

Single Family Residence

RESIDENTIAL

469 RIVER RAPID RUN

SAINT CLOUD, FL 34771

\$420,000 TopHap Estimate · \$163 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,580 ft²

LIVING AREA

0.14 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$420K

\$390K low

\$450K high

Last Sale

\$451,300 · Dec 20, 2024

Est. Owner Equity

\$0

Loan-to-Value

101%

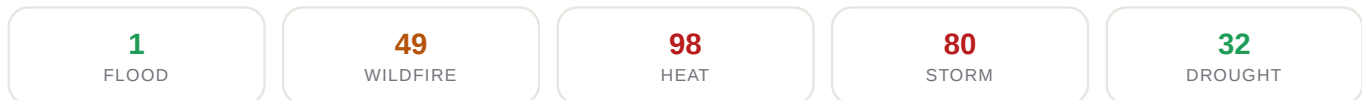
TAX & ASSESSMENT

Property Tax	\$8,995 (2025)
Assessed Value	\$394,800
Previous Assessed	\$55,000
Assessor Market Value	\$394,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	OSCEOLA
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2024	Resale	Special Warranty Deed	\$451,300	\$175	\$443K
Jun 19, 2024	Resale	Special Warranty Deed	\$5,000,000	\$1938	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Narcoossee Elementary School	Elementary	KG–5	3.0 mi
Narcoossee Middle School	Middle	6–8	3.1 mi
Harmony High School	High	9–12	7.8 mi

District: Osceola 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 34771

58 CRIME INDEX	121 AIR POLLUTION	32,736 POPULATION	\$93K 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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