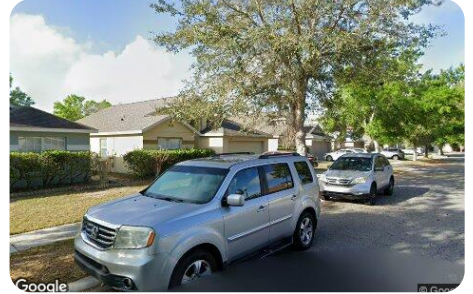


Single Family Residence **RESIDENTIAL**

11449 ROUSE RUN CIR

ORLANDO, FL 32817

\$395,073 TopHap Estimate · \$227 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,742 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$395K

\$370K low

\$420K high

Last Sale

\$162,600 · Jul 9, 2004

Est. Owner Equity

\$249,073

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,122 (2024)
Assessed Value	\$207,441
Previous Assessed	\$201,595
Assessor Market Value	\$377,930

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 178 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2004	Resale	Grant Deed	\$162,600	\$93	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
University High School	High	9–12	0.5 mi
Riverdale Elementary School	Elementary	PK–5	0.8 mi
Corner Lake Middle School	Middle	6–8	5.6 mi

District: Orange 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 32817

108 CRIME INDEX	112 AIR POLLUTION	43,744 POPULATION	\$66K MEDIAN IN-COME	72°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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