

Single Family Residence **RESIDENTIAL**

# 98 RIVER RISE WAY

INLET BEACH, FL 32461

**\$1,538,622** TopHap Estimate · \$457 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026

**4**  
BEDS

**4**  
BATHS

**3,369 ft<sup>2</sup>**  
LIVING AREA

**0.41 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$1.5M**

\$1.4M low

\$1.7M high

Last Sale

**\$1,448,800 · Sep 20, 2023**

Est. Owner Equity

**\$1,538,622**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$9,591 (2024)</b> |
| Assessed Value        | <b>\$1,183,622</b>    |
| Previous Assessed     | <b>\$1,049,950</b>    |
| Assessor Market Value | <b>\$1,183,622</b>    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Walton                  |
| Lot (acres)   | 0.41                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | Yes                     |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-------------|--------------------|--------|
| Mar 27, 2026 | Financing | Warranty Deed         |             |                    |        |
| Mar 27, 2026 | Financing | Intrafamily Transfer  |             |                    |        |
| Oct 22, 2024 | Financing | Intrafamily Transfer  |             |                    |        |
| Oct 22, 2024 | Financing | Intrafamily Transfer  |             |                    |        |
| Sep 19, 2023 | Resale    | Special Warranty Deed | \$1,448,800 | \$430              | \$1.1M |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Emerald Coast Middle School</b>  | Middle     | 6–8    | 7.3 mi   |
| <b>Dune Lakes Elementary School</b> | Elementary | KG–5   | 7.8 mi   |
| <b>South Walton High School</b>     | High       | 9–12   | 11.4 mi  |

District: Walton 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 32461

|                           |                            |                        |                                 |                         |                        |
|---------------------------|----------------------------|------------------------|---------------------------------|-------------------------|------------------------|
| <b>178</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>1</b><br>POPULATION | <b>\$135K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|---------------------------|----------------------------|------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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