

Single Family Residence **RESIDENTIAL**

2445 RIVER RIDGE DR

ORLANDO, FL 32825

\$424,318 TopHap Estimate · \$201 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,107 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$424K

\$408K low

\$441K high

Last Sale

\$275,000 · Aug 7, 2007

Est. Owner Equity

\$173,907

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,289 (2024)
Assessed Value	\$158,785
Previous Assessed	\$154,310
Assessor Market Value	\$382,420

PROPERTY FACTS

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

Porch · 137 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2007	Resale	Warranty Deed	\$275,000	\$131	\$267K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.7 mi
University High School	High	9–12	4.7 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

63 CRIME INDEX	114 AIR POLLUTION	66,623 POPULATION	\$70K MEDIAN IN-COME	72°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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