

Single Family Residence **RESIDENTIAL**

# 4532 RIVER RANCH RD

MILTON, FL 32583

**\$122,598** TopHap Estimate · \$45 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,736 ft<sup>2</sup>**

LIVING AREA

**0.48 ac**

LOT SIZE

**2**

STORIES

## VALUATION

**\$123K**

\$117K low

\$128K high

Est. Owner Equity

**\$122,598**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$223 (2025) |
| Assessed Value        | \$18,000     |
| Previous Assessed     | \$18,000     |
| Assessor Market Value | \$18,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Santa Rosa              |
| Lot (acres)   | 0.48                    |
| Foundation    | Pier/Post & Beam        |
| Heating       | Forced Air              |
| Cooling       | Central                 |

Deck · 1,896 ft²

## CLIMATE RISK

**100**  
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 |
|--------------|-----------|---------------------|-------|--------|------|
| Jul 16, 2018 | Quitclaim | Quit Claim Transfer |       |        |      |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>97</div> <div>CRIME INDEX</div> | <div>77</div> <div>AIR POLLUTION</div> | <div>32,370</div> <div>POPULATION</div> | <div>\$82K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|