

Single Family Residence **RESIDENTIAL**

2645 RIVER RIDGE DR

ORLANDO, FL 32825

\$453,879 TopHap Estimate · \$219 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,075 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$454K

\$435K low

\$473K high

Last Sale

\$130,000 · Feb 24, 2010

Est. Owner Equity

\$453,879

TAX & ASSESSMENT

Property Tax	\$6,315 (2024)
Assessed Value	\$389,158
Previous Assessed	\$380,235
Assessor Market Value	\$394,260

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 · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2017	Quitclaim	Quit Claim Transfer			
May 2, 2014	Quitclaim	Quit Claim Transfer			
Feb 19, 2010	Resale	Grant Deed	\$130,000	\$63	
Oct 30, 2009	Recorded document	Trustees Deed			
Nov 16, 2001	Financing	Trustees Deed			\$25K
Feb 5, 1997	Resale	Grant Deed	\$118,500	\$57	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.4 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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