

Single Family Residence **RESIDENTIAL**

# 4216 ROCKY RIDGE PL

SANFORD, FL 32773

**\$354,498** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,602 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$354K**

**\$342K low**

**\$367K high**

Last Sale

**\$196,000 · Jun 22, 2017**

Est. Owner Equity

**\$162,049**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,399 (2025) |
| Assessed Value        | \$210,146      |
| Previous Assessed     | \$204,224      |
| Assessor Market Value | \$319,252      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Seminole                |
| Construction  | Concrete Blocks         |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 332 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 98<br>HEAT | 61<br>STORM | 32<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jun 19, 2017 | Resale    | Warranty Deed | \$196,000 | \$122  | \$192K |
| Feb 23, 2005 | Financing | Warranty Deed |           |        | \$134K |
| Nov 8, 2004  | Resale    | Warranty Deed | \$165,000 | \$103  | \$115K |
| Jun 6, 2000  | Resale    | Grant Deed    | \$97,900  | \$61   | \$93K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Millennium Middle School            | Middle     | 6–8    | 1.9 mi   |
| Pine Crest Elementary Magnet School | Elementary | KG–5   | 2.0 mi   |
| Seminole High School                | High       | 9–12   | 2.1 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 | <b>Owner occupied</b> |
|-----------|-----------------------|