

Single Family Residence

RESIDENTIAL

2784 RIVER RIDGE DR

ORLANDO, FL 32825

\$464,330 TopHap Estimate · \$217 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,141 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$464K

\$445K low

\$483K high

Last Sale

\$192,500 · Jun 16, 2015

Est. Owner Equity

\$287,330

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,783 (2024)
Assessed Value	\$254,292
Previous Assessed	\$247,125
Assessor Market Value	\$435,050

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2015	Resale	Special Warranty Deed	\$192,500	\$90	\$183K
Mar 5, 2015	Resale	Grant Deed	\$122,600	\$57	
Jul 16, 2014	Foreclosure sale	Trustees Deed	\$130,100	\$61	
Jul 8, 2004	Quitclaim	Quit Claim Transfer			\$68K
Jun 17, 1997	Resale	Grant Deed	\$128,000	\$60	\$122K

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	Owner occupied
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