

Single Family Residence

RESIDENTIAL

2613 RIVER RIDGE DR

ORLANDO, FL 32825

\$431,198 TopHap Estimate · \$220 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,957 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$431K

\$418K low

\$445K high

Last Sale

\$279,000 · Feb 3, 2020

Est. Owner Equity

\$173,162

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$6,323 (2024)
Assessed Value	\$385,465
Previous Assessed	\$386,452
Assessor Market Value	\$401,560

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2010	Resale	Warranty Deed	\$140,000	\$72	\$137K
Jun 18, 2009	Recorded document	Trustees Deed			

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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