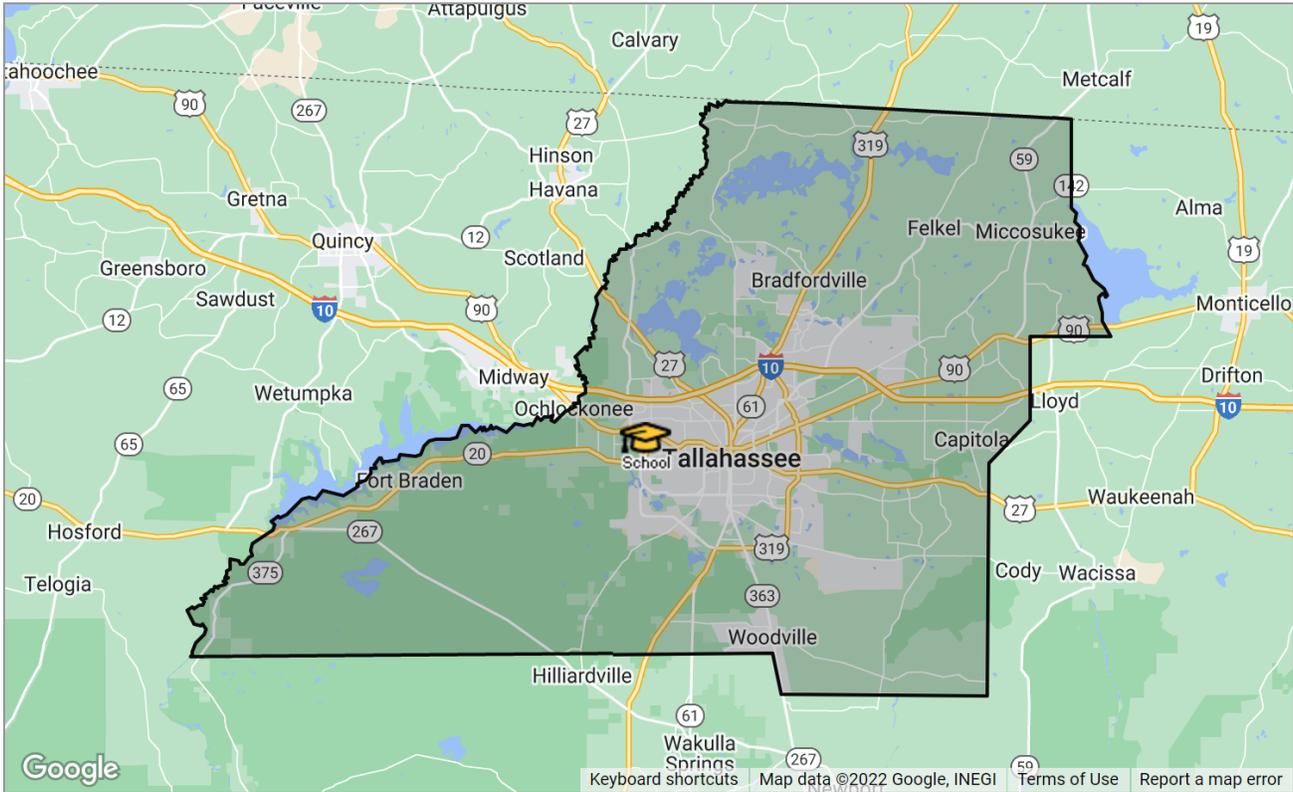




SCHOOL REPORT

# Success Academy at Ghazvini Learning Center Tallahassee, Florida



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



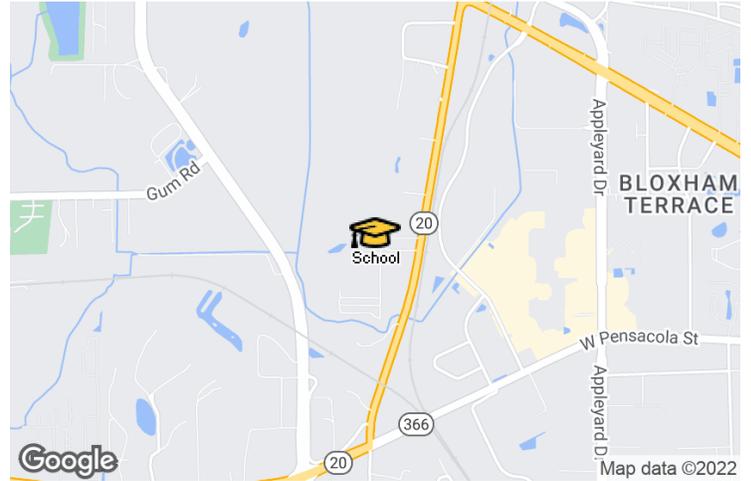
Work: (850) 203-0209 | Mobile: (850) 203-0209

