with on suites. Square footage, 1764 includes Sun room. <i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>								
 <p>16 ● Active · New, Back On Market: 7/29/2022 MLS ID: 349402 508 E Carolina St Single Family 3/2 1,497 8,712 1936 \$275,000 N/A \$184 Great Midtown bungalow with historic feel (1936 construction) and modern flare (including a NEMA outlet for your electric vehicle!). Renovated in the right places with an updated kitchen and baths, but original touches such as arched doorways, hardwood floors and some original doors for some craftsman design. Lots of counter space in the eat in kitchen with a nice breakfast bar. A rare (for this age home) split bedroom floorplan and a true master suite with a private bath. Original fireplace has been creatively converted into an entertainment center (speakers stay with a nice place for a TV above it). Added sun room on the back of the house with a great view of the green, private backyard. Basement storage <i>Listing Courtesy of PROPER REAL ESTATE ADVISORS</i></p>								
 <p>17 ● Active · Active: 6/23/2022 MLS ID: 347843 523 N Meridian St Single Family 4/3 2,000 8,276 1927 \$299,900 N/A \$150 This Downtown Estate reminds me of all the beautiful Key West homes built in 1927 this home is just like those with big rooms, high ceilings and is the perfect renovation project for creating your downtown awesome home. It has been priced to sell quickly to a special buyer AS IS knowing the new owner will bring it back to its former glory. It has not been verified that the vacant land that is part of this to the east could be developed since it is 3 lots. <i>Listing Courtesy of BERT POPE & ASSOCIATES LLC</i></p>								
 <p>18 ● Pending · Pending as of 5/9/2022 MLS ID: 345938 2892 Mews Lndg Single Family 3/3 1,280 6,534 2022 \$203,898 N/A \$159 Exclusive new Portland model available now in Canopy Unit 3 Block B. Under construction - elevation shown in photos. Lot size and room measurements approximate. Features 3 bedrooms, 2.5 bathrooms, and 1,280 square feet. Subject to the Inclusionary Housing Ordinance. Photos of previous model <i>Listing Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>								
 <p>19 ● Pending · Pending as of 5/10/2022 MLS ID: 345939 2888 Mews Lndg Single Family 3/3 1,280 6,534 2022 \$203,898 N/A \$159 Exclusive new Portland model available now in Canopy Unit 3 Block B. Under construction - elevation shown in photos. Lot size and room measurements approximate. Features 3 bedrooms, 2.5 bathrooms, and 1,280 square feet. Subject to the Inclusionary Housing Ordinance. Photos of previous model <i>Listing Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>								

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.
	20 ● Active	* New, Active: 7/27/2022 MLS ID: 349298						
	441 Mcdaniel St	Single Family	3/2	3,014	14,374	1931	\$595,000	N/A \$197
<p>The true heart of Midtown~~~Finally, what you have been searching for for years! An English Tudor, that has been well loved and cared for. Many of the original features, updated Kitchen/family area. Original custom trim brick and hardware throughout. Expanded kitchen and family room added to accommodate modern living. Heating is Geothermal system. Which means very low utilities. There is a large butler pantry outside the huge kitchen. The spiral staircase leads to an additional area over the garage.</p> <p><i>Listing Courtesy of KETCHAM REALTY GROUP, INC.</i></p>								

About RPR (Realtors Property Resource)

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



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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

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

