

Single Family Residence **RESIDENTIAL**

2756 RIVER RIDGE DR

ORLANDO, FL 32825

\$400,398 TopHap Estimate · \$208 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,929 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$400K

\$364K low

\$436K high

Est. Owner Equity

\$0

Loan-to-Value

362%

TAX & ASSESSMENT

Property Tax	\$6,249 (2024)
Assessed Value	\$375,190
Previous Assessed	\$361,437
Assessor Market Value	\$375,190

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2021	Financing	Re-Recorded Document			
Aug 30, 2021	Financing	Warranty Deed			
May 5, 2020	Resale	Grant Deed	\$876,100	\$454	
Feb 20, 2020	Resale	Warranty Deed	\$287,500	\$149	
Oct 21, 2013	Resale	Warranty Deed	\$190,000	\$98	\$190K
Apr 18, 2008	Resale	Warranty Deed	\$216,000	\$112	\$191K

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	4.7 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 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.