

Single Family Residence **RESIDENTIAL**

2609 RIVER RIDGE DR

ORLANDO, FL 32825

\$400,529 TopHap Estimate · \$273 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,465 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$401K

\$385K low

\$416K high

Est. Owner Equity

\$400,529

TAX & ASSESSMENT

Property Tax	\$1,889 (2024)
Assessed Value	\$133,191
Previous Assessed	\$129,437
Assessor Market Value	\$313,970

PROPERTY FACTS

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

Porch · 183 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2025	Financing	Bargain And Sale Deed			
Feb 20, 2024	Financing	Bargain And Sale Deed			
Feb 11, 2004	Resale	Grant Deed	\$157,900	\$108	\$112K

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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