

Single Family Residence

**RESIDENTIAL**

# 2235 RIVER RIDGE RD

DELAND, FL 32720

**\$697,534** TopHap Estimate · \$317 / ft<sup>2</sup> · confidence 86 · as of Jun 23, 2026



**3**

BEDS

**3**

BATHS

**2,198 ft<sup>2</sup>**

LIVING AREA

**1.03 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$698K**

\$600K low

\$795K high

Last Sale

**\$522,500 · Mar 14, 2007**

Est. Owner Equity

**\$341,792**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,281 (2025) |
| Assessed Value        | \$155,749      |
| Previous Assessed     | \$151,655      |
| Assessor Market Value | \$564,628      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | VOLUSIA                               |
| Lot (acres)   | 1.03                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Metal                                 |
| Heating       | Forced Air With Air Conditioning      |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |
| View          | Lake Front                            |

Patio · 96 ft²

Porch · 527 ft²

Boat access

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jun 29, 2026 | Financing         | Deed                | \$100     | \$0    |        |
| Feb 27, 2012 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Feb 23, 2007 | Resale            | Warranty Deed       | \$522,500 | \$238  | \$253K |
| Oct 1, 2006  | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Woodward Avenue Elementary School | Elementary | KG–5   | 2.4 mi   |
| Southwestern Middle School        | Middle     | 6–8    | 2.8 mi   |
| DeLand High School                | High       | 9–12   | 5.8 mi   |

District: Volusia 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 32720

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>90</div> <div>CRIME INDEX</div> | <div>99</div> <div>AIR POLLUTION</div> | <div>35,468</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>71°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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