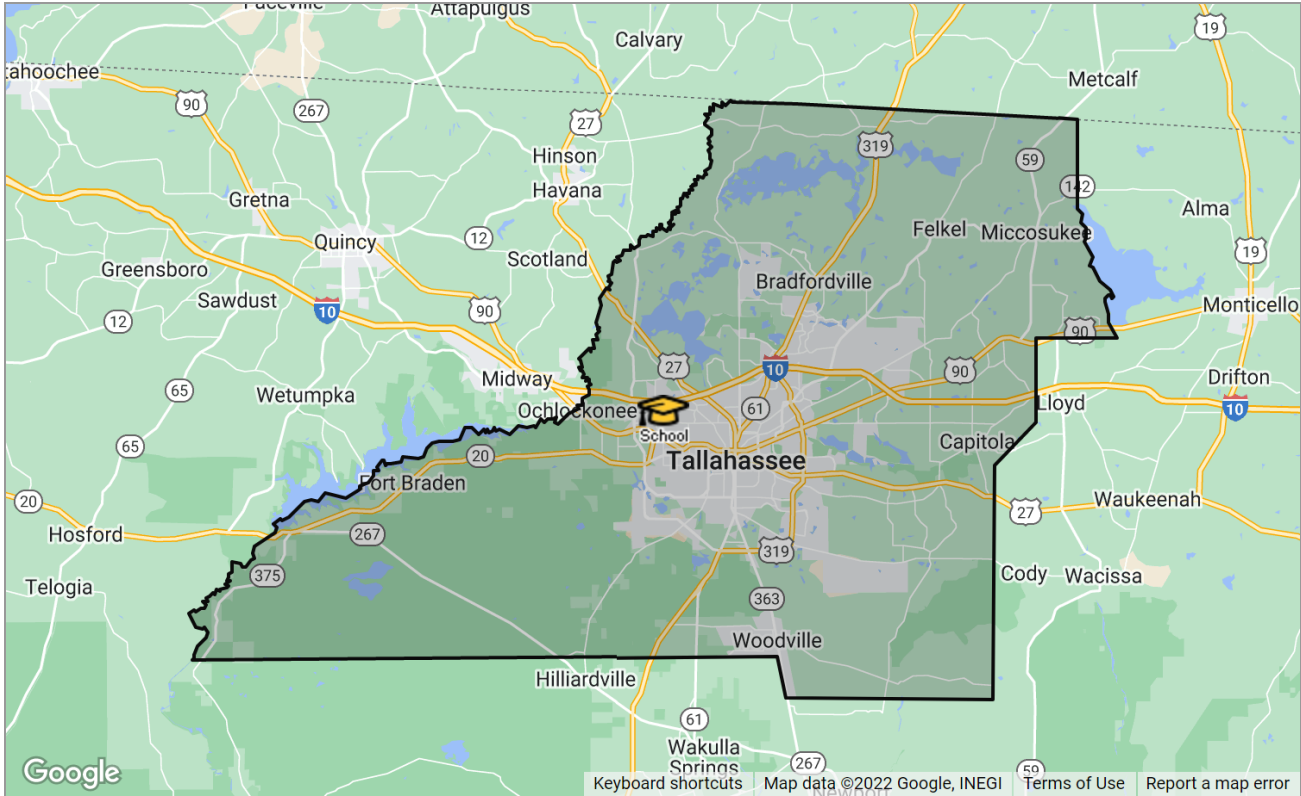




SCHOOL REPORT

The Magnolia School

Tallahassee, Florida



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



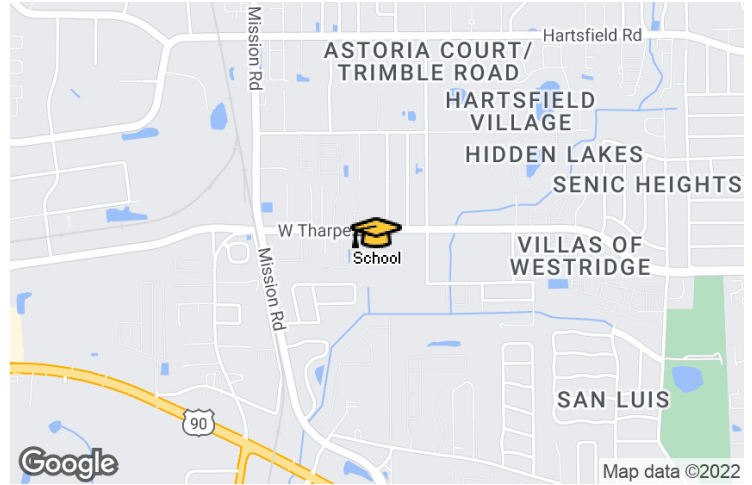
Work: (850) 203-0209 | Mobile: (850) 203-0209

Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



School: The Magnolia School



School Details

Name
The Magnolia School

Level
Elementary, Middle

Type
Private

Grades Served
K-8

School District
Leon County Schools

Address
2705 W Tharpe St,
Tallahassee, FL 32303

Phone
(850) 385-3834

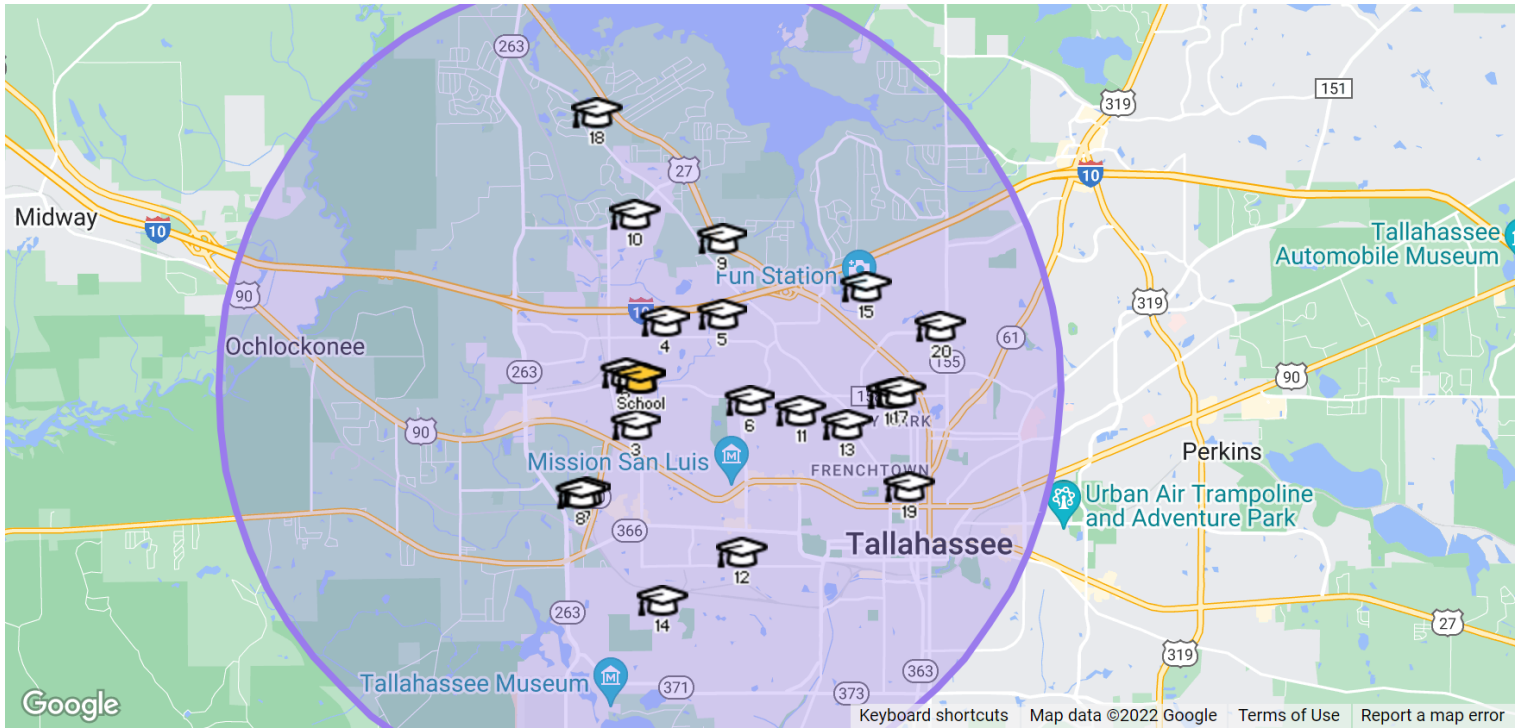
School Facts

The Magnolia School

Overall Grade		B+
Total Enrollment	43	33,840
Students per Teacher	6.0:1	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)

