

Single Family Residence

RESIDENTIAL

449 RIVER RAPID RUN

SAINT CLOUD, FL 34771

\$430,602 TopHap Estimate · \$179 / ft² · confidence 93 · as of Jul 14, 2026



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4

BEDS

2

BATHS

2,400 ft²

LIVING AREA

0.14 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$431K

\$400K low

\$461K high

Last Sale

\$442,000 · Nov 4, 2024

Est. Owner Equity

\$32,833

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$8,279 (2025)
Assessed Value	\$384,000
Previous Assessed	\$55,000
Assessor Market Value	\$384,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Osceola
Lot (acres)	0.14
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Package
Garage	Garage, Finished

Porch · 180 ft²

CLIMATE RISK

1
FLOOD

50
WILDFIRE

98
HEAT

80
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2024	Resale	Special Warranty Deed	\$442,000	\$184	\$398K
Jun 19, 2024	Resale	Special Warranty Deed	\$5,000,000	\$2083	

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



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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