

Single Family Residence

RESIDENTIAL

4525 RIVER RANCH RD

MILTON, FL 32583

\$831,762 TopHap Estimate · \$464 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,791 ft²

LIVING AREA

1.36 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$832K

\$772K low

\$891K high

Last Sale

\$635,000 · Feb 14, 2020

Est. Owner Equity

\$831,762

TAX & ASSESSMENT

Property Tax	\$6,364 (2025)
Assessed Value	\$578,793
Previous Assessed	\$562,481
Assessor Market Value	\$633,081

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Rosa
Lot (acres)	1.36
Construction	Wood (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Pool	Yes

Patio · 150 ft²

Porch · 682 ft²

CLIMATE RISK

100 FLOOD	42 WILDFIRE	98 HEAT	84 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2020	Resale	Warranty Deed	\$635,000	\$355	
Feb 25, 2016	Resale	Warranty Deed	\$370,000	\$207	
Apr 19, 2001	Resale	Grant Deed	\$115,000	\$64	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Milton Elementary School	Elementary	PK–5	1.6 mi
Milton High School	High	9–12	2.9 mi
Martin Luther King Middle School	Middle	6–8	3.9 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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