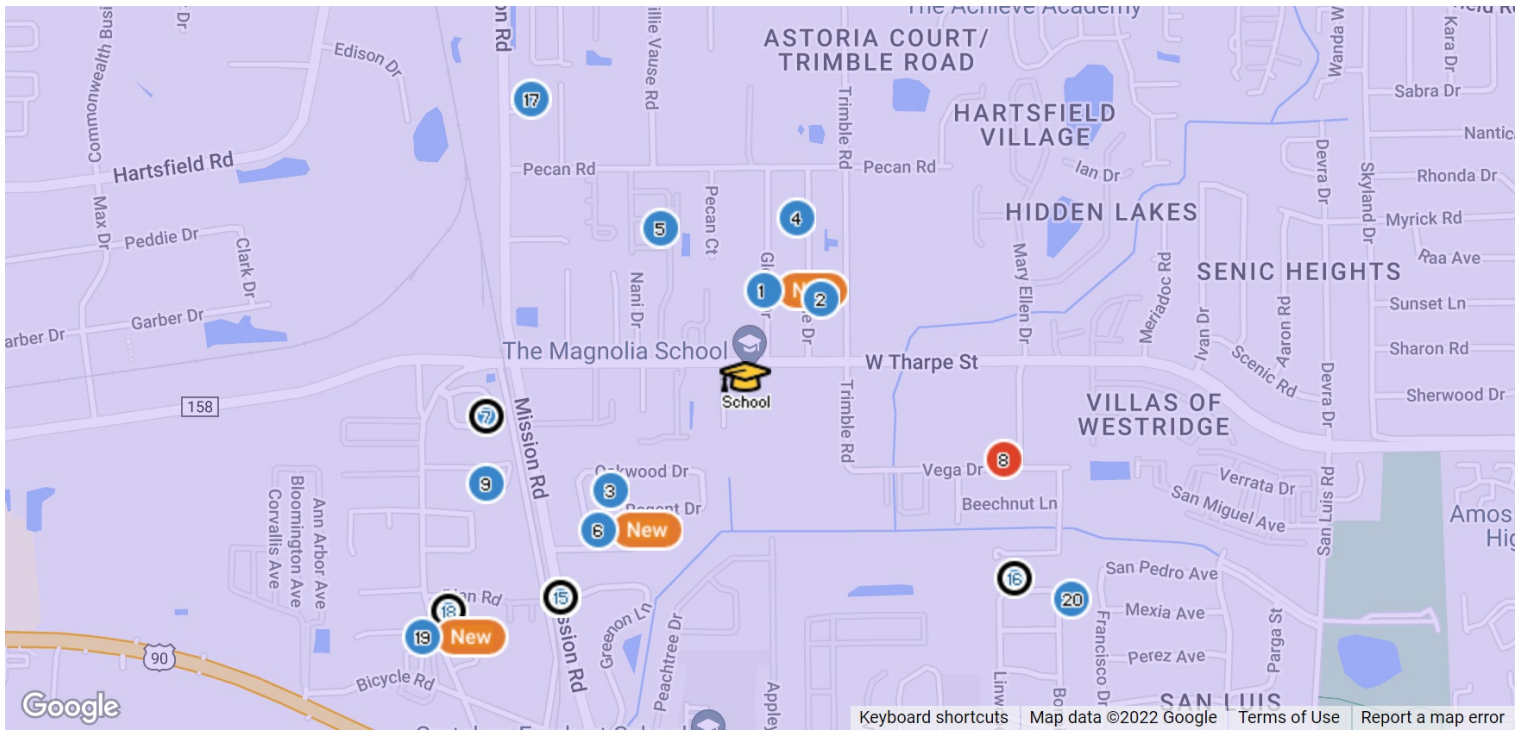


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	The Magnolia School	Elementary, Middle, Elementary, Middle	Private	K-8	6	43		Leon County Schools
	The Magnolia School	Elementary, Middle, Elementary, Middle	Private	K-8	6	43		Leon County Schools
	Creative Preschool	Elementary, Elementary	Private	PK, K	60	60		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

	Amos P. Godby High School	High, High	Public	9-12	23	1,413		Leon County Schools
	Success Academy at Ghazvini Learning Center	Middle, High, Middle, High	Public	6-12	28	219		Leon County Schools
	Second Chance at Ghazvini Learning Center	Elementary, Middle, High, Elementary, Middle, High	Public	K-12	14	28		Leon County Schools
	Heritage Academy Gingerbread Day School	Elementary, Middle, Elementary, Middle	Private	PK, K-9	8	30		Leon County Schools
	Springwood Elementary School	Elementary, Elementary	Public	PK, K-5	15	563		Leon County Schools
	John G. Riley Elementary School	Elementary, Elementary	Public	PK, K-5	16	592		Leon County Schools
	SAIL High School	High, High	Public	9-12	19	386		Leon County Schools
	Griffin Middle School	Middle, Middle	Public	6-8	17	624		Leon County Schools
	Sabal Palm Elementary School	Elementary, Elementary	Public	PK, K-5	14	551		Leon County Schools
	Sealey Elementary School	Elementary, Elementary	Public	PK, K-5	15	493		Leon County Schools
	Ruediger Elementary School	Elementary, Elementary	Public	PK, K-5	15	533		Leon County Schools
	Raa Middle School	Middle, Middle	Public	6-8	20	956		Leon County Schools
	Canopy Oaks Elementary School	Elementary, Elementary	Public	PK, K-5	15	662		Leon County Schools
	Bethel Christian Academy	Elementary, Middle, Elementary, Middle	Private	PK, K-7	10	73		Leon County Schools
	Faith Presbyterian Preschool & Kindergarten	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** • *New, Contingent: 8/3/2022* *MLS ID: 349558*

