

Single Family Residence **RESIDENTIAL**

651 PLACID RUN RD

ORANGE CITY, FL 32763

\$298,413 TopHap Estimate · \$167 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,787 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$298K

\$285K low

\$312K high

Last Sale

\$184,083 · Aug 9, 2006

Est. Owner Equity

\$67,889

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,812 (2024)
Assessed Value	\$128,145
Previous Assessed	\$124,534
Assessor Market Value	\$275,030

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	No

Porch · 36 ft²

CLIMATE RISK

1

FLOOD

25

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
Jul 31, 2006	Resale	Warranty Deed	\$184,083	\$103	\$189K
Aug 25, 2005	Resale	Corporation Deed	\$179,083	\$100	\$143K

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	1.5 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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