Main: [abbe@LivingInTallahassee.com](mailto:abbe@LivingInTallahassee.com)  
Agent: <https://livingintallahassee.com/>

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



## School: Success Academy at Ghazvini Learning Center



## School Details

**Name**  
Success Academy at  
Ghazvini Learning Center

**Level**  
Middle, High

**Type**  
Public

**Grades Served**  
6-12

**School District**  
Leon County Schools

**Address**  
854 Blountstown St,  
Tallahassee, FL 32304

**Phone**  
(850) 488-2087

## School Facts

Success Academy at Ghazvini  
Learning Center

–

**Overall Grade**

**C**

**B+**

Total Enrollment

219

33,840

Students per Teacher

28.0:1

17.0:1

Students in Free Lunch Program

77%

41%

**Academic Grade**

**C**

**B+**

Average GPA

2.96 (out of 10 responses)

3.4 (out of 6751  
responses)

Math Proficiency

5%

61%

Reading Proficiency

5%

58%

Gifted Students

0%

–

AP Enrollments

–

–

Graduation Rate

55%

92%

Average ACT Score

–

25 (out of 1038  
responses)

Average SAT Score

–

1,190 (out of 1748  
responses)

**Teacher Grade**

**B-**

**B-**

Average Teacher Salary

\$45,791

\$45,791

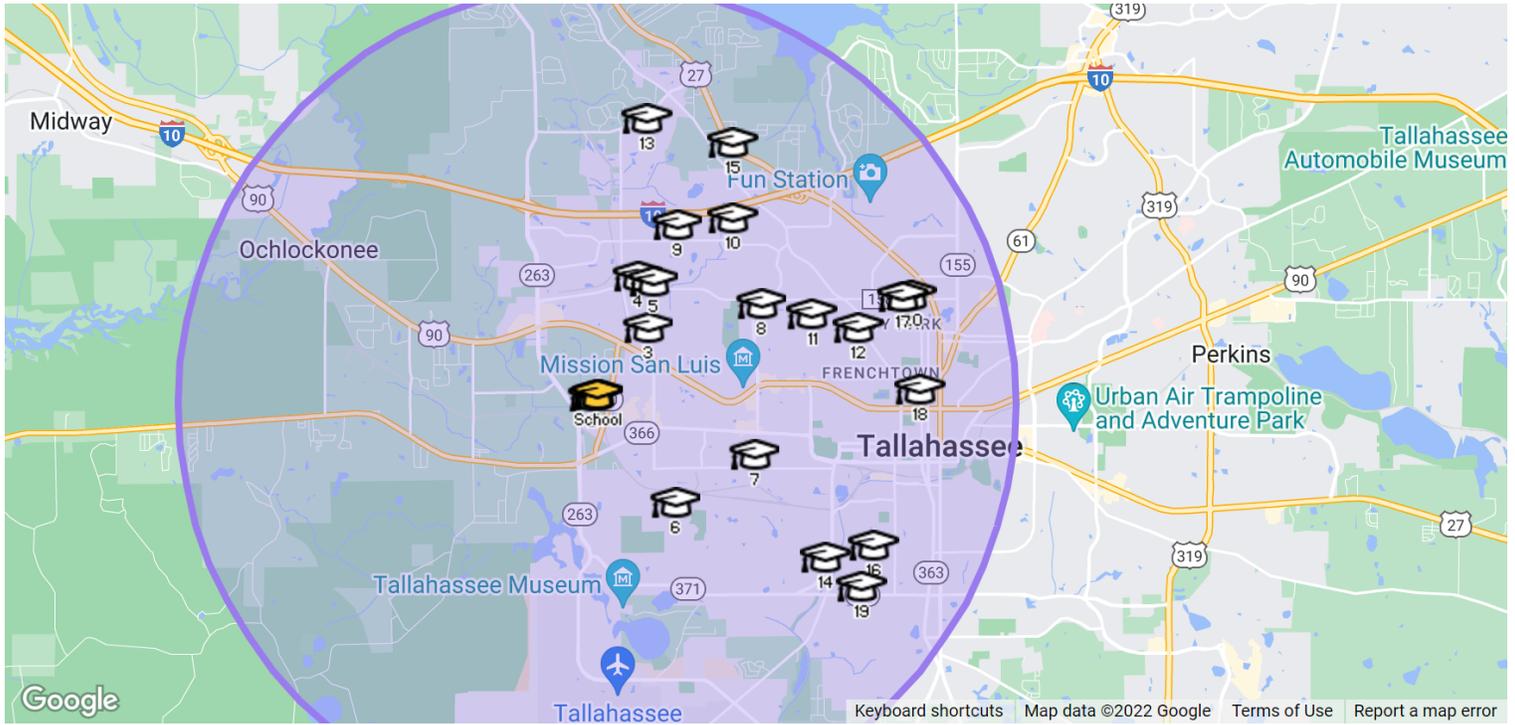
Teachers in 1st or 2nd Year

14%

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)

