

Single Family Residence **RESIDENTIAL**

4509 RIVER RANCH RD

MILTON, FL 32583

\$1,248,025 TopHap Estimate · \$244 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

5,122 ft²
LIVING AREA

0.68 ac
LOT SIZE

1994
YEAR BUILT

3
STORIES

3
PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,140,000 · Dec 19, 2022

Est. Owner Equity

\$1,248,025

TAX & ASSESSMENT

Property Tax	\$8,285 (2025)
Assessed Value	\$747,425
Previous Assessed	\$726,361
Assessor Market Value	\$788,846

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Rosa
Lot (acres)	0.68
Construction	Wood (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Porch · 1,621 ft²

CLIMATE RISK

100
FLOOD

42
WILDFIRE

98
HEAT

84
STORM

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2022	Resale	Warranty Deed	\$1,140,000	\$223	
May 13, 2020	Quitclaim	Quit Claim Transfer			
Sep 19, 2017	Quitclaim	Quit Claim Transfer			
Sep 22, 2015	Financing	Correction Deed			\$417K
Dec 8, 2004	Quitclaim	Quit Claim Transfer			
Mar 11, 2002	Resale	Grant Deed	\$595,000	\$116	\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Milton Elementary School	Elementary	PK–5	1.7 mi
Milton High School	High	9–12	3.0 mi
Martin Luther King Middle School	Middle	6–8	4.0 mi

District: Santa Rosa 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 32583

97 CRIME INDEX	77 AIR POLLUTION	32,370 POPULATION	\$82K 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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