

Single Family Residence **RESIDENTIAL**

2719 RIVER RIDGE DR

ORLANDO, FL 32825

\$400,668 TopHap Estimate · \$208 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.11 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$401K

\$383K low

\$418K high

Last Sale

\$144,000 · Sep 27, 2001

Est. Owner Equity

\$258,168

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,112 (2024)
Assessed Value	\$152,595
Previous Assessed	\$148,294
Assessor Market Value	\$371,180

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.11
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Patio · 120 ft²

Porch · 33 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2001	Resale	Grant Deed	\$144,000	\$75	\$115K
Mar 27, 1997	Resale	Grant Deed	\$109,400	\$57	\$112K

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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