

Single Family Residence

RESIDENTIAL

4572 RIVER RANCH RD

MILTON, FL 32583

\$901,194 TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

5,350 ft²

LIVING AREA

2.43 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$901K

\$834K low

\$969K high

Last Sale

\$845,000 · Mar 30, 2023

Est. Owner Equity

\$174,194

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$9,645 (2025)
Assessed Value	\$866,851
Previous Assessed	\$842,421
Assessor Market Value	\$874,635

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Rosa
Lot (acres)	2.43
Construction	Wood (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

- Elevator
- Shed
- Patio · 250 ft²
- Porch · 1,633 ft²

CLIMATE RISK

100 FLOOD	45 WILDFIRE	98 HEAT	84 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2023	Financing	Intrafamily Transfer			
Mar 28, 2023	Resale	Warranty Deed	\$845,000	\$158	\$727K
Mar 2, 2001	Resale	Grant Deed	\$574,900	\$107	\$515K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Milton Elementary School	Elementary	PK–5	1.4 mi
Milton High School	High	9–12	2.7 mi
Martin Luther King Middle School	Middle	6–8	3.7 mi

District: Santa Rosa 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 32583

97 CRIME INDEX	77 AIR POLLUTION	32,370 POPULATION	\$82K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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