

Single Family Residence

RESIDENTIAL

2450 RIVER RIDGE DR

ORLANDO, FL 32825

\$426,995 TopHap Estimate · \$211 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,023 ft²

LIVING AREA

0.14 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$427K

\$389K low

\$465K high

Last Sale

\$225,000 · May 11, 2016

Est. Owner Equity

\$426,995

TAX & ASSESSMENT

Property Tax	\$6,271 (2024)
Assessed Value	\$381,646
Previous Assessed	\$383,537
Assessor Market Value	\$398,280

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2016	Non-arms-length	Warranty Deed	\$225,000	\$111	
Jun 26, 2013	Resale	Warranty Deed	\$200,000	\$99	
Dec 17, 2012	Recorded document	Grant Deed			
May 23, 2013	Resale	Grant Deed	\$157,000	\$78	
Oct 25, 2012	Foreclosure sale	Trustees Deed	\$155,800	\$77	
Aug 10, 2007	Resale	Warranty Deed	\$265,000	\$131	\$265K
Oct 3, 2000	Resale	Grant Deed	\$138,500	\$68	\$111K
Feb 13, 1998	Resale	Grant Deed	\$131,200	\$65	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 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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