

Single Family Residence **RESIDENTIAL**

# 4247 ROCKY RIDGE PL

SANFORD, FL 32773

**\$330,978** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,528 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$331K**

\$317K low

\$345K high

Last Sale

**\$115,000 · Aug 13, 2001**

Est. Owner Equity

**\$182,038**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,283 (2025) |
| Assessed Value        | \$110,059      |
| Previous Assessed     | \$106,957      |
| Assessor Market Value | \$310,533      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SEMINOLE                |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 132 ft²

## CLIMATE RISK

1

FLOOD

36

WILDFIRE

98

HEAT

61

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| Jul 28, 2026 | Financing | Deed       | \$100     | \$0    |        |
| Aug 13, 2001 | Resale    | Grant Deed | \$115,000 | \$75   | \$114K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Millennium Middle School            | Middle     | 6–8    | 2.0 mi   |
| Pine Crest Elementary Magnet School | Elementary | KG–5   | 2.0 mi   |
| Seminole High School                | High       | 9–12   | 2.2 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>34,558</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>71°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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