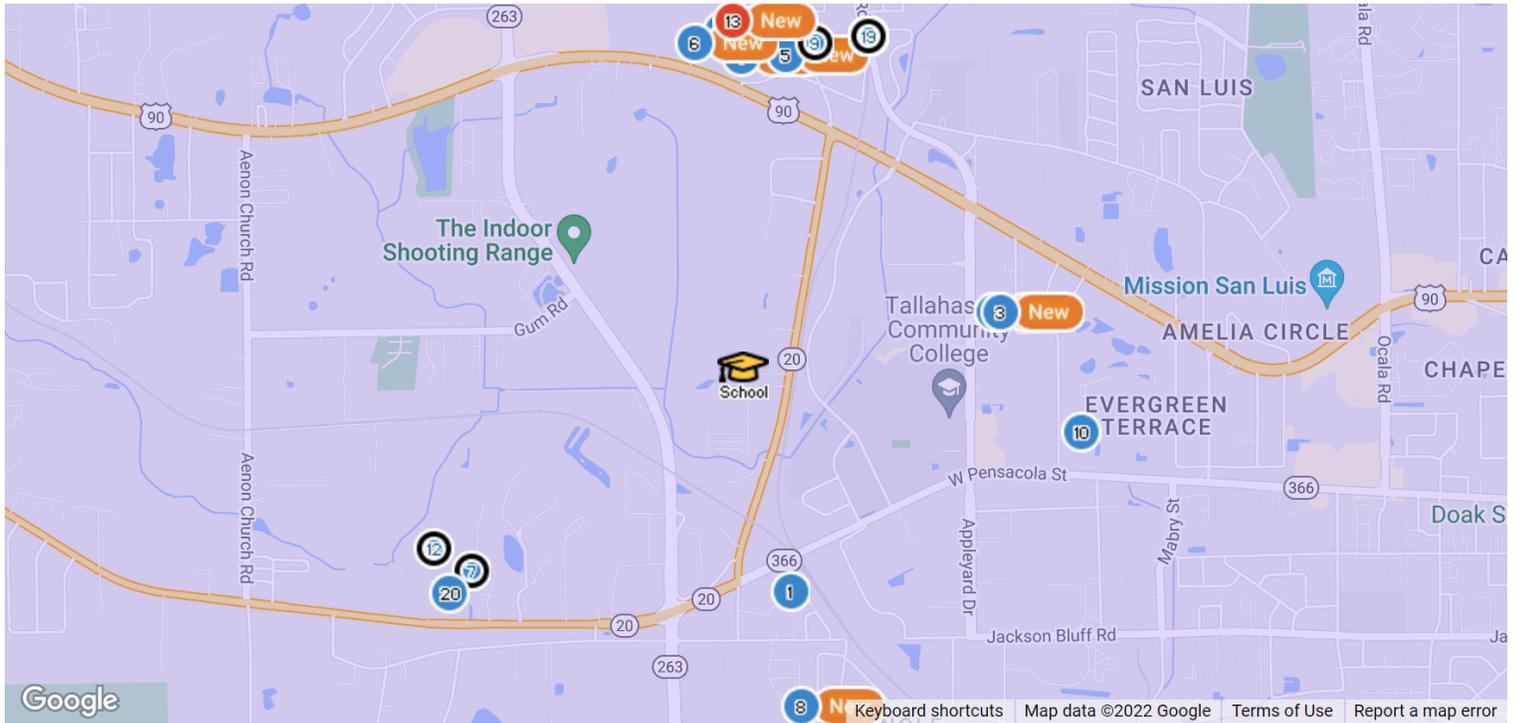


This School    Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	<b>Success Academy at Ghazvini Learning Center</b>	Middle, High, Middle, High	Public	6-12	28	219		<b>Leon County Schools</b>
	<b>Success Academy at Ghazvini Learning Center</b>	Middle, High, Middle, High	Public	6-12	28	219		<b>Leon County Schools</b>
	<b>Second Chance at Ghazvini Learning Center</b>	Elementary, Middle, High, Elementary, Middle, High	Public	K-12	14	28		<b>Leon County Schools</b>
	<b>Gretchen Everhart School</b>	Elementary, Middle, High, Elementary, Middle, High	Public	PK, K-12	5	150		<b>Leon County Schools</b>
	<b>Creative Preschool</b>	Elementary, Elementary	Private	PK, K	60	60		<b>Leon County Schools</b>
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

	<b>The Magnolia School</b>	Elementary, Middle, Elementary, Middle	Private	K-8	6	43		Leon County Schools
	<b>Sabal Palm Elementary School</b>	Elementary, Elementary	Public	PK, K-5	14	551		Leon County Schools
	<b>SAIL High School</b>	High, High	Public	9-12	19	386		Leon County Schools
	<b>Amos P. Godby High School</b>	High, High	Public	9-12	23	1,413		Leon County Schools
	<b>Cornerstone Learning Community</b>	Elementary, Middle, Elementary, Middle	Private	PK, K-8	9	150		Leon County Schools
	<b>Astoria Park Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	571		Leon County Schools
	<b>John G. Riley Elementary School</b>	Elementary, Elementary	Public	PK, K-5	16	592		Leon County Schools
	<b>Griffin Middle School</b>	Middle, Middle	Public	6-8	17	624		Leon County Schools
	<b>Springwood Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	563		Leon County Schools
	<b>Pineview Elementary School</b>	Elementary, Elementary	Public	PK, K-5	16	372		Leon County Schools
	<b>Heritage Academy Gingerbread Day School</b>	Elementary, Middle, Elementary, Middle	Private	PK, K-9	8	30		Leon County Schools
	<b>Bond Elementary School</b>	Elementary, Elementary	Public	PK, K-5	14	597		Leon County Schools
