

Single Family Residence **RESIDENTIAL**

2625 RIVER RIDGE DR

ORLANDO, FL 32825

\$447,443 TopHap Estimate · \$226 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,984 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$447K

\$428K low

\$467K high

Last Sale

\$200,000 · Apr 1, 2015

Est. Owner Equity

\$254,845

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,517 (2024)
Assessed Value	\$242,403
Previous Assessed	\$235,571
Assessor Market Value	\$426,430

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	Yes

Porch · 33 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2025	Financing	Intrafamily Transfer			
Mar 26, 2015	Resale	Warranty Deed	\$200,000	\$101	\$196K
Nov 24, 2014	Resale	Grant Deed	\$126,000	\$64	
May 21, 2014	Non-arms-length	Trustees Deed	\$151,000	\$76	
May 17, 2004	Resale	Grant Deed	\$172,000	\$87	\$131K

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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