

Single Family Residence **RESIDENTIAL**

2614 RIVER RIDGE DR

ORLANDO, FL 32825

\$418,919 TopHap Estimate · \$218 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,922 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$419K

\$396K low

\$442K high

Est. Owner Equity

\$212,919

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,267 (2024)
Assessed Value	\$157,372
Previous Assessed	\$152,937
Assessor Market Value	\$372,550

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 · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2004	Non-arms-length	Warranty Deed	\$209,900	\$109	\$160K

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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