	<b>Ruediger Elementary School</b>	Elementary, Elementary	Public	PK, K-5	15	533		Leon County Schools
	<b>Bethel Christian Academy</b>	Elementary, Middle, Elementary, Middle	Private	PK, K-7	10	73		Leon County Schools
	<b>R. Frank Nims Middle School</b>	Middle, Middle	Public	6-8	19	512		Leon County Schools
	<b>Raa Middle School</b>	Middle, Middle	Public	6-8	20	956		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.
 <p>1 <span style="color: blue;">●</span> <b>Active</b> • Active: 1/1/2022 <i>MLS ID: 1016649</i>  <b>4122 Floam Ave</b>                      Conveniently located near major roads  <i>Listing Courtesy of Keller Williams Town and Country Realty</i></p>	Lot/Land	—/—	366,339	—	\$800,000	N/A		
 <p>2 <span style="color: blue;">●</span> <b>Active</b> • New, Contingent: 8/10/2022 <i>MLS ID: 349791</i>  <b>2611 Block Dr</b>                      Remodeled, Craftsman Style Home, Lots of Character, Original Hardwood Wood Floors, Doors &amp; Trim, New Kitchen, New Bathroom, New Stainless Steel Appliances, New Vinyl Windows, New Lighting Fixtures, Fresh Paint, 1/2 Acre Lot, "Investor Only", Tenant Occupied, Leased for \$1,400 @ Month Till 7/31/2023. Great Investment Opportunity, Between FSU &amp; TCC. **Also Available For Sale 2607 Block Dr. (MLS # 349822) Adjacent Home  <i>Listing Courtesy of JOSEPH R. BRACCIALE JR. BROKER</i></p>	Single Family	3/1	1,116	19,602	1934	\$159,900	N/A	\$143
 <p>3 <span style="color: blue;">●</span> <b>Active</b> • New, Contingent: 8/10/2022 <i>MLS ID: 349822</i>  <b>2607 Block Dr</b>                      Remodeled, Craftsman Style Home, Lots of Character, Original Hardwood Wood Floors, Doors &amp; Trim, New Kitchen, New Bathroom, New Stainless Steel Appliances, New Lighting Fixtures, Fresh Paint, 1/2 Acre Lot, "Investor Only", Tenant Occupied, Leased for \$1,250 @ Month Till 7/31/2023. Great Investment Opportunity, Between FSU &amp; TCC. **Also Available For Sale 2611 Block Dr. (MLS # 349791) Adjacent Home  <i>Listing Courtesy of JOSEPH R. BRACCIALE JR. BROKER</i></p>	Single Family	3/1	1,200	19,166	1948	\$159,900	N/A	\$133

