

Single Family Residence **RESIDENTIAL**

# 725 RIVA RIDGE DR

CRESTVIEW, FL 32539

**\$251,042** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,904 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$251K**

**\$238K low**

**\$264K high**

Last Sale

**\$147,000 · Apr 2, 2013**

Est. Owner Equity

**\$100,882**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$146,469 |
| Previous Assessed     | \$142,341 |
| Assessor Market Value | \$229,708 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Okaloosa                |
| Lot (acres)   | 0.25                    |
| Roof          | Wood                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Finished        |
| Pool          | No                      |

Patio · 343 ft²

Porch · 172 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Mar 12, 2013 | Resale | Warranty Deed | \$147,000 | \$77   | \$150K |
| Feb 4, 1998  | Resale | Grant Deed    | \$97,000  | \$51   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Shoal River Middle School   | Middle     | 6–8    | 0.8 mi   |
| Riverside Elementary School | Elementary | PK–5   | 0.9 mi   |
| Crestview High School       | High       | 9–12   | 4.0 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 32539

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>74</div> <div>CRIME INDEX</div> | <div>71</div> <div>AIR POLLUTION</div> | <div>31,578</div> <div>POPULATION</div> | <div>\$76K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|