

Single Family Residence

RESIDENTIAL

2245 RIVER RIDGE RD

DELAND, FL 32720

\$926,400 TopHap Estimate · \$300 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,090 ft²

LIVING AREA

0.81 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$926K

\$836K low

\$1M high

Last Sale

\$870,000 · Aug 23, 2024

Est. Owner Equity

\$360,900

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$14,004 (2025)
Assessed Value	\$706,225
Previous Assessed	\$651,990
Assessor Market Value	\$706,225

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.81
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 1,004 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2024	Resale	Warranty Deed	\$870,000	\$282	\$566K
Mar 31, 2022	Resale	Warranty Deed	\$775,000	\$251	\$620K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodward Avenue Elementary School	Elementary	KG–5	2.5 mi
Southwestern Middle School	Middle	6–8	2.9 mi
DeLand High School	High	9–12	5.9 mi

District: Volusia 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 32720

90 CRIME INDEX	99 AIR POLLUTION	35,468 POPULATION	\$63K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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