

Single Family Residence

**RESIDENTIAL**

# 2834 RIVER RIDGE DR

ORLANDO, FL 32825

**\$367,691** TopHap Estimate · \$237 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,553 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$368K**

\$338K low

\$397K high

Last Sale

**\$260,000 · Jun 1, 2020**

Est. Owner Equity

**\$0**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,813 (2024) |
| Assessed Value        | \$256,149      |
| Previous Assessed     | \$248,930      |
| Assessor Market Value | \$344,430      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.17                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 23 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 28, 2020 | Resale    | Warranty Deed       | \$260,000 | \$167  | \$247K |
| Oct 11, 2019 | Quitclaim | Quit Claim Transfer | \$170,000 | \$109  | \$170K |
| Nov 30, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 29, 2015 | Resale    | Warranty Deed       | \$155,000 | \$100  |        |
| Jul 19, 2006 | Resale    | Warranty Deed       | \$270,000 | \$174  | \$216K |
| Sep 30, 2003 | Resale    | Grant Deed          | \$157,900 | \$102  | \$158K |
| Aug 10, 2001 | Resale    | Grant Deed          | \$138,000 | \$89   | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Cypress Springs Elementary School | Elementary | KG–5   | 0.6 mi   |
| Legacy Middle School              | Middle     | 6–8    | 2.8 mi   |
| University High School            | High       | 9–12   | 4.9 mi   |

District: Orange 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 32825

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>63</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>66,623</div> <div>POPULATION</div> | <div>\$70K</div> <div>MEDIAN IN-COME</div> | <div>72°F</div> <div>AVG TEMP</div> | <div>64%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|