

Condominium

RESIDENTIAL

# 6284 RIVER RUN PL # 188

ORLANDO, FL 32807

**\$175,731** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026

**2**

BEDS

**3**

BATHS

**1,104 ft<sup>2</sup>**

LIVING AREA

**0.86 ac**

LOT SIZE

**1989**

YEAR BUILT

## VALUATION

**\$176K**

\$149K low

\$202K high

Last Sale

\$54,500 · Dec 30, 1998

Est. Owner Equity

\$122,670

Loan-to-Value

30%

## TAX & ASSESSMENT

Property Tax

\$2,508 (2024)

Assessed Value

\$119,852

Previous Assessed

\$174,400

Assessor Market Value

\$172,200

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | Orange      |
| Lot (acres)   | 0.86        |
| Heating       | Forced Air  |
| Cooling       | Central     |
| Pool          | No          |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|----------|--------------------|-------|
| Jan 10, 2006 | Quitclaim | Quit Claim Transfer |          |                    |       |
| Sep 25, 2003 | Quitclaim | Quit Claim Transfer | \$24,800 | \$22               | \$53K |
| Dec 30, 1998 | Resale    | Grant Deed          | \$54,500 | \$49               | \$56K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Chickasaw Elementary School    | Elementary | PK–5   | 0.3 mi   |
| Roberto Clemente Middle School | Middle     | 6–8    | 0.7 mi   |
| Colonial High School           | High       | 9–12   | 2.2 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 32807**

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>126</b><br>AIR POLLUTION | <b>38,380</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-<br>COME | <b>72°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|