

Single Family Residence **RESIDENTIAL**

1452 RUSHING RAPIDS WAY

WINTER SPRINGS, FL 32708

\$622,619 TopHap Estimate · \$325 / ft² · confidence 85 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,916 ft²
LIVING AREA

2020
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$623K

\$527K low

\$718K high

Last Sale

\$628,000 · Jul 11, 2024

Est. Owner Equity

\$69,619

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,305 (2025)
Assessed Value	\$419,678
Previous Assessed	\$448,870
Assessor Market Value	\$475,766

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

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
Apr 18, 2025	Financing	Intrafamily Transfer			
Jul 1, 2024	Resale	Warranty Deed	\$628,000	\$328	\$553K
May 22, 2020	Resale	Special Warranty Deed	\$369,000	\$193	\$332K

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.

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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