

Mobile Home

RESIDENTIAL

72 ROAN RD

RIVER RANCH, FL 33867

\$122,388 TopHap Estimate · confidence 63 · as of Jun 23, 2026



0.1 ac
LOT SIZE

VALUATION

\$122K

\$77K low

\$168K high

Last Sale

\$120,000 · Dec 30, 2025

Est. Owner Equity

\$122,388

TAX & ASSESSMENT

Property Tax	\$1,151 (2025)
Assessed Value	\$80,526
Previous Assessed	\$73,205
Assessor Market Value	\$100,500

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	POLK
Lot (acres)	0.10
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2025	Resale	Warranty Deed	\$120,000		
Feb 22, 2022	Financing	Intrafamily Transfer			
Oct 22, 2021	Resale	Warranty Deed	\$72,500		\$51K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frostproof Middle/Senior High School	Middle	6–12	21.0 mi
Ben Hill Griffin Jr. Elementary School	Elementary	PK–5	21.1 mi

District: Polk 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 33867

171 CRIME INDEX	227 AIR POLLUTION	8 POPULATION	\$45K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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