

Single Family Residence **RESIDENTIAL**

2446 RIVER RIDGE DR

ORLANDO, FL 32825

\$400,581 TopHap Estimate · \$258 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,551 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$401K

\$373K low

\$428K high

Last Sale

\$400,000 · Feb 2, 2026

Est. Owner Equity

\$203,581

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,041 (2025)
Assessed Value	\$136,813
Assessor Market Value	\$313,290

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2026	Resale	Warranty Deed	\$400,000	\$258	\$197K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.6 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.

OWNERSHIP

Occupancy	Owner occupied
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