## 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.
	<b>4 Active</b> • New, New: 8/19/2022 MLS ID: 350142							
<b>3217 Allison Marie Ct</b>	Condo/Townhouse/Apt.	3/3	1,216	1,742	2004	\$160,000	N/A	\$132
<p>Super cool 3 bed, 3 full bath, move in condition great for investors, students, and young professionals. This 2004 end unit is located adjacent to large green-space at the end of the cul de sac. Other amenities include window treatments, ceramic tile in all baths &amp; foyer, as well as being wired &amp; ready for security. All 2021 stainless appliances are included. Master has tray ceilings and skylight in bath. Tenant occupied thru 12-31-22 \$1100mth.</p> <p><i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>								
	<b>5 Active</b> • New, Active: 8/15/2022 MLS ID: 349965							
<b>1517 Blountstown St, Apt A</b>	Multifamily/Multiplex	-/-	6,000	49,658	1957	\$850,000	N/A	\$142
<p>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 to 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.</p> <p><i>Listing Courtesy of WAYPOINT PROPERTIES</i></p>								
	<b>6 Active</b> • New, Contingent: 7/26/2022 MLS ID: 349219							
<b>1890 Honolulu Ln</b>	Condo/Townhouse/Apt.	3/3	1,240	436	2007	\$164,900	N/A	\$133
<p>Immaculately well-kept and updated condo in the very popular gated community, University Green! Great floor plan, with durable and stylish wood-look tile downstairs, tall ceilings and lots of natural light. Kitchen is open to the living room with bar seating, stainless/black appliances, soft-close cabinets, corian counters and breakfast nook. Upstairs, the carpet is in great shape and recently steam-cleaned. Everyone can enjoy the privacy of their own bathroom and walk-in closet in this 3 bedroom, 3 bath unit. Indoor utility room is upstairs, and the washer/dryer is included with the sale. Covered back porch is private - one of the few buildings in the neighborhood that backs up to green space. Located a short walk away from the community pool, clubhouse, sand volleyball, and fitness center! HOA dues include all of those amenities plus roof, exterior and common area maintenance, insurance, termite bond, and trash pickup. Spotless and ready for immediate occupancy! This one is a must-see!</p> <p><i>Listing Courtesy of RE/MAX PROFESSIONALS REALTY</i></p>								
	<b>7 Pending</b> • Pending as of 8/3/2022 MLS ID: 349440							
<b>1957 Nena Hills Dr</b>	Condo/Townhouse/Apt.	3/3	1,344	3,049	2005	\$180,000	N/A	\$134
<p>Well maintained spacious 3 Bedroom 3 Bath Townhome. Conveniently located near FSU and TCC with fenced backyard and a 1 car garage. Enjoy the high ceilings downstairs overlooking the beautifully painted walls with wood like floors. Combo Living room, Dining room, Kitchen with bar area. New microwave. Master bedroom down stairs and two bed rooms upstairs. All bedrooms has it's own full bathroom. Don't miss out on this beautiful home. Buyer to verify all dimensions. Sold AS IS.</p> <p><i>Listing Courtesy of SHAMROCK PROFESSIONALS REALTY</i></p>								
	<b>8 Active</b> • New, Contingent: 7/25/2022 MLS ID: 349199							
<b>1538 Rankin Ave</b>	Single Family	3/1	961	10,454	1950	\$135,000	N/A	\$140
<p>Perfect for the first time buyer or investor. This home has a brand new HVAC, 1 year old roof, new paint, new range, new refrigerator, huge fenced backyard. All concrete block for little to no maintenance.</p> <p><i>Listing Courtesy of CAPITAL CITY REAL ESTATE GROUP</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.
	<b>9</b> <span style="color:blue">●</span> Pending <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>							
