

Single Family Residence **RESIDENTIAL**

161 RIVER CIR

SANTA ROSA BEACH, FL 32459

\$2,136,484 TopHap Estimate · \$515 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,149 ft²
LIVING AREA

0.59 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

VALUATION

\$2.1M

\$1.9M low

\$2.4M high

Est. Owner Equity

\$2,136,484

TAX & ASSESSMENT

Property Tax	\$13,693 (2024)
Assessed Value	\$1,593,190
Previous Assessed	\$1,499,028
Assessor Market Value	\$1,593,190

PROPERTY FACTS

Property Type	Single Family Residence
County	Walton
Lot (acres)	0.59
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Finished
Pool	Yes

Deck

Porch · 594 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2024	Financing	Warranty Deed			
Oct 26, 2023	Resale	Warranty Deed	\$2,200,000	\$530	
Jun 17, 2022	Financing	Intrafamily Transfer			
Sep 14, 2021	Resale	Warranty Deed	\$1,850,000	\$446	\$1.5M
Oct 15, 2013	Resale	Warranty Deed	\$180,000	\$43	
Oct 15, 2012	Financing	Warranty Deed			\$90K
Aug 18, 1999	Resale	Grant Deed	\$130,000	\$31	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van R. Butler Elementary School	Elementary	KG–5	1.8 mi
South Walton High School	High	9–12	4.6 mi
Emerald Coast Middle School	Middle	6–8	8.8 mi

District: Walton 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.

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 NEIGHBORHOOD · ZIP 32459

90 CRIME INDEX	73 AIR POLLUTION	21,405 POPULATION	\$109K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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