

Single Family Residence

RESIDENTIAL

2791 RIVER RIDGE DR

ORLANDO, FL 32825

\$396,595 TopHap Estimate · \$207 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,918 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$397K

\$379K low

\$414K high

Est. Owner Equity

\$190,123

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,191 (2024)
Assessed Value	\$152,519
Previous Assessed	\$148,221
Assessor Market Value	\$367,500

PROPERTY FACTS

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

Porch · 158 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2020	Financing	Intrafamily Transfer			
Apr 17, 2020	Financing	Intrafamily Transfer			

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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------