

Single Family Residence

RESIDENTIAL

2809 RIVER RIDGE DR

ORLANDO, FL 32825

\$437,736 TopHap Estimate · \$228 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.2 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$438K

\$419K low

\$456K high

Last Sale

\$435,000 · Mar 17, 2025

Est. Owner Equity

\$2,736

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$6,824 (2025)
Assessed Value	\$384,180
Assessor Market Value	\$384,180

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Porch · 153 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2025	Resale	Deed	\$435,000	\$226	\$435K
Aug 17, 2021	Financing	Intrafamily Transfer			
Jun 21, 2001	Resale	Grant Deed	\$122,000	\$63	\$87K
Apr 12, 1999	Quitclaim	Quit Claim Transfer	\$44,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.7 mi
University High School	High	9–12	4.8 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

63 CRIME INDEX	114 AIR POLLUTION	66,623 POPULATION	\$70K MEDIAN IN-COME	72°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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