

Single Family Residence **RESIDENTIAL**

2776 RIVER RIDGE DR

ORLANDO, FL 32825

\$406,276 TopHap Estimate · \$235 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,728 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$406K

\$385K low

\$427K high

Last Sale

\$149,625 · Dec 9, 2013

Est. Owner Equity

\$406,276

TAX & ASSESSMENT

Property Tax	\$5,629 (2024)
Assessed Value	\$339,977
Previous Assessed	\$340,729
Assessor Market Value	\$353,610

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 186 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2013	Resale	Grant Deed	\$149,625	\$87	
Apr 23, 2013	Recorded document	Trustees Deed			
Oct 11, 2005	Resale	Warranty Deed	\$267,000	\$155	\$214K
Jun 23, 2005	Resale	Warranty Deed	\$240,000	\$139	
Mar 6, 1997	Resale	Grant Deed	\$104,400	\$60	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.7 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

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	Absentee owner
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