

Single Family Residence **RESIDENTIAL**

2845 RIVER RIDGE DR

ORLANDO, FL 32825

\$441,093 TopHap Estimate · \$221 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,996 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$441K

\$432K low

\$450K high

Last Sale

\$141,400 · Aug 13, 1998

Est. Owner Equity

\$297,358

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,798 (2025)
Assessed Value	\$190,265
Assessor Market Value	\$405,810

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 137 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2025	Financing	Intrafamily Transfer			
Apr 4, 2018	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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