

Single Family Residence

**RESIDENTIAL**

# 2728 RIVER RIDGE DR

ORLANDO, FL 32825

**\$412,215** TopHap Estimate · \$250 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,647 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$412K**

\$399K low

\$426K high

Last Sale

**\$220,000 · May 3, 2016**

Est. Owner Equity

**\$214,215**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,294 (2024) |
| Assessed Value        | \$223,013      |
| Previous Assessed     | \$216,728      |
| Assessor Market Value | \$366,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.12                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 243 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 29, 2016 | Resale    | Warranty Deed       | \$220,000 | \$134  | \$198K |
| Sep 8, 2015  | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 30, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 27, 1997 | Resale    | Grant Deed          | \$101,800 | \$62   | \$99K  |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Cypress Springs Elementary School | Elementary | KG–5   | 0.5 mi   |
| Legacy Middle School              | Middle     | 6–8    | 2.6 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

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