

Single Family Residence

RESIDENTIAL

2215 RIVER RIDGE DR

SARASOTA, FL 34239

\$1,175,000 TopHap Estimate · \$347 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,386 ft²

LIVING AREA

0.37 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$338,000 · May 21, 2004

Est. Owner Equity

\$934,000

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,363 (2025)
Assessed Value	\$327,082
Previous Assessed	\$317,864
Assessor Market Value	\$818,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Sarasota
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Roll Composition (rolled Mineral Roof)
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 252 ft²

Porch · 1,914 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 5, 2022	Financing	Intrafamily Transfer			
May 21, 2004	Quitclaim	Quit Claim Transfer			
May 21, 2004	Resale	Grant Deed	\$338,000	\$100	\$270K
May 18, 2004	Recorded document	Grant Deed			
May 21, 2003	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sarasota High School	High	9–12	1.3 mi
Brookside Middle School	Middle	6–8	1.3 mi
Southside Elementary School	Elementary	PK–5	1.4 mi

District: Sarasota 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 34239

108 CRIME INDEX	86 AIR POLLUTION	16,819 POPULATION	\$79K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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