

Single Family Residence

RESIDENTIAL

2806 RIVER RIDGE DR

ORLANDO, FL 32825

\$408,554 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,557 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$409K

\$388K low

\$429K high

Last Sale

\$406,000 · Mar 19, 2025

Est. Owner Equity

\$124,354

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,929 (2024)
Assessed Value	\$315,890
Previous Assessed	\$136,957
Assessor Market Value	\$315,890

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 235 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2025	Resale	Warranty Deed	\$406,000	\$261	\$284K
Dec 3, 2024	Resale	Warranty Deed	\$339,500	\$218	
Apr 29, 1998	Resale	Grant Deed	\$110,500	\$71	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.8 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	Owner occupied
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