1914 Fannie Dr 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.

Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY










2 ● **Active** • *Active: 6/3/2022* *MLS ID: 346957*

1919 Fannie Dr 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.

Listing Courtesy of DYE AND WRIGHT REALTY LLC






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.	
	3 ● Active • <i>Active: 12/22/2021</i> <i>MLS ID: 340494</i>	Single Family	3/1	1,050	13,068	1962	\$111,900	N/A	\$107
1514 Majestic Ave		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 <i>Listing Courtesy of COMMUNITYWIDE REALTY</i>							
	4 ● Active • <i>Contingent: 6/9/2022</i> <i>MLS ID: 347242</i>	Single Family	3/2	1,189	13,939	1961	\$139,000	N/A	\$117
2018 Fannie Dr		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 & COMPANY REAL ESTATE,</i>							
	5 ● Active • <i>Contingent: 7/14/2022</i> <i>MLS ID: 348717</i>	Condo/Townhouse/Apt.	3/3	1,209	871	2004	\$150,000	N/A	\$124
2738 W Tharpe St, Apt 2303		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. <i>Listing Courtesy of INVESTORS REALTY OF TALLAHASSEE</i>							
	6 ● Active • <i>New, Active: 8/15/2022</i> <i>MLS ID: 349993</i>	Lot/Land	—	7,405	—	\$12,500	N/A		
Xxx Majestic		Located near Tennessee st, close to TCC and FSU. Perfect for building a single family home <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>							
	7 ○ Pending • <i>Pending as of 4/5/2022</i> <i>MLS ID: 341114</i>	Condo/Townhouse/Apt.	3/3	1,183	3,049	1999	\$125,000	N/A	\$106
2713 Tess Cir		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. <i>Listing Courtesy of LIGHTHOUSE PROPERTY RENTAL SVC</i>							
	8 ● Active • <i>Foreclosure, Notice of Foreclosure Sale, Back On Market: 7/11/2022</i> <i>MLS ID: 348421</i>	Single Family	3/2	1,084	10,454	1990	\$178,000	N/A	\$164
2412 Vega Dr		Three bedrooms, two recently updated bathrooms in Northwest part of Tallahassee. Storage shed is included in the back. New roof in 2019. <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>							
	9 ● Active • <i>Contingent: 7/11/2022</i> <i>MLS ID: 348552</i>	Single Family	3/1	877	20,473	1957	\$139,900	N/A	\$160
1553 Dev oe St		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 & COUNTRY</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: 343822							
	1992 Green Castle 807, #807	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 · Active: 3/25/2022 MLS ID: 343821							
	1990 Green Castle 806, #806	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: 343820							
	1988 Green Castle 805, #805	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 ● Active · Contingent: 3/25/2022 MLS ID: 343819							
	1986 Green Castle 804, #804	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>							
	14 ● Pending · Pending as of 8/12/2022 MLS ID: 343818							
	1984 Green Castle 803, #803	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 ● Pending	Pending as of 8/12/2022 MLS ID: 343817 1982 Green Castle 802, #802 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>										
	16 ● Pending	Pending as of 8/21/2022 MLS ID: 349117 2508 Waldemar Ln Single Family		3/2	1,736	11,761	1975	\$234,900	N/A	\$135
A great investment and close to Campus. This 4 sided brick home is located on a quiet, well maintained subdivision just a few miles from the Universities. Newer floors, roof, lighting etc... This home offers 3 bedrooms, two bathrooms, a separate living room and dining room and a family room with a fireplace overlooking a warm and inviting backyard that includes an expansive deck and a privacy fence. <i>Listing Courtesy of HILL SPOONER & ELLIOTT INC</i>										
	17 ● Active	Contingent: 7/15/2022 MLS ID: 348851 2750 Mission Run Ct 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 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>										
	18 ● Pending	Pending as of 8/12/2022 MLS ID: 349027 1525 Blountstown St 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>										
	19 ● Active	New, Active: 8/15/2022 MLS ID: 349965 1517 Blountstown St, Apt A 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>										

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	* Active: 7/8/2022 MLS ID: 348242						
1325 Bonnie Dr	Single Family	3/2	1,786	12,632	1973	\$279,999	N/A	\$157
<p>Conveniently located to downtown & all universities, yet nestled in a quiet well established Tallahassee subdivision, this classic brick home sits beautifully on the lot, has been well kept & features 3 bedrooms, 2 baths w/ spacious front living & dining room, updated eat-in kitchen w/ bar, quartz countertops & stainless steel appliances, tile & new laminate flooring throughout, updated bathrooms, light & bright sunroom off the back makes for the prefect office or family room, large fenced in backyard w/ maturely landscaped front yard, welcoming rocking chair front porch, 1 car garage with ample additional driveway parking! Heated & Cooled Sunroom sqft is in addition to 1786 sqft listed in MLS, Roof 2014 and HVAC 2022.</p> <p><i>Listing Courtesy of REBECCA MAYHANN PROPERTIES</i></p>								

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.
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- 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.

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