

Single Family Residence **RESIDENTIAL**

579 PLACID RUN RD

ORANGE CITY, FL 32763

\$274,884 TopHap Estimate · \$162 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,697 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$275K

\$259K low

\$291K high

Last Sale

\$197,000 · Feb 26, 2007

Est. Owner Equity

\$174,884

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,231 (2025)
Assessed Value	\$93,617
Previous Assessed	\$91,156
Assessor Market Value	\$260,867

PROPERTY FACTS

Property Type	Single Family Residence
County	VOLUSIA
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

97
HEAT

61
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2026	Financing	Mortgage			\$100K
Feb 14, 2007	Resale	Warranty Deed	\$197,000	\$116	\$158K
Aug 25, 2005	Resale	Corporation Deed	\$156,952	\$92	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orange City Elementary School	Elementary	KG–5	0.6 mi
River Springs Middle School	Middle	6–8	1.1 mi
University High School	High	9–12	1.4 mi

District: Volusia 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 32763

109 CRIME INDEX	97 AIR POLLUTION	25,106 POPULATION	\$63K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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