

Single Family Residence

RESIDENTIAL

2813 RIVER RIDGE DR

ORLANDO, FL 32825

\$455,670 TopHap Estimate · \$216 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,111 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$456K

\$432K low

\$480K high

Last Sale

\$175,300 · Oct 21, 2002

Est. Owner Equity

\$152,187

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,487 (2025)
Assessed Value	\$170,422
Assessor Market Value	\$389,110

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 131 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 21, 2002	Resale	Grant Deed	\$175,300	\$83	\$140K
Sep 9, 1999	Resale	Trustees Deed	\$132,500	\$63	\$106K

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	Owner occupied
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