

Single Family Residence **RESIDENTIAL**

4260 ROCKY RIDGE PL

SANFORD, FL 32773

\$330,106 TopHap Estimate · \$176 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,876 ft²

LIVING AREA

0.21 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$330K

\$320K low

\$340K high

Last Sale

\$237,000 · Nov 25, 2019

Est. Owner Equity

\$104,956

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,049 (2025)
Assessed Value	\$234,176
Previous Assessed	\$227,576
Assessor Market Value	\$309,922

PROPERTY FACTS

Property Type	Single Family Residence
County	SEMINOLE
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 210 ft²

CLIMATE RISK

1
FLOOD

38
WILDFIRE

98
HEAT

61
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2023	Financing	Intrafamily Transfer			
Nov 15, 2019	Resale	Warranty Deed	\$237,000	\$126	\$225K
Jul 24, 2006	Quitclaim	Quit Claim Transfer			
Mar 16, 2006	Resale	Warranty Deed	\$210,000	\$112	
Jun 3, 2005	Quitclaim	Quit Claim Transfer			\$98K
Jun 4, 1997	Resale	Grant Deed	\$91,000	\$49	\$93K

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

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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