

Single Family Residence

RESIDENTIAL

2759 RIVER RIDGE DR

ORLANDO, FL 32825

\$429,037 TopHap Estimate · \$248 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,728 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$429K

\$415K low

\$443K high

Last Sale

\$290,000 · Dec 2, 2019

Est. Owner Equity

\$74,947

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$4,239 (2024)
Assessed Value	\$283,400
Previous Assessed	\$275,413
Assessor Market Value	\$376,150

PROPERTY FACTS

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

Porch · 342 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2025	Financing	Intrafamily Transfer			\$354K
Nov 25, 2019	Resale	Warranty Deed	\$290,000	\$168	\$285K
Apr 23, 2015	Quitclaim	Quit Claim Transfer	\$74,800	\$43	
Jul 8, 2009	Resale	Warranty Deed	\$167,000	\$97	\$164K
Aug 22, 2003	Resale	Grant Deed	\$159,000	\$92	
Jul 14, 2000	Resale	Trustees Deed	\$110,600	\$64	
Jul 14, 2000	Resale	Trustees Deed	\$103,500	\$60	\$83K
Jun 2, 1997	Resale	Grant Deed	\$107,600	\$62	\$104K

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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