

Single Family Residence

RESIDENTIAL

2716 RIVER RIDGE DR

ORLANDO, FL 32825

\$405,904 TopHap Estimate · \$229 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,770 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$406K

\$391K low

\$421K high

Last Sale

\$347,000 · Nov 10, 2021

Est. Owner Equity

\$20,711

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,949 (2024)
Assessed Value	\$328,799
Previous Assessed	\$319,533
Assessor Market Value	\$381,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	Yes

Porch · 235 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2021	Resale	Warranty Deed	\$347,000	\$196	\$330K
Apr 12, 2018	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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