

Single Family Residence **RESIDENTIAL**

1472 RUSHING RAPIDS WAY

WINTER SPRINGS, FL 32708

\$825,000 TopHap Estimate · \$251 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,287 ft²
LIVING AREA

2021
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$825K

\$776K low

\$874K high

Last Sale

\$476,500 · Feb 4, 2021

Est. Owner Equity

\$331,346

Loan-to-Value

60%

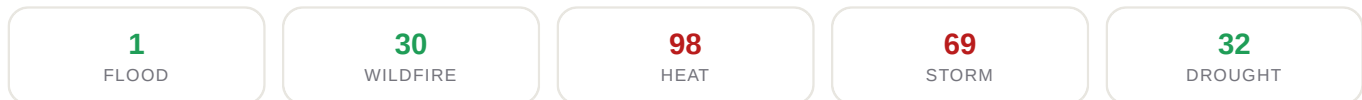
TAX & ASSESSMENT

Property Tax	\$6,377 (2025)
Assessed Value	\$424,032
Previous Assessed	\$412,082
Assessor Market Value	\$614,747

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2021	Resale	Special Warranty Deed	\$476,500	\$145	\$494K

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
Laver 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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