

Single Family Residence **RESIDENTIAL**

# 1412 RUSHING RAPIDS WAY

WINTER SPRINGS, FL 32708

**\$619,550** TopHap Estimate · \$222 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**2,786 ft<sup>2</sup>**  
LIVING AREA

**2019**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$620K**

\$591K low

\$649K high

Last Sale

**\$443,000 · Feb 17, 2020**

Est. Owner Equity

**\$5,850**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,120 (2025) |
| Assessed Value        | \$408,605      |
| Previous Assessed     | \$397,089      |
| Assessor Market Value | \$604,332      |

## PROPERTY FACTS

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

Porch · 440 ft<sup>2</sup>

## CLIMATE RISK

**1**  
FLOOD

**29**  
WILDFIRE

**98**  
HEAT

**69**  
STORM

**32**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Jan 31, 2020 | Resale | Special Warranty Deed | \$443,000 | \$159              | \$399K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Indian Trails Middle School | Middle     | 6–8    | 0.2 mi   |
| Winter Springs High School  | High       | 9–12   | 1.2 mi   |
| Layer Elementary School     | Elementary | KG–5   | 2.4 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 32708

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>47,162</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|