

Single Family Residence

RESIDENTIAL

1449 RIVER ROCK CT

OVIEDO, FL 32765

\$357,801 TopHap Estimate · \$243 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,472 ft²

LIVING AREA

2017

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$358K

\$333K low

\$383K high

Last Sale

\$320,000 · Jan 28, 2022

Est. Owner Equity

\$47,401

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,643 (2025)
Assessed Value	\$313,417
Previous Assessed	\$304,584
Assessor Market Value	\$320,064

PROPERTY FACTS

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

Porch · 164 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	98 HEAT	75 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2022	Financing	Correction Deed			
Jan 4, 2022	Resale	Warranty Deed	\$320,000	\$217	\$310K
Dec 20, 2019	Resale	Warranty Deed	\$274,000	\$186	\$274K
Mar 20, 2017	Resale	Special Warranty Deed	\$247,500	\$168	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Evans Elementary School	Elementary	KG–5	0.7 mi
Jackson Heights Middle School	Middle	6–8	1.7 mi
Oviedo High School	High	9–12	1.7 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 32765

74 CRIME INDEX	99 AIR POLLUTION	71,646 POPULATION	\$99K 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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