

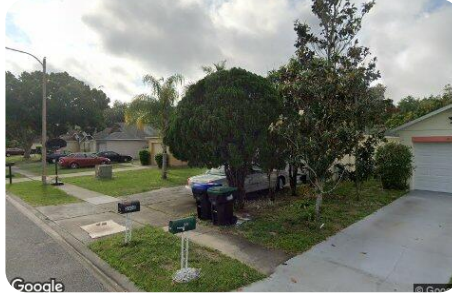
Single Family Residence

RESIDENTIAL

2612 ROSE RIDGE CIR

ORLANDO, FL 32839

\$257,264 TopHap Estimate · \$177 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,452 ft²

LIVING AREA

0.11 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$257K

\$231K low

\$284K high

Est. Owner Equity

\$125,514

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,293 (2024)
Assessed Value	\$97,224
Previous Assessed	\$94,484
Assessor Market Value	\$274,030

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.11
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2025	Financing	Intrafamily Transfer			
Sep 1, 2004	Resale	Warranty Deed	\$128,000	\$88	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Palmetto Elementary School	Elementary	PK–5	0.4 mi
Westridge Middle School	Middle	6–8	0.8 mi
Oak Ridge High School	High	9–12	1.7 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 32839

126 CRIME INDEX	146 AIR POLLUTION	64,055 POPULATION	\$49K 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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