	<b>10</b> <span style="color:blue">●</span> Active <i>· First Right Of Refusal: 7/8/2022</i> <i>MLS ID: 348396</i> <b>6304 Mallard</b> Single Family 4/3 2,875 23,522 1996 \$525,000 N/A \$183 Elegant spacious living in beautiful Ox Bottom Manor located in the NE at the subdivision entrance. This 4 bedroom, 3 bathroom home epitomizes traditional Tallahassee living and offers over 2,800 sq. ft. of finished space. This all-brick home boasts a rocking chair front porch, formal dining room that sits across from an office suite, great room that includes a custom wall of built in and a wood burning fireplace. Luxury upgrades abound, including: stainless appliances and granite countertops in the wine storage kitchen, solid hardwood floors, mud room interior louvered shutters throughout. The split floor plan allows for an elevated/step up primary suite with a 4-piece sleek bathroom and separate toilet room. Enjoy a âhome boutiqueâ with an oversized galley closet installed by California Closets. The same custom cabinetry extends to EVERY closet in the home making organizing a treat. For extra space, entertain in a sunroom connected by double French doors from the kitchen and great room with oversized windows with remote control shades. The sunroom overlooks .5 acres of fenced in yard with a composite board deck. Plenty opportunities for a private outdoor oasis. A separate 150 sq. ft. unfinished storage room w/ electrical outlets and lighting. Additional finished storage room inside garage. Exiting flooring appears to be new since homeowner avoided shoe traffic. <i>Listing Courtesy of HAMILTON REALTY ADVISORS LLC</i>							
	<b>11</b> <span style="color:blue">●</span> Active <i>· Active: 7/7/2022</i> <i>MLS ID: 348419</i> <b>1928 Corvallis Ave</b> Condo/Townhouse/Apt. 3/3 1,177 4,356 2012 \$165,000 N/A \$140 Price just reduced by \$10k and is ready to show now. Easy to rent and great for students! This 3 bedroom 3 bathroom is currently vacant. Nice gym, beautiful pool, and gated entrance. <i>Listing Courtesy of FRANCHISE REALTY GROUP</i>							
	<b>12</b> <span style="color:blue">●</span> Pending <i>· Pending as of 8/22/2022</i> <i>MLS ID: W7834662</i> <b>1806 Deertree Dr</b> Single Family 3/2 1,568 7,405 2007 \$89,900 N/A \$57 Back on the Market! 2007 28x56 3Bed 2Bath Townsend model on nice lot in Deer Tree Subdivision. Deer Tree Hills is a mobile home community, Deer Tree are \$155 per month. This fee covers the water, sewer, trash, playground, common areas and the reserve accounts in additional to association expenses. Trash is picked up on Monday and Thursday afternoons. <a href="https://www.deertreehillsinc.com/">https://www.deertreehillsinc.com/</a> <i>Listing Courtesy of NATURE COAST REAL ESTATE</i>							
	<b>13</b> <span style="color:red">●</span> Active <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>							
	<b>14</b> <span style="color:blue">●</span> Active <i>· Active: 3/25/2022</i> <i>MLS ID: 343822</i> <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.
	15 ● <b>Active</b> · 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>							
	16 ● <b>Active</b> · 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>							
	17 ● <b>Active</b> · 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>							
	18 ● <b>Pending</b> · 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>							
	19 ● <b>Pending</b> · 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>							
	20 ● <b>Active</b> · Active: 6/19/2022 MLS ID: 347692							
	<b>1680 Corey Wood Cir</b>	Condo/Townhouse/Apt. 3/2	1,242	3,484	2006	\$174,900	N/A	\$141
	Great Investment! Tenant Occupied 3BD/2BA in Wolf Creek! Great floor plan. Large master bedroom with huge walk in closet. <i>Listing Courtesy of TLH REALTY INC.</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

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

