

Single Family Residence **RESIDENTIAL**

1471 RUSHING RAPIDS WAY

WINTER SPRINGS, FL 32708

\$741,248 TopHap Estimate · \$265 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,800 ft²
LIVING AREA

0.14 ac
LOT SIZE

2019
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$741K

\$679K low

\$804K high

Last Sale

\$730,000 · Dec 11, 2025

Est. Owner Equity

\$157,248

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,808 (2025)
Assessed Value	\$462,907
Previous Assessed	\$449,861
Assessor Market Value	\$606,606

PROPERTY FACTS

Property Type	Single Family Residence
County	SEMINOLE
Lot (acres)	0.14
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	30 WILDFIRE	98 HEAT	69 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2025	Resale	Warranty Deed	\$730,000	\$261	\$584K
May 24, 2019	Resale	Special Warranty Deed	\$485,700	\$173	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Trails Middle School	Middle	6–8	0.3 mi
Winter Springs High School	High	9–12	1.2 mi
Layer Elementary School	Elementary	KG–5	2.5 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.

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 NEIGHBORHOOD · ZIP 32708

65 CRIME INDEX	112 AIR POLLUTION	47,162 POPULATION	\$91K MEDIAN IN-COME	72°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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