

Single Family Residence **RESIDENTIAL**

## 2583 RIVER RIDGE DR

ORLANDO, FL 32825

**\$410,287** TopHap Estimate · \$258 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,593 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$410K**

**\$387K low**

**\$433K high**

Last Sale

**\$415,000 · Jan 17, 2024**

Est. Owner Equity

**\$410,287**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,288 (2024) |
| Assessed Value        | \$341,810      |
| Previous Assessed     | \$154,239      |
| Assessor Market Value | \$341,810      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.12                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | Yes                     |

Porch · 51 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Jan 11, 2024 | Resale | Warranty Deed | \$415,000 | \$261  |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Cypress Springs Elementary School | Elementary | KG–5   | 0.4 mi   |
| Legacy Middle School              | Middle     | 6–8    | 2.5 mi   |
| University High School            | High       | 9–12   | 4.5 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>63</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>66,623</div> <div>POPULATION</div> | <div>\$70K</div> <div>MEDIAN IN-COME</div> | <div>72°F</div> <div>AVG TEMP</div> | <div>64%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|