

Single Family Residence **RESIDENTIAL**

4312 ROCKY RIDGE PL

SANFORD, FL 32773

\$320,334 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,245 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$320K

\$308K low

\$332K high

Last Sale

\$235,000 · Feb 22, 2021

Est. Owner Equity

\$92,384

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,227 (2025)
Assessed Value	\$277,065
Previous Assessed	\$269,257
Assessor Market Value	\$277,917

PROPERTY FACTS

Property Type	Single Family Residence
County	Seminole
Construction	Wood Frame
Foundation	Footing
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio

Porch · 48 ft²

CLIMATE RISK

1 FLOOD	37 WILDFIRE	98 HEAT	61 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 12, 2021	Resale	Warranty Deed	\$235,000	\$189	\$228K
Mar 8, 2017	Resale	Warranty Deed	\$180,000	\$145	\$177K
Jan 31, 2005	Resale	Warranty Deed	\$153,000	\$123	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Millennium Middle School	Middle	6–8	2.1 mi
Pine Crest Elementary Magnet School	Elementary	KG–5	2.2 mi
Seminole High School	High	9–12	2.4 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 32773

110 CRIME INDEX	102 AIR POLLUTION	34,558 POPULATION	\$67K MEDIAN IN-COME	71°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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