

Single Family Residence **RESIDENTIAL**

4528 RIVER RANCH RD

MILTON, FL 32583

\$1,776,393 TopHap Estimate · \$771 / ft² · confidence 87 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,304 ft²

LIVING AREA

0.44 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.8M

\$1.5M low

\$2M high

Last Sale

\$217,000 · Dec 1, 2017

Est. Owner Equity

\$1,552,640

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$2,076 (2025)
Assessed Value	\$202,293
Previous Assessed	\$196,592
Assessor Market Value	\$252,237

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Rosa
Lot (acres)	0.44
Construction	Wood (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Deck · 306 ft²

Shed

Porch · 772 ft²

CLIMATE RISK

72
FLOOD

43
WILDFIRE

98
HEAT

84
STORM

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2020	Quitclaim	Quit Claim Transfer	\$105,700	\$46	\$218K
Nov 28, 2017	Resale	Warranty Deed	\$217,000	\$94	\$222K
Feb 9, 2017	Resale	Grant Deed	\$134,000	\$58	
May 23, 2016	Resale	Grant Deed	\$151,300	\$66	
May 4, 2016	Resale	Trustees Deed	\$151,300	\$66	
Dec 8, 2011	Resale	Warranty Deed	\$170,000	\$74	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Milton Elementary School	Elementary	PK–5	1.6 mi
Milton High School	High	9–12	2.9 mi
Martin Luther King Middle School	Middle	6–8	3.9 mi

District: Santa Rosa 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 32583

97 CRIME INDEX	77 AIR POLLUTION	32,370 POPULATION	\$82K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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