

Single Family Residence

RESIDENTIAL

2610 RIVER RIDGE DR

ORLANDO, FL 32825

\$474,817 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,348 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$475K

\$448K low

\$502K high

Last Sale

\$259,000 · Jul 6, 2005

Est. Owner Equity

\$314,817

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,650 (2024)
Assessed Value	\$181,841
Previous Assessed	\$176,716
Assessor Market Value	\$429,550

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 114 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2005	Resale	Warranty Deed	\$259,000	\$110	\$170K
Jun 6, 2002	Resale	Grant Deed	\$162,000	\$69	
Jul 9, 1999	Resale	Grant Deed	\$141,000	\$60	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.5 mi
Legacy Middle School	Middle	6–8	2.5 mi
University High School	High	9–12	4.6 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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