

Single Family Residence **RESIDENTIAL**

9009 RUSHING RIVER WAY

NICEVILLE, FL 32578

\$969,790 TopHap Estimate · \$214 / ft² · confidence 83 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,528 ft²
LIVING AREA

0.41 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

VALUATION

\$970K

\$802K low

\$1.1M high

Last Sale

\$960,000 · May 30, 2025

Est. Owner Equity

\$219,790

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$11,336 (2025)
Assessed Value	\$825,738
Previous Assessed	\$827,044
Assessor Market Value	\$825,738

PROPERTY FACTS

Property Type	Single Family Residence
County	Okaloosa
Lot (acres)	0.41
Roof	Wood
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Porch · 221 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2025	Resale	Warranty Deed	\$960,000	\$212	\$750K
Oct 25, 2007	Resale	Warranty Deed	\$600,000	\$133	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.W. Ruckel Middle School	Middle	6–8	1.2 mi
Niceville High School	High	9–12	1.2 mi
Edge Elementary School	Elementary	KG–5	2.4 mi

District: Okaloosa 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 32578

54 CRIME INDEX	78 AIR POLLUTION	35,697 POPULATION	\$108K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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