

Single Family Residence

RESIDENTIAL

2712 RIVER RIDGE DR

ORLANDO, FL 32825

\$364,370 TopHap Estimate · \$218 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,671 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$364K

\$332K low

\$397K high

Last Sale

\$242,000 · Jul 10, 2007

Est. Owner Equity

\$364,370

TAX & ASSESSMENT

Property Tax	\$5,459 (2024)
Assessed Value	\$329,201
Previous Assessed	\$329,055
Assessor Market Value	\$341,380

PROPERTY FACTS

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

Porch · 212 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2020	Quitclaim	Quit Claim Transfer			
Jun 29, 2007	Resale	Warranty Deed	\$242,000	\$145	
Jun 7, 2001	Resale	Grant Deed	\$137,500	\$82	\$134K
Apr 19, 2001	Resale	Grant Deed	\$111,000	\$66	\$100K

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

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	Absentee owner
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