

Single Family Residence **RESIDENTIAL**

2780 RIVER RIDGE DR

ORLANDO, FL 32825

\$481,753 TopHap Estimate · \$218 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,205 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$482K

\$454K low

\$510K high

Last Sale

\$250,000 · Mar 7, 2008

Est. Owner Equity

\$148,702

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,667 (2024)
Assessed Value	\$310,779
Previous Assessed	\$302,020
Assessor Market Value	\$417,560

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2008	Resale	Warranty Deed	\$250,000	\$113	\$200K
Jul 10, 2006	Resale	Warranty Deed	\$319,000	\$145	\$255K
Nov 1, 2001	Resale	Grant Deed	\$178,900	\$81	\$170K
Apr 24, 2001	Resale	Grant Deed	\$160,000	\$73	\$128K

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	4.8 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

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

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

| OWNERSHIP

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