

Single Family Residence **RESIDENTIAL**

2249 RIVER RIDGE RD

DELAND, FL 32720

\$701,884 TopHap Estimate · \$202 / ft² · confidence 85 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,475 ft²

LIVING AREA

0.47 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$702K

\$598K low

\$806K high

Est. Owner Equity

\$601,884

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$7,810 (2025)
Assessed Value	\$413,023
Previous Assessed	\$401,383
Assessor Market Value	\$808,613

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.47
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	Yes

Patio · 678 ft²

Porch · 1,436 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2002	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodward Avenue Elementary School	Elementary	KG–5	2.5 mi
Southwestern Middle School	Middle	6–8	3.0 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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