

Single Family Residence

RESIDENTIAL

2470 RIVER RIDGE DR

ORLANDO, FL 32825

\$407,980 TopHap Estimate · \$204 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,996 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$408K

\$367K low

\$449K high

Last Sale

\$100 · Dec 1, 2016

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$6,529 (2025)
Assessed Value	\$377,200
Assessor Market Value	\$377,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 135 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2026	Financing	Mortgage			\$470M
Jun 11, 2026	Financing	Special Warranty Deed	\$100	\$0	
Dec 21, 2016	Financing	Grant Deed			\$150M
Aug 23, 2016	Resale	Warranty Deed	\$220,000	\$110	
Jul 1, 2004	Resale	Warranty Deed	\$187,400	\$94	\$168K

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	Absentee owner
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