

Single Family Residence **RESIDENTIAL**

## 2814 RIVER RIDGE DR

ORLANDO, FL 32825

**\$448,238** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**2,205 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$448K**

\$408K low

\$489K high

Est. Owner Equity

**\$328,238**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,697 (2024) |
| Assessed Value        | \$184,838      |
| Previous Assessed     | \$179,629      |
| Assessor Market Value | \$420,190      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.15                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 128 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| May 17, 2001 | Resale | Grant Deed | \$145,000 | \$66               | \$115K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>66,623</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|