

Single Family Residence

RESIDENTIAL

2818 RIVER RIDGE DR

ORLANDO, FL 32825

\$425,854 TopHap Estimate · \$223 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,913 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$426K

\$410K low

\$442K high

Last Sale

\$190,000 · Mar 31, 2017

Est. Owner Equity

\$59,854

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,848 (2025)
Assessed Value	\$188,374
Assessor Market Value	\$363,540

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2026	Financing	Mortgage			\$366K
Mar 27, 2017	Quitclaim	Quit Claim Transfer	\$190,000	\$99	
May 7, 2014	Resale	Grant Deed	\$154,900	\$81	
Jul 29, 2013	Non-arms-length	Trustees Deed	\$157,600	\$82	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.8 mi
University High School	High	9–12	4.9 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	Absentee owner
-----------	-----------------------