

Single Family Residence **RESIDENTIAL**

2617 RIVER RIDGE DR

ORLANDO, FL 32825

\$478,856 TopHap Estimate · \$202 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,365 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$479K

\$454K low

\$503K high

Last Sale

\$153,700 · Feb 3, 1998

Est. Owner Equity

\$363,232

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,752 (2024)
Assessed Value	\$188,375
Previous Assessed	\$183,066
Assessor Market Value	\$439,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 164 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.4 mi
Legacy Middle School	Middle	6–8	2.5 mi
University High School	High	9–12	4.6 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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