

Single Family Residence

**RESIDENTIAL**

# 4560 RIVER RANCH RD

MILTON, FL 32583

**\$711,918** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,656 ft<sup>2</sup>**  
LIVING AREA

**2.08 ac**  
LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**7**

PARKING

## VALUATION

**\$712K**

\$638K low

\$786K high

Est. Owner Equity

**\$515,722**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,918 (2025) |
| Assessed Value        | \$276,238      |
| Previous Assessed     | \$268,453      |
| Assessor Market Value | \$483,908      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Santa Rosa              |
| Lot (acres)   | 2.08                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Shingle                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | Yes                     |

Deck · 192 ft²

Porch · 945 ft²

## CLIMATE RISK

|              |                |            |             |              |
|--------------|----------------|------------|-------------|--------------|
| 100<br>FLOOD | 45<br>WILDFIRE | 98<br>HEAT | 84<br>STORM | 9<br>DROUGHT |
|--------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Oct 23, 2000 | Resale | Grant Deed | \$225,000 | \$85   | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| East Milton Elementary School    | Elementary | PK–5   | 1.4 mi   |
| Milton High School               | High       | 9–12   | 2.7 mi   |
| Martin Luther King Middle School | Middle     | 6–8    | 3.7 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>32,370</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|