

Single Family Residence **RESIDENTIAL**

# 2771 RIVER RIDGE DR

ORLANDO, FL 32825

**\$419,445** TopHap Estimate · \$176 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**2,377 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$419K**

**\$378K low**

**\$461K high**

Est. Owner Equity

**\$419,445**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,229 (2024) |
| Assessed Value        | \$372,920      |
| Previous Assessed     | \$359,045      |
| Assessor Market Value | \$372,920      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.13                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 162 ft²

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|---------------|-----------|--------|--------|
| <b>Sep 21, 2023</b> | Financing | Warranty Deed |           |        |        |
| <b>Mar 10, 2022</b> | Resale    | Warranty Deed | \$344,100 | \$145  | \$292K |
| <b>Feb 28, 2007</b> | Resale    | Warranty Deed | \$298,000 | \$125  | \$268K |
| <b>Jun 30, 2004</b> | Resale    | Warranty Deed | \$204,900 | \$86   | \$129K |
| <b>Sep 29, 2003</b> | Resale    | Grant Deed    | \$182,000 | \$77   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| <b>Cypress Springs Elementary School</b> | Elementary | KG–5   | 0.6 mi   |
| <b>Legacy Middle School</b>              | Middle     | 6–8    | 2.7 mi   |
| <b>University High School</b>            | High       | 9–12   | 4.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|