

Single Family Residence

**RESIDENTIAL**

# 714 RIVA RIDGE DR

CRESTVIEW, FL 32539

**\$288,007** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,760 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$288K**

\$277K low

\$299K high

Last Sale

**\$311,000 · May 26, 2023**

Est. Owner Equity

**\$107,007**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,648 (2025) |
| Assessed Value        | \$229,783      |
| Previous Assessed     | \$235,827      |
| Assessor Market Value | \$229,783      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Okaloosa                |
| Lot (acres)   | 0.27                    |
| Roof          | Wood                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Finished        |
| Pool          | No                      |

Patio · 384 ft²

Porch · 61 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 25, 2023 | Resale | Warranty Deed | \$311,000 | \$177  | \$181K |
| Dec 17, 2021 | Resale | Warranty Deed | \$268,500 | \$153  | \$271K |
| Sep 16, 2011 | Resale | Warranty Deed | \$152,000 | \$86   | \$157K |
| Nov 30, 2004 | Resale | Warranty Deed | \$20,000  | \$11   | \$95K  |
| Aug 19, 1999 | Resale | Grant Deed    | \$12,200  | \$7    | \$9K   |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Shoal River Middle School   | Middle     | 6–8    | 0.7 mi   |
| Riverside Elementary School | Elementary | PK–5   | 0.8 mi   |
| Crestview High School       | High       | 9–12   | 4.0 mi   |

District: Okaloosa 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 32539

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>71</b><br>AIR POLLUTION | <b>31,578</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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