

Single Family Residence **RESIDENTIAL**

2203 RIVER RIDGE DR

SARASOTA, FL 34239

\$488,901 TopHap Estimate · \$246 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,990 ft²

LIVING AREA

0.38 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$489K

\$410K low

\$568K high

Last Sale

\$507,000 · Sep 19, 2024

Est. Owner Equity

\$134,001

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,737 (2025)
Assessed Value	\$408,500
Previous Assessed	\$172,781
Assessor Market Value	\$408,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Sarasota
Lot (acres)	0.38
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 439 ft²

Porch · 405 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2024	Resale	Warranty Deed	\$507,000	\$255	\$355K
Apr 7, 1997	Resale	Grant Deed	\$147,000	\$74	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sarasota High School	High	9–12	1.3 mi
Brookside Middle School	Middle	6–8	1.3 mi
Southside Elementary School	Elementary	PK–5	1.4 mi

District: Sarasota 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 34239

108 CRIME INDEX	86 AIR POLLUTION	16,819 POPULATION	\$79K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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