

Single Family Residence **RESIDENTIAL**

# 4276 ROCKY RIDGE PL

SANFORD, FL 32773

**\$338,536** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,207 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$339K**

\$325K low

\$352K high

Last Sale

**\$340,000 · Jul 1, 2026**

Est. Owner Equity

**\$4,695**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,208 (2025) |
| Assessed Value        | \$99,532       |
| Previous Assessed     | \$96,727       |
| Assessor Market Value | \$272,067      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | SEMINOLE                              |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Patio

Porch · 288 ft²

## CLIMATE RISK

1

FLOOD

38

WILDFIRE

98

HEAT

61

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 26, 2026 | Resale | Warranty Deed | \$340,000 | \$282  | \$334K |
| Oct 5, 2006  | Resale | Warranty Deed | \$192,000 | \$159  | \$172K |
| Dec 27, 2000 | Resale | Grant Deed    | \$94,900  | \$79   | \$97K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Millennium Middle School            | Middle     | 6–8    | 2.1 mi   |
| Pine Crest Elementary Magnet School | Elementary | KG–5   | 2.1 mi   |
| Seminole High School                | High       | 9–12   | 2.3 mi   |

District: Seminole County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 32773

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>34,558</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>71°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|