

Single Family Residence

**RESIDENTIAL**

# 4352 ROCKY RIDGE PL

SANFORD, FL 32773

**\$289,351** TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,370 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$289K**

\$281K low

\$298K high

Last Sale

**\$207,000 · Aug 5, 2020**

Est. Owner Equity

**\$131,751**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,835 (2025) |
| Assessed Value        | \$218,527      |
| Previous Assessed     | \$212,368      |
| Assessor Market Value | \$289,674      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | SEMINOLE                              |
| Lot (acres)   | 0.22                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Porch · 208 ft²

## CLIMATE RISK

**1**  
FLOOD

**34**  
WILDFIRE

**98**  
HEAT

**61**  
STORM

**32**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 31, 2020 | Resale    | Warranty Deed       | \$207,000 | \$151  | \$158K |
| Sep 5, 2017  | Resale    | Warranty Deed       | \$207,000 | \$151  |        |
| Mar 11, 2008 | Resale    | Warranty Deed       | \$186,500 | \$136  | \$187K |
| Dec 7, 2004  | Resale    | Warranty Deed       | \$152,000 | \$111  | \$137K |
| Jan 13, 1997 | Quitclaim | Quit Claim Transfer | \$40,700  | \$30   |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Millennium Middle School            | Middle     | 6–8    | 2.1 mi   |
| Pine Crest Elementary Magnet School | Elementary | KG–5   | 2.2 mi   |
| Seminole High School                | High       | 9–12   | 2.4 mi   |

District: Seminole 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 32773

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>34,558</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>71°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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